

This document is received on 29 JUN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/42-ST/593
	Date Received 收到日期	29 JUN 2021

- 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)

黃宇康

WONG YU HONG

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)

郭志文

KWOK CHI MAN

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗新田丈量約份第96約地段
第199號(部份)及第200號

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☐ Site area 地盤面積 1,546 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 695.9 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	新田文區計劃大綱圖 (S/YL-SY/8)
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (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」#郵遞要求同意書&

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 24/5/2021 (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 2/15/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed
 use(s)/development
 擬議用途/發展

擬議臨時商店及服務行業

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

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,082.4 sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 468.6 sq.m ☒ 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 / sq.m ☒ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 695.9 sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積 695.9 sq.m ☐ About 約

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

有兩個上蓋物, 其中一個作便利店用途, 便利店樓高兩層, 以金屬搭建, 高約8.5米, 每層長15.24米x15.24米, 佔面積約232.7平方米, 另有一個長16.29米x17.07米, 佔面積約278.2平方米, 作遮光頂, 另一個以8個預製貨棧改建的上蓋物, 用作小商店用途, 擬議商店樓高一層, 高約2.6米, 長24.62米x6.15米, 佔面積約151.4平方米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 /
 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 2
 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 辦公時間 每日上午九時至下午七時 包括公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可經土庫頭西路到達車路地點	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <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"/>

	<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**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

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

可參考附頁申請理由

8. Declaration 聲明

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

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

Signature
簽署



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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

31/15/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界元朗新田文量約佔第96約地段 第199號(部份)及第200號	
Site area 地盤面積	1,546	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	新田文區計劃大綱圖 (S/Y1-S/T/8)	
Zoning 地帶	鄉村式發展 ("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 type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u>—</u> <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 <u>—</u> <input type="checkbox"/> Month(s) 月 <u>—</u>	
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		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	695.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	<input checked="" type="checkbox"/> (Not more than 不多於) m 米 8.5米	
		<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 1-2	
(iv) Site coverage 上蓋面積	30 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) 		/
	Total no. of vehicle loading/unloading bays/lays 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) 		2

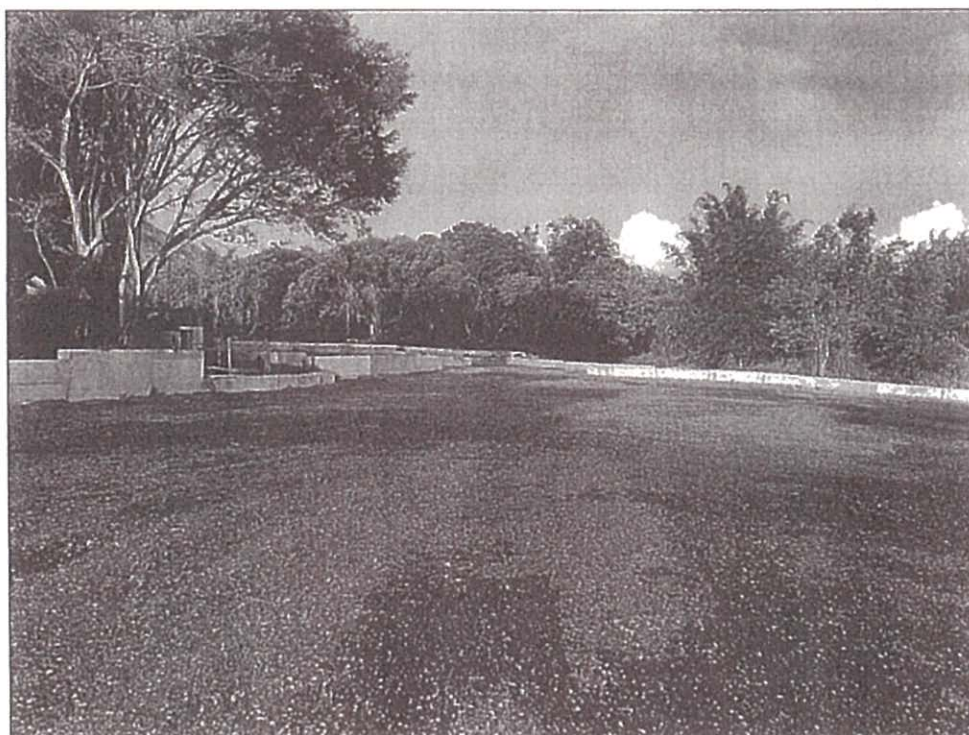
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

申請理由

1. 此申請由黃宇康(Wong Yu Hong)先生提出，發展作為期三年的擬議臨時商店及服務行業用途。申請地點位於新田分區計劃大綱圖(S/YL-ST/8)的「鄉村式發展」("V")地帶內。擬議申請性質屬商店及服務行業，屬「鄉村式發展」地帶第二欄的准許用途，即發展須先向城市規劃委員會申請，城委會視乎情況考慮，可能在有附帶條件或無附帶條件下獲准的用途。(可參閱：場地大綱圖及：場地位置圖)
2. 擬議申請並非倉庫或露天貯物用途。擬議發展屬小規模的商店用途，與「鄉村式發展」地帶的規劃意向並無衝突，與四周的土地用途並非不相協調。擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「鄉村式發展」的長遠規劃意向。申請人希望名正言順在申請地點發展標題用途，並將發展納入規管之內，故主動提出是次規劃申請。
3. 申請地點只涉及兩幅私人土地，不涉及政府土地。位於新界元朗新田丈量約份第 96 約地段第 199 號(部份)及第 200 號的土地。申請地點地盤面積約 1,546 平方米。申請地點近似一個對稱五邊型，地勢平坦並已平整。申請地點內沒有成齡樹木。



申請地點現時空置，未有任何發展。申請人並不認同「先破壞後建設」的發展模式，在未取得許可前，申請地點不會有任何發展。

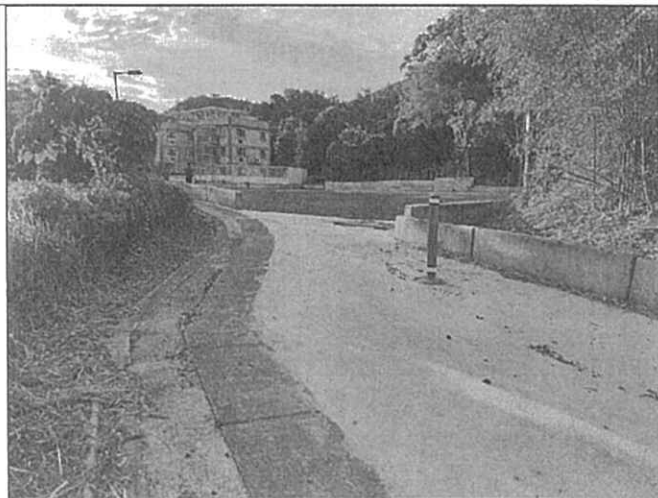
4. 申請地點發展作擬議臨時商店及服務行業用途。商店由附近居民經營，類似傳統式小商店，並非大集團的加盟連鎖商店。申請地點位處鄉郊，交通不便，擬議的臨時商店可為當區居民提供服務。據現在情況，申請地點未有已知的長遠發展計劃。
5. 申請地點設計力求簡單，當中設有一個兩層的上蓋物，作擬議便利店用途。另外亦設有八個貨櫃相連的一層上蓋物，作擬議商店用途，售賣民生相關的日用品或食品。
6. 前述用作便利店的上蓋物以金屬搭建，樓高兩層。每層長 15.24 米 X 15.24 米，佔面積約 232.3 平方米。金屬搭建物之上，另建有長 18.29 米 X 17.07 米，佔面積約 312.2 平方米的遮光簷篷。上蓋物連同遮光簷篷，高約 8.5 米，上蓋物兩層均用作便利店用途。上蓋物面積約 312.2 平方米，非住用總樓面面積約 544.5 平方米。（可參閱：場地設計圖）
7. 申請地點另外亦設有八個貨櫃相連的一層上蓋物，上蓋物以貨櫃改裝，作擬議商店用途。高約 2.6 米，長 24.62 米 X 6.15 米，佔面積約 151.4 平方米，非住用總樓面面積約 151.4 平方米。八個貨櫃相連的上蓋物，每個貨櫃都會經營專門商店，包括單車零售商店、水果、花卉、進口零食、進口飲品、急凍食品、寵物用品及生活百貨等等。
8. 申請發展屬臨時性質，有關發展不會有任何損害環境設施。不會安裝霓虹燈光管招牌。不會有晚間照明裝置，不會產生光害滋擾。不會使用擴音器、不會設置音響或播放音樂；申請地點發展作擬議臨時商店及服務行業(便利店)用途，沒有喧嘩活動，不會有聲浪過大的噪音問題。
9. 除了申請標題的發展外，不會有其他用途。倘申請獲通過，申請人會依足規定，向地政處就申請地點內的上蓋物，提出短期豁免書（STW）申請。包括繳付地價或費用。
10. 申請地點辦公時間為每日上午九時至下午七時，包括公眾假期。申請地點會有專人負責清理及收集垃圾，確保環境衛生。
11. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所載的緩解環境影響措施，以盡量紓減申請發展對環境可能造成的滋擾。

12. 申請地點位於元朗新田潘屋村，有行車通道連接州頭西路，可經由州頭西路接通新界道路網。申請地點出入口設於場地東南邊，闊約 5 米，位置寬敞明確，行可供如消防車之類的緊急車輛進入。

州頭西路實況照片



行車通道實況照片



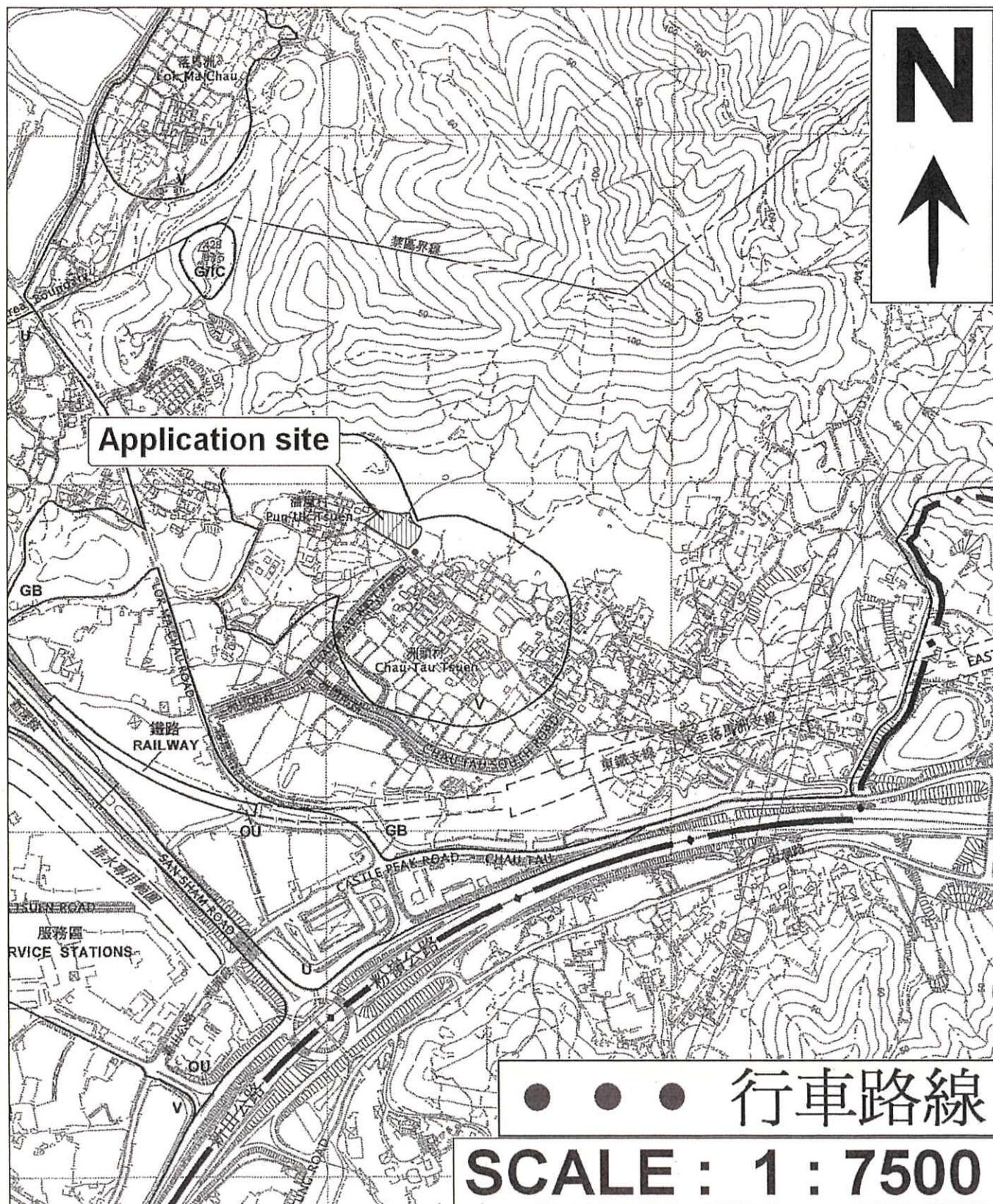
13. 行車通道為一條現有村路，已使用多年。行車通道闊度達 6 米或以上，車道平坦，沒有明顯彎位，可供駕駛者安全使用。行車通道涉及官地，屬公眾通道，使用者與業主會負責管理、維修及補養等工作。
14. 申請地點的工作人員約 6 人，不會有人在申請地點留宿。除了補充物資外，並無其他運輸工作。申請地點不會提供訪客泊車位，上門購物的人客皆附近居民，他們會以步行及踏單車方式光顧。經營者會提醒所有顧客，申請地點不設訪客泊車位，請顧客不要駕車到申請地點購物。
15. 擬議申請用途會使用兩輛輕型客貨車（貨 VAN）送貨及補給物資。申請地點設有兩個輕型客貨車泊車位（2.5 米 X 5 米）。除了上述車輛外，並無其他運輸工作。員工上下班，都會使用前述輕型客貨車（貨 VAN）。
16. 平均而言，輕型客貨車（貨 VAN）除了接送員工上下班及午膳外，每天會送貨一次或補給物資。所有運輸工作，都會在申請地點開放時間內進行。申請地點車流微不足道。加上申請地點可以完全控制運輸時間，避過繁忙時間，不會對周邊地區的交通構成顯著影響。
17. 在規劃許可有效期內的任何時間，不會有《道路交通條例》所界定重量超過 5.5 公噸的中型及重型貨車(包括貨櫃車拖頭 / 拖架)在申請地點停泊 / 存放或進出申請地點。

18. 由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。申請地點車次流量很低，對附近交通不會構成壓力。申請地點內有直徑 9 米的車輛迴旋空間供車輛轉動，在良好的管理下，任何時間均不會有車輛在公共道路排隊等候，或以倒車方式進出公共道路。以下是申請地點的交通流量預算，詳細如下：

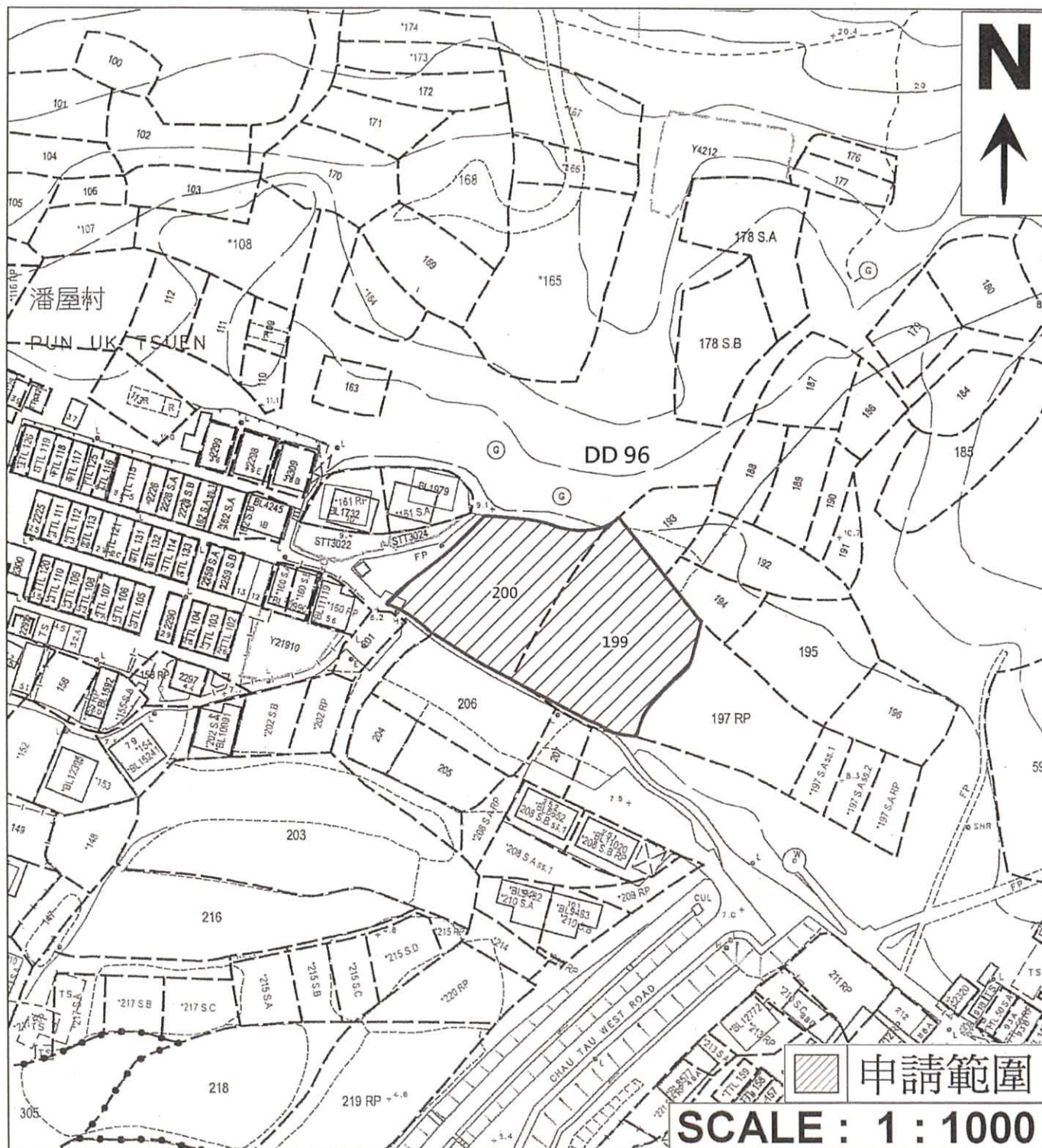
申請地點的車輛流量預算					每小時車輛 出入次數
	星期一至日				
	私家車		輕型客貨車		
	入	出	入	出	
09:00 - 10:00	0	0	2	0	2
10:00 - 11:00	0	0	0	1	1
11:00 - 12:00	0	0	1	0	1
12:00 - 13:00	0	0	0	2	2
13:00 - 14:00	0	0	2	0	2
14:00 - 15:00	0	0	0	0	0
15:00 - 16:00	0	0	0	1	1
16:00 - 17:00	0	0	1	0	1
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	2	2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

19. 擬議發展以靜態形式存在，從事工作整齊，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。
20. 擬議發展能善用鄉郊土地，發展性質、形式及佈局與周邊環境協調，不會影響附近環境風貌。發展符合規劃大綱的要求，不會對環境構成任何負面影響。
21. 於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。

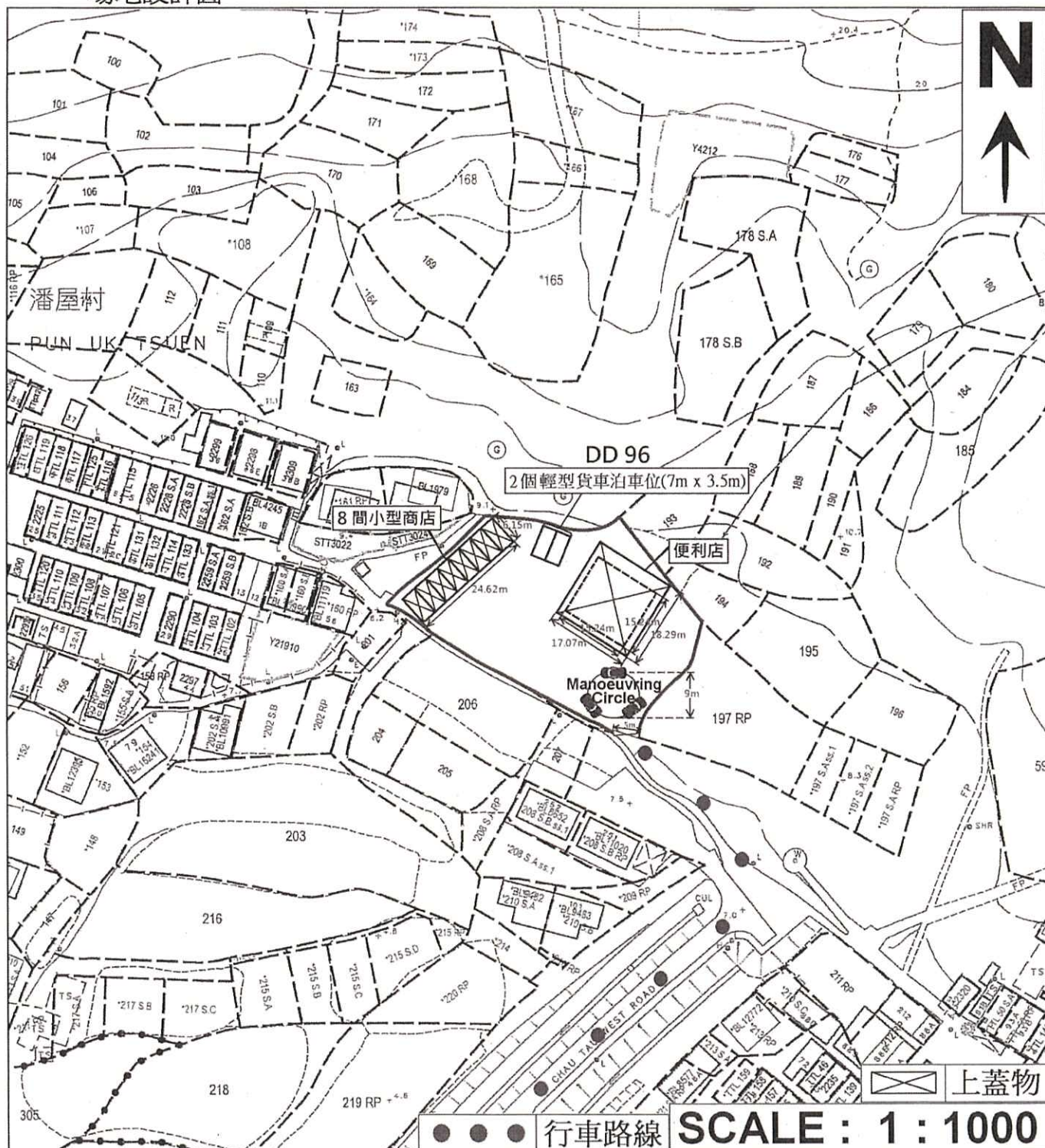
場地大綱圖



場地位置圖



場地設計圖





A/YL-ST/593

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public group


Fw: A/YL-ST/593 修正申請資料
02/07/2021 11:53

From: Duncan HW CHAN/PLAND/HKSARG
To: Francis HY CHOW/PLAND/HKSARG@PLAND
FileRef:

Sender	Date	Subject
 Duncan HW CHAN	02/07/2021 11:53	 Fw: A/YL-ST/593 修正申請資料

----- Forwarded by Duncan HW CHAN/PLAND/HKSARG on 02/07/2021 11:53 -----

From: 郭志文 <
To: dhwchan@pland.gov.hk
Date: 02/07/2021 11:40
Subject: A/YL-ST/593 修正申請資料



修正申請表格.pdf 便利店的截視圖.pdf 場地設計圖.pdf

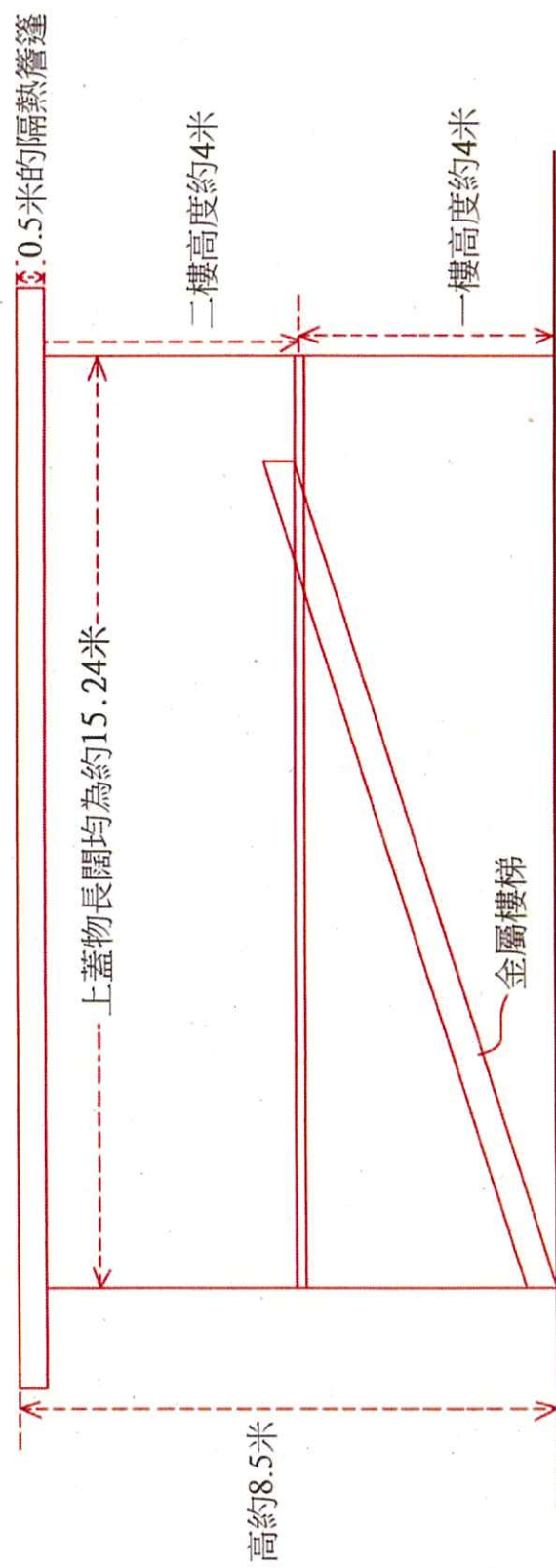
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	695.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	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	2.6米至8.5米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	30 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		/
	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) _____ _____		2

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

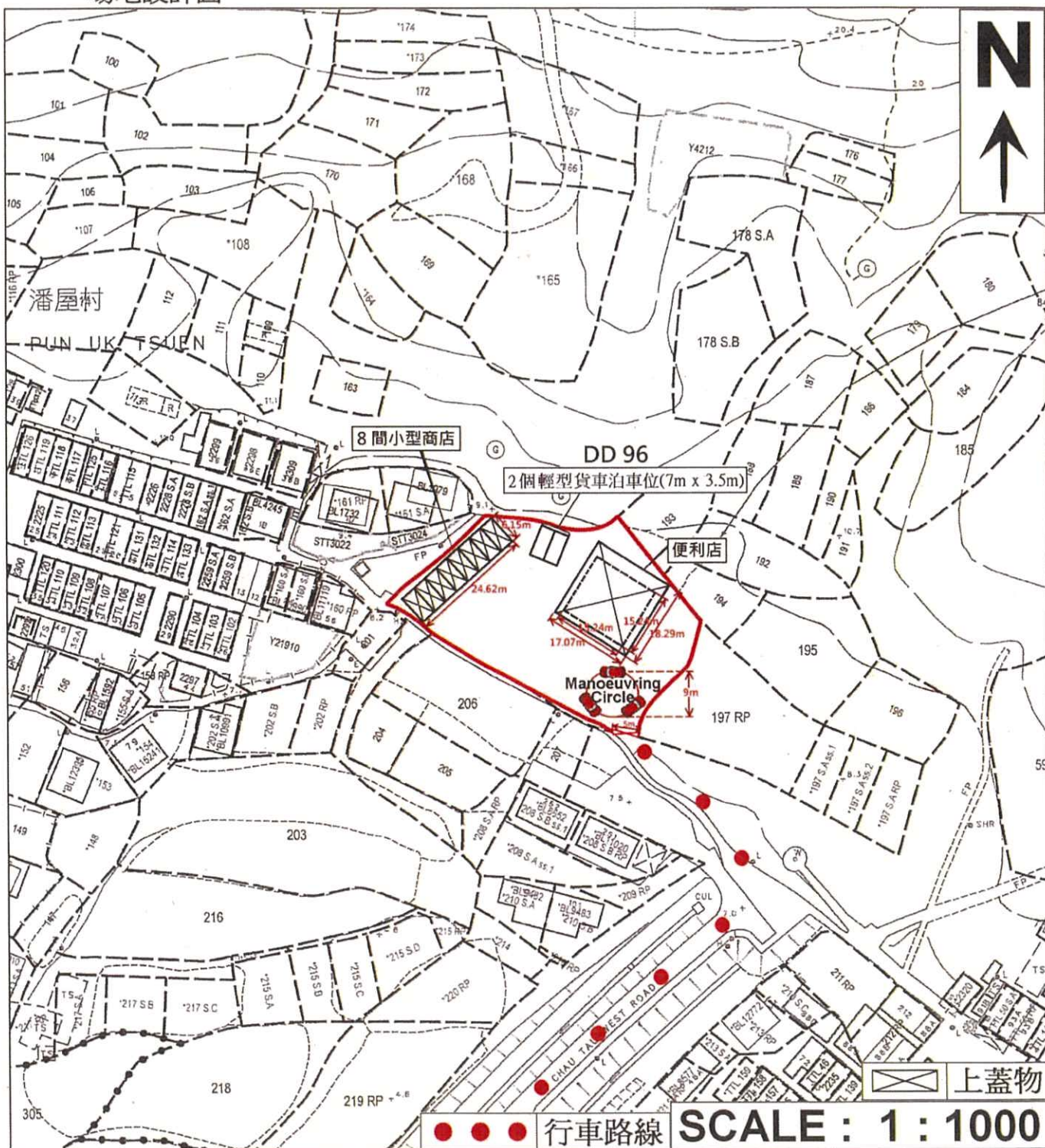
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

便利店的截視圖



場地設計圖



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Fwd: Fw: S.16 Application No. A/YL-ST/593 - Comments from TD
26/10/2021 15:22

From: Billion winner Wong
To: tpbpd@pland.gov.hk, ayycheung@pland.gov.hk
History: This message has been forwarded.

dear town planning board
please see enclosed.
regards
kelvin

----- Forwarded message -----

From: **Billion winner Wong**
Date: Thu, Aug 19, 2021 at 10:55 AM
Subject: Re: Fw: S.16 Application No. A/YL-ST/593 - Comments from TD
To: <ayycheung@pland.gov.hk>

Hello
please send it to TD TSE Ho Hang for me
regards
kelvin

On Tue, Aug 17, 2021 at 6:30 PM <ayycheung@pland.gov.hk> wrote:
Dear Mr. WONG

Please see the comments from Transport Department vide your email
below for your urgent response.

Kind regards
Alice Y.Y. CHEUNG
TP/YLE2, DPO/FS&YLE
Tel. 3168 4041

----- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 17/08/2021 18:28 -----

From: Andy Ka Fai PANG/PLAND/HKSARG
To:
Cc: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Patricia Lok Hei
CHAN/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND
Date: 12/08/2021 11:34
Subject: S.16 Application No. A/YL-ST/593 - Comments from TD

Dear Sir/Madam,

I refer to the captioned S.16 application. Please find below the comments from Transport Department (TD) for your information/response:

- a. *the subject site is connected to Chau Tau West Road via a section of a local access which is not managed by TD. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;*
- b. *the applicant should provide information of the vehicular access between Chau Tau West Road and the subject site; and*
- c. *No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.*

Should you have any enquiries on the comment, please contact Mr. TSE Ho Hang of TD (Tel: , directly. Thanks.

Regards,
Andy PANG
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074



PHOTO-2021-08-19-09-13-14.jpg



PHOTO-2021-08-19-09-13-30.jpg



PHOTO-2021-08-19-09-14-43.jpg



PHOTO-2021-08-19-09-14-25.jpg



PHOTO-2021-08-19-09-14-04.jpg



PHOTO-2021-08-19-09-15-03.jpg



VIDEO-2021-08-19-09-17-01.mp4



20211026151810.pdf





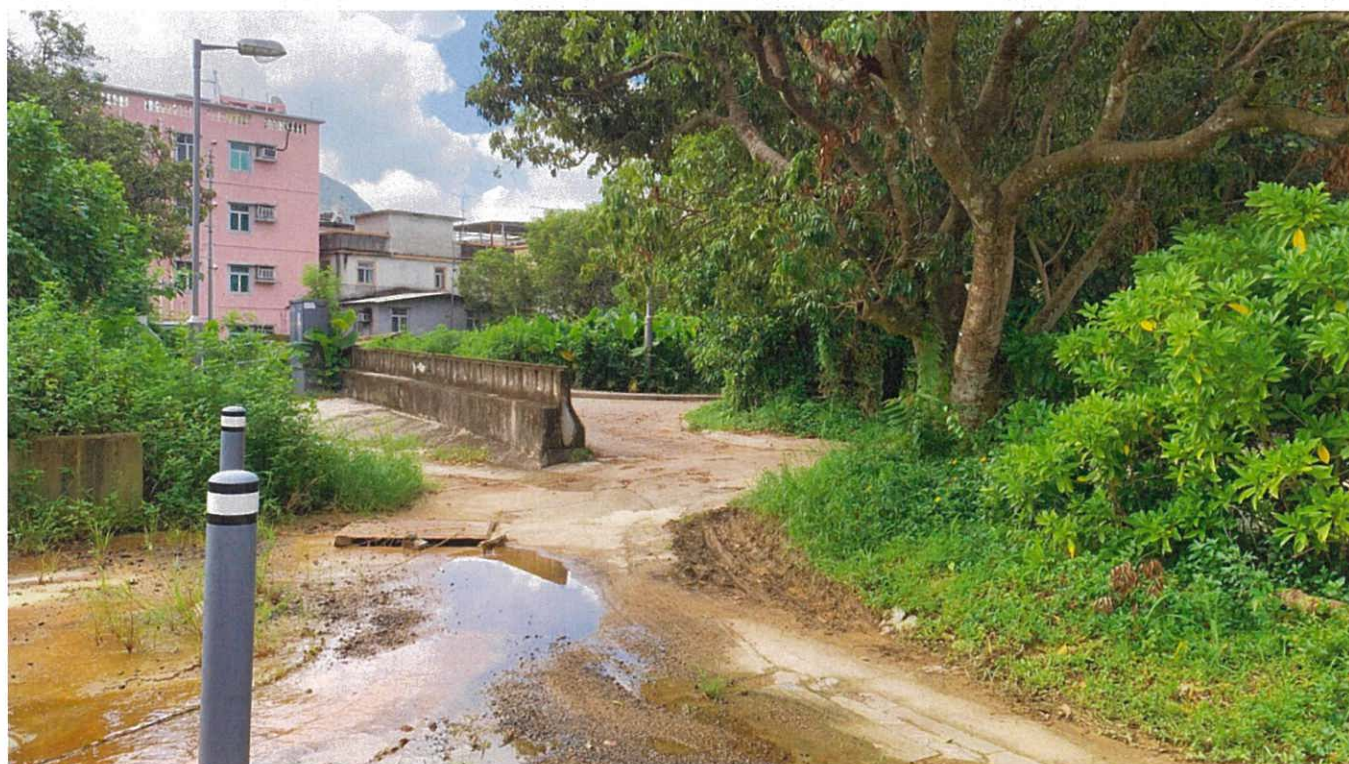


PHOTO 2021-08-19



Re: A/YL-ST/59303/11/2021 09:15
From: Billion winner Wong <
To: ayycheung@pland.gov.hk, tpbpd@pland.gov.hk
History:
This message has been forwarded.

1 Attachment



20211103090309.pdf

撤回之前的電郵！
回覆部門意見的修訂發展藍圖，

地盤面積不變

便利店到地盤的左方

每層長15.25米x 12.20米，佔面積約186.05平方米。金屬搭建物資上令見有長18.29米×14.20米知面積約259.72平方米的遮光簷蓬。上蓋物連同遮光簷蓬，高約8.5米。上蓋物面積作便利店用途。上該物面積約186.05平方米，飛住用腫瘤面面積445.77平方米。有八間貨櫃變成三間貨櫃相連的一層上蓋物。貨櫃改裝作擬議商店用途。膏藥2.6米長6.1米×3.05米，佔面積55.83平方米。

On Tue, 2 Nov 2021 at 5:46 PM, Billion winner Wong <
Hello please see enclosed

> wrote:

regards

kelvin

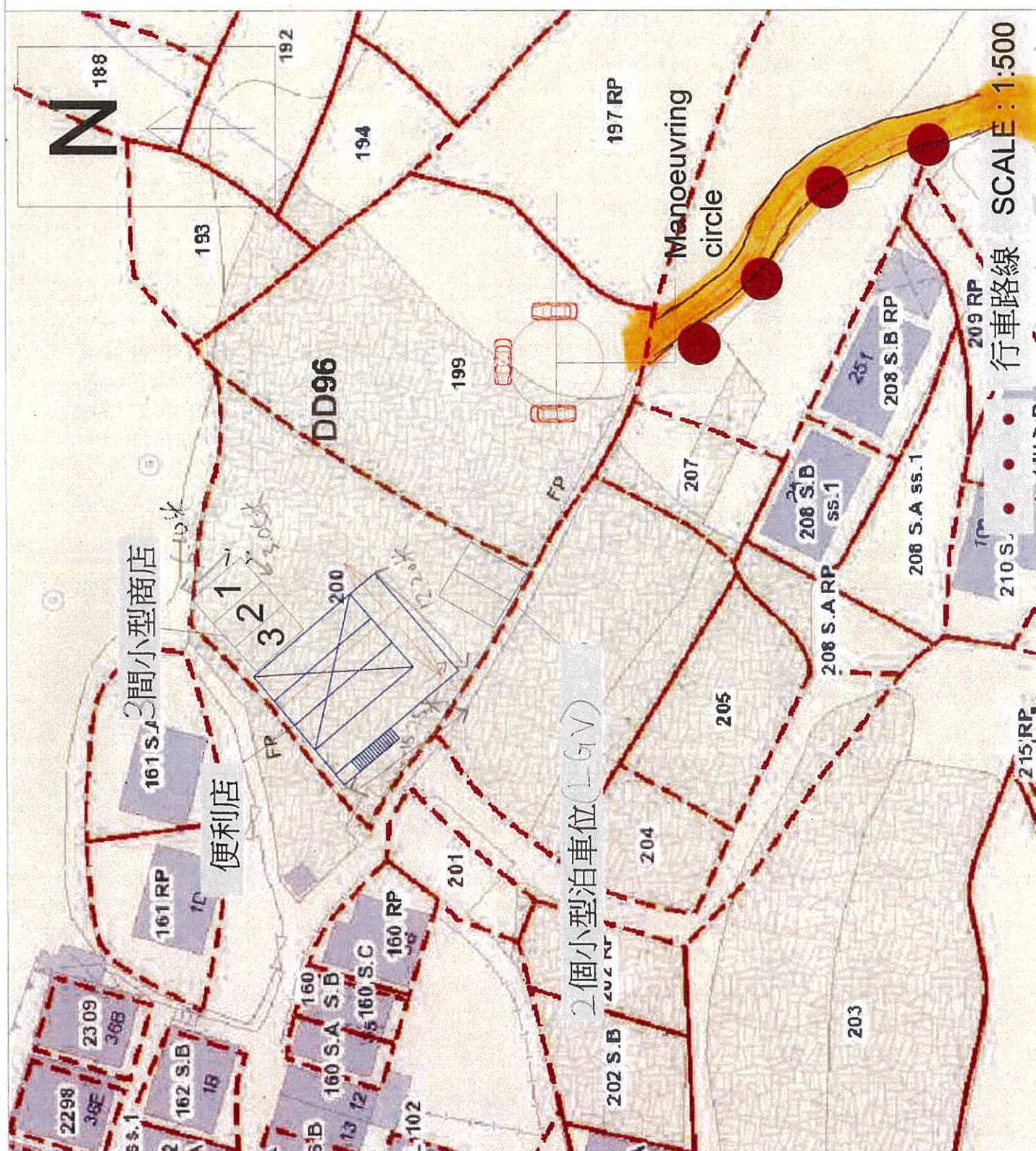
On Wed, Oct 27, 2021 at 1:49 PM Billion winner Wong <
Hello Alice

wrote:

I have already sent an email yesterday. i assume everything is ok?

cheers

kelvin



行車路線 SCALE : 1:500

**Appendix Ib of RNTPC
Paper No. A/YL-ST/593B**



A/YL-ST/59310/12/2021 15:51

From: Billion winner Wong <

To: ayycheung@pland.gov.hk, tpbpd@pland.gov.hk

History:

This message has been forwarded.

1 Attachment



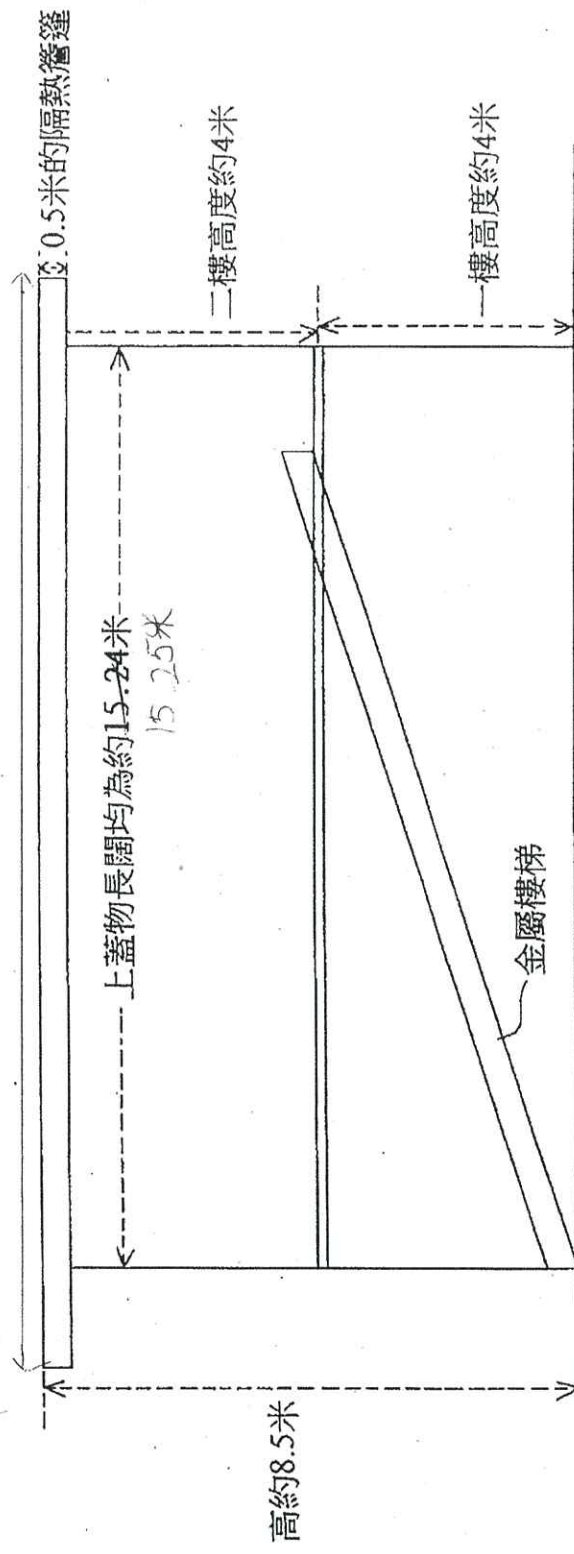
20211210152239.pdf

Hello Alice

切回之前的電郵

此申請不會作food catering/cooking business. 並附上修訂便利店截視圖

便利店的截視圖 長度為18.29米



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年07月26日星期一 4:35
收件者: tpbpd
主旨: A/YL-ST/593 DD 96 Pun Uk Tsuen Megastore
附件: Pun Uk Tsuen - Google Maps.pdf

A/YL-ST/593

Lots 199 (Part) and 200 in D.D. 96, Pun Uk Tsuen, San Tin

Site area : About 1,546 sq.m

Zoning : "VTD" ,

Applied use : Shop and Services / 2 Vehicle Parking

Dear TPB Members,

Large shop, and a two-storey one at that, for a very small village? The footprint is almost as large as the village proper.

This appears to be a Destroy to Build as most vegetation has been stripped from the site.

Members should find out what is the real purpose of the application.

Shops catering to the villagers daily needs should be accommodated on the ground floor of the village houses.

Mary Mulvihill

Google Maps Pun Uk Tsuen



Seq. 1 5-2

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

參考編號

Reference Number:

211115-151909-87001

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

15/11/2021 15:19:09

有關的規劃申請編號

The application no. to which the comment relates: A/YL-ST/593

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-3

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

參考編號

Reference Number:

211201-212937-99613

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

01/12/2021 21:29:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/593

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. A Man

意見詳情

Details of the Comment :

A Man

Email -

Secretary of the Board
 Town Planning Board
 15th Floor, North Point Government Offices,
 333 Java Road, North Point
 Email - tpbpd@pland.gov.hk

Dear Sir and Madame,

I refer to the Proposed Shop and Services of Application No. A/YL-ST/593 at location Lots 199 (Part) and 200 in D.D. 96. The residents and indigenous villagers of Chau Tau Village and Pun Uk Tsuen at the application site object to the development due to the reasons as follows:

1. The application site was previously agricultural land but it has recently been land filled and surfaced with tarmac without planning permission. This development has lead to contamination of the water course and flooding during heavy rainstorm to neighbouring agricultural land which contains many fruit trees.
2. The application site previously does not have access for vehicles from Chau Tau West Road. However, the 40 meters long path which is on government land between the application site and Chau Tau West Road has recently been illegally developed by some perpetrators. The previous narrow walking path was originally used by villagers for access; however, it has now been illegally developed to a state that is causing a safety hazard between lorries and pedestrians. The Lands Department is aware of the illegal development and has installed bollards in the path; however, the bollards have since been deliberately damaged to a state that it can be easily removed from the path. Further supporting evidence can be submitted if the Lands Department can take the effort to pursue the perpetrators.
3. The Proposed Shop and Services Application is an excuse for parking of lorries. Evidence can be found nearby from the Filling of Land in application A/YL-ST/567 which was refused by the Town Planning Board on 06/03/2020, but the site is being continually and illegally used for lorry parking.

4. The application will cause unacceptable vehicle access, noise, smell, rubbish and sewage to an area that is used for residential and agricultural purposes for generations.
5. The planning application notices have all been deliberately removed during the first application with deadline date for making comment on 27/07/2021. Therefore anybody who was affected by the development was not aware of the situation.
6. Can the Town Planning Board please request further information from the applicant regarding the land filled and surfaced with tarmac at the applicant's site and the illegal development of the 40 meters long path on government land?

Kind regards,
A Man

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月21日星期日 18:15
收件者: tpbpd@pland.gov.hk
主旨: 致 城市規劃委員會

A/YL ST 1593

致 城市規劃委員會

敬啟者

得悉在元朗新田丈量約份 DD96 IOT 199, 200, 有商人申請擴建臨時商店和飲食服務行業。我強烈反對刻事項計劃。

理由: 1. 我家在 [REDACTED] 首當其衝, 炭氣和油煙直入家門, 天天吸入廢氣會做成身體不健康。

2. 騷擾潘屋村和洲頭村居民清寧的生活

3. 交通車輛增多對上學兒童和居民做成極大危險。

4. 衛生帶來嚴重問題: 污水, 油膩, 垃圾, 蚊蟲, 鼠患, 野豬, 野狗, 野貌和廁所, 令人難以忍受。

希望貴會認真考慮村民的福祉。和日後可能產生不必要矛盾和惡鬥。

致敬貴安

潘耀騰

地址: [REDACTED]
[REDACTED]
[REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 9:02
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] Notice of Comments - Village Type Dev't Outline Zoning Plan No. S/YL-ST/8

致 城市規劃委員會

敬啟者

得悉在元朗新田丈量約份DD96 Lot 199(Part) & 200. 有商人申請擴建臨時商店和飲食服務行業

。我強烈反對該事項計劃。理由:

1. 我家在 [REDACTED]，首當其衝，炭氣和油煙直入家門，天天吸入廢氣會做成身體不健康和生病
 2. 騷擾潘屋村和洲頭村居民清寧生活
 3. 交通車輛繁多對上學兒童和居民做成極大危險。
 4. 衛生帶來嚴重後果問題: 污水，油膩，垃圾，蚊蟲，鼠患，野豬，野狗，野貓和廁所，令人難以忍受。
- 希望貴會認真考慮村民的福祉，和日後可能產生不必要矛盾和惡鬥。

致敬貴安

潘耀南

地址: [REDACTED]
[REDACTED]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: A/YL-ST/593 DD 96 Pun Uk Tsuen Megastore
25/11/2021 02:56

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

Dear TPB Members,

Something does not add up here. Footprint of building reduced from 700 to 500sq.m, two vehicle parking, on a 1,550sq.m site?

Previous objection upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 26 July 2021 4:35 AM CST
Subject: A/YL-ST/593 DD 96 Pun Uk Tsuen Megastore

A/YL-ST/593
Lots 199 (Part) and 200 in D.D. 96, Pun Uk Tsuen, San Tin
Site area : About 1,546 sq.m
Zoning : "VTD"
Applied use : Shop and Services / 2 Vehicle Parking

Dear TPB Members,

Large shop, and a two-storey one at that, for a very small village? The footprint is almost as large as the village proper.

This appears to be a Destroy to Build as most vegetation has been stripped from the site.

Members should find out what is the real purpose of the application.

Shops catering to the villagers daily needs should be accommodated on the ground floor of the village houses.

Mary Mulvihill

5-7

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 12:00
收件者: tpbpd@pland.gov.hk
主旨: A/YL-ST/593
附件: image1.jpeg; image2.jpeg; image6.jpeg; 未命名的附件 00224.txt; image0.jpeg; 未命名的附件 00227.txt

To whom it may concern,

Herewith we would like to object the application as it already causes flooding multiple times to 15 house in it path.

Besides, rain water drainage is obstructed as well. Furthermore, government land is gravelled and a road is paved causing even more nuisances.

We do not want to see the natural environment deteriorated more

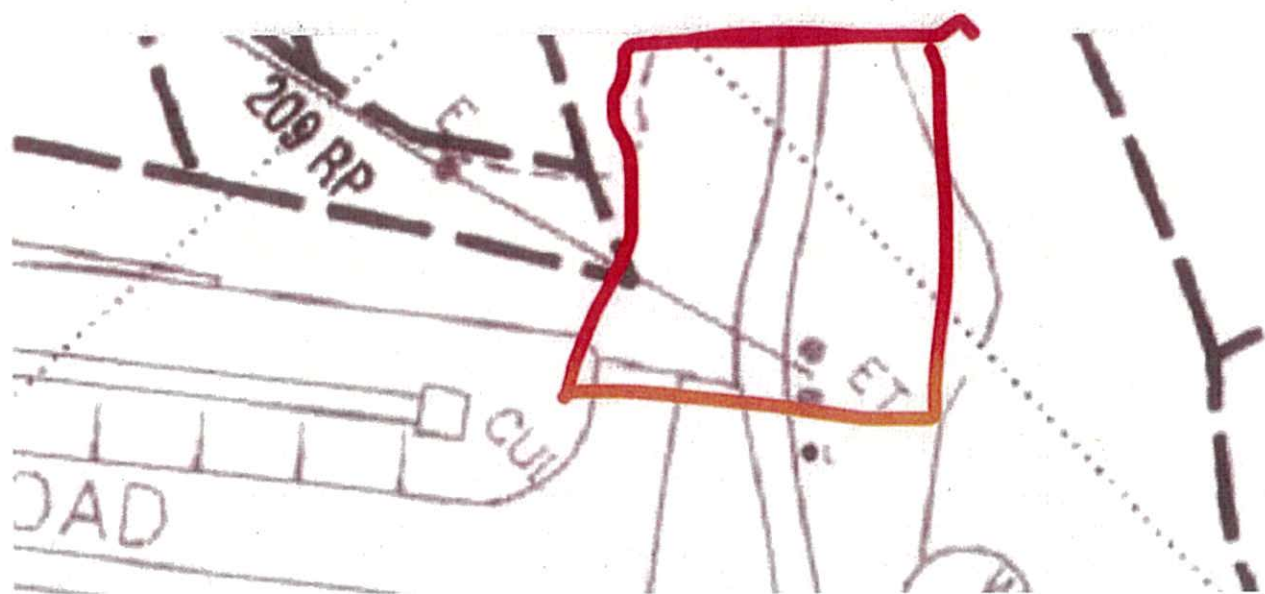
Regards,
Mr Man

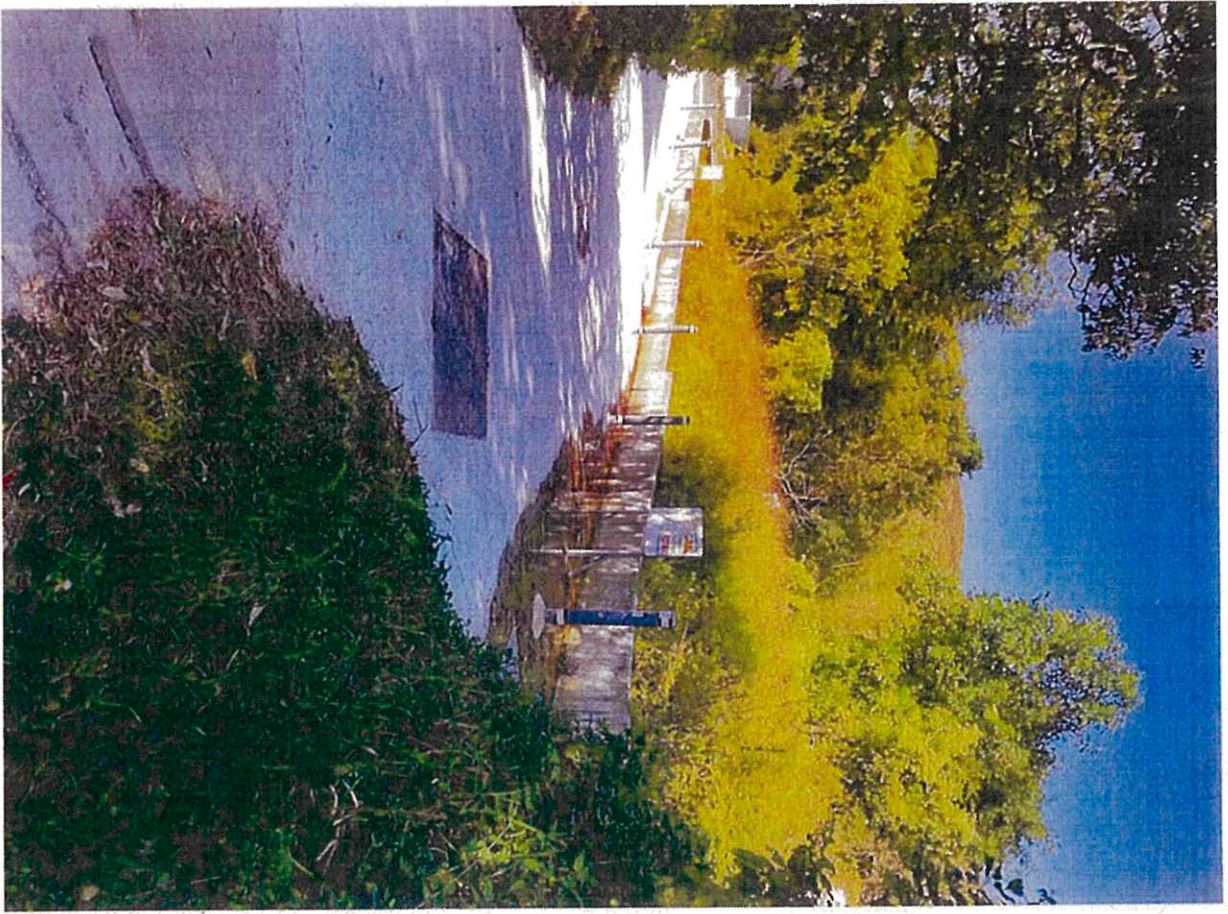
▲ Search

CTV MAP (3 of 11)

④

A hand-drawn sketch map of an urban area. At the top, a road labeled "TAU WEST ROAD" runs horizontally. Below it, several rectangular plots are outlined. One plot is labeled "213 SA". To its right is another plot labeled "213 RP". Further right is a larger plot labeled "211 RP". A street named "CUL" is shown at the top right corner. On the left side, there's a vertical road or boundary line with labels "21S AR" and "21S AR". In the bottom left corner, there are three stacked rectangular areas labeled "TTL 180", "TTL 150", and "TTL 157". Another label "LOT 210 R (M)" is visible near the center-right. The drawing includes various lines representing roads, boundaries, and building footprints, some with cross-hatching. There are also some handwritten notes like "iii" in the bottom left and "ET" at the top right.





1/

編號 A-YL-ST-593

5-8

26-11-2021
RECEIVED

致:

尊敬的城市規劃專員, 上術編號經我村村民商討後, 作出強烈反對。Town Planning Board
26 NOV 2021

本人文志賢和文博全, 是 (新田鄉, 洲頭村) 的原居民, 現任洲頭村文廷士祖司理。日前經潘屋村村民通知我兩位司理才得知貴處準備批核這項目。我倆司理到申請地點尋找該告示已經找不到, 洲頭村村公所的告示板也看不到, 大部份村民無法知悉。

反對理由如下:

1. 在發展項目地點北方上面, 有一座百多年洲頭村的祖墳, 是文廷士祖子初祖的墓穴, 影響風水深遠。
2. 發展地點在 2020 年尾開始動工, 在未有申請, 私自開山及大量填坭工程下, 破壞原來的生態環境, 釀成坭土流失, 導致在 2021 年 8 月份出現山水入屋, 浸了幾間村屋。水深 20 至 30 公分。損害傳統優良的居住環境。我村是古老的村莊, 政府不但沒有保育, 還要帶頭破壞, 此例一開, 屯門, 洪水橋的貨櫃場馬上會搬遷過來, 如果此類項目進入村民居地帶, 肯定百害而無一利, 會造成不良的居住環境。村民每天與貨櫃場共存, 損害村民健康。懇請專員高抬貴手, 幫幫洲頭村村民, 村民感激不盡!
3. 村內眾多老人, 部份傷殘人士, 早晚在洲頭西路上晨運及散步, 車路繁忙危及村民, 如果此項目獲批准, 村民在百般無奈之下, 唯有封路抗議。

村民聯名反對人姓名:

文博全

文嘉澳

伍秀珍

張海濤

文梓詩

文梓浩

文嘉希

文永德

文永忠

2
編號 A-YL-ST-593

致:

尊敬的城市規劃專員, 上術編號經我村村民商討後, 作出強烈反對。

本人文志賢和文博全, 是 (新田鄉, 洲頭村) 的原居民, 現任洲頭村文廷士祖司理。日前經潘屋村村民通知我兩位司理才得知貴處準備批核這項目。我倆司理到申請地點尋找該告示已經找不到, 洲頭村村公所的公告板也看不到, 大部份村民無法知悉。

反對理由如下:

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村民聯名反對人姓名:

文錦涼 張春雨 文國棟 COLLEEN NGO

文國楊 陳靜儀 文錦昌 文偉傑

文錦平 MAN YUEN MAY 文青榮 文青穩

MAN CHING WAI MAN CHING YEI 文錦年 楊楊

26-11-2021

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26 NOV 2021

Town Planning
Board

編號 A-YL-ST-593



致:

尊敬的城市規劃專員, 上術編號經我村村民商討後, 作出強烈反對

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村民聯名反對人姓名:

文潤福 陳玉娣 文俊華 文綺華

文小華 文桂香 陳成 文露梨

鄧耀祺 文維新 鄧灶賢 文海安

蔡帶娣

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村民聯名反對人姓名:

文蘇仔 曾偉英 文俊天 文石鈺
 文俊傑 文欣宜 黃斯銳 文麗珍
 文麗霞 文龍 文伙娣 文欣持
 文沛其 文欣美 文欣婷 陳雅麗

5
編號 A-YL-ST-593

26-11-2021

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村民聯名反對人姓名:

文福全 ROSEMARY MAN

文永安 GRACE MAN JEREMY MAN MADALINE MAN

LINDA MAN TERRY S. ROUD

CATHERINE MAN JAMES FROST

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文桂英	文新容	文淑英	文淑茹
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文天生 CAROLINE MAN ALEXANDRA MAN HING SHUN MAN

文志, 朋 STEPHANIE MAN THOMAS ALLEN MUI YEE MAN

文志, 強 ISABELLA MAN EME MAN EDWARD MAN

文金女我 STELLA MAN JESSICA MAN JULIE MAN

8.
編號 A-YL-ST-593

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文國威 文智文 文國良 文嘉榮
文廣生 文國華 文國裕 文國棟
文國龍 文遇金 Victory Man Nicky Man

9

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村民聯名反對人姓名:

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文美嬌 石健文

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村民聯名反對人姓名:

文天柱
Man Ting Chu

文天惠
Wen Tin Wai

文天龍
Wen Tin Lung

劉定紅
Liu Ding Hong

文天豪
Wen Tianhao

文壽德
Sou Dak Wen

文錦福
Kim Wen

文亞
Kaj Wen

文天進
Ting Tiang Wen

文偉德
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Lee Lam

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Town Planning

Board

本人文志賢和文博全, 是 (新田鄉, 洲頭村) 的原居民, 現任洲頭村文廷士祖司理. 日前經潘屋村村民通知我倆位司理才得知貴處準備批核這項目. 我倆司理到申請地點尋找該告示已經找不到. 洲頭村村公所的告示板也看不到. 大部份村民無法知悉.

反對理由如下:

1. 在發展項目地點北方上面, 有一座百多年洲頭村的祖墳, 是文廷士祖子初祖的墓穴, 影響風水深遠.
2. 發展地點在 2020 年尾開始動工, 在未有申請, 私自開山及大量填坭工程下, 破壞原來的生態環境, 釀成坭土流失, 導致在 2021 年 8 月份出現山水入屋, 浸了幾間村屋. 水深 20 至 30 公分. 損害傳統優良的居住環境. 我村是古老的村莊, 政府不但沒有保育, 還要帶頭破壞, 此例一開, 屯門, 洪水橋的貨櫃場馬上會搬遷過來. 如果此類項目進入村民居地帶, 肯定百害而無一利. 會造成不良的居住環境. 村民每天與貨櫃場共存, 損害村民健康. 懇請專員高抬貴手, 幫幫洲頭村村民, 村民感激不盡!
3. 村內眾多老人, 部份傷殘人士. 早晚在洲頭西路上晨運及散步. 車路繁忙危及村民. 如果此項目獲批准, 村民在百般無奈之下, 唯有封路抗議.

村民聯名反對人姓名:

簡合嬌

文惠全

張碧雲

文惠強

文惠富

甄婉儀

文惠芳

何金得

文惠金

何偉強

文惠蓉

12
編號 A-YL-ST-593

26-11-2021

致:

尊敬的城市規劃專員, 上列編號經我村村民商討後, 作出強烈反對.

RECEIVED

26 NOV 2021

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Board

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村民聯名反對人姓名:

文志賢 文德龍 文德永 文潔欣
文林詠雯 文秀蓮 馮真光

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Such applications will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Chau Tau West Road via a local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Chau Tau West Road; and adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimise potential environmental impacts on the surrounding areas;
- (e) to note the comments of the Director of Fire Services (D of FS) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI should be clearly marked on the layout plans. If any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall make a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included. The drainage proposal should be prepared according to the Guideline on preparation of the drainage proposal which is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf. The applicant is reminded that approval of the drainage proposal must be sought

prior to the implementation of drainage works on the Site. After completion of the required drainage works, the applicant shall provide DSD with a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance during occupancy of the Site. The applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains within the Site will be affected (**Plan A-2** of the RNTPC Paper), the cost of any necessary diversion shall be borne by the applicant. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials shall be stored within the waterworks reserve. Free access shall be made available at all times for WSD and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that 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 Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. 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 BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plans submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at the building plan submission stage.