2024年 8月 8日

7件在______收到・城市規劃委員會 7在収回所,必要的資料及文件後才正式確認收到

This of the required on Security and the case of the application only upon receipt of all the required information and documents.

<u>Form No. S16-III</u> 表格第 S16-III 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 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 <u>notice of application</u> 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<u>申請通知</u>,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 請來附證明文件
- ^ 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 「 v 」 at the appropriate box 請在適當的方格内上加上「 v 」 號

For Official Use Only	Application No. 申請編號	A/16-PH/1026	
請勿填寫此欄	Date Received 收到日期	8 AUG 2024	

- 1. 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。
- 2. 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 樓及新界沙田上新報路 1 號沙田政府合署 14 樓)麦阳。 上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
1.	Maine of Applicant	中朗 八姓 17 17

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

NG TO KWONG

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)

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)	元朗八鄉蓮花地丈量約份第111約地段 第2902號(部份)、2905號(部份)、2909號(部份)、 2910號(部份)、2911號(部份)
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☑Site area 地盤面積 686 sq.m 平方米□About 約 ☑Gross floor area 總樓面面積 261.52 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N.A sq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號			S/YL-PH/11		
(e)	Land use zone(s) involved 涉及的土地用途地帶			R(D)		
(f)	臨時露天存放建築材料及機械 (f) Current use(s) 現時用途 (If there are any Government, institution or community facilities, please illu 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					
4.	"Cı	ırrent Land Ow	ner" of A	pplication Site 申請地點的「現行土地擁有人」		
The	applic	ant 申請人 -				
	is the	sole "current land o	owner"#& (pl 有人」 ^{#&} (訂	ease proceed to Part 6 and attach documentary proof of ownership). 青繼續填寫第 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)。					
\square	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.	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)	20 S S 101 05 100 100 100 100 100 100 100 100					
(b)	The	applicant 申請人 -		4		
(0)			nt(s) of	"current land owner(s)"#.		
			500	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					
			or current			
		No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Registry wh	/address of premises as shown in the record of the Land nere consent(s) has/have been obtained 上冊處記錄已獲得同意的地段號碼/處所地址 (日/月/年)		
.,						
78						
			17			
	(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)					

I 3	No. of 'Current Land Owner(s)' 「現行土地擁 有人」數目 Please use separate s as taken reasonabl 已採取合理步驟以 Reasonable Steps to	Land Registry 根據土地註冊 heets if the space e steps to obtain	where notifice 處記錄已發出	nises as shown in t ation(s) has/have b 出通知的地段號碼	een given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)	
☑ ha	as taken reasonabl 已採取合理步驟以	e steps to obtain	of any box abov				
☑ ha	as taken reasonabl 已採取合理步驟以	e steps to obtain	of any box abov	,			
☑ ha	as taken reasonabl 已採取合理步驟以	e steps to obtain	of any box abov				
☑ ha	as taken reasonabl 已採取合理步驟以	e steps to obtain	of any box abov			0	
_ 	已採取合理步驟以			ve is insufficient. 如	1上列任何方格的3	 	
Re	ceasonable Steps to		人的同意或向]該人發給通知。	詳情如下:	か合理生際	
L	_						
	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 ^{&}						
Re	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 ^{&}						
V	posted notice in a prominent position on or near application site/premises on(DD/MM/YYYY)&						
*	於	图1/7/2024日/月	月/年)在申請地	也點/申請處所或	附近的顯明位置	聞出關於該申請的通知 ⁶	
V		ral committee or	n	(DD/N	/M/YYYY)&	committee(s)/managemen	
	於18/7/2 處,或有關的	024 (日/) 的鄉事委員會 ^{&}	月/年)把通知	寄往相關的業主	立案法團/業主委	委員會/互助委員會或管理	
<u>O</u>	Others 其他						
	□ others (please 其他(請指明						
		Niki da a por serve della dell				*	
.*	19 (1)).		

6. Type(s) of Application	n 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 臨時露天存放建築材料及機械(為期3年)及進行相關填土工程 use(s)/development 擬議用途/發展						
	(Please illustrate the details of the propo	sal 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	☑ year(s) 年 □ month(s) 個月	3年				
(c) Development Schedule 發展終	出節表					
Proposed uncovered land area	擬議露天土地面積	sq.m □About 約				
Proposed covered land area 携	達議有上蓋土地面積					
Proposed number of buildings	s/structures 擬議建築物/構築物數目	7/王				
Proposed domestic floor area	擬議住用樓面面積	0 sq.m □About 約				
Proposed non-domestic floor						
Proposed gross floor area 擬詞	養總樓面面積					
的擬議用途 (如適用) (Please use 一個構築物為遮陰棚,由4支	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) —個構築物為遮陰棚,由4支柱構成,上蓋面積172.22平方米(單層),高度3米 六個貨櫃用作儲物用途,一層(長6.10米X寬2.44米X高2.62米)每個面積14.88平方米,共89.3平方米					
Proposed number of car parking s	spaces by types 不同種類停車位的指	E議數目				
Private Car Parking Spaces 私家	車車位	N.A				
Motorcycle Parking Spaces 電單	車車位	N.A				
Light Goods Vehicle Parking Spa		N.A				
Medium Goods Vehicle Parking	The control of the co	N.A				
Heavy Goods Vehicle Parking Sp		N.A				
Others (Please Specify) 其他 (請列明) N.A NA						
Proposed number of loading/unlo	ading spaces 上落客貨車位的擬議數	福				
Taxi Spaces 的士車位 N.A						
Coach Spaces 旅遊巴車位 N.A						
Light Goods Vehicle Spaces 輕型貨車車位 3						
Medium Goods Vehicle Spaces 中型貨車車位 N.A						
Heavy Goods Vehicle Spaces 重型貨車車位 N.A						
Others (Please Specify) 其他 (請列明) N.A						

Proposed operating hours 擬議營運時間 為星期一至五,上午九時至下午五時及星期六上午九時至下午一時,星期日及公眾假期休息。					
(d) Any vehicular the site/subject 是否有車路通 有關建築物?	building?	Yes 是 There is an existing access. (please indicate the street name, appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 有一條村路連接錦田公路。 There is a proposed access. (please illustrate on plan and specify the 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)			
		No 否 U			
(If necessary, p	ease use sepasons for no	posal 擬議發展計劃的影響 rate sheets to indicate the proposed measures to minimise possible adverse impacts providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良 由。)			
alteration existing buildir 擬議發展計劃 否包括現有發物的改動? (ii) Does development	时是 主祭 No 否 Yes 是 the olve in the	☑ ② ② ② ② ② ② ② ② ② ② ② ② ②	1		
(iii) Would development proposal cause adverse impac 擬議發展計 否 造 成 不 !	On tr On w the On d On s: any Affect se? Land	vironment 對環境 vironment 對環境 viffic 對交通 Ater supply 對供水 ainage 對排水 ppes 對斜坡 ppes 對斜坡 ppes 對斜坡 ppes 對斜坡 ppes 對斜坡 ppes 對斜坡 ppes 對於影響 reape Impact 構成景觀影響 Felling 砍伐樹木 I Impact 構成視覺影響 s (Please Specify) 其他 (請列明)			

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) (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				
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)			
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)			
(d) Approved use/development 已批給許可的用途/發展				
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)			
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月			

7. Justifications 埋田
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)。
本人現向城市規劃委員會申請DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、
2910號(部份)、、2911號(部份)作臨時存放建築材料及機械用途,由於這次是臨時性質
,對日後政府徵收土地作其他用途不會構成影響,附近有同類型的行業及大型機建項目。這
用途不會對環有任何影響,更不會造成交通及排水影響,因上述地段之四周已經設有渠道,
下大雨時不會造成水浸。存放建築材料需要很大的空間,由於在市區很難找到如此大面積的
地方,如果有的話,也需要繳付昂貴租金,因此選用遠離市區,租金也較便宜的地方,上址正好是
合適地,遠離民居。如果存放在工廠大廈,該處會有高度限制,車輛進出非常不便,並會影響其他用
戶的使用。該地只是存放建築材料,不是工場。
該地的運作時間和出入安排。上述地段的運作時間為星期一至五,上午九時至下午五時及星期六上
午九時至下午一時,星期日及公眾假期休息。出入安排方面,本人附上地段圖和平面圖加以說明。
希望城規會批給許可。謝謝!
<u>т</u>

* s
*

<u></u>

Form No. S16-III 表格第 S16-III 號				
B. 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 □ Applicant 申請人 /□ Authorised Agent 獲授權代理人簽署				
NG TO KWONG				
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)				
Professional Qualification(s) Member 會員 / □ Fellow of 資深會員 B 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				
m behalf of 代表 □ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)				
Date 日期 18/6/2014 (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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規

劃委員會規劃指引的規定作以下用途:

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

Gist of Applica	ation 申請摘要
consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant d to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.) □文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及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	WING NING LEI WANG TOI SHAN PAT HEUNG YUEN LONG DD111-LOT 2902(部份), 2905(部份), 2909(部份), 2910(部份),2911(部份)
Site area 地盤面積	686 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N.A sq. m 平方米 □ About 約)
	(includes Government land of 包括政府土地 N.A sq. m 平方米 □ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	R(D)
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 _ 3 □ Month(s) 月
	□ 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 □ Year(s) 年 □ Month(s) 月 □
Applied use/ development 申請用途/發展	臨時露天存放建築材料及機械(為期3年)及進行相關填土工程

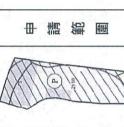
(i)	Gross floor area and/or plot ratio		sq.m	平方米	Plot	Ratio 地積比率
	總樓面面積及/或地積比率	Domestic 住用	0	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
-		Non-domestic 非住用	261.52	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	0			
		Non-domestic 非住用	7			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	0		□ (No	m 米 ot more than 不多於)
	an and a second		0,		□ (No	Storeys(s) 層 of more than 不多於)
		Non-domestic 非住用	3		☑ (No	m 米 ot more than 不多於)
*			1		☑ (No	Storeys(s) 層 it more than 不多於)
(iv)	Site coverage 上蓋面積				%	□ 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 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)				N.A
		上落客貨車位/ Taxi Spaces 的生 Coach Spaces 旅 Light Goods Vehi Medium Goods V Heavy Goods Vel	of vehicle loading/unloading bays/lay-bys 資車位/停車處總數 ces 的士車位 paces 旅遊巴車位 ods Vehicle Spaces 輕型貨車車位 Goods Vehicle Spaces 中型貨車位 oods Vehicle Spaces 車型貨車位 pods Vehicle Spaces 重型貨車車位 Please Specify) 其他 (請列明)			

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		_
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	\boxtimes	. 🗆
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		Ц.
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)	☑.	
位置圖、交通路線圖、排水設施圖、填土範圍圖、消防設備位置圖、消防證書		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
A 400 H 4000 A 5000 A 5		

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。

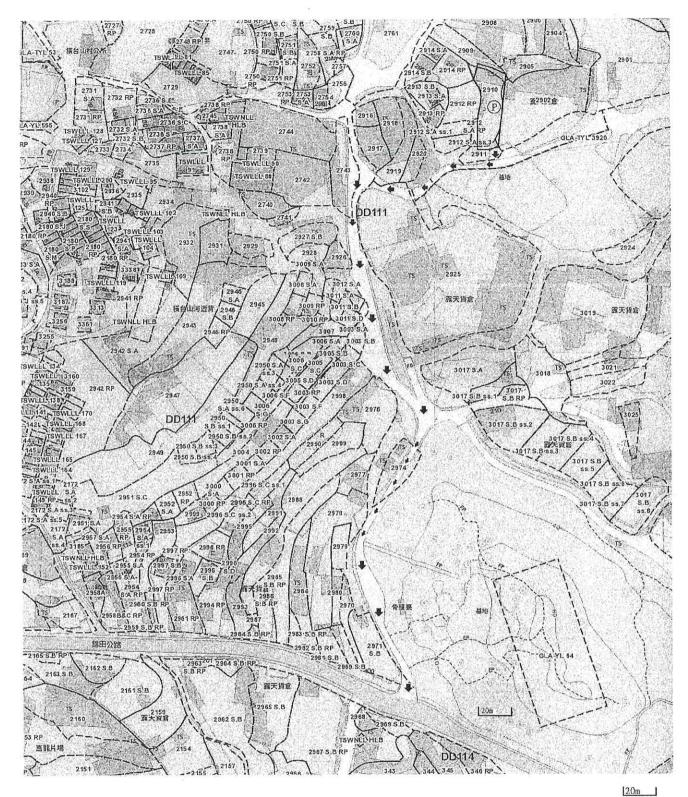
29m 露天貨倉 2902 2905 申請地點 Д 2910 RP 2911 2912 SA 墓地 2912 S.A 2912 RP 2912 S.Ass.1 2912 S.A ss.2 ²9% 2914 RP 5.43 S.A.A. 2913IRP 29% C 2974 S.B 2913 S.B 2920 2919 TS 2918 2917 2916 2743 2756 2757 588 2754 2758 S.A 242 297 2753:S.A TS 2742 751 5.A 0

位置圖



新界元朗八鄉蓮花地丈量約份第111約地段第2902號(部份)、2905號(部份)、 2909號(部份)、2910號(部份)、2911號(部份

申請用途為臨時存放建築材料及機械(為期3年)以及進行相關的填土工程



WING NING LEI WANG TOI SHAN PAT HEUNG YUEN LONG
DD111-LOT2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)
S/YL-PH/11

圖樣	解釋
P	申請位置
4	為連接錦田公路的通道

交通路線圖

貴署檔號: TPB/A/YL-PH/1026

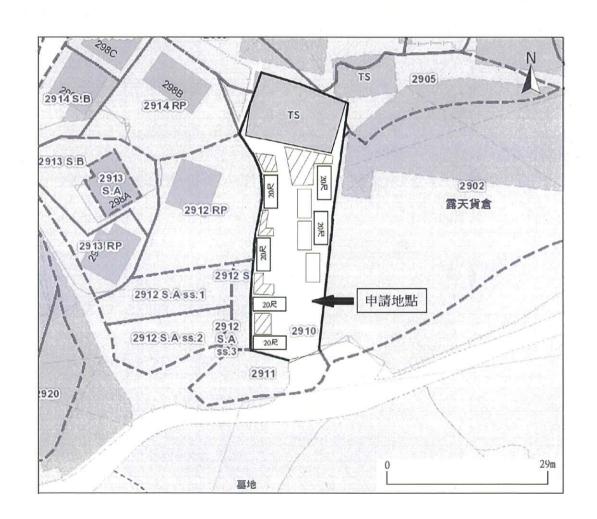
申請地段:新界元朗八鄉蓮花地丈量約份第111約地段第2902 號(部份)、2905號(部份)、2909號(部份)、2910號 (部份)、2911號(部份)

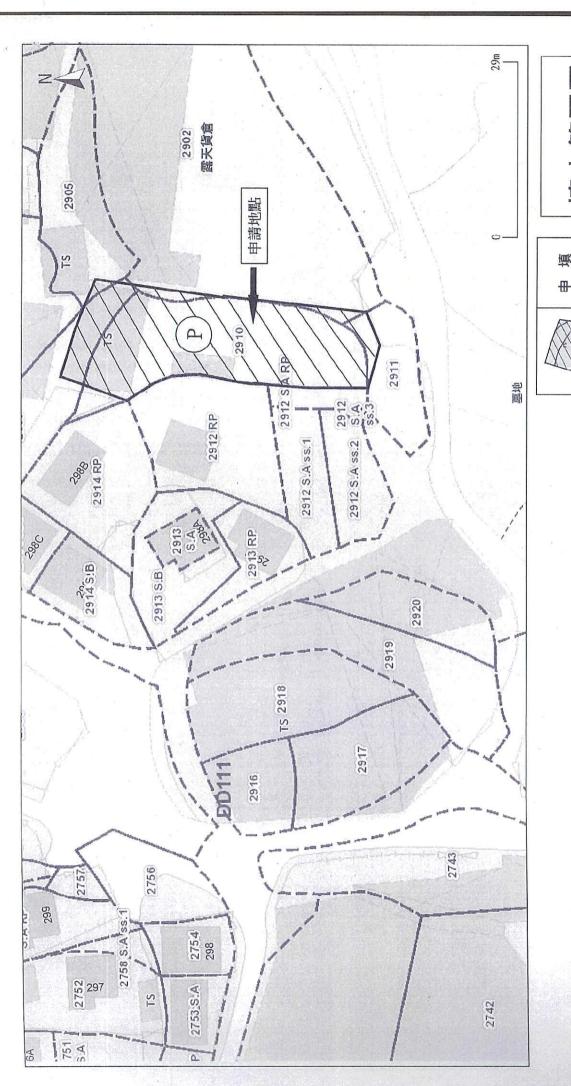
用作為臨時存放建築材料及機械(為期3年)以及進行相關的填土工程 (面積 686 平方米·厚度0.1米·物料為瀝青) 已慶順努只想會流化.

設計佈局圖

圖樣	解釋
7	綠色有坑鐵皮圍牆,高8尺
75	遮蔭棚由支柱構成,上蓋面積 172.22 平方米 高約3米,用以存放英泥等不能暴曬的建材
	輕型客貨車上落客貨車位(長5.3米X闊2.5米)X3
	露天存放沙、石等建築材料,總面積約為69.35 平方米

圖樣	解釋
	門口位置(6.11米)
20尺	長6.10米X寬2.44米X高2.62米儲物用途 X6
	地界





回回 聖 十割 严

훽

新界元朗八鄉蓮花地丈量約份第111約地段第2902號(部份)、2905號(部份)

申請用途為臨時存放建築材料及機械(為期3年)以及進行相關的填土工程

2909號(部份)、2910號(部份)、2911號(部份)

444

404 及

填土面積686平方米,厚度0.1米, 已在多年前填好,只想合法化。 主要填土物料為瀝青,渠道為 混凝土。 規劃申請編號: TPB/A/YL-PH/1026

地點:DD111-LOT 2902 號(部份), 2905 號(部份), 2909 號(部份), 2910 號(部份), 2911 號(部份) 地址:

回覆運輸署

致:香港城市規劃委員會

於早前收到有關運輸署及渠務署的意見,現回答有關申請地點的問題。

1.) 申請地點上落客貨車位停泊,出入時間為早上10時至下午5時止。時間和進入車輛次數如下:

1:00 至 9:45	約0輛車進入申請地點,0車輛停泊。
9:45 至 11:00	約3輛車各1次進入申請地點,3車輛停泊。
11:00 至 12:00	約0輛車進入申請地點,3車輛停泊。
12:00 至 13:00	約3輛車各1次走出申請地點,0車輛停泊。
13:00 至 14:00	約3輛車各1次進入申請地點,3車輛停泊。
14:00 至 15:00	約0輛車進入申請地點,3車輛停泊。
15:00 至 16:00	約0輛車進入申請地點,3車輛停泊。
16:00 至 17:00	約0輛車進入申請地點,3車輛停泊。
17:00 至 17:30	約3輛車各1次走出申請地點,0車輛停泊。
17:30 後	約0輛車進入申請地點,0車輛停泊。

- 2.) 車輛的長 x 闊 x 高約 4.99 米 x 1.91 米 x 1.79 米
- 3.) 申請地點出入口約 6.11 米可以給兩架車平排通過,車輛進入場內後 也有足夠位置掉頭。
- 4.) 員工皆為附近村民,可步行上班;少部分員工會乘搭西鐵至錦上路站,再乘搭 608 號綠色小巴至上址;員工也可以乘搭 54、251B 或 251M 巴士到達芝麻嶺站落車後步行上班,但需時較長。中午時車輛不會使用錦田公路,員工會在村內食午餐。申請地點不接受外來訪客前往,只限職員進入。以上為最多車輛駛入的情況,實際上更少車輛進入。基於以上情況可見,少量員工的出入不會對錦田公路造成影響。
- 5.) 場地擺放英泥、沙和石。 謝謝! 此致!

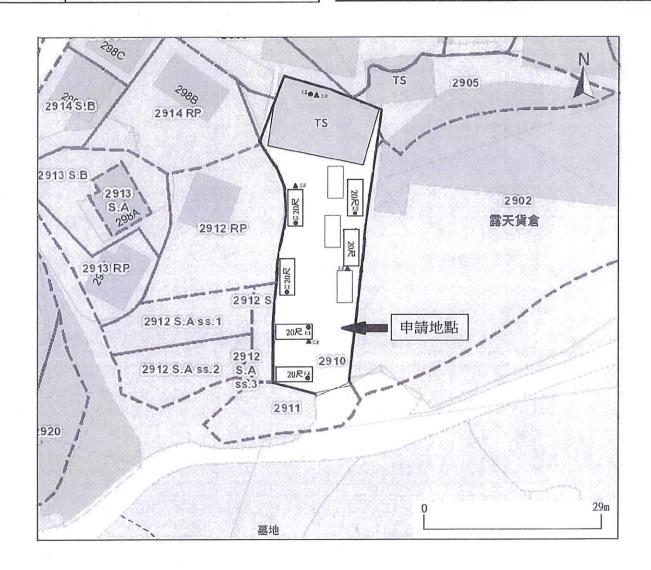
申請人:吳道光 二零二四年八月十九日 貴署檔號: TPB/A/YL-PH

消防設備位置圖

新界元朗八鄉蓮花地丈量約份第111約地段第2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)

圖樣	解釋			
	綠色有坑鐵皮圍牆,高8尺			
Ts	遮蔭棚由支柱構成,上蓋面積 172.22 平方米 高約3米			
	輕型客貨車上落客貨車位(長5.3米X闊2.5米)X3			
Ø FE	存放五公斤乾粉式滅火桶 X 6支			

圖樣	解釋			
	門口位置(6.11米)			
20尺	長6.10米X寬2.44米X高2.62米儲物用途 X6			
4.	地界			
▲ 2.8	存放防火沙桶 X4個			



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1)) (第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書 Name of Client: NG TO KWONG

Name of Building: 市地段: DD111 Lot 2902(部份), 2905(部份), 2909(部份), 2910(部份), 樓宇名稱 Street No./Town Lot:

FSD Ref.:

消防處檔號

顧客姓名

門牌號數/市地段

Street/Road/Estate Name: 街道/屋苑名稱

Block: District: NT Area: 八鄉元朗 九龍 座 分區 地區

Type of Building 樓字類型: Industrial工業 Commercial商業 □ Domestic住宅 □ Composite綜合 □ Licensed premises持牌處所 □ Institutional社團 In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項

Code編碼 (1-35) Completion Date Next Due Date 下次到期日(DD/MM/YY) Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 狀況評述 完成日期(DD/MM/YY) N/A

Part 2第 部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作 Code編碼 (1-35) Completion Date 完成日期(DD/MM/YY) Type of FSI 裝置類型 Nature of Work Carried out 完成之工作內容 Location(s) 位置 Comment on Condition 狀況評述 24 供應6支5公斤 手提滅火筒 符合消防處規定 8 Apr 2024 乾粉劑滅火筒 認可的人手 供應 4 個防火沙桶 18 Apr 2024 25 符合消防處規定 操作手提器具

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	2 H SE R S		i saasima Abakaaa Abar	ann tarif de anno
			N/A	
	and the	O Prop Alth V	W F.S. ENC	BINEER
			(A) 水	R P

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗,證明性能良好,符 合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置 及設備之檢查測試及保養守則的規格,損壞事項列於第三部。

如證書涉及年檢事項,應張貼於大廈 或處所當眼處以供消防處人員查核

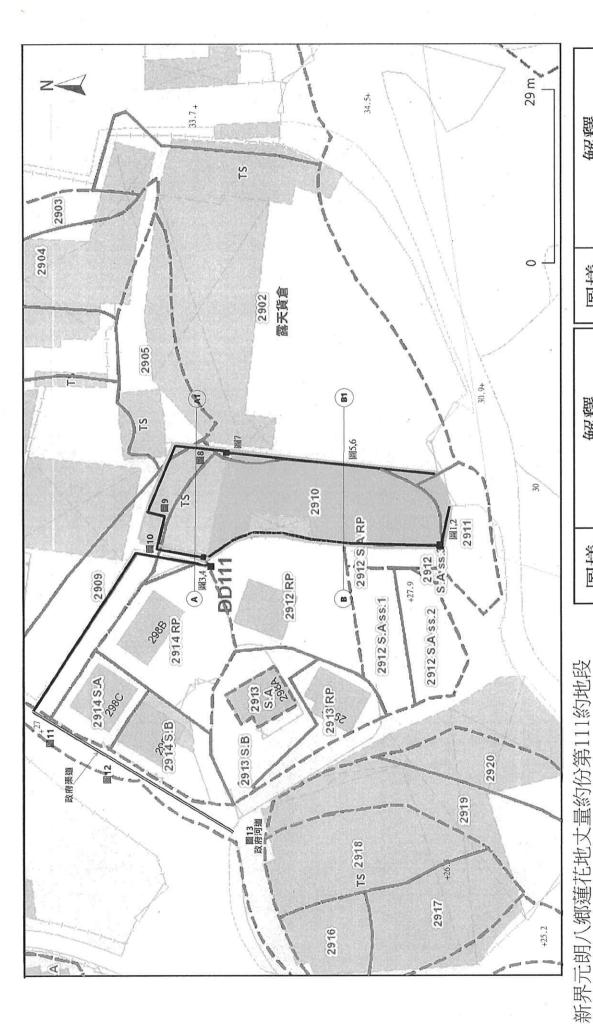
ficate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized For FSD use only: Signature 受權人簽署 Name 姓名 Inspected FSD/RC No. 消防處註冊號碼 Company Name 公司名稱 永保消防工程公司 Key-in

Telephone 聯絡電話

18 Apr 2024

Verified



(石材渠蓋有多個方形3cmX3cm流水孔) 有蓋U形渠 約屬30cm x 深30cm 解釋 申請範圍 地段編號 圖樣 2919 沙井位置長60cm x 闊60cm x 高60cm U 形明渠 約闆30cm x 深30cm 地界 圖樣 2919 第2902號(部份)、2905號(部份)、2909號(部份)

排水設施圖 臨時存放建築材料及機械(為期3年)以及 、2910號(部份)、2911號(部份) 進行相關的填土工程

規劃申請編號:TPB/A/YL-PH/1026

地點:DD111-LOT 2902號(部份), 2905號(部份), 2909號(部份), 2910號(部

份), 2911號(部份)

地址:

回覆渠務署 排水報告

圖 1 渠道闊度為 30cm,渠道深度約 30cm



圖 2



圖 3 渠道接駁了沙井,闊度為 27cm



圖 4 沙井闊度為 60cm x 60cm, 深度約 60cm。



圖 5 渠道闊度為 30cm,渠道深度約 30cm



圖 6 渠道闊度為 30cm,渠道深度約 30cm



圖 7 沙井闊度為 60cm x 60cm, 深度約 60cm。



圖 8





圖 10



圖 11 接駁了公共雨水渠。



圖 12 接駁了公共雨水渠。



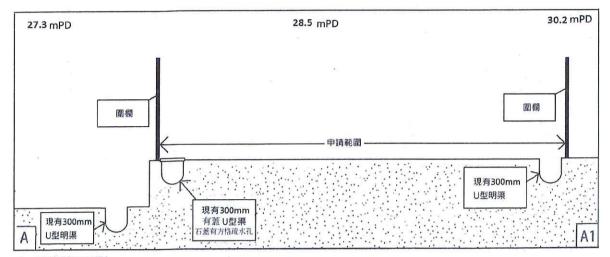
圖 13 接駁了公共雨水渠。



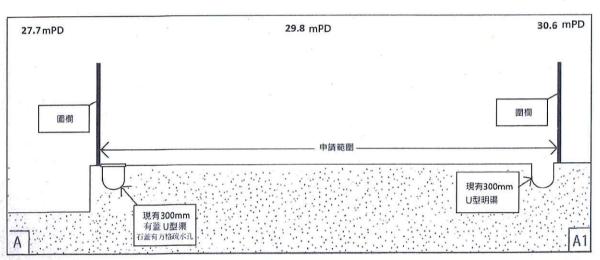


檔案編號: TPB/A/YL-PH

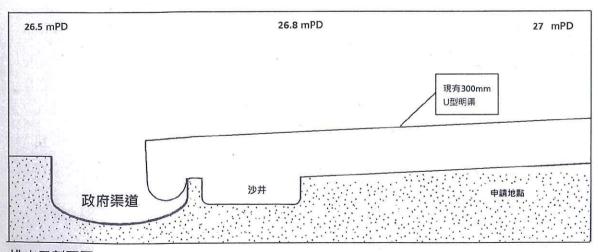
申請地段: DD111-LOT2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)



A-A1橫切面圖



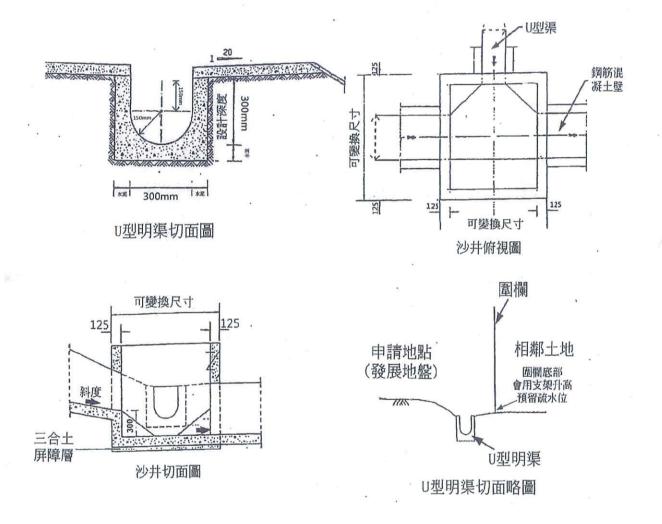
B-B1橫切面圖



排水口剖面圖

檔案編號: TPB/A/-PH910

申請地段: DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)



Not To Scale

1. Rainfall Intensity

Refer to Table 2a of the Year's Weather - 2023* issued by Hong Kong Observatory (Appendix 1), the month with maximum rainfall recorded in the year of 2023 is in September, and the total rainfall in that month is 1067.1mm https://www.weather.gov.hk/tc/cis/monthlyExtract.htm?y=2023

- ... Rainfall intensity (i)= 1067.1/30 days/24 hours
- = 1.482mm/hr

2. Calculation of Peak Runoff

The water will be directly discharged to storm drainage system and will not leaked in to soil.

Site Area= 500m²

Peak Run Off in m³/s (Qp)

Peak Run Off is calculated by Rational method as mentioned in pages 36 & 37 of Storm water Drainage Manual- Planning, Design and Management (2018 edition) by DSD.

Qp=0.278CiA

Where	9	Qр	=	runoff in m ³ /s
		С	=	runoff coefficient
		Ī	=	Rainfall intensity in mm/hr
	200	iA	=	Catchment area in km ²

Surface characteristics of the site is "Asphalt/Concrete" referring to runoff coefficient(C) on page 37 of Stormwater Drainage Manual – Planning, Design and Management (2018 edition) by DSD (Diagram 1), the runoff coefficient (C)=0.7-0.95. Hence, 0.95 is adopted in this calculation.

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (lieavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

Diagram 1

Qp = 0.278CiA =0.278 x 0.95 x 1.482 x 0.0005 =0.0001957m³/s

Daily runoff=0.0001957m³/s x 60s x 60 x 24=16.909m³ =17m³(round-up)

□Urgent □Return receipt	Expand Group □Restricted □Prevent Copy □Confidential
From: Sent: To: Subject: Attachment:	2024-08-20 星期二 17:47:40 Re: YH-1026 補充文件 授權書.pdf
現補充授權書,請查收附件,如有錯誤請致電	射謝。 進。 在 2024 年 8 月 20 日星期二 下午 04:56:54 [GMT+8] 寫道:
現已更正,請查收附件,煩認如有錯誤請致電	更換相關頁,謝謝。 進 。
請查收附件·謝謝。 如有錯誤請致電 ■■■■■	在 2024 年 8 月 20 日星期二 下午 02:41:05 [GMT+8] 寫道:

致:敬啟者

授權書

本人 NG TO KWONG

現授權 KWONG LAI FAN

處理及跟進有關城市規劃委員會 第 16 條規劃申請編號 A/YL-PH/1016,申請更改土地用途,涉及地段DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份),作為:臨時露天存放建築材料及機械(為期 3 年)及相關填土工程的申請。

授權人簽署: 人

授權人姓名:NG TO KWONG

被授權人姓名:KWONG LAI FAN

被授權人電話:

26/4/2024

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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	9		
(8	Mr. 先生 / □ Mrs. 夫人 / □	□ Miss 小姐	/□Ms. 女士 /□Company 公司 /□Organisation	機構)		
	NG TO KWONG		vi g u		142	

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)

KWONG LAI FAN

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)	元朗八鄉蓮花地丈量約份第111約地段 第2902號(部份)、2905號(部份)、2909號(部份)、 2910號(部份)、2911號(部份)			
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 686 sq.m 平方米□About 約 ☑Gross floor area 總樓面面積 261.52 sq.m 平方米□About 約			
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N.A sq.m 平方米 □About 約			

Appendix Ia of RNTPC Paper No. A/YL-PH/1026B

From: Tommy Tang

Sent: Wednesday, November 20, 2024 12:44 PM

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

Subject: 遞交 TPB/A/YL-PH/1026 雨水渠務及消防報告

致:城規會

城規會檔號:TPB/A/YL-PH/1026

請查收附件,分別為雨水渠務報告、消防設備位置圖及有關露天貯物的回應,謝謝。

TEL:

規劃申請編號:TPB/A/YL-PH/1026

地點: DD111-LOT 2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)

地址:

致:城市規劃委員會

由於申請場地的地形為長方形,空間實在有限,需預留場地中心位置以停 泊輕型客貨車,因此無法移開貨櫃而使其與場地圍牆之間預留2米通道,及與 遮蔭棚等臨時搭建物之間預留4.5米距離;但承諾將會嚴格執行其他露天貯物 守則,包括滅火筒、防火沙桶、可燃或不可燃貨物堆等的擺放距離、密度及高 度限制,場地內亦嚴禁一切燃燒/點燃物件、生火、煮食、吸煙等活動。

海湾

授權人

2024年10月31日

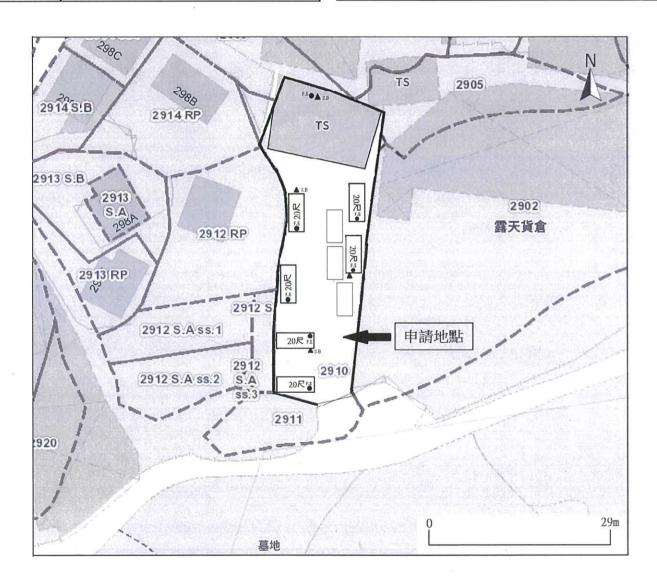
貴署檔號: TPB/A/YL-PH1026

消防設備位置圖

新界元朗八鄉永寧里丈量約份第111約地段第2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)

圖樣	解釋
7	綠色有坑鐵皮圍牆,高8尺
75.	遮蔭棚由支柱構成,上蓋面積 172.22 平方米 高約3米
	輕型客貨車上落客貨車位(長5.3米X闊2.5米)X3
● F.E	存放五公斤乾粉式滅火桶 X 7支

圖樣	解釋
	門口位置(6.11米)
20尺	長6.10米X寬2.44米X高2.62米儲物用途 X6
	地界
▲ S.B	存放防火沙桶 X4 個



致: 城規會

城規會編號: TPB/A/YL-PH/1026

提議兩水渠務報告 (Proposed)

- 1. 提議雨水渠道 (簡介)
- 2. a. 申請人提議的渠管道建造是由申請人自費的.
 - b. 申請人提議的渠管道日後維修保養是 申請人的責任.
 - c. 申請人提議的渠管道,也明白地權是政府/私人的.
 - d. 申請人承諾會得到政府部門同意/私人地段同意才會建設渠道工程.
 - e. 申請人聘任了李偉良先生作此次渠務顧問

2024年10月20日

授權人

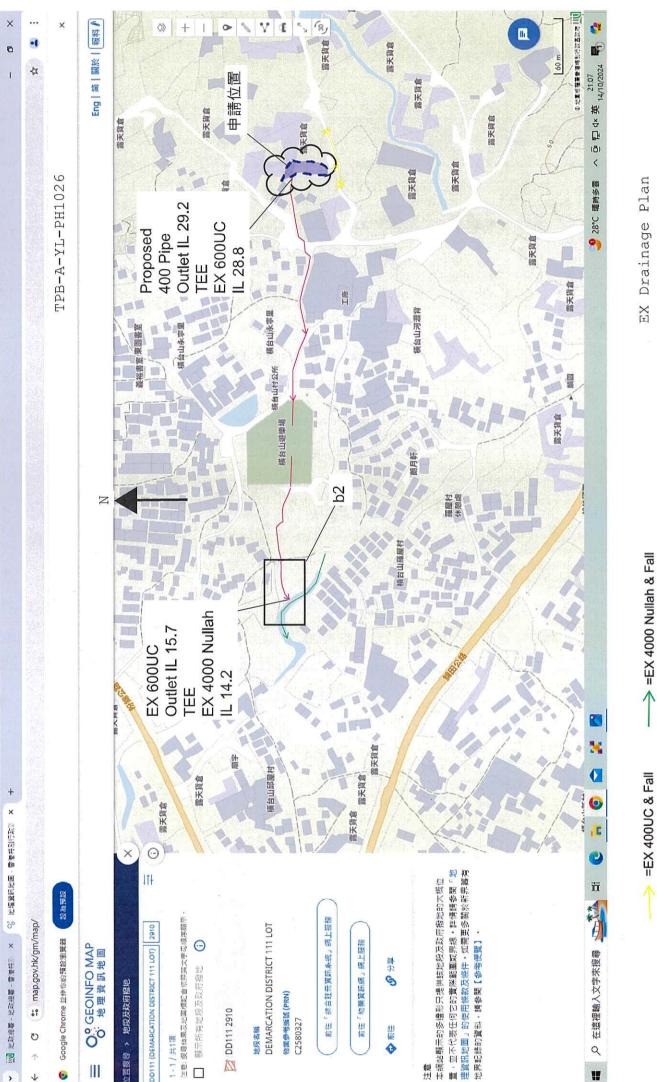
渠務顧問

申請編號 TPB-A-YL-PH1026

提議兩水渠務報告(Proposed)

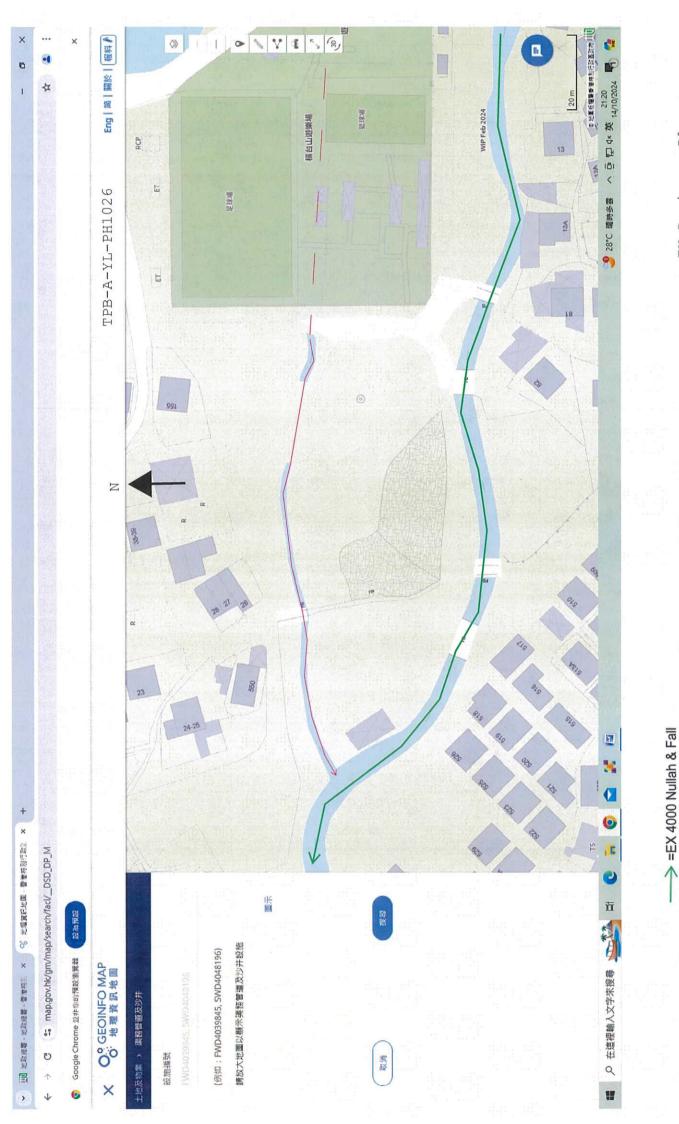
簡介

b1~b2	EX Drainage Location
b3~b4	Site Location, Catchmant, Proposed Drainage
b5	雨水計算
b6~b7	Proposed UC, Proposed MH
c1~c2	現場相片和拍照位置
d1	Section Plan



EX Drainage Plan

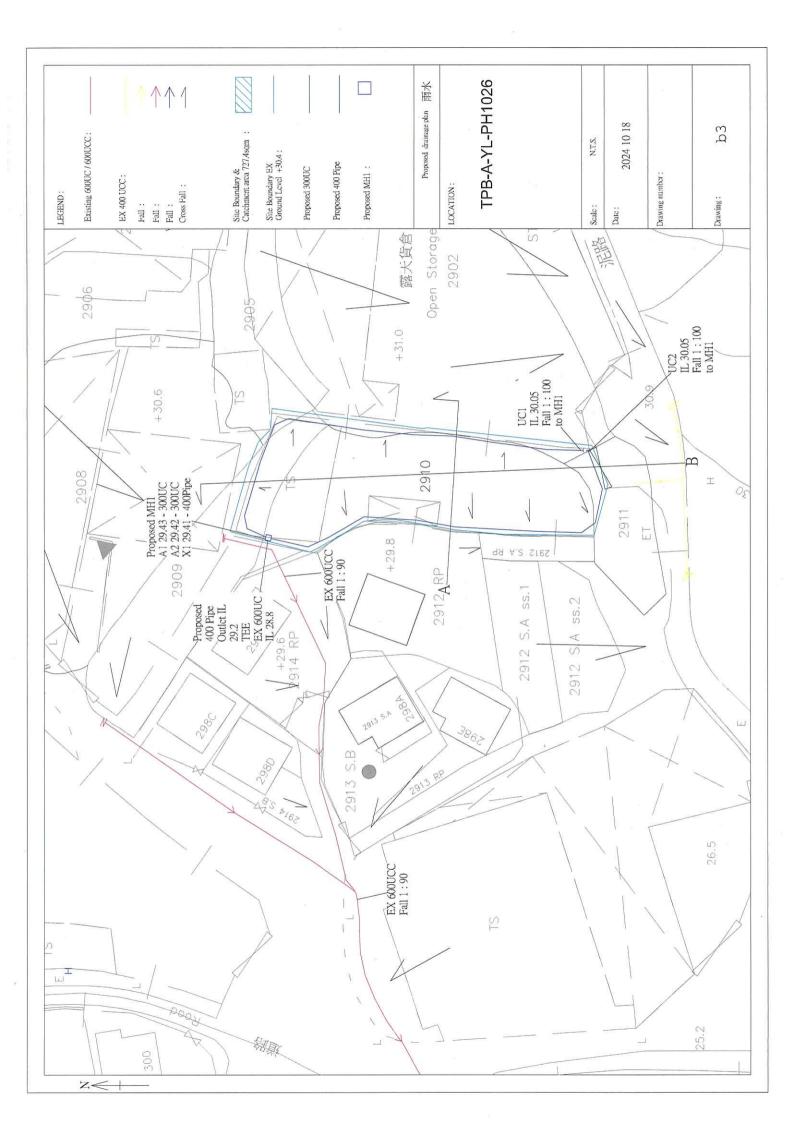
—> =EX 600UC / 600UCC & Fall



EX Drainage Plan

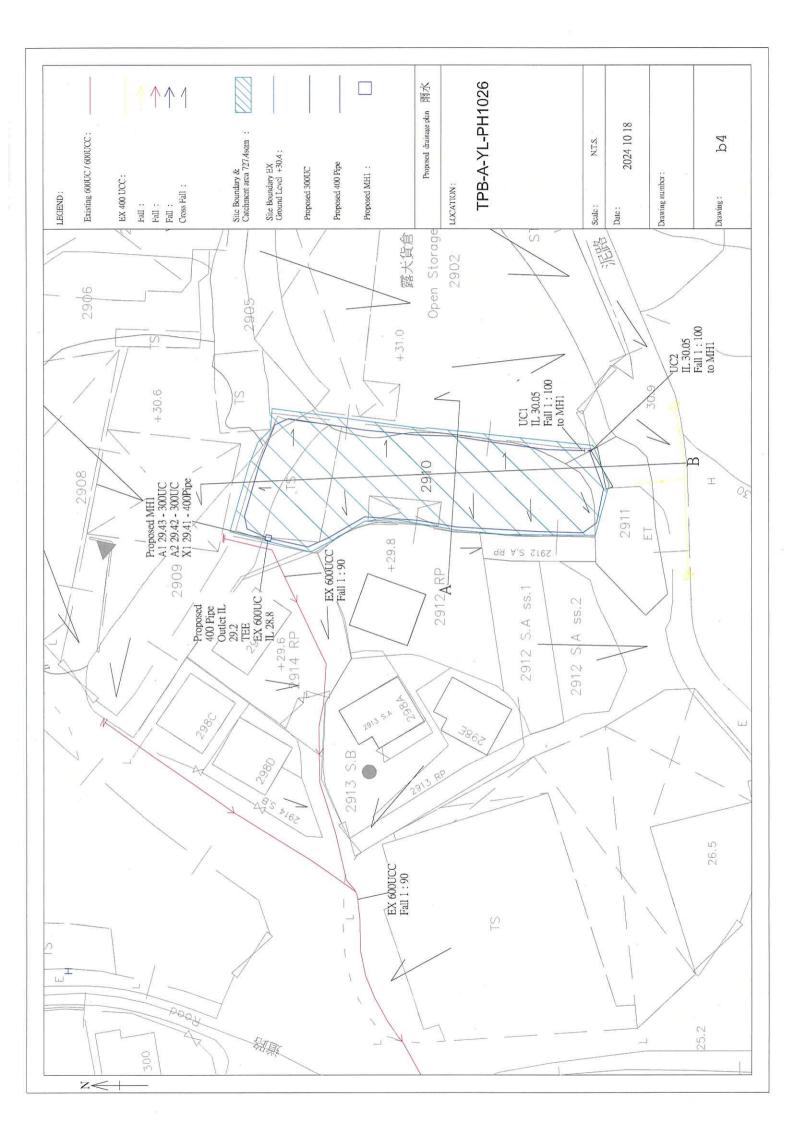
b2

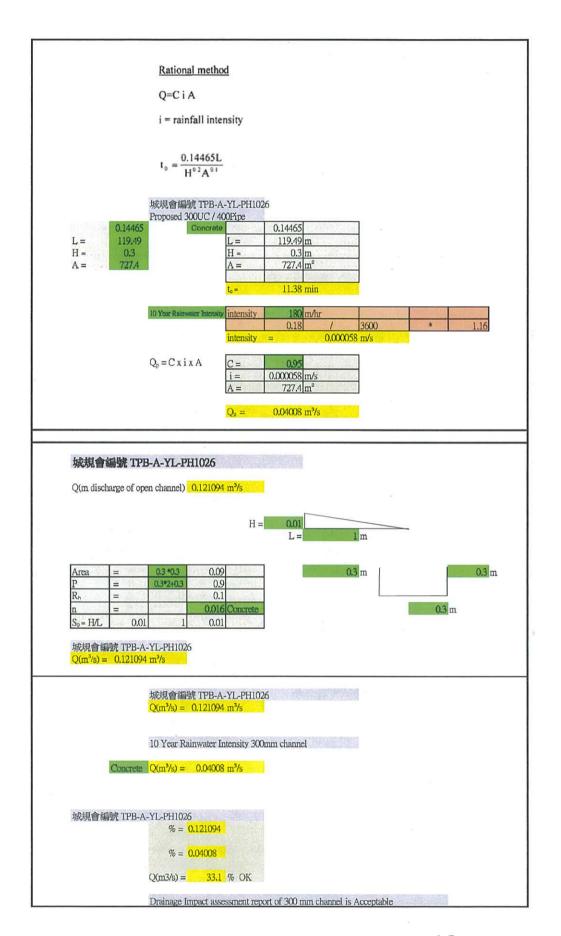
->> =EX 600UC / 600UCC & Fall

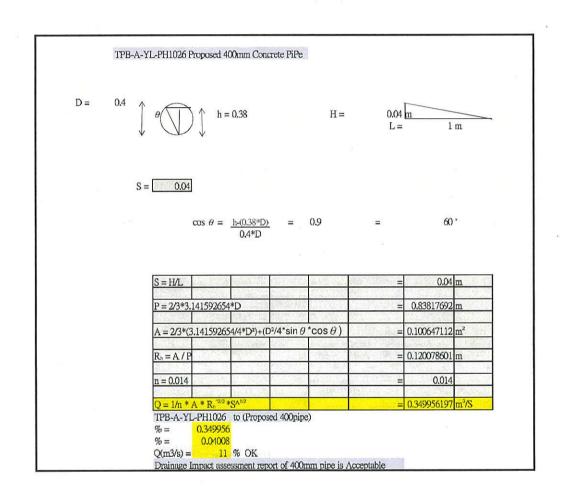


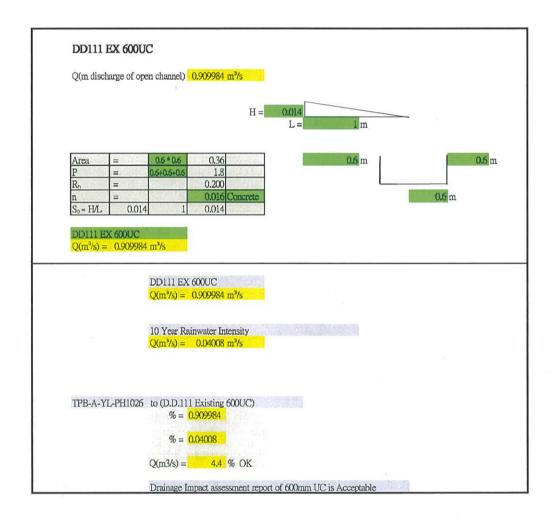
	_		
С	4	٦	
7	r	٦	

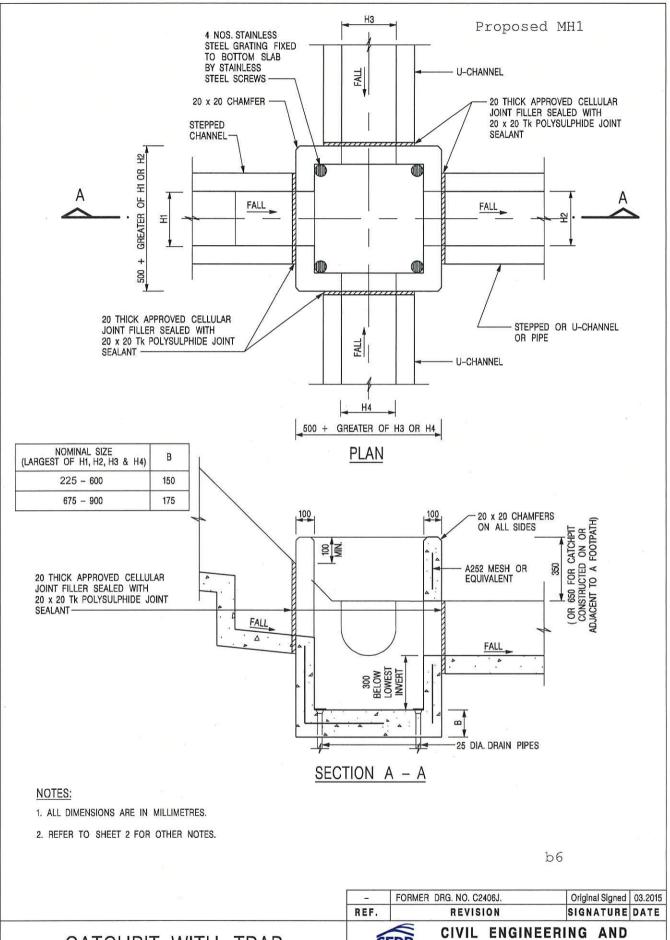
			申請編號	机 TPB-A-YL-PH1026	9		
DRAWING	MH no	GL	CL	A I.L	XIT	TO MH / Existing	% Fall
22406/1	MH1	30.40	30.90	A1 29.43 - 300UC A2 29.43 - 300UC	X1 29.41 - 400Pipe	ECX 600UC	1:40
UCI		30.40	30.40		X1 30.05 - 300UC	MH1	1:100
UCZ		30.40	30.40		X1 30.05-300UC	MH1	1:100











CATCHPIT WITH TRAP

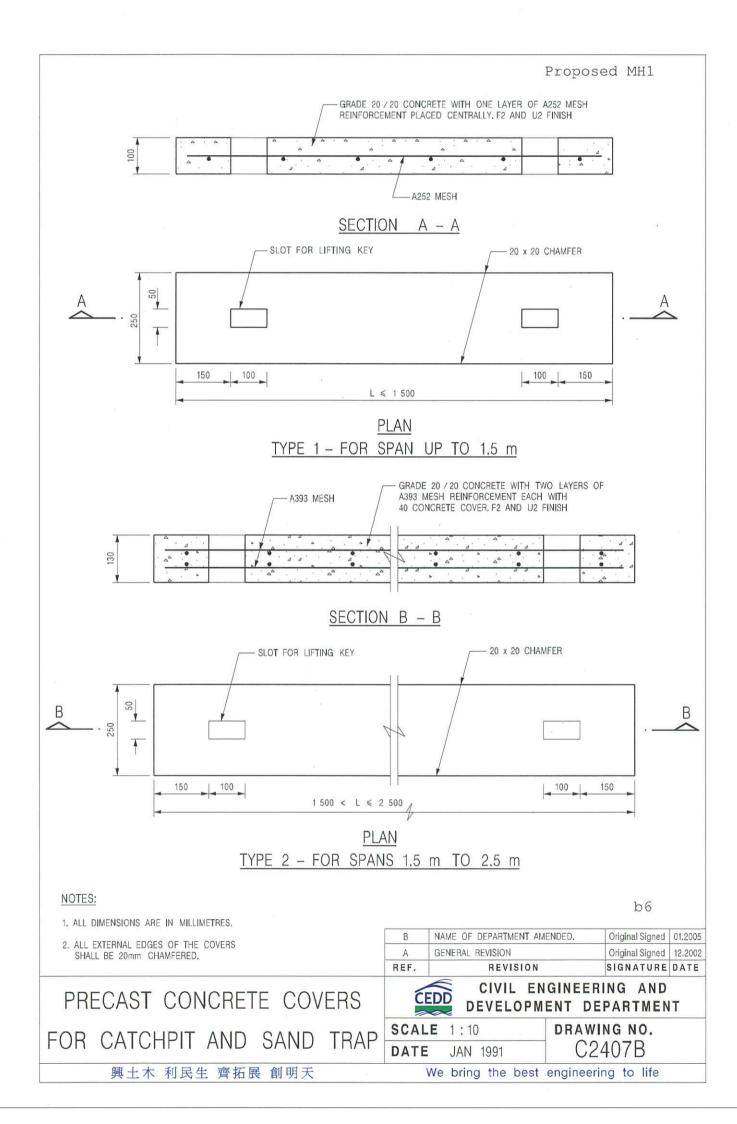
(SHEET 1 OF 2)

中越工程 建設香港

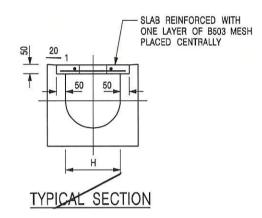
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

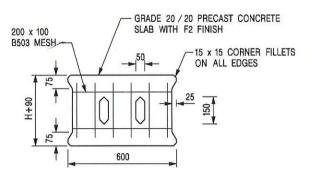
SCALE 1:20
DATE JAN 1991

We Engineer Hong Kong's Development



Proposed 300UC

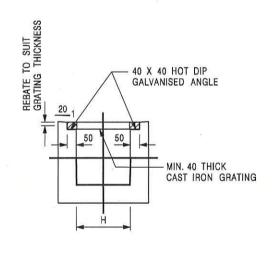


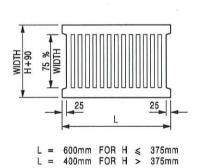


PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)





TYPICAL SECTION

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- 4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
Α	CAST IRON GRATING AMENDED.	Original Signed	
В	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
С	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
D	NOTE 4 ADDED.	Original Signed	06.2008
E	NOTES 3 & 4 AMENDED.	Original Signed	

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

-	
C	EDD
	0

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

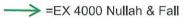
b7

SCALE	1:20	DRAWING NO
DATE	JAN 1991	C2412E

卓越工程 建設香港

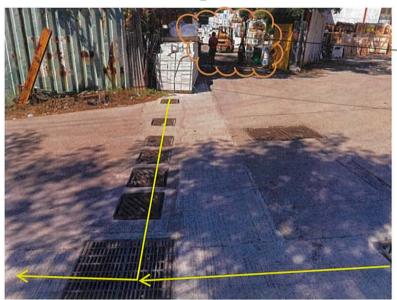
We Engineer Hong Kong's Development





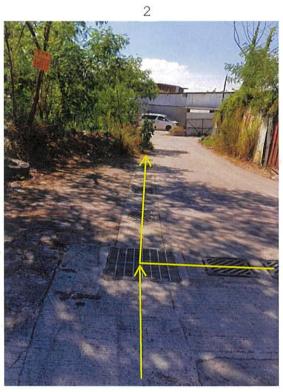
> =EX 600UC / 600UCC & Fall

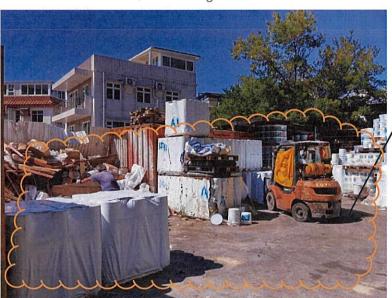




申請位置







申請位置



Λ











10



EX 4000 Nullah & Fall

EX600UC -Outlet TEE EX4000 Nullah

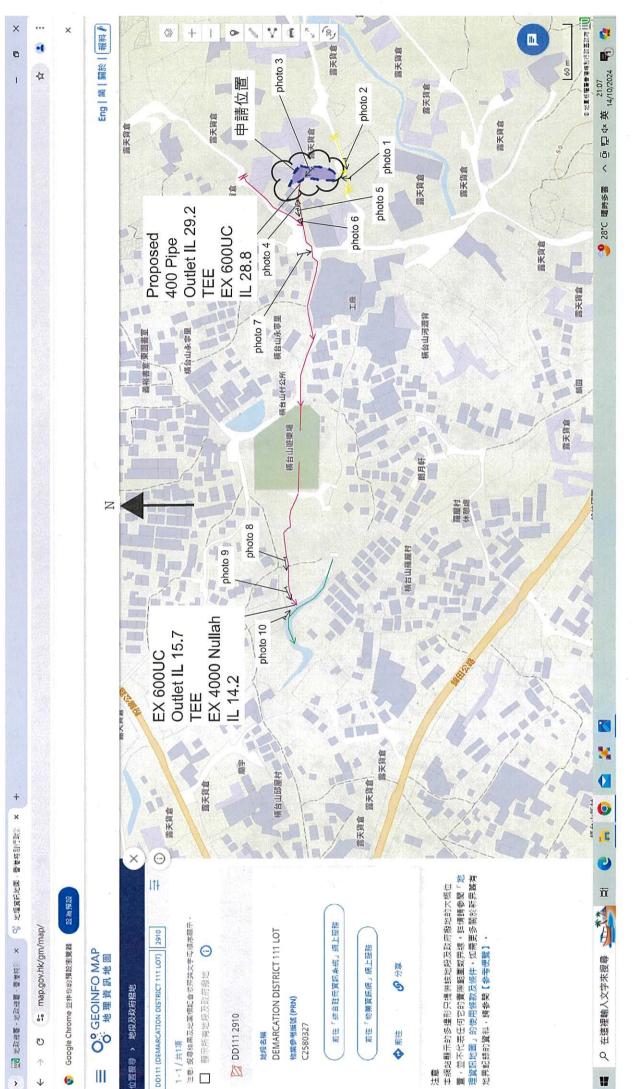
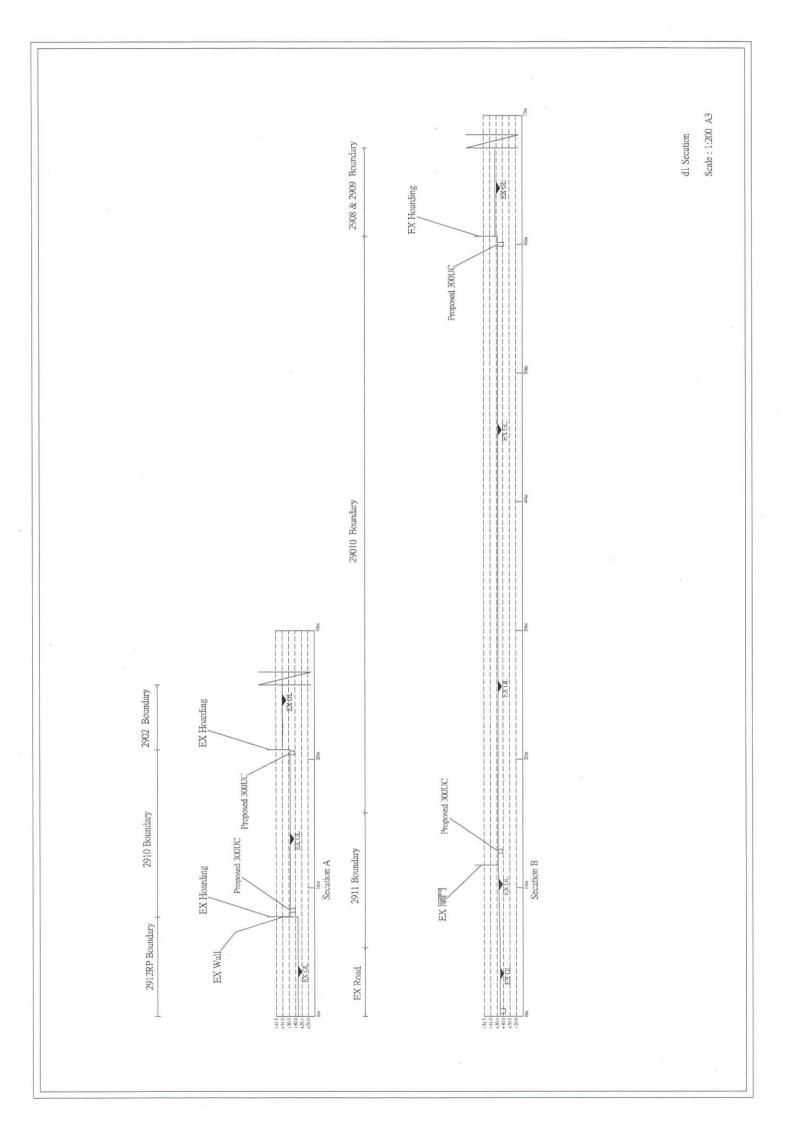


Photo Location Plan

---> =EX 4000 Nullah & Fall

=EX 400UC & Fall

---> =EX 600UC / 600UCC & Fall



1			
E	2	m	
	U		

Sent: Monday, March 10, 2025 6:01 PM

To:

Subject: Re: 遞交 TPB/A/YL-PH/1026 雨水渠務及消防報告

現回應運輸署對路面測量結果的意見,請查閱本郵件內的附件,謝謝。另附上早前於 2025 年 2 月 12 日對渠務署 及運輸署意見的回應。

如有疑問請致電

在 2025年2月12日星期三上午09:55:14 [GMT+8] 寫道:

有關渠務署及運輸署意見的回應,請查閱本郵件內的附件,謝謝。

如有疑問請致電

申請編號: TPB/A/YL-PH/1026

申請地點: 新界元朗八鄉橫台山永寧里丈量約份第 111 約地段編號第 2902 號(部份)、2905 號(部份)、2909

號(部份)、2910號(部份)、2911號(部份)

聯絡地址:

聯絡電話:

致:城市規劃委員會

回應渠務署意見

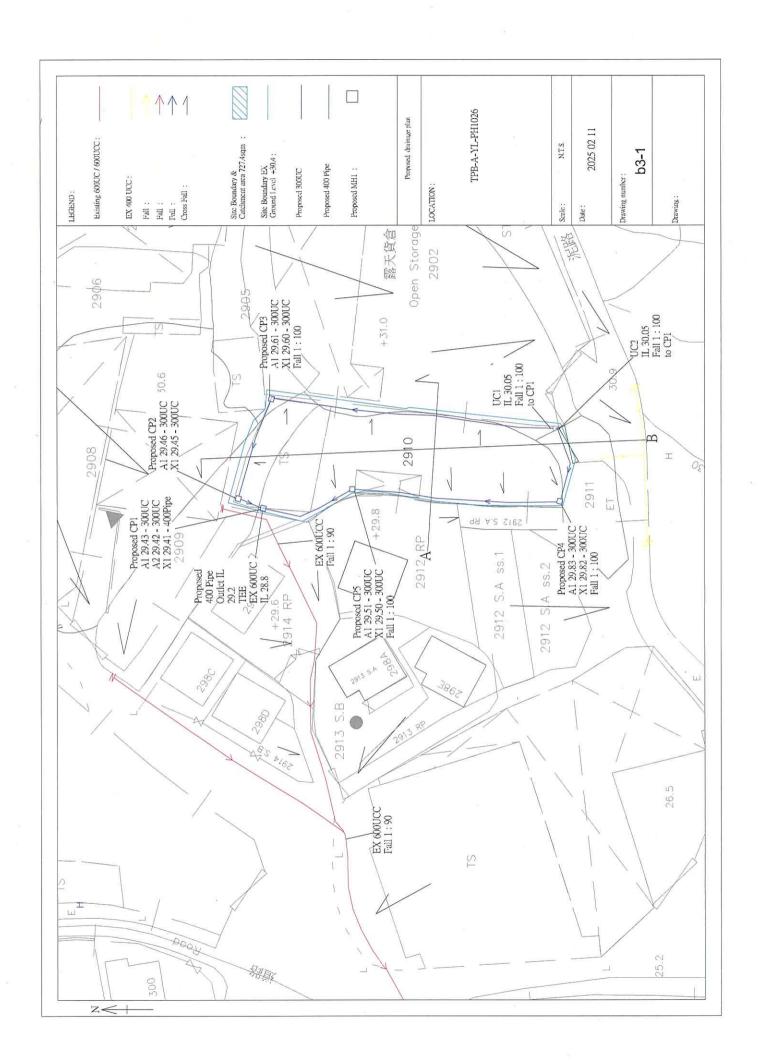
2. (a) (b) (c) 詳情請查閱附件:對渠務署意見的回應

回應運輸署意見

- (a) 輕型貨車能在申請場地及鄰近路段順暢行駛,詳情請查閱附件:路面測量結果圖。
- (b) 申請人已知悉,位於錦田公路及申請地點之間的路段並非由運輸署管理。

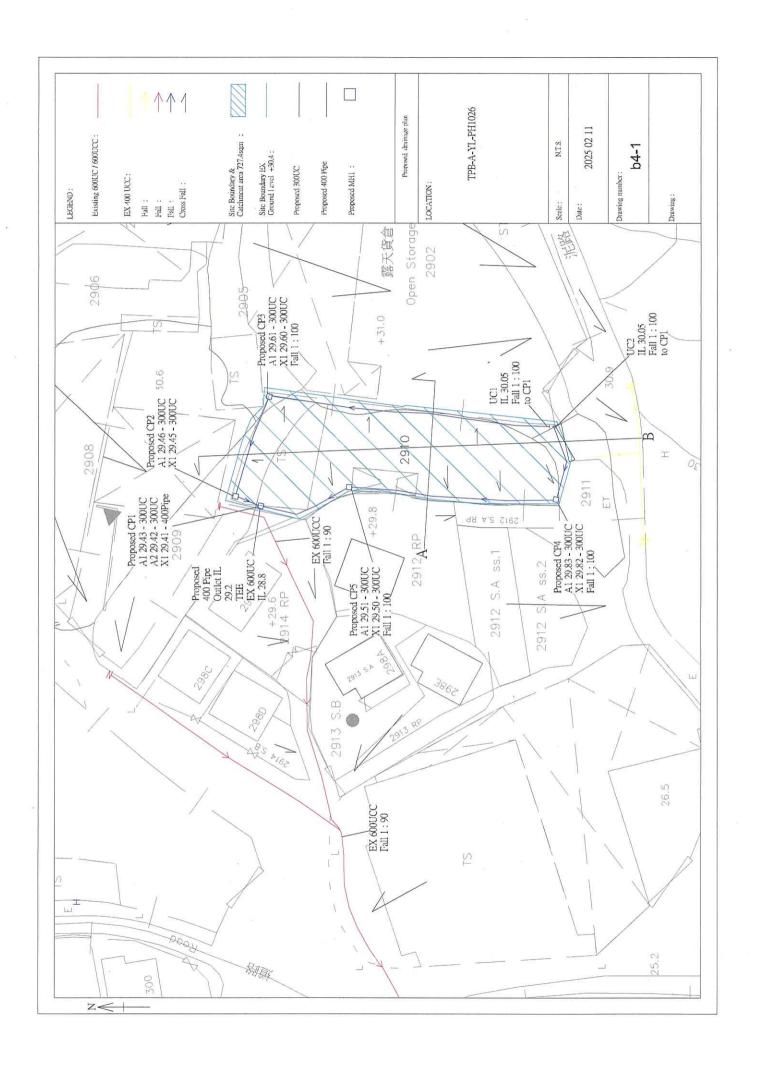
A / YL-PH / 1026

A) 15-111/ 1020	Answer	資料在b5-1中示	已經加了井, 在b3-1, b4-1. 井細緻在b6-1, b8-1中示	evant lot owner(s) and	modifying/upgrading 知道和明白	e the application stie.
	Comments	(a) Please show calculation details for the reainfall intensity " i " in the submission.	(b) Catchpit should be provied at the turnong points of the u-channel.	(c) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and	seek LandsD's permission for laying new drains/channels and/or modifying/upgrading	existing ones in other private lots or on Government land outside the application stie.



請編號 TPB-A-YI-PH1026

	% Fall	1:40	1:100	1:100	1:100	1:100	1:100	1:100	b3-1
	TO MH / Existing	ECX 600UC	CP1	CP2	CP5	CP1	CP3	CP4	1
	X I.L	X1 29.41 - 400Pipe	X1 29.45 - 300UC	X1 29.60 - 300UC	X1 29.82 - 300UC	X1 29.51 - 300UC	X1 30.05 - 300UC	X1 30.05-300UC	
申請編號 TPB-A-YL-PH1026	A I.L	A1 29.43 - 300UC A2 29.43 - 300UC	A1 29.46 - 300UC	A1 29.61 - 300UC	A1 29.83 - 300UC	A1 29.51 - 300UC			
中請編	CL	30.90	30.90	30.90	30.90	30.90	30.40	30.40	
	19	30.40	30.40	30.40	30.40	30.40	30.40	30.40	
	MH no	CP1	CP2	CP3	CP4	CP5			
	TYPE / DRAWING	C2406/1	C2405/1	C2405/1	C2405/1	C2405/1	UC1	nc2	



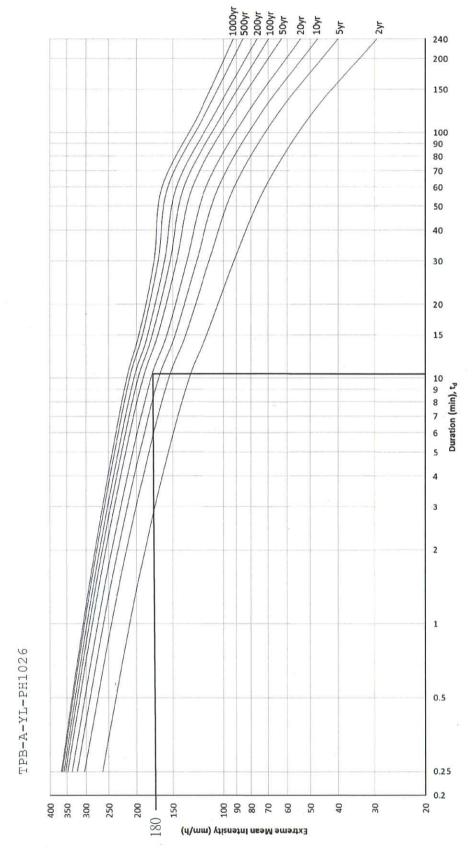
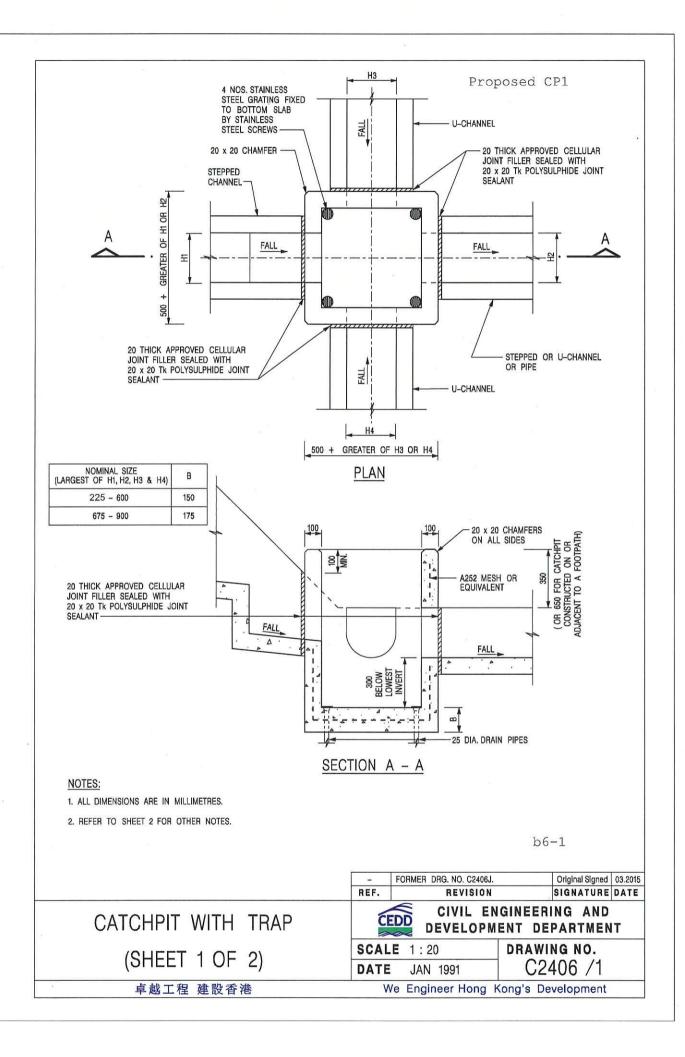
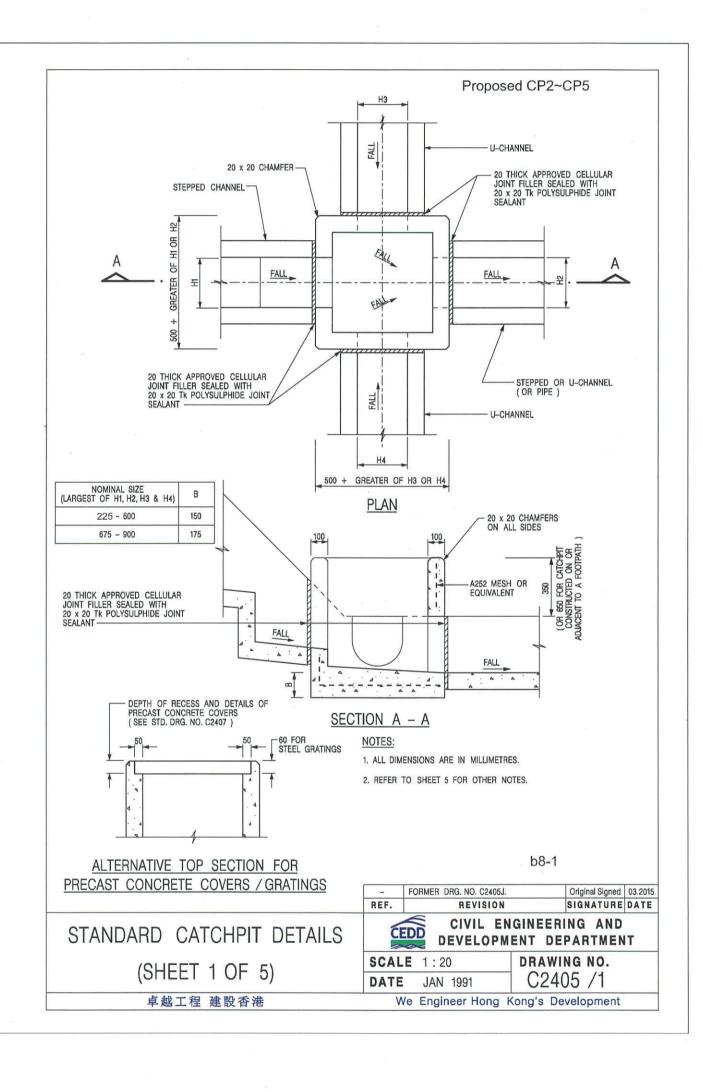
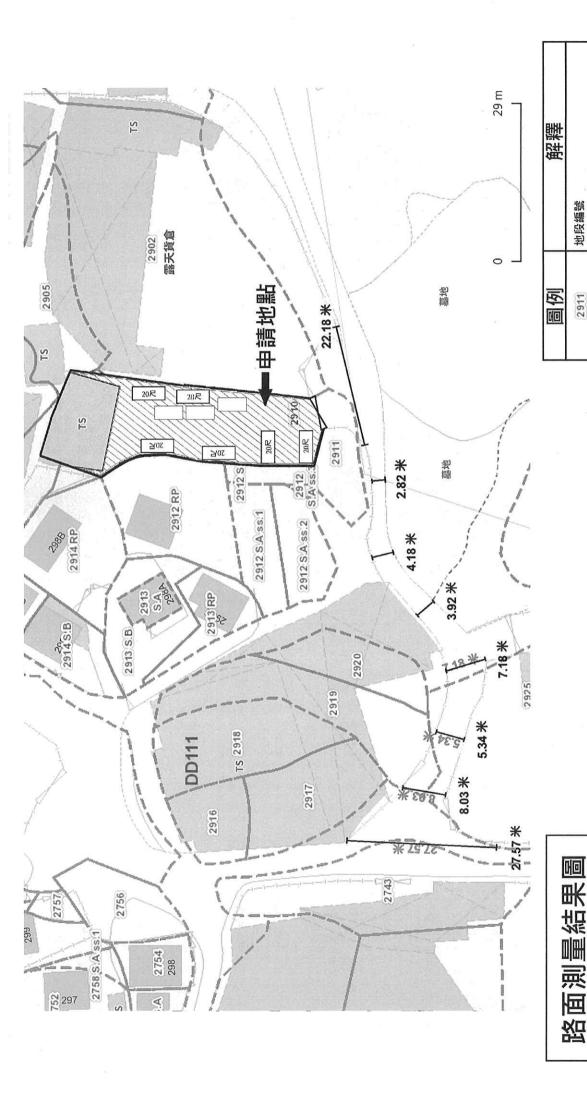


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters (for durations not exceeding 4 hours)

b5-1







465:张伊汗8二

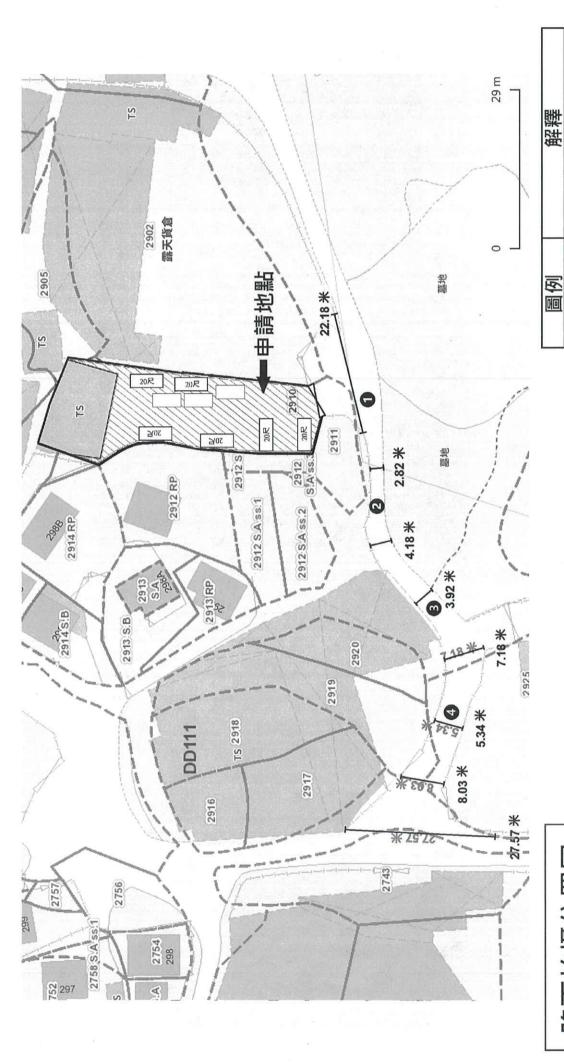
申請地段:新界元朗八鄉橫台山丈量約份第111約地段編號第2902(部份),

地段界線 申請地點

2905(部份), 2909(部份), 2910(部份), 2911(部份)

申請用途:臨時露天存放建築材料及機械(為期三年)及相關填土工程

OZP No.: S/YL-PH/11



메미 路面拍攝位置

申請地段:新界元朗八鄉橫台山丈量約份第111約地段編號第2902(部份),

2905(部份), 2909(部份), 2910(部份), 2911(部份)

申請用途:臨時露天存放建築材料及機械(為期三年)及相關填土工程

OZP No. : S/YL-PH/11

2911	地段編號
1	地段界線
	申請地點
0	拍攝位置

TPB/A/YL-PH/1026 中請編號:

新界元朗八鄉橫台山永寧里丈量約份第 111 約地段編號第 2902 號(部份)、2905 號(部份)、2909 申請地點:

號(部份)、2910號(部份)、2911號(部份)

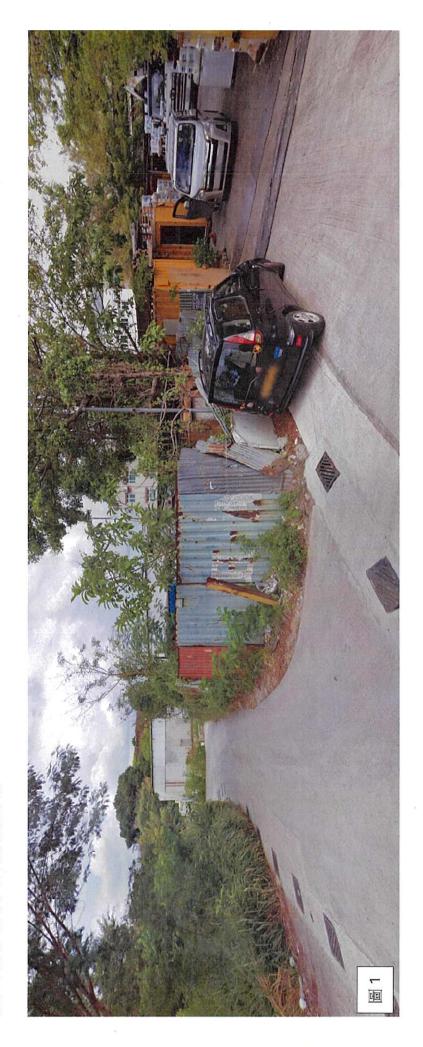
聯絡地址:

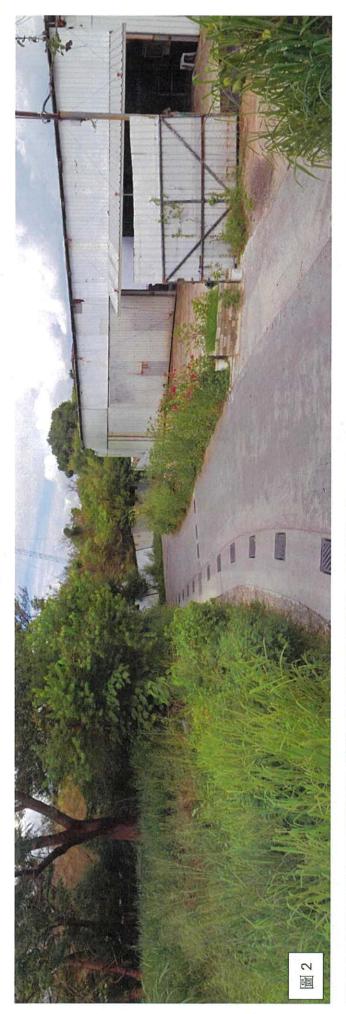
聯絡電話:

致:城市規劃委員會

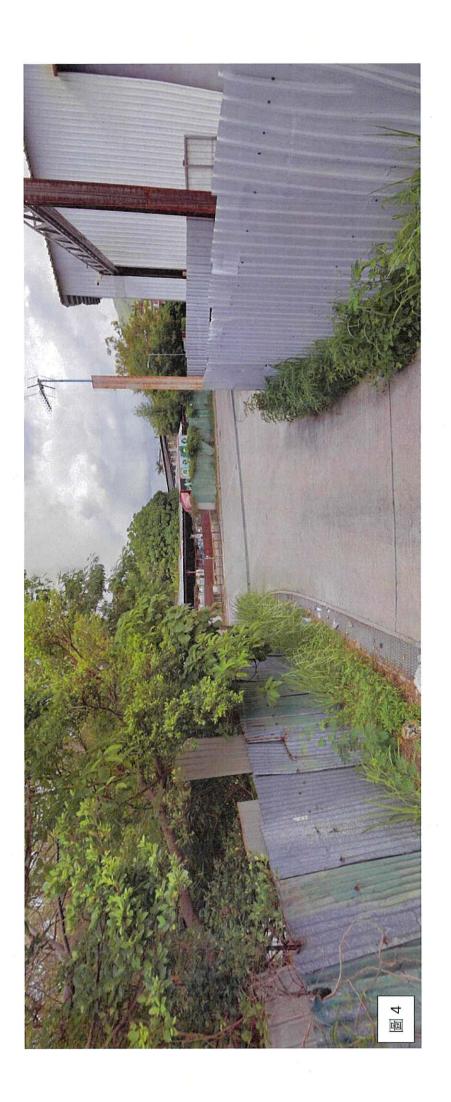
回應運輸署意見

有關於 2025 年 2 月 10 日發出的路面測量結果圖,現回應貴署相關意見並附上路面情況的圖片(請參考附件:路面拍攝位置圖),以證明輕型貨車 能在申請場地及鄰近路段順暢行駛。









Relevant Extracts of 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)

- 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 the various categories of the area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/ proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

- 2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)
1.	A/YL-PH/304	Temporary Open Storage of Construction Materials for 3 Years	5.11.1999 (Revoked on 5.8.2000)
2.	A/YL-PH/377	Temporary Open Storage of Construction Materials for a Period of 3 Years	14.12.2001 (Upon review)
3.	A/YL-PH/789	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	21.9.2018 (Revoked on 21.3.2019)
4.	A/YL-PH/810	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	20.9.2019 (Revoked on 20.12.2021)
5.	A/YL-PH/910	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	29.7.2022 (Revoked on 29.4.2024)

Rejected Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/YL-PH/206	Temporary Lorry and Private Car	18.12.1998	(1) to (3)
	Repairing Workshop	(Upon review)	
	for a Period of 12 Months	,	

Rejection Reasons

- (1) The development is not in line with the planning intention of the "Residential (Group D)" zone which is to improve and upgrade the existing domestic accommodations and to cater for low-rise, low-density residential development, and with the planning intention of the "Village Type Development" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development is incompatible with the nearby residential structures and the village settlement of Wang Toi Shan Wing Ning Lei to its west.
- (3) Approval of the application would set an undesirable precedent for similar applications. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.



Similar Applications within/partially within the "Residential (Group D)" Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/831	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	26.5.2020
2.	A/YL-PH/878	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office for a Period of 3 Years	9.7.2021 (Revoked on 9.8.2023)
3.	A/YL-PH/881 Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Vehicle Parts for a Period of 3 Years		11.6.2021
4.	A/YL-PH/923	Renewal of Planning Approval for Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials) for a Period of 3 Years	29.7.2022 (Revoked on 17.11.2022)
5.	A/YL-PH/937	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	3.3.2023
6.	A/YL-PH/942 ,	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	31.3.2023
7.	A/YL-PH/1001	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Vehicle Parts for a Period of 3 Years	10.5.2024
8.	A/YL-PH/1034	Temporary Open Storage of Second-hand Vehicles and Vehicle Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024

.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots Nos. 2902, 2905, 2909, 2910 and 2911 all in D.D. 111 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot 2902 in D.D. 111 is covered by Short Term Waiver No. 2916 for the purpose of storage of construction materials; and
- advisory comments are at Appendix VI.

2. Traffic

- (i) Comments of the Commissioner for Transport:
 - no adverse comment on the application from traffic engineering perspective; and
 - advisory comments are at Appendix VI.
- (ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):
 - no adverse comment on the application from highways maintenance perspective;
 and
 - advisory comments are at Appendix VI.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental perspective;
- no substantiated environmental complaint concerning the Site was received in the past three years; and
- advisory comments are at Appendix VI.

4. Drainage

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

- · no objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable; and
- should the application be approved, approval conditions requiring the implementation of the accepted drainage proposal and maintenance of the proposed drainage facilities for the development should be included in the planning permission.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the submitted fire service installations proposal is considered acceptable;
- the approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction shall be added; and
- advisory comments are at Appendix VI.

6. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

• the Site is within the "Residential (Group D)" zone which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

7. Building Matters

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

- no objection to the application; and
- advisory comments are at Appendix VI.

8. <u>District Office's Comments</u>

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

• no particular comment on the application and no comment received from the locals upon close of consultation.

9. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.



Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s);
- (c) should you 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 applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owners shall apply to his office for a STW to permit the structure(s) erected within Lots 2905, 2909, 2910 and 2911 all in D.D.111. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement to the Site should be commented and approved by TD;
 - (ii) HyD is not responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection that the applicant shall:
 - (i) follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise any potential environmental nuisance;

- (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
- (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- (iv) meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS;
 - (ii) the applicant is required to submit a valid fire certificate (F.S. 251) to his department for approval to address the approval condition on the provision of fire extinguisher(s);
 - (iii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and

(iv) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

		Internal Access for	Lot Boundaries	Distance between	Cluster Size	Storage Height
		Fire Appliances	(Clear Width)	Storage Cluster and Temporary Structure		
1.	Open Storage of Containers	•	2m	4.5m	-	1
2.	Open Storage of Non- combustibles or Limited Combustibles	4.5m	2m	4.5m	-	. -
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m × 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that seven structures and associated filling of land are proposed in the application. 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 Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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 building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.



Appendix VII of RNTPC Paper No. A/YL-PH/1026B

□Urgent	□Return receipt □Ex	pand Group	2
From: Sent: To: Subject:	:	2024-09-11 星期三 03:23:15 tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-PH/1026 DD 111 Pat Heung</tpbpd@pland.gov.hk>	

Dear TPB Members,

Again condtions not fulfilled but instead of revoking the approval, the application is allowed to make a fresh application.

Clearly government depts in supporting this operation and TPB members in approving roll over are negligent in their duty to put the interests of the community first and effectiely encourage operators to flaunt the regulations.

It is high time this operation be suspended.

\Mary Mulvihill

From:

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

Date: Tuesday, 22 March 2022 3:15 AM HKT

Subject: A/YL-PH/910 DD 111 Pat Heung FAILURE TO PROVIDE APPROVAL HISTORY

Dear TPB Members,

STRONGEST OBJECTIONS TO THE REMOVAL OF APPROVAL HISTORY.

This site has a long history of failure to comply with conditions. As no history has been provided it is not clear if 810 was revoked but there are EIGHT extensions of time recorded.

The Minutes of 20 Sept 2019 do not mention the failure to comply so it is unclear if members were aware of this.

However they now have a duty to consider if it is ethical to approve yet another 3 years when it is highly likely that the conditions will again not be complied with

Mary Mulvihill

From:

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

Date: Tuesday, 21 May 2019 3:51 AM CST Subject: A/YL-PH/810 DD 111 Pat Heung

Dear TPB Members,

On 21 Sept 2018 with no questions asked Application 789 was approved.

However applicant has not complied with drainage and fire services conditions.

□Urgent	□Return receipt	□Expand Group	□Restricted	□Prevent Copy
---------	-----------------	---------------	-------------	---------------

But never mind, with no questions asked he is good to go for another three years.

Mary Mulvihill

From:

To: "tpppa - tpppa@piana:gov.nk

Sent: Tuesday, August 28, 2018 2:14:17 AM Subject: A/YL-PH/789 DD 111 Pat Heung

A/YL-PH/789

Lots 2902 (Part), 2905 (Part), 2909 (Part), 2910 (Part), 2911 (Part), 2912 S.A (Part),

2912 RP (Part) and 2914 RP (Part) in D.D. 111, Pat Heung

Site area: 860m²

Zoning: "Res (Group D)"

Applied Use: Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

No land for housing. Stan Wong and pals conducting a fake consultation on same.

So members can do their bit by rejecting this application to legitimize long running unapproved brownfield use and encourage site owner to build some low rise residential on the site, there are houses nearby.

Please remember that by encouraging continuous brownfield use you play a part in the game.

Mary Mulvihill

TPB/0/YC-PH/1026 /

致城市規劃委員會秘書:

專人送遞或鄧遞:香港北角渣華道 333 號北角政府合署 15 樓.

傳真:2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board.

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有關的規劃申證編號 The application no, to which the comment relates A/YL-PH/1026
意見詳情 (如有需要,請另頁說明)
Details of the Comment (use separate sheet if necessary)

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

簽署 Signature 日期 D

日期 Date _____

鍾就華主席

元朗市中心及鄉郊東分區委員會

