

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP. 131)

2025年03月11日
此文件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。

11 MAR 2025

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

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / HSK / 558
	Date Received 收到日期	11 MAR 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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	
鄧鎮鵬	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
海願規劃發展公司	(Company 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)	元朗厦村丈量約份第 129 約地段第 3323 號 B 分段第 1 小分段
(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 2830 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 434 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅 (甲類)3」
(f) Current use(s) 現時用途	臨時公眾停車場 (私家車及不超過 24 噸的貨車) 及露天存放出口汽車及汽車零件 (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)
(g) Additional Information (if applicable) 附加資料 (如適用)	

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].

根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)

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

- ☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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
_____ 28/01/2025 (DD/MM/YYYY)
於 _____ 28/01/2025 (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 _____ 11/02/2025 (DD/MM/YYYY)
於 _____ 11/02/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理
處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

<p>(c) <u>Development Schedule 發展細節表</u></p> <table><tr><td>Proposed uncovered land area 擬議露天土地面積</td><td>.....</td><td>sq.m</td><td><input type="checkbox"/>About 約</td></tr><tr><td>Proposed covered land area 擬議有上蓋土地面積</td><td>.....</td><td>sq.m</td><td><input type="checkbox"/>About 約</td></tr><tr><td>Proposed number of buildings/structures 擬議建築物／構築物數目</td><td>.....</td><td></td><td></td></tr><tr><td>Proposed domestic floor area 擬議住用樓面面積</td><td>.....</td><td>sq.m</td><td><input type="checkbox"/>About 約</td></tr><tr><td>Proposed non-domestic floor area 擬議非住用樓面面積</td><td>.....</td><td>sq.m</td><td><input type="checkbox"/>About 約</td></tr><tr><td>Proposed gross floor area 擬議總樓面面積</td><td>.....</td><td>sq.m</td><td><input type="checkbox"/>About 約</td></tr></table> <p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p>			Proposed uncovered land area 擬議露天土地面積	sq.m	<input type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	sq.m	<input type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物／構築物數目			Proposed domestic floor area 擬議住用樓面面積	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	sq.m	<input type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	sq.m	<input type="checkbox"/> About 約
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<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <table><tr><td>Private Car Parking Spaces 私家車車位</td><td>.....</td></tr><tr><td>Motorcycle Parking Spaces 電單車車位</td><td>.....</td></tr><tr><td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td><td>.....</td></tr><tr><td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td><td>.....</td></tr><tr><td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td><td>.....</td></tr><tr><td>Others (Please Specify) 其他 (請列明)</td><td>.....</td></tr></table>			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)												
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<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <table><tr><td>Taxi Spaces 的士車位</td><td>.....</td></tr><tr><td>Coach Spaces 旅遊巴車位</td><td>.....</td></tr><tr><td>Light Goods Vehicle Spaces 輕型貨車車位</td><td>.....</td></tr><tr><td>Medium Goods Vehicle Spaces 中型貨車車位</td><td>.....</td></tr><tr><td>Heavy Goods Vehicle Spaces 重型貨車車位</td><td>.....</td></tr><tr><td>Others (Please Specify) 其他 (請列明)</td><td>.....</td></tr></table>			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)												
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<p>Proposed operating hours 擬議營運時間</p>																										
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	Yes 是	<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))																								
	No 否	<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)																								

Proposed uncovered land area 擬議露天土地面積	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目		
Proposed domestic floor area 擬議住用樓面面積	sq.m	<input type="checkbox"/> About 約
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Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces	私家車車位	_____
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)	_____

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed operating hours 擬議營運時間

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☐ 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))

☐ There is a proposed access. (please illustrate on plan and specify the width)
 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情																																		
	No 否 <input type="checkbox"/>																																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																		
	No 否 <input type="checkbox"/>																																			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
--	--

(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/HSK /362
(b) Date of approval 獲批給許可的日期	<u>01/06/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>01/06/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	臨時公眾停車場(私家車及不超過 24 噸的貨車)及 露天存放出口汽車及汽車零件(為期 3 年)

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員.....

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ 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 代表

海願規劃發展公司.....

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

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	元朗厦村丈量約份第 129 約地段第 3323 號 B 分段第 1 小分段		
Site area 地盤面積	2830 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	「住宅 (甲類)3」		
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	臨時公眾停車場(私家車及不超過 24 噸的貨車)及 露天存放出口汽車及汽車零件(為期 3 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	434 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	13 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 34 Private Car Parking Spaces 私家車車位 26 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 8 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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）		
場地大綱圖、渠務建議計劃圖、消防裝置建議計劃圖、排水狀況記錄	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

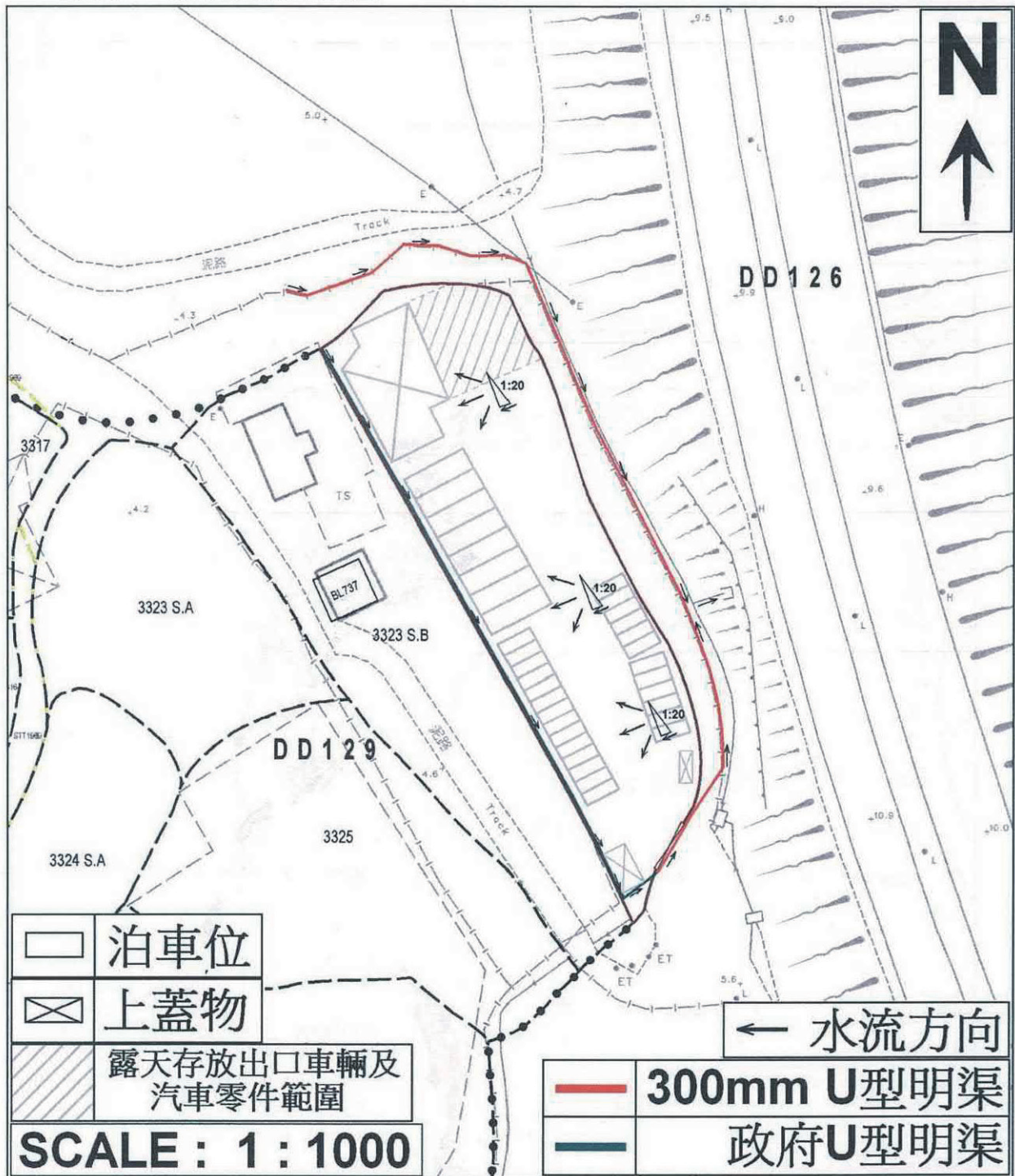
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

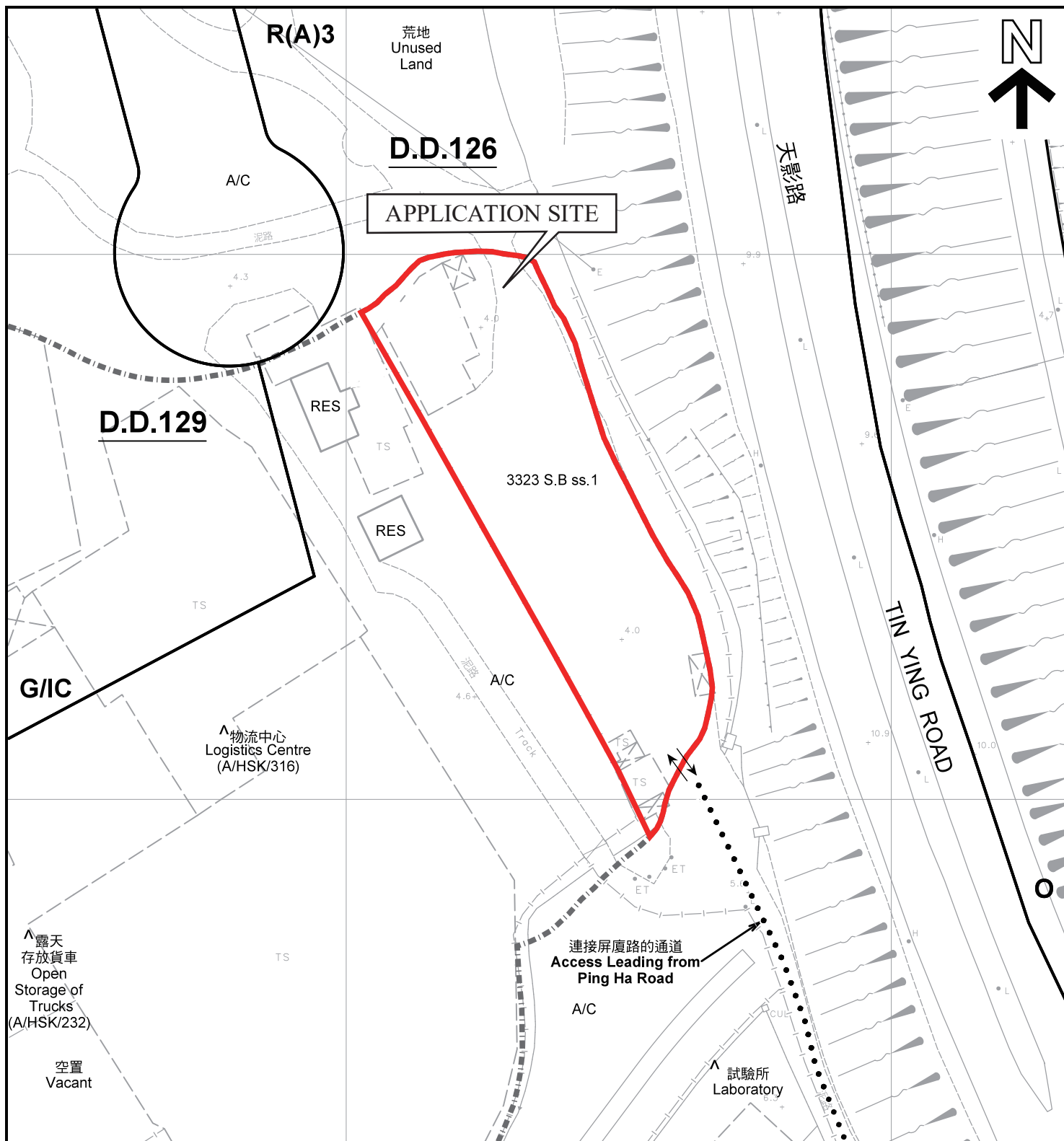
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

消防建議計劃圖



附頁 2：渠務建議計劃圖





註釋 Notes :

- (1) 2022年4月26日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 26.4.2022
- (2) * 土地用途跟1992年3月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Mar 1992
- (3) ^ 土地用途跟1992年3月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Mar 1992

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

O

休憩用地
OPEN SPACE

A/C

常耕農地
CULTIVATED AGRICULTURAL LAND

RES

住用構築物
RESIDENTIAL STRUCTURES



實地照片的觀景點
VIEWING POINT OF SITE PHOTO



丈量約份界線
D.D. BOUNDARY



入口/出口
INGRESS / EGRESS

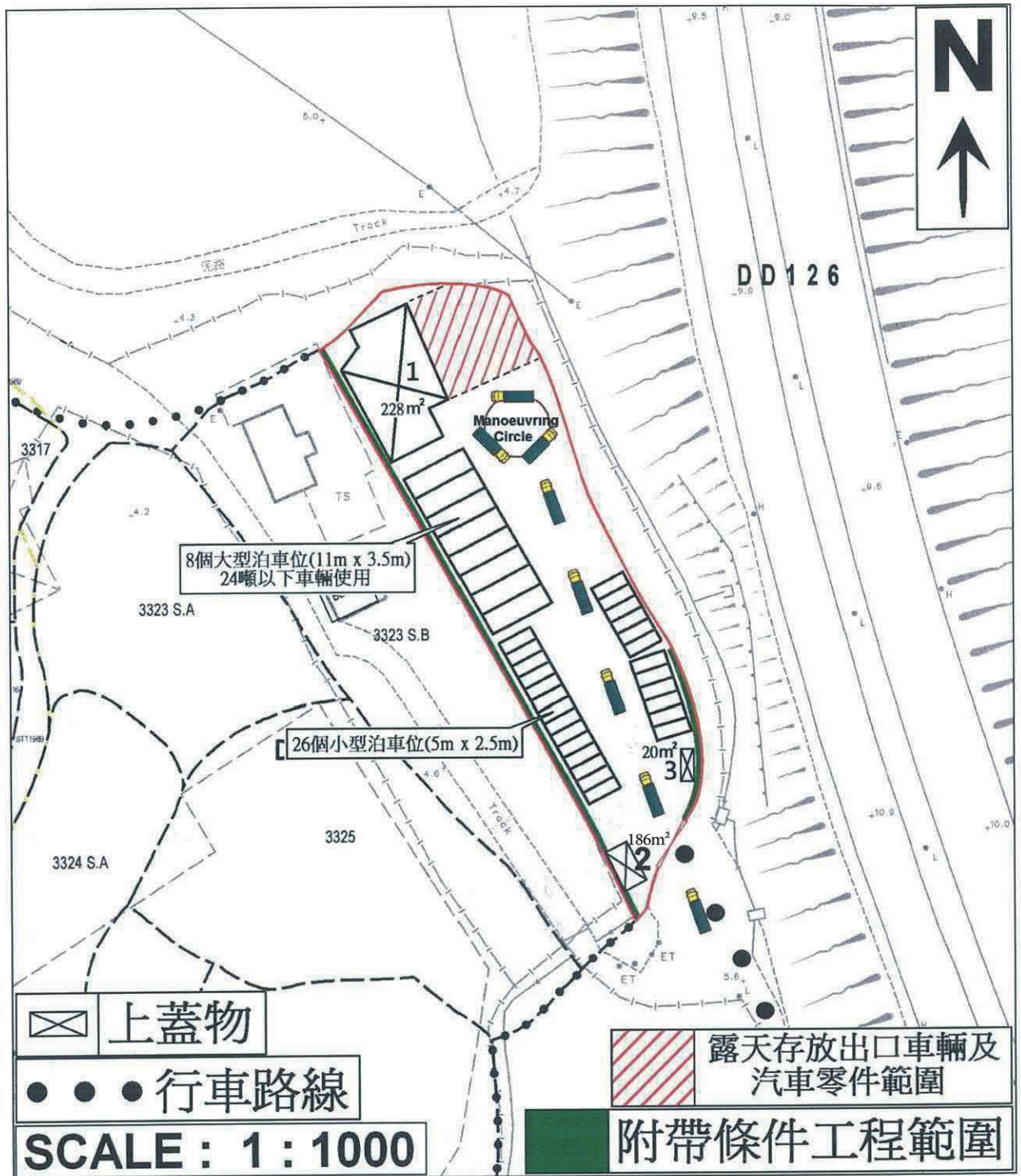
場地位置圖

擬議臨時公眾停車場(私家車及不超過24噸的貨車)及
露天存放出口汽車及汽車零件(為期3年)
元朗厦村丈量約份第129約地段第3323號B分段第1小分段
PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR
PRIVATE CAR AND GOODS VEHICLE NOT EXCEEDING 24 TONNES
AND OPEN STORAGE OF EXPORT VEHICLE AND
VEHICLE PARTS FOR A PERIOD OF 3 YEARS
LOT 3323 S.B ss.1 IN D.D.129, HA TSUEN, YUEN LONG

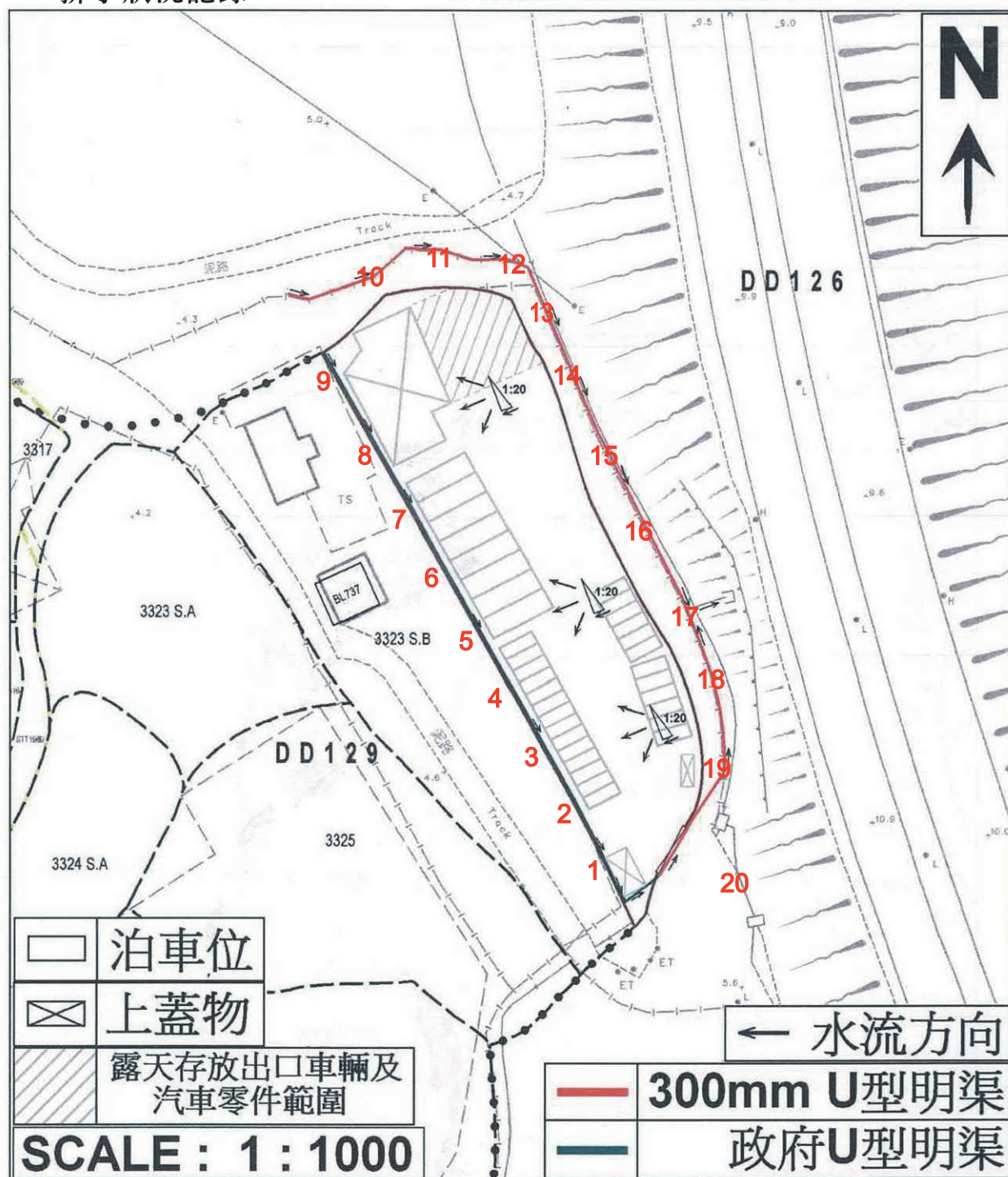
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

場地設計圖



排水狀況記錄



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17



18



19



20



申請理由

申請地點位於元朗廈村丈量約份第129約地段第3323號B分段第1小分段，面積約2830平方米，由鄧鎮鵬先生提出申請，作為期三年的擬議臨時公眾停車場(私家車及不超過24噸的貨車)及露天存放出口汽車及汽車零件用途，申請地點位於洪水橋及廈村分區計劃大綱圖 (S/HSK/2) 的「住宅 (甲類)3」地帶內。

是次規劃申請為 A/HSK/362 的續期申請，A/HSK/362 獲批給許可的日期為 01/06/2022，屆滿日期為 01/06/2025。根據城規會規劃指引，可於許可有效期屆滿前兩至四個月填妥申請表格，並向城規會提交續期申請。過去的申請取得許可後，場地已履行所有附帶條件，如：渠務建議計劃及落實建議、消防建議計劃及落實建議，有關方面均獲接納。是次申請的與 A/HSK/362 規劃性質相同，申請用途同為臨時公眾停車場(私家車及不超過24噸的貨車)及露天存放出口汽車及汽車零件(為期3年)，因此渠務建議計劃及消防裝置建議計劃均沿用前申請繼續執行。

申請地點共涉及一幅私人土地，不涉及政府土地。申請地點地型不規則，近似長方形，地勢由東北暗斜向西南。場地被一條現有大型渠道包圍，大型渠道與政府渠道連接。申請人於提交前已於地點張貼通告，並將通告郵寄到有關鄉事委員會張貼，以通知申請地點內的土地擁有人有關申請事宜。

場地早年發展作停車場，已進行了地基平整，地面鋪築成硬地表，容易去水。由於過去已取得許可發展，故基本設施齊備。無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。場地發展作臨時公眾停車場（私家車及不超過24噸的貨車）及臨時露天存放出口車輛及汽車零件用途，發展設施簡單，容易還完。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

場地以發展臨時公眾停車場（私家車及不超過24噸的貨車）用途為主，設置8個大型泊車位及26個小型泊車位。8個大型泊車位每個面積11米 X 3.5米，供大型車輛停泊（不超過24噸的貨車）。8個大型泊車位共佔面積約308平方米。26個小型泊車位每個面積5米 X 2.5米，供私家車停泊。26個小型泊車位共佔面積約325平方米。大型及小型泊車位共佔面積約633平方米，佔此申請約22%土地。大型及小型泊車位即場地設計圖內所示，場地內的長方形空格。

場地共有三個上蓋物，標籤為1、2及3號。分別用作儲物倉庫及臨時寫字樓。三個上蓋物合共佔樓面面積約434平方米，佔上蓋面積約364平方米，佔此申請約13%土地。上蓋物即場地設計圖內所示，場地內有交叉的方格。

上蓋物1，樓高1層，高度約4.5米，佔面積約228平方米。上蓋物1是一個以金屬搭建的倉庫，作儲物用途。

上蓋物2一部份由貨櫃改建，一部份以金屬搭建。貨櫃改建部份樓高2層，高度約6.5米，每層佔面積約70平方米。金屬搭建樓高1層，高度約3米，佔面積約10平方米。另外有36平方米的簷蓬，上蓋物合共佔樓面面積約186平方米，佔上蓋面積約116平方米。上蓋物2是一個臨時寫字樓，負責一般行政用途。

上蓋物3，樓高1層，高度約3米，佔面積約20平方米。上蓋物3是由貨櫃改建的臨時寫字樓，負責一般行政用途。

「露天存放出口車輛及汽車零件範圍」只作存放用途，不涉及其他工作。「露天存放出口車輛及汽車零件範圍」內不設上蓋物，貯存物品與場地邊界會保持至少5米距離。

「露天存放出口車輛及汽車零件範圍」佔面積約280平方米，佔場地約10%土地。

「露天存放出口車輛及汽車零件範圍」即場地設計圖所示，內有斜線的方塊。

此申請標題為臨時公眾停車場（私家車及不超過24噸的貨車）及臨時露天存放出口車輛及汽車零件用途。主要發展作臨時公眾停車場（私家車及不超過24噸的貨車），涉及少量露天存放出口車輛及汽車零件用途。此申請的停車場主要服務對象是附近丁屋住戶。停車場會以月租形式出租車位。此申請的存在，主要是紓緩丁屋住戶的泊車需要，可視作生活配套設施；此申請的露天存放出口車輛及汽車零件用途，屬定期存放。從事工作簡單整齊，不含有害廢料或污染物，發展衍生的交通流量極低，不會對附近環境構成影響。

場地開放時間為星期一至星期六，早上八時至晚上八時，星期日及公眾假期休息。晚上八時至翌日早上八時，不會進行作業。必要的運輸工作會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

此申請會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修保養。包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等各方面。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場面位於元朗廈村，出入口（閘門）設於場面東南邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並有行車通道接駁屏廈路，透過屏廈路貫通新界道路網絡。行車通道是一條現有村路，闊度約10米，最窄處寬約4.5米。長度約500米，即由出入口連接到駁屏廈路的距離，當中只有一個明顯彎位，路面已平整，可供駕駛者安全使用。基於行車通道的實況考慮，申請人會依從前申請的設定在規劃許可有效期內，只有已根據《道路交通條例》獲發有效牌照，且根據該條例獲界定重量不超過24公噸的私家車及貨車才可在申請地點停泊或存放。

在前申請（檔案編號：檔案A/HSK/362、A/HSK/48、A/YL-HT/870）取得許可後，已在中請地點的當眼位置已張貼了提示通告。標明場地及接近場地的一段行車通道，不准停泊或存放（道路交通條例）所界定的重型貨車（即超過24噸），包括貨櫃拖架及拖頭使用。行車通道地段屬私人物業，由場地使用者開關，並非由運輸署管理。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

停車場服務的對象主要是附近的丁屋住戶，發展會對附近範圍車主構成方便，將既有車輛有規劃地安置。事實上停車場對區外駕駛人士缺乏吸引力，難以吸納區外人士。停車場的存在能舒緩丁屋住戶的泊車需要，可視作生活配套設施，不會增加現有汽車流量，更不會為周圍交通帶來壓力

臨時露天存放出口車輛及汽車零件用途，只佔小量的發展範圍，性質屬定期存放，需要進行的運輸工作極為輕微。平均而言，一星期會有兩至三次交收，每次交收只需要一輛中型貨車便可應付。由於場地可以完全控制貨物交收時間，避過繁忙時間，故對附近交通不會構成負面影響。

場地會有員工上班車輛，員工車輛都屬私家車。員工上下班及午餐時間都會使用一次汽車。總體汽車用量極為輕微，對附近交通不會構成影響。場地內有足夠的車輛迴旋空間供車輛轉動，任何時間均不會有車輛在公共道路排隊等候，或以倒車方式進出公共道路。餘下面積約1,403平方米，約50%的土地作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境及交通的影響。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

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

Tony Tsz Ying LAM/PLAND

寄件者: 陳灝然 [REDACTED]
 寄件日期: 2025年03月19日星期三 15:44
 收件者: tpbbpd/PLAND
 副本: Tony Tsz Ying LAM/PLAND
 主旨: A/HSK/558補充資料
 附件: fs251.pdf
 類別: Internet Email

敬啟者

此電郵取代 3 月 18 日 14:18 發出的電郵。

就上述檔案，申請人現提交補充資料。

此申請 A/HSK/558 的發展用途、場地面積、佈局，均與前申請 A/HSK/362 完全一致。

申請人就上述申請提交申請地點的車輛流量預算，詳情如下：

	星期一至六						
	貨櫃車		貨車		私家車		
	入	出	入	出	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0	6	2	13	21
09:00 - 10:00	0	0	1	1	0	9	11
10:00 - 11:00	0	0	0	0	1	0	1
11:00 - 12:00	0	0	0	0	0	2	2
12:00 - 13:00	0	0	1	0	0	1	2
13:00 - 14:00	0	0	0	0	2	2	4
14:00 - 15:00	0	0	2	0	1	0	3
15:00 - 16:00	0	0	0	1	0	0	1
16:00 - 17:00	0	0	0	1	4	0	5

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

17:00 - 18:00	0	0	4	0	10	2	16
18:00 - 19:00	0	0	2	0	7	0	9
19:00 - 20:00	0	0	1	0	1	0	2
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。							

平均而言，每天進入場地的車輛數目穩定，使用停車場的駕駛者都是早出晚歸，故此早上八時至十時及下午五時至六時會錄得較多車輛流量，早上及下午、上下班至午飯時間前後，只錄得寥落的車輛流量，相信是停車場的使用者因個人理由進出場地，錄得個位數字駕次，屬正常而合理。交通用量極低卻並無特別之處。

場地會有員工上班車輛（包括服務公眾停車場及露天存放場的員工車輛），員工車輛屬私家車。員工上下班及午餐時間都會使用車輛代步，總汽車用量極為輕微，對附近交通不會構成影響。員工上班車輛已包括在停車場車位之內，車輛流量已反映在車輛流量預算表。

(第九條(1)款)

A 9271796

消防裝置及設備證書

Verified

Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/541	Temporary Public Vehicle Park (Private Car and Container Vehicle) for a Period of 3 Years	23.5.2008 (revoked on 23.7.2009)
A/YL-HT/591	Temporary Public Vehicle Park for Container Vehicle and Private Cars for a Period of 3 Years	23.1.2009 (revoked on 8.10.2010)
A/YL-HT/726	Temporary Public Vehicle Park for Private Car and Goods Vehicle under 24 tonnes (Excluding Container Vehicles) and Warehouse for a Period of 3 Years	15.4.2011
A/YL-HT/870	Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Warehouse for a Period of 3 Years	3.1.2014
A/YL-HT/985	Temporary Warehouse for Storage for a Period of 3 Years	4.12.2015 (revoked on 4.1.2018)
A/HSK/48	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years	2.3.2018
A/HSK/362	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years	1.6.2022

**Similar S.16 Applications within/straddling the same “Residential (Group A) 3” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/232	Renewal of Planning Approval for Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	1.9.2020
A/HSK/240	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	21.8.2020 (revoked on 21.1.2023)
A/HSK/264	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	4.12.2020
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/428	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	17.2.2023 (revoked on 17.11.2024)
A/HSK/430	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	17.3.2023
A/HSK/506	Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	15.3.2024

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No objection to the application from highway maintenance point of view.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

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

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in an efficient working order at all times.

5. Building Matters

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

- no adverse comment on the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

6. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation", which is the Investigation Study and jointly

commissioned by Planning Department and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and

- if the planning application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix VI**.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the following lot within the Site covered by Short Term Waiver (STW) is listed as below:

<u>STW Nos.</u>	<u>Lot Nos.</u> <u>(D.D. 129)</u>	<u>Use</u>
3921	3323 S.B ss.1	Temporary Public Vehicle Park (for Private Car and Goods Vehicle no exceeding 24 tonnes) and Open Storage of Export Vehicle and Vehicle Parts

- the lot owner(s) should apply to his office for modification of the STW(s) where appropriate. The modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to or reverse onto/from public roads; and
 - the local track leading to the Site is not under her department'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.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted

drainage proposal;

- (f) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site being maintained in efficient working order at all time;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the potential environmental nuisance on the surrounding area;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - 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 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - 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. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.