

2024年 2月 5日

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

This document is received on 5 FEB 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400294 30% by hand

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	A19C-PH/988
	Date Received 收到日期	5 FEB 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

SMARTEK ENGINEERING INVESTMENT LIMITED

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)

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)	Lots 745 S.B. ss.1, 745 S.B. ss.2 (Part) and 745 S.B RP (Part) in D.D. 111, Fan Kam Road, Pat Heung, Yuen Long 元朗八鄉粉錦公路丈量約份第111約地段第745號B分段第1小分段、第745號B分段第2小分段(部分)及第745號B分段餘段(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	<input checked="" type="checkbox"/> Site area 地盤面積 368 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 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	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	Shop and Services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。
- (b) The applicant 申請人 -
- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services for a Period of 3 Years (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	296 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	72 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	7 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	72 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	72 .....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)	
Structure 1 - Ancillary Office, Height: Not exceeding 5m, 1 storey Structure 2 - Retail Shop, Height: Not exceeding 5m, 1 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	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	.....
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 星期一至星期六: 上午8時至下午10時, 星期日及公眾假期休息			
(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)) 粉錦公路	
	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 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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/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。

申請人要求准許將申請地點用作擬議商店及服務行業。申請地點的地盤面積約368平方米。兩棟一層高建築物(高度不高於五米)將用作附屬辦公室及商店用途。申請將提供2個私家車車位。營運時間為星期一至六上午8時至下午10時，星期日及公眾假期休息。

The applicant seeks planning permission to use the application site (the Site) for shop and services.

The site area is about 368m². 2 one-storey structures with a building height of not more than 5m will be erected within the Site for ancillary office and retail use. A total of 2 private car parking spaces will be provided on-site. The operation hours will be between 8:00am and 10:00pm from Mondays to Saturdays, No operation on Sunday & Public Holiday.

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

YUEN CHI YUEN

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR

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
代表

SMARTEK ENGINEERING INVESTMENT LIMITED

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

Date 日期 30/01/2024

(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。)

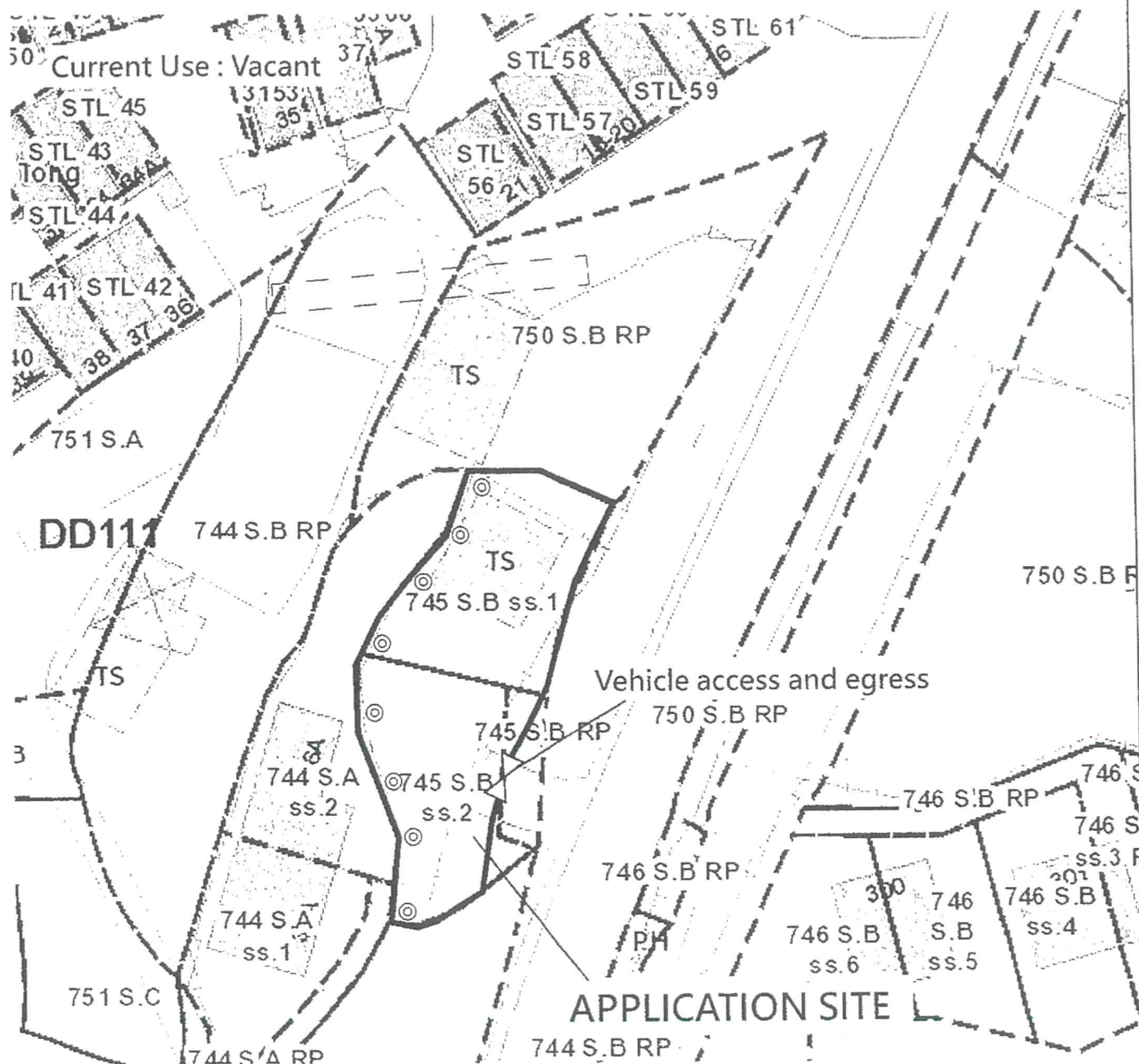
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 745 S.B. ss.1, 745 S.B. ss.2 (Part) and 745 S.B RP (Part) in D.D. 111, Fan Kam Road, Pat Heung, Yuen Long 元朗八鄉粉錦公路丈量約份第111約地段第745號B分段第1小分段、第745號B分段第2小分段(部分)及第745號B分段餘段(部分)
Site area 地盤面積	368 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
Zoning 地帶	Village Type Development 「鄉村式發展」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 3 Years

(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	72 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	2	
(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	5 <input checked="" type="checkbox"/> (Not more than 不多於)	m 米
		1 <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層
(iv) Site coverage 上蓋面積	20 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Landscape Plan 美化環境圖, Drainage Plan 排水圖, Fire Service Installations Proposal Plan 消防裝置建議圖		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。



Legend :

Ingress / Egress



Proposed Ficus microcarpa (Chinese Banyan)

PROJECT 項目名稱 :

Temporary Shop and Services for a Period of 3 Years at Lot 745 S.B ss.1, 745 S.B ss.2(Parts), 745 S.B RP(Parts) in D.D111, Fan Kam Road, Pat Heung, N.T.

DRAWING TITLE 圖目 :

Landscape Plan

SCALE 比例 :

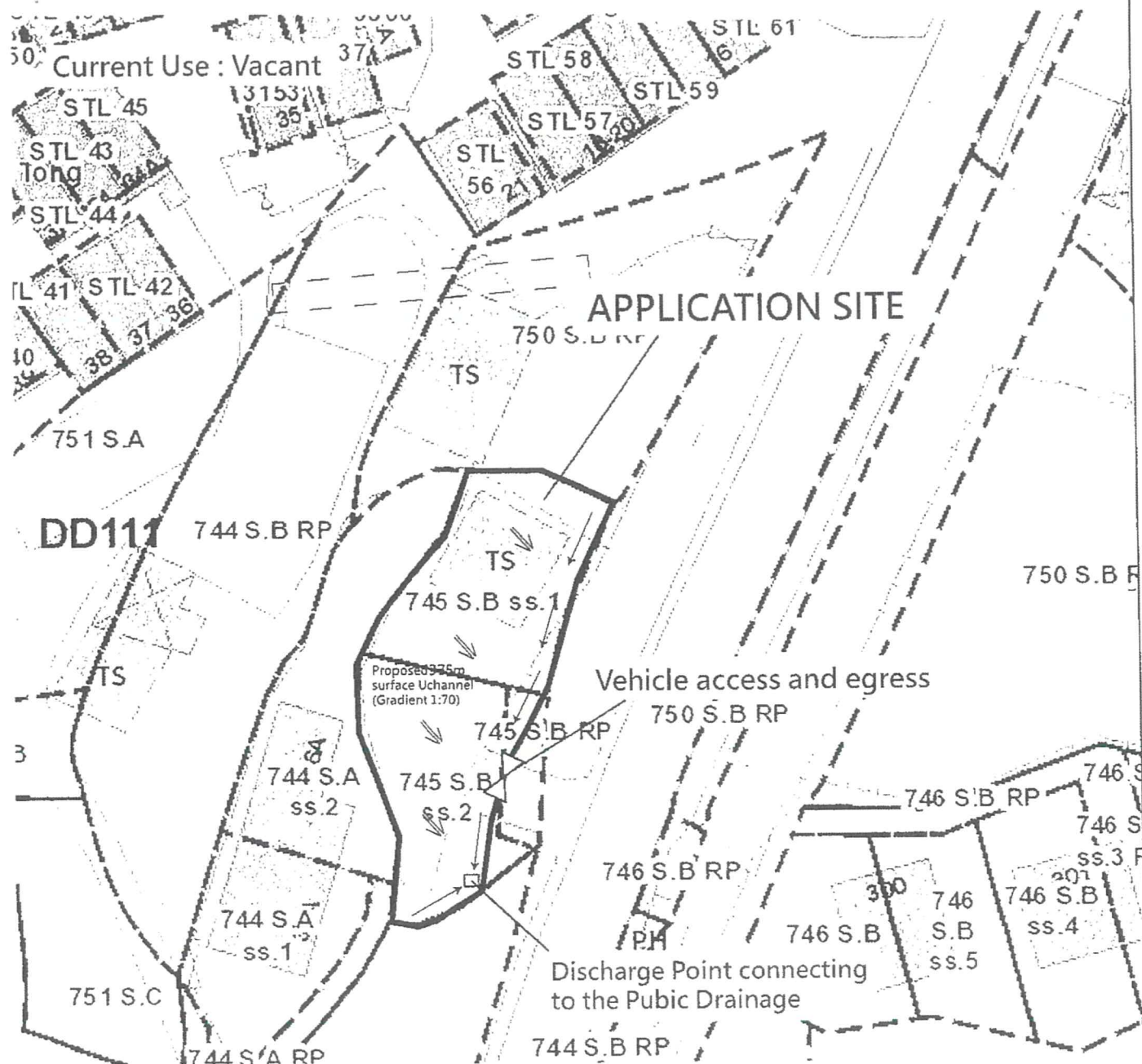
1:1000

DRAWING NO 圖號 :

Figure 2

REMARKS 備註 :

N/A



Legend:

- ☐ Proposed catchpit
- Flow of surface runoff
- +16.55 Level (in mPD)
- IL Invert Level (in mPD)

PROJECT 項目名稱:

Temporary Shop and Services for a Period of 3 Years at Lot 745 S.B ss.1, 745 S.B ss.2(Parts), 745 S.B RP(Parts) in D.D111, Fan Kam Road, Pat Heung, N.T.

DRAWING TITLE 圖目:

Drainage Plan

SCALE 比例

1:1000

DRAWING NO 圖號:

Figure 3

REMARKS 備註:

N/A

From: [REDACTED]
Sent: 2024-06-05 星期三 10:07:35
To: [REDACTED] tpbpd/PLAND
<tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: s.16 Application No. A/YL-PH/988
Attachment: Letter regarding to ((13) inHAD YL C&D 17_45_45_04_221 pt 2).pdf; 運輸署報告.pdf; 渠務署報告.pdf

Dear Mr. Mo & TPB,

We would like to submit the information for the captioned Application for your further action. Please see the attached reports for details.

Should you have any query, please feel free to contact us.

Thank you very much for your help!

Best Regards,
Jones Chan

--

Smartek E&M Engineering (HK) Ltd.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



SMARTEK E&M ENGINEERING (HK) LIMITED
駿達機電工程(香港)有限公司



SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司



Re : s.16 Application No. A/YL-PH/988

本人 [REDACTED] 是駿達工程投資有限公司代表，有關檔案編號: (13) inHAD YL C&D 17_45/45/04/221 pt. 2 回覆如下:-

I, [REDACTED], am a representative for Smartek Engineering Investment Limited. Regarding to the file number: (13) inHAD YL C&D 17_45/45/04/221 pt. 2, the reply as follows:

(1) 是次申請，上述位置並沒有改動任何裝置及設備，跟過往的狀況是一樣的。

There have been no modifications to any devices or equipment at the aforementioned location for this application, and the situation is the same as it was before.

(Structure 1 : Ancillary Office, Height : Not exceeding 5m, 1 storey)

(Structure 2 : Retail Shop, Height : Not exceeding 5m, 1 storey)

請參考已獲批准的舊檔案紀錄: A/YL-PH/837

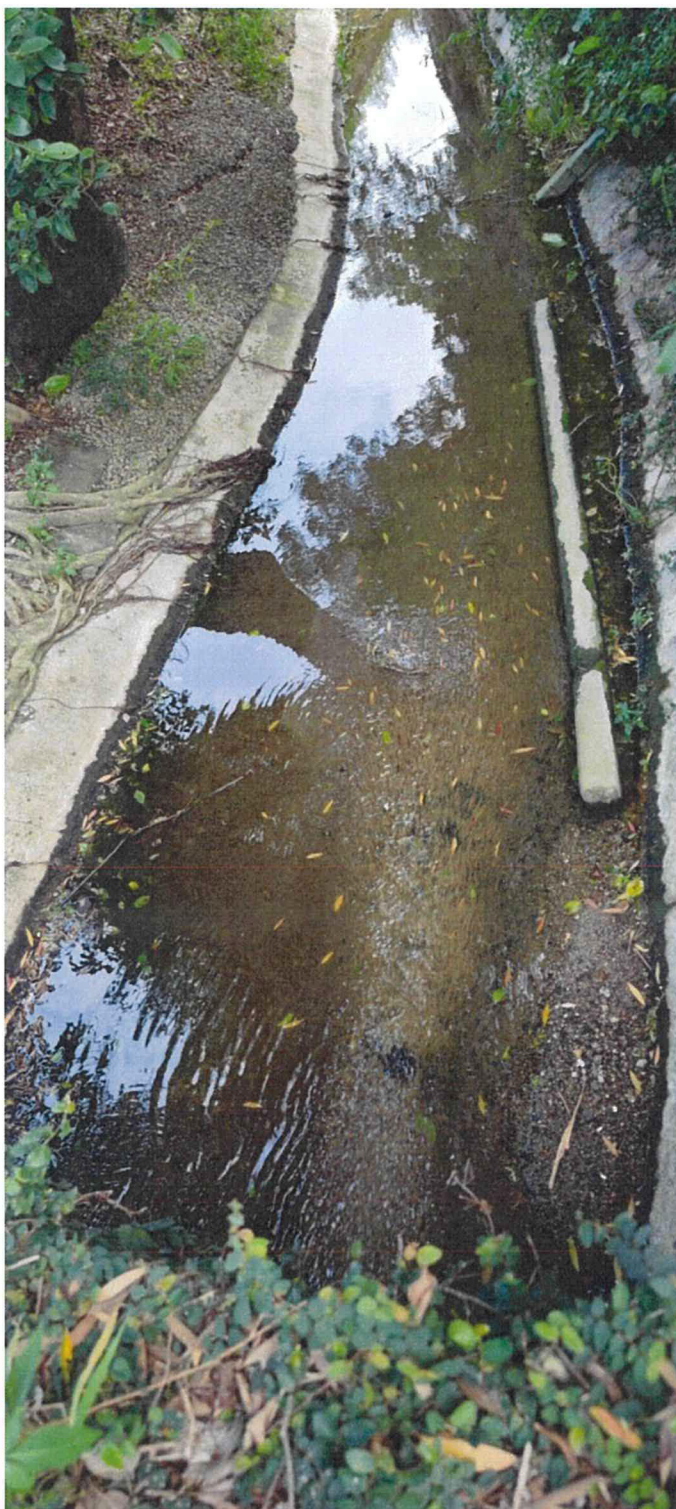
Please refer to the previously approved old file record: A/YL-PH/837.





(2) 自 2020 年開始至今，於上述位置我司致力保持環境乾淨整潔，沒有污水穿流、垃圾雜亂而影響居民；亦沒有收到政府各部門或居民向我司的投訴 - 有關環境污染，如製造噪音，渠務淤塞，蚊蟲滋生等事宜。

Since 2020, Our company has been committed to keeping the location clean and tidy. The residents have not been affected by any sewage overflow or litter. No complaints have been received from the government departments or residents regarding to environmental pollution, such as noise production, drainage blockage, mosquito breeding, or similar issues.



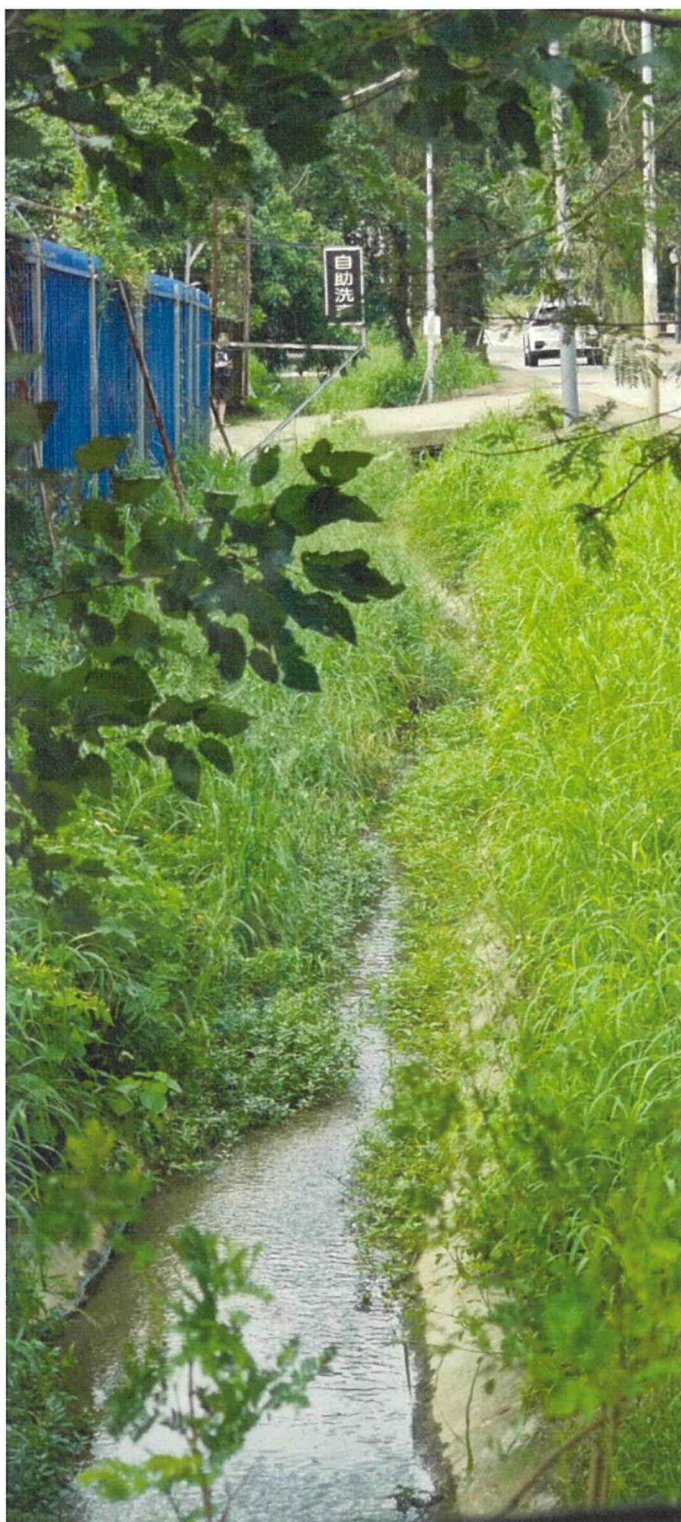
XIAOMI 13 ULTRA
2024 05 09 15:22:18



23mm f/1.9 1/100s ISO64
22°26'59" N 114°5'50" E

圖 1 - 申請場地外溪流狀

The condition of the stream outside the application site.



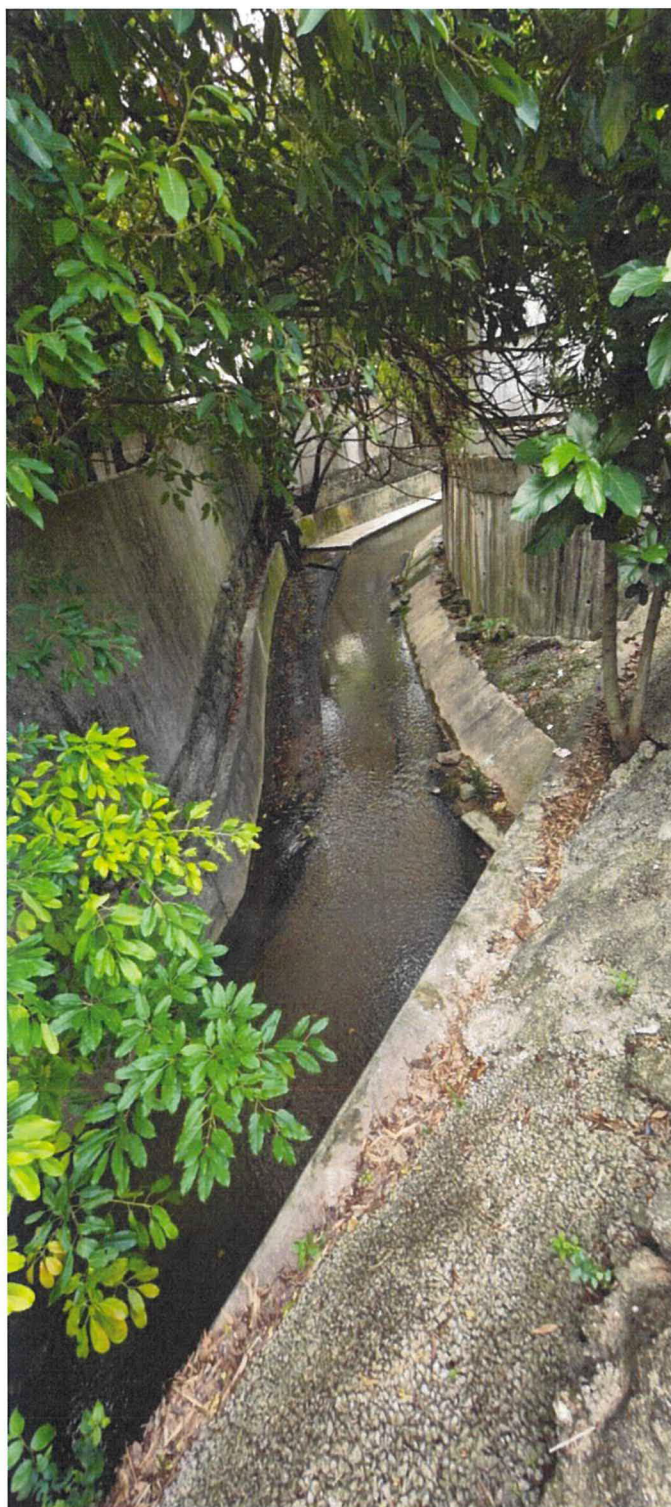
XIAOMI 13 ULTRA
2024 05 09 15:19:09



80mm f/1.8 1/405s ISO50
22°26'59"N 114°5'50"E

圖 2 - 申請場地外溪流狀況

The condition of the stream outside the application site.



XIAOMI 13 ULTRA
2024 05 09 15:35:07



12mm f/1.8 1/100s ISO50
22°26'55"N 114°5'51"E

圖 3 - 申請場地外溪流狀況

The condition of the stream outside the application site.



XIAOMI 13 ULTRA
2024-05-09 15:34:53



12mm f/1.8 1/193s ISO50
22°26'55"N 114°5'51"E

圖 4 - 申請場地外溪流狀況

The condition of the stream outside the application site.



(3) 是次申請的位置，距離祠堂約 40 - 50 米，而祠堂前面有其他村民居住，而從衛星圖上顯示是三層村屋，包圍著祠堂的；而申請位置的建築物貨櫃(Converted Container)，其高度是 2.8 米左右，不會高於 5 米，在申請位置大閘正前方對面是三層高住宅，並不是祠堂，相信不會高於祠堂及阻擋，而帶來影響風水及民生。

This application is situated around 40-50 meters from the ancestral hall, and there are other villagers living in front of it. According to the satellite map, the ancestral hall is surrounded by a three-story village house. The building container (Converted Container) at the application location is about 2.8 meters tall and won't exceed 5 meters. The application location's gate is directly opposite to a three-story residential building, not an ancestral hall. It is believed that it will not exceed the height of ancestral hall and block it, which will have an impact on Feng Shui and the livelihood of people.



祠堂
ancestral hall

申請位置
Application
location

SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司



XIAOMI 13 ULTRA
2024 05 09 15:23:07

23mm f/1.9 1/968s ISO50
22°27'0"N 114°54'5"E

申請位置大閘對面為住宅
The main gate of the application site is where the residential building is situated.



XIAOMI 13 ULTRA
2024 05 09 15:23:44

23mm f/1.9 1/1486s ISO50
22°27'0"N 114°55'0"E

申請位置場內設施高度低過外面建築物
The height of the facilities within the application site is lower than the height of the external buildings.



XIAOMI 13 ULTRA

2024 05 09 15:24:25



12mm f/1.8 1/4435s ISO50

22°27'0"N 114°55'0"E

申請位置場內有隔板作圍欄,分隔民居

The application site is separated from the residential areas by partitions that serve as fences.



XIAOMI 13 ULTRA

2024 05 06 15:22:51



12mm f/1.8 1/2976s ISO50

22°27'0"N 114°54'0"E

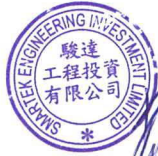
申請位置場內周圍有樹木遮擋阻隔,不會影響民居

The application site is protected by trees that serve as a barrier, and there will be no impact on residential areas.

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駿達工程投資有限公司



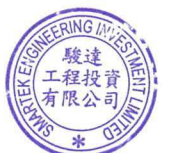
Yours faithfully



A handwritten signature in blue ink, written over a horizontal line.



Representative of SMARTEK ENGINEERING INVESTMENT LIMITED



SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司

Re : s.16 Application No. A/YL-PH/988

本人 [REDACTED] 是駿達工程投資有限公司代表，有關路渠務署提問題回覆如下:-

I, [REDACTED] represent Smartek Engineering Investment Limited. The response to the questions from the Drainage Services Department is as follows:

在過往兩星期(26/4/2024 – 9/5/2024)天氣報告，曾有暴雨發生，於9/5/2024，申請位置內現場渠務實況是乾爽，沒有淤塞導致污水積存而帶來蚊患。

During the past two weeks (26/4/2024 – 9/5/2024), there were reports of heavy rain. The application site's drainage was dry and clear on 9/5/2024, with no blockages that could cause stagnant water that could cause mosquito infestations.



26-04-2024 至 09-05-2024 的天氣報告

Weather report from 26-04-2024 to 09-05-2024

(資料來香港天文台 <https://www.weather.gov.hk>)

Reference from Hong Kong Observatory



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2024-05-09 15:24:03

23mm f/1.9 1/1280s ISO250
22°26'59"N 114°5'49"E

圖 1 - 申請位置場內渠務狀況

Figure 1 - Application for information on the status of drainage services at this location.



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2024-05-09 15:21:27

23mm f/1.9 1/245s ISO50
22°26'59"N 114°5'49"E

圖 2 - 申請位置場內渠務狀況

Figure 2 - Application for information on the status of drainage services at this location.



圖 3 - 申請位置場內渠務狀況

Figure 3 - Application for information on the status of drainage services at this location.



XIAOMI 13 ULTRA
2024 05 09 15:21:01



23mm f/1.9 1/500s ISO250
22°27'0"N 114°5'49"E

圖 4 - 申請位置場內渠務狀況

Figure 4 - Application for information on the status of drainage services at this location.



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2024 05 26 15:22:09

23mm f/1.9 1/100s ISO100
22°26'59"N 114°5'50"E

申請位置向外排水位乾淨, 沒有積水

There is no stagnant water in the drainage at the application site.



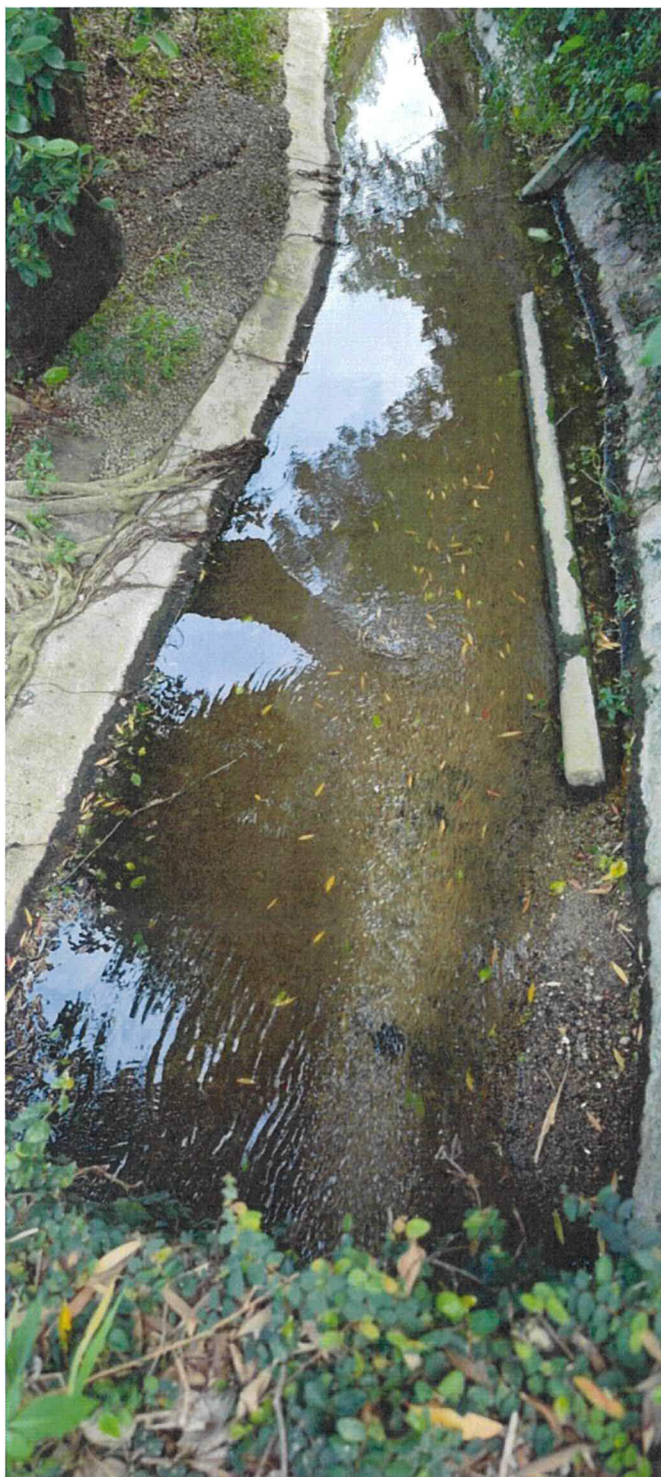
XIAOMI 13 ULTRA
2024 05.09 15:22:30



23mm f/1.9 1/159s ISO50
22°27'0"N 114°5'50"E

圖 1 - 申請位置外圍溪流狀況

Figure 1 - The streams surrounding the outside of the application site.



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2024 05 09 15 22 18



23mm f/1.9 1/100s ISO64
22°26'59"N 114°5'50"E

圖 2 - 申請位置外圍溪流狀況

Figure 2 - The streams surrounding the outside of the application site.



XIAOMI 13 ULTRA
2024.05.09 15:19:35



28mm f/1.9 1/193s ISO50
22°26'59"N 114°5'49"E

圖 3 - 申請位置外圍溪流狀況

Figure 3 - The streams surrounding the outside of the application site.



XIAOMI 13 ULTRA
2024 05 09 15:19 09



80mm f/1.8 1/405s ISO50
22°26'59"N 114°5'50"E

圖 4 - 申請位置外圍溪流狀況

Figure 4 - The streams surrounding the outside of the application site.



XIAOMI 13 ULTRA
2024 05 09 15 35 07



12mm f/1.8 1/100s ISO50
22°26'55"N 114°5'51"E

圖 5 -申請位置外圍溪流狀況

Figure 5 - The streams surrounding the outside of the application site.

SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司



XIAOMI 13 ULTRA
2024 05 06 15:34:53

12mm f/1.8 1/193s ISO50
22°26'55"N 114°05'51"E

圖 6 - 申請位置外圍溪流狀況

Figure 6 - The streams surrounding the outside of the application site.

Yours faithfully



Representative of SMARTER ENGINEERING INVESTMENT LIMITED



SMARTEK ENGINEERING INVESTMENT LIMITED

駿達工程投資有限公司



Re : s.16 Application No. A/YL-PH/988

本人 [REDACTED] 是駿達工程投資有限公司代表，有關運輸署提問回覆如下：

I, [REDACTED], represent Smartek Engineering Investment Limited. The response to the questions from the Transport Department is as follows:

(a) 評估影響

Impact Assessment

預計工作人員數量每天最多 1 人。每日預計出行產生量將穩定不超過每天2車次。（只限員工）

The estimated number of staff will be maximum 1 person per day. Daily estimated trip generation will be stable not more than 2 / vehicle per day. (For our staff only)





(b) 申請位置設私家出入口

The application site has its own private road entrance and exit,

i. 輕型貨車出入時不會影響居民及粉錦公路交通

The entry and exit of light goods vehicles (LGV) won't have adverse impacts on the residents and traffic on Fan Kam Road.



圖1 - 出入口 (從此圖可見，輕型貨車停泊在私家路上，並不會影響行人路過)

Figure 1 -Entrance and Exit (According to the image, the pedestrian passage is not obstructed by the light goods vehicle that is parked on the private road.)



圖2 - 出入口

Figure 2 - Entrance and exit



圖3 - 出入口

Figure 3 - Entrance and exit



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2024.05.09 15:43:12

12mm f/1.8 1/1800s ISO50
22°26'59"N 114°55'0"E

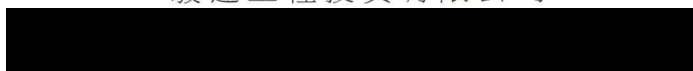
圖1 - 輕型貨車停泊在私家路上，並不會影響大型貨車經過
Figure 1 - The passage of large trucks is not hindered by a light van parked on a private road.



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12mm f/1.8 1/2000s ISO50
22°26'59"N 114°55'0"E

圖2
Figure 2



XIAOMI 13 ULTRA
2024-05-09 15:43:12

12mm f/1.8 1/2000s ISO50
22°26'59"N 114°55'01"E

圖3
Figure 3



XIAOMI 13 ULTRA
2024-05-09 15:43:12

12mm f/1.8 1/2000s ISO64
22°26'59"N 114°55'01"E

圖4
Figure 4



XIAOMI 13 ULTRA
2024.05.06 15:41:58

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22°26'59"N 114°54'9"E

圖1 - 不同類型車輛經過時情況

Figure 1 - Different types of vehicles' passage conditions.



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22°26'59"N 114°54'9"E

圖2

Figure 2

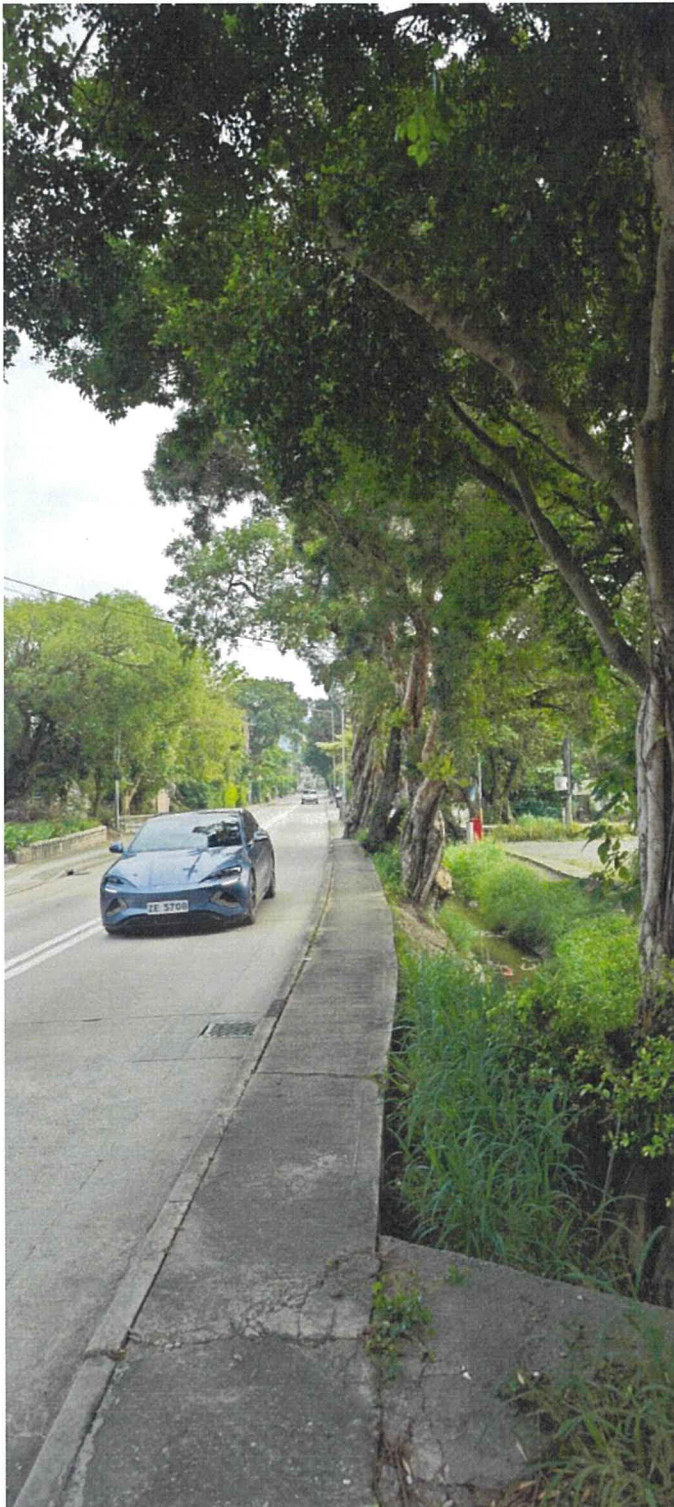


圖3

Figure 3

- ii. 在申請位置附近，於粉錦公路實地計算車輛流量狀況：每分鐘大約有十部車經過；而輕型貨車停泊在申請位置的私家路上，亦不會影響大、中、小型車輛經過和影響他人

The real-time measurement of the traffic flow on Fan Kam Road revealed that approximately ten vehicles pass by per minute nearby the application site. The passage of large, medium, and small vehicles is not affected by parking light goods vehicles on the private road at the application site.



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2024 05 09 15:26:14



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22°26'59"N 114°5'49"E

圖 1 - 粉錦公路車輛流量狀態

Figure 1 - Fan Kam Road's traffic conditions.



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2024 05 09 15:26 10



23mm f/1.9 1/954s ISO50
22°27'0"N 114°5'50"E

圖 2
Figure 2

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駿達工程投資有限公司



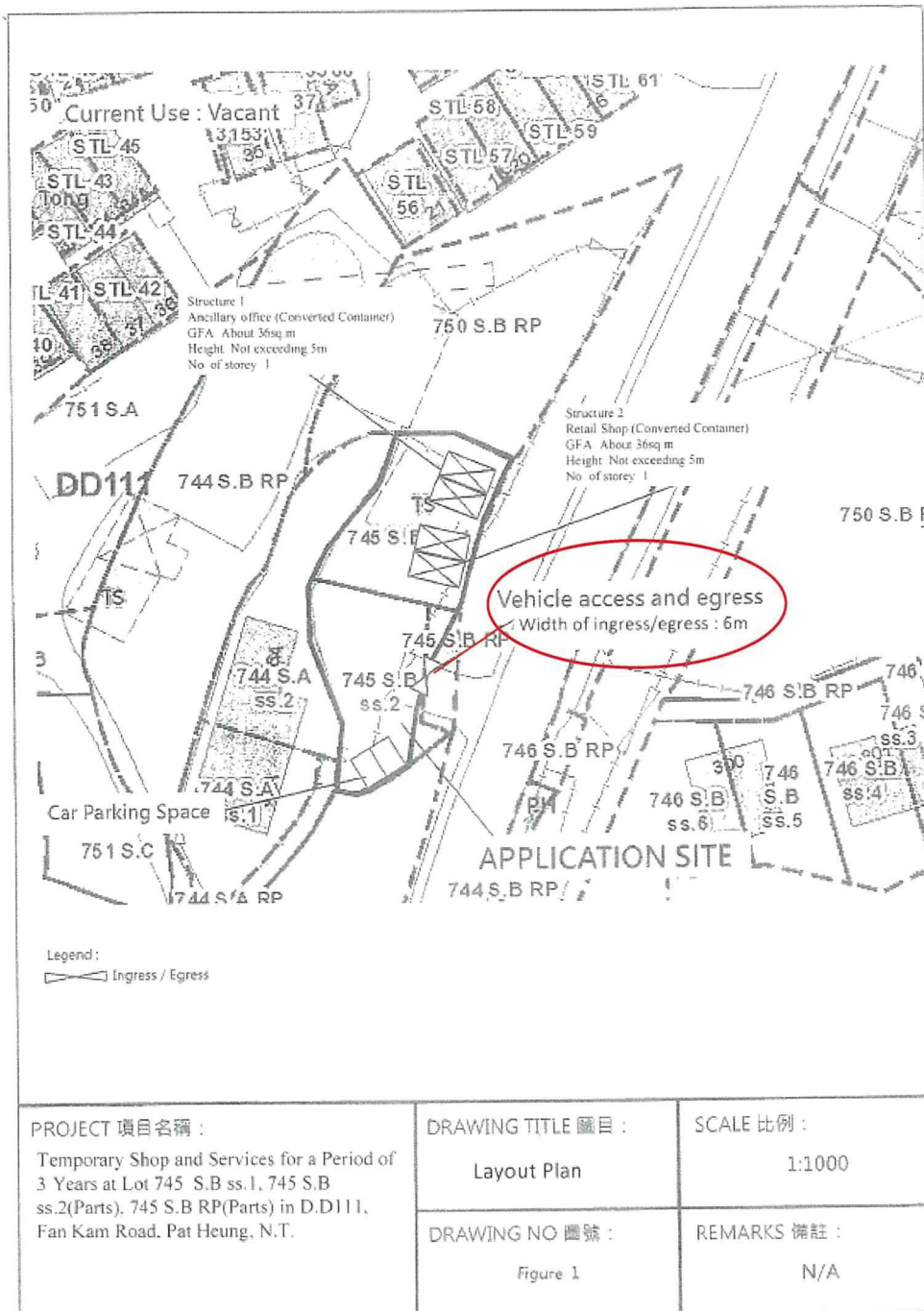
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22°26'59"N 114°15'50"E

圖 3
Figure 3

(c)車輛出入口闊度為6米

The vehicular ingress / egress is 6 m



(d) 公共交通及附近設施配套

Public Transportation & public utilities nearby.

- i. 附近設有1條公共巴士路線77K 往來上水及元朗

Nearby, there is a public bus route called 77K that goes between Sheung Shui and Yuen Long.

巴士路線 

77K

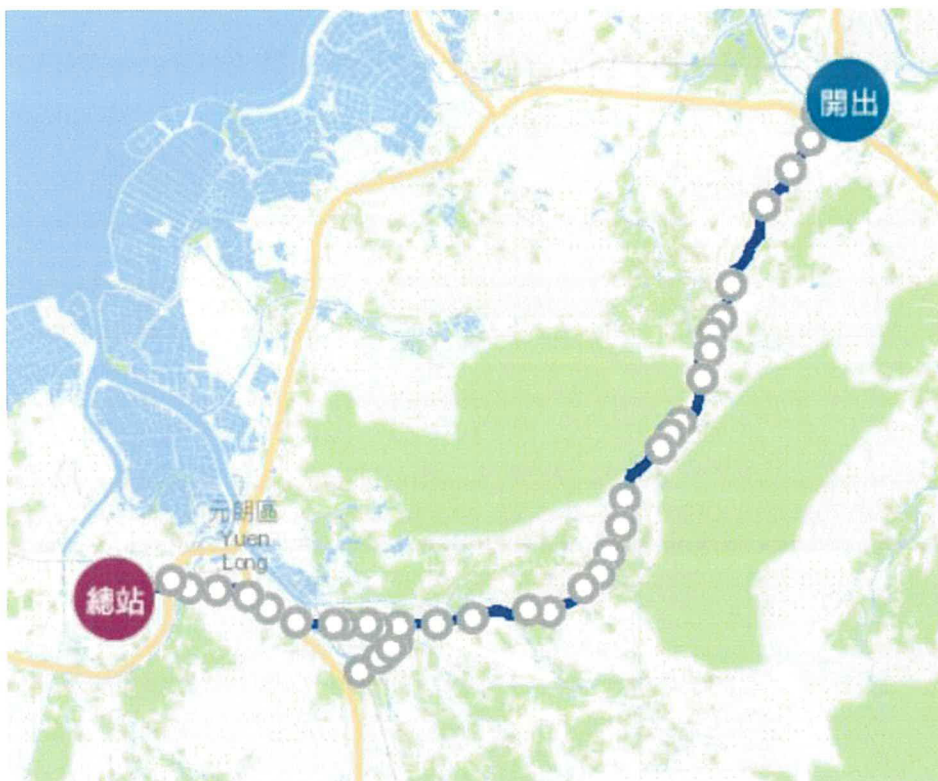
上水



元朗(鳳翔路)

巴士77K - 上水至元朗(鳳翔路)

BUS 77K-From Sheung Shui to Yuen Long (Fung Cheung Road)



巴士路線圖

Bus route map

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Start **SHEUNG SHUI** End **YUEN LONG (FUNG CHEUNG ROAD)**

Full Route

SHEUNG SHUI BBI - SHEUNG SHUI TERMINUS (PLATFORM A2), SHEK WU HUI POST OFFICE, CHOI NGAN HOUSE CHOI PO COURT, PING KONG, GOLF COURSE, ON PO VILLAGE, LIN TONG MEI, TSUI KENG, YING PUN, YING PUN (SHEUNG), KIU TAU, TA SHEK WU TSUEN, TA SHEK WU, TA SHEK WU (SHEK TONG), PAT HEUNG JPC CENTRE, SHUI KAN SHEK, CHUK HANG, HA CHE	\$8.1
WANG TOI SHAN, PAT HEUNG POLICE STATION, VEGETABLE STATION, PAT HEUNG SHEK KONG BRIDGE, KAM TIN CLINIC, NG KA TSUEN, SHA TIN HANG TSUEN, KAM SHEUNG ROAD STATION, SHA TIN HANG, NG KA TSUEN, TAI KONG PO, KAM TIN, KAM TIN MARKET, KAT HING WAI, MUNG YEUNG SCHOOL, KO PO TSUEN, HA KO PO TSUEN, AU TAU, TUNG SHING LEI, YEUNG UK TSUEN, POK OI HOSPITAL, YOHO MALL I	\$6.4
YUEN LONG (FUNG CHEUNG ROAD) BUS TERMINUS	

Schedule

Mon To Fri 06:15-07:05 15-20min 07:05-07:55 12-13min 07:55-17:30 15-20min 17:30-23:25 25-30min	Saturday 06:15-13:50 15-20min 13:50-22:55 20-25min 22:55-23:25 30min	Holiday 06:15-22:55 20-25min 22:55-23:25 30min
Morning Peak Special Departures Monday to Friday t Mon To Fri 07:25		
Morning Peak Special Departures Monday to Friday t Mon To Fri 06:55		

巴士班次表
Schedule





XIAOMI 13 ULTRA
2024-05-09 15:29:23

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巴士站位於粉錦公路
Bus stop at the Fan Kam Road



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2024-05-09 15:32:05

71mm f/1.8 1/912s ISO50
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圖1 - 巴士站情況
figure 1 - Bus stop situation



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2024 05 09 15:30:52



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圖2 - 巴士站情況
figure 2 - Bus stop situation



圖3 - 巴士站情況 (竹坑站)
figure 2 - Bus stop situation (Chuk Hang Station)

- ii. 附近有公共小巴(紅van) 途經粉錦公路往來元朗及上水
A minibus (Red route) is located near by that goes along Fan Kam Road between Yuen Long and Sheung Shui.

 紅色公共小巴路線

(18)元朗-上水

元朗(裕景坊)

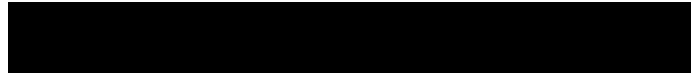


上水(新運里)



紅色公共小巴18線
Mini bus red route 18

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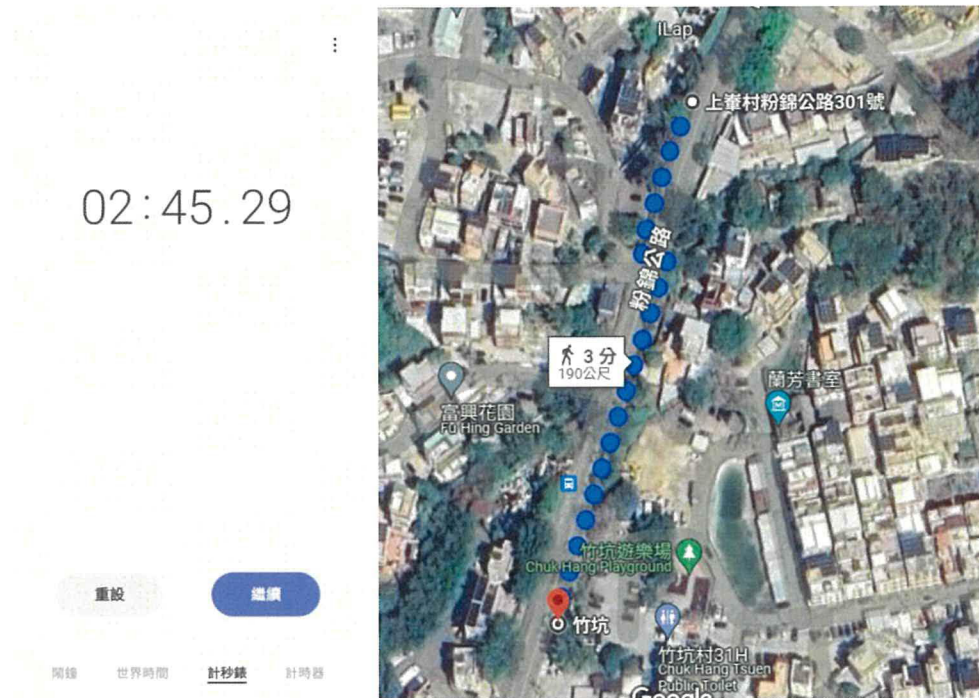
常規行車路線	主要上落客點	Ordinary Routing	Major Boarding and Alighting Point
裕景坊公共小巴總站	裕景坊公共小巴總站	Yu King Sq PLB Terminus	Stop Here Yu King Sq PLB Terminus
康樂街		Hong King St	
元朗康樂路		Yuen Long Hong Lok Rd	
教育路		Kau Yuk Rd	
大棠路		Tai Tong Rd	
合益路		Hop Yick Rd	
鳳翔路		Fung Cheung Rd	
青山公路—元朗段		Castle Peak Rd - Yuen Long	
朗日路		Long Yat Rd	
青山公路—元朗段		Castle Peak Rd - Yuen Long	
錦田公路	下高埔村 兩層 高埔村 錦田公立蒙養學校 古慶園 錦田郵政局 永隆閣 江大路 錦田診所 石崗新村 七疊崗村 石崗菜站	Kam Tin Rd	* Hall and Ride section Ha Ko Po Tsuen Ride Ko Po Tsuen Kam Tin Mung Yeung Public Sch Kat Hing Wai Kam Tin Post Office Wing Lung Wai Kong Tai Rd Kam Tin Clinic Shek Kong San Tsuen Tsai Sing Kong Tsuen Shek Kong Vegetable Station
粉嶺公路	* 此段沿途停車上落 八鄉警署 廣台山新村 廣台山竹坑村 水磨石 打石湖石塘 營盤村 蕉徑路 香港高爾夫球會 北區醫院	Fam Kam Rd	* Hall and Ride section Pat Heung Police Station Wang Toi Shan Shan Tsuen Wang Toi Shan Chuk Hang Tsuen Chuk Hang Tsuen Shui Kan Shek Ta Shek Wu Shek Tong Ying Pun Tsuen Tsiu Keng Rd HK Golf Club North District Hospital
寶石湖路		Po Shek Wu Rd	
寶蓮路		Po Wan Rd	
新豐路		San Fung Ave	
巡撫街		Tsun Fu St	
新財街		San Tsoi St	
新發街	石湖墟休憩處	San Fat St	Shek Wu Hui Sitting-out Area
符興街		Fu Hing St	
新豐路		San Fung Ave	
新運路		San Wan Rd	
新運里	新運里	San Wan Ln	San Wan Ln

小巴18線 - 上水(新運里)至元朗(裕景坊), 途經竹坑村站

Route for Minibus- From Sheung shui (San Wan Lane) to Yuen Long (Yu King Square) Going through Chuk Hang Tsuen Station.

iii. 由申請位置慢行至竹坑巴士站需時2分45秒

It takes 2 minutes and 45 seconds to walk from the application site to the Chuk Hang Bus Station.



實際步行時間 及 Google 顯示所需時間

Actual walking time and the time shown on Google.

iv. 附近設有公共設施(椅)讓途人休息

Passersby can rest using the public facilities (chairs) near by.



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2024/05/06 15:35:28

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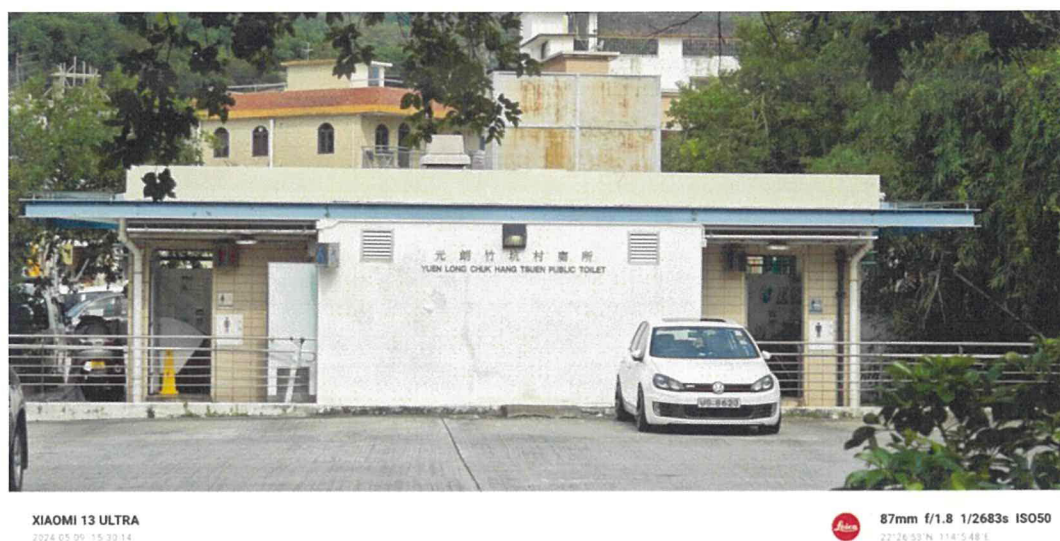
休憩地方

Resting area

- v. 附近設有公共廁所
A public toilet is located nearby.



公共廁所位於橫台山竹坑村入口旁邊
Next to Wang Toi Shan Chuk Hang Tsuen's entrance is the public toilet.

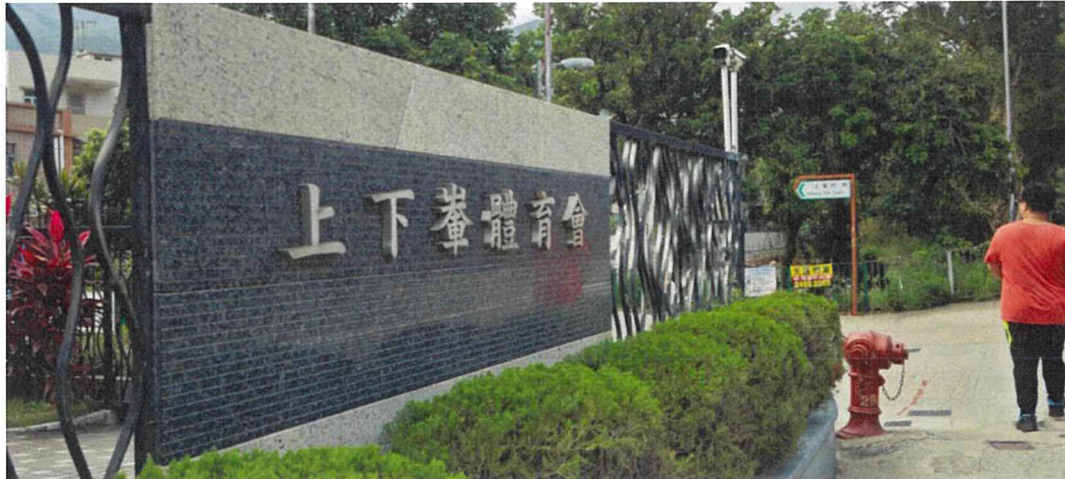


元朗竹坑村公共廁所
Yuen Long Chuk Hang Tsuen Public Toilet



vi. 附近有上下輦體育會

There is a Sheung Ha Che Sports Association nearby.



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22°26'56"N 114°54'1"E

由巴士站步行至申請位置途中經過上下輦體育會

While walking from the bus station to the application site, the Sheung Ha Che Sports Association will be passed by.



[Handwritten signature]



SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司



Re : s.16 Application No. A/YL-PH/988

Report Date: 23rd September, 2024

本人 [REDACTED] 是駿達工程投資有限公司代表，有關填土工程及售賣物品資料回覆如下：

I, [REDACTED] act as the representative of Smartek Engineering Investment Limited, am responding to the enquiry on fill construction and shop retail as follows:

(a) 填土工程

全個地盤已進行相關填土工程，填土深度約25mm

(a) Fill Construction

The entire Site has been fill and the depth of land filling is about 25 mm

(b) 售賣物品資料

(小型售賣，並沒有設置 *Store Room*)

- i. 飲品 - 水、汽水、紙包飲品...等
- ii. 清潔/防曬用品 - 廁紙、紙巾、雨傘、雨衣、太陽帽...等
- iii. 小五金 - 家用小工具，如螺絲批、鋤仔、螺絲...等

(b) Information of retail items

(Only selling small goods, no store room for inventory is needed)

- i. Drink – water, soft drinks, beverage cartons, etc.
- ii. Cleaning or sun protection utilize – toilet paper, tissues, umbrella, rain coat, hat, etc.
- iii. Hardware – household tools, such as screwdriver, hammer, screws, etc.



SMARTEK ENGINEERING INVESTMENT LIMITED
駿達工程投資有限公司



Yours faithfully



A handwritten signature in blue ink, appearing to be "Key", written over a horizontal line.



Representative of SMARTEK ENGINEERING INVESTMENT
LIMITED

Previous Applications involving the Site

Approved Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/473	Temporary Carpark for a Period of 3 Years	27.8.2004 (Revoked on 29.10.2004)
A/YL-PH/747	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.7.2017 (Revoked on 28.1.2019)
A/YL-PH/837	Proposed Temporary Shop and Service for a Period of 3 Years	4.9.2020

Rejected Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
A/YL-PH/486	Temporary Open Storage of Vehicles and Sale of Second-hand Cars for a Period of 3 Years	14.1.2005	(1) to (3)
A/YL-PH/493	Temporary Sale of Second-hand Cars for a Period of 3 Years	24.6.2005	(1), (3), (4)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “Village Type Development” zone on the Outline Zoning Plan, which was to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) The development did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that there was no previous approval for open storage use at the site and that it was not compatible with the residential dwellings in the vicinity.
- (3) There was insufficient information in the submission to demonstrate that the development would not have adverse, traffic, drainage and/or environmental impacts on the surrounding areas.

- (4) The development was not compatible with the surrounding land uses which was generally residential in character with village settlements to the south, south-west and north-west of the site.

**Similar Applications within “Village Type Development” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/813	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.7.2019
2.	A/YL-PH/816	Proposed Temporary Shop and Services for a Period of 3 Years	4.10.2019 (Revoked on 4.3.2022)
3.	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)
4.	A/YL-PH/850	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
5.	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)
6.	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)
7.	A/YL-PH/889	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021 (Revoked on 24.12.2023)
8.	A/YL-PH/925	Temporary Shop and Services for a Period of 3 Years	23.9.2022 (Revoked on 23.6.2024)
9.	A/YL-PH/927	Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	17.2.2023
10.	A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	25.8.2023
11.	A/YL-PH/966	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	26.1.2024
12.	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

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
13.	A/YL-PH/994	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 3 Years and Filling of Land	16.8.2024
14.	A/YL-PH/1029	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	4.10.2024

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective;
- should the application be approved, approval conditions on the submission and implementation of a run-in/out proposal at Fan Kam Road should be imposed; and
- advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- no substantiated environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage point of view;
- the submitted photo record of the implemented drainage facilities is considered acceptable; and
- should the application be approved, approval conditions requiring the maintenance of all proposed drainage facilities for the development should be included in the planning permission.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the submitted fire service installations proposal is considered acceptable; and
- advisory comments are at **Appendix V**.

5. **Landscape Aspect**

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

- the Site is within the “Village Type Development” zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

6. **Building Matters**

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

7. **Other Departments**

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

- Director of Food and Environmental Hygiene
- Chief Engineer/Construction, Water Supplies Department; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) the permission is given to the proposed use under application. It does not condone any other development currently exists on the application site (the Site) which is not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there are unauthorised structures and uses on Lots No. 745 S.B. ss.2 in D.D. 111. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (ii) the Short Term Waiver (STW) holders(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots No. 745 S.B. ss.2 and 745 S.B RP both in D.D. 111. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) 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 the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) if the proposed access on Fan Kam Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of the HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate, to match with the existing adjacent pavement;
 - (iii) HyD is not responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

- (e) to note the comments of the Director of Environmental Protection 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 the Environmental Protection Department to minimise any potential environmental nuisance;
- (f) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a 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 (F.S. 251) and forward a copy of the certificate to D of FS. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is advised to ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expenses to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) 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;
 - (ii) 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 building plan submission stage;
 - (iii) it is noted that two structures are proposed in this application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at the building plan submission stage.

致：元朗民政事務專員(梁懷海先生)

檔案號: (13)inHAD YL C&D 17_45/45/O4/221 pt.2

本人張志坤是現屆八鄉上輦村原民村代表，就 貴署來信，有人計劃在上輦村 DD111Lot no745B1&2 及 745B 地段，申請臨時商店及服務行業，經本人搜集意見如下：

(1)申請地點位於(丁類)用地範圍，根據以往地政署和規劃處，這種用地不作其它用途改變申請，只能建小型屋宇。

(2)申請地點太接近民居(只有 2 米距離)，會產生不必要的滋擾，嚴重影響環境污染，產生估計不到，對附近居民生活干擾。

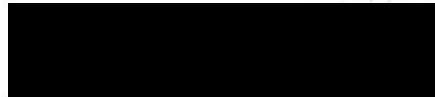
(3)申請地點正座落於，上輦村張氏家族祖祠正門方向，嚴重影響張氏族人(風水)及家宅平安，以往(多年前)曾經有人申請改變用，全部村民一一反對，並且獲得有關部門接納意見。

總結上輦村居民，一致(反對)，上述地點的申請，希望有關部門(不作考慮)有關申請，平息村民憂慮，感謝有關部門。並祝工作順利！功德無量！



元朗八鄉上輦村原居民代表:張志坤

29-02-2024



元朗民政事務處

新界元朗青山公路(元朗段)269號
元朗民政事務處大廈



YUEN LONG DISTRICT OFFICE
Yuen Long District Office Building
269 Castle Peak Road
Yuen Long, New Territories

來函檔號 Your Ref. :
本處檔號 Our Ref. : (13) in HAD YL C&D 17-45/45/04/221 Pt.2
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張志坤先生

張先生：

元朗八鄉粉錦公路丈量約份第 111 約地段第 745 號 B 分段第 1 小分段、
第 745 號 B 分段第 2 小分段(部分)及第 745 號 B 分段餘段(部分)
臨時商店及服務行業(為期 3 年)
(申請編號：A/YL-PH/988)

城市規劃委員會(下稱“城規會”)現根據《2004 年城市規劃(修訂)條例》，邀請公眾就上述規劃申請提供意見。隨函夾附城規會發出的法定通知、申請摘要及位置圖，以供參閱。

假如你或貴村／屋苑的居民有任何意見，請遵照夾附法定通知的規定，於二零二四年三月八日或之前以書面直接向城規會提出。根據《城市規劃條例》，逾期提出的意見將不獲考慮。

謹請注意：根據《城市規劃條例》第 16(2I)條，任何向城規會遞交的意見書，將放置在法定通知所載的規劃資料查詢處，可讓公眾於正常辦公時間內查閱，直至城規會就上述規劃申請作出決定為止。有關個人資料方面，請參閱法定通知列載的“個人資料的聲明”。

如欲查詢上述申請的詳情或與該項申請有關的其他文件，請與粉嶺、上水及元朗東規劃處城市規劃師 [REDACTED] 聯絡(電話：[REDACTED])。

"Should you have any question or/and require English version of this consultation material, please contact [REDACTED] of Planning Department at [REDACTED]"

元朗民政事務專員

(梁懷海

代行)

連附件及附圖

二零二四年二月二十日