

This document is received on 2025-10-15.  
The Town 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](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-MP/400
	Date Received 收到日期	2025-10-15

- 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)

Tsoi Wan Ling 蘇惠玲

### 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)	LOT 3250, SB 5544 (PART) IN DD107 FAIRVIEW PARK BOULEVARD, MAI PO YUEN LONG
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... 420 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 上蓋 36 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED MAP 10 AND FAIRVIEW PARK 02P S/YL-MP/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"R CD)" AND "C/R" ZONE
(f) Current use(s) 現時用途	TEMPORARY USE FOR CAR TRADING FOR A PERIOD OF 3 YEARS  (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 2015 年 9 月 29 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)
1	LOT 3250, SB 5544 DD104 PARKVIEW PARK BOULEVARD, MAT PO YUEN LONG	1/10/2015

(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）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

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

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

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

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

## (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 旅遊巴士車位 .....

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

<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-MP 1 334</u>
(b) Date of approval 獲批給許可的日期	<u>9/12/25</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>13/12/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CAR TRADING USE FOR A PERIOD OF 3 YEARS
(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> .....</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）。

~~A~~ PLS SEE ATTACHED PLANNING STATEMENT

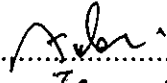
**8. Declaration 聲明**

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 an application to the Board 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

  
.....  
Tsoi Man Ling

.....  
COMPANY PROPRIETOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

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

Date 日期

11/10/2015  
..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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	LOT 3250 SB. 5544 (PART) IN DD104 FAIRVIEW PARK BOULEVARD, MAT PO YUEN LONG
Site area 地盤面積	420 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 - MP/B
Zoning 地帶	"R (D)" AND "C/R"
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 type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY USE FOR CAR TRADING



(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	36 sqm <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 TEMPORARY BULKILPART OFFICE	0.09 <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 個構築物	
(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	3.1 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	9 % <input 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 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)		7 7
	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)		

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LOT INDEX PLAN		
<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 type="checkbox"/>	<input type="checkbox"/>
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。

# **Planning Statement**

## **The Proposal**

I. The applicant seeks planning permission to continue to use the application site for "Temporary use for car Trade" for a period of three years. The area of the site is 420 sq.m , And the total floor area is 36 sq.m the parking spaces provided on site are 7 . The same use was approved by the Town Planning Board on 23rd December 2022 (A/YL-MP/334) for three years (see APPENDIX I : approval letter from the Town Planning Board). All the planning conditions were complied. A sketch showing the layout of the development with an auxiliary office of total area of about 36m<sup>2</sup> and the height is not exceeding 3.1m.

II .The use under the application is neither column 1 nor column 2 uses under the "R (D)" and "C/R" Zones. However, under The Notes of the OZP, temporary use not exceeding a period of three years requires permission of Town Planning Board.

III .The Operation time on above Trading Area :

Office hour : 09:00 ~ 19:00 (Monday ~ Saturday)

10:00 ~ 17:00 (Sunday)

Closed on Public Holiday

IV. In support of the application, the applicant has submitted the following documents:

- a) Application form with plans
- b) Previous Planning approved letter from Town Planning Board dated 23<sup>rd</sup> Dec 2022 ( Appendix I )



## **Justifications in support of the application :**

- I The same use was approved by Town Planning Board since on 14th Dec 2001 for 8 times.
- II The applicant intends to continue the use for car trade so as to serve over 5000 households of Fairview Park . There is strong demand for such service as great majority of the residents of Fairview Park and some other small estates nearby use cars for their daily life and commuting. Car trade is a necessary service for the residents in this area.
- III. The traffic generated by the use is very minimal, only 3 private cars are being showed and traded at the site at one time and there are only about 4 to 5 customers from Fairview Park daily. The customers will park their private car in the visitor car park and will not cause any problem to the traffic of the Fairview Park Boulevard.
- IV. In the current planning application approved by the Board on 23rd Dec 2022., there were no objection from Environment Protection Department, Transport Department, Lands Department, Leisure and Cultural Service Department, Commission of Police, Highway Department, Food and Environmental Hygiene Department, Agriculture and Fishers Department, Drainage Services department, Fire Services department.
- V. The planning intention of the "R(D) "Zone at the site cannot be realized as the nullah / drainage built by the Government at the north-east boundary of the site has separated the site from the other "R(D)" area on the north-eastern part of the OZP . In long term, it is suggested that a review on the zoning of the site should be done, and "C/R" Zoning seems more appropriate. The interim use of the application site should be the temporary use such as the use mentioned in the application. (The adjacent areas on the southeast and western sides of the application site are "C/R" zone, the site is a residual portion of the whole "R(D)" area on the OZP after the completion of the drainage work in recent year).
- VI. The application site had been paved since 80's.
- VII. The application site is being used as car trading use for over twenty-four years.

VIII. There are several sites used as "Car Trade" in the C/R zone along the Fairview Park Boulevard.

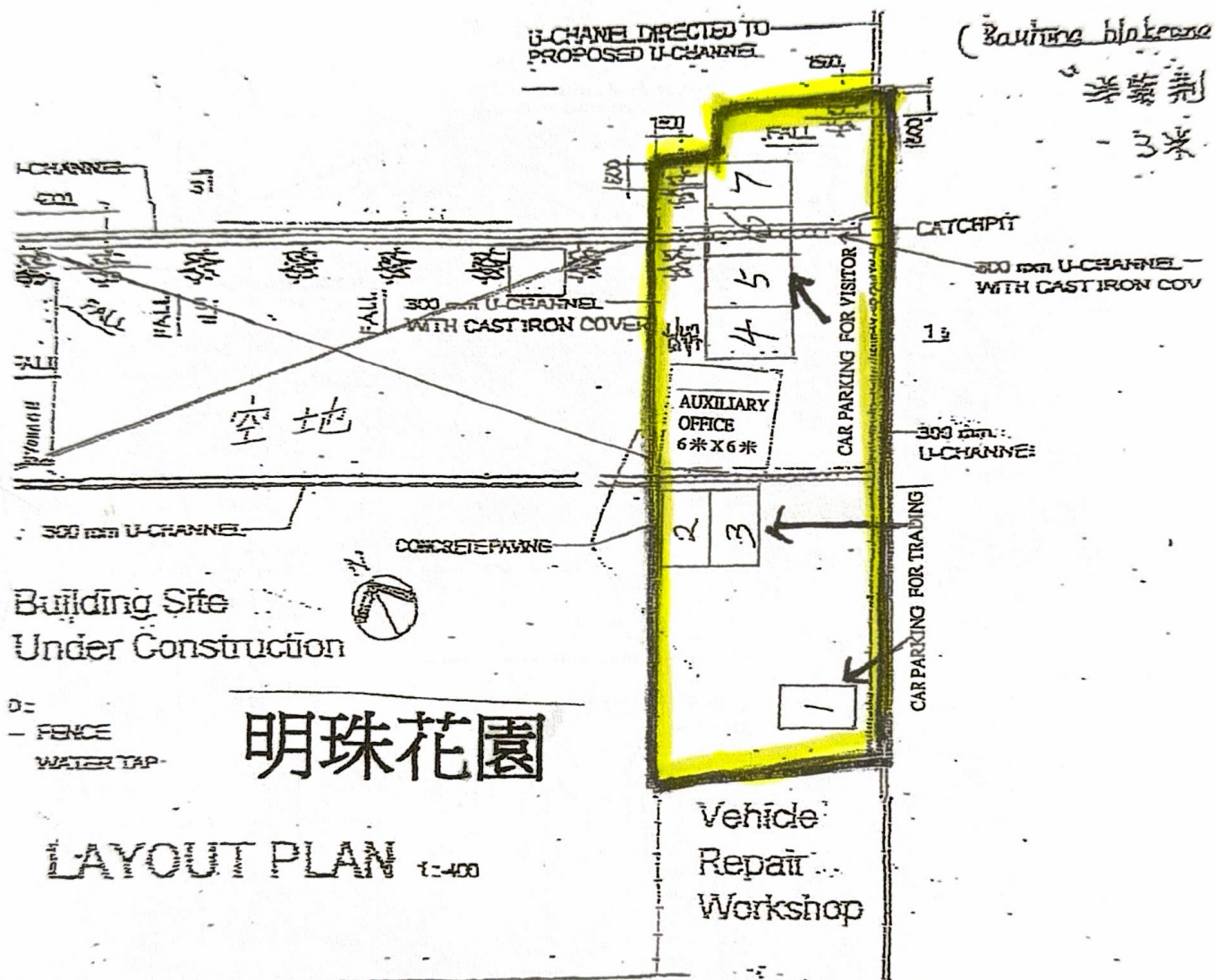
IX. This is a clean use and there is better improvement in environment on the site since the application was approved twenty-one years ago.

X. The application is considered generally in line with TPB PG-No. 13F in that there have been 8 previous approvals for temporary car trading since 2001, the applicant had complied with all the approval planning conditions under current and previously approved applications. In addition, government departments concerned have no objection or adverse comments on the application before.

XI. Approval of the current application is in line with the previous decisions of the Board.

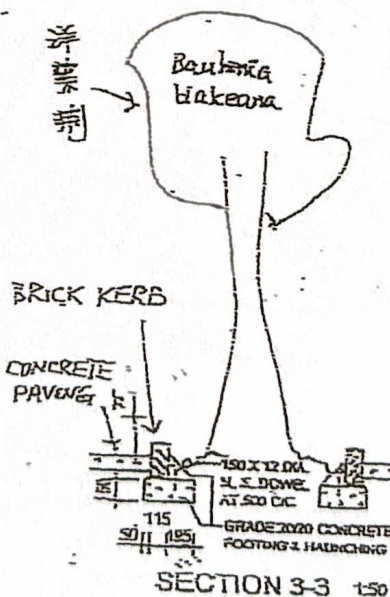
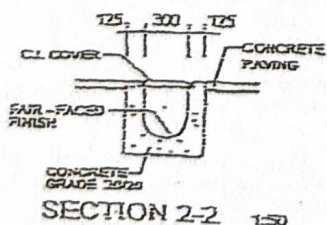
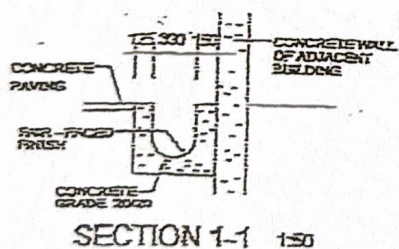
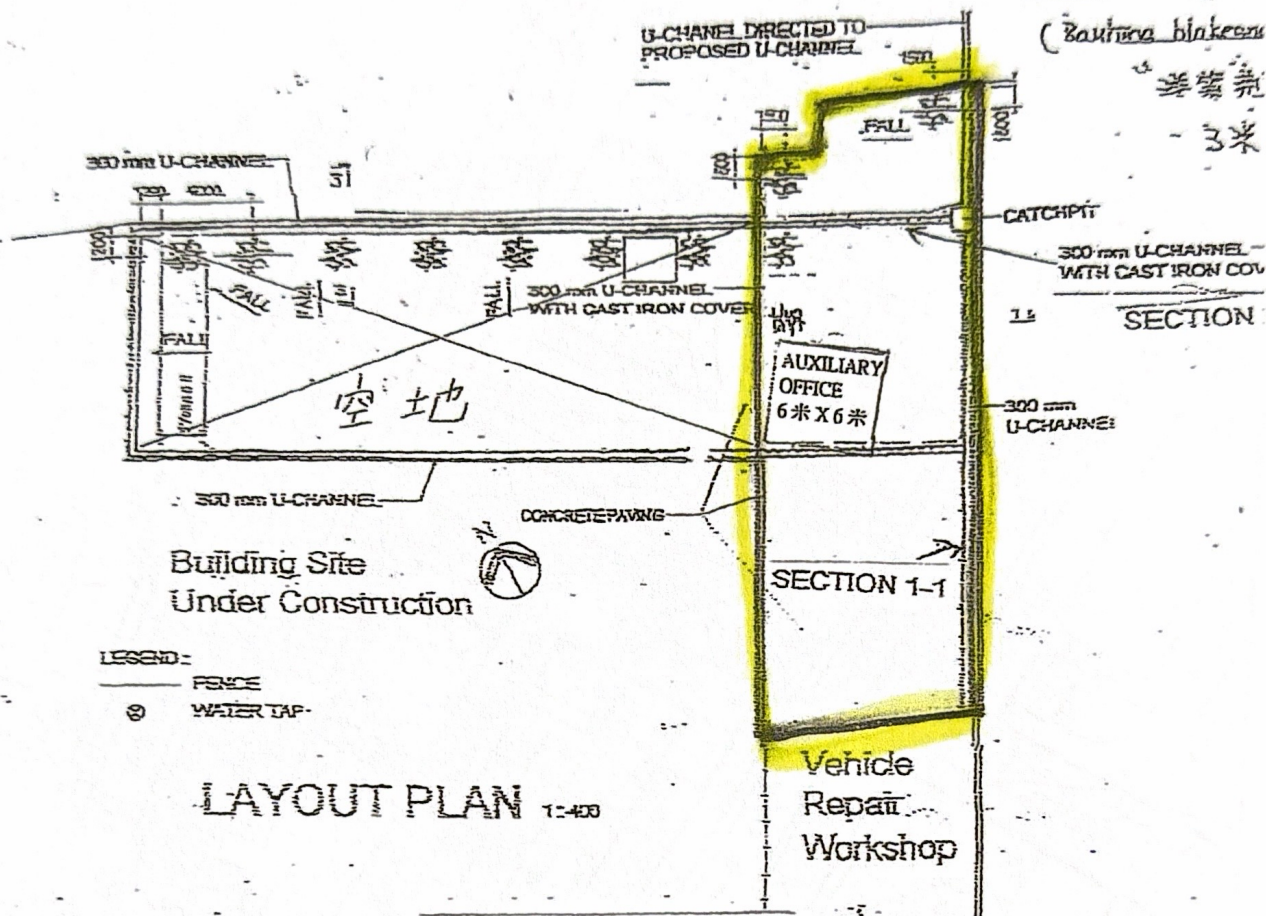


# 申請車位位置圖及儲物櫃尺寸

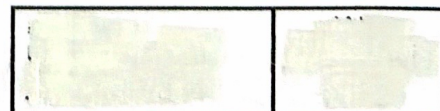


# 申請地點 U 渠及樹木位置

1/2



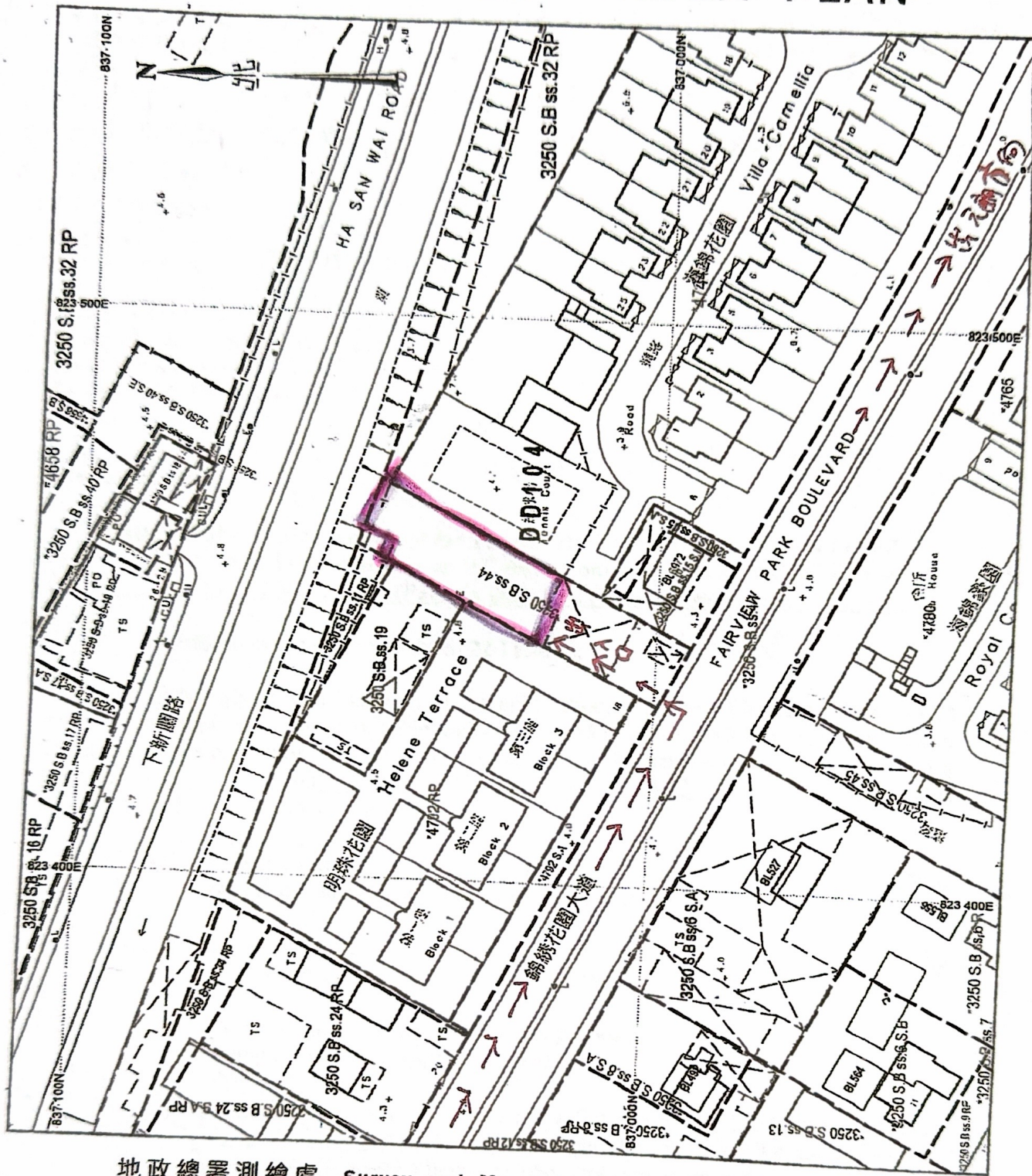
SCALE 1:400 & 1:50



16/31



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags S00000030492\_0001

District Survey Office : Lands Information Center

Date : 26-Sep-2019

Reference No. : 2-SE-21B

香港特別行政區政府 — 版權所有

© Copyright reserved - Hong Kong SAR Government

SMO-P01

20190926150931 10

## 免責聲明

本圖則乃地段索引圖的複本，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租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。如有任何新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

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 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.



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

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

---

寄件者: sunhing <[REDACTED]>  
寄件日期: 2025年10月24日星期五 14:41  
收件者: Anna Ka Yan TONG/PLAND  
主旨: Re: FROM : A/YL-MP/400  
附件: 2025-10-24渠務位置圖 (3).pdf

類別: Internet Email

致: 唐小姐

由: 陳小姐 [REDACTED] YL-MP/400

唐小姐你好, 現隨附件補交申請地點渠務位置平面圖之詳細, 請查收!

本公司是次申請之場地位置, 佈局及設計和上一個規劃申請 (A-YL-MP/334) 一樣 ~  
而渠務設施亦沿用上一個申請 A-YL-MP/334 已批核的文件一樣, 位置不變.

如有問題, 可致電我查詢, 謝謝 ~

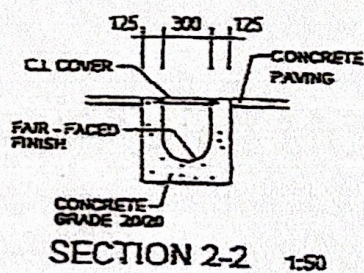
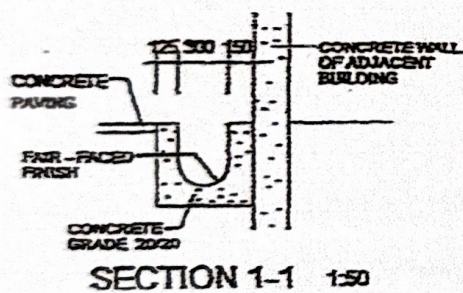
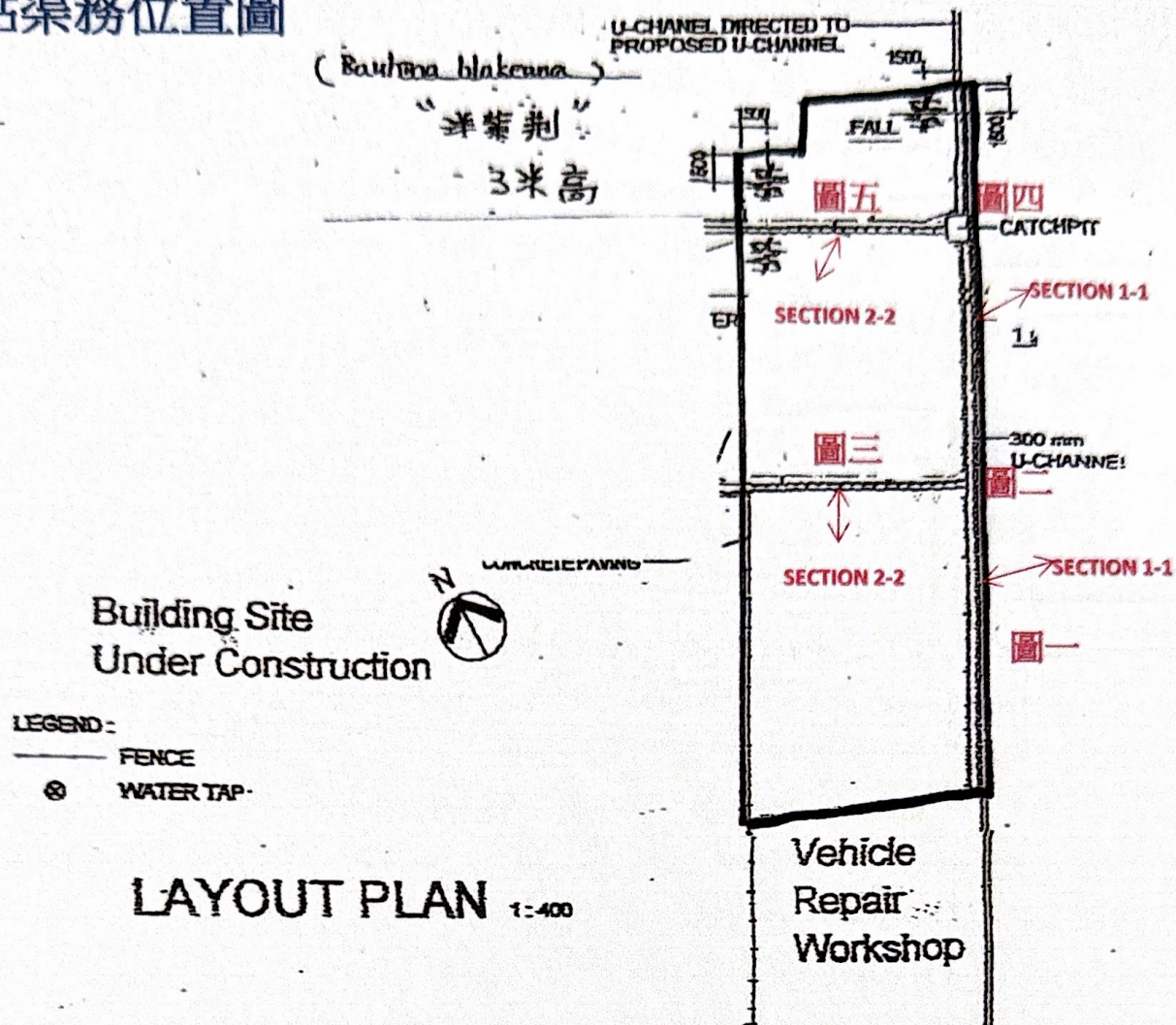
sunhing (<[REDACTED]>) 在 2025年10月23日星期四 下午12:17:26 [GMT+8] 寫道 :

致: 唐小姐

由: 陳小姐 [REDACTED]

你好, 收到貴署要求補交文件如下, 請查收  
如有問題, 歡迎致電我查詢, 謝

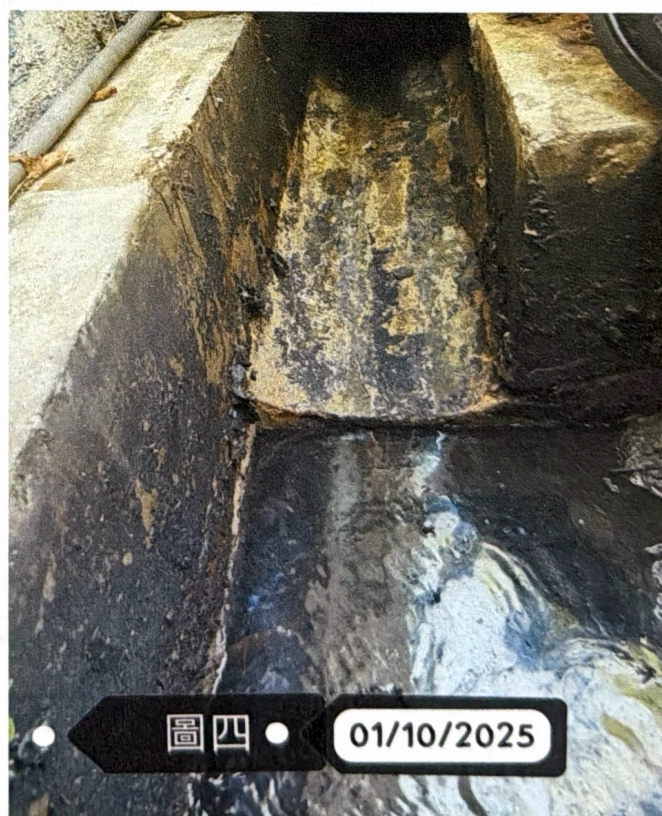
# 申請地點渠務位置圖



YL/MP/400  
渠務位置圖

SCALE 1:400 & 1:50

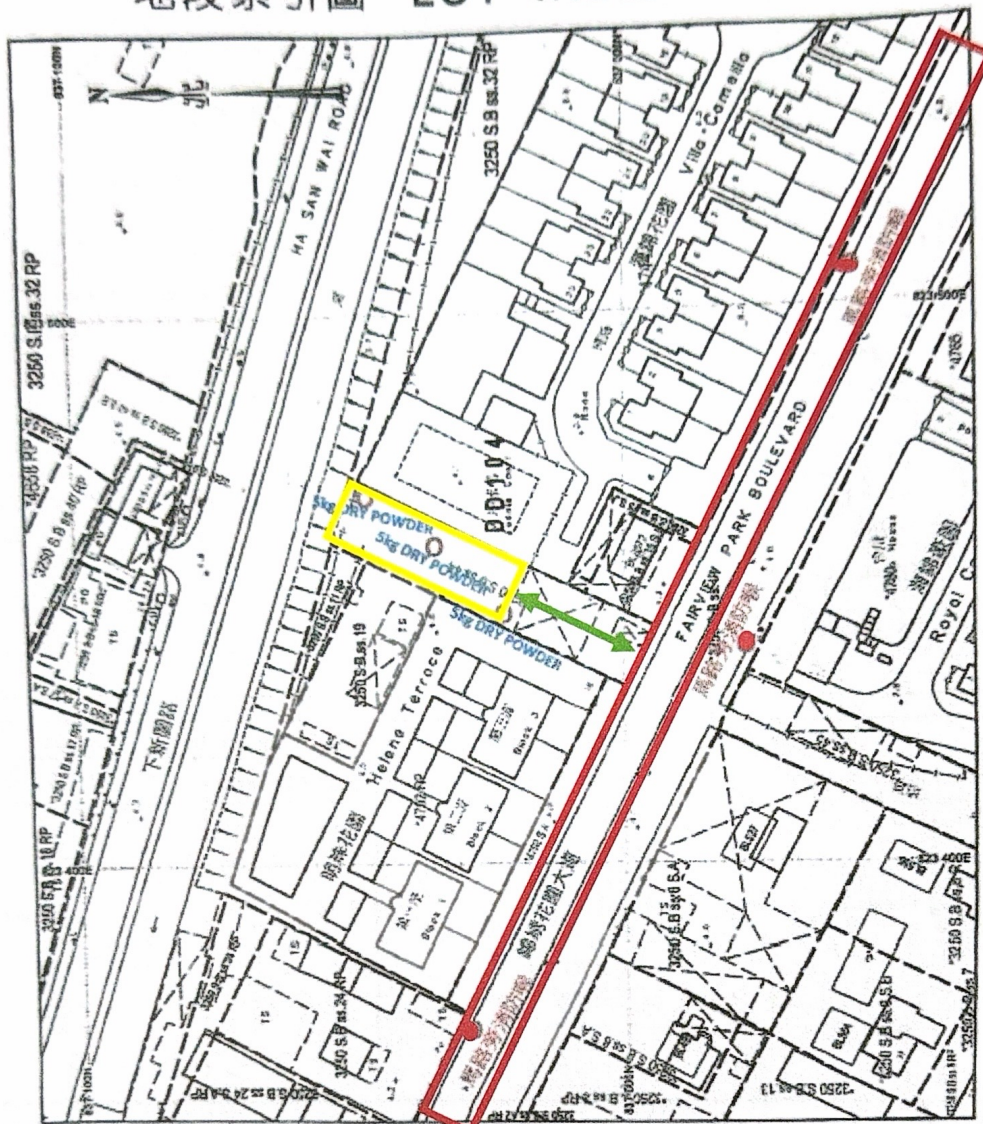




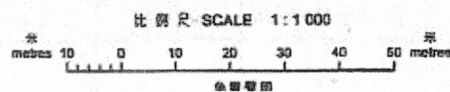


TPB / n / YL - MP / 400

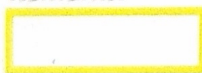
# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department



## Remarks:



Area under this application



Existing Fairview park boulevard with the width of not less than 7.5m serve as the access for emergency vehicles



Travel distance of about 20m from the enclosed structure to access road



Street Fire Hydrant along access road



## 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

新興汽車服務中心

A 9612026

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

DD104地段

Street/Road/Estate Name:

街道/屋苑名稱

錦綉大道

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

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/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2nos x 5kg Dry Powder F.E	地下	Conforms with FSD requirements	14-Apr-2025	13-Apr-2026

## Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
24	1no x 5kg Dry Powder F.E	地下	Repalce	Conforms with FSD requirements	14-Apr-2025

## 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
			NIL	

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

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Charin Sze Wai

RC3/643

SMARTEAM ENGINEERING LTD

14-April-2025

For FSD use only:

Inspected

Key-in

Verified



城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

(Appeal IX I)  
TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/334

23 December 2022

Tsoi Wai Ling

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Car Trading Use for a Period  
of 3 Years in "Residential (Group D)" and "Commercial/Residential" Zones,  
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long**

I refer to my letter to you dated 22.11.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 14.12.2022 to 13.12.2025 and is subject to the following conditions :

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation between 5:00 p.m. and 10:00 a.m. on Sundays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) no medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes) including container trailers/tractors as defined in the Road Traffic Ordinance are allowed to be parked/stored on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (f) the maintenance of paving and boundary fencing within the site at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

P-18/31



- (h) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period; and
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper (A copy of the Chinese translation of the Appendix is attached).

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 14.12.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link ([https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/709\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/709_rnt_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 9.12.2022 is enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a Chinese translation of the Paper. If needed, assistance may be sought from the staff of the Planning Department at PECs for clarification of the contents of the document.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 13.1.2023). I will then contact you to arrange a hearing before the TPB which you and/or your

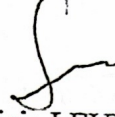


authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Christine Cheung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

(With Chinese Translation)

LL/CC/cl



Copy

1-10-2025


致：柏薈投資有限公司

由：蔡惠玲

敬啟者：


本公司自 2001 年開始向規劃署申請短期之『臨時用作汽車貿易用途』  
為期每 3 年一次之 二手車買賣牌照 亦於今年 12 月屆滿，現向規劃署申請  
續期，因有部份地段是租用貴公司，(該地段為 Lot 3250 S.B ss44. (Part) In  
D.D.104 FAIRVIEW PARK BOULEVARD, MAI PO, YUEN LONG)。而根  
據新條例，但凡申請及續約，另需要書面通知業主及提供業主之公司印  
章，以便申請續期，故煩請貴公司能幫忙簽署及蓋回公司印章予我司，  
以便辦理事宜，如有不便，敬希原諒！！

祝商祺！

  
業主：柏薈投資有限公司



1/10/25

  
租戶：蔡惠玲

1/10/25

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

印製於 PRINTED AT: YUEN LONG SEARCH OFFICE (COUNTER - 11)  
查冊日期及時間 SEARCH DATE AND TIME: 29/09/2025 14:02  
查冊者姓名/名稱 NAME OF SEARCHER: LEE SUN WING  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 29/09/2025 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 29/09/2025.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

Before any dealings, up-to-date land search should be conducted with the Land Registry.

物業資料

**PROPERTY PARTICULARS**

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): D4028300

地段編號

LOT NO.: SUB-SECTION 44 OF SECTION B OF LOT NO. 3250 IN  
D.D. 104

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: -

物業參考編號 PRN: D4028300 (29/09/2025) 第 1 頁, 共 7 頁 PAGE 1 OF 7

15/10/25



土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

所佔地段份數  
SHARE OF THE LOT: -

ADDRESS: YUEN LONG  
NEW TERRITORIES

地址: -

備註

REMARKS: LOT CARVED OUT BY DEED POLL MEM. NO. 18021302330086

THE RENT IS \$40.97 P.A. (LOT NO. 3250 IN DD104)

業主資料  
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
PARKVIEW INVESTMENT LIMITED 柏薈投資有限公司		ASSIGNMENT WITH PLAN	15/02/2018	14/03/2018	\$3,000,000.00



物業涉及的轆轤  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	29/03/1973	01/05/1973	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

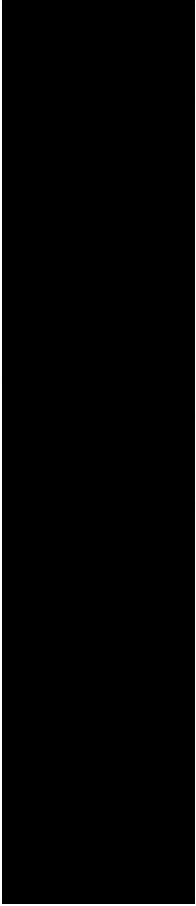
物業涉及的轉轄  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
			備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL		
	21/01/1991	17/04/1991	DECLARATION OF LEUNG WAI KUEN AS TO THE LOSS OF TITLE DEEDS	-	-
			備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL		
	08/03/1993	25/05/1993	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
			備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL		
	08/03/1993	25/05/1993	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
			備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL RE-REGISTERED SEE M/N YL638786 FOR LOTS AFFECTED SEE MEMORIAL		
	08/03/1993	25/05/1993	DEED OF GRANT OF UTILITY ACCESS WITH PLANS	-	-
			備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL		

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

物業涉及的轆轤  
INCUMBRANCES




註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	08/03/1993	25/05/1993	DEED OF GRANT OF UTILITY ACCESS WITH PLAN	-	-
			備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL		
	07/12/1994	19/05/1995	CONSENT AND TERMS AND CONDITIONS	CANADIAN OVERSEAS DEVELOPMENT COMPANY LIMITED "THE GRANTOR"	-
				STRONGMARK INVESTMENT LIMITED "THE GRANTEE"	-
			備註 REMARKS: FOR THE LAYING OF WATER SUPPLY PIPES AND FOR THE CONNECTION OF STORM WATER PIPE WITH PLANS FOR LOTS AFFECTED SEE MEMORIAL		
	08/03/1993	31/08/1995	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
			備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL PREVIOUSLY REGISTERED BY M/M YL552331 FOR LOTS AFFECTED SEE MEMORIAL		
	05/02/1997	04/03/1997	DEED OF GRANT OF RIGHT OF WAY (WITH PLAN)	-	-
			備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL		



土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

物業涉及的轆轤  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	08/05/1997	19/07/1997	CONSENT AND TERMS AND CONDITIONS	CANADIAN OVERSEAS DEVELOPMENT COMPANY LIMITED "THE GRANTOR"	-
				SEAPOWEE DEVELOPMENT LIMITED "THE GRANTEE"	-
			備註 REMARKS: FOR THE LAYING OF WATER SUPPLY PIPES AND FOR THE CONNECTION OF STORM WATER PIPE FOR LOTS AFFECTED SEE MEMORIAL		
	28/12/2000	13/01/2001	DEED OF GRANT OF RIGHT OF WAY (WITH PLAN)	-	-
			備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL		
	28/12/2000	13/01/2001	DEED OF GRANT OF UTILITIES ACCESS (WITH PLAN)	-	-
			備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL		
	01/03/2002	28/03/2002	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
			備註 REMARKS: FOR 20 YEARS COMMENCING FROM 1.3.2002 RE PORTIONS OF R.P. OF S.A AND R.P. OF S.B OF LOT NO. 3250 IN DD104		
	01/03/2002	28/03/2002	DEED OF GRANT OF UTILITIES ACCESS WITH PLAN	-	-

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

物業涉及的轆轤  
INCUMBRANCES

印製編號 PRINT CONTROL: YLC250929000401

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
------------------------	----------------------------	------------------------------	----------------	----------------------	---------------------

備註 REMARKS: FOR 20 YEARS COMMENCING FROM 1.3.2002  
RE PORTIONS OF R.P. OF S.A AND R.P. OF S.B OF LOT NO. 3250 IN DD104

2	18/01/2006	08/03/2006	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
---	------------	------------	--	---	---

備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL

	28/08/2009	18/01/2010	ADVISORY LETTER WITH PLAN	-	-
--	------------	------------	------------------------------	---	---

備註 REMARKS: FROM DISTRICT LANDS OFFICER, YUEN LONG  
RE R.P. OF S.B OF LOT NO. 3250 IN DD104

	19/10/2011	31/10/2011	DEED OF GRANT OF RIGHT OF WAY	-	-
--	------------	------------	----------------------------------	---	---

備註 REMARKS: RE R.P. OF S.A, R.P. OF S.B AND SS.42 OF S.B OF LOT NO. 3250 IN DD104

	15/02/2018	13/03/2018	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	PARKVIEW INVESTMENT LIMITED	
--	------------	------------	--	-----------------------------	--

\$3,000,000.00

栢蔭投資有限公司

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 18031402130051

	15/02/2018	19/04/2018	DEED OF GRANT OF RIGHT OF WAY	-	-
--	------------	------------	----------------------------------	---	---

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 無 NIL *****					
***** 登記冊末端 END OF REGISTER *****					

[LSS-INS12-V241218]

18/9/25



**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)/ Town Planning Board (TPB))</b>
A/YL-MP/96	Temporary Use for Car Trading for a Period of 3 Years	14.12.2001 (TPB)
A/YL-MP/135	Temporary Use for Car Trading for a Period of 3 Years	17.12.2004 (RNTPC)
A/YL-MP/163	Renewal of Planning Permission for Temporary Car Trading Use for a Period of 3 Years	14.12.2007 (RNTPC)
A/YL-MP/187	Renewal of Planning Permission for Temporary Car Trading Use for a Period of 3 Years	10.12.2010 (RNTPC)
A/YL-MP/227	Renewal of Planning Permission for Temporary Car Trading Use for a Period of 3 Years	13.12.2013 (RNTPC)
A/YL-MP/253	Renewal of Planning Permission for Temporary Car Trading Use for a Period of 3 Years	25.11.2016 (RNTPC)
A/YL-MP/288	Temporary Car Trading Use for a Period of 3 Years	13.12.2019 (RNTPC)
A/YL-MP/334	Renewal of Planning Approval for Temporary Car Trading Use for a Period of 3 Years	9.12.2022 (RNTPC)

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

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

**2. Drainage**

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

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable to his Department; and
- should the application be approved, an approval condition requiring maintenance of the existing drainage facilities should be incorporated.

**3. 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 application site (the Site) being maintained in efficient working order at all times.

**4. Environment**

Comments of the Director of Environmental Protection:

- considering the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the applied use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the Site were recorded in the past three years; and

- advisory comments are detailed in **Appendix IV**.

## 5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- the Site falls within non-landscape sensitive zonings; and
- no significant landscape impact arising from the proposed development is anticipated.

## 6. **Building Matters**

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

- no adverse comment on the applied use at the Site; and
- advisory comments are detailed in **Appendix V**.

## 7. **Other Departments**

The following government departments have no objection to/ no adverse comment on/ no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) consent from the management party of the private road on the right of way should be sought as Fairview Park Boulevard is a private road and outside Transport Department's management purview; and
  - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access, including Geranium Path and the local track, that connects the Site with a section of Fairview Park Boulevard; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) sewage discharge from the Site should be directed to nearby public sewer;
  - (iii) in case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note (ProPECCPN) 1/23; and
  - (iv) all effluent discharges from the applied use are subject to control under Water Pollution Control Ordinance; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out at the Site, prior approval

and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) 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 application site under the BO;
- (iii) 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; and
- (iv) 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.