

2025年 3月 2 6日

此文件寄 收到—城市規劃委員會
只會在收到申請表格及文件後才正式確認收到
申請的日期

2025-03-26

The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
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 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 請在適當的方格內加上「✓」號

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。
- 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

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

Consense Development Limited 港昇發展有限公司

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)

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)

元朗八鄉丈量約份第 III 約地段第 2804 號 (部分)
2808 號 (部分) 及毗鄰政府土地

(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 1695 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 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)

175 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	鄉村式發展、農業
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 —

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

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

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

(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. 如上述任何表格的空間不足，請另覓紙張。)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 27/11/2025 (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 _____ (DD/MM/YYYY)&
於 10/2/2025 (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: 在多個地段/處所申請時，☒ 號

申請人須就申請涉及的地段(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

擬議臨時私人停車場(只限私家車及相關的填土工程(為期3年))

(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☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 1695sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... /sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

..... /sq.m ☐ About 約

Proposed domestic floor area 擬議住用樓面面積

..... /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

..... /sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

..... /sq.m ☐ About 約

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)

參考布局設計圖

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

..... 30

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

星期一至星期日 (包括公眾假期) 上午九時至下午八時

(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	<input checked="" 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)) 錦田公路經小路到達
	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)

(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 checked="" 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 checked="" 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)
	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?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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/ _____ / _____
(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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）。

參閱申請理由

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

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


.....
Tang Sang Leung
Name in Block Letters
姓名（請以正楷填寫）

Consultant
.....
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

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



Date 日期

11/12/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及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	元朗八鄉丈量約份第111地段第2804号(部分)-2808号(部分) 及毗鄰政府土地	
Site area 地盤面積	1695	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	125 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S1YL-PH(11)	
Zoning 地帶	鄉村式發展, 農業	
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	擬建議臨時私人停車場(只限私家車) 以及相關的填土工程 (為期3年)	

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗八鄉丈量約份第 111 約地段第 2804 號(部分)·第 2808 號(部分)及毗鄰政府土地

擬議臨時私人停車場(只限私家車)及相關的填土工程(為期三年)

- 申請地點的面積約為 1695 平方米，根據八鄉分區計劃大綱草圖編號 S/YL-PH/11，申請地點現時被規劃作「農業」及「鄉村式發展」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。
- 擬議申請的停車場(只限私家車)在「農業」地帶，城市規劃委員會曾批准相類似，申請包括: A/YL-PH/1028 (2024 年 9 月 26 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地點因村民主要出入需以私家車作代步，公共交通工具站口較遠，隨著該區村民人口越來越多，繁忙時間更加難以乘搭公共交通工具。亦沒有足夠車位消化村民對停車位的需求。特設更多私家車停車位，方便本村人(橫台山永寧里)使用。
- 申請地點早前已完成填土工程，厚度不超過 0.03 米，高度為 32.5mpd，申請期限結束後會將混凝土打碎並運走，已使用混凝土平整的範圍不會再進行平整工程，不會再有任何填土，現申請該填土合法化。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午九時至下午八時。
- 申請場地不會對外開放，亦不准許重型貨車進入場地。
- 場地足夠安排私家車進出場地。車輛機動空間直徑為 10 米。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗八鄉丈量約份第 111 約地段第 2804 號(部分)·第 2808 號(部分)及毗鄰政府土地，擬議臨時私人停車場(只限私家車)及相關的填土工程(為期三年)。

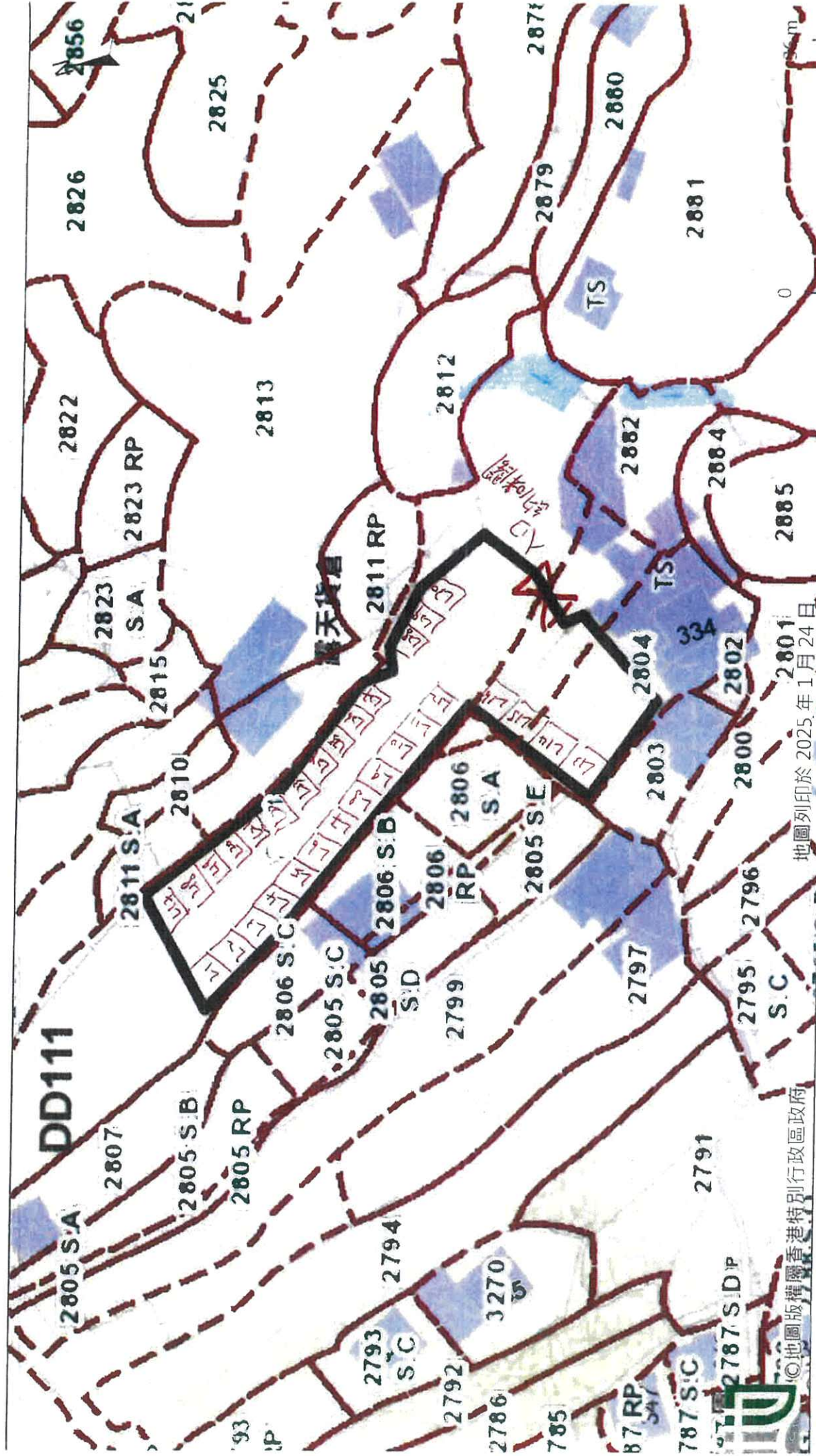
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: sales@ <sales@>
Sent: 2025-04-01 星期二 15:56:29
To: [REDACTED]
Subject: Re: PH/1060
Attachment: 20250331174925.pdf; 20250331174947.pdf

致規劃署

填土後為 32.5MPD, 停車場為月租車位。

Best Regards
[REDACTED]

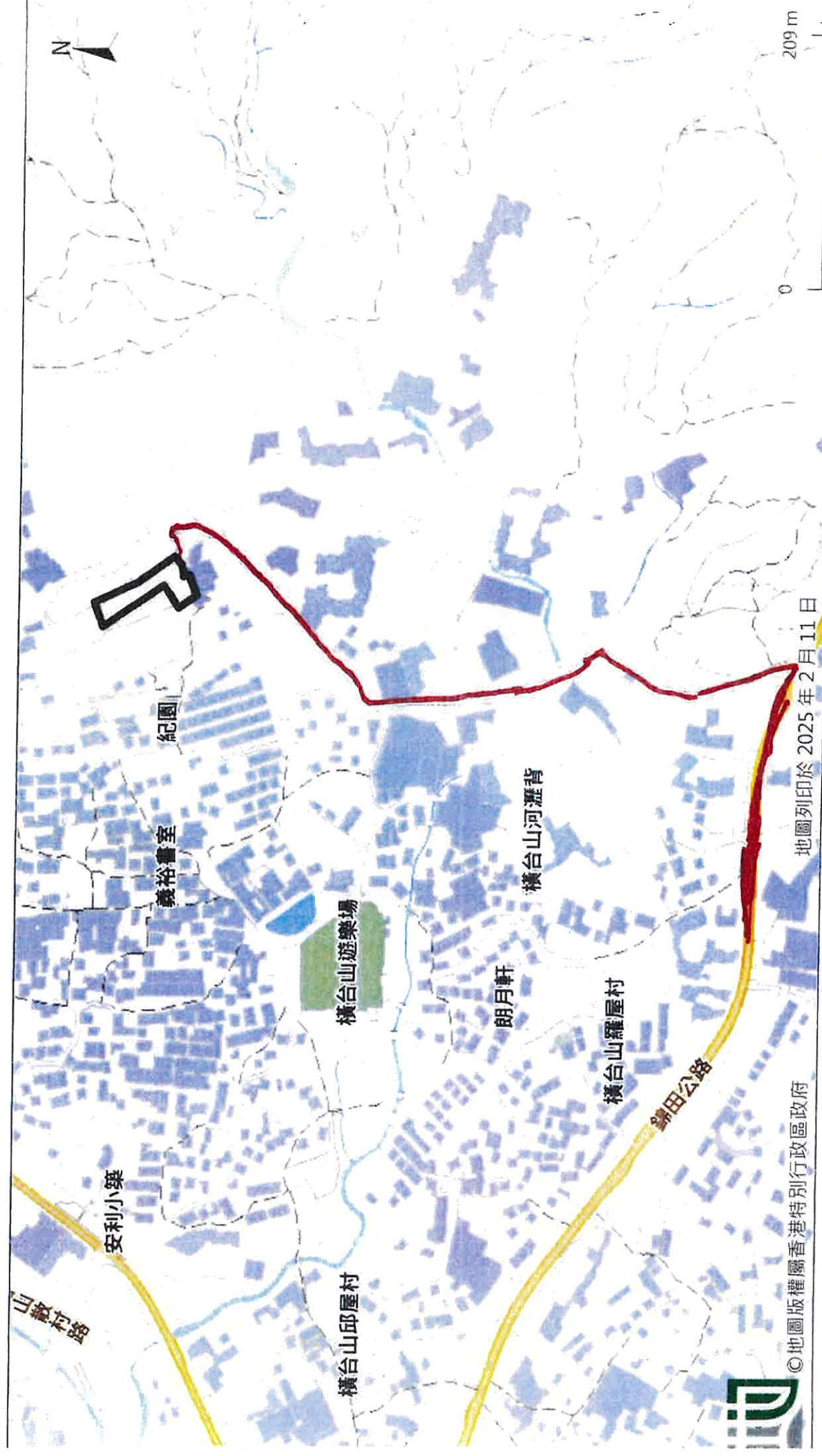






口申請範圍二填土範圍

填土厚度 - 0.03米
使用泵凝土作填土物料



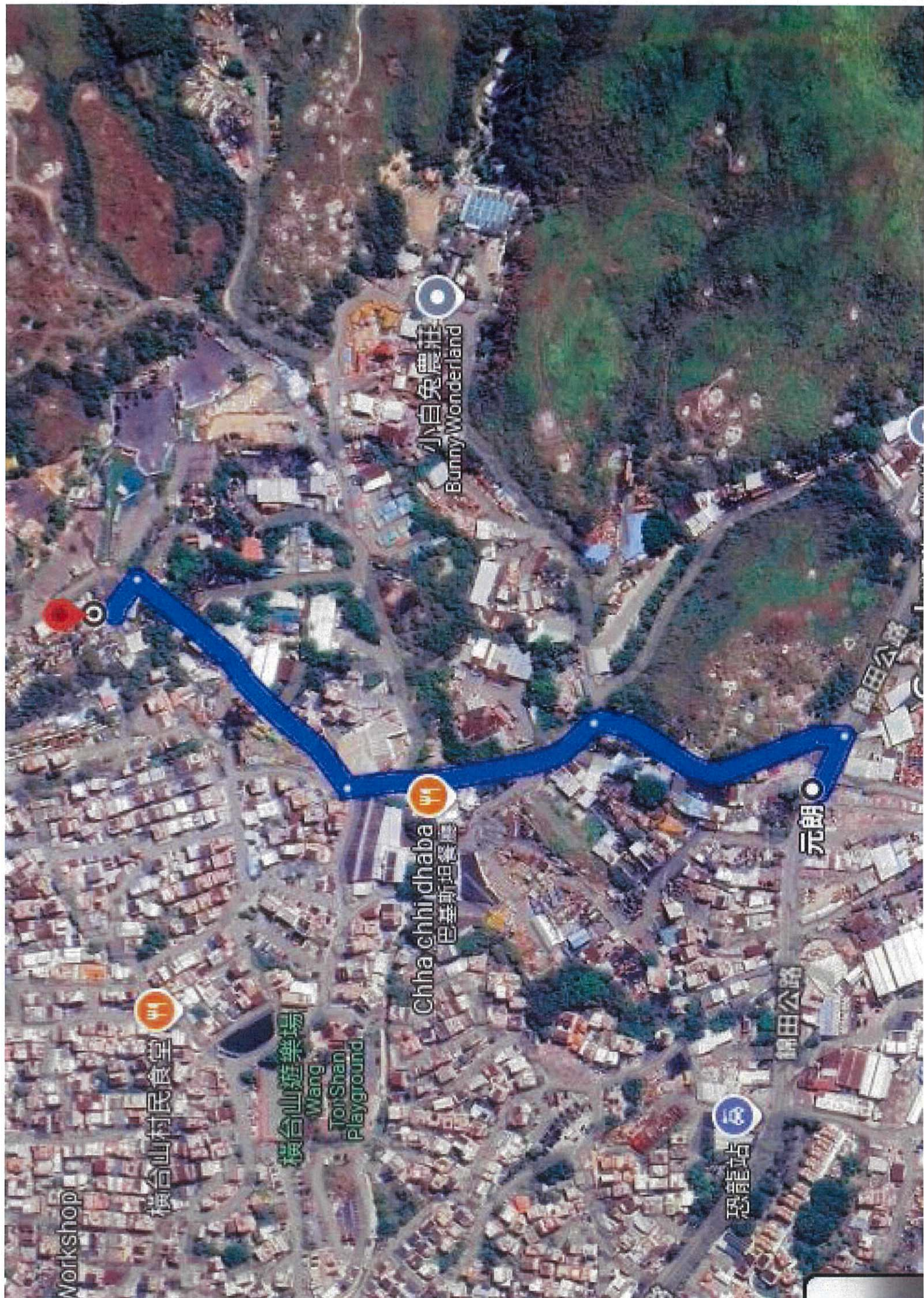
©地圖版權屬香港特別行政區政府

地圖列印於 2025 年 2 月 11 日

「地理資訊地圖」網站提供: <https://www.map.gov.hk>

意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

申請範圍



Workshop

橫台山村民食堂

橫台山遊樂場

Wang Toi Shan Playground

Chha chhi dhaba
巴基斯坦餐廳

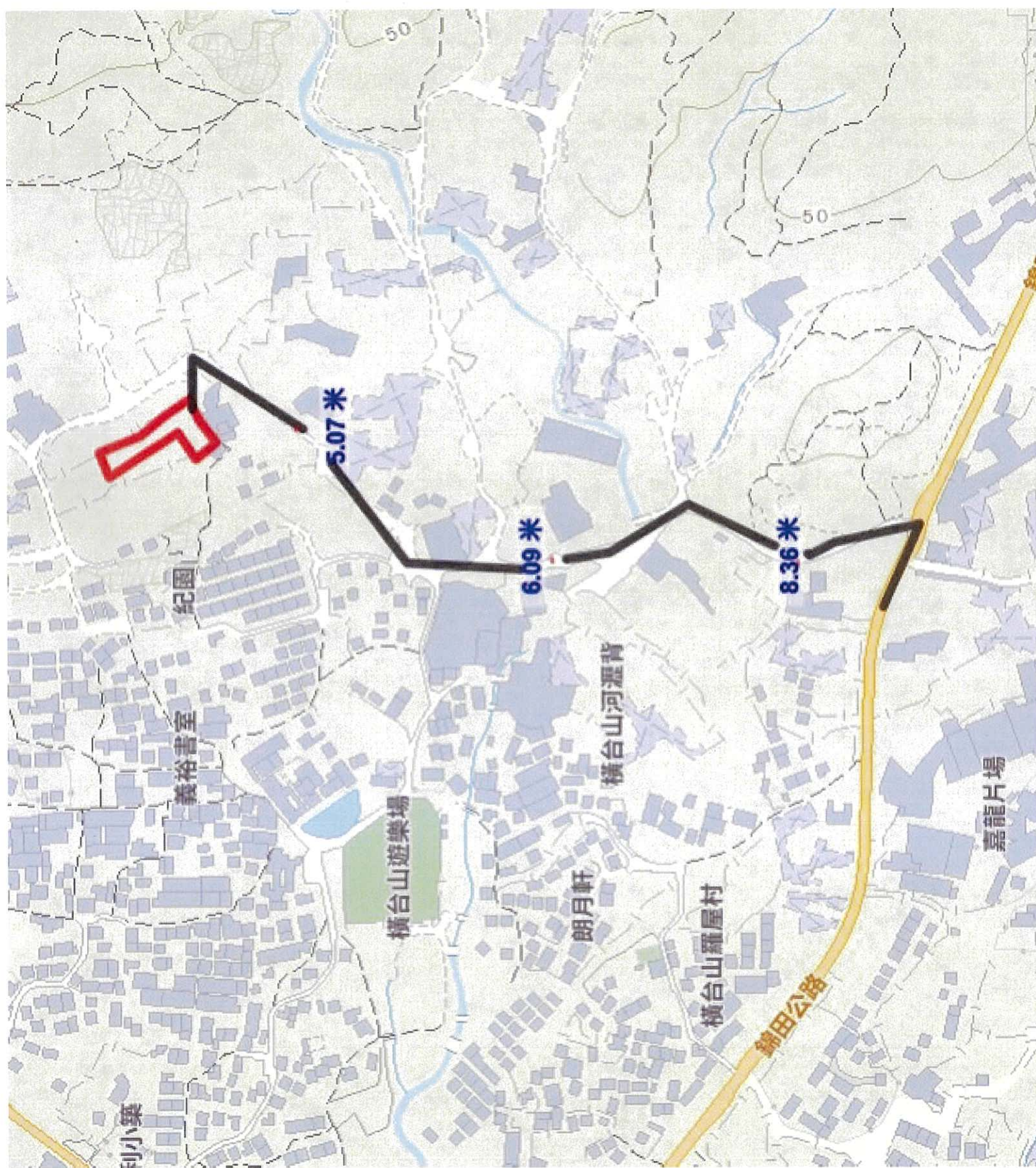
小白兔農莊
Bunny Wonderland

元朗

錦田公路

恐龍站

錦田公路



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

From: sales@ <sales@>
Sent: 2025-04-07 星期一 10:44:20
To: [REDACTED]
Subject: ph/1060
Attachment: 申請理由 2808.pdf; 車輛流量表.pdf; WhatsApp Image 2025-04-07 at 10.38.27 AM.jpeg; WhatsApp Image 2025-04-07 at 10.41.16 AM.jpeg

致規劃署

附上補充文件，衛星圖為錦田公路前往申請地點的路線，另外附上地理資訊圖 以 3 個點，可得知道路闊度，平均為 5 米以上。

Best regards
[REDACTED]

出入車輛流量

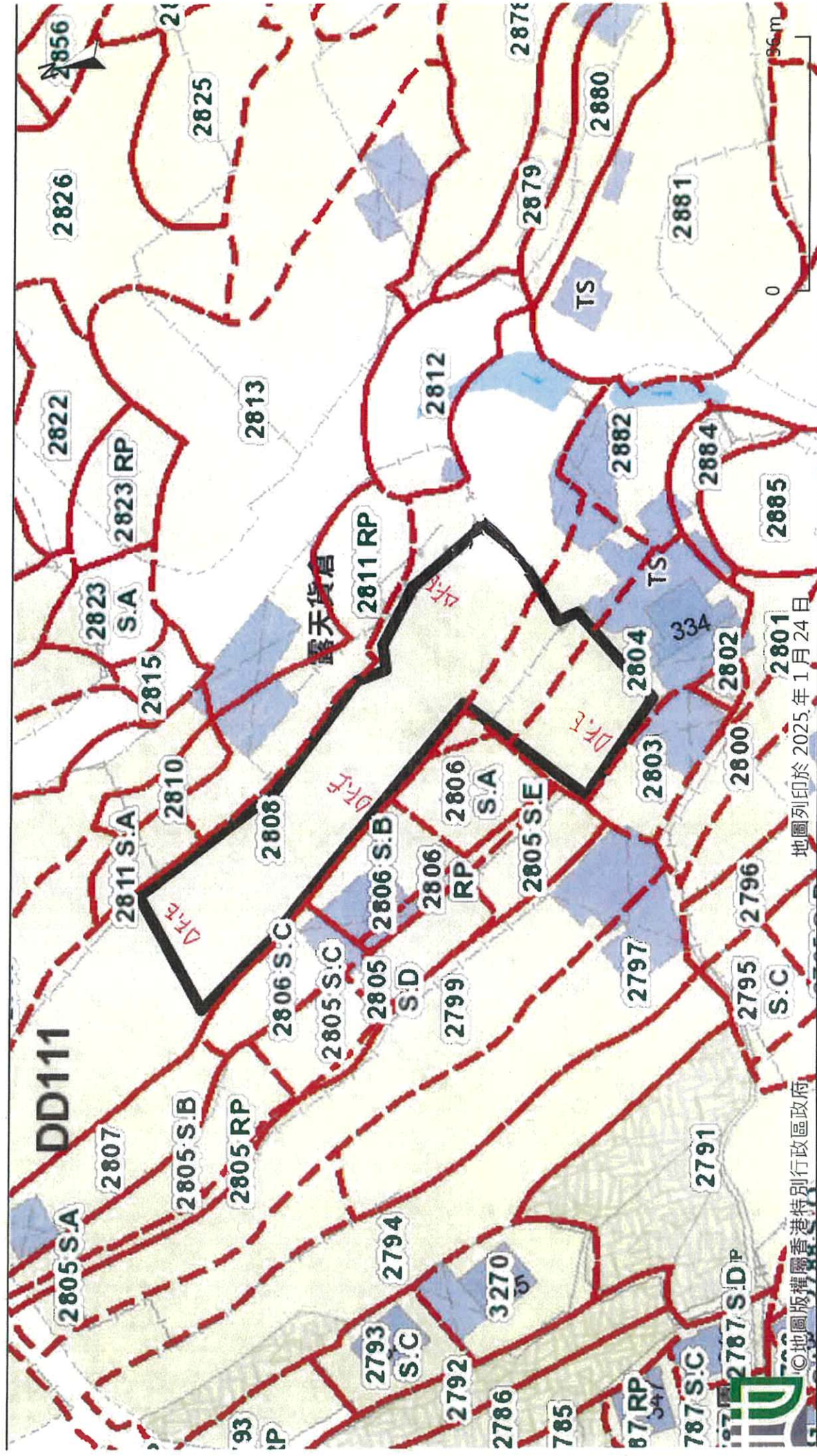
時間和進入車輛次數如下：

09:00 至 20:00	估計約 25 輛車出入申請地點，5 車輛停泊。
20:00 至 09:00	估計約 5 輛車出入申請地點，25 車輛停泊

主要出入為 9 時-20 時，上班時間。其餘時間預計出入都是為 1-2 架車進出，不會對周遭做成交通問題。服務對象為橫台山永寧里的居民。

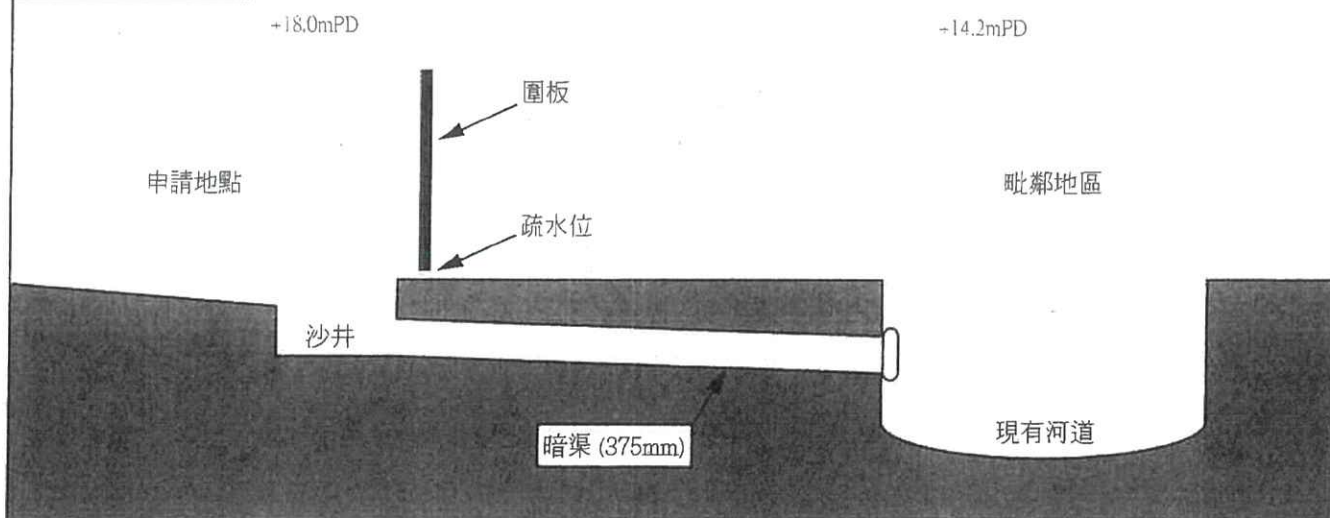
主要出入路口為以下圖片



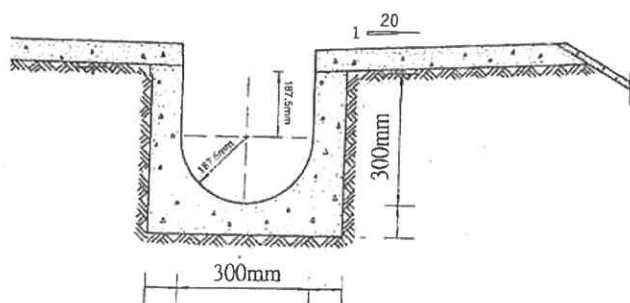




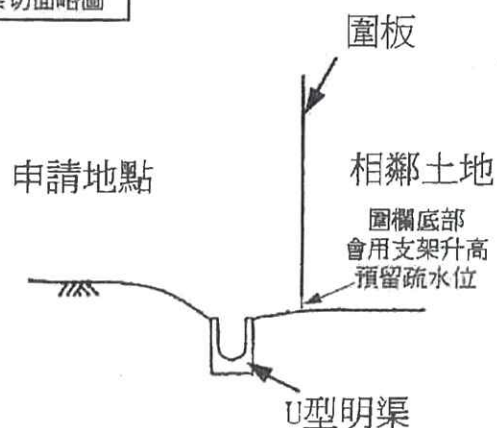
排水口橫切面圖



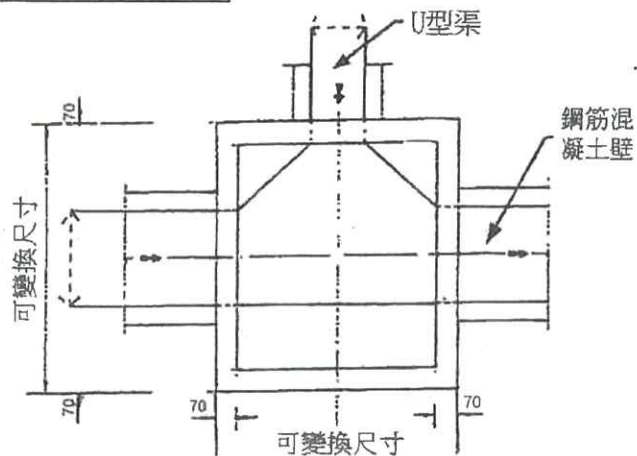
U型明渠橫切面圖



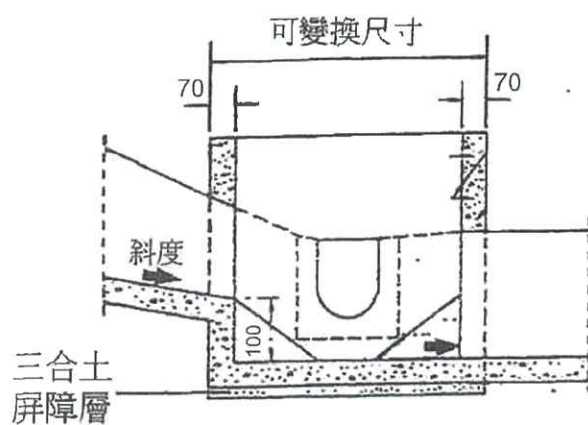
U型明渠切面略圖



沙井俯視圖



沙井切面圖



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

From: sales@c <sales@>
Sent: 2025-05-19 星期一 10:26:59
To: [REDACTED]
Subject: PH/1060
Attachment: 申請理由 2808 12.pdf; 20250512152251.pdf

- [REDACTED]
- 1.地政署所提及的構築物已經清拆, 之後不會搭建任何構築物。
 - 2.不會對周邊樹木進行破壞, 會保留所有樹木。
 - 3.因為電力申請有難度, 所以該地未能申請電車充電的問題

Best regards
[REDACTED]

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗八鄉丈量約份第 111 約地段第 2804 號(部分)，第 2808 號(部分)及毗

鄰政府土地

擬議臨時私人停車場(只限私家車)及相關的填土工程(為期三年)

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Previous Applications involving the Site

Rejected Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-PH/208	Temporary Open Storage of Construction Machinery and Container Repairing Workshop for a Period of 12 Months	28.8.1998	(1) to (3)
2.	A/YL-PH/209	Temporary Open Storage of Construction Machinery and Containers for Repair for a Period of 12 Months	28.8.1998	(1) to (3)
3.	A/YL-PH/634	Temporary Open Storage of Used Car Parts for Recycling for a Period of 3 Years	10.2.2012	(1), (3) and (4)

Rejection Reasons

- (1) The proposed development was not in line with the planning intentions of the “Agriculture” and “Village Type Development” zones. No strong justification had been given in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The proposed development did not comply with the Town Planning Guidelines for Application for Open Storage and Port Back-up Uses in that it was incompatible with the surrounding land uses including village settlements, the nearby domestic structures and agricultural uses; and/or there was no exceptional circumstance that warranted sympathetic consideration, and the applied use was not the subject of any previous planning approval on-site and there were adverse departmental comments and local objections against the application.
- (3) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (4) There were residential dwellings in the vicinity of the site. The development would pose adverse environmental, landscape and drainage impacts to the surrounding areas, and no technical assessment had been conducted to demonstrate the applied use would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.

**Similar Applications within/partially within the “Village Type Development” or
“Agriculture” Zones in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Zoning	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/912	“V”	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	22.4.2022
2.	A/YL-PH/976	“AGR”, ”R(D)”	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	8.12.2023
3.	A/YL-PH/1004	“V”	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	21.6.2024
4.	A/YL-PH/1028	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	4.10.2024
5.	A/YL-PH/1044	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025
6.	A/YL-PH/1046	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025

Government Departments' General Comments

1. Traffic

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

- no in principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

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

3. Drainage

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

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage proposal for the development should be included in the planning permission; and
- advisory comments are at **Appendix V**.

4. 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;
- advisory comments are at **Appendix V**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of October 2023, the Site is located in a rural inland plain landscape character comprising temporary structures, open storages, village houses, vacant lands and scattered tree groups;
- the Site has been cleared and compacted/hard-paved. A few trees/vegetation are observed along the eastern and western peripheries of the Site. The proposed temporary use is considered not incompatible with the landscape setting in the proximity;
- significant adverse landscape impact within the Site from the proposed use is not anticipated; and
- advisory comments are at **Appendix V**.

6. **Building Matters**

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

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

7. **District Office's Comments**

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.

8. **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) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the “Agriculture” portion of the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) on Lot No. 2808 in D.D. 111 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Waiver (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use in temporary in nature, only erection of temporary structure(s) will be considered;
- (d) 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 the Lands Department. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves Government land which is not under HyD’s maintenance purview;
 - (ii) the proposed access arrangement of the Site should be commented and approved by TD;
 - (iii) HyD is not responsible for the maintenance of proposed access connecting the Site and Kam Tin Road, including the local track; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

- (f) 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 proposed use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):
 - (i) the DSD’s Stormwater Drainage Manual and its corrigenda for preparation of the drainage proposal should be referred;
 - (ii) the proposed drainage facilities, including gradients, cover level (C.L.), invert level (I.L.) and the dimension details etc., should be shown on the drainage plan;
 - (iii) the connection details at discharge point should be shown and all C.L., I.L. and catchpit/watercourse bottom level should be indicated in the drawing;
 - (iv) demonstrate with hydraulic calculations that all proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (v) a drainage schedule should be included in the submission;
 - (vi) colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission, and the photos taken locations and angles should be shown on the layout plan;
 - (vii) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (viii) cross section showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (ix) the natural stream of the proposed discharge point is not maintained by DSD, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems; and

- (x) resolve any conflict/disagreement with relevant lot owners(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 Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal is anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed fire services installation to be installed should be clearly marked on the layout plans; and
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) 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;
 - (ii) 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;
 - (iii) if any new building works (including containers/open sheds as temporary buildings, demolition, land filling and drainage work etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage.

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

參考編號

Reference Number:

250412-131415-05642

提交限期

Deadline for submission:

29/04/2025

提交日期及時間

Date and time of submission:

12/04/2025 13:14:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1060

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang

意見詳情

Details of the Comment :

The planned vehicle storage will increase traffic on an already congested one-way road via Kam Tin Road. It is 1 of only 2 vehicle access (both access one way only) to the village.

Without proper traffic impact and environmental impact assessment to the village, the proposal should be rejected.

The original intended use of the lot was for agriculture.

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

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From:
Sent: 2025-04-25 星期五 02:33:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1060 DD 111 Wang Toi Shan

A/YL-PH/1060

Lots 2804 (Part) and 2808 (Part) in D.D. 111 and Adjoining Government Land, Wang Toi Shan, Pat Heung

Site area: About 1,695sq.m Includes Government Land of about 175sq.m

Zoning: "Agriculture" and "VTD"

Applied use: 30 Private Vehicle Park / **Filling of Land**

Dear TPB Members,

Another application to legitimize an existing operation. How come responsible depts have allowed Government Land to be used without having secured the required approval?

While the applied use states "Private Vehicle Park", the applicant states that it will be used by villagers for general parking. So essentially it is a Public Fee-Paying Park.

Perhaps a member could suggest that there be a clear definition to describe a parking lot that caters to the general community and parking facilities restricted to the use of staff and visitors a private facility.

Again no mention of EV charging facilities, surely any approvals for 'new' operations should include a certain percentage in line with government policy to promote use of EVs.

Members questions please.

Mary Mulvihill