

2023年 5月 3日  
此文件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 MAY 2023.  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
A/YL-TYST/1222 UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

STP/TM2  
ATP/YLW2  
7P61  
STO/YLW1  
SSO/YLW2

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

STP/TM2  
3/5/23

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及注解**

- # "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/YL-TYST/1222
	Date Received 收到日期	30 MAY 2023

- 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	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
張志峰	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Goldrich Planners and Surveyors Limited 金潤規劃測量師行有限公司	
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)	Lots 287, 296 and 301 in D. D. 119, Yuen Long, New Territories
(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 ..... 8,300 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 229.5 ..... 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)	..... 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	Village Type Development ("V")
(f) Current use(s) 現時用途	Vacant  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
22/05/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/05/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park and Shop and Services (Motor-Vehicle Showroom)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	8,070.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	229.5 .....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	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	229.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	229.5 .....sq.m <input checked="" 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) Please refer to Layout Plan (Plan 3) and Appendix I for details. ..... ..... .....	
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 (PC)	59 Nos. (PC)
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV)	12 Nos. (LGV)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 24 hours daily including Sundays and public holidays for the public vehicle park, 9:00 a.m. to 6:00 p.m. daily including Sundays and public holidays for vehicle showroom.			
(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)) A local track connecting to Shan Ha 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) <input type="checkbox"/>	
	No 否		
(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"/>	
	No 否		
(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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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）。

Please refer to Justifications at Appendix 1.



**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

LAU TAK FRANCIS

PLANNING MANAGER

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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

MRTPI, FRICS, RPS (GP)



on behalf of  
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

23/05/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 287, 296 and 301 in D. D. 119, Yuen Long, New Territories	
Site area 地盤面積	8,300	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14	
Zoning 地帶	Village Type Development ("V")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <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 Public Vehicle Park and Shop and Services (Motor-Vehicle Showroom)	

(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	229.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.028 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2.8 % <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		71 Nos.
	Private Car Parking Spaces 私家車車位 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV) 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) <hr/> <hr/>		59 Nos. (PC) 12 Nos. (LGV)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1) and Lot Index Plan (Plan 2)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# **GoldRich** PLANNERS & SURVEYORS LTD.

## 金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F, Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

### Executive Summary

1. The application site is on Lots 287, 296 and 301 in D. D. 119, Yuen Long, New Territories.
2. The site falls within "Village Type Development" zone under Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
3. The applied use is 'Proposed Temporary Public Vehicle Park and Shop and Services (Motor-Vehicle Showroom)' for a Period of 3 Years.
4. The site area is about 8,300 m<sup>2</sup>. No Government Land is involved.
5. 1 structure is proposed on site which uses as ancillary office use. The total floor area is about 229.5 m<sup>2</sup>.
6. Operating hours for the public vehicle park are 24 hours daily including Sundays and public holidays. Operating hours for the vehicle showroom is 9:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 119 約地段第 287 號、第 296 號及第 301 號。
2. 申請地點處於唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 的「鄉村式發展」地帶。
3. 申請用途為「擬議臨時公眾停車場和商店及服務行業(汽車陳列室)」，為期 3 年。
4. 申請面積為大約 8,300 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 1 個構築物用作附屬辦公室用途。總樓面面積約為 229.5 平方米。
6. 公眾停車場的營業時間為每天 24 小時包括星期日及公眾假期。汽車陳列室的營業時間為每天早上 9 時至晚上 6 時包括星期日及公眾假期。

## JUSTIFICATIONS

### 1. The Proposed Use

The applied use is 'Proposed Temporary Public Vehicle Park and Shop and Services (Motor-Vehicle Showroom)' for a Period of 3 Years.

### 2. Location

The application site is on Lots 287, 296 and 301 in D. D. 119, Yuen Long, New Territories.

### 3. Site Area

The site area is about 8,300 m<sup>2</sup>. No Government Land is involved.

### 4. Town Planning Zoning

The site falls within an area zoned "Village Type Development" ("V") zone under Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.

The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park and Shop and Services use are commercial uses which are serving the needs of the villagers and in support of the village development. These uses may be permitted on application to the Town Planning Board.

### 5. Development Parameters

#### (a) Nature of Business

The site involves two uses. The northern side of the site will be a vehicle park which serves the needs of the villagers of Shan Ha Tsuen at the north. The southern side of the site will be a motor-vehicle showroom which provides a venue for the display of first-hand and second-hand private cars and light goods vehicles. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted on site.

Vehicles would use the same internal road to enter and leave the vehicle park and motor-vehicle showroom.

**(b) Operation Hours**

The operating hours of public vehicle park are 24 hours daily including Sundays and public holidays. Operating hours of vehicle showroom is 9:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.

**(c) Structure**

The details of the structure on site are as follows:

No.	Use	Covered Area (about)	Floor Area (about)	Height	No of Storey
1	Ancillary Office	229.5 m <sup>2</sup>	229.5 m <sup>2</sup>	8 m	1
Total:		229.5 m <sup>2</sup>	229.5 m <sup>2</sup>		

Please refer to layout plan (Plan 3) for details.

**(d) Access to the site**

The site is accessible with a local track which connects to Sha Ha Road. The road is well paved (Plan 1).

**6. Similar applications in the vicinity**

There were approved applications for public vehicle park and motor vehicle showroom uses in the vicinity in the past few years. The proposed uses of this application are in line with the decision of Town Planning Board.

**7. Planning Gain**

The vehicle park caters for the needs of parking spaces for villagers and reduces roadside illegal parking. The motor vehicle showroom can create employment opportunities to the local residents. It can also fulfil the local demand for private cars and light goods vehicles.

**8. No Adverse Environmental Impact****(a) Visual**

The subject vehicle park and motor-vehicle showroom are compatible with the surrounding environment. There are open storage uses at the eastern and southern side and Small Houses at the northern side of the site. No significant adverse visual impact is anticipated resulting from the one-storey structure.

(b) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

(c) Traffic

Public Vehicle Park

Please refer to Layout Plan at Plan 3. A total of 67 nos. parking spaces are proposed on site. 56 nos. are parking spaces for private cars and 11 nos. are parking spaces for light goods vehicles. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by vehicles from Shan Ha Road Road. Trip generation and attraction rates are estimated as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
21:00-07:00	0	0	0	0
07:00-08:00	8	1	0	0
08:00-09:00	8	1	0	0
09:00-10:00	3	0	0	0
10:00-11:00	2	0	0	0
11:00-12:00	2	0	2	0
12:00-13:00	2	1	2	1
13:00-14:00	2	1	2	1
14:00-15:00	1	0	3	1
15:00-16:00	1	1	2	1
16:00-17:00	0	0	2	1
17:00-18:00	1	1	3	0
18:00-19:00	1	0	8	1
19:00-20:00	1	1	8	1
20:00-21:00	1	0	1	0
Total:	<u>33</u>	<u>7</u>	<u>33</u>	<u>7</u>



Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local track and Shan Ha Road.

#### Motor-vehicle showroom

Motor vehicle showroom provides 3 nos. of parking spaces for private cars (5m (L) x 2.5m (W) each) for staff and customers. 1 no. of parking spaces for light goods vehicles (7m (L) x 3.5m (W) each) will be provided for delivery of goods. Please refer to the layout plan (Plan 3) for the details.

Sufficient manoeuvring space will be provided within the site. Hence, no queuing, reversing and manoeuvring of vehicles out of the site is required for private cars travelling into and out of the site.

Only private cars and light goods vehicles will be displayed at the site. No medium or heavy goods vehicles over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked or displayed at the site. Container tractors and trailers are not allowed to park or displayed at the site.

The estimated daily/weekly trip generation and attraction rate on weekdays (where light goods vehicles are also used) are as follows:

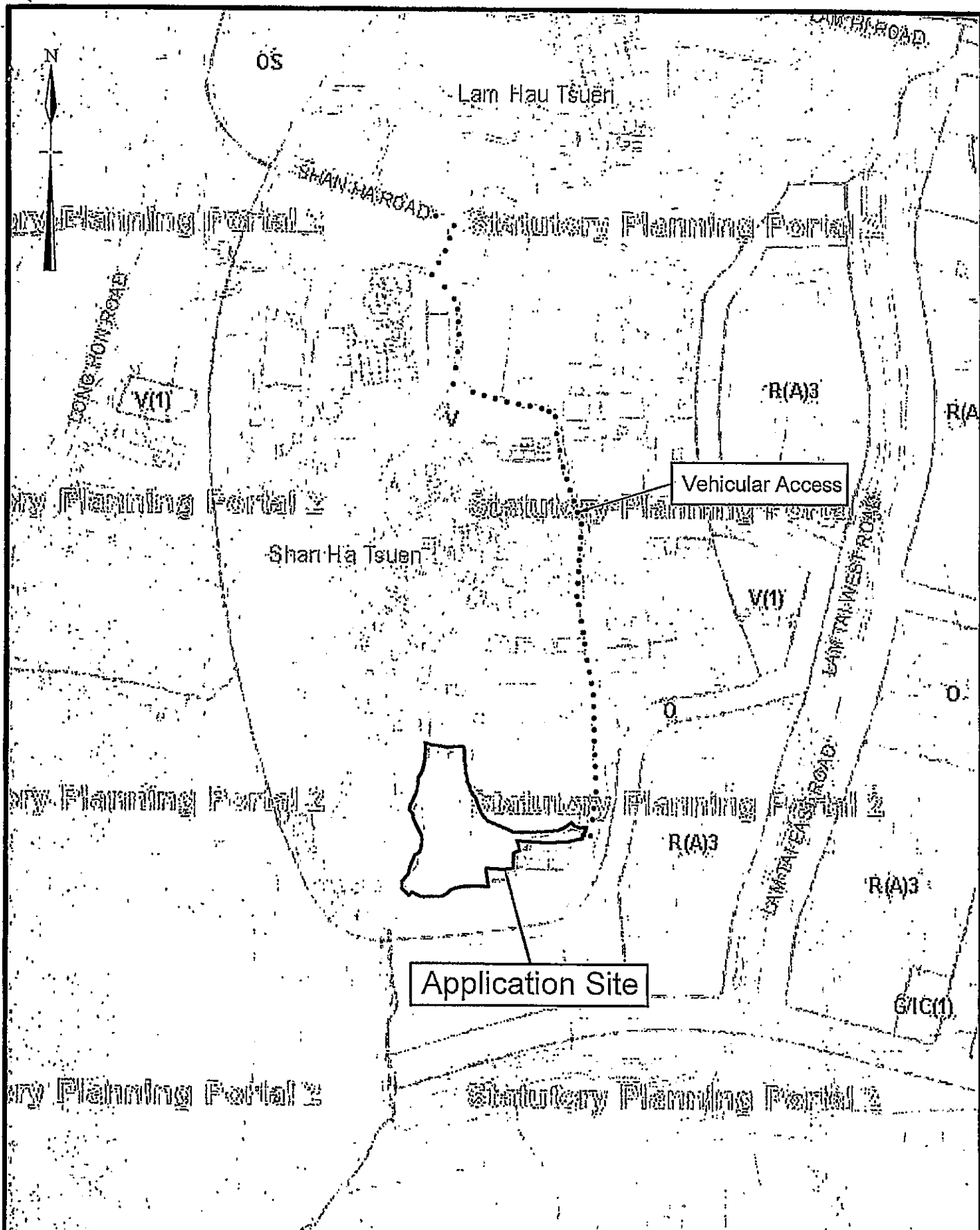
Timeslot	Trip Generation Rate		Trip Attraction Rate	
	Private Car	LGV (per week)	Private Car	LGV (per week)
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	1	0	0
11:00 – 12:00	0	0	0	1
12:00 – 13:00	0	0	0	0
13:00 – 14:00	0	0	0	0
14:00 – 15:00	1	0	0	0
15:00 – 16:00	1	0	1	0
16:00 – 17:00	0	0	2	0
17:00 – 18:00*	0	0	0	0
Total:	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>

The estimated daily trip generation and attraction rate for Private Car and Light Goods Vehicle is 3 trips per day and 1 trip per week respectively.

The daily trip generation and attraction rate only accounts for the trips generated by the staff and customers, as the vehicles on display will station for a relatively longer period of time.

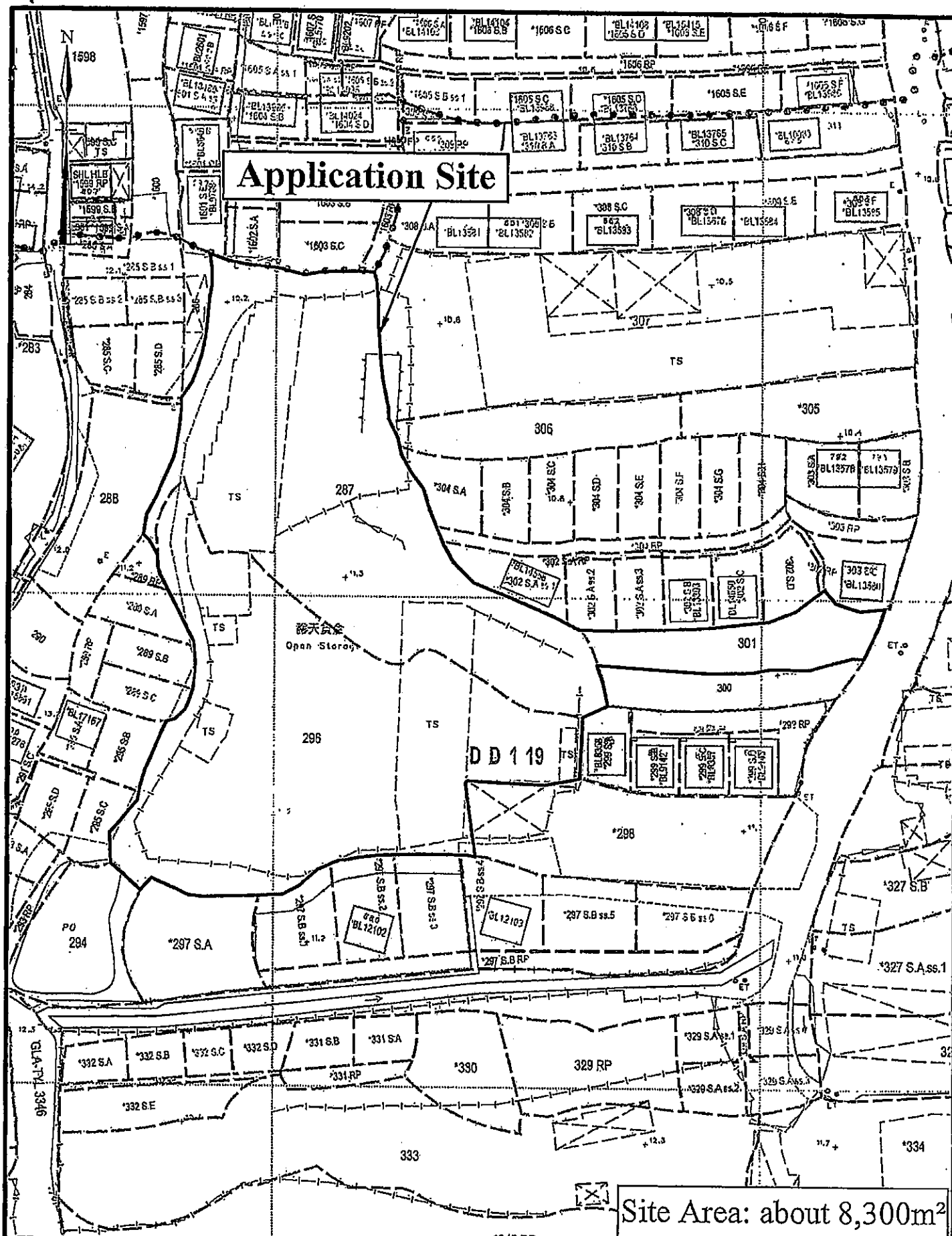
Given the low level of trip generation and attraction rate and the limited number of parking spaces to be provided at the site, no significant adverse traffic impact is anticipated to the local track and Shan Ha Road.

- End -



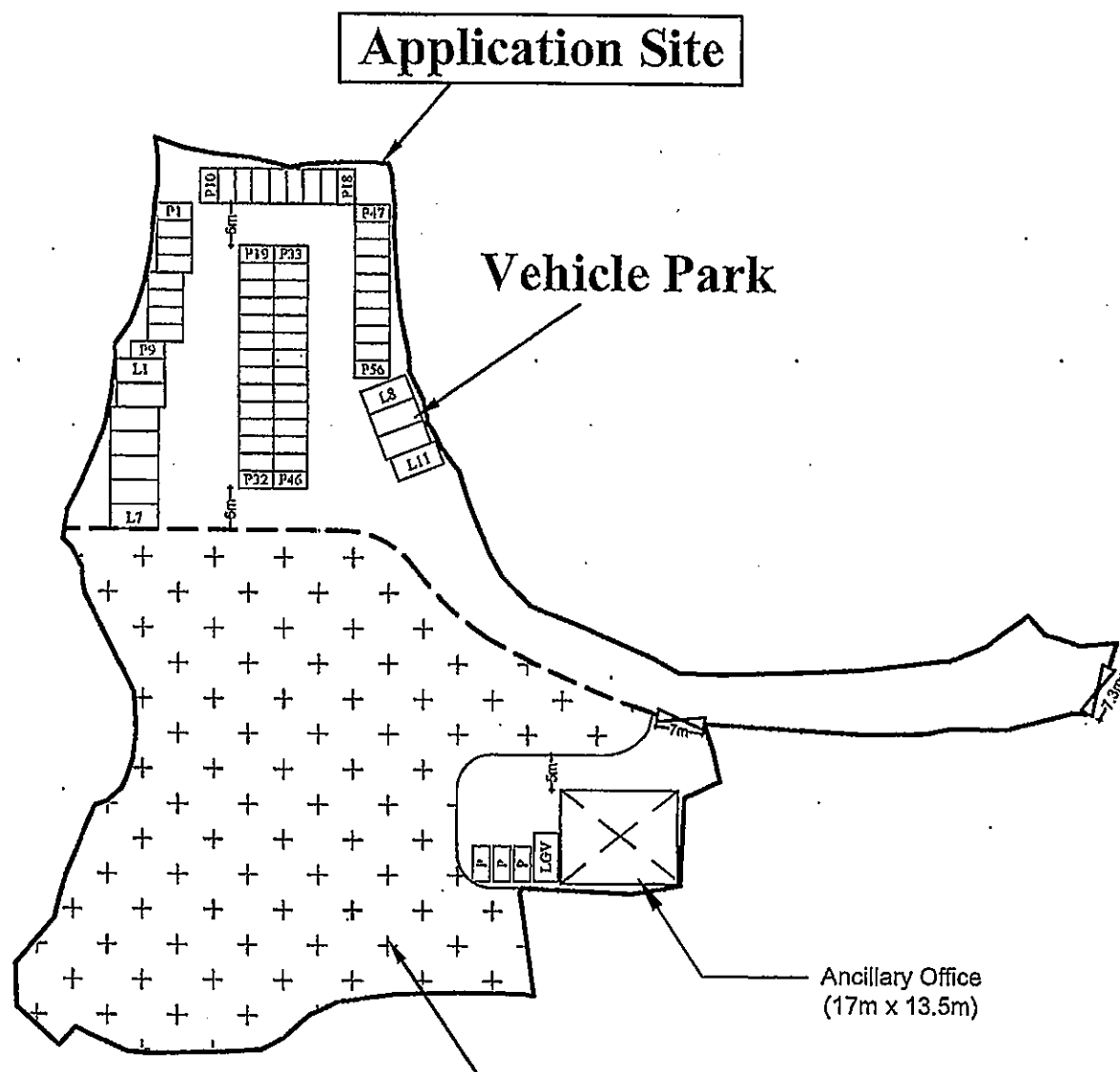
Extracted from Approved Tong Yan San Tsuen Outline Zoning plan no. S/YL-TYST/14

Not to Scale	<b>Location Plan</b>  Lots 287, 296 and 301 in D. D. 119 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2022		Plan 1 ( P 22046 )



Site Area: about 8,300m<sup>2</sup>

1 : 1000	<p><b>Lot Index Plan</b></p> <p>Lots 287, 296 and 301 in D. D. 119</p> <p>Yuen Long, New Territories</p>	Goldrich Planners & Surveyors Ltd.
October 2022		Plan 2 ( P 22046 )



## Legend:

## Vehicle Showroom

	Area of outdoor vehicle showroom (about 4,318m <sup>2</sup> )		
	No. of Parking space for private car at vehicle showroom :	3	(4%)
	No. of Parking space for private car at vehicle park :	56	(79%)
	No. of Parking space for light goods vehicle at vehicle showroom :	1	(1%)
	No. of Parking space for light goods vehicle at vehicle park :	11	(16%)

Total: 71 (100%)

Site Area: about 8,300m<sup>2</sup>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1	Ancillary Office	229.5m <sup>2</sup>	229.5m <sup>2</sup>	8m	1
Total:		229.5m <sup>2</sup>	229.5m <sup>2</sup>		

1 : 1000 (A4)

## Layout Plan

Goldrich Planners &  
Surveyors Ltd.

May 2023

Lots 287, 296 and 301 in D. D. 119  
Yuen Long, New Territories

Plan 3  
( P 22046 )

**金 潤 規 劃 測 量 師 行 有 限 公 司**

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1222

Our Ref.: TL23322 / P22046

19 July 2023

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for  
Proposed Temporary Public Vehicle Park  
and Shop and Services (Motor-Vehicle Showroom)  
for a Period of 3 Years**

**Lots 287, 296 and 301 in D. D. 119, Yuen Long, New Territories**

We would like to clarify that about 100 vehicles (combination of private cars and light goods vehicles) will be placed at the vehicle showroom. Test driving, if any, will be conducted inside the site. No test driving on street is allowed. Please refer to attached Layout Plan (Plan 3a) for the area of vehicles to be placed at the site and the area for test driving.

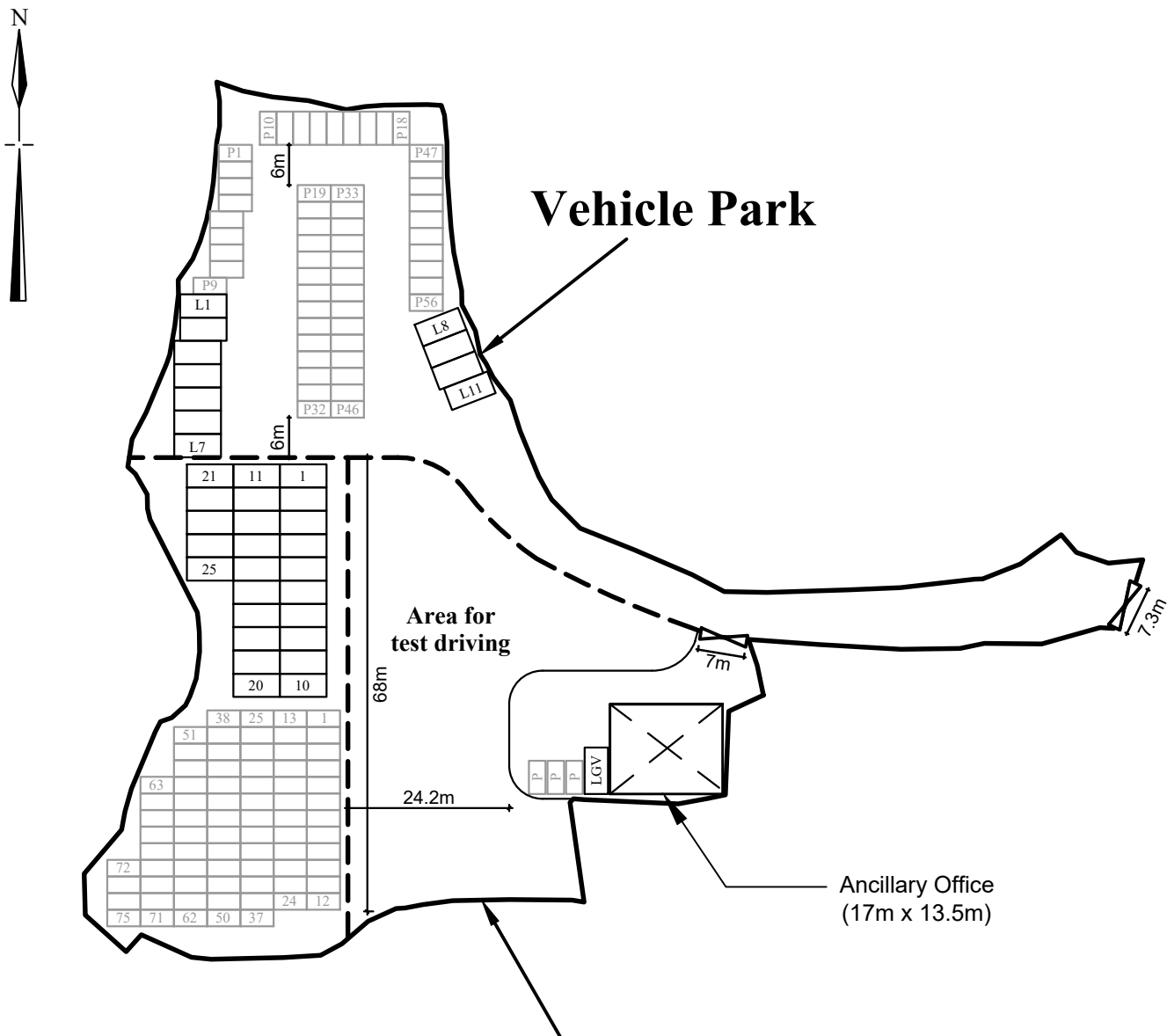
The first-hand vehicles will be driven to the site by using a trade licence. There are legal documents for each first-hand vehicle.

Consents from the registered owners of some part of the public local track will be obtained when necessary.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

---

Francis Lau



## Legend:

	Area of outdoor vehicle showroom (about 4,318m <sup>2</sup> )		
	No. of Parking space for private car at vehicle showroom :	78	(46%)
	No. of Parking space for private car at vehicle park :	56	(33%)
	No. of Parking space for light goods vehicle at vehicle showroom :	26	(15%)
	No. of Parking space for light goods vehicle at vehicle park :	11	(6%)

**Total : 171 (100%)**

**Site Area: about 8,300m<sup>2</sup>**

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1	Ancillary Office	229.5m <sup>2</sup>	229.5m <sup>2</sup>	8m	1
Total:		229.5m <sup>2</sup>	229.5m <sup>2</sup>		

**1 : 1000 (A4)**

## Layout Plan

**Goldrich Planners & Surveyors Ltd.**

**July 2023**

Lots 287, 296 and 301 in D. D. 119  
Yuen Long, New Territories

**Plan 3a  
( P 22046 )**

**Previous Applications covering the Application Site**

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/199	Temporary Open Storage of Construction Materials & Equipment for a Period of 3 Years	25.4.2003	(1), (2), (3), (4)
2	A/YL-TYST/211	Temporary Open Storage of Construction Materials & Equipment for a Period of 3 Years	12.12.2003 [on review]	(1), (2), (3), (4)
3	A/YL-TYST/241	Temporary Open Storage of Scrap Metal and Plastic Materials for Recycling for a Period of 1 Year	25.6.2004	(1), (2), (3), (4)
4	A/YL-TYST/249	Temporary Hardware and Plastic Material for Recycling Use for a Period of 1 Year	7.1.2005 [on review]	(1), (2), (3), (4)
5	A/YL-TYST/331	Temporary Recycling Materials Transfer Station for a Period of 3 Years	22.12.2006 [on review]	(1), (2), (3)
6	A/YL-TYST/467	Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) for a Period of 3 Years	11.6.2010	(1), (2), (3), (4)
7	A/YL-TYST/468	Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) for a Period of 3 Years	25.6.2010	(1), (2), (3), (4)

**Rejection Reason(s):**

- (1) The development was not in line with the planning intention of the “Village Type Development” (“V”) zone.
- (2) The development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the proposed development was not compatible with the surrounding land uses.
- (3) There was no information in the submission to demonstrate that the development would not generate adverse environmental and drainage and/or visual impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for other similar uses to proliferate into the “V” zone. The cumulative effect of approval such applications would result in a general degradation of the environment in the area.

**Similar Applications within/straddling the Subject “V” Zone  
on the Tong Yan San Tsuen OZP Since 2018**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/912	Proposed Temporary Shop and Services (Motor-Vehicle Showroom) for a Period of 3 Years	7.9.2018
2	A/YL-TYST/974	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	16.8.2019 [revoked on 16.11.2021]
3	A/YL-TYST/998*	Temporary Shop and Services for a Period of 3 Years	26.5.2020
4	A/YL-TYST/1043	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020
5	A/YL-TYST/1018	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	18.9.2020
6	A/YL-TYST/1113	Proposed Temporary Shop and Services for a Period of 3 Years	24.9.2021 [revoked on 24.3.2022]
7	A/YL-TYST/1115	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021 [revoked on 15.4.2022]
8	A/YL-TYST/1134	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022
9	A/YL-TYST/1161	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	29.7.2022
10	A/YL-TYST/1188	Temporary Shop and Services (Motor-Vehicle Showroom) for a Period of 3 Years	9.12.2022
11	A/YL-TYST/1219*	Temporary Shop and Services for a Period of 3 Years	14.7.2023

Remarks:

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



**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 from traffic engineering perspective for the application; and
- the local track and footpath leading to the application site (the Site) is not under her purview.

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

No adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no 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 application 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, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**5. Water Supply**

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

- No objection to the application; and

- Existing water mains will be affected (**Plan A-2**).

## **6. Fire Safety**

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

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

## **7. Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

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

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

His office has not received any feedback from locals.

## **9. Other Departments**

- Project Manager (West), Civil Engineering and Development Department, Director of Agriculture, Fisheries and Conservation (DAFC) and Commissioner of Police (C of P) have no comment on the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the Yuen Long South Development Area programme should be taken into account when drawing up the Short Term Waiver boundary and layout of structures to be built on the Site; and
  - (iii) the lot owner(s) will need to apply to his office to permit the structures to be erected or 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. Applications for any of the above will be considered by his 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 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 his department;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed; and
  - (ii) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Shan Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Shan Ha Road;
- (e) 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 Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any

necessary diversion shall be borne by the proposed development;

- (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within waterworks reserve or in the vicinity of the water main; and
  - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) 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 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; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity should be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - (iv) 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;
  - (v) 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (vi) 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
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：[tpbpd@pland.gov.hk](mailto: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 : 28770245 or 25228426

By e-mail : [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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

### A/YL-TYST/1222

意見詳情(如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我／我們反對上述申請，理由如下：

- (1) 擬發展項目的地點處於山廈村的村尾，也是本村 V-ZONE 地，村民集中居住地點，目前由山下路到該項目的所在地是全線單線來回該項目的所在地是全線單線來回行駛，沒有避車處。目前在繁忙時間已出現擠塞，若再設置停車場及汽車陳列室必然加重道路嚴重擠塞，使村民出行構成不便。
- (2) 道路是羊腸小徑，若汽車增多下行駛會產生：
  - (a) 交通意外或做成人與財物損害；
  - (b) 汽車噪音 24 小時，尤其在夜間人靜時；
  - (c) 汽車行走帶動塵埃，雨天可能因道路損毀而帶出泥濘；
  - (d) 頻密汽車行駛產生廢氣影響村民健康；
  - (e) 道路難以負荷而極容易導致損毀，損毀後要維修必然使交通受阻，況且要等維修需時；
  - (f) 項目所在地貼近住宅區，汽車在深夜開動引擎會影響鄰近居民作息。
- (3) 沿途有不少隱蔽路口，對於不熟悉此道路的駕駛者易生交通意外並危及行人，同時也缺乏交通標誌。
- (4) 申請區域牽涉的道路問題：
  - (a) 汽車行經的道路有祖堂地，大部分持分者都會反對；
  - (b) 整條引路徑由村口到申請區域，發展商也沒有得到各祖堂持份者同意；
  - (c) 並揚言若貴會批准此項目極有可能促使持分者封閉道路，很大可能成申請人與村民之間的紛爭及分化。

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

簽名 Signature

張偉華

日期 Date

20-6-23

通訊地址：\_

電話號碼：\_

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張煜照



本函檔號 AE 1013  
規劃署檔號  
A/YL-TYST/1222

致城市規劃署署長：  
城市規劃署委員：

你們好，我們是山厦村的村民，住在

現得

悉有人申請在新界元朗山厦村 DD 119,  
可 LOTS 296, 287, 301, 一帶用貨倉及停  
車場，我們在 2010 年已致函給規劃署署長  
及致函城規會提出反對上述地段用作任  
何用途，現在我們也一樣反對，因為我們住所  
地方四圍都是貨倉，對我們日常生活影響很  
大，而且這一帶只可用作興建小型屋宇（丁屋）  
現在這一帶起了很多丁屋，很多人居住，如果  
這一帶用作貨倉及停車場，很多大型貨車出入。

對環境做成污染,污水滿地,沙塵滾滾,而且道路狹窄,路面不平,有行人路,一段路沒有街燈,對我們老人家和小朋友出入很容易做成遇外,所以懇請署長及委員們為我們居民着想,勿接受他們申請,同時可以派職員到上址視察環境及了解情形。再者:以前城市規劃署張貼大張的申請告示會貼在原申請的地方和張貼在村內的小巴站讓大家可以看見知道情形,但現在沒有,只是一張很細的申請告示貼在告示箱內,很難看得清楚,不明白,幸好有人知道,否則日期過後反對都無用,唔受理。

現附夾10年前覆我的來信

祝你們身體健康!  
工作愉快!

2023年6月20日

張煜照 張家樞  
張家樂 文蘭芳  
張家建 吳慧美  
張家亮 吳小滿



**城 市 規 劃 委 員 會**

香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 252 28426

電 話 Tel: 2231 4835

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/467

郵遞函件

敬啓者：

**就規劃申請編號 A/YL-TYST/467 而提交的意見**

你就標題規劃申請提出的意見，已載於相關的城市規劃委員會（下稱「城規會」）文件之內，並連同該申請一併提交城規會，供城規會在2010年6月11日舉行的會議上考慮。城規會在考慮所有相關規劃因素及就該申請提出的所有意見後，決定拒絕對規劃申請批給許可。有關城規會的決定詳情，請參考夾附的會議記錄。

城市規劃委員會秘書

（陸貽琦



代行)

2010年 7月 27日

LL/cl

摘錄自鄉郊及新市鎮規劃小組委員會二零一零年六月十一日  
舉行的第 419 次獲通過的會議記錄

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[公開會議(限於簡介和提問部分)]

A/YL-TYST/467 在劃為「鄉村式發展」地帶的元朗唐人新村第 119 約地段第 287 號(部分)、第 296 號(部分)、第 298 號(部分)、第 300 號(部分)、第 301 號(部分)、第 302 號 A 分段(部分)、第 302 號餘段(部分)、第 303 號(部分)及第 304 號(部分)臨時露天存放循環再造物料(包括金屬及塑膠)(為期三年)  
(鄉郊及新市鎮規劃小組委員會文件  
第 A/YL-TYST/467 號)

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簡介和提問部分

141. 高級城市規劃師／屯門及元朗袁承業先生簡介這宗申請，並按文件詳載的內容陳述下列事宜：

- (a) 申請的背景；
- (b) 臨時露天存放循環再造物料(包括金屬及塑膠)(為期三年)；
- (c) 政府部門的意見—環境保護署署長(下稱「環保署署長」)不支持這宗申請，因在貼近申請地點東南面的地方及附近一帶均有易受影響的住宅用途，預料這宗申請會對環境造成滋擾。然而，他指出，過去三年該署並無收到涉及申請地點的環境投訴。渠務署總工程師／新界北表示，除非申請人可以證明擬議發展項目不會增加毗鄰地區的水浸風險，亦不會影響該些地區的排水情況或令現時的排水情況惡化，否則他對這宗申請有所保留；
- (d) 當局在法定公布期內收到兩份公眾意見書，第一份由山下村四名村民提交，他們表示該區已規劃作興建小型屋宇用途，所以反對這宗申請。他們又認

爲，在貯物場貯存及燃燒有毒電子及電腦零件／廢料，可能會產生各種污染問題和滋擾環境、影響村民的健康及容易引致火警。另一份意見書由一名元朗區區議員提交，他基於交通方面的影響及污染問題，反對這宗申請；以及

- (e) 規劃署的意見一基於第 12 所述的評審結果及考慮到所收到的公眾意見書，規劃署不支持這宗申請。有關的發展項目不符合「鄉村式發展」地帶的規劃意向。該意向是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。地帶內的土地，主要預留供原居村民興建小型屋宇之用。申請書並無在規劃方面提供充分理據，令當局同意偏離這個規劃意向，即使僅屬臨時性質亦然。位於第 4 類地區內的申請地點並不符合城規會規劃指引編號 13E 有關「擬作露天貯物及港口後勤用途而提出的規劃申請」的規定，原因是該處以前並未獲給予任何規劃許可，而環保署署長及渠務署總工程師／新界北也對這宗申請提出負面意見。他們認爲，露天存放循環再造物料，會滋擾附近住宅的環境。可是，申請人卻沒有在申請書夾附相關的技術評估資料，證明發展項目不會對附近地區的環境及排水情況造成不良影響。雖然「鄉村式發展」地帶內設有一些露天貯物場，但當局懷疑大多屬違例發展，可能會採取執法行動對付。在同類申請中，所涉地點完全位於該「鄉村式發展」地帶的，過往從未獲得批准。再者，區內人士亦反對這宗申請。他們主要是擔心發展項目可能會造成環境污染、發出臭味、污染土地、容易引起火警，以及影響居民健康和交通安全。

142. 委員並無就申請提出問題。

#### 商議部分

143. 一名委員認爲，該露天貯物場貯存高度易燃及會造成污染的物料，而且通往申請地點的車路狀況差劣，加上政府部門提出負面意見及區內人士強烈反對，不應批准這宗申請。

144. 委員繼而對文件第 13.1 段所載的拒絕理由進行討論，認為有關理由實屬恰當。經進一步商議後，小組委員會決定拒絕這宗申請，理由如下：

- (a) 發展項目不符合「鄉村式發展」地帶的規劃意向。該意向是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。申請書並無在規劃方面提供充分理據，令當局同意偏離這個規劃意向，即使僅屬臨時性質亦然；
- (b) 這宗申請不符合城市規劃委員會規劃指引編號 13E 有關「擬作露天貯物及港口後勤用途而提出的規劃申請」的規定，原因是擬把同一地點闢作有關用途的申請，以往並未獲當局給予規劃許可，而申請書亦沒有夾附相關的技術評估資料，證明發展項目不會對附近地區的環境及排水情況造成不良影響。政府部門對這宗申請提出負面意見，而區內人士亦表示反對。此外，發展項目與貼近其東南面的村屋及位於其西北面和西面的山下村的村屋，也不相協調；以及
- (c) 批准這宗申請，即使僅屬臨時性質，亦會立下不良先例，導致同類用途向「鄉村式發展」地帶擴展。倘批准這類申請，累積影響所及，會令區內的鄉郊環境質素普遍下降。

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4835

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/467 [R5-1]

郵遞函件

張煜照及各人

先生/女士：

就新界元朗唐人新村丈量約份第 119 約地段第 287 號(部分)、第 296 號(部分)、第 298 號(部分)、第 300 號(部分)、第 301 號(部分)、第 302 號 A 分段(部分)、第 302 號餘段(部分)、第 303 號(部分)及第 304 號(部分)  
臨時露天存放循環再造物料(包括金屬及塑膠)(為期 3 年)而提交的意見  
(規劃申請編號 A/YL-TYST/467)

我曾於 2010 年 8 月 17 日寫信給你。

請注意，申請人已撤回規劃申請。

城市規劃委員會秘書

(陸貽琦



代行)

2010 年 12 月 21 日

LL/ycl

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**A/YL-TYST/1222 DD 119 Shan Ha Tsuen**

25/06/2023 03:37

From:

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

File Ref:

A/YL-TYST/1222

Lots 287, 296 and 301 in D.D. 119, Shan Ha Tsuen, Yuen Long

Site area : About 8,300sq.m

Zoning: "VTD"

Applied use: 71 Vehicle Parking / Shop and Services

Dear TPB Members,

Despite numerous rejection two decades ago, the lots have been used for open storage and it appears that no enforcement action was taken because, as we all know, rule of law is only for urban districts south of Lion Rock. The application is merely to legitimize the current use.

Question is if we are so short of land for public housing why does the government not take over lots like this as there is obviously a surplus of land to the demand for village houses.

Instead of cutting down hundreds of trees, excavating hillsides and destroying the natural environment already despoiled areas like this should be the target for development.

Mary Mulvihill