

此文件在 收到。城市規劃委員會
只合在收到此文件及所有所需資料後才予處理
申請的日期。

- 4 MAY 2022

This document is received on
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/1160 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/YL-7Y5T/1160
	Date Received 收到日期	- 4 MAY 2022

- 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/ipb/>. 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/ipb/>),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)

Lo Hung Pui (盧雄彪)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 104.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 100 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group B) 1' ('R(B) 1') & 'Residential (Group B) 2' ('R(B) 2')
(f) Current use(s) 現時用途	Vacant land (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	Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 54.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 50 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... Not more than 100 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not more than 100 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Shop & services, site office and toilet (Not exceeding 5.5m, 2 storeys)	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	..... Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... Nil
Coach Spaces 旅遊巴車位	..... Nil
Light Goods Vehicle Spaces 輕型貨車車位	..... Nil
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil
Others (Please Specify) 其他 (請列明)	..... NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Hung Shun Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	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>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。

1. The proposed development is a column 2 use so that a planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to no planning application for shop & services use.
3. The proposed development is intended to provide car beauty services to nearby residents.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment.
6. Shop & services uses for car beauty uses with planning permission such as A/YL/241 and A/YL-TT/529 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
9. Insignificant drainage impact because surface U-channel will be provided at the application site.
10. The application site will serve at most 2 private cars at the same time. No light goods vehicle, medium goods vehicle, heavy goods vehicle, container trailer or tractor will be allowed to enter or park at the application site.
11. The application site is small in size so that it is suitable for car beauty services. Similar sized site such as A/YL-TT/529 for similar use has been granted with planning permission.
12. The application site is the black spot of illegal waste disposal. A banner is hanged at the wired mesh fencing at the application site. The approval of the application site would eradicate the situation.

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

Patrick Tsui

Name in Block Letters
姓名 (請以正楷填寫)



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

Consultant

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

18/3/2022

(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 S.B in D.D, 127, Hung Shui Kiu, Yuen Long, N.T.
Site area 地盤面積	104.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yai San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Residential (Group B)1' ("R(B)1") & 'Residential (Group B)2' ("R(B)2")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.956 <input checked="" 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	5.5	m 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	47.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		2 0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 0 0 0

Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years

at

Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved. The site is vacant at the moment. The application site occupies an area of about 114m².
- 1.1.2 The area adjacent to the proposed development is mainly urban in nature. It is surrounded by a residential development namely Woodside to the north. The Woodsville is found to the southeast. Ho Dao College is also found to the west of the site. It is connecting to Hung Shun Road.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from northeast to southeast from about +12.1mPD to +11.8mPD. (Figure 4)

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 It is noted that the land to the north, south, west and east is lower than the application site or it is about the same level as the application site.
- 1.1.5 As such, no external catchment has been identified.

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

- 1.1.6 As shown in Figure 4, a public manhole SCH1006332 is found to the southwest of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 114m²; (Figure 4)
- ii. The knoll to the west is untouched and unpaved. It is assumed that the value of run-off co-efficient (k) of the entire catchment is taken as 1.

$$\text{Difference in Land Datum} = 12.1\text{m} - 11.8\text{m} = 0.3\text{m}$$

$$L = 20\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 20\text{m} \text{ or } 1\text{m in } 65\text{m}$$

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

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

$$t_c = 0.14465 [20 / (1.5^{0.2} \times 114^{0.1})]$$

$$t_c = 1.66 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 330 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 330 \times 114 / 3,600$$

$$\therefore Q_1 = 10.45 \text{ l/s} = 627 \text{ l/min} = 0.001\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:65 and 1:100 in order to follow the gradient of the application site, 150mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 150mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the public manhole SCH1006332 via a proposed 150mm surface U-channel on adjoining Government land outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff from adjacent areas.
 - (e) For any drainage works outside the site boundary, the applicant would obtain consent of DLO/YL, LandsD or other lot owners on the proposed works before commencement of works.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is connecting to Hung Shun Road. Having mentioned that the site is intended for shop and services (car beauty service) in only 114m², traffic generated by the proposed development is extremely insignificant. Only private car will access the application site. No. light goods vehicle, medium goods vehicle, heavy goods vehicle or container trailer/tractor will access the application site.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

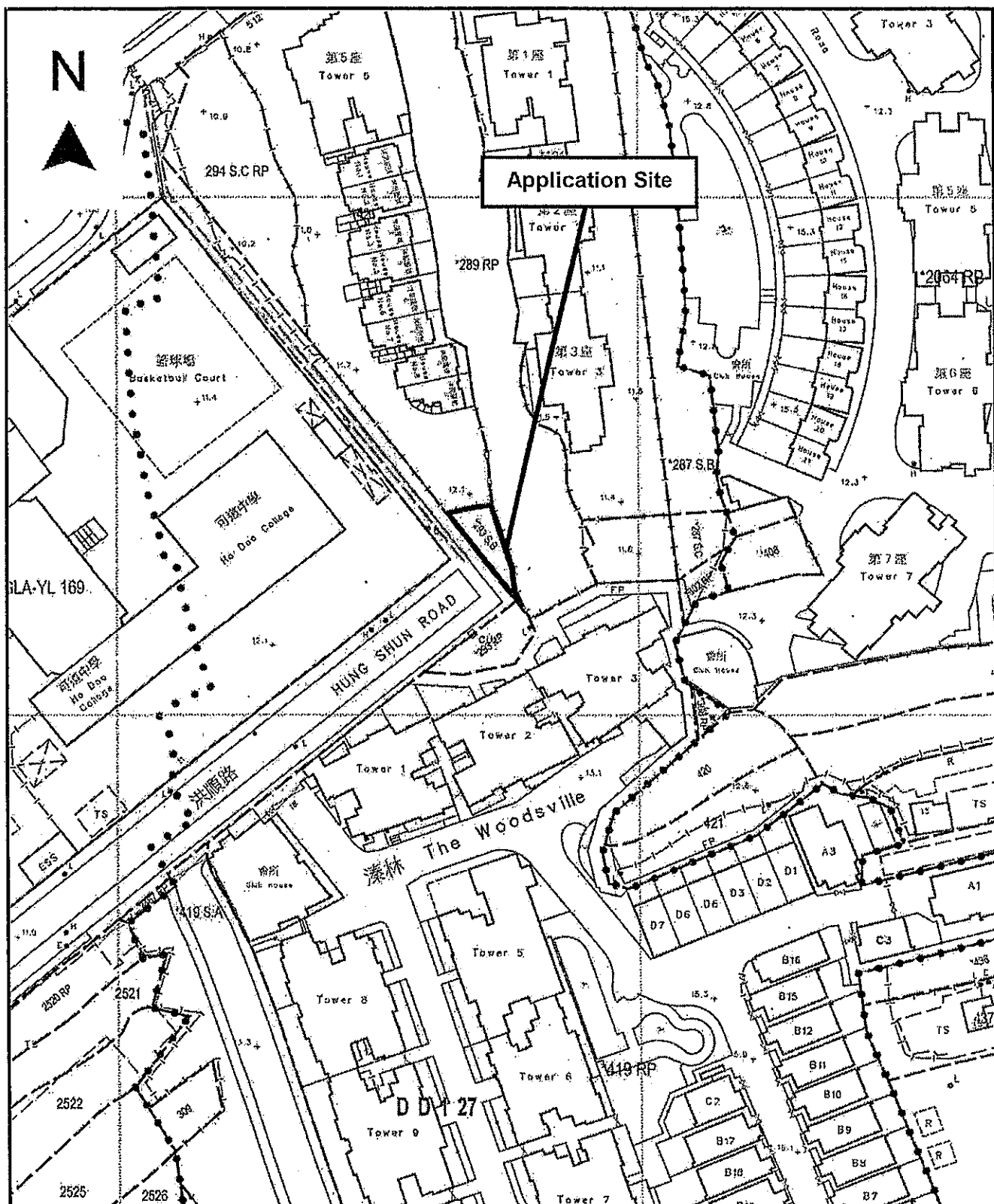
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.6	0.6	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.



Project 項目名稱:

Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years at Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

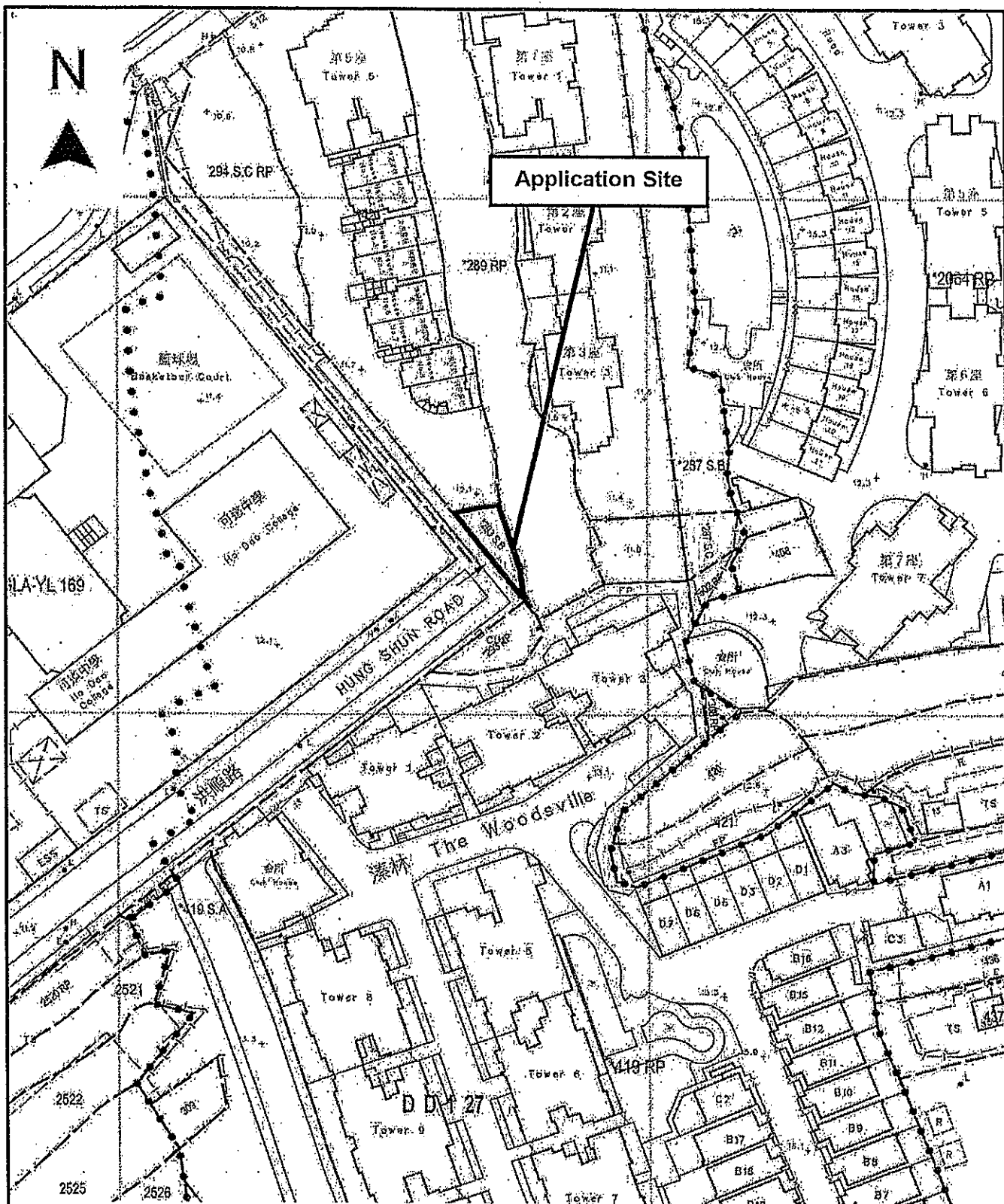
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years at Lot 293 S.B. in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

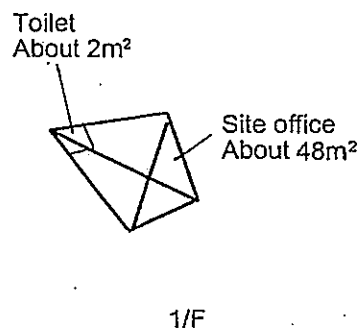
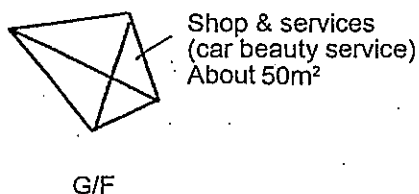
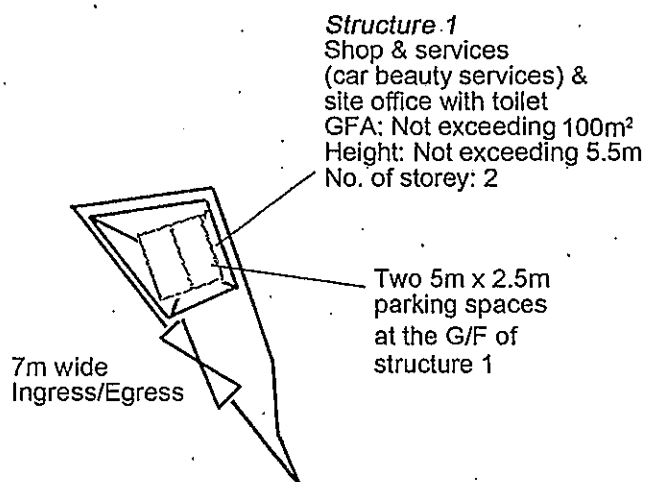
Remarks 備註:

→ Vehicular access leading from Hung Shun Road

Scale 比例:

1:1000

N



Project 项目名称:

Proposed Temporary Shop and
 Services (Car Beauty Service) for a
 Period of 3 Years at Lot 293 S.B in D.D.
 127, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

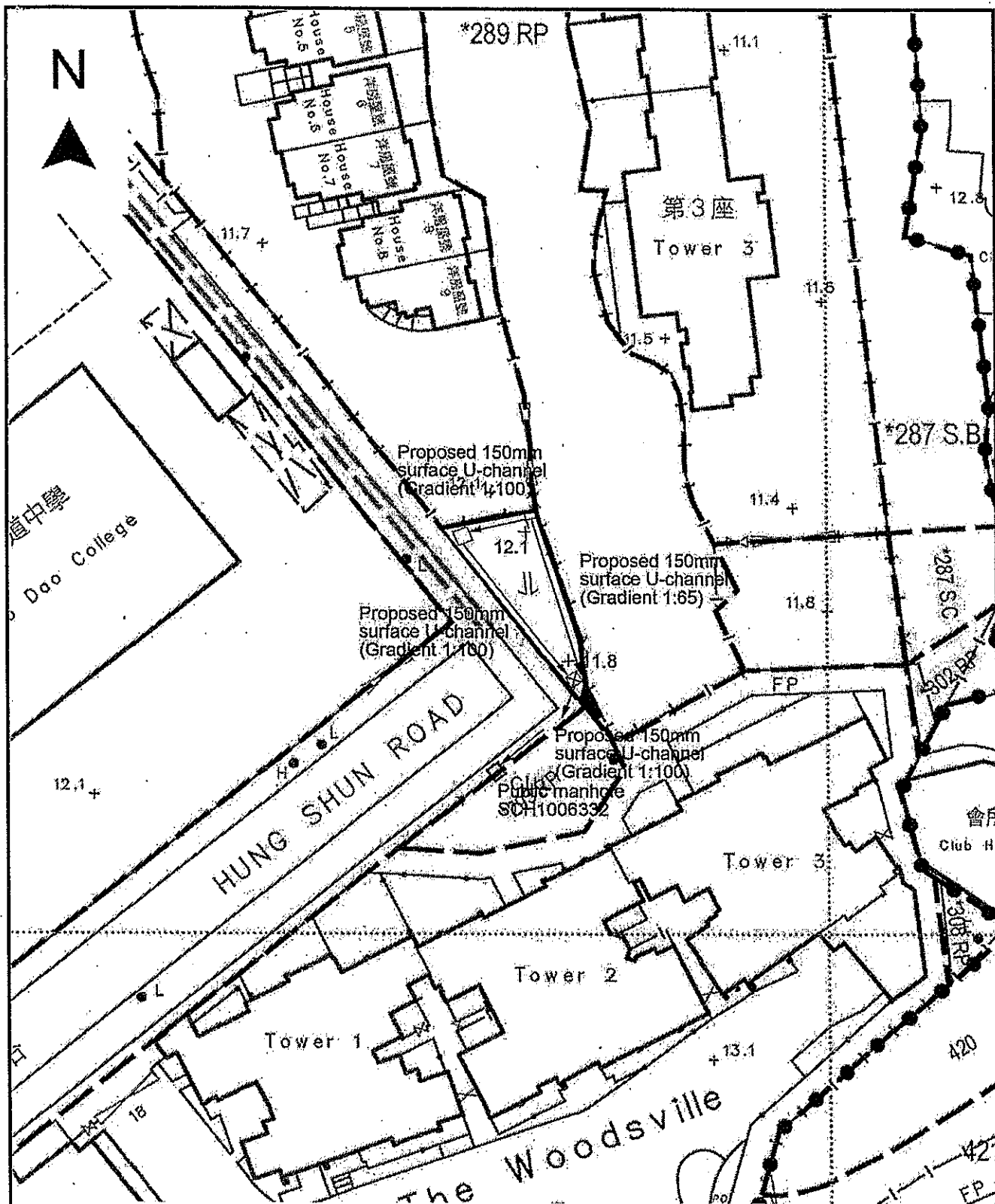
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years at Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+11.8 Level (in mPD)
 ⇐ Flow of surface runoff
 □ Proposed catchpit
 ⊗ Catchpit with sand trap

Scale 比例:

1:1000

Date: 24 May 2022

TPB Ref.: A/YL-TYST/1160

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years at Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
There are existing trees at the proposed vehicular access on public footpath. The applicant shall advise the treatment of these trees.	The applicant would liaise with the relevant Government department to remove one of the trees next to the ingress/egress as shown in the attached photo. The applicant also agrees to provide a proper run-in/out at to connect Hung Shun Road.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Email

Photo 1



Proposed removal of one of
the trees next to site
ingress/egress

Date: 16 June 2022

TPB Ref.: A/YL-TYST/1160

By Email

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

Dear Sir,

**Proposed Temporary Shop and Services (Car Beauty Service) for a
Period of 3 Years at Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen
Long, N.T.**

We are glad to submit the updated Annex 1 and Annex 2 to update the site area to 104.6m².

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Aaron LEUNG) – By Email

**Proposed Temporary Shop and Services (Car Beauty Service) for a Period of 3 Years
at
Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long, N.T.**

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site had been paved. The site is vacant at the moment. The application site occupies an area of about 104.6m².
- 1.1.2 The area adjacent to the proposed development is mainly urban in nature. It is surrounded by a residential development namely Woodside to the north. The Woodsville is found to the southeast. Ho Dao College is also found to the west of the site. It is connecting to Hung Shun Road.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from northeast to southeast from about +12.1mPD to +11.8mPD. (**Figure 4**)

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 It is noted that the land to the north, south, west and east is lower than the application site or it is about the same level as the application site.
- 1.1.5 As such, no external catchment has been identified.

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

- 1.1.6 As shown in **Figure 4**, a public manhole SCH1006332 is found to the southwest of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 104.6m²; (**Figure 4**)
- ii. The knoll to the west is untouched and unpaved. It is assumed that the value of run-off co-efficient (k) of the entire catchment is taken as 1.

$$\text{Difference in Land Datum} = 12.1\text{m} - 11.8\text{m} = 0.3\text{m}$$

$$L = 20\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 20\text{m} \text{ or } 1\text{m in } 65\text{m}$$

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

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

$$t_c = 0.14465 [20 / (1.5^{0.2} \times 104.6^{0.1})]$$

$$t_c = 1.68 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 330 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 330 \times 104.6 / 3,600$$

$$\therefore Q_1 = 9.59 \text{ l/s} = 575.3 \text{ l/min} = 0.001\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:65 and 1:100 in order to follow the gradient of the application site, 150mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 150mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged to the public manhole SCH1006332 via a proposed 150mm surface U-channel on adjoining Government land outside the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff from adjacent areas.
 - (e) For any drainage works outside the site boundary, the applicant would obtain consent of DLO/YL, LandsD or other lot owners on the proposed works before commencement of works.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is connecting to Hung Shun Road. Having mentioned that the site is intended for shop and services (car beauty service) in only 104.6m², traffic generated by the proposed development is extremely insignificant. Only private car will access the application site. No. light goods vehicle, medium goods vehicle, heavy goods vehicle or container trailer/tractor will access the application site.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.6	0.6	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Hung Shun Road.

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/58	Temporary Public Car Park for Private Cars for 12 Months	14.5.1999

Similar Application within/straddling the subject “R(B)1” Zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	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]
2	A/YL-TYST/755	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	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]
4	A/YL-TYST/1092	Temporary Shop and Services for a Period of 3 Years	28.5.2021

Rejected Application

	<u>Application No.</u>	<u>Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</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)

Note

Straddling the adjacent “Residential (Group D)” zone

Rejection Reason (s):

- (1) the development is not in line with the planning intention of the “Residential (Group 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. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no adverse comment to the application from traffic engineering point of view.

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

- no adverse comment on the application; and
- if the proposed access on Hung Shun Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of his department's Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board (the Board) consider the application is acceptable from the planning point of view, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

6. Building Matters

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

- no adverse comment on the application.

7. District Officer's Comments

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

- his office has not received any comments from the locals.

8. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) 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; and
 - (ii) the lot owner will need to immediately apply to her office to permit the structures to be erected or to regularise any irregularities on 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. 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;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads/drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Use” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
- (i) the submitted drainage plan is illegible. A drainage plan clearly showing the proposed drainage facilities with adequate information including size, invert levels and gradients should be submitted;
 - (ii) according to his office’s drainage record, the existing drain to be connected at footpath is a multiple pipe with plug end without manhole, you should conduct your own survey to verify the exact information. Nevertheless, the proposed stormwater drain should be connected to the existing public storm water manhole SHM1011988 instead;
 - (iii) the proposed stormwater drain downstream of terminal manhole outside the subject lot shall be constructed as buried precast concrete pipe instead of surface channel. The pipe shall be constructed as standard cover according to his department’s standard, i.e. 900mm at carriageway;
 - (iv) Form HBP1 should be submitted to his division for application of technical audit for any proposed connection to his department’s drainage facilities; and
 - (v) should sewage disposal be necessary for the subject development, sewerage proposal in connection with the existing public sewer FMH1009065 at Hung Shun Road should be submitted. Should other sewage disposal arrangement be chosen, views and comments

from the DEP should be sought;

- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) 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;
 - (ii) 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; 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;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) 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;
 - (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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-L001-2022



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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：新界元朗洪水橋丈量約份第 127 約地段第 293 號 B 分段

擬議臨時商店及服務行業(為期 3 年)

(申請編號：A/YL-TYST/1160)

就有關題述事宜，本法團接獲 貴會於 2022 年 5 月 13 日所發出之信件，現向規劃申請提出反對意見，理由如下：

1. 嚴重影響洪順路交通

洪順路為本苑車輛必經的出入道路外，亦是鄰近中學教職員及接載學生之車輛所使用之道路，以及有關興建位置位於洪順路盡頭，有不少車輛會於該位置掉頭，導致該路段交通非常擠塞，情況日益嚴重，若於該位置興建汽車美容服務，必定吸引不少人士駕車駛至，屆時該路段將會更加擠塞、混亂及危險，屆時將會嚴重影響本苑業戶及鄰近中學師生之安全。此外，有關該路段附近之行人道路為本苑業戶、鄰近中學師生及大道村居民日常所行經之地方，若於以上地方興建汽車美容服務，會令有關人士帶來非常不便。其次洪順路的違泊問題亦非常嚴重，已屢次因車輛違泊問題而引致該段道路非常堵塞及無法掉頭的情況，而本法團亦曾多次向警方反映有關問題，惟警方未能即時執法，令該路段交通情況尚未作出改善，導致鄰近業戶有冤無路訴，望貴會作決定審批前必須詳細考慮上述情況。

2. 影響環境衛生及造成滋擾

有關興建建築物之申請地點附近的環境衛生情況一直處於欠佳水平，更有不少人士經常將垃圾、建築廢料及汽車零件放置或棄置該處，本法團亦曾向有關部門反映問題，惟有關部門至今仍未解決相關問題。此外，位於鄰近屋苑之食肆多年來為本苑帶來不同種類的衛生問題，如鼠患、路面骯髒等嚴重問題，令本苑居民的日常生活痛苦不堪，假若有關位置獲批准興建汽車美容服務，本法團認為環境衛生情況必定加劇惡劣。以及，該地點人流增加亦會產生噪音，會對本苑業戶的日常生活構成嚴重滋擾。

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

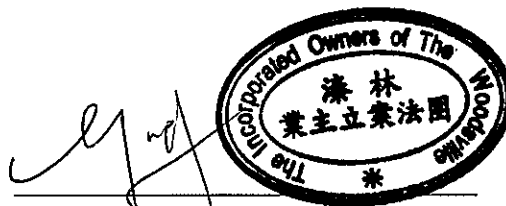


3. 造成治安威脅

有關興建汽車美容服務，本法團對於有關規劃會令洪順路一帶治安帶來潛在威脅，有關計劃中將會興建樓高 2 層的汽車美容服務，而興建位置亦鄰近本苑圍牆，根據資料，過往本苑部分單位曾遭到連環爆竊，經管理公司及警方調查後，發現有關疑犯是從申請位置旁邊的圍牆爬入從而犯案。故本法團有充分理由相信，規劃中的建築物必定會為不法之徒帶來方便，作為潛入本苑犯案的踏腳石，令本苑業戶每日都擔憂自身及家居財產的安危。故此，本法團堅決反對有關規劃，以令本苑業戶的生命財產得以保障。

懇請 貴會作出決定審批前必須細心考慮上述各項情況，以保障本苑業戶的切身利益，隨函附上本苑業戶對上述申請的反對簽名供 貴會作為參考。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
第四屆管理委員會



主席 彭曉聲

二零二二年五月三十日

副本送：元朗民政事務專員

有關興建臨時商店及服務行業(汽車美容服務) (為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
1	20/5/2022	陳佩云		✓	陳佩云
2	20/5/2022	Frankie		✓	Frankie
3	20/5/2022	李嘉莉		✓	李嘉莉
4	20/5/2022	K. F. WAN		✓	K. F. WAN
5	20/5/2022	陳嘉莉		✓	陳嘉莉
6	20/5/2022	PK		✓	PK
7	20/5/2022	Agnes Choi		✓	Agnes Choi
8	20/5/2022	鍾國華		✓	鍾國華
9	20/5/2022	任國英		✓	任國英
10	20-5-2022	孫小胡		✓	孫小胡
11	20-5-2022	何小胡		✓	何小胡
12	20-5-22	蔡太		✓	蔡太
13	20-5-22	劉嘉偉		✓	劉嘉偉
14	20-5-22	陳嘉偉		✓	陳嘉偉
15	20-5-22	何國英		✓	何國英
16	20-5-22	黃嘉莉		✓	黃嘉莉
17	20-5-22	黃婉薇		✓	黃婉薇
18	20-5-2022	Cecy Man Tan		✓	Cecy Man Tan
19	20-5-2022	陳漢強		✓	陳漢強
20	20-5-2022	Tam Y. S.		✓	Tam Y. S.

有關興建臨時商店及服務行業(汽車美容服務)

(為期3年)

申請編號: A/YL-TYST/1160

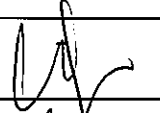


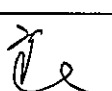

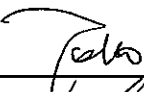
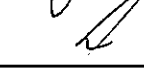
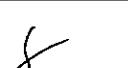
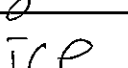
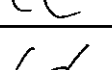
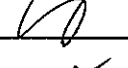
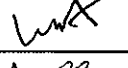
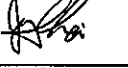

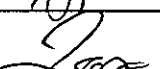
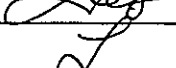
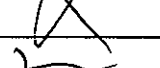

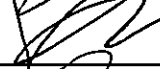

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
21	20-5-2022	陳家聲		✓	[Signature]
22	20.5.22	DORA TANG		✓	[Signature]
23	20/5/2022	Wong Cheong Linh Heng		✓	[Signature]
24	20-5-2022	King Ling		✓	[Signature]
25	20-5-2022	Su Kim Shing		✓	[Signature]
26	20-5-2022	陳小姐		✓	[Signature]
27	20/5/2022	劉小姐		✓	[Signature]
28	20/5/22	陳玉瑩		✓	[Signature]
29	20/5/2022	Yan Hoi Ning		✓	[Signature]
30	20/5/2022	Peng Fanan		✓	[Signature]
31	20/5/2022	Leung Shau Lin		✓	[Signature]
32	20/5/22	TANNIE CHAN		✓	[Signature]
33	20/5/2022	Liu Ja Maggie		✓	[Signature]
34	20/5/2022	陳小姐		✓	[Signature]
35	20/5/2022	許長銀		✓	[Signature]
36	20/5/2022	許小姐		✓	[Signature]
37	20/5/2022	許小姐		✓	[Signature]
38	20/5/2022	許小姐		✓	[Signature]
39	20/5/2022	Joey Lam		✓	[Signature]
40	20/5/2022	[Signature]		✓	[Signature]

有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

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42	20/5/2022	To Wai Lun		<input checked="" type="checkbox"/>	
43	20/5/22	Lum Lu		<input checked="" type="checkbox"/>	
44	20/5	盧廣良		<input checked="" type="checkbox"/>	
45	20/5/22	李鎮亮		<input checked="" type="checkbox"/>	
46	20/5/22	梁仲傑		<input checked="" type="checkbox"/>	
47	20/5/22	CHAN Hoi Kun		<input checked="" type="checkbox"/>	
48	20/5/22	Sung Ho		<input checked="" type="checkbox"/>	
49	20/12	ice		<input checked="" type="checkbox"/>	
50	20/5	蘇廣達		<input checked="" type="checkbox"/>	
51	20/5	李冠彤		<input checked="" type="checkbox"/>	
52	20/05	蔡騰峰		<input checked="" type="checkbox"/>	
53	20/05	蘇沛林		<input checked="" type="checkbox"/>	
54	20/5	黃運強		<input checked="" type="checkbox"/>	
55	20/5	冼桂		<input checked="" type="checkbox"/>	
56	20/5	蔡文輝		<input checked="" type="checkbox"/>	
57	20/5	何國輝		<input checked="" type="checkbox"/>	
58	20/5	陳國輝		<input checked="" type="checkbox"/>	
59	20/5	李國輝		<input checked="" type="checkbox"/>	
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有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
61	20/5/22	張國強		✓	張國強
62	20/5/2022	張國強		✓	張國強
63	20/5/2022	張國強		✓	張國強
64	20/5/22	洪志偉		✓	洪志偉
65	20/5/22	洪志偉		✓	洪志偉
66	20/5/2022	Fok Poon-hing		✓	Fok Poon-hing
67	20/5/2022	Samantha Man		✓	Samantha Man
68	20/5/2022	Doranne Ho		✓	Doranne Ho
69	20/5/2022	Connie To		✓	Connie To
70	20/5/2022	Lennie Lee		✓	Lennie Lee
71	20/5/2022	Simon Chiu		✓	Simon Chiu
72	20/5/2022	Joe Wong		✓	Joe Wong
73	21/5/2022	Alan Lam		✓	Alan Lam
74	21/5/2022	Alan Lam		✓	Alan Lam
75	21/5/2022	Alan Lam		✓	Alan Lam
76	21/5/2022	Joey Leung		✓	Joey Leung
77	21/5/22	Brian Leung		✓	Brian Leung
78	21/5/22	Nikolai Sheung		✓	Nikolai Sheung
79	21/5/22	Chau Man		✓	Chau Man
80	28/5/22	Paul Chan		✓	Paul Chan

有關興建臨時商店及服務行業(汽車美容服務)

(為期3年)

申請編號: A/YL-TYST/1160





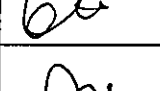
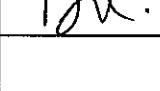

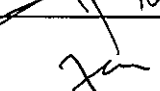




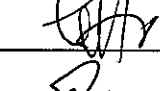
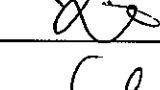

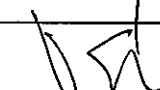
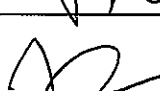
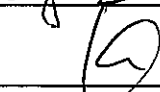

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
81	21/5/22	莫太		✓	Li
82	21/5/22	陳太		✓	Prin
83	21/5/22	鄭太		✓	18
84	21/5/22	龍生		✓	8
85	21/5/22	高太		✓	4
86	21/5/22	高生		✓	3/5/22
87	21/5/22	Muc Yip		✓	Yip
88	21/5/22	何先生		✓	40
89	21/5/22	王小姐		✓	7
90	21/5/22	李太		✓	11/5/22
91	21/5/22	劉小姐		✓	2
92	21/5/22	劉小姐		✓	11/5/22
93	21/5/22	Marinit Delos Reyes		✓	11/5/22
94	21/5/22	CAROL TSONG		✓	11/5/22
95	21/5/22	Bill Chan		✓	11/5/22
96	21/5/22	陳太		✓	11/5/22
97	21/5/22	何太		✓	11/5/22
98	21/5/22	馬小姐		✓	11/5/22
99	21/5/22	李太		✓	11/5/22
100	21/5/22	梁太		✓	11/5/22

有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160


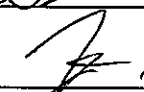

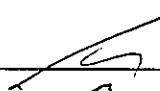

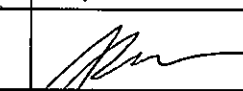
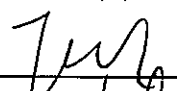

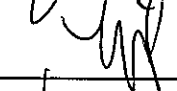
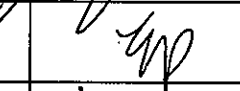


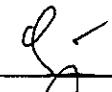


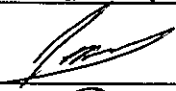


地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
101	21/5/22	M7chelle Chan		✓	
102	21/5/22	Doris Chey		✓	
103	21/5/22	Joe Lam		✓	
104	21/5/22	Joe S.		✓	
105	21/5/22	Joe's		✓	
106	21/5/22	Mrs Ho		✓	
107	21/5/22	Stephena Ho		✓	
108	22/5/22	Liz Yuen Sing		✓	
109	22/5/22	Wendy		✓	
110	22/5/22	Jessie Cheung		✓	
111	22/5/22	Sing Ng		✓	
112	22/5/22	Liz Lam		✓	
113	22/5/22	CHENG CHI PING		✓	
114	22/5/22	Joe Che		✓	
115	22/5/22	Siu Ming		✓	
116	22/5/22	CHAN HAI FONG		✓	
117	22/5/22	Wong Chi Wai		✓	
118	22/5/22	Li Lai Shan		✓	
119	22/5/22	Jane Cheung		✓	
120	22/5/22	Lau Siu Hing		✓	

有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
121	5/22	TH		✓	
122	5/22	CMY		✓	
123	22/5	L. L.		✓	
124	22/5/2022	Polinle So		✓	
125	24/5/2022	Twan Tang		✓	
126	22/5/2022	Sophie Wu		✓	Sophie Wu
127	22/5/2022	Zha		✓	Zha
128	22/5/2022	DVS		✓	DVS
129	20/5/2022	Mr Ho		✓	
130	23/5/2022			✓	
131	23/5/2022			✓	
132	23/5/2022			✓	
133	23.5.2022	Li Lai Yee		✓	
134	23.5.2022	FLM.		✓	
135	23/5/22	Yick Wai Sze		✓	
136	23-5-22	Siu		✓	Siu
137	23/5/22	June Chan		✓	
138	23/5/22	Chu YM		✓	
139	23/5/22	L		✓	L
140	24/06/22	W. K. Cheung		✓	

有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
141	24/5/22	張小姐		✓	張
142	24/5/22	朱小姐		✓	朱
143	24/5/22	林小姐		✓	林
144	25/5/22	鄭先生		✓	鄭
145	25/5/22	陳小姐		✓	陳
146	25/5/22	曾小姐		✓	曾
147	25/5/22	吳小姐		✓	吳
148	28/5/22	薛先生		✓	薛
149	28/5/2022	張太太		✓	張
150	26/5	司徒太太		✓	司徒
151	27-05-2022	朱小姐		✓	朱
152	28/5/2022	劉先生		✓	劉
153	28/5/22	張小姐		✓	張
154	28/5/22	葉小姐		✓	葉
155	28/5/22	陳先生		✓	陳
156	28/5/22	李小姐		✓	Li
157	28/5/22	黃小姐		✓	黃
158	"	Yanny Chan		✓	Chan
159	28/5/22	Mrs Ho		✓	Ho
160	29/5/22	TAMMY BOON		✓	Tammy Boon

有關興建臨時商店及服務行業(汽車美容服務)
(為期3年)

申請編號: A/YL-TYST/1160

地點: 新界元朗洪水橋洪順路丈量約份第127約地段第293號B分段

NO.	日期	住戶姓名	贊成	反對	簽名確認
161	29/5	Sarah Leung		✓	
162	29/5	Jarice Grong		✓	
163	29/5	Amber		✓	
164	29/8	彭曉屏		✓	
165					
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167					
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180					

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/1160

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

敬秘書：

反對意見及理由陳述附頁和居民簽名，

多謝跟進 !!!

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

簽署 Signature _____ 日期 Date 2022-05-25

有關(申請編號 A/YL-TYST/1160)的規劃意見詳情如下：

經業主立案法團收集業戶意見之後，蔚林全體居民強烈反對其建議，原因：

1. 臨時商店及服務行業，是指開設汽車美容，這會嚴重影響附近的衛生環境，因為洗車時所排出的污水會做成污染，而且開設商店，會令人流增多，變成人流複雜，擔心出現治安潛在問題，尤其鄰近兩間中學，所帶來的影響無法估計。而且人流增多，自然也會引來噪音問題。
2. 汽車美容業更會增加火警風險，附近屋苑和學校林立，萬一發生火警，會對附近居民和學生的構成安全威脅，因此處曾因堆積垃圾問題而引致火警，相當危險。
3. 現在該處是掘頭路，一直存在違例泊車問題，若然開設商店或是汽車美容，相信違例泊車問題只會漸趨嚴重。
4. 正因為附近都是屋苑和學校，附近一帶都經常有居民和學生跑步，若然開設汽車美容，絕對嚴重影響民生。

蔚林業主立案法團


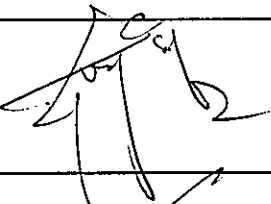
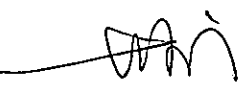
簽署: 

日期: 2022-11-25

蔚林業戶強烈反對

於地段293號B分段擬議臨時商店及服務行業(為期 3年)

(申請編號: A/YL-TYST/1160)

黃		662
Liu	Lin	✓
Lin		
Lin	陳太	
Wing	孔	
	陳太	
梁		
		
		
	Ping	
李		

蔚林業戶強烈反對

於地段293號B分段擬議臨時商店及服務行業(為期 3年)

(申請編號: A/YL-TYST/1160)

陳聖賢	key m	
蕭錦文	ts	
黃志恒	dy	
楊瑞平	st	
May	張明	
鍾佩玲	Ligub	
Yun	Stellene	
hil	st	

49

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/1160

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature _____ 日期 Date _____

A/YL-TYST/1160

- 1: 洪順路的設計本已不符的道路標準 (#註)，洪順路盡頭處沒有足夠轉彎位，以致經常有車輛倒車，或駛上行人路調頭的情況。不單止損毀建構物，阻塞交通，亦危及行人安全。幾年來本校的後閘門(正是申請位置入口)，已近 10 次被倒車車輛撞爛或撞毀，警方多次跟進，亦難解決。
- 2: 申請位置正正對着學校停車場出入口，汽車服務行業(包括洗車服務)定必出現大量汽車出入排隊、違泊情況，阻礙學校每天的垃圾車、定時送貨貨車甚至學校常規活動租用的旅遊巴進出。
- 3: 洪順路(本校斜對面)已經有一所汽車維修中心，違泊情況嚴重，附近屋苑已經常向警方投訴，但情況未見改善，該屋苑為確保出入口不能泊車影響屋苑車輛出入，甚至擺放多個“雪糕筒”於路面，但結果是影響及收窄了該段路的行車空間，對道路使用者構成危險。
- 4: 洪順路該段路為本校學生必經之路，長期有車輛停泊、維修、清潔，定必影響學生出入安全；如是洗車服務，必定使人行道路長期濕滑，情況更為惡劣。

若然今次申請如獲批，將來引發任何關於學生的交通意外，相關部門將難辭其咎。

(#註：根據規劃標準，「如建盡頭路，則須在道路的盡頭提供足夠的轉彎位，以確保車輛開動時不會損壞附近的行人路、道路裝置、樓宇或其他結構。」<<香港規劃與標準>>第八章：內部運輸設施 3.5.7」2016 年 5 月版本)

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

參考編號

Reference Number:

220517-151806-20076

提交限期

Deadline for submission:

04/06/2022

提交日期及時間

Date and time of submission:

17/05/2022 15:18:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lung

意見詳情

Details of the Comment :

本人現提出反對A/YL-TYST/1160申請

- 1) 影響居住環境，附近非常靠近民居，申請人卻用作汽車美容的服務業，一來會影響居民景觀，也會造成噪音，污水及氣味問題。
- 2) 設置停車位，現時該路段的政府道路上設有多棵大樹，並沒有出入口可給予汽車進入該申請地段上，一旦允許設置停車位，將需要移走政府土地上的大樹，更影響該區的綠化環境
- 3) 該土地持有人為求發展，已經砍伐該地段上原有超過十米的大樹及大量植物，並用石屎填平土地，令環境變差，一旦批准其改變用途，會令更多人仿效破壞原有綠化之地，繼而申請土地規劃申請。加上申請土地附近有大量植物，一旦批准其發展，定必影響附近的綠化環境，更可能被人為破壞
- 4) 該土地上多次發生火警，幸好該地並沒有人居住，沒有人命傷亡，一旦批准其發展，會提升該地段發生火災的風險。
- 5) 該處為道路掘頭路，會有大量汽車會在該處掉頭，或行人橫過馬路前往可道中學旁的小路，批准發展會令現有道路更加繁忙，影響道路使用者

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

參考編號
Reference Number: 220520-080114-69918

提交限期
Deadline for submission: 04/06/2022

提交日期及時間
Date and time of submission: 20/05/2022 08:01:14

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TYST/1160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 覃仲德

意見詳情
Details of the Comment :

本人為以上地址業主，知悉擬於上址隔離空地興建臨時商場！作為已居住上址超過8年，本人非常反對此計劃，理由如下：

1. 在洪順路口，已經有一間飯店及洗車及汽車維修店舖！飯店已經引致上址私人屋苑出現鼠患，亦多次要找食環來幫忙制止！而在旁的汽車維修店舖卻經常門外泊滿汽車，阻礙屋民出入。
2. 上址屋苑大閘門口的洪順路只是一雙程行車路，對面是可道中學，這處交通已經繁忙，包括接送放學、幼稚園校車、居苑居民駕車出入、還有經常一邊行車綫泊滿車……引致交通阻塞及危險！
3. 基於以上情況，若居苑旁若再興建兩層臨時商場或洗車房之類，只會另交通更加嚴重阻塞、環境亦因不同陌生人流出入而破壞靈靜、安全和衛生上影响！

因此本人極力反對在上址屋苑旁興建此商場，請政府部門不許批准！謝謝。

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

參考編號
Reference Number: 220522-114432-16482

提交限期
Deadline for submission: 04/06/2022

提交日期及時間
Date and time of submission: 22/05/2022 11:44:32

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TYST/1160

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chan

意見詳情
Details of the Comment :

本人極力反對！如增設商店會引致十分嚴重交通擠塞，亦會做成噪音污染，影響鄰近學校及附近居民。
另外，附近已經有一間車房，經常停泊車輛於馬路上，現在還要在此馬路盡頭增設商店，日後擠塞會更加更加嚴重，因此極力反對興建商店，增加道路擠塞，影響漆林居民及可道中學唯一出入口！當發生緊急事故，亦會阻礙救援行動！

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

參考編號

Reference Number:

220522-160516-30765

提交限期

Deadline for submission:

04/06/2022

提交日期及時間

Date and time of submission:

22/05/2022 16:05:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Man Chow

意見詳情

Details of the Comment :

反對，在這地段起“建築物”

原因

1) 會造成洪順路塞車

a) 現時已有很多車輛在洪順路掉頭。

b) 如“建築物”有了商業活動，會佔用洪順路尾段及路邊車位，影響濠林生及可道中學車輛出入。

2) 會造成對濠林，尉林，可道中學清靜環，衛生問題

a) 汽車美容服務會做成嘈音，污水油脂佈滿街道，油漆滿佈空間。

3) 會倒塞傍邊小路，不便居民往來青出公路

a) 因洗車服務，揸車出入舖位，會影響大道村居民，濠林居民用傍邊小路往來青出公路

見意：

這地段改建為休閒地方，綠化地帶。

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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:

220531-190704-40865

提交限期

Deadline for submission:

04/06/2022

提交日期及時間

Date and time of submission:

31/05/2022 19:07:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHUNG KWOK WA
H

意見詳情

Details of the Comment :

本人對於洪順路盡頭改劃建議方案有以下意見

1. 洪順路違泊問題嚴重：洪順路共有兩個屋苑及學校車輛出入口，如果城規會批准改建，勢必引起嚴重的交通問題。
2. 噪音問題：洗車店器械運作必定引起嚴重噪音問題，破壞屋苑及學校的寧靜環境。
3. 環境衛生問題：洗車店工作排出污水及廢物必定引起附近一帶的衛生問題，洪順路已經有一間飯店及一間車房對附近環境造成滋擾，政府還未能夠解決，若在盡頭加建洗車店對屋苑及學校必定造成嚴重的困擾。
4. 治安問題：之前屋苑曾經發生爆竊，若在盡頭批建商業樓宇，必定引起爆竊匪注意及垂涎。