

此文件在2021年3月30日收到。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 30 MAR 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
A/YL-TYST/1092 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

STP/YLW1
PA
TP61
STO/YLW1
SSO/KLW2

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/46-7457/1092
	Date Received 收到日期	30 MAR 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)MAN WONG LIMITED
文煌有限公司

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

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

TROIKA ENGINEERING LIMITED

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)HUNG SHUN ROAD, HUNG SHUI KIU,
YUEN LONG, NEW TERRITORIES,
HONG KONG
LOT NO. 293 R.P. (PART) IN D.D. 127(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 65.3 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 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	Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP B) 1
(f) Current use(s) 現時用途	SHOP AND SERVICES (REAL ESTATE AGENCY) & EATING PLACE (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_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

SHOP AND SERVICES

(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	..... / .....sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 65.3 .....sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1	
Proposed domestic floor area 擬議住用樓面面積	..... / .....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 130.6 .....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 130.6 .....sq.m	<input type="checkbox"/> About 約

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

G/F (SHOP AND SERVICES)

1/F (SHOP AND SERVICES)

Total 2 storeys, 7.6m height

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	..... N.A
Motorcycle Parking Spaces 電單車車位	..... N.A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N.A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N.A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N.A
Others (Please Specify) 其他 (請列明)	..... N.A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	..... N.A
Coach Spaces 旅遊巴車位	..... N.A
Light Goods Vehicle Spaces 輕型貨車車位	..... N.A
Medium Goods Vehicle Spaces 中型貨車車位	..... N.A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N.A
Others (Please Specify) 其他 (請列明)	..... N.A

Proposed operating hours 擬議營運時間 9:30 a.m. to 9:30 p.m. (From Monday to Sunday including public holidays).....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input checked="" 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 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"/>		

	<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>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. Applicant Man Yat Chung is the current owner of the site. The proposed development will provide shop for the nearby residential neighborhood.
2. Proposed development is compatible with the surrounding environments and land use. No tree falling and land/road filling will be carried out.
3. There is no vehicular access point provided for the site. The loading/unloading activities (about twice per day) will be carried out in Hung Shun Road and will not cause any adverse traffic inspect on Hung Shun Road. Moreover, the anticipated number of daily vehicular trips is considered negligible when compared with the traffic density of the existing Hung Shun Road and thus adverse traffic impact is not anticipated.
4. U-channels are proposed to be installed around the site periphery and will be connected to foul sewers Petrol intercepting facilities will also be installed to intercept any waste generated by the development.
5. The opening hour of the proposed shop to be 9:30 a.m. to 9:30 p.m. (From Monday to Sunday including public holidays)

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

.....
NGAI HOK YAN
.....
Name in Block Letters
姓名（請以正楷填寫）

.....
DIRECTOR
.....
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

Others 其他

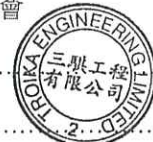
on behalf of
代表

TROIKA ENGINEERING LIMITED

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

Date 日期

08/02/2021 (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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

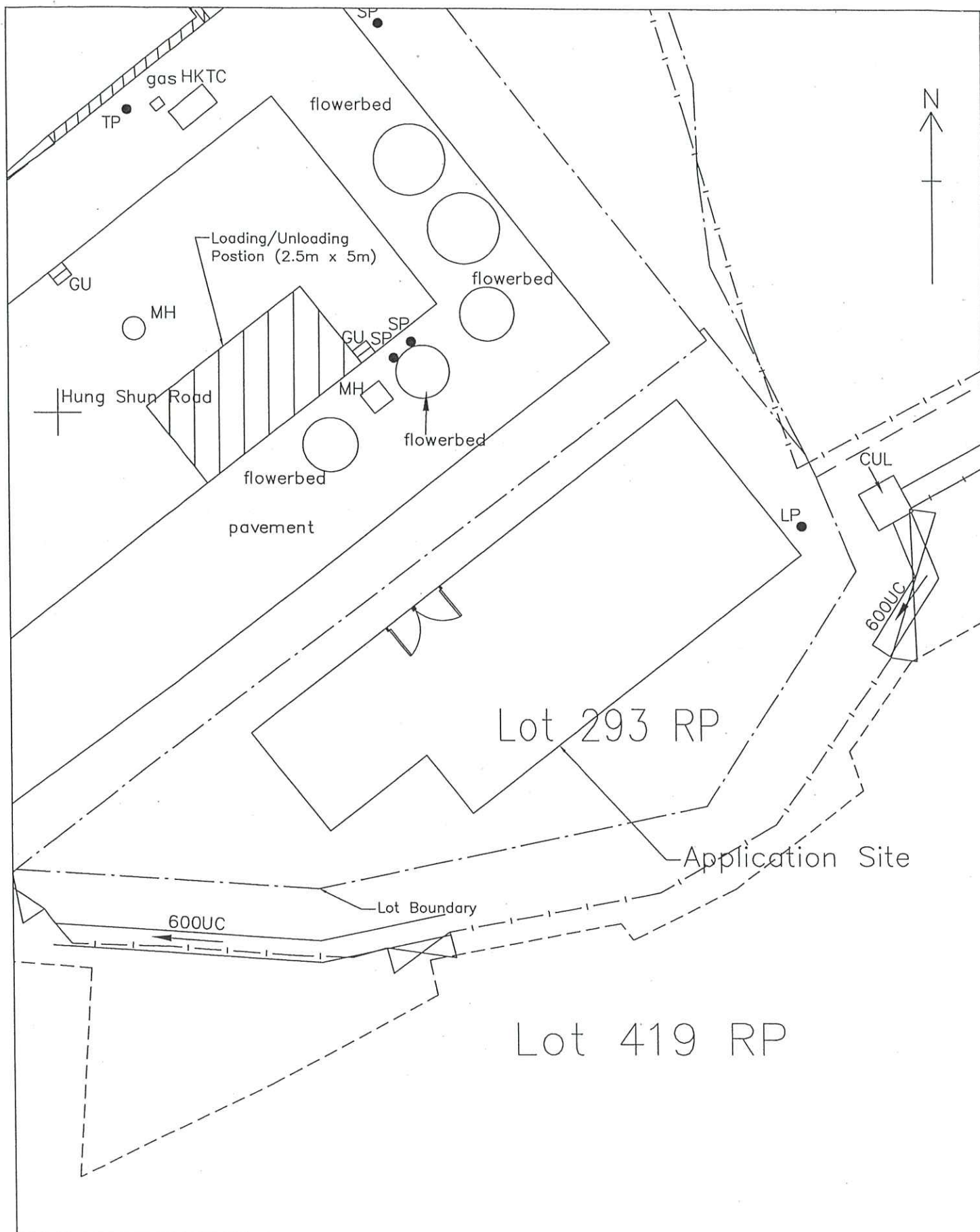
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 293 RP (Part) in D.D. 127, Hung Shun Road, Hung Shui Kiu, Yuen Long, New Territories		
Site area 地盤面積	65.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13		
Zoning 地帶	"Residential (Group B) 1" ("R(B)1")		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <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	Proposed Temporary Shop and Services for a Period of 3 Years		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	130.6 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.6	m 米 <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	% <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) _____ _____		NA
	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) _____ _____		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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 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。



TROIKA ENGINEERING LIMITED
Consulting Engineers

Flat D, 10th Floor, European Asian Bank Building
749 Nathan Road, Kowloon
Tel : (852) 23950828 Fax : (852) 23956332
Email: info@troika.net Web : www.troika.net

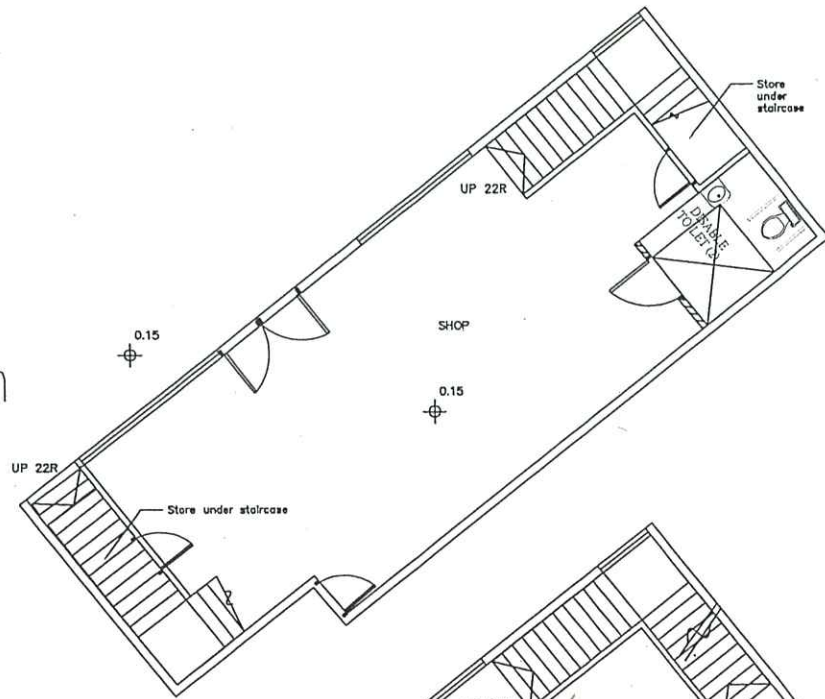
MASTER LAYOUT PLAN
D.D. 127 LOT 293 RP (P)

1 : 100

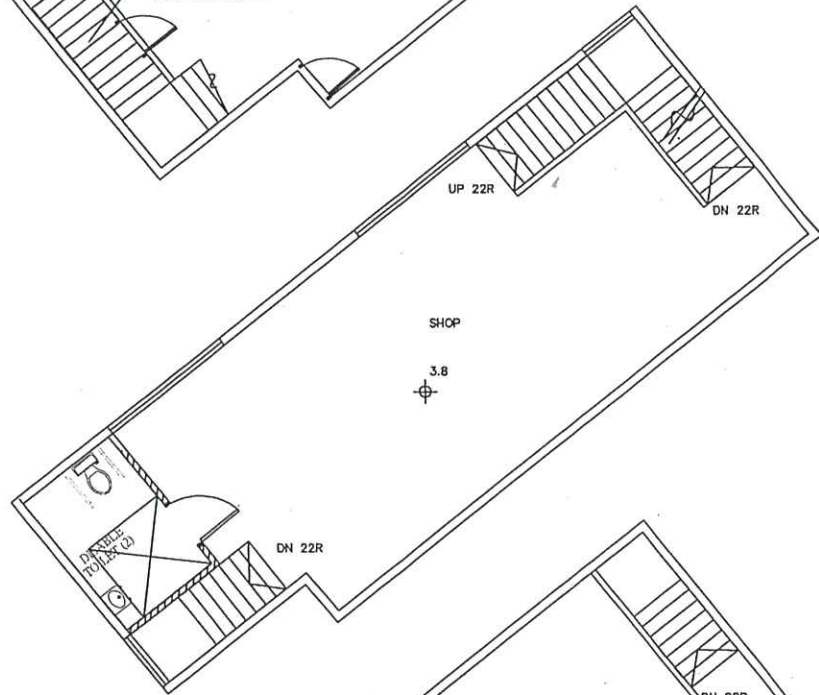
PLAN 1

Februaury 2021

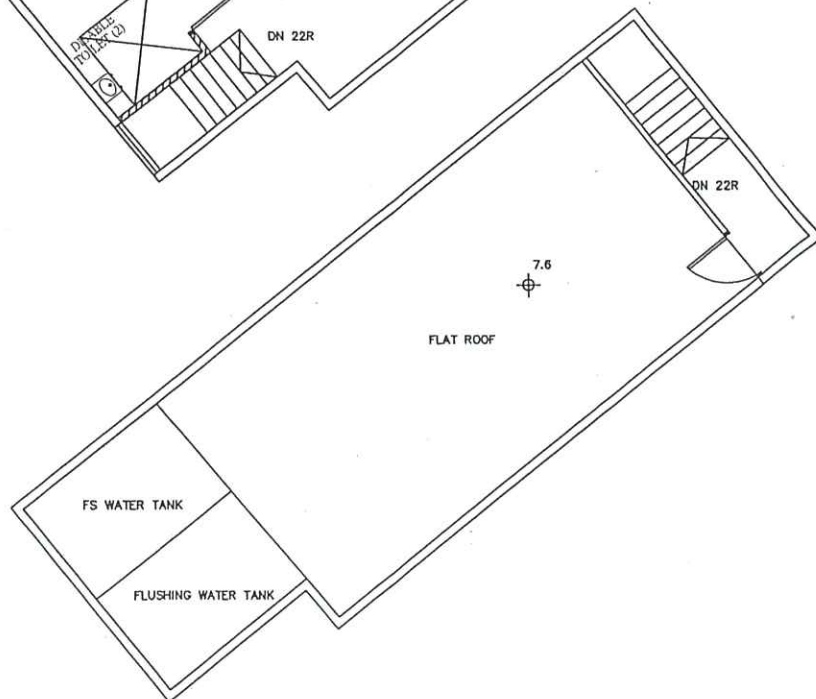
G/F Plan



1/F Plan



R/F Plan



TROIKA ENGINEERING LIMITED
Consulting Engineers

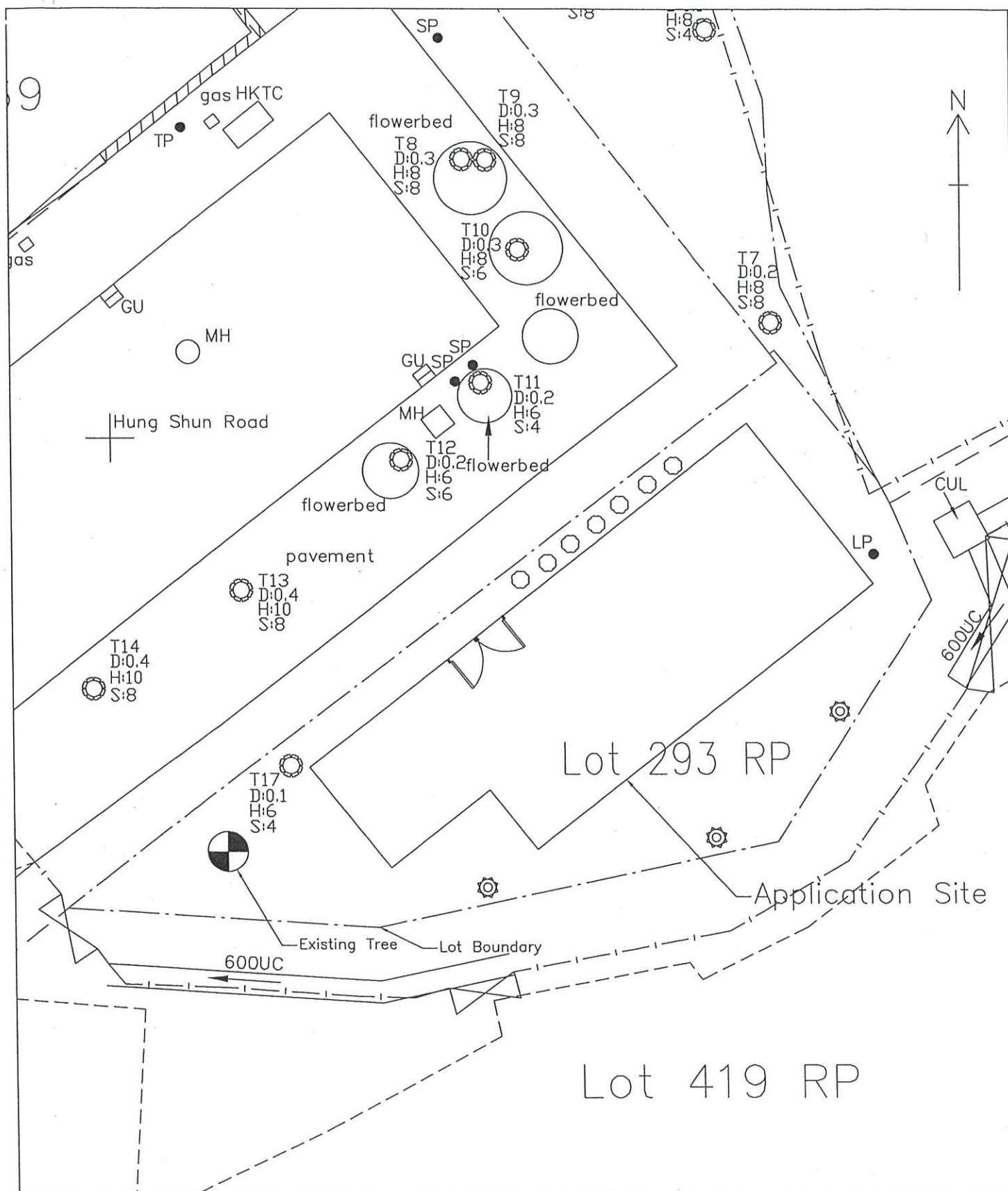
Flat D, 10th Floor, European Asian Bank Building
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1 : 100

FLOOR PLANS
D.D. 127 LOT 293 RP (P)

PLAN 2

Februaury 2021



Proposed Trees to be Planted	Spacing (Centre to Centre)	Size (Height)	Quantity
⊗ Ailanthus fordii (福氏臭椿)	4m	2.75m	3
○ Rhododendron simsii (紅杜鵑)	1m	1m	7
 TROIKA ENGINEERING LIMITED Consulting Engineers Flat D, 10 th Floor, European Asian Bank Building 749 Nathan Road, Kowloon Tel : (852) 23950828 Fax : (852) 23956332 Email: info@troika.net Web : www.troika.net			1 : 100
MASTER LANDSCAPE PLAN D.D. 127 LOT 293 RP (P)			February 2021
PLAN 3			



Confirmation letter - TPB/A/YL-TYST/109224/05/2021 10:47

From: [REDACTED]

To: <tpbpd@pland.gov.hk>

Cc: <jkhtam@pland.gov.hk>

1 Attachment

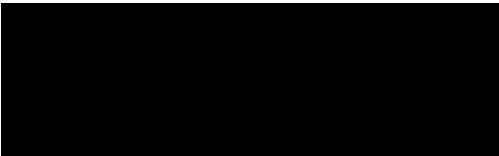


J20044_04_210520.pdf

Dear Sir/Madam

I submit herewith the confirmation letter as attached for your use. Original has been sent to your office by Cuvier.

Best regards,
Timothy Lei





Your Ref.: TPB/A/YL-TYST/1092
Our Ref.: HYN/J20044-04

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

20 May 2021

Dear Sir/Madam,

Lot No. 293 R.P. (Part) in D.D. 127
Hung Shun Road, Hung Shui Kiu, Yuen Long, New Territories
Proposed Shop and Services
Application For Permission Under Section 16

I refer to the captioned application submitted to you dated on 26 March 2021 and would like to confirm the following:

- (a). The proposed development will provide shops of real estate agency; and
- (b). The proposed development will be a 2-storey temporary building of reinforced concrete construction.

Should you require any further information, please do not hesitate to contact me on [REDACTED]

Yours faithfully,

H Y Ngai
Director

c.c. The Client
Mr. TAM, Asst Town Pinr/Yuen Long West 1, PlanD

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB/RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/58*	Temporary Public Car Park for Private Cars for a Period of 12 Months	14.5.1999	(1), (2), (3), (4), (5)
2	A/YL-TYST/114	Public Car Park	22.9.2000 approved for 3 years	(2), (3), (4), (5)
3	A/YL-TYST/569	Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	24.2.2012 [revoked on 24.12.2013]	(3), (5), (6), (7), (8), (9)
4	A/YL-TYST/755	Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	22.1.2016 [revoked on 22.7.2016]	(3), (4), (5), (6), (7), (8), (9)
5	A/YL-TYST/824	Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	3.2.2017 [revoked on 3.8.2017]	(3), (4), (5), (6), (7), (8), (9), (10)

* Zoned “Residential (Group C)” at the time of consideration by RNTPC

Approval Condition(s):

- (1) No vehicles without valid licences issued under the Traffic Regulations are allowed to be parked/stored on the site.
- (2) No lorries and container vehicles are allowed to be parked/stored on the site.
- (3) Submission and implementation of landscaping and tree preservation proposals.
- (4) Provision of drainage facilities or implementation of the accepted drainage proposal.
- (5) Reinstatement of the application site to an amenity area upon the expiry of the planning permission
- (6) No operation during specific time limit is allowed to be carried out on the site.
- (7) No parking of vehicle, as proposed by the applicant, is allowed on the site at any time.
- (8) Submission and implementation of fire service installations proposal.
- (9) Revocation of planning approval for non-compliance with conditions by a specified date/at any time during the approval period.
- (10) Maintenance of implemented drainage facilities

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/52*	Temporary Container Tractor and Trailer, Lorry and Car Park for a Period of 12 Months	27.11.1998	(1), (2), (3), (4), (5)
2	A/YL-TYST/106	Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	14.7.2000	(1), (2), (4), (5), (6)

* Zoned "Residential (Group C)" at the time of consideration by RNTPC

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Incompatibility with the residential developments and the secondary schools in the immediate vicinity of the site.
- (3) The road networks and junctions in the area, which are designed for residential, and Government, institution and community uses, are not designed to cater for traffic generated by container vehicles.
- (4) Insufficient information in the submission to demonstrate that the development would not have adverse environmental or drainage impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area, living environment and/or traffic conditions of the area.
- (6) The proposed vehicular access leading from Castle Peak Road is not satisfactory to serve heavy goods vehicles.

**Similar Application straddling the subject “R(B)1” zone
on the Tong Yan San Tsuen OZP**

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/918*	Proposed Temporary Shop and Services (Retail Shop for Furniture and Cleaning Equipment) for a Period of 3 Years	5.10.2018	(1), (2)

* Straddling the adjacent “Residential (Group D)” zone

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.
- (2) No strong planning justification has been given in the submission to justify a departure from the planning intentions, even on a temporary basis.

5-31



黃偉賢 元朗區議會 (民選議員)

Zachary Wong Wai Yim, Yuen Long District Council Elected Member

本處檔號：LP-21-626-27

貴處檔號：

敬啟者：有關規劃申請 A/YL-TYST/1092(地址：新界元朗洪水橋洪順路丈量約份第 127 約地段第 293 號餘段)，申請人打算以上述申請土地作臨時商店及服務行業(為期 3 年)，本人提出反對。由於申請人過去 3 次規劃申請獲批後都被撤銷，顯示申請人沒有誠意履行批准條款，故希 貴會否決有關申請。如何之處，煩請 布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議員：黃偉賢 謹啟

2021 年 4 月 22 日

元朗朗屏邨悅屏樓平台 229 室

電話：2474 4562

傳真：2479 2947

RM 229 YUET PING HOUSE, LONG PING ESTATE, YUEN LONG

電郵：zwong@dphk.org

行公義 好憐憫 存謙卑的心

溱林業主立案法團

The Incorporated Owners of The Woodville

新界元朗洪順路 18 號

18 Hung Shun Road, Yuen Long, N.T.

電話 TEL: 2652 1175 傳真 FAX: 2652 1699

檔案編號: TW-IO-L001-2021

5-35



城市規劃委員會秘書

香港北角渣華道 333 號

北角政府合署 15 樓



執事先生:

有關: 新界元朗洪水橋洪順路丈量約份第 127 約地段第 293 號餘段(部份)
臨時商店及服務行業(為期 3 年)
(申請編號: A/YL-TYST/1092)

有關 貴會於 2021 年 4 月 13 日所發出之信件, 內容備悉, 本法團現就題述的規劃申請提出反對意見, 理由如下:

1. 嚴重影響洪順路交通

洪順路除為本苑車輛出入必經的道路外, 亦為鄰近中學的校巴和接載學生的車輛所使用, 由於該位置是道路盡頭, 車輛無可避免要在該處掉頭, 非常容易引起交通擠塞, 倘若在該位置興建商店, 會吸引更多車駛至, 屆時該路段將會更混亂及危險。此外, 該路段違泊問題亦非常嚴重, 已屢次發生因違泊問題而引致車輛堵塞及無法掉頭的情況, 根據管理公司記錄, 於 2020 年整年期間, 本苑因洪順路違泊問題而報警求助的次數已達過百次, 可見違泊問題十分之嚴重, 而本法團亦曾多次向區議員及警方反映有關問題, 惟警方執法不力, 令鄰近居民苦不堪言, 望 貴會作決定前必須充分考量此情況。

2. 構成治安威脅

本法團十分關注有關規劃會對治安情況構成威脅, 計劃中樓高 2 層的商店位置亦緊貼本苑圍牆, 過往本苑單位曾遭到連環爆竊, 經調查後得知疑犯是從申請位置旁邊的圍牆爬入從而犯案。故此, 本法團有理由相信, 規劃中的建築物必定會為不法之徒帶來便利, 作為潛入屋苑犯案的踏腳石, 防不勝防。本法團堅決反對有關規劃, 以保障本苑居民的財產安全。

3. 影響環境衛生及造成滋擾

有關申請地點鄰近的環境衛生情況本來一直處於欠佳水平, 垃圾、建築廢料和汽車零件更是隨處可見, 已顯示執法部門力有不逮, 而位於鄰近屋苑的食肆多年來已為本苑帶來不同的衛生問題, 如鼠患、路面不潔等, 倘若再有位置獲批准作臨時商店及服務行業, 在商業活動的帶動下環境衛生情況必將更加惡劣。同時, 該地點人流增加亦會產生噪音, 會對本苑居民造成嚴重滋擾。

漆林業主立案法團

The Incorporated Owners of The Woodsville

新界元朗洪順路 18 號

18 Hung Shun Road, Yuen Long, N.T.

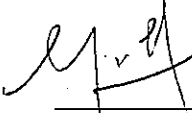
電話 TEL: 2652 1175 傳真 FAX: 2652 1699

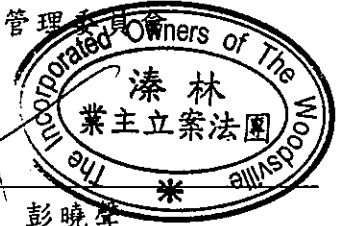


務請 貴會作出決定前考慮上述各項，以保障本苑居民的利益，隨函附上本苑居民對上述申請的反對簽名供 貴會參考。如對上述事宜有任何查詢，請致電 2652 1115 與管業處職員聯絡。

漆林業主立案法團

第三屆管理委員會


主席 彭曉榮



二零二一年四月二十九日

副本送：元朗民政事務專員

《反對》興建臨時商店及服務行業(為期3年)

申請編號：A/YL-TYST/1092

地點：新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)

[illegible]

《反對》興建臨時商店及服務行業(為期3年)

申請編號：A/YL-TYST/1092

地點：新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)

Ryan	連生	Ryan
cTann	Xan	L
張小強	Sony	Jin
張生	AMBER	Eden
張十(即)	李孝英	Az
Nancy	M~	S
張小姐	Hare	G
吳生	Dmy	Jeffrey
可	Lee	richie li
陳淑芳	Sim	Chun Kwong
鍾光	Tc.	Anny Wai
田道寧	Va Sig	In
AA	de	da
Angomymp	Li	Yi
John	Von	有美
Joe	ZZZ	Tammy Pan
Ken	Jin	Czy
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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210429-105110-04799

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

29/04/2021 10:51:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1092

「提意見人」姓名/名稱

Name of person making this comment:

蔚林業主立案法團

意見詳情

Details of the Comment :

經過法團委員會各位委員磋商後，得到一致的結論，決定提出反對興建臨時商店及服務行業的方案，主要原因有以下5點：

- 1)會導致該區人流複雜
- 2)環境污染
- 3)噪音污染
- 4)空氣污染
- 5)而且還會帶來更多違例停泊車輛，導致交通擠塞

委員會磋商後集合以上5點，最後決定提出反對，敬請城市規劃委員會能理解。

5-21

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TYST/1092

意見詳情 (如有需要，請另頁說明)

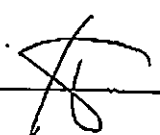
Details of the Comment (use separate sheet if necessary)

本人反對有關上述申請位置原因如下：

1. 位置接近可道中學停車場出口，有機會會造成交通擠塞。
2. 如有車輛頻繁使用，會增加學生進出學校時發生交通意外的機會。
3. 上述位置的道路並不暢通，經常有汽車需要倒車離開，會增加塞車機會。

「提意見人」姓名/名稱 Name of person/company making this comment 林志強 (可道副校長)

簽署 Signature



日期 Date

14/4/2021

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

參考編號

Reference Number:

210414-100409-94694

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

14/04/2021 10:04:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1092

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Emily Chu

意見詳情

Details of the Comment :

本人向成規委員會及有關當局提出反對此處設置臨時商店及服務行業，原因如下：

1) 此地段有學校及屋苑，本身路面空間不大，而且此路也很窄，只足夠屋苑居民出入使用及此位置配套也足夠，不需設置臨時商店及服務行業。

2) 嚴重影響附近居民安寧及治安問題。

3) 此位置對面是掘頭路，假若置設臨時商店及服務行業，一定會大大增加人流量及車輛流量的出入。

本身此位置經常有違法泊車，加上很多車也會在此路段掉頭，有可能做成交通事故及人命安全，增加附近交通問題，因為此路段是附近屋苑居民、學生及教師日常生活的主要路段，亦是唯一的一條路。

懇請有關當局認真考慮各方面對學校及附近屋苑居民長遠的生活影響後才作出決定。

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

參考編號

Reference Number:

210413-214940-53898

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

13/04/2021 21:49:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1092

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Chi Hung

意見詳情

Details of the Comment :

本人強烈反對將上址用作臨時商店及服務行業，原因如下：

1. 進入上址的路段為可道中學和溱林屋苑必經的出入口，平時已有不少非法泊車，人車相爭。如將上址改為商店或其他服務行業，必然增加車流，上落貨停泊等問題，不但影響附近居民和同學出入，更會增加車禍風險。
2. 上址太接近學校及民居，所產生的噪音、陸地及光污染必定會影響同學學習及附近居民生活。
3. 引伸治安問題。

望有關當局否決是次申請。

5-23

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

參考編號

Reference Number:

210414-172834-16239

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

14/04/2021 17:28:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1092

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 偉恩

意見詳情

Details of the Comment:

本人極力反對該申請，理據如下。

(I) 申請人要求批准的擬議用途會對洪順路的交通造成重大負擔、阻塞及增加安全威脅。發展書內列明的臨時商店及服務行業及食肆用途，會大大增加車輛由洪德路駛入洪順路往可道中學/濠林一段道路的使用量，但申請人卻未有為該路段進行運輸負荷評估。現時該段道路是一條雙線雙程行車的掘頭路(cul-de-sac)，全段只有長約130米、闊約6米，道路盡頭不設任何回旋處供車輛調頭。該段道路除經常出現違例泊車佔用行車線外，駕駛人士亦經常利用濠林及可道中學前的行人路進行調頭，衝上行人路及倒車調頭時險象環生，對鄰近出入的居民及學生安全構成嚴重威脅，然而該路段基於地理環境已沒有擴建的空間以改善以上情況。故此在路政署及運輸署沒有確實改善該路段的設計前，該申請會令洪順路引伸至青山公路洪水橋段轉入洪德路段造成成交通擠塞，故此申請地點並不適合批准作服務行業及食肆用途；

(II) 申請位置鄰近食肆充裕，無充分理據批准申請人透過是次申請改變土地用途。其中毗鄰申請位置的私人地段丈量約份第127約地段第2520餘段(部分)、第2521段及第2522段內已經設有一所大型食肆[金龍雅苑海鮮小菜館]，而連接洪順路的青山公路洪水橋段兩旁屋苑包括翠珊園、麗虹花園、雅珊園、麗珊園及德祥樓等地舖已設有超過23間食肆，故此本人認為無充分理據批准申請人透過是次申請改變土地用途增加區內食肆供應，該發展亦不配合鄰近可道中學及崇德英文書院的需要；

(III) 是次發展計劃並不屬於臨時性質。由申請人提交的擬建構築物的建築圖則可見，申請位置內的構築物並不屬於臨時建築物(Temporary Structure)，而是受屋宇署監管、高7.6米的永久性構築物(Permanent building)，發展性質屬於長線，批准發展對於整個唐人新村分區計劃大綱地帶的住宅規劃背道而馳；

(IV) 申請位置的擬建構築物對毗連住宅的保安構成威脅，並損害持份者的物業利益。該構築物的高度超過毗連屋苑濠林1座至3座的屋苑圍牆，除嚴重影響該座地下住戶的彩光、景觀及食肆嘈音，降低物業價值，影響衛生環境。此外，不法份子亦可透過該構築物輕易進入屋苑作出不法行為。故此批准發展將會影響鄰近環境衛生與及居民的生命安全及財產；

(V) 是次發展計劃申請舊酒新瓶，本人反對城規會給予批准。根據紀錄，城規會在1998年起已先後6次拒絕該位置的擬議用途，相同的擬議用途在申請編號 A/YL-TYST/569、A/Y

L-TYST/755及A/YL-TYST/824申請人未能附合附帶條件後於短時間內被城規會撤銷，反映申請人並不同意、沒有能力或不會履行城規會批出的附帶條件，包括樹木保育、消防與及渠務等的附帶條款。是次申請書亦未有交代跟進附帶條件的方案，提交的圖則更刪去構築物的尺寸及坐位圖(seating plan)等詳細資料，以圖掩人耳目闖關，故城規會應果斷拒絕申請；

(VI) 是次申請位毗連於學校及低密度住宅，鑑於受影響的學校一般不會對申請提出意見，故此城規會在審批是次計劃申請時，必須慎重聽取毗連屋苑持份者的意見，而非只單單計算反對人數而作出決定。本人要求城規會在審批會議中邀請鄰近屋苑包括濠林、蔚林及尚城的業主立案法團以及大道村居民出席，以反映主流的反對意見，本人亦願意出席會議反映意見。

5-32

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

參考編號

Reference Number:

210426-154009-64122

提交限期

Deadline for submission:

04/05/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:40:09

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1092

「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，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

12-APR-2021 14:11 FROM TM&YLW/DPO

TO HAD-DO/YL

5-33

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

27 APR 2021

Town Planning
Board

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TYST/1092

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關申請本人同意

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

簽署 Signature

鄧詠嫻

日期 Date

26/4/20

Advisory clauses

- (a) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The subject lot is covered by a Short Term Waiver (STW) No. 3672 for the purposes of “Shop and Services (Real Estate Agency) and Eating Place”. The STW holder will need to immediately apply to her office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that approval of the application is based on the understanding that there is and will be no vehicular access to/from the Site. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains;
- (d) to note the comments of the Director of Environmental Protection that 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 the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (e) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. 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 or referral from relevant licensing authority respectively; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the

BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the 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 abuts on a specified street (Hung Shun Road) of not less than 4.5m wide based on the information in the planning application. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage, subject to the exact site boundary. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.