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港深聯合物業管理有限公司  
KONG SHUM UNION PROPERTY MANAGEMENT CO., LTD  
港深聯合物業管理(控股)有限公司(8181)集團成員  
member of KONG SHUM UNION PROPERTY MANAGEMENT (HOLDING) LTD. (8181)  
(於開曼群島註冊成立的有限公司 It is incorporated in the Cayman Islands with limited liability)  
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26 March, 2018

致：Secretary of the Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road, North Point, Hong Kong

有關：申請編號 A/YL-PS/557

有關場地本身已有基本排水設施(見下圖)，如有需要會加設排水渠。為使行人安全，停車場將會加上安全指示牌“行人請小心車輛”。



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港深聯合物業管理有限公司  
地區物業經理 麥振中

副本：屯門及元朗規劃署  
康屏花園業主立案法團



**Previous s.16 Applications covering the Application Site**

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-PS/323	Temporary Vehicle Park for Private Cars and Light Vans for a Period of 3 Years	13.8.2010	(1) to (7)
2.	A/YL-PS/414	Renewal of Temporary Vehicle Park for Private Cars and Light Vans for a Period of 3 Years	2.8.2013 (Revoked on 12.3.2014)	(2) to (3), (5) to (8)

**Approval Conditions**

- (1) No night-time operation.
- (2) No vehicles other than private cars and light vans, as proposed by the applicant, are allowed to be parked on the site at any time during the planning approval period.
- (3) No vehicles without valid licences issued under the Road Traffic Ordinance are allowed to be parked/stored on site.
- (4) The submission and implementation of the landscape and tree preservation proposal.
- (5) Submission of a condition record and/or provision/maintenance of drainage facilities.
- (6) Reinstatement clause.
- (7) Revocation clauses.
- (8) Maintain existing trees.

**Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) shorter compliance periods are imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government. The Site is accessible to Castle Peak Road – Ping Shan via government land (GL) and private land. His office does not provide maintenance works for GL involved and does not guarantee any right-of-way to the Site. The lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by the LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (e) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road - Ping Shan.
- (g) to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should be advised that the approval of the landscape proposal under s16 application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree works applications should be submitted direct to DLO for approval. In compliance with the “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses”, the applicant should leave adequate spacing between the fence, structures and trees to promote a more sustainable growing

environment for the trees. A minimum distance of 600mm between the fence and the tree planting should be provided. The applicant is also advised that there should be a minimum soil provision of 1m (W) x 1m (L) x 1.2m (D) for each tree. Precautious measures such as bollards and/or kerbs should be proposed to prevent damage to the trees. The applicant shall be reminded of the importance of general tree care as well as proper tree maintenance. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 ([http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)) and the Handbook of Tree Management (Chinese Version: [http://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](http://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)) published by the GLTM Section, DEVB.

- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside service within the private lots to WSD's standards.
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application 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 Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation 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.