

2024年11月18日

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

This document is received on 2024-11-18
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-I
表格第 S16-I 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 or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區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.tpb.gov.hk/en/plan_application/apply.html

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402617 1.11.2024 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL/323
	Date Received 收到日期	2024-11-18

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

1. Name of Applicant 申請人姓名/名稱

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

Tang Chi Hok (鄧志學)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung 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 630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 243 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/27
(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 use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 31/10/2024 (DD/MM/YYYY), this application involves a total of 6 "current land owner(s)"[#].
根據土地註冊處截至 31/10/2024 年 10 月 31 日的記錄，這宗申請共牽涉 6 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 6 "current land owner(s)"[#].
已取得 6 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)
6	D.D.120 Lot 2497 RP	22/10/2024

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 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
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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所用途, 請填妥於附件的表格。

(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

(2) For type (1) application (Section 135)

(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 <p>(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/或挖土的細節及/或範圍))</p>
(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											
	<table border="1"> <thead> <tr> <th data-bbox="517 1420 783 1518">Name/type of installation 裝置名稱/種類</th> <th data-bbox="794 1420 938 1518">Number of provision 數量</th> <th data-bbox="949 1420 1401 1518">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)</th> </tr> </thead> <tbody> <tr> <td data-bbox="517 1525 783 1637"></td> <td data-bbox="794 1525 938 1637"></td> <td data-bbox="949 1525 1401 1637"></td> </tr> <tr> <td data-bbox="517 1644 783 1756"></td> <td data-bbox="794 1644 938 1756"></td> <td data-bbox="949 1644 1401 1756"></td> </tr> <tr> <td data-bbox="517 1762 783 1874"></td> <td data-bbox="794 1762 938 1874"></td> <td data-bbox="949 1762 1401 1874"></td> </tr> </tbody> </table>	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)								
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)												

(iv) For Type 2(a) application 第 2(a) 類申請

- (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% to 至%
- ☐ 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)

(v) For Type 2(b) application 第 2(b) 類申請

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

Proposed Temporary Shop & Services for a Period of 6 Years

(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 Not more than 243 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 0.39 ☒ About 約
- Proposed site coverage 擬議上蓋面積 38.6 % ☒ About 約
- Proposed no. of blocks 擬議座數 3
- Proposed no. of storeys of each block 每座建築物的擬議層數 Not more than 1 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ 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 Not more than 8.7 mPD 米(主水平基準上) ☐ About 約
Not more than 4 m 米 ☐ 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	..... 234 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 checked="" 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) Toilet (9m ²)	
<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	Shop & services
1	G/F	Shop & services
1	G/F	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)

The proposed use is currently under operation

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> <p>.....</p> <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><input checked="" type="checkbox"/></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 0 _____</p> <p>Motorcycle Parking Spaces 電單車車位 0 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>NA _____</p> <p>_____</p> <p><input checked="" type="checkbox"/></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 0 _____</p> <p>Coach Spaces 旅遊巴車位 0 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 0 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 0 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 0 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>NA _____</p> <p>_____</p> <p><input checked="" type="checkbox"/></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。

<p>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?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>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。)</p>	<p>Yes 是</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>	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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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 which would benefit the residents in 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 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays.
6. The application site is subject to a previous planning permission No. A/YL/246 approved six years ago. The applicant has complied with all the planning conditions imposed to the last planning permission. In view of that the applicant spent additional time to request the land owner to extend the tenancy of the application site, he missed the opportunity to renew the planning permission.
7. The applicant has submitted justifications and as-built 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.
8. Similar planning application for shop has been approved.
9. The applicant intends to operate a convenient store and real estate agency at the site for the convenience of the residents in the vicinity.
10. The applicant will make use of the dead end of Fung Yu Road for temporary loading/unloading of daily goods and use a trolley to deliver the goods to the convenient store at the application site. In view of that the loading/unloading of goods from a van type vehicle would be about 15 minutes per day due to the small scale of the convenient store at the application site and the traffic at the dead end of Fung Yu Road is minimal, the applicant opines that the loading/unloading activity would not affect the traffic to nearby roads.

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

1/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

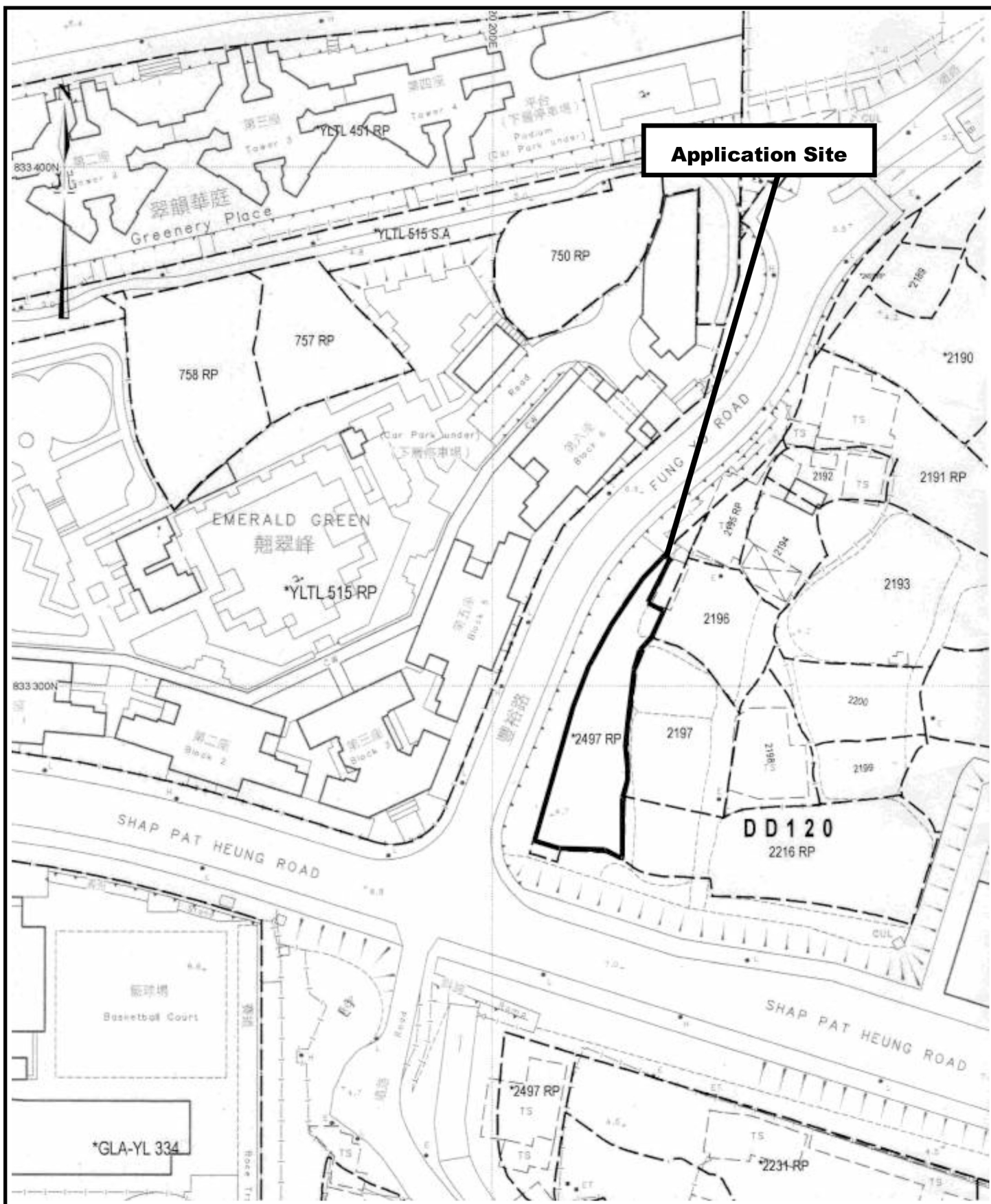
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 6 Years at Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Remarks 備註:

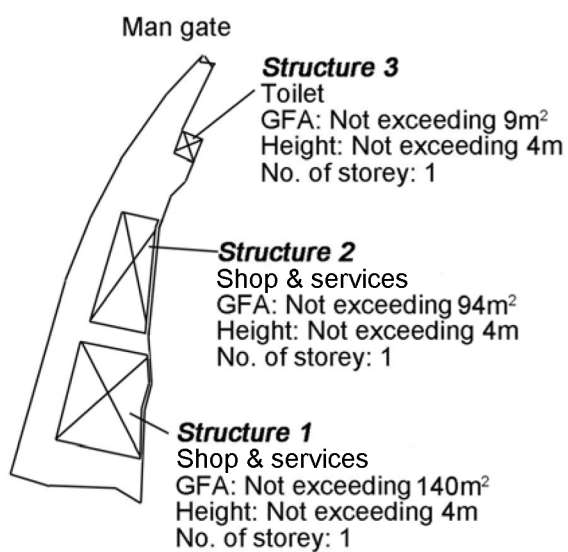
Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 6 Years at Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

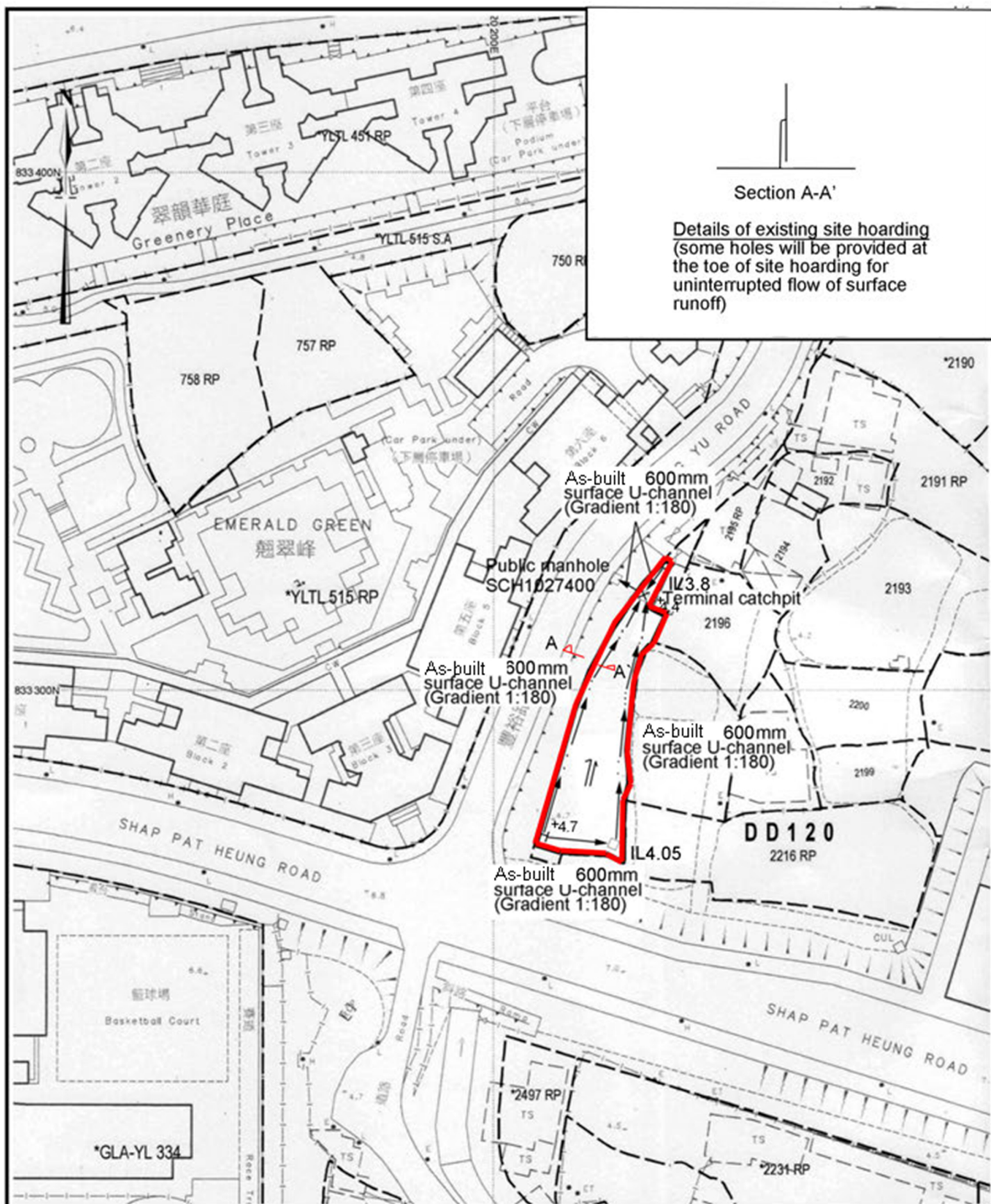
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Section A-A'

Details of existing site hoarding (some holes will be provided at the toe of site hoarding for uninterrupted flow of surface runoff)

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 6 Years at Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

- Catchpit
- ⊗ Catchpit with sand trap
- ⇐ Flow of surface runoff

+4.7 Level (in mPD)
— site hoarding

Scale 比例:

1:1000

Drawing No. 圖號:

Figure 3

Previous Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/246	Temporary Shop and Services (Real Estate Agency and Convenient Store) for a Period of 6 Years	6.7.2018

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- Lot 2497 RP in D.D. 120 is covered by Short Term Waiver No. 5174 for the purpose of “Temporary Shop and Services (Real Estate Agency and Convenient Store)”.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No comment on the application from highways maintenance point of view.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

4. Drainage

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

- no objection in principle to the application;
- based on the drainage proposal enclosed in the application (**Appendix I**), apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL/246; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL/246 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the renewal application subject to the submission of a revised FSIs proposal and the implementation of FSIs proposal being provided to the satisfaction of the Director of Fire Services.

6. Building Matters

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

- no objection to the application; and
- three structures are proposed in the application. Before any new building works are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained.

7. Other Departments

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

- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West)/ West Development Office of Civil Engineering and Development Department (CEDD);
- Chief Engineer/Housing Project 3 of CEDD;
- Head of the Geotechnical Engineering Office of CEDD;
- District Officer (Yuen Long) of Home Affairs Department;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene; and
- Commissioner of Police.

Recommended Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit structure(s) erected within the said private lot. The application(s) for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Director of Environmental Protection that the applicant is reminded to make reference to the “Hong Kong Planning Standards and Guidelines” to implement the mitigation measures as appropriate to minimise the potential environmental impact;
- (d) to note the comments of the Director of Fire Services that:
 - to submit relevant layout plans incorporated with the proposed Fire Services Installations (FSI) to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - if the proposed structure is required to comply with the Building Ordinance (Cap. 123)(BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans (GBP);
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site 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 GBP submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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

- detailed checking under the BO will be carried out GBP submission stage;

(f) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:

- proper licence/permit issued by FEHD is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - i. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - ii. Depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation;
 - iii. If food is sold to customers for consumption on the premises, a restaurant licence should be obtained; if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; if milk, frozen confections, non-bottled drinks, cut fruits etc. are to be sold, relevant restricted food permits should be obtained;
- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever general public is admitted with or without payment; and
- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

(g) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that the Site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the

development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site; and

- (h) to note the comments of Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulations and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號

Reference Number:

241214-223645-61984

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

14/12/2024 22:36:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau Chi Kit

意見詳情

Details of the Comment :

此位置道路配套不足，影響翹翠峰村巴必經出入道路，如興建食肆等商店，更可能吸引駕駛人士胡亂泊車，影響道路暢通，反對興建食肆或其他吸引駕車人士泊車的商店

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

參考編號

Reference Number:

241215-071236-81176

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 07:12:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wendy Chan

意見詳情

Details of the Comment :

以上地段會興建建築物,希望建築物不高於三層,更不希望要進行任何打樁工程,影響翹翠峰三座至六座的樓宇結構及視野景觀,嚴重影響居民的生活。

希望將來建成的商戶,主要售賣乾貨為主目避免影響衛生環境。由於該地段附近均沒有櫃員機提款設施,希望改成商店後,能增設櫃員機如ATM及中銀的櫃員機以便居民提取款項。

亦希望增設智能櫃服務及自動售賣機。

最後十分擔心附近的交通問題,十八鄉路已經常塞車,只不斷起樓,居民很多,但交通未見有完善相關配套,希望增加鐵路支線到公園南及增加巴士路線,避免嚴重影響居民活動。

希望加多巴士路線經公園南直上公路,大欖隧道轉車站為中途站。避免所有巴士路線都由十八鄉路到Yoho Mall,已塞了太多時間,居民一直包受塞車之苦,已忍無可忍了!

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

參考編號

Reference Number:

241215-073633-57413

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 07:36:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 林小姐

意見詳情

Details of the Comment :

作為翹翠峰的業主及居民，不贊成這項申請。

首先，申請地段作為商店及服務業，會造成大量人流、噪音、衛生及治安問題，影響民生。

其次，塞車地段坐落豐裕路及十八鄉路交界，是翹翠峰唯一的行人及車輛出入通道。申請地段作為商業及服務業，會造成人流及交通阻塞，加上行人路面位置有限，聚集人流會令行人走出車路行走，而構成危險。又會帶來更多客人駕駛汽車在這兩條路旁非法泊車，阻塞唯一的車輛通道，對住客構成極大的不便（還有杭口村停車場用戶），更會令已經十分繁忙的十八鄉路的負擔。

此外，雖然以上用地屬申請人私人財產，但是自行平整地段和建造了小屋等事宜（可能坐預備是次申請之用），屬於業主個人行為，其他人無法干預，但是過程已為翹翠峰居民製造大量噪音及安全問題。若以上申請和批准，將會為居民構成更大問題，造成滋擾。因此反對是次申請。

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

參考編號

Reference Number:

241215-093147-55902

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 09:31:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan

意見詳情

Details of the Comment :

我反對這申報

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

參考編號

Reference Number:

241215-111601-62504

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 11:16:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN LAI KUEN

意見詳情

Details of the Comment :

反對，因交通已超過負荷

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

參考編號

Reference Number:

241215-111733-88194

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 11:17:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN LAI KUEN

意見詳情

Details of the Comment :

反對，衛生問題

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

參考編號

Reference Number:

241215-092541-42497

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 09:25:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. OR CHUN FAI

意見詳情

Details of the Comment :

反對在此興建樓宇，因交通配套現在已不能應付

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

參考編號

Reference Number:

241215-092747-13096

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 09:27:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. OR CHUN FAI

意見詳情

Details of the Comment :

反對興建商店，因會造成衛生問題

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

參考編號

Reference Number:

241215-105250-72078

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 10:52:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Char

意見詳情

Details of the Comment :

Objections to the project: 1/ Shap Pat Heung Road cannot support more traffic.

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

參考編號

Reference Number:

241216-130124-03906

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

16/12/2024 13:01:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 翹翠峰業主立案法團

意見詳情

Details of the Comment :

「翹翠峰業主立案法團」謹代表「翹翠峰」全體業戶表示反對有關的申請！

本屋苑四周的道路狹窄，現時區內及屋苑附近已經常塞車，人多車多，造成交通擠塞，若沒有完善的交通及道路配套下，本苑各居民均反對 貴署的建議！

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

參考編號

Reference Number:

241216-132039-71702

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

16/12/2024 13:20:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ko

意見詳情

Details of the Comment :

引起交通混亂，塞車，環境安全隱患，對附近居民，引起諸多不便
空氣環境污染等等

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

參考編號

Reference Number:

241215-122347-94426

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 12:23:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Siu kin kwan ivan

意見詳情

Details of the Comment :

會嚴重影響附近環境，所以反對該項目 謝謝

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

參考編號

Reference Number:

241215-224141-13261

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

15/12/2024 22:41:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SO WING KEI

意見詳情

Details of the Comment :

本人是翹翠峰住戶，由於該項目會直接影響到本人現有的景觀，光線，空氣流通等環境問題，本人提出反對。

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

參考編號

Reference Number:

241216-124411-87770

提交限期

Deadline for submission:

17/12/2024

提交日期及時間

Date and time of submission:

16/12/2024 12:44:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/323

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chiu kwok ho

意見詳情

Details of the Comment :

反對這個建議因為按照政府規劃附近已經有一些政府補貼資助房屋在興建當中如城規會同意這個申請的話會讓十八鄉路原本已經10分繁忙的路面更加擠塞。因為現在在下午時分第一元朗官立小學等幾所在十八鄉路附近的學校已經有很多停泊在旁邊的私家車等接送讓交通10分擠塞。第二在公庵路上面亦都因為改老的關係而讓繁忙時段10分擠塞本人為住在元朗翹翠峰的居民因此看見交通擠塞的情況不得不作出對純粹申請的反對因為現時在一般性的上班或下班繁忙時間由早上七點至到上午10點有或者下午三點至下午七點的時候兩邊道路在十八鄉路非常非常擠塞令到原本住在這邊的市民10分不方便因此如批准這個申請的話也會加重十八鄉路的負荷讓整個道路系統癱瘓。

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

From:

Sent: 2024-12-14 星期六 22:07:06

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

Subject: 反對 A/YL/323

你好

本人是翹翠峰業主

我反對 A/YL/323 申請起住宅！

感謝

Ms Chan

翹翠峰業主

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

14

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/323

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「翹翠峰業主之交通圖」，謹代表「翹翠峰」全體業主作出反對：

因附近的道路狹窄，現時未有其他設施，已經常常塞車，故此反對加重區內負擔。

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

翹翠峰業主交通圖
主席 鄧榮榮先生

簽署 Signature



日期 Date 14/12/2024