

此文件在 2021 年 1 月 21 日收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

2002941  
10/1

This document is received on 21 JAN 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-1  
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

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

Ⓐ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/C/L / 274
	Date Received 收到日期	21 JAN 2021

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

1. Name of Applicant 申請人姓名/名稱
( <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)
4399 Limited (4399公司)

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)
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 4399 RP in D.D.116 and Adjoining Government Land, Fung Ki Road, 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 ..... 114 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 210 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 9 ..... sq.m 平方米 <input checked="" 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 Yuen Long Outline Zoning Plan No. S/YL/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)" ("R(B)")
(f) Current use(s) 現時用途	Vacant site  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup> 的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述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. 如上述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:  
..... (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: ..... (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)

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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>	
<input type="checkbox"/> Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/> Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/> Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置／私人發展計劃的公用設施裝置
<input checked="" type="checkbox"/> Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input checked="" type="checkbox"/> Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展
<p>Note 1: May insert more than one "✓". 註1：可在多於一個方格內加上「✓」號</p> <p>Note 2: For Development involving columbarium use, please complete the table in the Appendix. 註2：如發展涉及靈灰安置用途，請填妥於附件的表格。</p>	

(a) Total floor area involved 涉及的總樓面面積	sq.m. 平方米		
(b) Proposed use(s)/development 擬議用途／發展	(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)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長x闊x高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below -  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 -

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☒ Site coverage restriction 上蓋面積限制 From 由 .....50.....% to 至 .....92.11.....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 .....m 米  
From 由 .....mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 .....storeys 層 to 至 .....storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....m
- ☐ Others (please specify) 其他 (請註明) .....

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

Temporary Shop & Services for a Period of 6 Years and a minor relaxation of site coverage

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	210 ..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.84 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	92.11 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	13.0 ..... mPD 米 (主水平基準上)	<input checked="" type="checkbox"/> About 約
	8 ..... m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目) .....	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	210 ..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積) ..... .....	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積) ..... .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F 1/F	Shop and services and toilet Shop and services and toilet
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 600mm surface U-channel ..... ..... ..... .....		



7. Anticipated Completion Time of the Development Proposal.  
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023).  
 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
 (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
 (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

July 2021

8. **Vehicular Access Arrangement of the Development Proposal**  
**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)          有一條現有車路。(請註明車路名稱(如適用))</p> <hr/> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)?          是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. 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。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details. 請提供詳情 ..... ..... ..... .....																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of congested 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、填闢、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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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"/>																															
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). 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) ..... ..... ..... .....																																	

## 10. 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 application site is zoned 'Residential (Group B)' zone. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the zone.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is a shop and services which would benefit the residents in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 9:00 a.m. to 11:00 p.m. from Mondays to Sundays including public holidays.
6. The application site is not connected to any road. It can be accessed only by pedestrian. As such, no access and parking space and loading/unloading bay are proposed for the application site.
7. The proposed development is a column two use in the 'Residential (Group B)' zone.
8. The applicant has submitted justifications and drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
9. Similar planning application for shop has been approved in the proximity to the application site. (TPB Ref: A/YL/158 & 246)
10. The application site is a vacant site at the moment. The approval of the current application would be a prudent use of the precious land resources. It would also make the application site clean and free from the growth of weeds which would breed the mosquito.
11. The application site is not viable for residential development because of the limited size and it is isolated from the adjacent residential development. The current proposal is the best use of the application site.
12. Although a relaxation of site coverage from 50% to 92.11% is proposed, the application site is a private lot and it is indeed very small (i.e. around 105 sq.m). The proposed relaxation of site coverage would be a prudent use of land especially that the appliance is not confident to build a temporary structure more than 2 storeys at the site in safe condition and a structure more than 2 storeys would block the view of adjoining residential development.

**11. 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.  
本人現准許委員會的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

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

10/12/2020

(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提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。

For Developments Involving Columbarium Use, please also complete the following:  
如發展涉及靈灰安置所用途，請另外填寫以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該靈灰安置所內，總共最多可安放多少份骨灰。

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 4399 RP in D,D 116 and Adjoining Government Land, Fung Ki Road, Yuen Long, N.T.		
Site area 地盤面積	114 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/23		
Zoning 地帶	'Residential (Group B)' ('R(B)')		
Applied use/ development 申請用途/發展	Temporary Shop & Services for a Period of 6 Years and a minor relaxation of site coverage		
(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	210 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.84 <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	
	Composite 綜合用途	NA	

(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	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8 (including 1m high signboard at the rooftop)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		13.0	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	92.11 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	NA
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	NA

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

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



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

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

**Proposed Temporary Shop and Services for a Period of 6 Years  
at**

**Lot 4399 RP in D.D.116 and Adjoining Government Land, Yuen  
Long, N.T.**

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**Annex 1 Estimated Traffic Generation**

1.1 The application site is abutting Fung Ki Road but it does not have vehicular access leading the site. Having mentioned that the site is intended for shop and services (real estate agency and self-service laundry) in a limited site (i.e. only 210m<sup>2</sup> in size), traffic generated by the proposed development is insignificant.

1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.43	0.43	3	4
Light goods vehicle	0.11	0.11	0	1.5
Total	0.54	0.54	3	5.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 11:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

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.

1.3 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 Fung Ki Road and nearby traffic networks. It is also believed that most of the customers will access the site on foot because the service threshold of the proposed development is small.

- 1.4 The occupancy of the adjacent public carparks is shown in Annex 2 below. It is demonstrated that the existing carparks adjacent to the application site still have adequate capacity to accommodate the parking need generated by the proposed development given the estimated traffic generation and attraction above-mentioned.

## Annex 2 Occupancy of adjoining public carparks

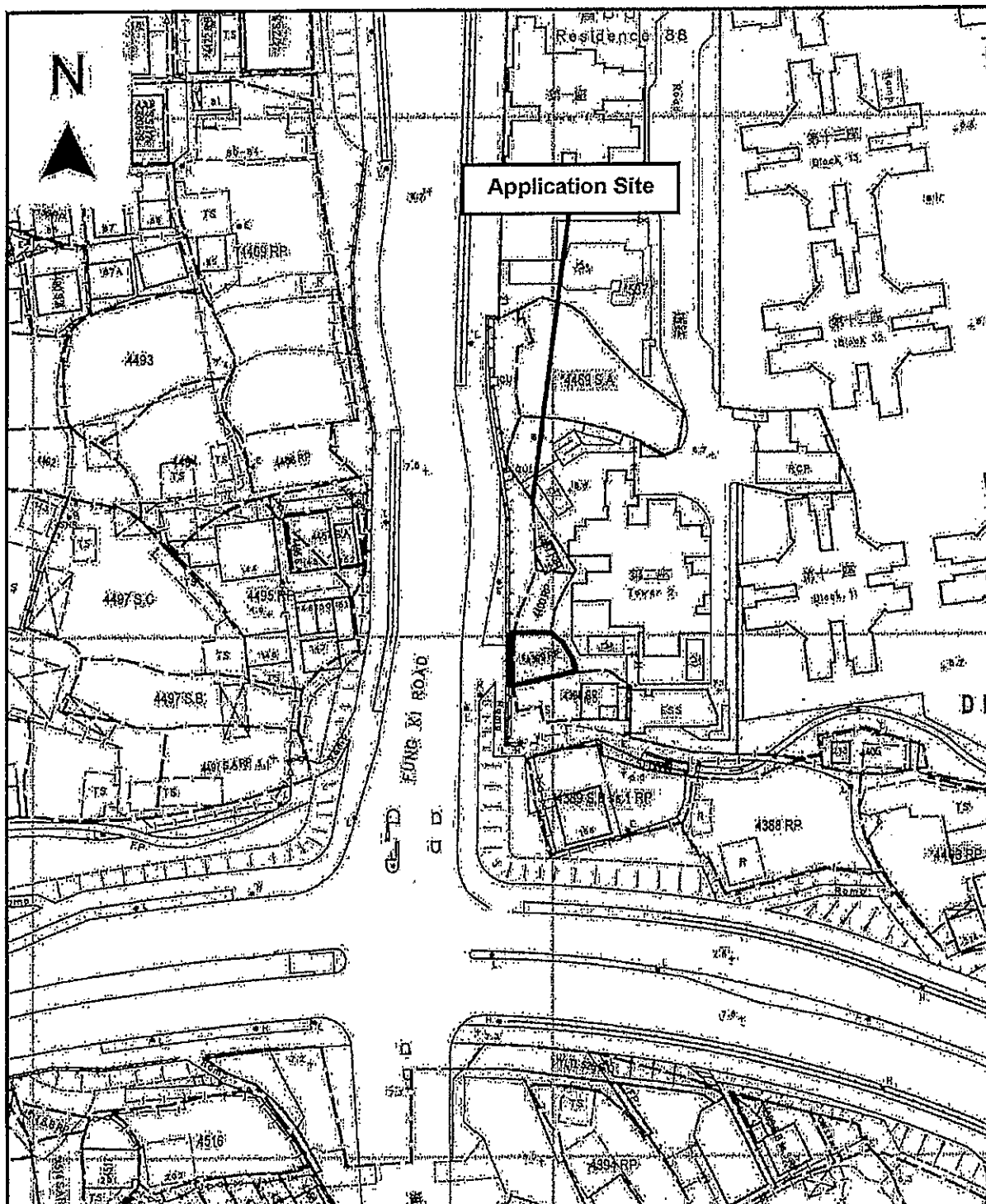
Carpark A (The location is shown in Figure 4)

Time	Number of car park spaces	Number of cars at public carpark	Occupancy Rate (%)
9:00a.m. to 10:00a.m	65	41	63.1%
10:00a.m. to 11:00a.m	65	41	63.1%
11:00a.m. to 12:00p.m	65	45	69.2%
1:00p.m. to 2:00p.m	65	48	73.9%
2:00p.m. to 3:00p.m	65	44	67.7%
3:00p.m. to 4:00p.m	65	41	63.1%
4:00p.m. to 5:00p.m	65	45	69.2%
5:00p.m. to 6:00p.m.	65	49	75.4%
6:00p.m. to 7:00p.m	65	54	83.1%
7:00p.m. to 8:00p.m	65	56	86.2%
8:00p.m. to 9:00p.m	65	56	86.2%
9:00p.m. to 10:00p.m	65	60	92.3%
10:00p.m. to 11:00p.m	65	60	92.3%

Carpark B (The location is shown in Figure 4)

Time	Number of car park spaces	Number of cars at public carpark	Occupancy Rate (%)
9:00a.m. to 10:00a.m	103	48	46.6%
10:00a.m. to 11:00a.m	103	44	42.7%
11:00a.m. to 12:00p.m	103	46	44.7%
1:00p.m. to 2:00p.m	103	52	50.5%
2:00p.m. to 3:00p.m	103	52	50.5%
3:00p.m. to 4:00p.m	103	49	47.6%
4:00p.m. to 5:00p.m	103	54	52.4%
5:00p.m. to 6:00p.m.	103	62	60.2%
6:00p.m. to 7:00p.m	103	70	68.0%
7:00p.m. to 8:00p.m	103	75	72.8%
8:00p.m. to 9:00p.m	103	83	80.6%
9:00p.m. to 10:00p.m	103	90	87.4%
10:00p.m. to 11:00p.m	103	94	91.3%

\*The carpark occupancy was carried out on 1 December 2020 (Tuesday)



Project 項目名稱:

Proposed Temporary Shop & Services  
for a Period of 6 Years at Lot 4399 RP  
in D.D. 116 & Adjoining Government  
Land, Fung Ki Road, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

Remarks 備註:

Drawing No. 圖號:

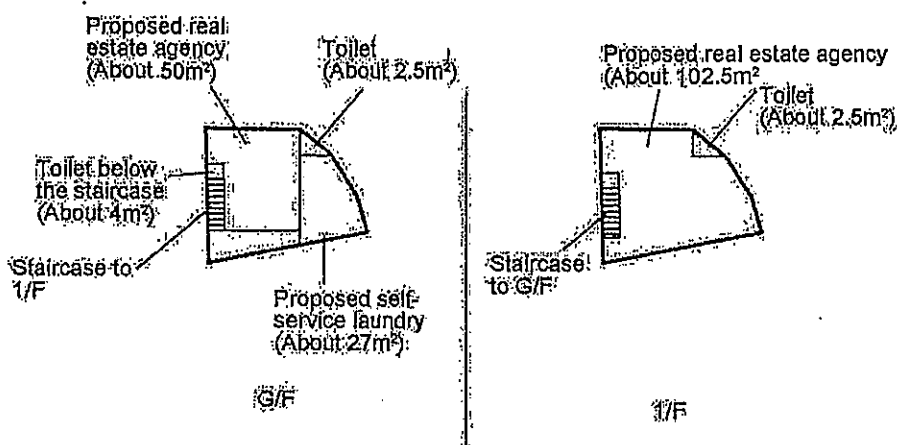
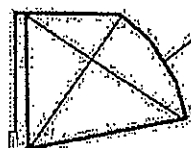
Figure 1

Scale 比例:

1:1000

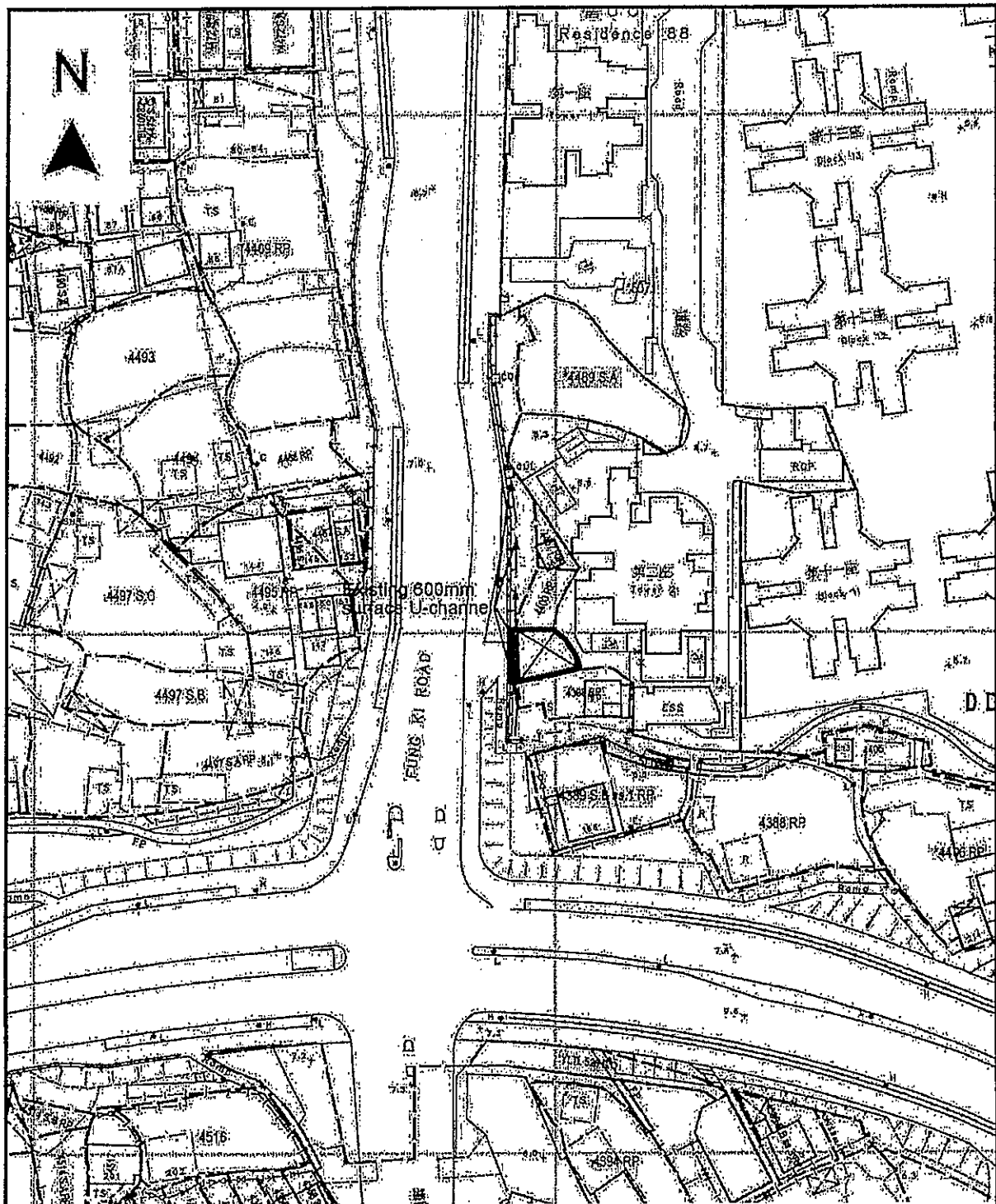


**Structure 1:**  
 Proposed shop & services  
 GFA: Not exceeding 210m<sup>2</sup>  
 Height: Not exceeding 8m (including 1m high signboard at the rooftop)  
 No. of storey: 2



Project 项目名称: Proposed Temporary Shop & Services for a Period of 6 Years at Lot 4399 RP in D.D. 116 & Adjoining Government Land, Fung Ki Road, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 2	

Scale 比例:  
 1:500



Project 项目名称:

Proposed Temporary Shop & Services  
for a Period of 6 Years at Lot 4399 RP  
in D.D. 116 & Adjoining Government  
Land, Fung Ki Road, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan  
(Existing 600mm surface  
U-channel along the  
Western Site Periphery)

Drawing No. 圖號:

Figure3

Remarks 備註:

Scale 比例:

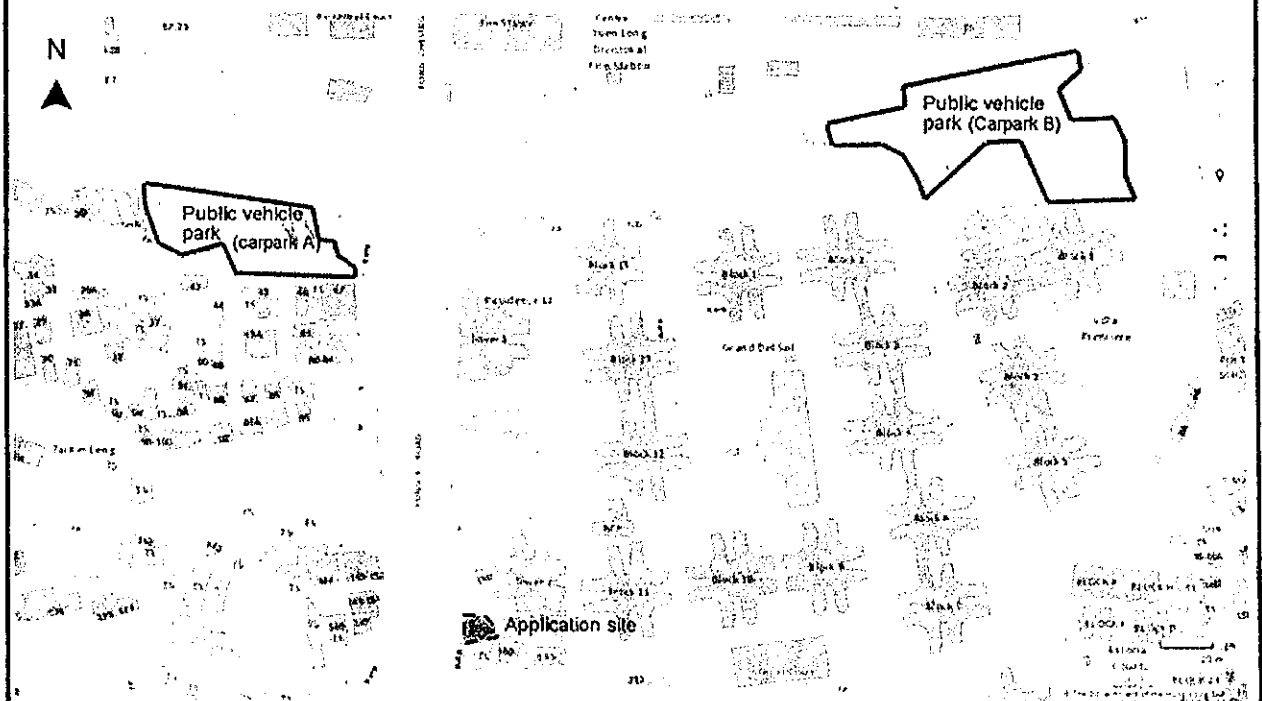
1:1000



Carpark A



Carpark B



Project 項目名稱

Proposed Temporary Shop & Services  
for a Period of 6 Years at Lot 4399 RP  
in D.D. 116 & Adjoining Government  
Land, Fung Ki Road, Yuen Long, N.T.

Drawing Title 圖名

Public Carparks near the  
Application Site

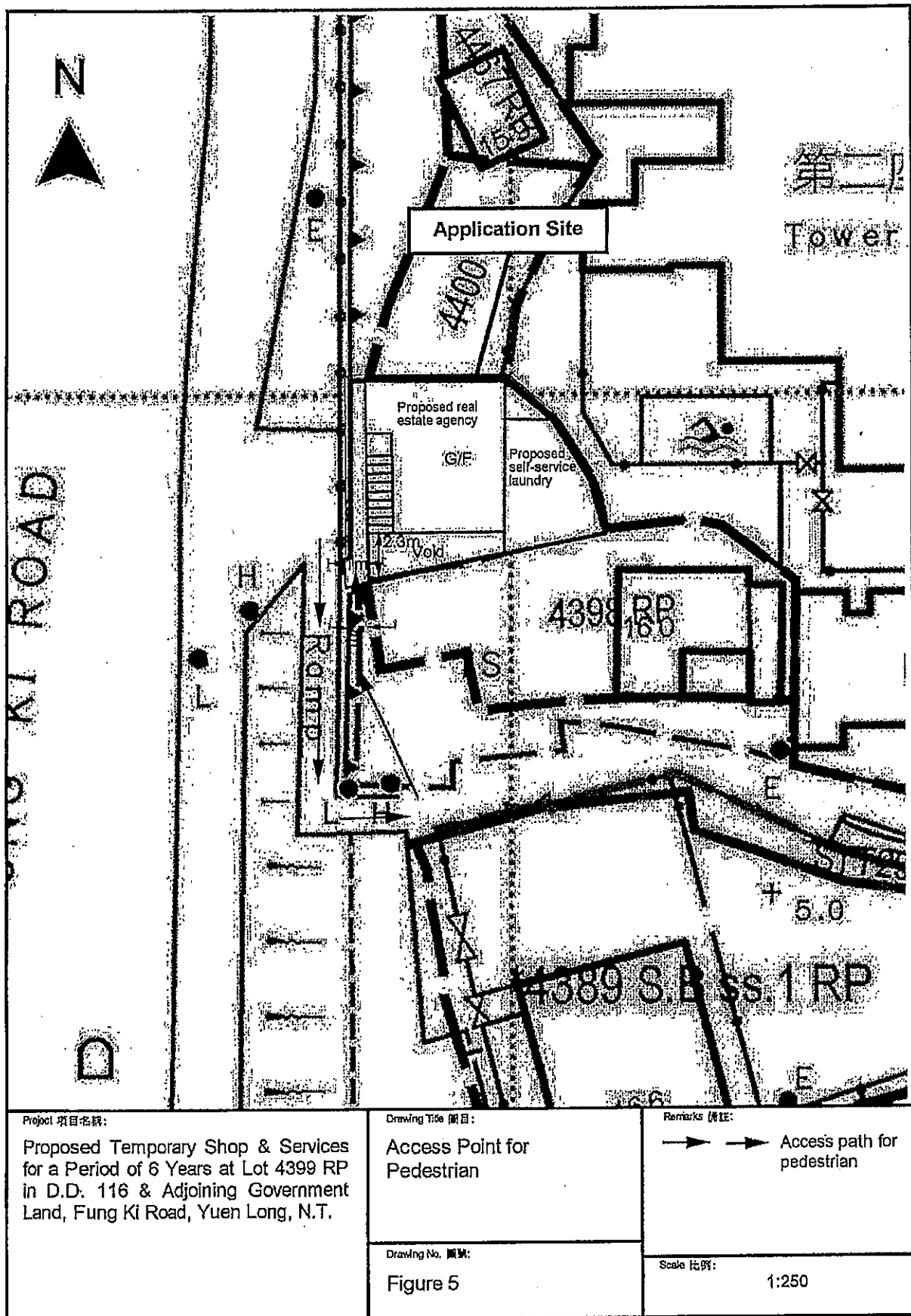
Remarks 備註

Drawing No. 圖號

Figure 4

Scale 比例

As shown







# 麥業成 議員辦事處

新界元朗鳳攸北街 11-15 號益發大廈商場一樓 1 號舖

電話：2477-3226

傳真：2479-7873

致：城市規劃委員會  
主席

本處檔號：C21-014

由：元朗區議會副主席  
麥業成

## 反對 A/YL/274 的規劃申請

就新界元朗鳳麟路丈量約份第 116 約地段第 4399 號餘段和毗連政府土地  
反對擬議臨時商店及服務行業(為期 6 年)及擬議略為放寬上蓋面積

敬啟者：

本人反對上述的臨時規劃申請，理由如下：

- (1) 該土地附近全是住宅區，而該土地亦是住宅（乙類）用地。
- (2) 該申請是將住宅（乙類）用地，臨時更改為 2 層的臨時商店及服務行業（為期 6 年）及擬議略為放寬上蓋面積。會嚴重違反土地的原有用途。
- (3) 在一個寧靜的住宅區內，建就一個經營至晚上 11 時的商業及服務業，會破壞該區的寧靜，對周邊居民不公平。
- (4) 該申請亦佔用政府土地，更違反公平原則。
- (5) 該地鄰近的住宅居民及居民團體，舉 88 業主委員會亦提出強烈反對。
- (6) 過去 10 年間，該地曾被租客僭建違例建築物，經營為違例的廟宇及打齋（法事）場地，而香火及噪音嚴重滋擾居民。經居民向地政署投訴後拆除僭建違例建築物。而今次申請者以臨時商店及服務行業名義申請搭建兩層高建築物，申請文件亦無清楚列出具體行業，附近居民擔心日後會否變相經營廟宇齋堂等，將會嚴重影響周邊居民。

基於上述各點，本人強烈反對 A/YL/274 的規劃申請。

順祝 工作愉快！



*(Handwritten signature)*

元朗區議會副主席  
麥業成 敬啟

2021 年 2 月 17 日

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/274

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對 A/YL/274 的規劃申請。反對理由如下：

- ① 該地又該處為純住宅用地，不應有商業活動場所而影響該地區的靜謐。該申請場所營業至晚上 11 時會嚴重滋擾附近居民的生活，對鄰近的樓宇不公平。
- ② 該申請佔用政府用地，違反公平原則。
- ③ 該地過去 10 年間曾被租客搭建違例搭建上蓋經營廟宇及打齋(法事)場所，當屆噪音嚴重滋擾附近居民。經房地政署糾正拆除後，至今提議該臨時商戶及服務行業建上蓋，附近居民擔心會恢復廟宇打齋活動。所以強烈反對上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment 麥華成 (元朗區議會副席)

簽署 Signature



日期 Date

2021-2-17



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

參考編號

Reference Number:

210211-122059-94783

提交限期

Deadline for submission:

19/02/2021

提交日期及時間

Date and time of submission:

11/02/2021 12:20:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/274

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss WONG

意見詳情

Details of the Comment :

有關：反對有關地段第4399號餘段等土地擬議臨時商店及服務行業及擬議略為放寬上蓋面積(申請編號A/YL/274)

就本苑旁近 新界元朗鳳麟路丈量約份第116約地段第4399號餘段和毗連政府土地 擬議臨時商店及服務行業（為期6年）一事，本苑對上述申請表示反對及存疑，詳情如下：

1. 根據元朗分區計劃大綱核准圖編號 S/YL/23 上述規劃位置屬住宅用地，而附近一帶亦發展為住宅，此規劃貼近本苑的住宅範圍，若此地改為商舖，未來帶來之人聲及活動聲浪等嚴重影響本苑居民生活。
2. 建築物樓高2層，每層面積約1000平方呎，每層設有廁所，內部自由間隔，仿如獨立洋房設計。若將來改建成食市、酒吧、派對房、旅館或健身中心均十分合用。然而此位置正正位於本苑住宅樓宇不足1米之地，無論將來是各行各業營運，定必嚴重影響居民正常作息及大大減低居民之私隱度。請 貴署嚴謹審視其圖則之設計與規劃，及相關規管是否確保建築物不會變為其他用途。
3. 商店不但引起人流聚集，而建築物之位置十分接近本苑圍牆，建築物之高度有利匪徒爬進本苑，嚴重影響本苑及週邊治安，引起附近保安問題。
4. 商店必然引起人流聚集，為居民帶來滋擾，如經營食市更加引起油煙味及影響附近環境衛生。
5. 建成啟用後，建議的發展用地營業時間更為每日上午9時至下午11時，營業前後的光污染及噪音污染嚴重破壞本苑居民原本的寧靜環境，使居民生活質素下降。
6. 另外，商舖亦會增加交通需求，如上落貨等，鳳麟路於繁忙時段，巴士、校巴、居民巴士、貨櫃場之大貨櫃車等已經經常造成交通擠塞。若再設立商舖定必加重附近路段之交通負荷。

7. 最後，有關申請臨時改建，但年期長達6年實為一個遙遠之年期，無法接受。

就上述各原因，本委員會強烈反對上述申請。

致：屯門及元朗西規劃處

Tel:21586333

Fax:24899711

LD

檔號：TPB/A/YL/274

本人提出反對

有關元朗鳳麟路 DD116 LOT 4399 段和毗連政府土地，擬議臨時商店及收務行業  
(為期 6 年) 及擬議放寬上蓋面積

以上土地面積細小不宜放寬上蓋面積，也不符合環保及消防空間，這土地也不是商業用地，為何規劃處會批作商店？

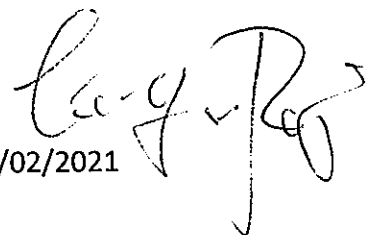
本人是居住鳳翔路譽 88 底層住戶有 2 個小露台及平台，近來鄰近入屋爆竊案增加，警方也通知管理處加強警陽，管業處經常通知住戶小心門窗，如以上土地上蓋增加，更容易給小偷借用上蓋攀爬入屋爆竊，人身安全更構成威脅，本人是獨居婦人每日更擔驚受怕！本人堅決提出反對書。

本屋苑露台也不可密封，也知道不可違例僭建！望規劃處能體恤！

又有關於檔號：(13)inDLOYL /133/ls/2019 更於 2019 及 2020 通知有違規上蓋約 20 呎柜大小，接獲元朗地政處回覆轉介屋宇署，到現時 3 個年號，違規上蓋還在？

究竟有否跟進？還是可隨意搭建？

09/02/2021



**Advisory clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that an unauthorized structure is erected on site and a portion of the structure is suspected being used for domestic purposes. According to the established practice, application for regularization by way of Short Term Wavier etc. of unauthorized structures for domestic use (including the staff quarters) on private agricultural land will not be entertained. Hence, his office will not consider to regularize any structures for domestic use. The lot owner(s) will need to apply to his office to permit the structures erected or to be erected for non-domestic use, or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application 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 LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant is reminded that no parking on public road is allowed. In addition, loading/unloading is prohibited from 7 a.m. to midnight presently at Fung Ki Road;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that there should be no vehicular access to/from the Site;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses” issued by DEP to minimize potential environmental impacts on the surrounding environment;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (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. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. In addition, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the 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 Site, prior approval

and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized 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 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) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded to submit the proposed building works to the BD for approval as required under the provisions of the BO. The applicant is reminded that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the new development at the proposed area, extensive geotechnical investigation may be required. Such investigation may require a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the Site.