

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 27 JUL 2023  
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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

※ Please attach documentary proof 請夾附證明文件

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

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

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

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

2302012

25/7 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-SK/351
	Date Received 收到日期	27 JUL 2013

- 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)

Wong Kam Wah (黃錦華)

### 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 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, 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 171 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 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 Shek Kong Outline Zoning Plan No. S/YL-SK/9
(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 & 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"<sup>iii</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>iii</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>iii</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>iii</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>iii</sup>.  
並不是「現行土地擁有人」<sup>iii</sup>。

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
19/7/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/7/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	111 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60 .....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 60 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 60 .....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 (Not exceeding 3.5m, 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 spaces 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	Nil
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 Kam Sheung 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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>



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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

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

1. The proposed development is a shop and services. The applicant wishes to operate a grocery shop at the application site.
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. The application site is subject to a previous planning permission No. A/YL-SK/319 for similar use. 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.  
本人現准許委員會的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

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

25/7/2023

(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**

- 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。
- 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。
- 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 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.
Site area 地盤面積	171 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 Shek Kong Outline Zoning Plan No. S/YL-SK/9
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 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop & 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	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	60 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.351 <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	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積		35.08 %	<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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		2 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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		
<b>Reports 報告書</b>		
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。



**Proposed Temporary Shop & Services for a Period of 3 Years  
at  
Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long,  
N.T.**

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**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The site possesses an area of about 171m<sup>2</sup>. The surface of the application site is left unchanged and paved with sand and gravel.
- 1.1.2 The application site will be occupied by a shop and services for selling grocery 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 171m<sup>2</sup>. It has a gradient sloping from north to south from about +17.8mPD to +17.5mPD.
- 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, 150mm 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. As such, no external catchment has been identified.

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

- 1.1.6 There is an existing river to the north 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 150mm 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 river to the east of the site. (**Figure 4**) through a section of 225mm diameter underground pipe.
- 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 171m<sup>2</sup>; (**Figure 4**)
- ii. The catchment is unpaved, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 17.8\text{m} - 17.5\text{m} = 0.3\text{m}$$

$$L = 23\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 23\text{m} \text{ or } 1\text{m in } 76.67\text{m}$$

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

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

$$t_c = 0.14465 [ 23 / (1.3^{0.2} \times 171^{0.1}) ]$$

$$t_c = 1.89 \text{ minutes}$$

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 325 mm/hr

$$\text{By Rational Method, } Q = 1 \times 325 \times 171 / 3,600$$

$$\therefore Q = 15.44 \text{ l/s} = 926.5 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:100 & 1:130 along the site periphery of the site, 150mm 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 Kam Sheung Road. (**Figure 1**)
- 2.2 Only light van is required to deliver grocery to and from the application site. The application site is very limited in size so that two parking space of 5m x 2.5m are 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 will be opened only for visitors with prior booking. The parking arrangement is the same as the previous planning permission No. A/YL-SK/319.
- 2.4 The average and peak trip rates generated from and attracted to the site are shown below.

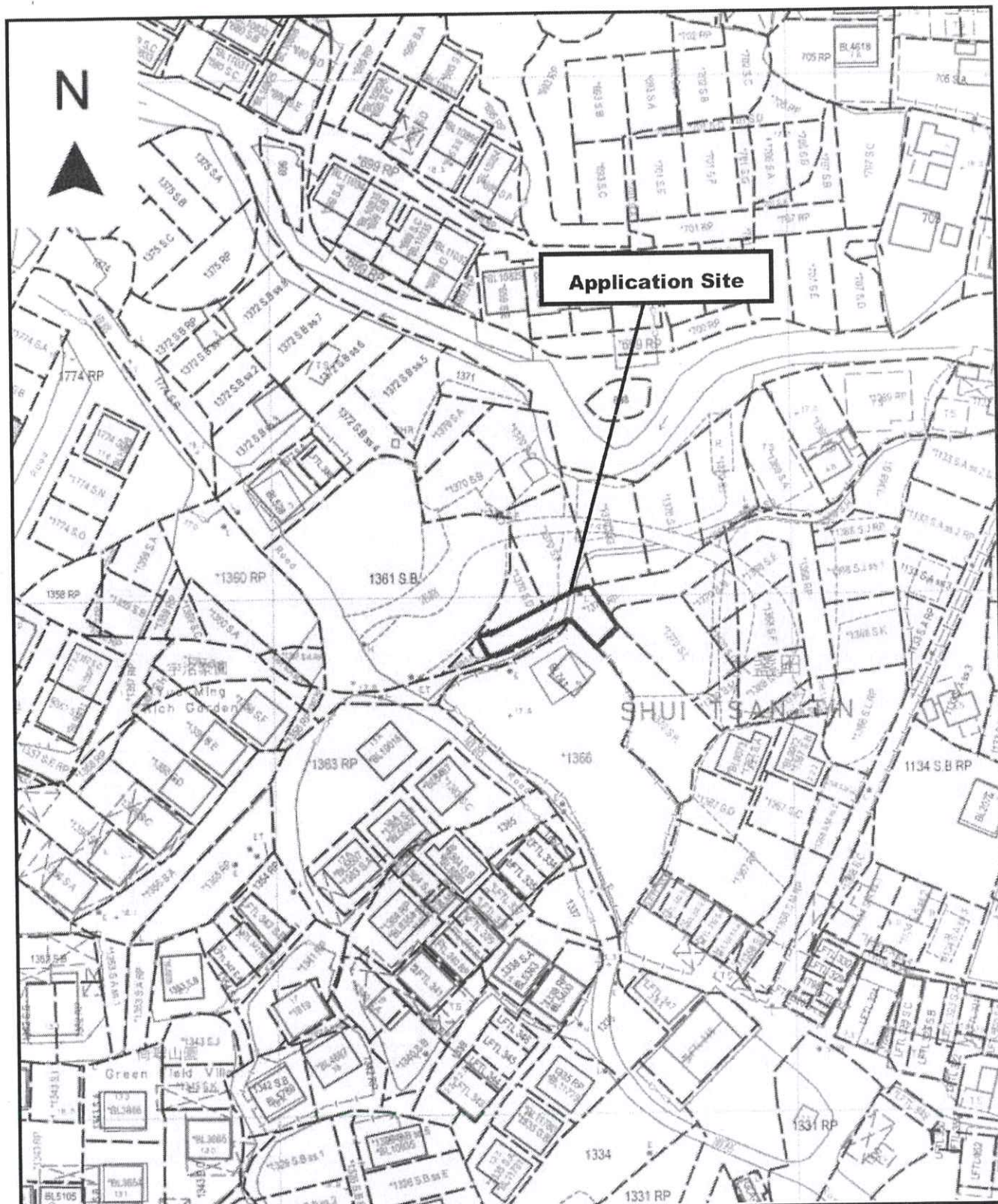
Type of vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car/van	0.17	0.17	1	0

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/van is taken as 1; 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.



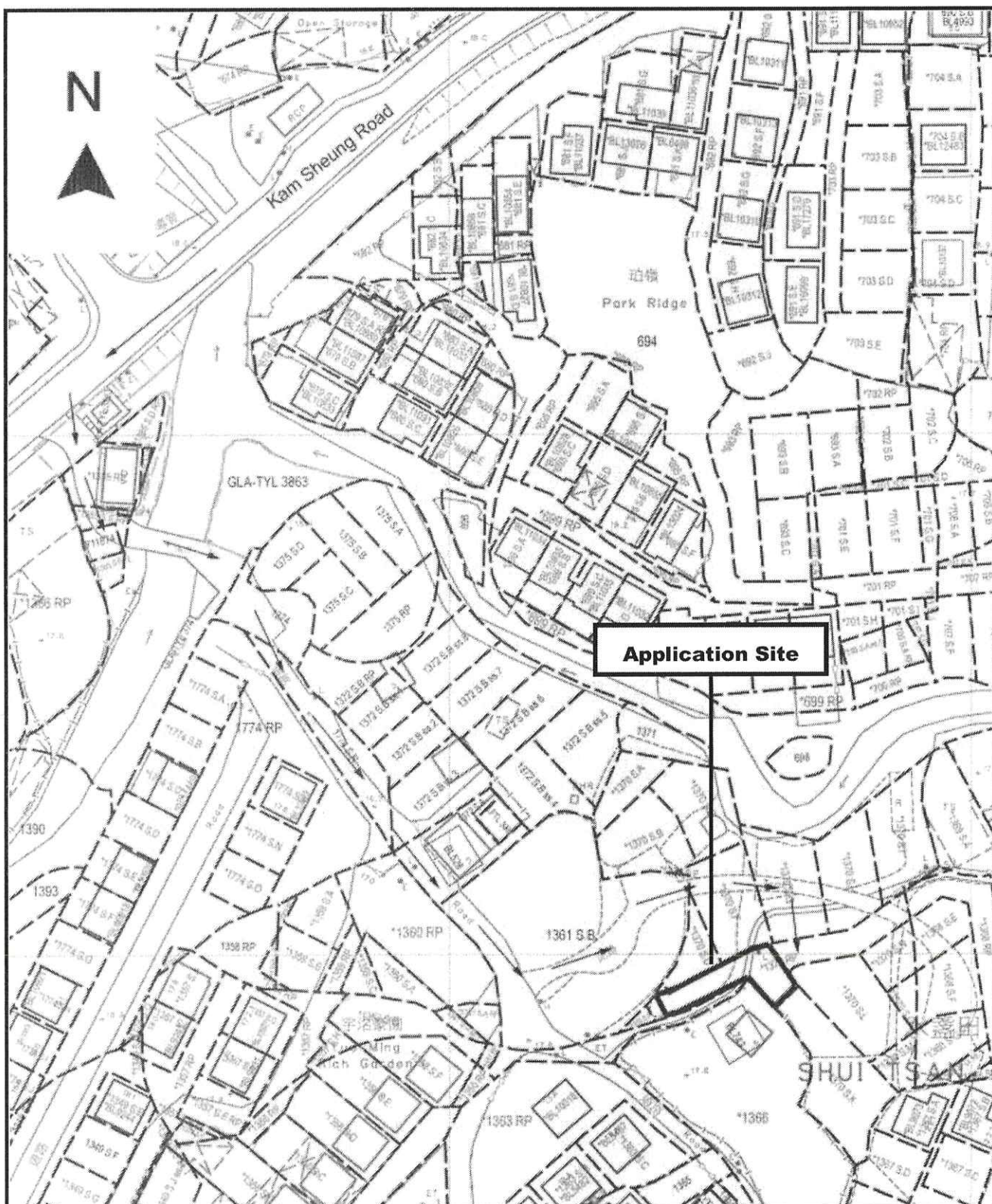


<p>Project 項目名稱:</p> <p>Proposed Temporary Shop &amp; Services for a Period of 3 Years at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Application Site</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 1</p>	

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Shop & Services  
for a Period of 3 Years at Lot 1370 RP  
(Part) in D.D. 112, Shui Tsan Tin, Shek  
Kong, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Leading  
to the Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

→ Vehicular access leading to  
the application site from Kam  
Sheung Road

Scale 比例:

1:1000



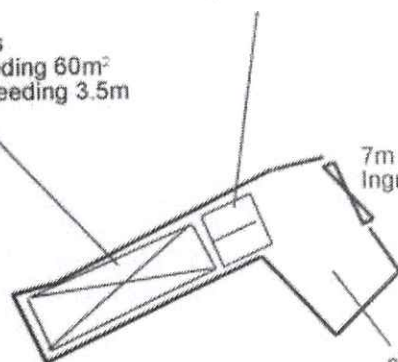


**Structure 1**  
Shop & services  
GFA: Not exceeding 60m<sup>2</sup>  
Height: Not exceeding 3.5m  
No. of storey:1

2 parking spaces of  
5m x 2.5m for  
private car

7m wide  
Ingress/Egress

circulation  
space



Project 項目名稱:

Proposed Temporary Shop & Services  
for a Period of 3 Years at Lot 1370 RP  
(Part) in D.D. 112, Shui Tsan Tin, Shek  
Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

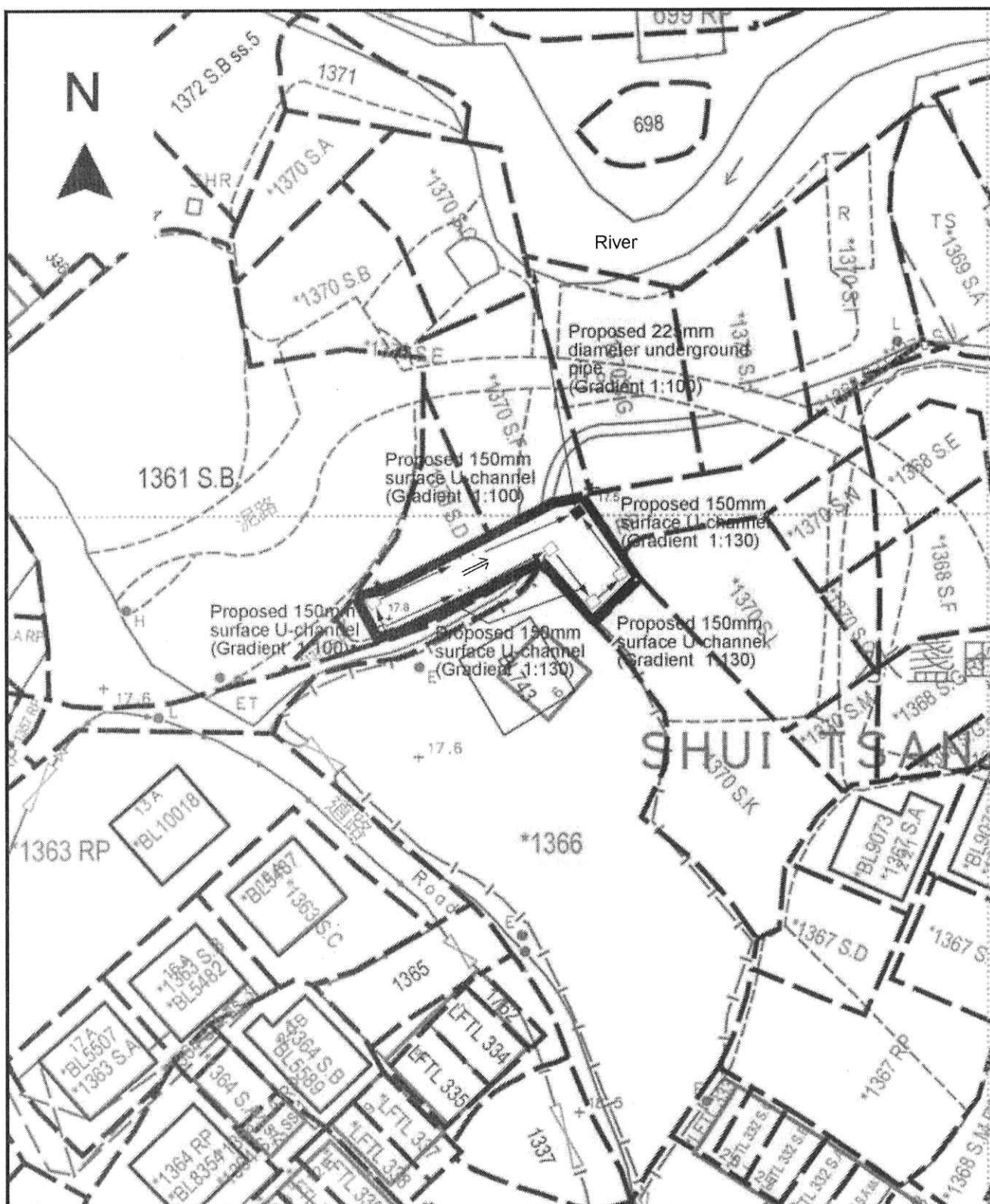
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, 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
- +17.8 Level (mPD)
- ⇐ Flow of Surface Runoff

Scale 比例:

1:500



Total: 10 pages

Date: 9 September 2023

TPB Ref.: A/YL-SK/351

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 at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.**

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

CE/MN, DSD's comments	Applicant's response
(i) The ground to the south of the application site is generally higher. Since the overland flow from the adjacent land shall be probably intercepted, external catchment shall be considered in the calculation.	Noted. Please refer to the updated drainage plan.
(ii) Cross sections showing the existing ground levels and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to the updated drainage plan.
(iii) The existing watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant would identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains,	Noted.

District Officer (Yuen Long) would be consulted.	
(iv) As noted in section 1.2.5 (b), openings will be provided to intercept the existing overland flow passing through the site. Please ensure the proposed openings are sufficient and adequate to cater for the surface runoff and overland flow. Please also provide its details for comments.	Noted. Please refer to the updated drainage plan.
(v) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	Noted. Please refer to the updated drainage plan.
(vi) Standard details should be provided to indicate the sectional details of the proposed u-channel and catchpit/sand trap.	Noted. Please see attachment below.
(vii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(viii) 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.	Noted.

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. Margaret Szeto) – By Email

**Proposed Temporary Shop & Services for a Period of 3 Years  
at  
Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long,  
N.T.**

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**Annex 1 Drainage Assessment**

A. Site particulars

- 1.1.1 The site possesses an area of about 171m<sup>2</sup>. The surface of the application site is left unchanged and paved with sand and gravel.
- 1.1.2 The application site will be occupied by a shop and services for selling grocery 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 171m<sup>2</sup>. It has a gradient sloping from north to south from about +17.8mPD to +17.5mPD.
- 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, 375mm 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 and west is slightly lower or at the same level as the application site. It is noted that the land to the south is generally higher than the application site, external catchment is considered in the drainage calculation.

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

- 1.1.6 There is an existing river to the north 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 375mm 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 river to the east of the site. (**Figure 4**) through a section of 450mm diameter underground pipe.
- 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 171m<sup>2</sup> and the external catchment is about 2,310m<sup>2</sup>; (**Figure 5**)
- ii. The catchment is unpaved, it is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 19.0\text{m} - 17.5\text{m} = 1.5\text{m}$$

$$L = 82\text{m}$$

$$\therefore \text{Average fall} = 1.5\text{m in } 82\text{m} \text{ or } 1\text{m in } 54.67\text{m}$$

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

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

$$t_c = 0.14465 [ 82 / (1.83^{0.2} \times 2,481^{0.1}) ]$$

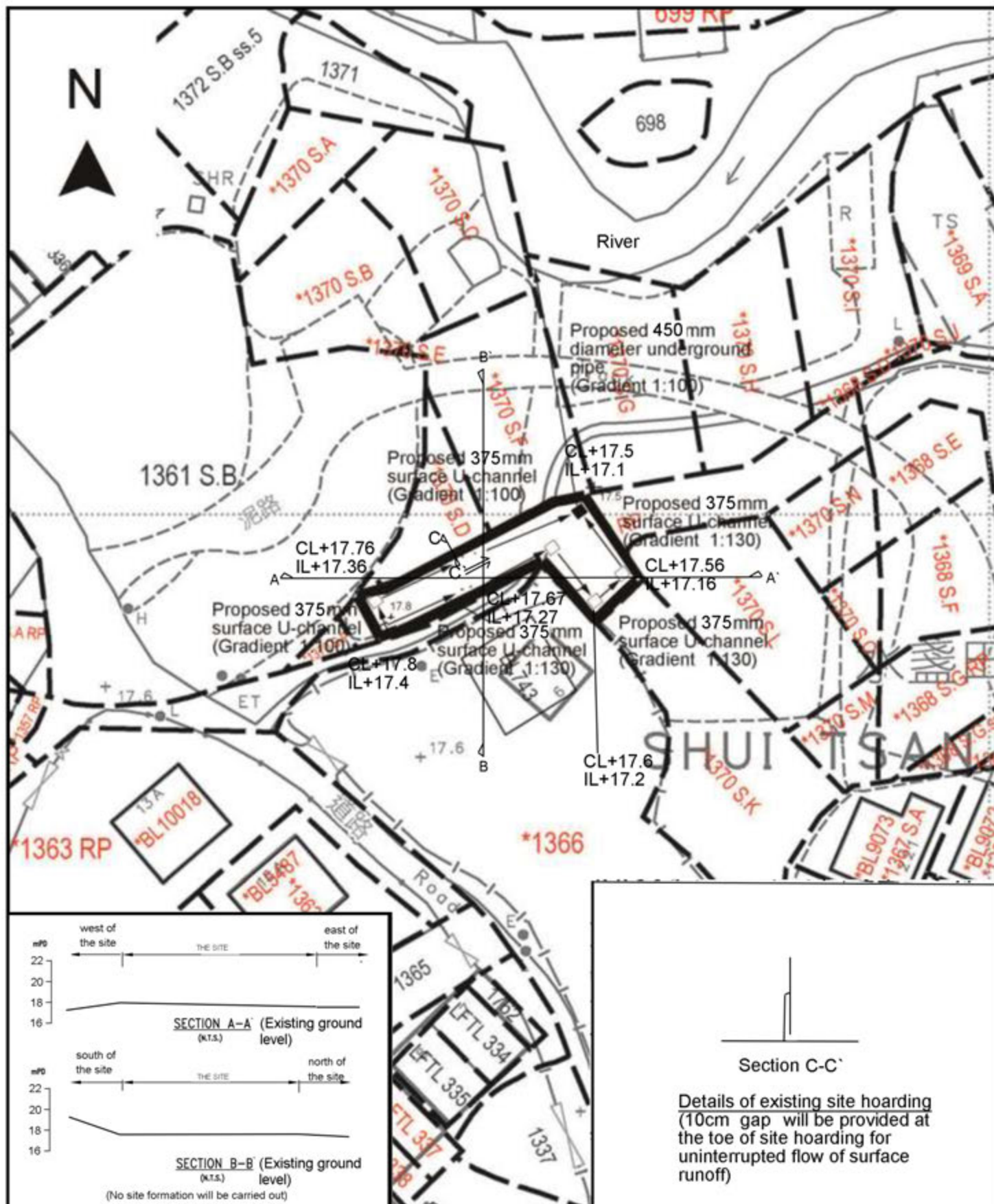
$$t_c = 4.81 \text{ minutes}$$

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 280 mm/hr

$$\text{By Rational Method, } Q = 1 \times 280 \times 2,481 / 3,600$$

$$\therefore Q = 192.97 \text{ l/s} = 11,578 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:100 & 1:130 along the site periphery of the site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

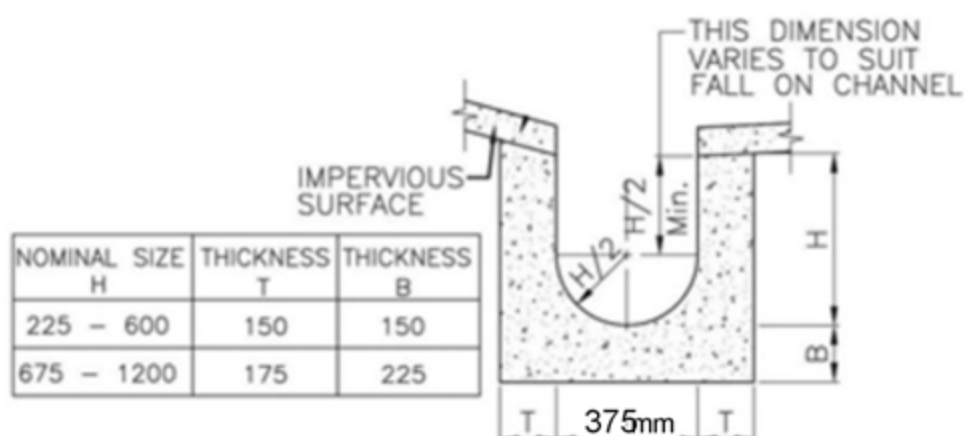
- Proposed catchpit
- Catchpit with sand trap
- +17.8 Level (mPD)
- ⇐ Flow of Surface Runoff

Scale 比例:

1:500







**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 at Lot 1370 RP  
 (Part) in D.D. 112, Shui Tsan Tin, Shek  
 Kong, Yuen Long, N.T.

Drawing Title 圖目:

Details of Proposed  
 Surface U-channel

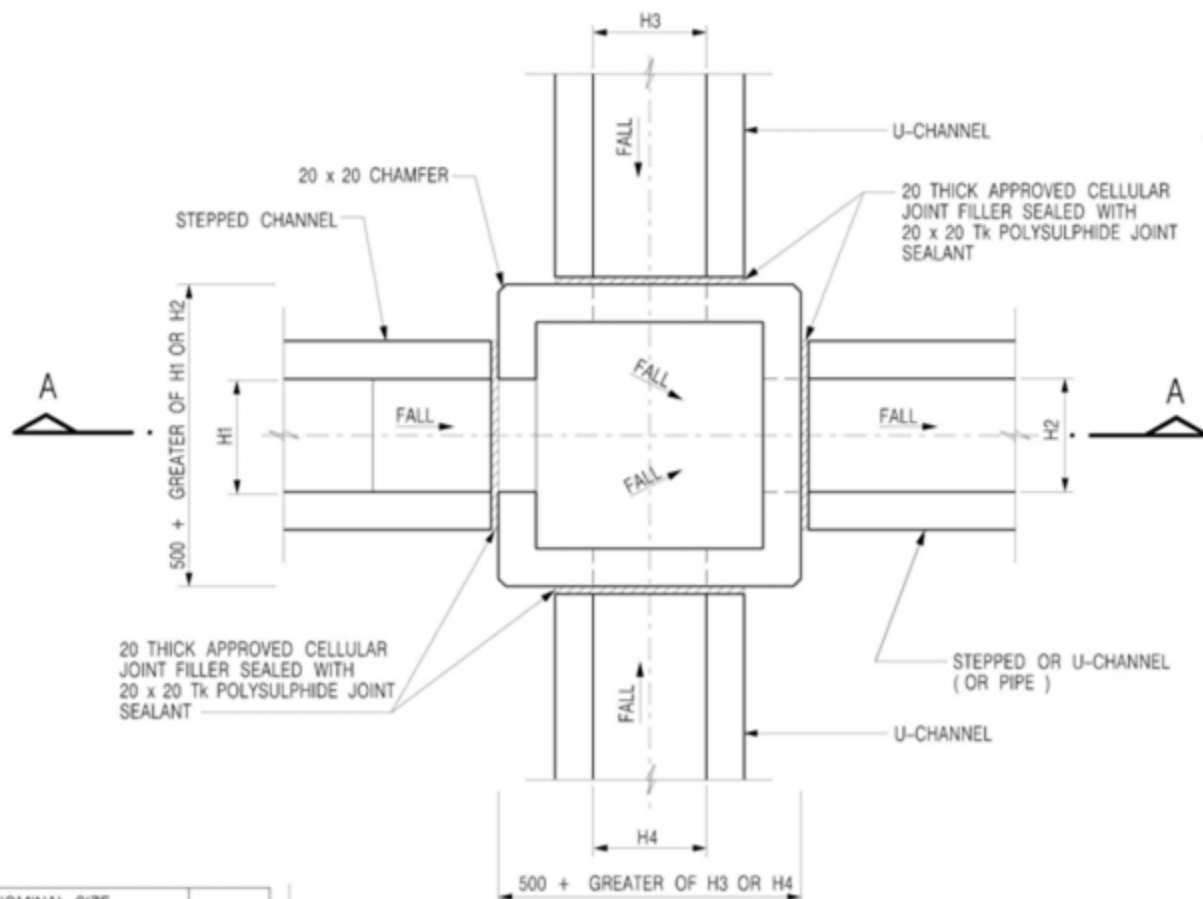
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

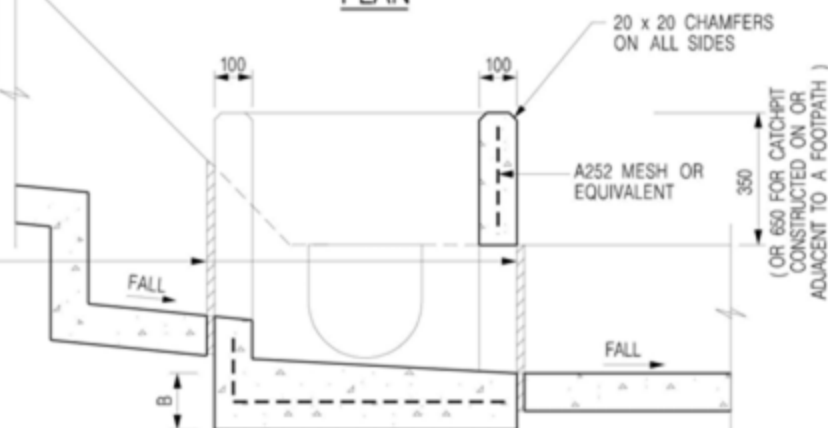
Not to scale



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:

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 at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

Remarks 備註:

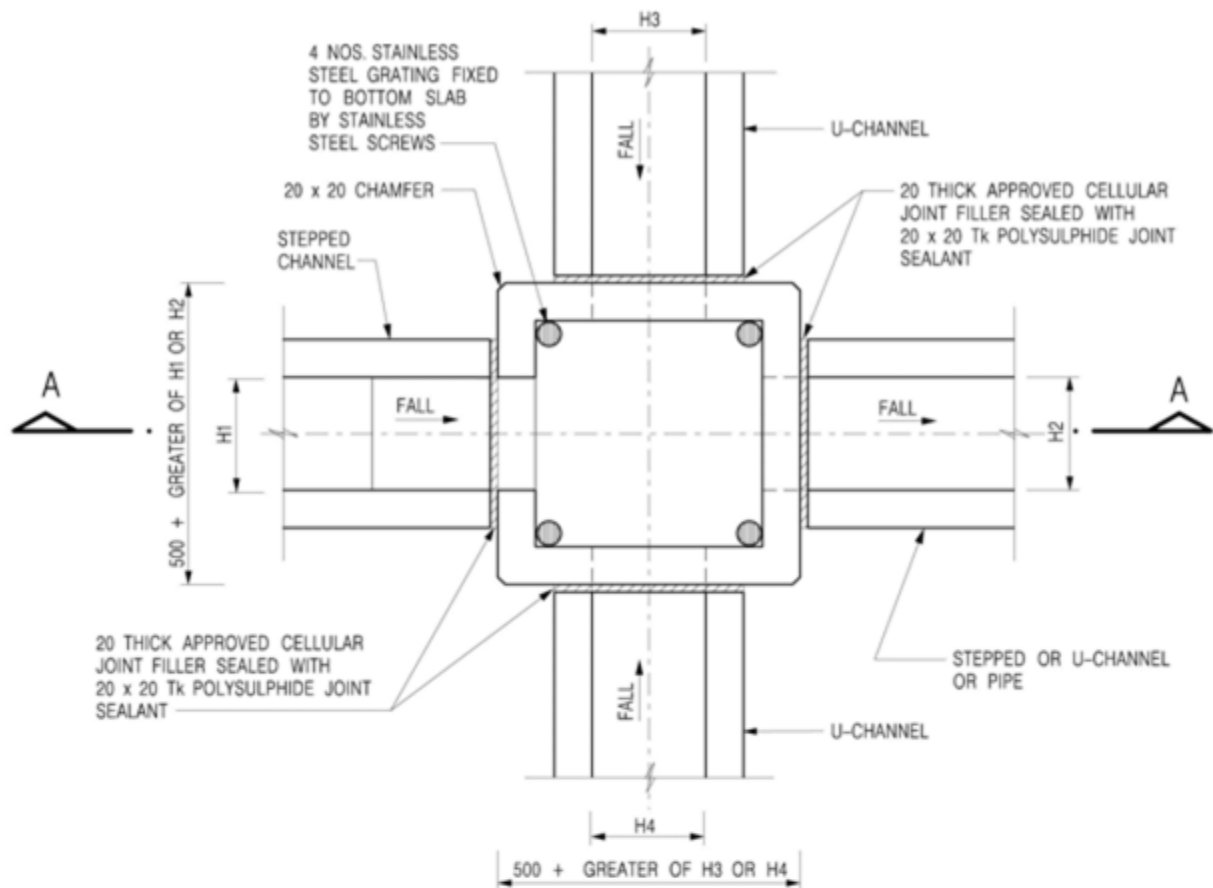
Drawing No. 圖號:

Figure 7

Scale 比例:

Not to scale

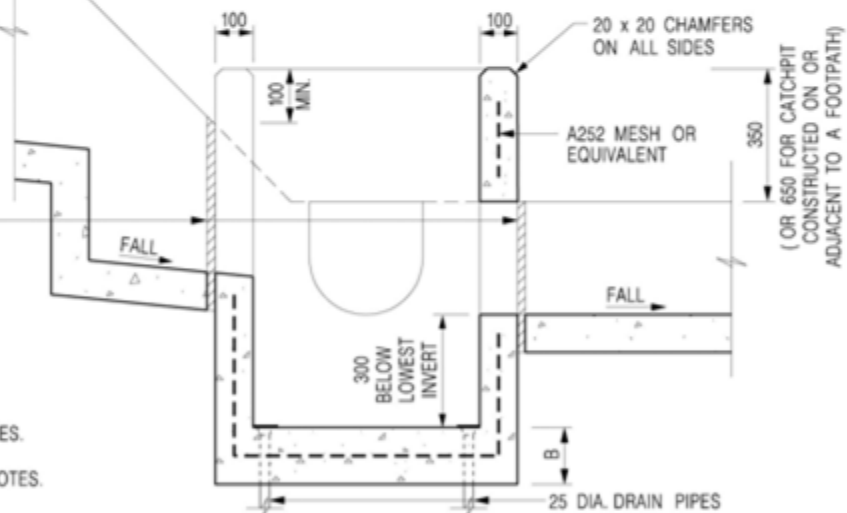




PLAN

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 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, 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

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



**Fw: A/YL-SK/351 - Departmental Comments (1)**

2023/11/01 下午 05:25

From:

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

----- Forwarded by Margaret Wai See SZETO/PLAND/HKSARG on 2023/11/01 下午 05:19 -----

From:

To: mwsszeto@pland.gov.hk

Date: 2023/11/01 下午 12:34

Subject: Re: A/YL-SK/351 - Departmental Comments (1)

Dear Margaret,

As confirmed by the applicant, there will be no land filling within the application site boundary. The applicant also confirms that nobody will stay overnight at the application site.

Best regards,

Patrick Tsui

mwsszeto@pland.gov.hk於2023年11月1日 11:39寫道：

Dear Patrick,

Please see the following comments for your further action:

Fanling, Sheung Shui and Yuen Long East District Planning Office,  
Planning Department

- Please confirm whether there is land filling in the proposed development; and
- Please confirm whether there will be someone staying overnight

within the site.

Thank you.

Best regards,  
Margaret SZETO  
Tel: 3168 4050



**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-SK/319	Proposed Temporary Shop and Services for a Period of 5 Years and Land Filling	Approved with condition(s) on a temporary basis 24/12/2021

**Similar s.16 Applications in the Vicinity of the Site  
within the Same “V” Zone on the Shek Kong OZP in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/YL-SK/252	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis 03/05/2019
A/YL-SK/333	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis 15/07/2022

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

**2. Traffic**

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment from highways maintenance perspective.

**3. Drainage**

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of his department should be imposed.

**4. Fire Safety**

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

- no objection in-principle to the proposal subject to fire services installations being provided to his satisfaction.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint case concerning the Site received in the past 3

years.

#### **6. Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- no comment from regulatory services perspective.

#### **7. Building Matters**

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

- no objection to the application.

#### **8. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

#### **9. District Officer's Comments**

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

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

#### **10. Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Director of Food and Environmental Hygiene (DFEH); and
- the Commissioner of Police (C of P).



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing proposed development at the application site (the Site);
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the Lands Department (LandsD) acting in the capacity as 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 the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - his department shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
  - the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas;
  - the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works; and
  - the existing watercourse, to which the applicant proposed to discharge the stormwater

from the subject site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) 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 the Environmental Protection Department;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - 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 should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses 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;

- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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 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 or 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;
  - proper licence issued by his 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 (PPE) 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
  - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.



## 元朗八鄉水盞田村



致：城市規劃委員會秘書

八鄉水盞田村，申請編號：(A/YL-SK/351)

### 反對在村內農地想改變為商業用途

反對商舖申請地點是本村的風水區，元朗地政處有存案B圖，其次商店太接近太王爺伯公神壇位置，因而引致影響風水問題，對村民極為不安。

對於交通方面，增加汽車流量及外來人等人口進出，接近村民的住宅區，對本村村民帶來不便，安寧舒適的鄉村日常生活受到影響。

最後上述嚴重的問題，敬請城規會的官員們鄭重思考，體察民意，不能許可批准商店在農地上，避免村民受害。謝謝！

八鄉水盞田村原居民村代表

張鶴齡敬上

2023年8月22日

張鶴齡



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-SK/351

反对在農地上改變為商業用途

意見詳情 (如有需要，請另頁說明) 反对原因如下：

Details of the Comment (use separate sheet if necessary)

1. 申請地點是風水區，已呈上元朗地政處存案 B 圖。
2. 商廈太接近太王爺伯公神位而引至影響風水問題，對村民極為不安。
3. 交通：增加汽車及外來人口進出數量提升，影響本村村失去平靜安寧舒適的日常生活。
4. 上述嚴重的問題，敬請城規會官員們鄭重思考，避免村民受害。

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

簽署 Signature

張鶴齡

日期 Date

19/8/2023

張鶴齡

八鄉水盞田村原居民村代表

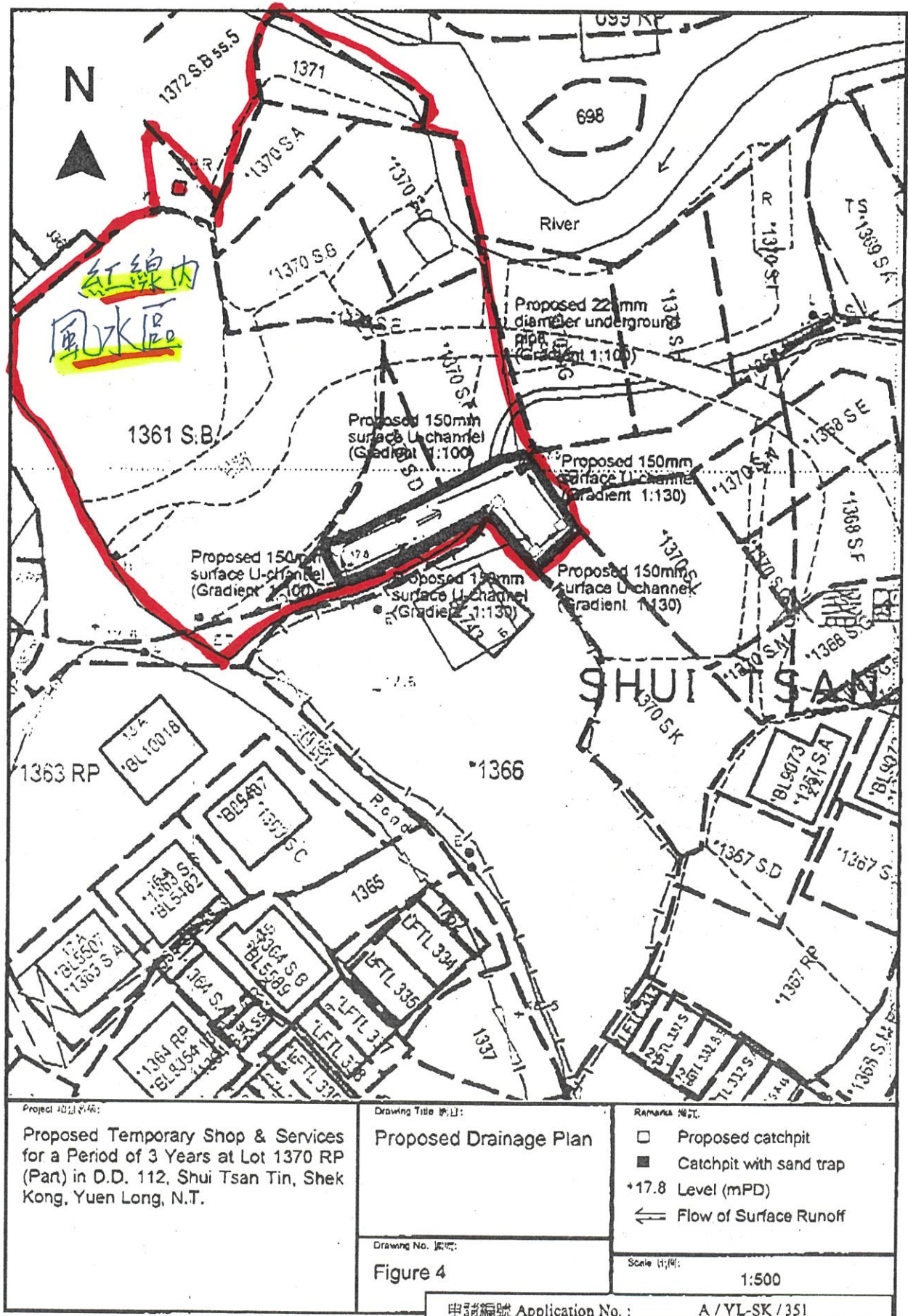


張鶴齡

19/8/2023



水盞田村風水區紅線界內, 元朗 地政處有B.圖存案 002



申請編號 Application No.: A/YL-SK/351

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



003

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



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By Fax : 2877 0245 or 2522 8426

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

A/YL-SK/351

反對在農地上改變為商業用途

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Details of the Comment (use separate sheet if necessary)

1. 申請地點是風水區, 已呈上元朗地政處存案 B 圖。
2. 商店太接近太王爺伯公神位而引至影響風水問題, 對村民極為不安。
3. 交通: 增加汽車及外來人口進出數量提升, 影響本村村失去平靜安寧舒適的日常生活。
4. 上述嚴重的問題, 敬請城規會官員們鄭重思考, 避免村民受害。

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

簽署 Signature

日期 Date

20/8/2023

張月盛

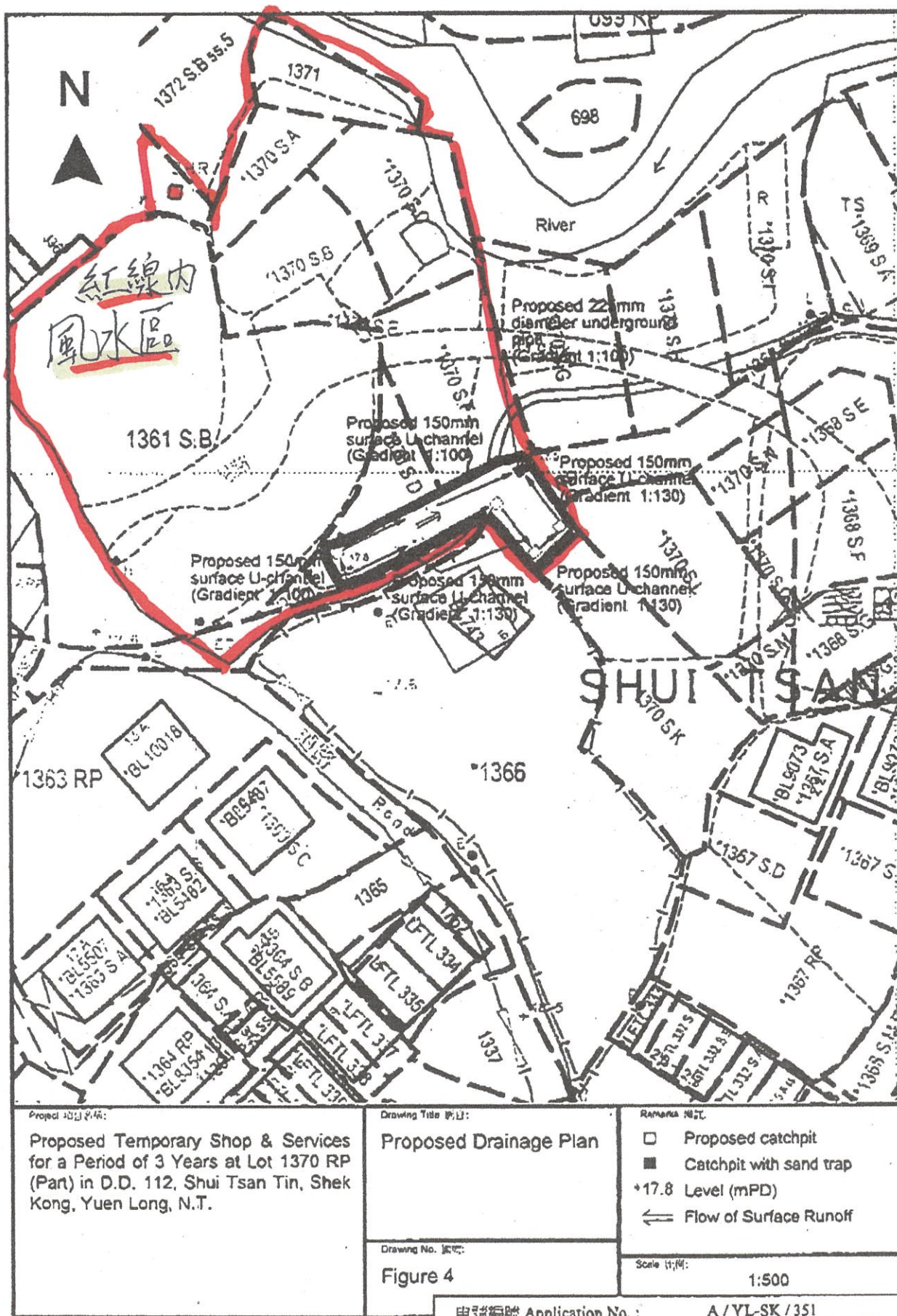
八鄉水盞田村村事委員會主席

張月盛





元朗  
水盞田村風水區紅線界內，地政處有B圖存案。



申請編號 Application No. : A / YL-SK / 351

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



004

新城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

2-2 AUG 2023

Town Planning  
Board

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

A/YL-SK/351

反对在農地上改變為商業用途

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

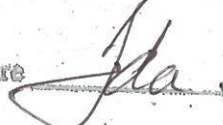
反对原因如下：

1. 申請地點是風水區，已呈上茅棚地處，存案 B. 圖。
2. 高度太接近太王爺伯公神位而引至影響風水問題，對村民極為不安。
3. 交通問題：自然會增加汽車及外來人口進出數量提升，影響本村村民失去平靜寧靜舒適的日常生活。
4. 上述嚴重的問題，敬請城規會官員們慎重考慮避免將來村民受害。

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

張翠珊

簽署 Signature



日期 Date

20-8-2023

005

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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反對在農地上改變為商業用途

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

簽署 Signature

張浩瑩

日期 Date

2023.8.19

張浩瑩



006

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/YL-SK/351

反对在農地上改變為商業用途

意見詳情 (如有需要，請另頁說明) 反对原因如下；

Details of the Comment (use separate sheet if necessary)

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3. 交通：增加汽車及外來人口進出數量提升，影響本村村失去平靜安寧舒適的日常生活。
4. 上述嚴重的問題，敬請城規會官員們鄭重思考，避免村民受害。

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

簽署 Signature

DPP 張世豪

日期 Date

2023.8.19

張世豪

007

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

22 AUG 2023

Town Planning  
Board

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對在農地上改變為商業用途

反對原因如下：

1. 申請地點是風水區，已呈上元朗地處存案 B. 圖。
2. 商店太接近太王爺伯公神位而引至影響風水問題，對村民極為不安。
3. 交通問題：自然會增加汽車及外來人口進出數量提升，影響本村村民失去平靜寧靜舒適的日常生活。
4. 上述嚴重的問題，敬請城規會官員們鄭重考慮避免將來村民受害。

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

李賢興

簽署 Signature



日期 Date

18/8/2023



008

致城市規劃委員會秘書：

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A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反对在農地上改變為商業用途

反对原因如下：

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2. 商店太接近太王爺伯公神位而引至影響風水問題，對村民極為不安。
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「提意見人」姓名/名稱 Name of person/company making this comment

李國豐

簽署 Signature

李國豐

日期 Date

18-8-2023



009

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2-2 AUG 2023

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意見詳情 (如有需要，請另頁說明)

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

張澤朗

簽署 Signature



日期 Date

18/08/2023



致城市規劃委員會秘書：

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

CHUNG HOK KEUNG, SIMON

簽署 Signature

日期 Date

18-8-2023



011

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「提意見人」姓名/名稱 Name of person/company making this comment CHAU PUI LAN

簽署 Signature

日期 Date

18/8/2023



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

張群興

簽署 Signature

日期 Date

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

朱鳳娥

簽署 Signature

朱鳳娥

日期 Date

18/8/2023



014

致城市規劃委員會秘書：

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

張群生

簽署 Signature

張群生

日期 Date

20-8-2023



015

致城市規劃委員會秘書：

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Town Planning  
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「提意見人」姓名/名稱 Name of person/company making this comment

張運球

簽署 Signature



日期 Date

20-8-2023

八鄉水盞田村居民村代表



張運球



016

致城市規劃委員會秘書：

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

張權財

簽署 Signature

日期 Date

20-8-2023

八鄉水盞田村村事委員會副主席

張權財





017

致城市規劃委員會秘書：

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

夏雪婉

簽署 Signature

JA

日期 Date

20-8-2023



018

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

張凱琳

簽署 Signature

張凱琳

日期 Date

20-8-2023



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

張國平

簽署 Signature

日期 Date 19-8-2023



020

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

周麗娜

簽署 Signature

日期 Date

19.8.2023



021

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3. 交通問題：自然會增加汽車及外來人口進出數量提升，影響本村村民失去平靜寧靜舒適的日常生活。
4. 上述嚴重的問題，敬請城規會官員們鄭重思考避免將來村民受害。

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

鄧淑容

簽署 Signature

宋

日期 Date

23年9月19日



022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對在農地上改變為商業用途

反對原因如下：

1. 申請地點是風水區，已呈上元朗地圖，存案 B. 圖。
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「提意見人」姓名/名稱 Name of person/company making this comment

黃珠妹

簽署 Signature

珠

日期 Date

Aug 19, 2023



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反对在農地上改變為商業用途

反对原因如下：

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

YEUNG KIN WAI

簽署 Signature

日期 Date

Aug 19, 2023



024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

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「提意見人」姓名/名稱 Name of person/company making this comment C'HAN WAI HAN

簽署 Signature

日期 Date

Aug 19, 2023



致城市規劃委員會秘書：

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RECEIVED

22 AUG 2023

Town Planning  
Board

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A/YL-SK/351

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

曾家群

簽署 Signature



日期 Date

20-8-2023



026

致城市規劃委員會秘書：

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A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

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「提意見人」姓名/名稱 Name of person/company making this comment CHENG Au Kan

簽署 Signature

日期 Date

20-8-2023



027

致城市規劃委員會秘書：

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A/YL-SK/351

意見詳情 (如有需要，請另頁說明)

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

張連發

簽署 Signature

日期 Date

20 - 8 - 2023



028

致城市規劃委員會秘書：

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A/YL-SK/351

反對在農地上改變為商業用途

意見詳情 (如有需要, 請另頁說明)

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3. 交通問題: 自然會增加汽車及外來人口進出數量提升, 影響本村村民失去平靜寧靜舒適的日常生活.
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「提意見人」姓名/名稱 Name of person/company making this comment

張肇麟

簽署 Signature

日期 Date

20-8-2023



029

致城市規劃委員會秘書：

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A/YL-SK/351

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

張肇麟

簽署 Signature

日期 Date

21-8-2023



致城市規劃委員會秘書：

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RECEIVED

22 AUG 2023

Town Planning  
Board

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

A/YL-SK/351

反对在農地上改變為商業用途

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary) 反对原因如下；

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

鄭文珍

簽署 Signature

鄭文珍

日期 Date

20-8-2023

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



**A/YL-SK/351 DD 112 Shui Tsan Tin**

04/10/2023 02:58

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-SK/351

Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long

Site area : About 171sq.m

Zoning : "VTD"

Applied use: Shop / 2 Vehicle Parking

Dear TPB Members,

Application 319 was approved in Dec 2021 but to date conditions have no been fulfilled.

Members have a duty to question what conditions are involved. Issues that could impact the safety and good health of local residents should not be ignored.

Mary Mulvihill



32

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/YL-SK/351 Received on 11/09/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請閱讀 2023 年 8 月 22 日的反對書信 (在下頁) ↓  
申請編號 = (A/YL-SK 351) 我們反對水壘田內農地改變為商業用途。  
我本人和數十名村民已於 2023 年 8 月 22 日去信城規會反對商舖申請地點  
在本村風水區內，太接近太王爺伯公神壇位，而引起風水問題。  
其次，申請地點已用簡陋貨櫃箱砌成。對於衛生問題：去水渠道，化粪池，及  
消防通道設備是否有安排完善？同時週圍已用超六尺高籬笆封閉，有神奇的  
感覺，此農地不宜開設商店。

敬請城規會的官員們需謹慎思考才作決定。謹謝。

「提意見人」姓名/名稱 Name of person/company making this comment 張鶴齡 原居民村代表

簽署 Signature

張鶴齡

日期 Date

5/10/2023

(水壘田村)



# 元朗八鄉水盞田村

COPY

致：城市規劃委員會秘書

八鄉水盞田村，申請編號：(A/YL-SK/351)

反對在村內農地想改變為商業用途

反對商舖申請地點是本村的風水區，元朗地政處有存案B圖，其次商店太接近太王爺伯公神壇位置，因而引致影響風水問題，對村民極為不安。

對於交通方面，增加汽車流量及外來人等人口進出，接近村民的住宅區，對本村村民帶來不便，安寧舒適的鄉村日常生活受到影響。

最後上述嚴重的問題，敬請城規會的官員們鄭重思考，體察民意，不能許可批准商店在農地上，避免村民受害。謝謝！

八鄉水盞田村原居民村代表

張鶴齡敬上

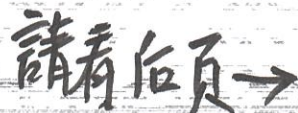
2023年8月22日

張鶴齡



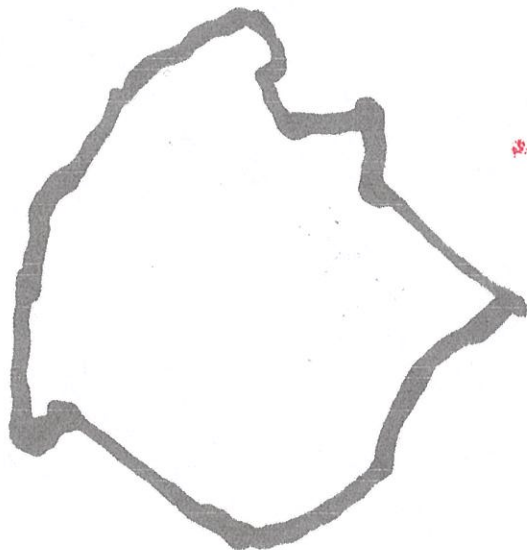


16-7-2017

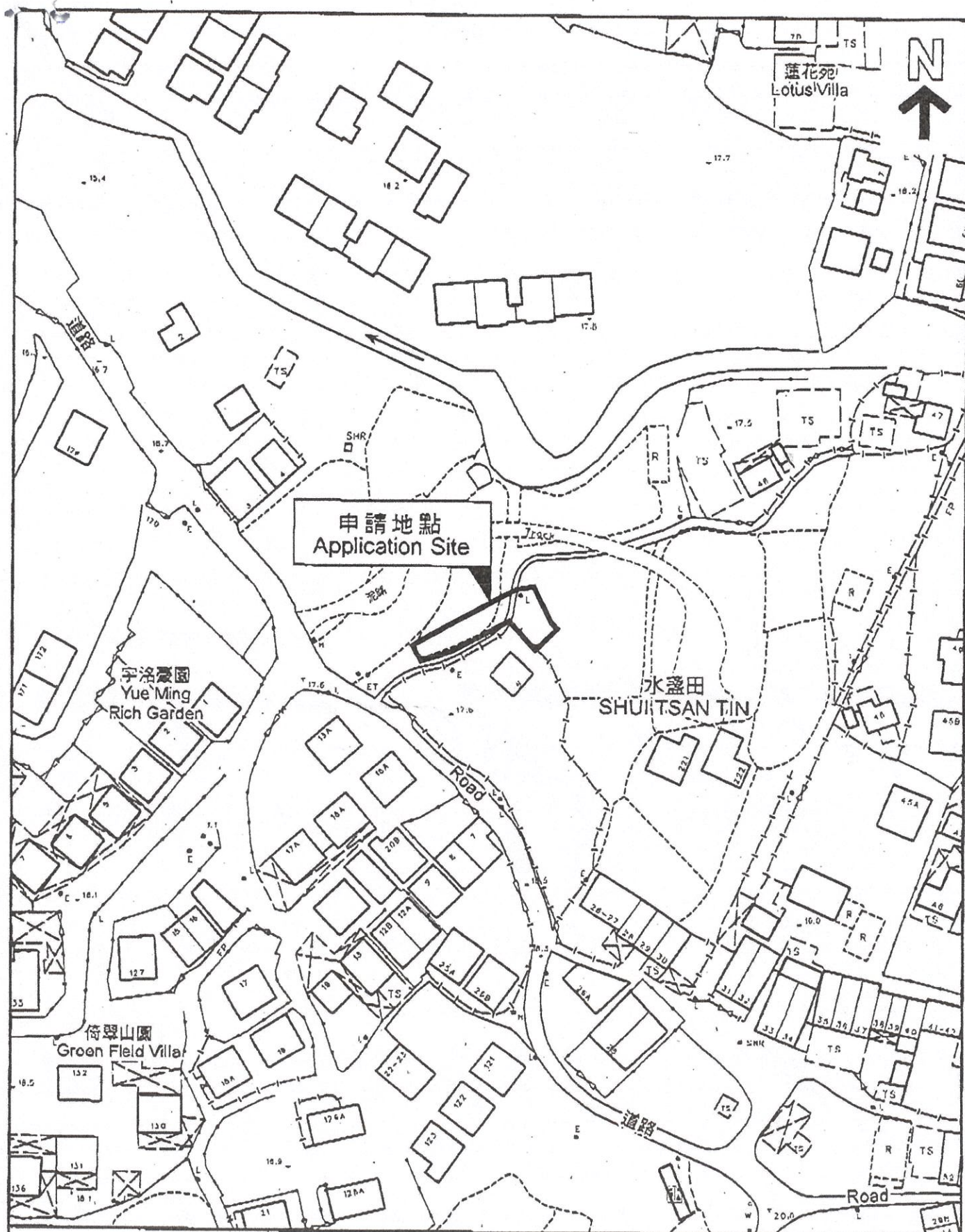




2017年7月16日村民大会日 凤水区B.图  
大会已决定通过为近太王爺区域是凤水区。  
(已有图则存入元朗地政处)。張鵬齡字。4/10/23.







本摘要圖於2023年9月13日擬備，  
所根據的資料為測量圖編號

6-NE-180 及 188

EXTRACT PLAN PREPARED ON  
13.9.2023 BASED ON SURVEY SHEETS  
No. 6-NE-180 & 188

### 平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE NO.