

2024年12月30日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2024-12-30
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/693
	Date Received 收到日期	2024-12-30

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

1. Name of Applicant 申請人姓名/名稱

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

TAM MIAN SHING

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新開元朗丈量約份 DD119 lot 1775 RP (部份), DD119 lot 1775 SC (部份), DD119 lot 1775 S.D, DD119 lot 1775 S.E, DD119 lot 1775 S.F, DD119 lot 1775 S.I (部份), DD119 lot 1775 S.J (部份), DD119 lot 1775 S.K (部份), DD119 lot 1777 S.A, DD119 lot 1777 S.B
(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 600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 480 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/KL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	STORAGE USE

(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 30-10-2014 (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 14-11-2014 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬議臨時商店及服務行業
(為期三年)

(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 120sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 480sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

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 480sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 480sq.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)

構築物①作汽車美容 面積約150m² 高度約5米 一層高

構築物②作汽車用品零售 面積約180m² 高度約5米 一層高

構築物③作儲物室 面積約100m² 高度約5米 一層高

構築物④作辦公室 面積約50m² 高度約5米 一層高

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 4

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		期一至星期六上午九時至下午六時 星期日及公眾假期休息																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) 由僑興路轉入小路到達 <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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" 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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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) 申請地點面積約 600m²，根據大棠分區計劃核准圖編號 S/YL-TT/50，申請地點被劃作「鄉村式發展」，擬議用途只屬臨時性質。擬議用途不會影響申請地點長遠規劃意向。
- 2) 擬議發展性質、形式及佈局與周邊的環境協調，不會影響附近環境風貌。
- 3) 申請地點附近很多居民都有私家車，申請用途便可以滿足當地及附近居民對汽車美容及汽車用品需求。
- 4) 申請地點附近已有多個臨時商店及服務行業的申請獲城規會批准，最近期個案編號 A/YL-TT/678 同類型申請於 8/11/2024 也獲批出許可，敬希城規會批准這宗申請。


8. Declaration 聲明

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

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

Signature
簽署

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


.....
TAM MAN SHING

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18-11-2024 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗文量約份 DD119 lot 1375 RP(約份), DD119 lot 1375 S.C(約份), DD119 lot 1375 S.D, DD119 lot 1375 S.E, DD119 lot 1375 S.F, DD119 lot 1375 S.I(約份), DD119 lot 1375 S.J(約份), DD119 lot 1375 S.K(約份) DD119 lot 1375 S.A, DD119 lot 1375 S.B
Site area 地盤面積	600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/KL - T7/20
Zoning 地帶	VILLAGE TYPE DEVELOPMENT
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業 (為期三年)

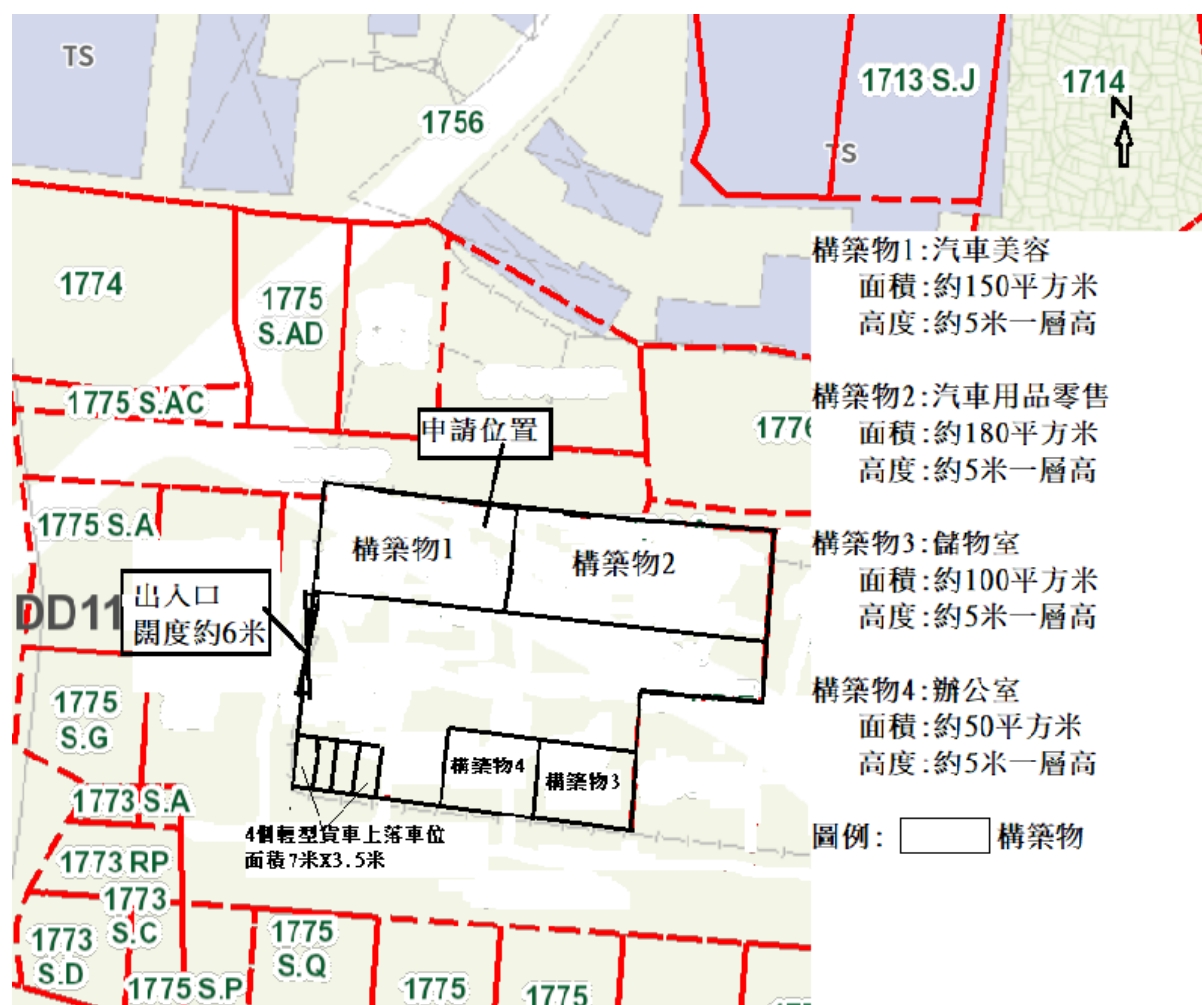
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	480 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	80 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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) _____ _____		4 4 LGV

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖 行車路線圖 填土圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

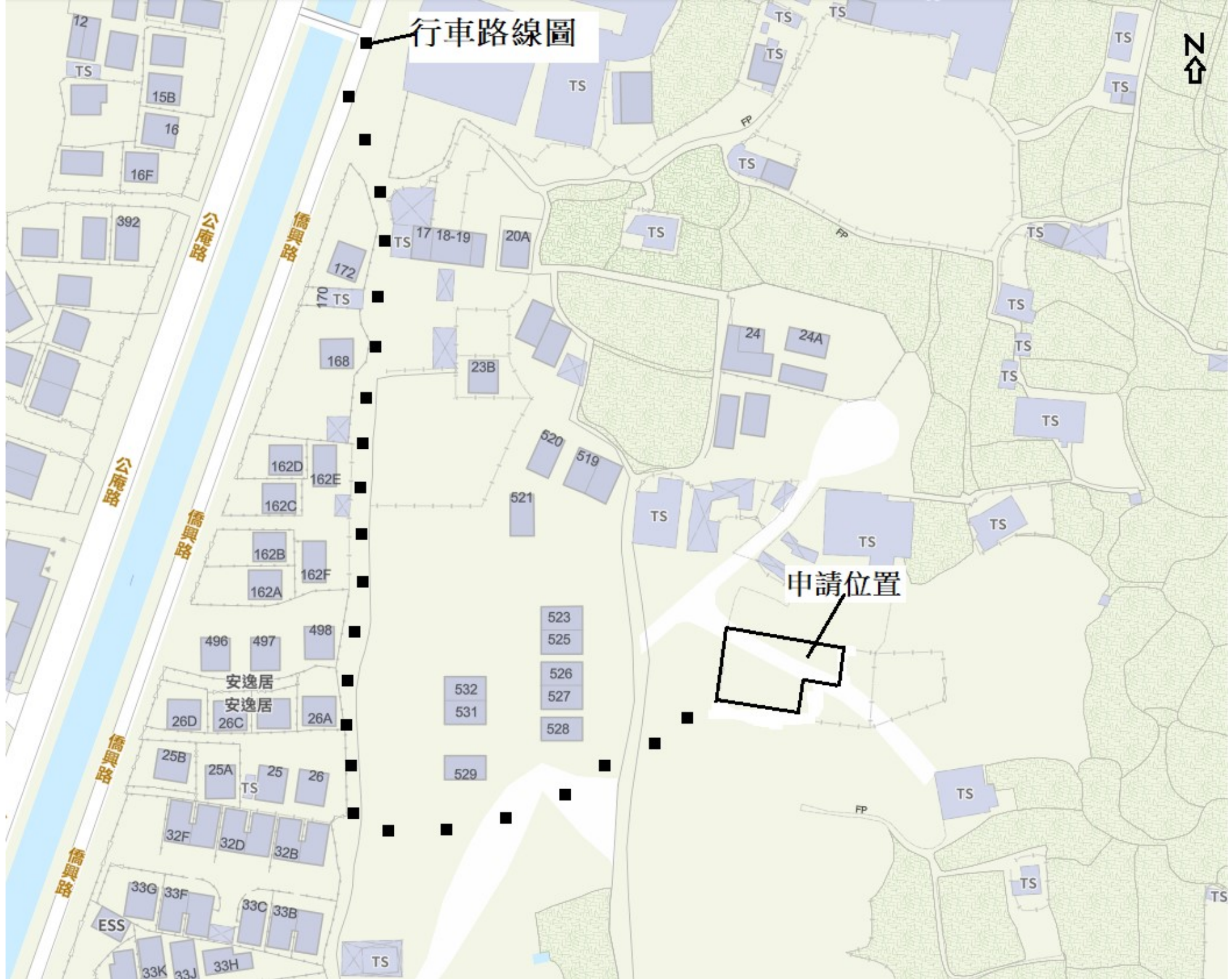
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

DD119 LOT 1777 S.A , DD119 LOT 1777 S.B



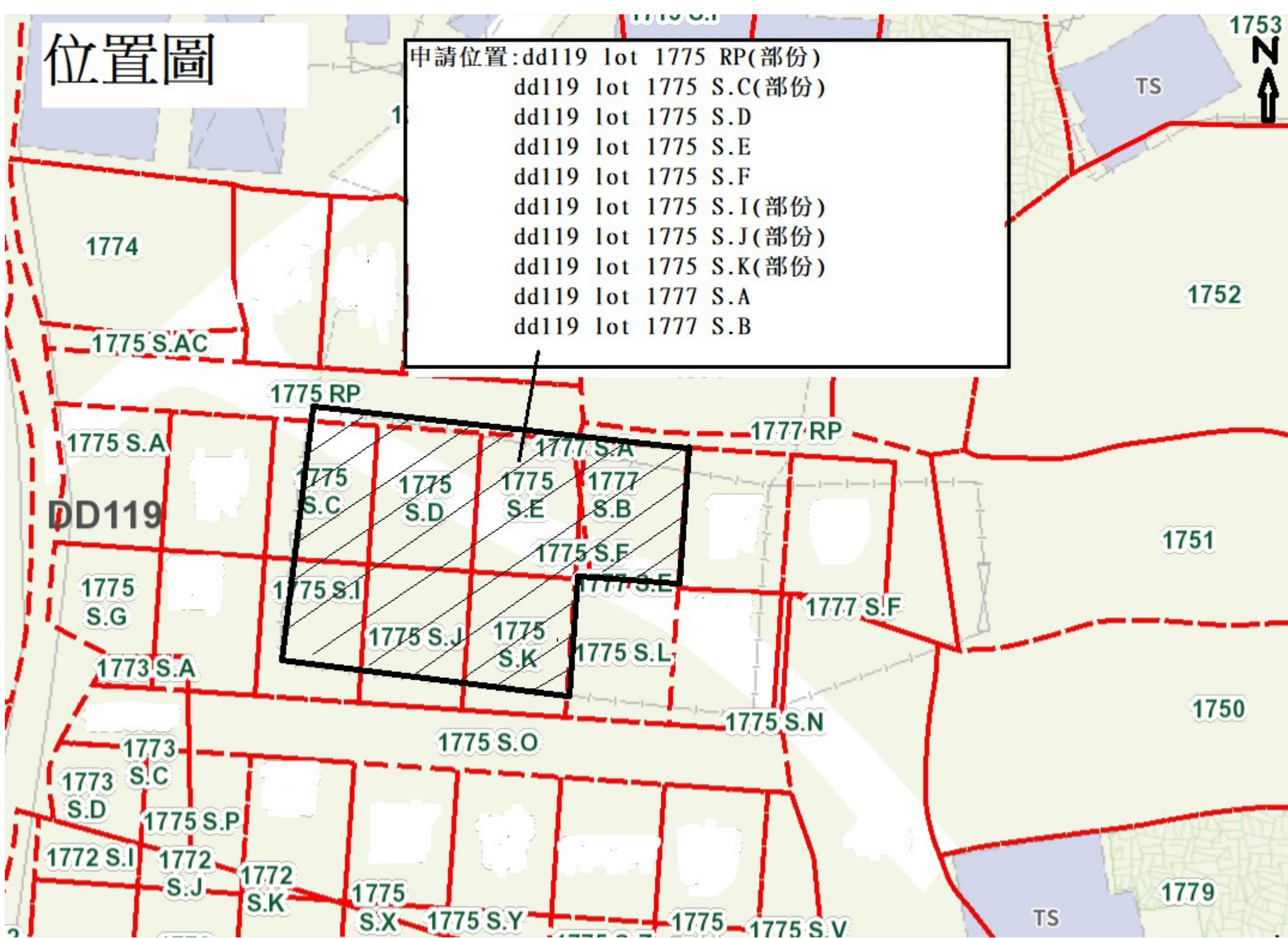
行車路線圖



申請位置

位置圖


申請位置: dd119 lot 1775 RP(部份)
dd119 lot 1775 S.C(部份)
dd119 lot 1775 S.D
dd119 lot 1775 S.E
dd119 lot 1775 S.F
dd119 lot 1775 S.I(部份)
dd119 lot 1775 S.J(部份)
dd119 lot 1775 S.K(部份)
dd119 lot 1777 S.A
dd119 lot 1777 S.B

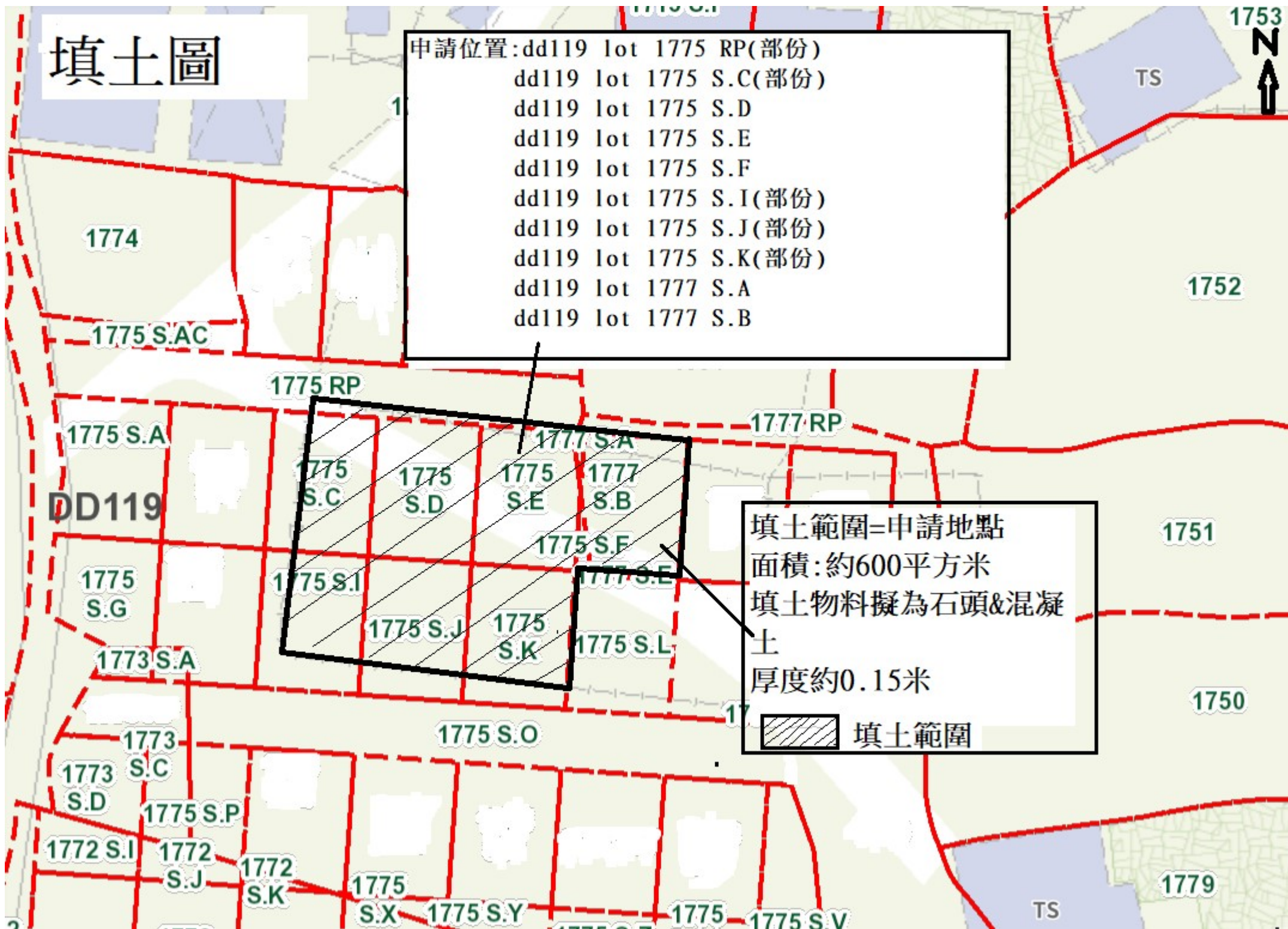


填土圖

申請位置: dd119 lot 1775 RP(部份)
dd119 lot 1775 S.C(部份)
dd119 lot 1775 S.D
dd119 lot 1775 S.E
dd119 lot 1775 S.F
dd119 lot 1775 S.I(部份)
dd119 lot 1775 S.J(部份)
dd119 lot 1775 S.K(部份)
dd119 lot 1777 S.A
dd119 lot 1777 S.B

填土範圍=申請地點
面積:約600平方米
填土物料擬為石頭&混凝土
厚度約0.15米

 填土範圍



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Momo Hei Ching CHOW/PLAND

寄件者: [REDACTED]
寄件日期: 2025年02月16日星期日 22:11
收件者: Momo Hei Ching CHOW/PLAND
主旨: Re: A/YL-TT/693 (Departmental Comments)

類別: Internet Email

回應環保署意見：

a) 本人會於申請地點設置汽油截留器、化糞池及滲水系統，相關設施符合環保署的 ProPECC PN 1/23 的要求

b) 擬議用途為汽車美容（包括貼膜，鍍膜，蒸氣消毒）會在封閉空間進行。申請地點同時提供汽車保養服務。

**Similar Applications within/straddling the Subject “V” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/539	Shop and Services for a Period of 3 Years	10.6.2022 (revoked on 10.3.2024)
2	A/YL-TT/549	Shop and Services for a Period of 5 Years	24.6.2022
3	A/YL-TT/555	Shop and Services for a Period of 3 Years	17.5.2022
4	A/YL-TT/558	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	29.7.2022
5	A/YL-TT/565	Shop and Services for a Period of 3 Years	23.12.2022
6	A/YL-TT/566	Shop and Services for a Period of 3 Years	9.9.2022 (revoked on 9.12.2022)
7	A/YL-TT/591	Shop and Services for a Period of 3 Years	27.10.2023
8	A/YL-TT/624	Shop and Services for a Period of 3 Years	12.1.2024
9	A/YL-TT/678	Shop and Services for a Period of 3 Years	8.11.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved at the Site.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. car repairing workshop) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 1775 RP, 1775 S.C, 1775 S.D, 1775 S.E, 1775 S.F, 1775 S.I, 1775 S.J, 1775 S.K, 1777 S.A and 1777 S.B in D.D. 119 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;
 - (ii) there is/are unauthorized structure(s) and uses on the private lots. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the lot owner(s) will need to apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) to be erected within the said private lot. The application(s) for STW will be considered by LandsD in its capacity of a landlord and there is no guarantee that such application will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the applicant should take into account of the programme of Yuen Long South Development when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with Civil Engineering and Development Department's scheduled programme;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running

from the Site to the nearby public roads and drains; and

- (ii) the access road connecting the Site with Kiu Hing Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Kiu Hing Road;
- (f) to note the comments of the Director of Fire Services that:
- (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSI) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that:
- (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) the proposed petrol interceptor as well as septic tank and soakaway system that will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - (iii) to provide mechanical ventilation for the enclosed structure for car beauty services and locate the exhaust outlets of the mechanical ventilation as far as practicable from the nearby sensitive uses; and
 - (iv) it is the applicant’s obligation to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the

prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

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

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

有關的規劃申請編號: (A/YL-TT/693)

意見詳情：

本人對新界元朗大棠丈量約份第 119 約地段第 1775 號餘段（部份）、第 1775 號 C 分段（部份）、第 1775 號 D 分段、第 1775 號 E 分段、第 1775 號 F 分段、第 1775 號 I 分段（部份）、第 1775 號 J 分段（部份）、第 1775 號 K 分段（部份）、第 1777 號 A 分段及第 1777 號 B 分段的「臨時商店及服務行業（為期三年）」之申請表示強烈反對，原因如下：

（一）不符合區內「鄉村式發展」地帶的規劃

擬議發展地帶位處白沙村「鄉村式發展」地帶，鄰近有大量村屋及住宅，申請用途並未符「鄉村式發展」區的規劃意向，並與周圍的住宅特徵和環境不相容，而鄉村式發展區主要作原居民鄉村發展小型屋宇用途。

（二）水浸威脅村民的生命和財產

申請地點有違例填土工程，已導致附近土地及房屋變成低窪地帶，每逢下較大的雨，水浸問題非常嚴重，如果主題申請獲批，水浸問題必定會更加嚴峻。雖然白沙村村代表和村民甚至本區區議員曾先後要求元朗渠務署及元朗民政事務處改善區內排水系統，但兩個尊貴的政府部門都互相推諉，所以區內的排水系統在可見的未來不會改善。

（三）貨車佔用鄉間行人通道對村民生命構成威脅

根據申請人提供的行車路線圖，申請地點不近僑興路，往返目的地的貨車必須經過鄉間行人通道，此舉除了阻礙村民出入，還會對本村村民生命構成威脅。

（四）火警時刻威脅本村安危

火警經常在白沙村周遭的貨倉發生，不幸中的大幸是大部份火警都在本村外圍人口不太密集的地方，由於欠缺合規格的消防通道及設施，消防車都須花費不少時間才能到達現場並把火種撲滅。一旦發生火警，火乘風勢後果不堪設想。

（五）「鄉村式發展」地帶變成「棕地」或工業用途污染環境

回顧去年獲批的申請個案：「臨時商店及服務行業（汽車美容及建築材料用品零售）」，申請編號 A/YL-TT/678，在審批前，貴委員會在審批前曾收到多名市民的強烈反對信，其中一個共通的原因：「根據貴會公開的會議記錄，申請地點附近一帶並沒有批准開設臨時商店及服務行業（汽車美容及建築材料用品零售）或類似的申請案例。若申請獲批必定會構成先例效應，導致類似申請大量湧現，大大增加貴署員工的工作量，更甚的是浪費委員們的寶貴時間。再者，不排除有早前遭否決的區內建貨倉申請者見獲批先例可循，爭相仿效，貴署對申請者或營運者在營運時是否違規或表裏不一？實難以監管。」

參照早前規劃申請編號：A/YL-TT/649，上述地段曾申請作「臨時貨倉存放汽車零件及配件」遭貴委員會拒絕，但仍繼續違例經營汽車維修及貨倉用途，威脅村民的生命和財產、危害附近居民的身體健康、污染鄰近村屋及住宅環境，將「鄉村式發展」地帶變成「棕地」或工業用途。最後，居民們在忍無可忍的情況下向規劃署投訴，該署中央執行管制及檢控組才展開調查並向相關土地擁有人發出執行通知（EN），要求在限期日之前停止違例開發（UD）。今次申請人在先例效應下改用新主題：「臨時商店及服務行業（汽車美容及建築材料用品零售）」再提交申請。

總而言之，不難理解今次的新主題是仿效和複製成功個案，至於營運者在營運時會否違規或表裏不一？相信大家心中都有正確答案。謹此衷心希望尊貴的委員們不會遵循先例而因循苟且、廣納民意、拒絕是項申請。

[注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。]

「提意見人」姓名 / 名稱：

簽署：

日期：

27-1-2025

A/YL-TT/693

Appendix VI of RNTPC

Paper No. A/YL-TT/693

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-01-17 星期五 14:16:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: (A/YL-TT/687), (A/YL-TT/688), (A/YL-TT/690), (A/YL-TT/693)
Attachment: 687.pdf; 688.pdf; 690.pdf; 693.pdf

在 2024 年 10 月 13 日星期日 下午 01:05:32 [GMT+8] 寫道：

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

有關的規劃申請編號: (A/YL-TT/693)

本人反對原因如下:

- 一、 不符合區內農業地帶的規劃
- 二、 不符合區內鄉村式發展地帶的規劃
- 三、 農業及鄉村式發展地帶變成棕地或工業用途污染環境
- 四、 填土工程導致水浸威脅村民的生命財產
- 五、 貨車佔用行人路對村民生命構成威脅
- 六、 火警時威脅本村安危

「提意見人」姓名 / 名稱: [注意: 以下部份是提意見人的個人資料, 不可以公開予公眾查閱。]

簽署:

日期: 17-1-2025

From:
Sent: 2025-01-28 星期二 02:41:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/693 DD 117 Pak Sha Tsuen

A/YL-TT/693

Lots 1775 RP (Part), 1775 S.C (Part), 1775 S.D, 1775 S.E, 1775 S.F, 1775 S.I (Part), 1775 S.J (Part), 1775 S.K (Part), 1777 S.A and 1777 S.B in D.D. 117, Pak Sha Tsuen, Tai Tong, Yuen Long

Site area: About 600sq.m

Zoning: "VTD"

Applied use: Shop / 4 Vehicle Parking

Dear TPB Members,

This application should be considered together with 690 as the Applicant is the same. Together the operation would be almost 1,000sq.mts. This is large for "V" zoning where shops should be accommodated in the ground floor of village houses.

Again, no information on the lay out, the type of goods to be sold, etc.

Conclusion is that the ultimate intention is a warehouse, a brownfield operation.

Members have a duty to look into the details even if PlanD tries to slip through the applications under the 'streamline' formula.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 16 January 2025 3:31 AM HKT
Subject: Re: A/YL-TT/690 DD 117 Pak Sha Tsuen

Dear TPB Members,

649 rejected 21 June. Now its a Shop,

As the bard said "A rose any any other name". A shop selling what?

Note that the applicant admits that the site is currently used for 'Storage', BROWNFIELD .

This is not compatible with the zoning.

Mary Mulvihill

From:

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

Date: Wednesday, 15 May 2024 3:49 AM HKT

Subject: AYL-TT/649 DD 117 Pak Sha Tsuen

A/YL-TT/649

Lots 1775 S.O (Part), 1775 S.Q, 1775 S.R and 1775 S.S (Part) in D.D. 117, Pak Sha Tsuen, Tai Tong, Yuen Long

Site area: About 370sq.m

Zoning: "VTD"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Like similar application 627 for same use that appears to be stalled, this is another site that has been paved over.

Members should discuss whether it is advisable to effectively transform the area between the village and the extensive organic farms and market gardens to brownfield use.

Warehouses should not be located close to residences as they cause environmental, fire and traffic issues.

Approval of applications like this encourages further degradation of village environs.

Mary Mulvihill

From:

Sent:

2025-01-27 星期一 10:06:29

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc:

Subject:

Objection Letter for the Proposed Temporary Shop and Services at Lots 1775 & 1777 in D.D. 119, Tai Tong, Yuen Long, NT (Ref. Application No. A/YL-TT/693)

Attachment:

反對規劃申請編號 A_YL-TT_693.pdf

Dear Sir/Madam,

Enclosed please find an objection letter on the subject for your information and appropriate action.

Thanks & regards,

Villager of Pak Sha Tsuen

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

有關的規劃申請編號：(A/YL-TT/693)

意見詳情：

本人對新界元朗大棠丈量約份第 119 約地段第 1775 號餘段（部份）、第 1775 號 C 分段（部份）、第 1775 號 D 分段、第 1775 號 E 分段、第 1775 號 F 分段、第 1775 號 I 分段（部份）、第 1775 號 J 分段（部份）、第 1775 號 K 分段（部份）、第 1777 號 A 分段及第 1777 號 B 分段的「臨時商店及服務行業（為期三年）」之申請表示強烈反對，原因如下：

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擬議發展地帶位處白沙村「鄉村式發展」地帶，鄰近有大量村屋及住宅，申請用途並未符「鄉村式發展」區的規劃意向，並與周圍的住宅特徵和環境不相容，而鄉村式發展區主要作原居民鄉村發展小型屋宇用途。

（二）水浸威脅村民的生命和財產

申請地點有違例填土工程，已導致附近土地及房屋變成低窪地帶，每逢下較大的雨，水浸問題非常嚴重，如果主題申請獲批，水浸問題必定會更加嚴峻。雖然白沙村村代表和村民甚至本區區議員曾先後要求元朗渠務署及元朗民政事務處改善區內排水系統，但兩個尊貴的政府部門都互相推諉，所以區內的排水系統在可見的未來不會改善。

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火警經常在白沙村周遭的貨倉發生，不幸中的大幸是大部份火警都在本村外圍人口不太密集的地方，由於欠缺合規格的消防通道及設施，消防車都須花費不少時間才能到達現場並把火種撲滅。一旦發生火警，火乘風勢後果不堪設想。

（五）「鄉村式發展」地帶變成「棕地」或工業用途污染環境

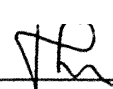
回顧去年獲批的申請個案：「臨時商店及服務行業（汽車美容及建築材料用品零售）」，申請編號 A/YL-TT/678，在審批前，貴委員會在審批前曾收到多名市民的強烈反對信，其中一個共通的原因：「根據貴會公開的會議記錄，申請地點附近一帶並沒有批准開設臨時商店及服務行業（汽車美容及建築材料用品零售）或類似的申請案例。若申請獲批必定會構成先例效應，導致類似申請大量湧現，大大增加貴署員工的工作量，更甚的是浪費委員們的寶貴時間。再者，不排除有早前遭否決的區內建貨倉申請者見獲批先例可循，爭相仿效，貴署對申請者或營運者在營運時是否違規或表裏不一？實難以監管。」

參照早前規劃申請編號：A/YL-TT/649，上述地段曾申請作「臨時貨倉存放汽車零件及配件」遭貴委員會拒絕，但仍繼續違例經營汽車維修及貨倉用途，威脅村民的生命和財產、危害附近居民的身體健康、污染鄰近村屋及住宅環境，將「鄉村式發展」地帶變成「棕地」或工業用途。最後，居民們在忍無可忍的情況下向規劃署投訴，該署中央執行管制及檢控組才展開調查並向相關土地擁有人發出執行通知（EN），要求在限期日之前停止違例開發（UD）。今次申請人在先例效應下改用新主題：「臨時商店及服務行業（汽車美容及建築材料用品零售）」再提交申請。

總而言之，不難理解今次的新主題是仿效和複製成功個案，至於營運者在營運時會否違規或表裏不一？相信大家心中都有正確答案。謹此衷心希望尊貴的委員們不會違循先例而因循苟且、廣納民意、拒絕是項申請。

〔注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。〕

「提意見人」姓名／名稱：

簽署：

日期：27-1-2025

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

4

From:

Sent:

2025-01-27 星期一 08:45:34

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Objection to application A/YL-TT/693

Attachment:

DOC-application693.docx

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

有關的規劃申請編號: (A/YL-TT/693)

意見詳情：

本人**強烈反對**在新界元朗大棠丈量約份第 119 約地段第 1775 號餘段（部份）、第 1775 號 C 分段（部份）、第 1775 號 D 分段、第 1775 號 E 分段、第 1775 號 F 分段、第 1775 號 I 分段（部份）、第 1775 號 J 分段（部份）、第 1775 號 K 分段（部份）、第 1777 號 A 分段及第 1777 號 B 分段的〔臨時商店及服務行業（為期三年）〕之申請，反對原因如下：

違反「鄉村式發展」地帶規劃：鄉村式發展區主要作原居民鄉村發展小型屋宇用途，申請人所提交的理由只是一廂情願的想法，如：〔擬議用途不會影响申請地點長遠規劃意向。〕〔擬議發展性質、形式及佈局與周邊的環境協調，不會影响附近環境風貌。〕〔申請地點附近很多居民都有私家車，申請用途便可以滿足當地及附近居民對汽車美容及汽車用品需求。〕以及〔申請地點附近已有多個臨時商店及服務行業的申請獲城規會批准。〕

在一個傳統原居民村落〔白沙村〕，座落在大量村屋及住宅的核心地帶中構建 5 米高總面積 480 平方米的大形貨倉已違反該「鄉村式發展」區的規劃意向，並與周圍的住宅特徵和環境不相容。申請人個人認為申請地點附近很多居民都有私家車，便在毫無實質數據支持下去胡亂猜想附近居民對汽車美容及汽車用品有需求。情況如同有人猜想該村及附近一帶居民喜愛賭博而去申請在該村設投注站！既然申請地點附近已有多個臨時商店及服務行業的申請獲城規會批准，申請人就無必要要求城規會更改該地帶規劃去增加批准類似的牌照，除非申請用途與營運實況表裏不一？

由於新界元朗大棠丈量約份第 119 約的範圍包括白沙村內圍和外圍，在村內圍或村外圍發展對村民和居民所產生的不良影響有極大分別，擬議發展地點位處白沙村內圍，鄰近有大量村屋及住宅，無論發生水浸或火警都會威脅村民和居民們的生命和財產；在狹窄的鄉間行人通道上人車爭路，不單阻礙村民和居民出入，還會對他們的生命構成威脅。

希望規劃署及城市規劃委員們不會遵循先例，而會按照具體情況具體分析後否決是項申請。

〔注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。〕

「提意見人」姓名／名稱：

簽署：_____ 日期：
