

2025年 4月 2 2日

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

2025-04-22

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

Appendix I for RNTPC  
Paper No. A/YL-KTS/1070

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](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](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/1070
	Date Received 收到日期	2025-04-22

- 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)

THE PAT HEUNG VEGETABLE MARKETING AND CREDIT CO-OPERATIVE SOCIETY LIMITED

### 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)

新界八鄉錦上路石湖塘村  
173 號地丁  
SECTION A OF LOT NO. 365 IN  
DD106

(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 94 sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 18.46 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)

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-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	臨時蔬菜收集站

(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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



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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

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

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 .....sq.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 .....

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)

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....



Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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))	
	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)  <input type="checkbox"/>	
(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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..</p> <p>..</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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/ <u>YL-KTS1 926</u>
(b) Date of approval 獲批給許可的日期	<u>15-07-2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15-07-2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<u>臨時蔬菜收集站</u>
(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 checked="" 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>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 checked="" type="checkbox"/> year(s) 年 <u>3</u> 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。

營運時間 0700~1200

敬啟者：本社成立於1962年，服務本區農民超過了60年，為一所不謀利機構，是蔬菜統營處轄下26個合作社其中一員，受漁農自然護理署監察，業務是為本地農民提供收集蔬菜拍賣，肥料及種子與技術支援等工作。

由於當年受地政署收地擴闊道路影響，社址不能再營運，社方在DD106 Lot No. 365 A地段自置土地，並得到元朗地政署批准重建壹所單層農用構築物，面積為8m x 3.7m x 3.8m，以便續為本地農民提供服務，令壹群自食其力的農夫能持續數十年的農耕事業，亦為全港市民提供優質及安全的蔬菜食用。

祈請 貴署各委員能協力扶助，促使本地農業能持續發展，恩澤無邊。

此致

城市規劃委員會

1. 地政署核准信件
2. 土地丈量位置圖
3. 社方平面圖
4. 合作社註冊証
5. 社方現職理事名單
6. 消防設施証書
7. 社方渠道排水圖
8. 土地註冊署文件

各1份



**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

洪廷榮

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

HUNG TING WING

秘書

Name in Block Letters  
姓名（請以正楷填寫）

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

八鄉蔬菜產銷及貸款有限責任合作社

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

Date 日期

03-04-2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

## 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	DD106 LOT NO. 365 A 新界八鄉錦上路石湖墟村173号地下
Site area 地盤面積	94 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 • <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	VILLAGE TYPE DEVELOPMENT
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時蔬菜收集站



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	58.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1 個	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.8m <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 層 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	62% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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 <input checked="" type="checkbox"/> 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) _____ _____		1  1 個
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

# Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>

消防裝置圖及設備証, 渠道排水圖。

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。



## 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

FSD Ref.:

消防處編號

Serial Number

30682 127358

Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社

Address 地址

PROPOSED HOUSE ON LOT, NO.365 S.A. ON D.D.106, Yuen Long, NT



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher 1 no 9L Water/CO2 F.E	儲物房	Conforms with FSD requirements	19/02/2025	18/02/2026
24	Portable Fire Extinguisher 2 nos 5kg CO2 F.E	辦公室, 工作台	Conforms with FSD requirements	19/02/2025	18/02/2026

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

## Part 3 第三部 Defects 損壞事項

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

Remark 備註

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之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

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

Authorized Signature: 受權人簽署

Name: 姓名

Lam Tung Chiu

FSD/RC No.: 消防處註冊號碼

RC3 / 0682 RC /

Company Name: 公司名稱

林棟潮

Telephone: 聯絡電話

Date: 日期

20/02/2025

For FSD use only

Inspected

Key-in

Verified



Serial Number

30682 127358

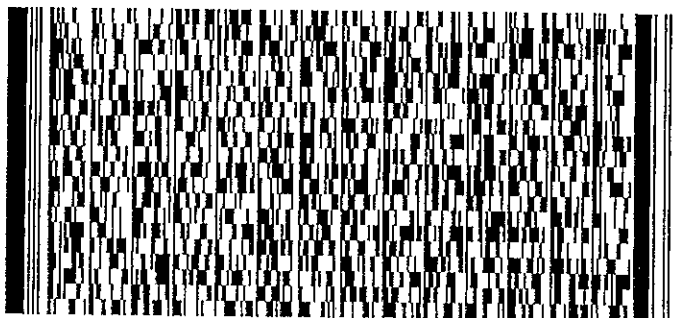
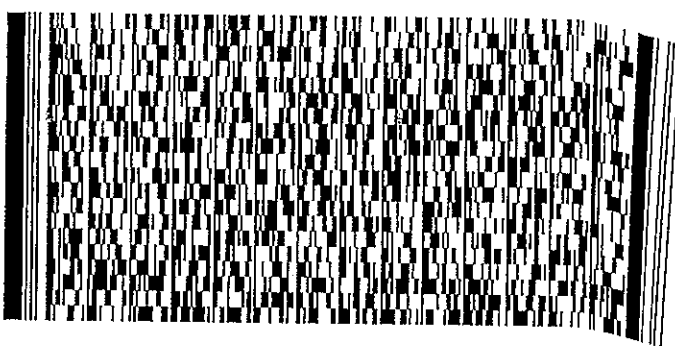
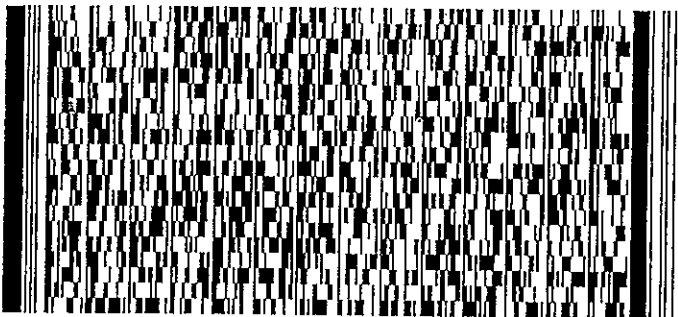
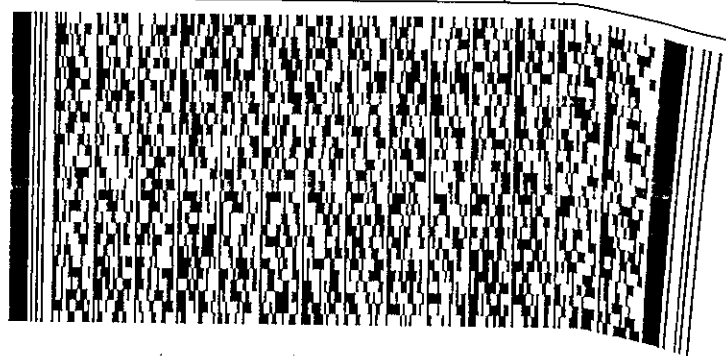
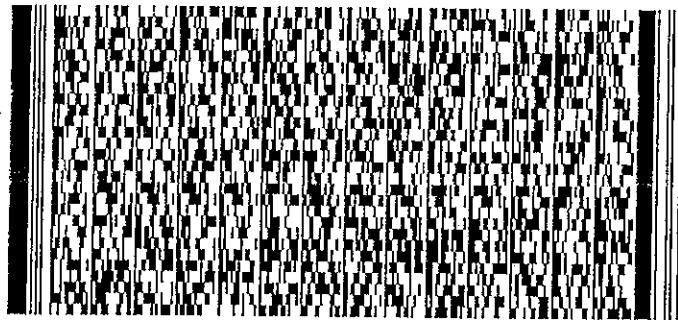
Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社

**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the 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 person 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, 須於每12個月內最少一次, 由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due 下次到期 (DD/MM/YY)
24	Portable Fire Extinguisher 1 no 9L Foam type F.E	車場	Conforms with FSD requirements	19/02/2025	18/02/20.
25	Portable Hand-operated Approved Appliance 2 nos Sand Bucket	車場	Conforms with FSD requirements	19/02/2025	18/02/202



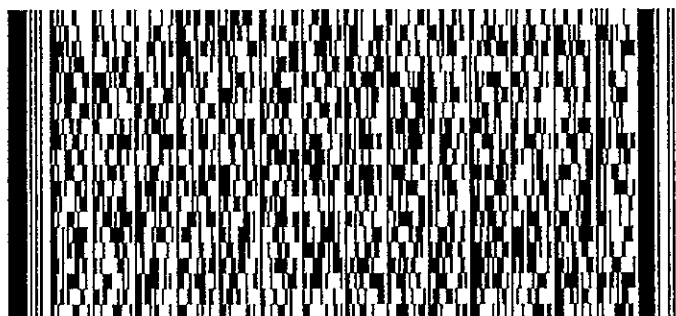
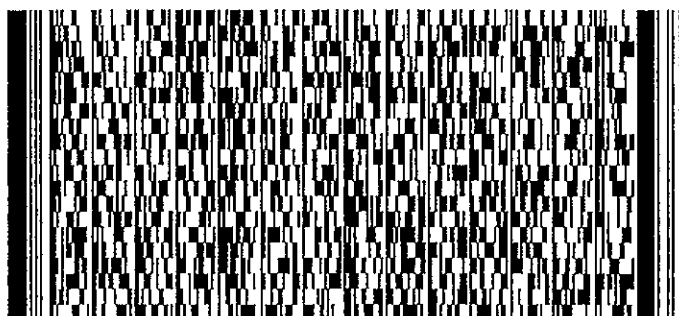
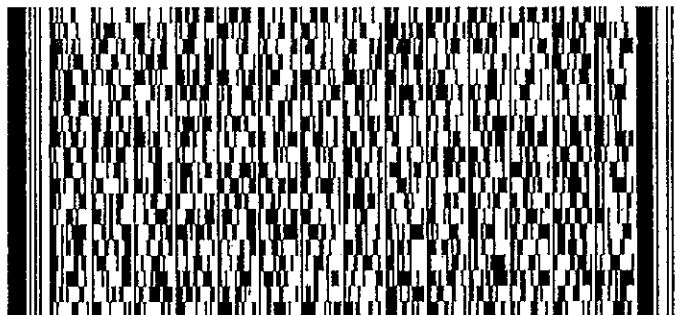
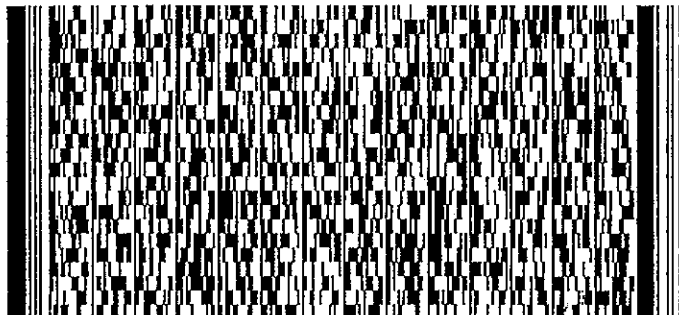
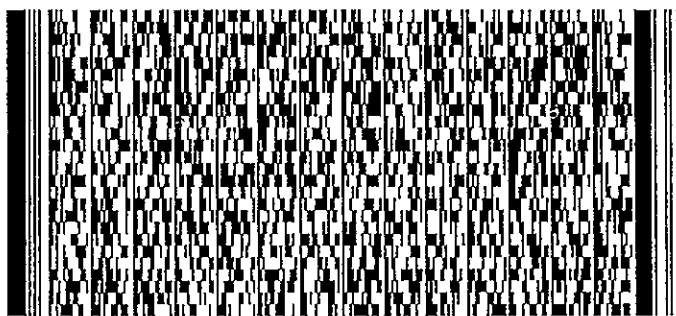
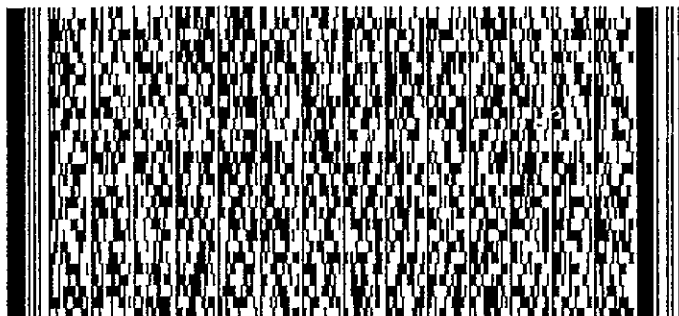
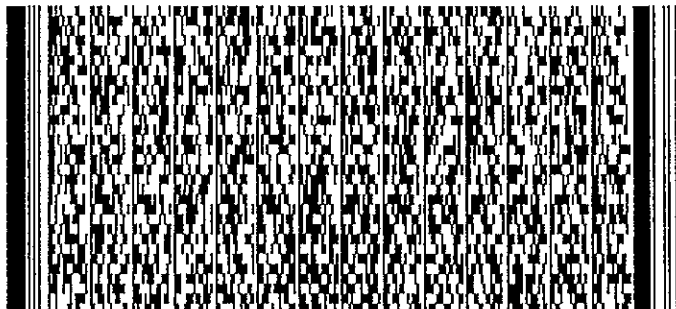
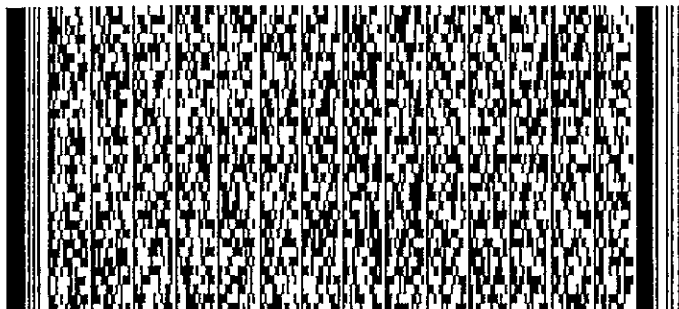


Serial Number

30682127358

Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社



## 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

FSD Ref.:

消防處編號

Serial Number

10390 133410

Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社

Address 地址

PROPOSED HOUSE ON LOT, NO.365 S.A. ON D.D.106, Yuen Long, NT



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting (5 nos)	儲物房,辦公室,工作 台	Conforms with FSD requirement	19/02/2025	18/02/2026
12	Exit Sign (2 nos)	儲物房,辦公室	Conforms with FSD requirement	19/02/2025	18/02/2026

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

## Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

Authorized

Signature:

受權人簽署

Name:

姓名

Lam Tung Chiu

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

RC1 / 0390 RC2 / 0555

Best Engineering  
Services Limited

20/02/2025

For FSD  
use only

Inspected

Key-in

Verified



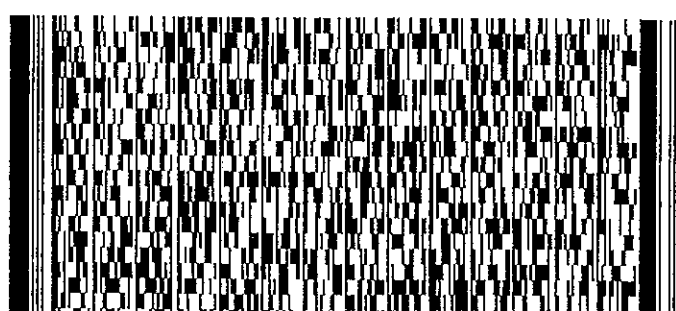
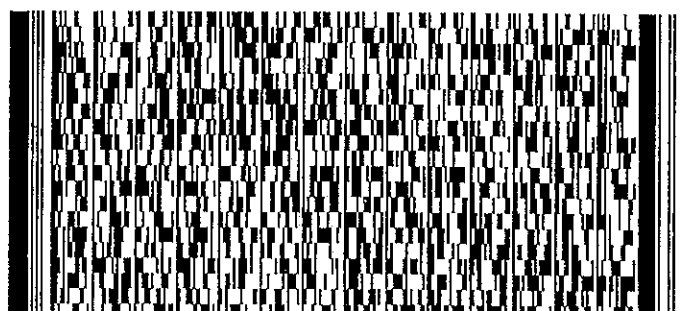
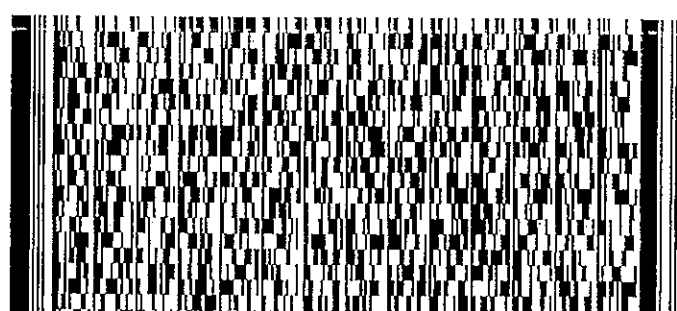
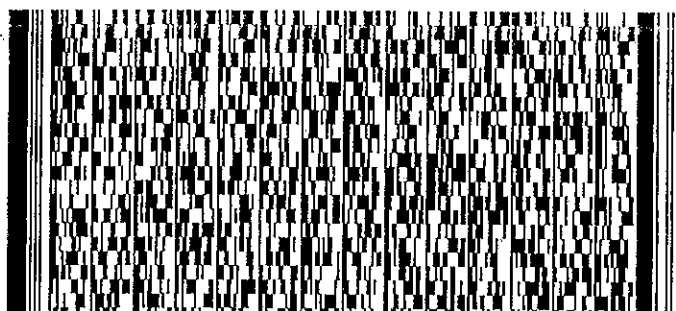
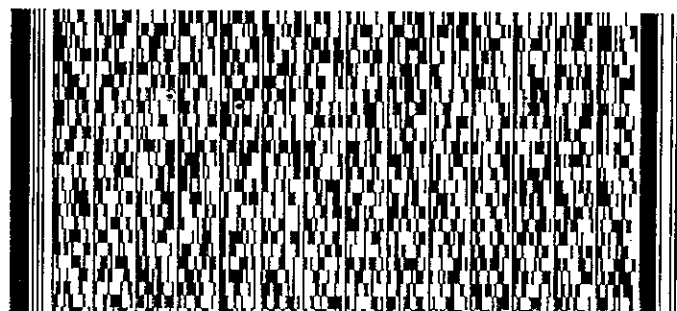
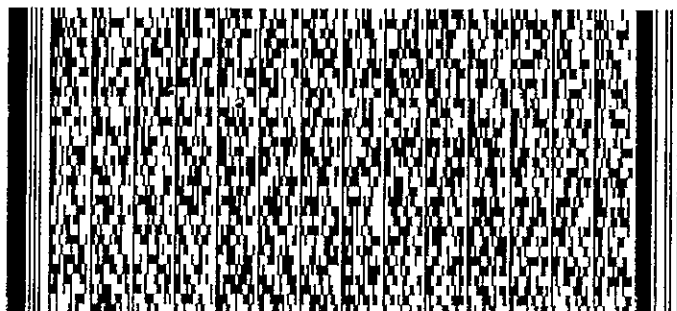
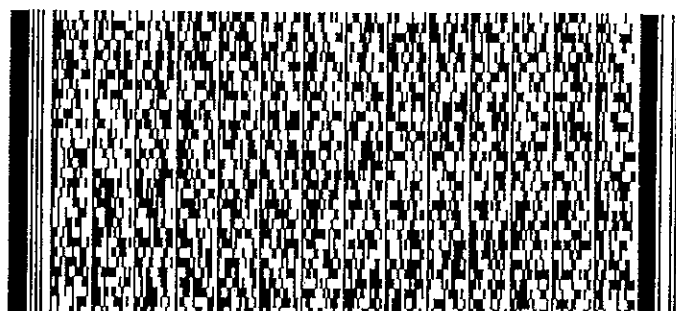
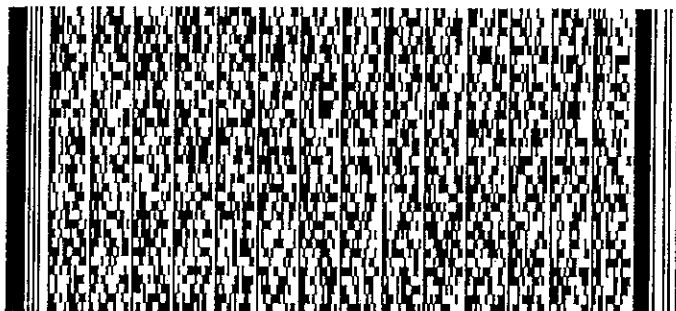


Serial Number

10390133410

Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社





地政總署  
元朗地政處  
DISTRICT LANDS OFFICE, YUEN LONG  
LANDS DEPARTMENT

電話 Tel: 2443 3001  
圖文傳真 Fax: 2473 3134  
本處檔號 Our Ref: ( 8 ) in DLOYL MT/LM15885  
來函檔號 Your Ref:

14 DEC 2007

Pat Heung Vegetable Marketing  
and Credit Co-operative Society Ltd.  
No. 172 Shek Wu Tong Village,  
Pat Heung,  
Yuen Long,  
New Territories  
(Attn.: Mr HUNG Ting Wing)

By Recorded Delivery

Dear Sirs,

Lot No. 365S.A in Demarcation District No. 106

Approval is given for the erection of an agricultural structure for office/ storage purpose, as shown on the attached schedule and plan, on the above lot subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal;
- (b) The structure covered by this approval shall be used only for office/ storage purpose and shall not be used for other purposes such as domestic, commercial, godown or industrial purposes; and
- (c) Any building when constructed will be of single storey with a height of not more than that specified in the attached schedule.

This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Yours faithfully,

( Peter TSANG )

District Lands Officer, Yuen Long



Encl.

c.c. D of AFC (Attn.: L.W. WONG)  
Ref: (13) in AF AGD 13/19-LA/070

Fax: 2152 0319

---

SCHEDULE

The following structure only is included in this approval:

B1. Agricultural structure      Length 8.0m      Width 3.7m      Height 3.8m

合作社註冊官



REGISTRAR OF CO-OPERATIVE  
SOCIETIES  
Cheung Sha Wan Government Offices  
303 Cheung Sha Wan Road  
5<sup>th</sup> floor  
Kowloon, Hong Kong

九龍長沙灣道三〇三號

長沙灣政府合署五樓

本署檔號 OUR REF.: ( ) in AF GR CCU 05/32

來函檔號 YOUR REF.:

電話 TEL NO.: 2476 9662

圖文傳真 Faxline No.: 2479 3242

敬啟者：

八鄉蔬菜產銷及貸款有限責任合作社

The Pat Heung Vegetable Marketing and Co-operative Society, Limited

茲證明八鄉蔬菜產銷及貸款有限責任合作社(The Pat Heung Vegetable Marketing and Co-operative Society, Limited)，於一九六一年五月十二日註冊，其註冊編號為320。現時，該社之理事會成員如下：

職 位

理 事 長

副 理 事 長 及 司 庫

理 事

理 事

理 事

秘 書

姓 名

胡繼文(WU Kai-man)

黃容香(WONG Yung-Heung)

李俊強(LI Chun-keung)

李春華(LI Chun-wah)

鄧樹大(TANG Shu-tai)

洪廷榮(HUNG Ting-wing)

該社自一九六一年成立以來，一直協助收集當區農友的新鮮蔬菜，再運輸到長沙灣蔬菜統營處菜市場作批發銷售，為農友提供了一個銷售渠道，增加他們的收入，改善他們的生活。

合作社註冊官

(



代行)

二零一八年十二月十七日





# Certificate of Registration

(Section 9 of the Co-operative Societies Ordinance, 1947)

Certificate of Registration, No. 320

I hereby certify that the Society under the name of The Pat Heung Vegetable Marketing and Credit Co-operative Society Limited and by-laws have been duly registered by me in the Register of Societies in pursuance of the provisions of the Co-operative Societies Ordinance, 1947 and of the Co-operative Societies Rules, 1947.

Given under my hand at Hong Kong  
this the 12th day of May 1961

*J. C. Oates*

Registrar of Co-operative Societies

合作社登記證

(依照一九四七年合作社則例第九款發給)

登記證第三百二十號

照得八鄉蔬菜產銷貸款有限公司合作社及其所訂章程業經本處依照一九四七年合作社則例及施行細則在本處登記總冊內予以正式登記此證

合作事業管理處處長



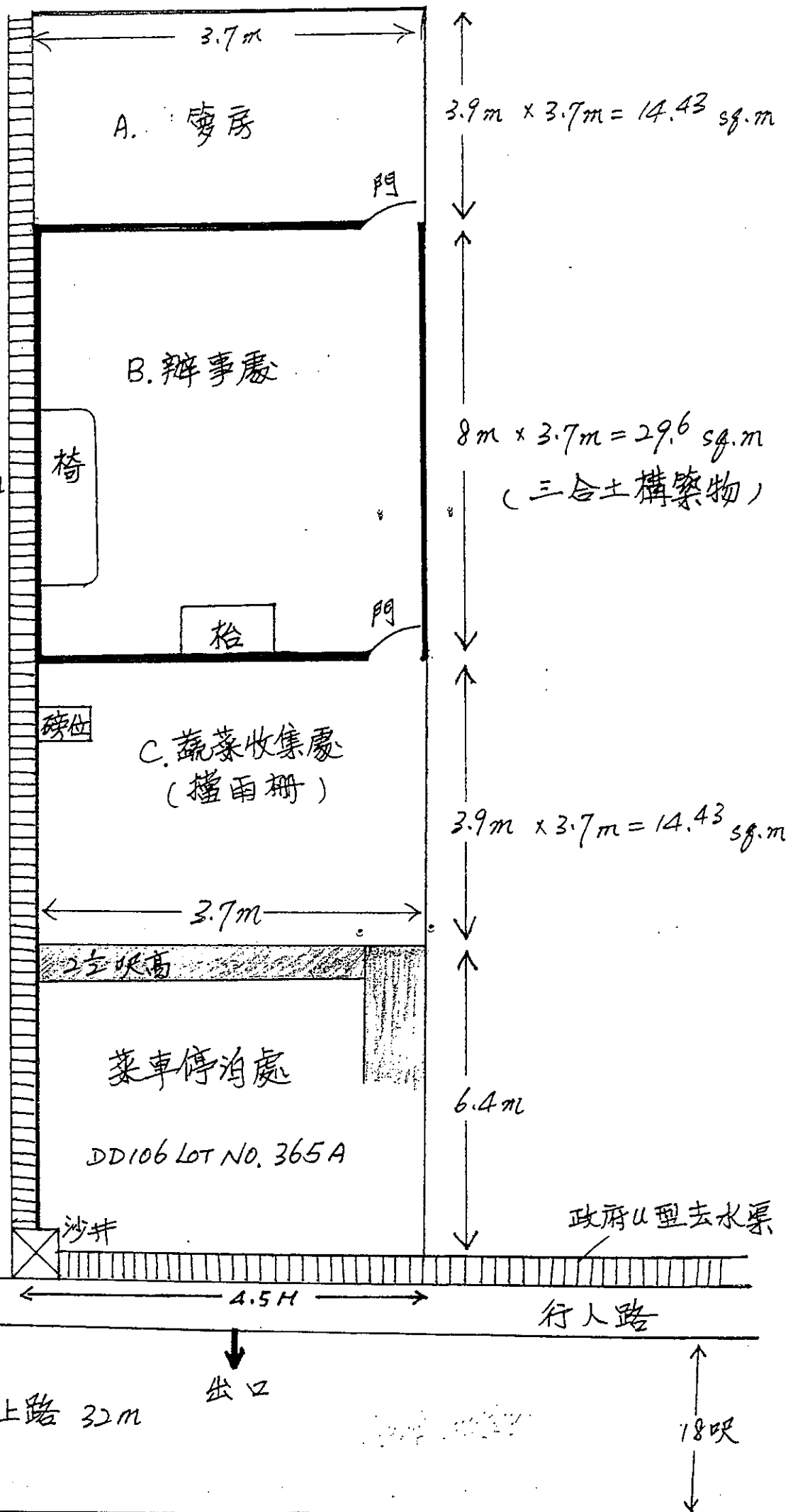
一千九百六十一年五月十二日

八鄉菜社平面图

總面積: ~

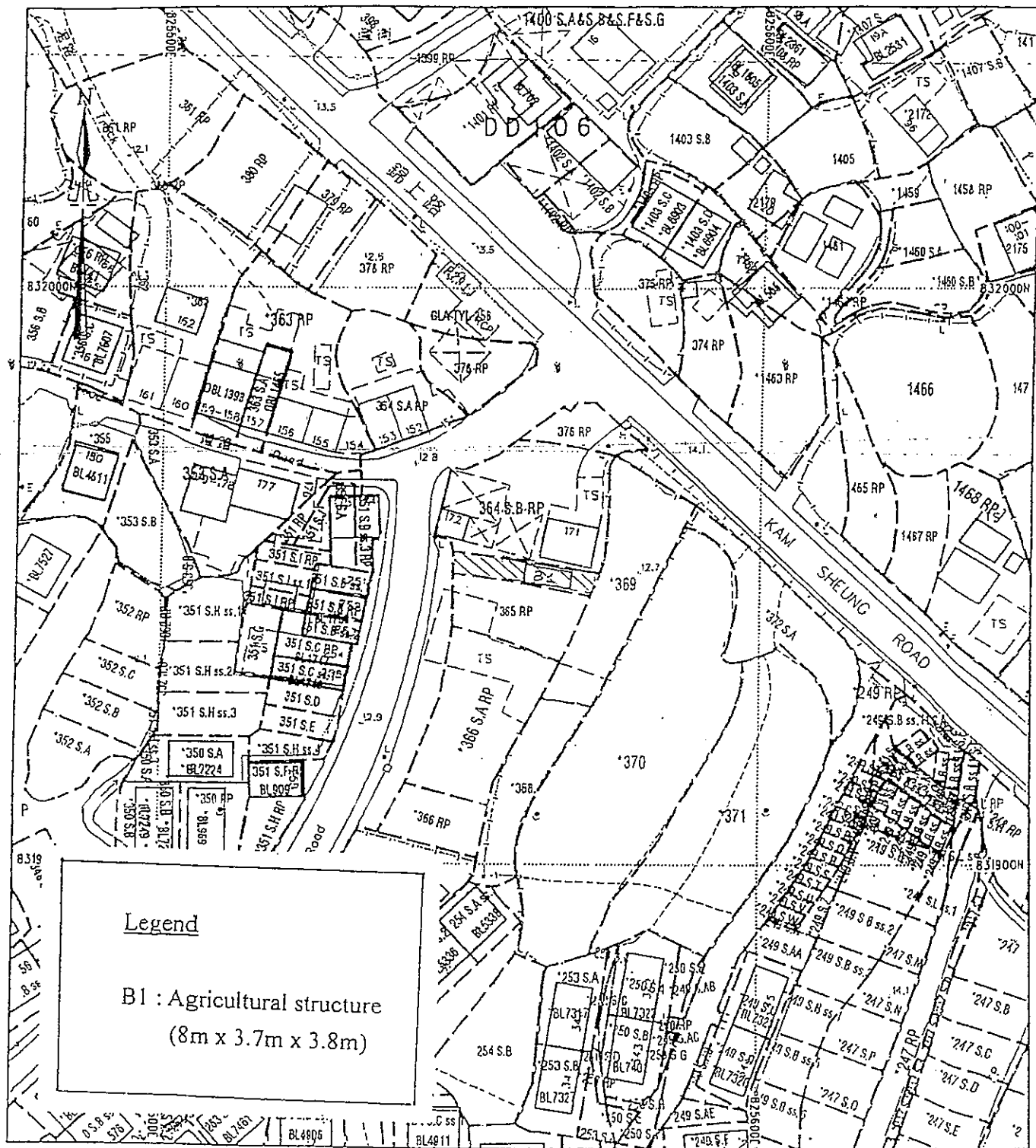
$A+B+C=58.46 \text{ sq.m}$

高: 3.8m





# LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1 : 1000

METRES 10      0      10      20      30      40      50 METRES

Locality : DD106

Lot Index Plan No. : 6-NE-18A

District Survey Office : Yuen Long

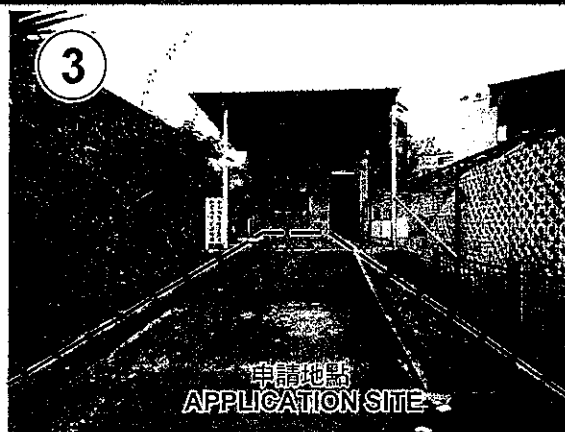
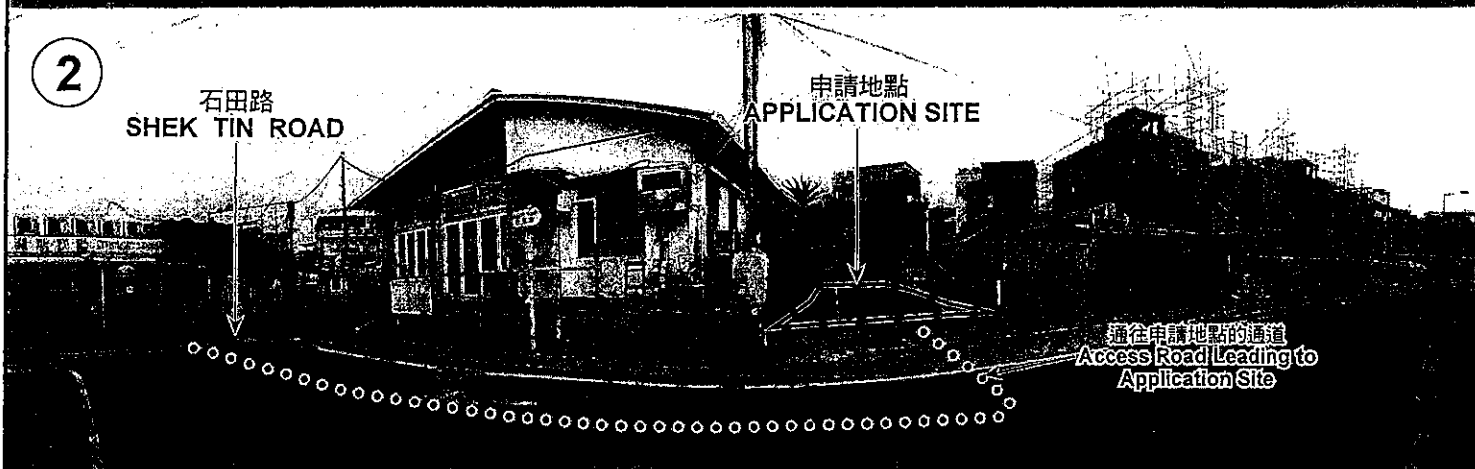
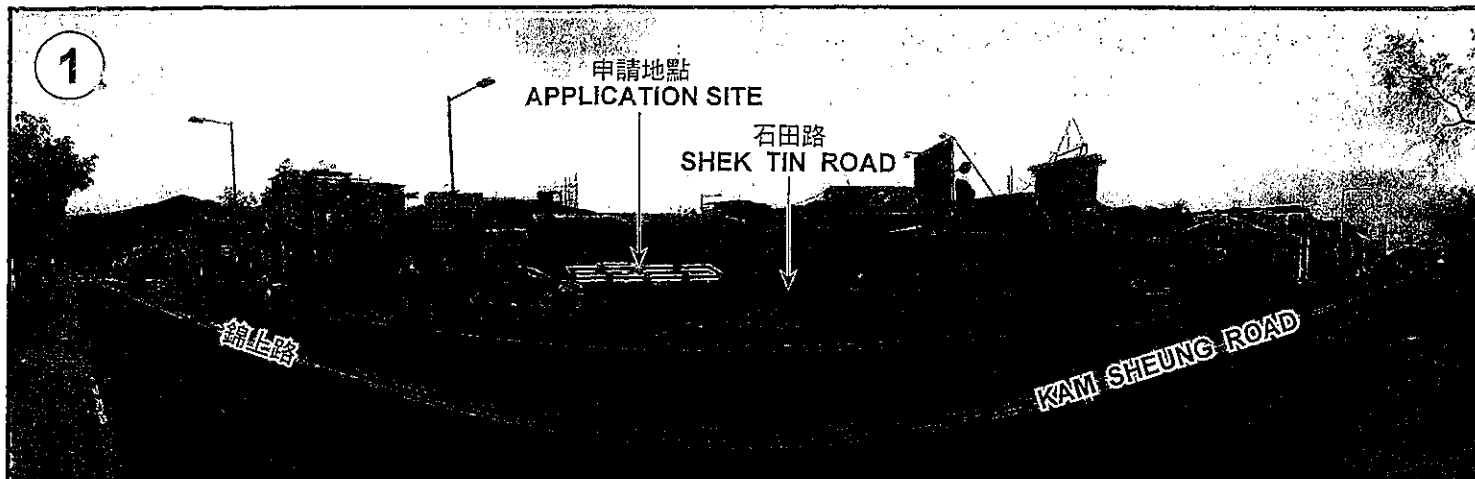
Date : 20 Sep 07

Reference No. : YLLIP/07/09/367

© Copyright reserved - Hong Kong Government

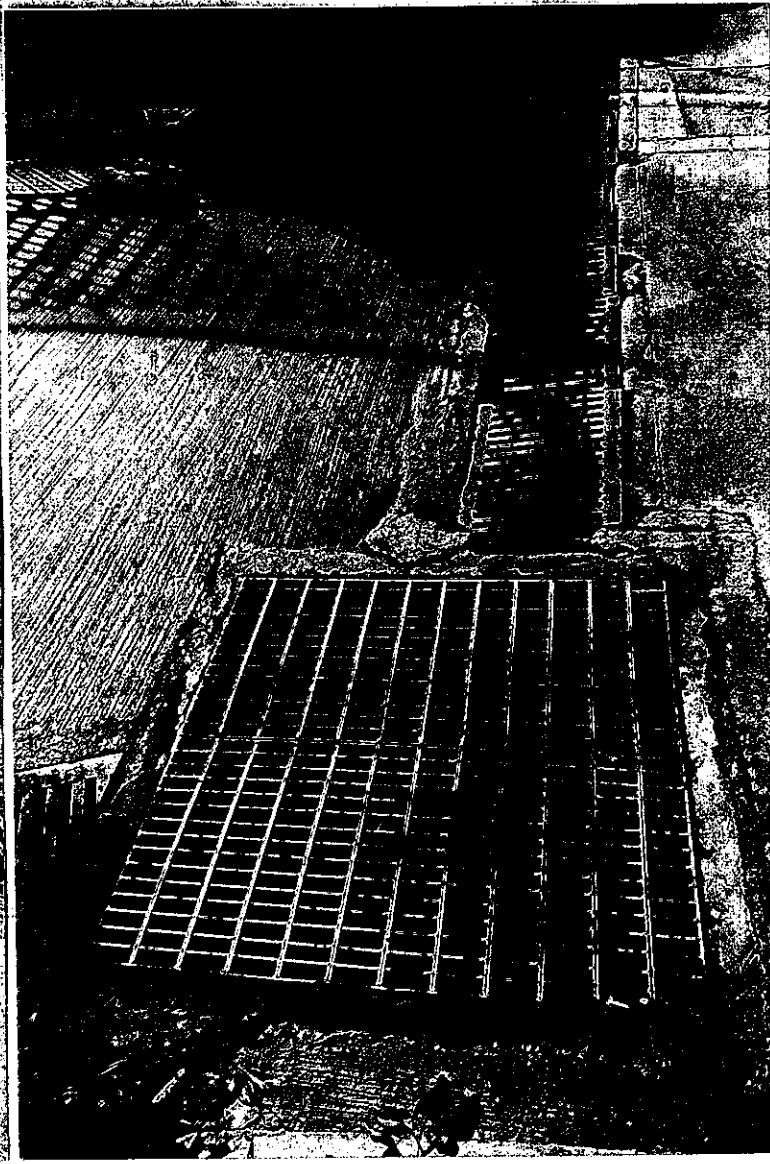
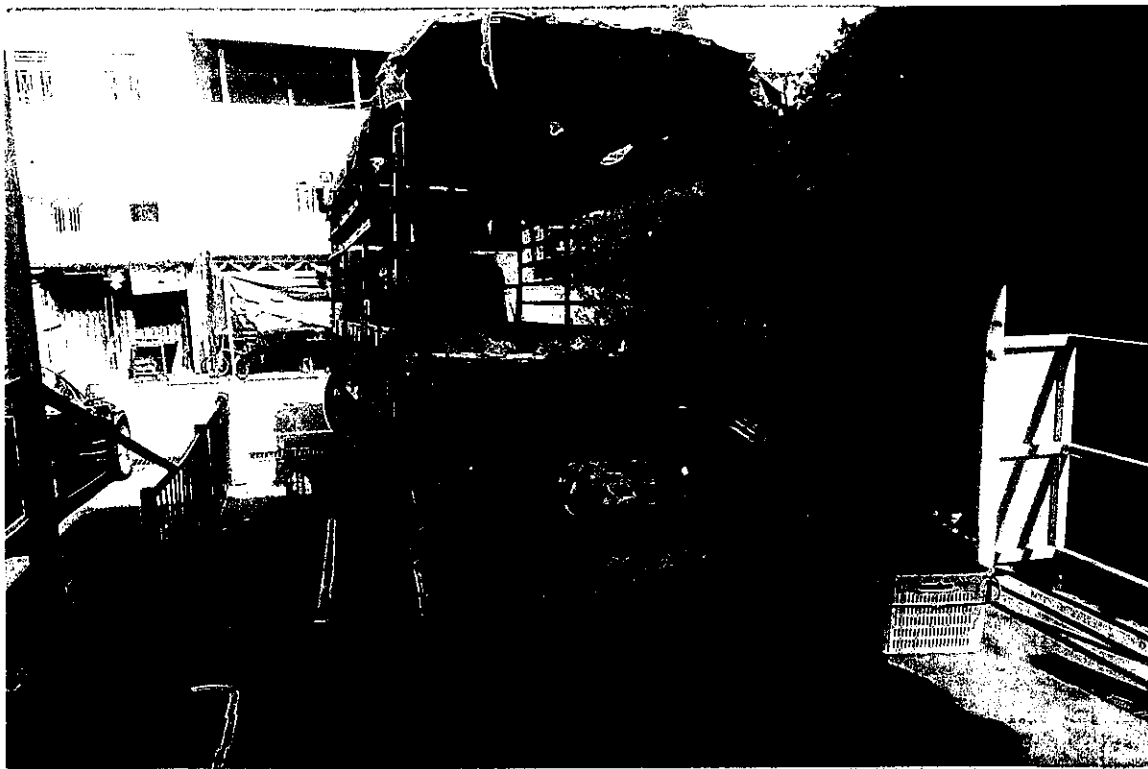
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則為地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地埋用牌照而臨時佔用土地的位置。臨時佔用土地的情況可經當局通知出現或終止，因此要向有關的分區



1. 錦上路 & 石田路 交界。
2. 由錦上路入石田路再入本站車位。
3. 本社泊車位及辦事處。





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

## **Anna Ka Yan TONG/PLAND**

---

寄件者: Ko Lee [REDACTED]  
寄件日期: 2025年04月28日星期一 11:17  
收件者: Anna Ka Yan TONG/PLAND  
主旨: A/YL-KTS/1070  
附件: WhatsApp Image 2025-04-28 at 11.10.39 AM.jpeg; WhatsApp Image 2025-04-28 at 11.10.39 AM (1).jpeg; WhatsApp Image 2025-04-28 at 11.10.40 AM.jpeg; WhatsApp Image 2025-04-28 at 11.10.39 AM (2).jpeg; WhatsApp Image 2025-04-28 at 11.10.38 AM (1).jpeg; WhatsApp Image 2025-04-28 at 11.10.38 AM.jpeg; WhatsApp Image 2025-04-28 at 11.10.37 AM.jpeg

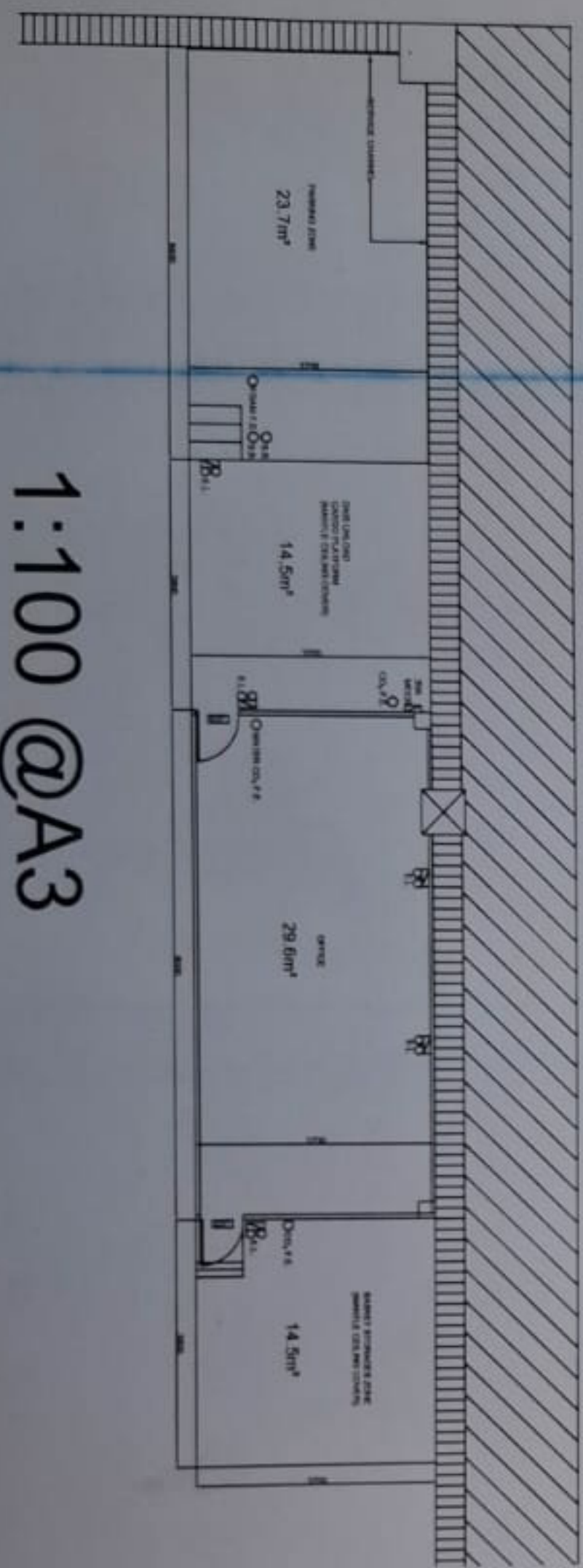
類別: Internet Email

致唐小姐:

代洪先生轉發



# BLOCK PLAN N.T.S.



1:100 @A3

## GENERAL NOTES

1. DESCRIPTION OF THE BUILDING
- 1.1 THIS BUILDING IS LOCATED ON LOT NO. 386 S.A. ON D.D. 106, YUEN LONG N.T.
- 1.2 THIS BUILDING IS THE SINGLE STOREY STRUCTURE.
2. PORTABLE FIRE EXTINGUISHER AND PORTABLE HAND OPERATED APPROVED APPLIANCE
- 2.1 ALL PORTABLE FIRE EXTINGUISHER DEVICES ARE LISTED IN THE APPROVED EQUIPMENT LIST IN COMPLIANCE WITH THE REQUIREMENTS OF THE F.S.D.
- 2.2 ALL PORTABLE HAND OPERATED APPROVED APPLIANCES ARE PROVIDED IN ACCORDING TO THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT AND INSPECTION AND TESTING OF INSTALLATION AND EQUIPMENT
- 2.3 ALL PORTABLE FIRE EXTINGUISHERS DEVICES AND PORTABLE HAND OPERATED APPROVED APPLIANCES SHALL BE INSTALLED AT THE POSITIONS SHOWN IN THE DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT AND INSPECTION AND TESTING OF INSTALLATION AND EQUIPMENT
3. EMERGENCY LIGHTING SYSTEM AND EMERGENCY EXIT SIGNS SYSTEM
- 3.1 ALL EMERGENCY LIGHTING HAVE COMPLY WITH BSS206 PART 1 AND BSEN 1838 (WITH SUITABLE MODIFICATION PERTINENT TO HONG KONG)
- 3.2 THE EMERGENCY LIGHTING SYSTEM IS SUPPLIED BY MAIN POWER AND THERE IS NO EMERGENCY GENERATOR TO PROVIDE BACKUP EMERGENCY POWER
- 3.3 THE EMERGENCY LIGHTING SYSTEM HAS A BUILT-IN BACKUP BATTERY AS A SECONDARY POWER SUPPLY AND HAVE BE CAPABLE OF MAINTAINING THE STIPULATED LIGHTING LEVELS FOR A PERIOD OF NOT LESS THAN 2 HOURS
- 3.4 ALL EMERGENCY EXIT SIGNS ARE ADOPTED INTERNALLY ILLUMINATED SIGNS AND HAVE TO COMPLY WITH BSS499 PART 10. THE SIGNS SHALL BE PROVIDED WITH SECONDARY BATTERY IN ACCORDANCE WITH BSS206 PART 1
- 3.5 THE EMERGENCY EXIT SIGNS IS SUPPLIED BY MAIN POWER AND THERE IS NO EMERGENCY GENERATOR TO PROVIDE BACKUP EMERGENCY POWER
- 3.6 THE EMERGENCY EXIT SIGNS HAS A BUILT-IN BACKUP BATTERY AS A SECONDARY POWER SUPPLY AND HAVE BE CAPABLE OF MAINTAINING THE STIPULATED LIGHTING LEVELS FOR A PERIOD OF NOT LESS THAN 2 HOURS
- 3.7 ALL EMERGENCY LIGHTING SYSTEM AND EXIT SIGN SHALL BE INSTALLED AT THE POSITIONS SHOWN IN THE DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT AND INSPECTION AND TESTING OF INSTALLATION AND EQUIPMENT

## LEGEND

- 2 2 HOURS BACK-UP EMERGENCY LIGHT
- EXIT EXIT LIGHT
- CO<sub>2</sub> F.E. 4.5KG CARBON DIOXIDE FIRE EXTINGUISHER
- FOAM F.E. 9L FOAM FIRE EXTINGUISHER
- WATER CO<sub>2</sub> F.E. 9L WATER CARBON DIOXIDE FIRE EXTINGUISHER
- OS.B. SAND BUCKET
- F.B. FIRE BLANKET

## NOTES

1. ALL DIMENSIONS ARE MEASURED IN MILLIMETER.  
2. DIMENSIONS NOT SHOWN ARE LISTED IN THE DRAWING.  
3. DIMENSIONS NOT SHOWN ARE LISTED IN THE DRAWING.  
4. DIMENSIONS NOT SHOWN ARE LISTED IN THE DRAWING.

DRAWING NO.		DATE	
825/7322688/001		1/1/2023	
DRAWING TITLE		DATE	
FIRE SERVICES INSTALLATION		1/1/2023	
REVISION		DATE	
1		1/1/2023	
2		1/1/2023	
3		1/1/2023	
4		1/1/2023	
5		1/1/2023	
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97		1/1/2023	
98		1/1/2023	
99		1/1/2023	
100		1/1/2023	



FULDA  
EMERGENCY LIGHT

八鄉蔬菜合作社













# 八鄉蔬菜合作社





UNAUTHORISED  
ENTRY





EXIT 出口

FULDA  
EMERGENCY LIGHT





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

## **Anna Ka Yan TONG/PLAND**

---

寄件者: Ko Lee <[REDACTED]>  
寄件日期: 2025年04月29日星期二 9:24  
收件者: Anna Ka Yan TONG/PLAND  
主旨: Fwd: A/YL-KTS/1070  
附件: WhatsApp Image 2025-04-29 at 7.49.01 AM.jpeg; WhatsApp Image 2025-04-29 at 7.50.57 AM.jpeg  
  
類別: Internet Email

代洪先生轉發 29/4/2025

----- Forwarded message -----

寄件者: **Ko Lee** <[REDACTED]>  
Date: 2025 年 4 月 28 日 週一 上午 11:16  
Subject: A/YL-KTS/1070  
To: <[akytong@pland.gov.hk](mailto:akytong@pland.gov.hk)>

致唐小姐:

代洪先生轉發





# BLOCK PLAN N.T.S.

## DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES OF PRACTICE FOR THE INSTALLATION AND INSPECTION AND TESTING OF INSTALLATION AND EQUIPMENT

OF.B. FIRE BLANKET



ALL DROPPINGS ARE MEASURED IN MILLILITERS.  
STAININGS NOT SHOWN THE LASTING METHOD  
ABOUT ARE TO BE CANCELLED.

[illegible]



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

## **Anna Ka Yan TONG/PLAND**

---

寄件者: Ko Lee <[REDACTED]>  
寄件日期: 2025年04月29日星期二 16:55  
收件者: Anna Ka Yan TONG/PLAND  
主旨: Fwd: A/YL-KTS/1070  
附件: WhatsApp Image 2025-04-29 at 4.53.08 PM.jpeg  
  
類別: Internet Email

代洪先生轉發 29/4/2025

----- Forwarded message -----

寄件者: **Ko Lee** <[REDACTED]>  
Date: 2025 年 4 月 29 日 週二 上午 9:23  
Subject: Fwd: A/YL-KTS/1070  
To: <[akytong@pland.gov.hk](mailto:akytong@pland.gov.hk)>

代洪先生轉發 29/4/2025

----- Forwarded message -----

寄件者: **Ko Lee** <[REDACTED]>  
Date: 2025 年 4 月 28 日 週一 上午 11:16  
Subject: A/YL-KTS/1070  
To: <[akytong@pland.gov.hk](mailto:akytong@pland.gov.hk)>

致唐小姐:

代洪先生轉發







(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	58.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1 個	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		4 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.8m <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 層 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	62% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) _____ _____		
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <input checked="" type="checkbox"/> 輕型貨車泊車位既上落客貨車位		1 個

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

**Woody Ka Wai LIN/PLAND**

---

寄件者: fsyledpo\_pd/PLAND  
寄件日期: 2025年06月09日星期一 10:18  
收件者: Woody Ka Wai LIN/PLAND; Michael Chi Kin SO/PLAND; Anna Ka Yan TONG/PLAND  
主旨: Fw: A/YL-KTS/1070 跟進

---

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Monday, June 9, 2025 9:13 AM  
**To:** fsyledpo\_pd/PLAND <fsyledpo@pland.gov.hk>  
**Cc:** Phoebe Hiu Ching TSUI/PLAND <phctsui@pland.gov.hk>  
**Subject:** Fw: A/YL-KTS/1070 跟進

**From:** [REDACTED]  
**Sent:** Saturday, June 7, 2025 11:41 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** Re: A/YL-KTS/1070 跟進

致城規:

現時申請臨時蔬菜收集站 跟過往的設施佈局及用途沒有改變  
而消防設施亦已更新 特此申報

洪先生 6.6.2025

[REDACTED] 於 2025年6月6日 週五 下午12:18寫道：

致城規會:

現附上相片及回覆

\*所有相片攝於2025年6月6日\*

洪先生



致：城市規劃署

敬啟者：社方申請延續「臨時蔬菜收集站」編號 A-YL/KTS-1070，現將貴署之提問解答如下：-

(一) 社方為一所不謀利機構，立社至今64年，業務為本地農民生產之蔬菜收集後運往長沙灣蔬菜統營處拍賣，菜款經社方轉交農民，亦為農友採購肥料、蟲水、农用設備等。

(二) 社方每天時間由0730至1230 假日照常。

(三) 渠務署近日重修社方門前渠道，現將最新渠道相片呈上，以便審視去水狀況。

(四) 消防設施跟過往多年的佈告牌用途均沒有改變，滅火筒等亦已更新，以便符合消防規定。

本社於上址營運已廿多年，對周边村民及環境均沒有做成影響，為本地自食其力的老農夫提供協助，亦為香港市民提供優質而安全的蔬菜，祈請貴署委員能体察民情，造福市民謹此呈達。



申請人：洪廷榮  
6-6-2024

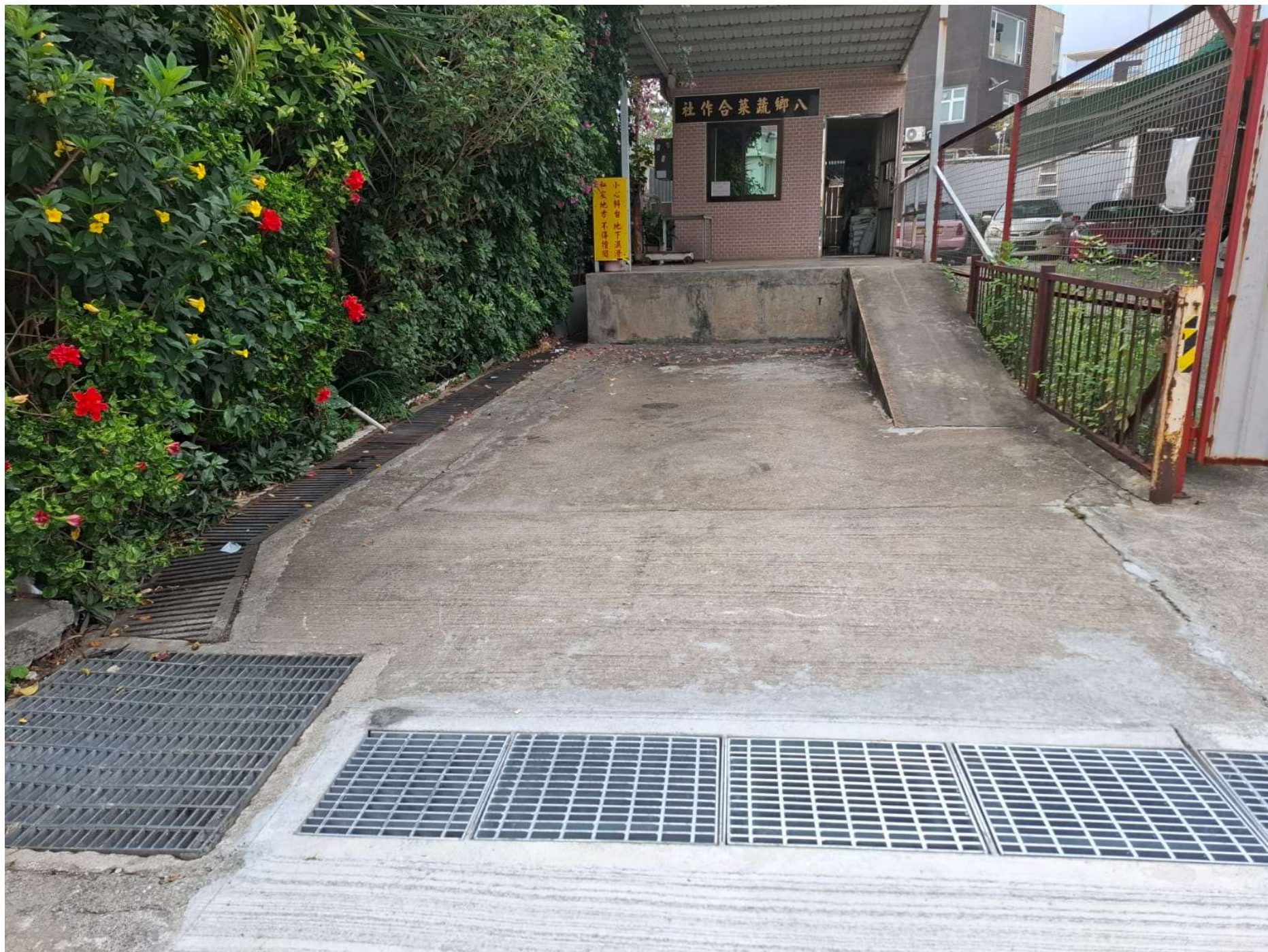


















**Relevant Extracts of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34D)**

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



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

**Approved Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC))</b>
A/YL-KTS/165	Proposed Restaurant	30.4.1999
A/YL-KTS/386	Temporary Vegetable Collection Station for a Period of 3 Years	20.10.2006
A/YL-KTS/568	Temporary Vegetable Collection Station for a Period of 3 Years	7.9.2012
A/YL-KTS/671	Renewal of Planning Approval for Temporary “Vegetable Collection Station” for a Period of 3 Years	21.8.2015 [Revoked on 8.3.2016]
A/YL-KTS/817	Temporary Vegetable Collection Station for a Period of 3 Years	22.3.2019
A/YL-KTS/926	Temporary Vegetable Collection Station for a Period of 3 Years	15.7.2022

**Rejected Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
DPA/A/YL-KTS/89	Storage and Workshop of Vehicles	15.7.1994	(1) – (6)
A/YL-KTS/177	Temporary Open Storage of Construction Materials for 12 Months	10.9.1999	(7) – (9)

**Rejection Reasons:**

- (1) The proposed development is not in line with the planning intention for the area on the approved Kam Tin South Development Permission Area Plan which is to encourage in-situ reconstruction of temporary structures with permanent materials with a view to improving the local environment.
- (2) The proposed development is not compatible with the village settlements in the vicinity.
- (3) The proposed development of a site coverage of 43% is excessive and no justifications for such development intensity have been provided in the submission.
- (4) The vehicular access fronting Kam Sheung Road is not desirable as it is located very close to the run-in leading to a vegetable market.
- (5) The proposed development will jeopardize the implementation of the Shek Wu Tong Access Road Upgrading Project.
- (6) No landscaping proposals is included in the submission to reduce the visual impact of the proposed development on the environment.



- (7) The proposed development is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
- (8) The proposed development is not compatible with the surrounding areas with intensive village type developments.
- (9) The approval of the application would set an undesirable precedent for other similar applications in the area. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.



**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 Lot 365 S.A in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- there is no Small House application approved or under processing within the Site; and
- advisory comments are in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are in **Appendix V**.

**3. Drainage**

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

- no objection in-principle to the application from the public drainage point of view;
- should the application be approved, the applicant should maintain the existing drainage facilities implemented under application No. A/YL-KTS/926; and
- advisory comments are in **Appendix V**.



#### 4. **Environment**

Comments of the Director of Environmental Protection:

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

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

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

#### 6. **Landscape**

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

- the Site falls within “Village Type Development” 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:

- as there is no record of approval by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use applied in the application; and
- advisory comments are in **Appendix V**.

#### 8. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received any comment 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 and their advisory comments, if any, are in **Appendix V**:



- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s) of the application site (the Site). 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) 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 Transport Department. The applicant should check the land status of the local access road with LandsD;
  - the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - the applicant shall provide sufficient manoeuvring space within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of the access road(s) connecting the Site and Kam Sheung Road, including the local village track and Shek Tin Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant shall ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - the applicant shall rectify the drainage system at their own expense to the satisfaction of relevant government authorities if they are found to be inadequate or ineffective during operation;
- (e) to note the comments of the Director of Environmental Protection that:
- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);



- the applicant shall follow 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 EPD”;
  - adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use shall be provided; and
  - the applied use at the Site shall meet the statutory requirements under relevant environmental legislation; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that no additional structure is 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 Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - 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 application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.