

This document is received on - 9 JUL 2025.
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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2501473 1/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/421
	Date Received 收到日期	- 9 JUL 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

夏佩娟

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)	新界元朗八鄉蓮花地丈量約份第112約地段第387號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 852.56 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 76.58 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)	0 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	S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR, V
(f) Current use(s) 現時用途	<p>空置</p> <p>(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)</p>

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
16/6/2025-30/6/2025 (DD/MM/YYYY)&
於 16/6/2025-30/6/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/6/2025 (DD/MM/YYYY)&
於 16/6/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場(只限私家車、電單車及輕型貨車) 連附屬辦公室及相關填土工程(為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <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	775.98sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	76.58sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	76.58sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	76.58sq.m <input checked="" type="checkbox"/> 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) 構築物為臨時辦公室，高約2.62米，共1層。	
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	6
Motorcycle Parking Spaces 電單車車位	6
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	6
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 星期一至日 (包括公眾假期) 24小時全天開放, 附CCTV監察			
(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)) 有一條村路連接錦上路。	
	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)	
屋苑不會造成噪音滋擾,			
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 852.56 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： </div> <div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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）。

本人現向貴會申請新界元朗八鄉蓮花地丈量約份第112約地段第387號(部份)用作擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)。

由於申請地點周邊的居民多數擁有不同的汽車代步，加上附近的工作人士也會駕駛車輛出入，為免因停車位不足導致車輛停泊在路邊阻塞通道，現特此申請該地作公眾停車場，以月租形式提供車位給區內居民及附近的工作人士使用。停車場只允許私家車、電單車及輕型貨車停泊，其他類型車輛禁止出入，因此不會影響當地及附近的交通流量。

早前已完成填土，面積約852.56平方米、厚度約0.1米，物料為瀝青，現在只想合法化。

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

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

簽署

.....

夏佩娟

.....

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

.....

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

Date 日期

2/7/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

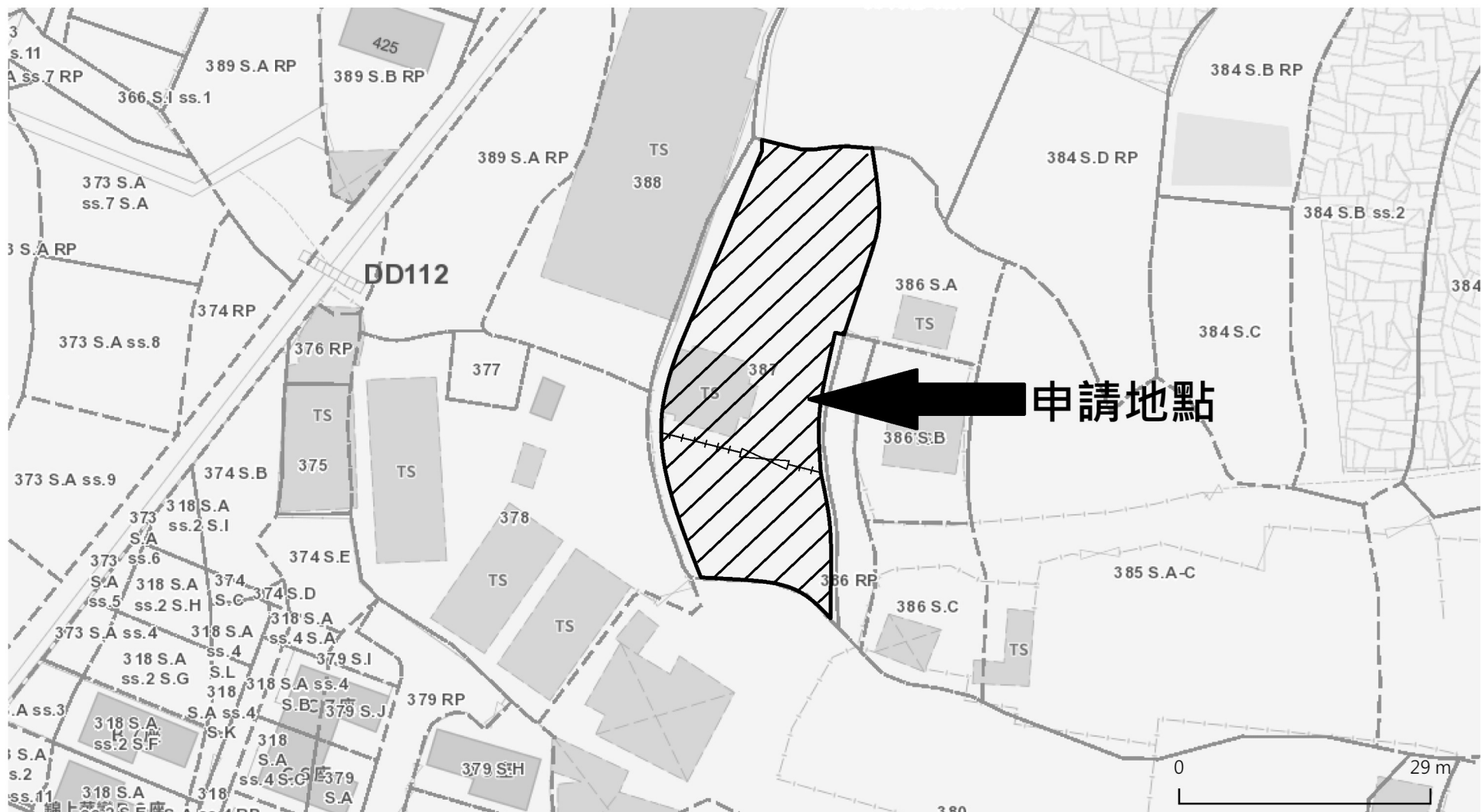
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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	新界元朗八鄉蓮花地丈量約份第112約地段第387號(部份)
Site area 地盤面積	852.56 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-SK/9
Zoning 地帶	AGR, V
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(只限私家車、電單車及輕型貨車) 連附屬辦公室及相關填土工程(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	76.58 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0898 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.62 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	8.98 % <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		18
	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) <hr/> <hr/>		6 6 6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） 位置圖、行車路線圖、填土範圍圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
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。



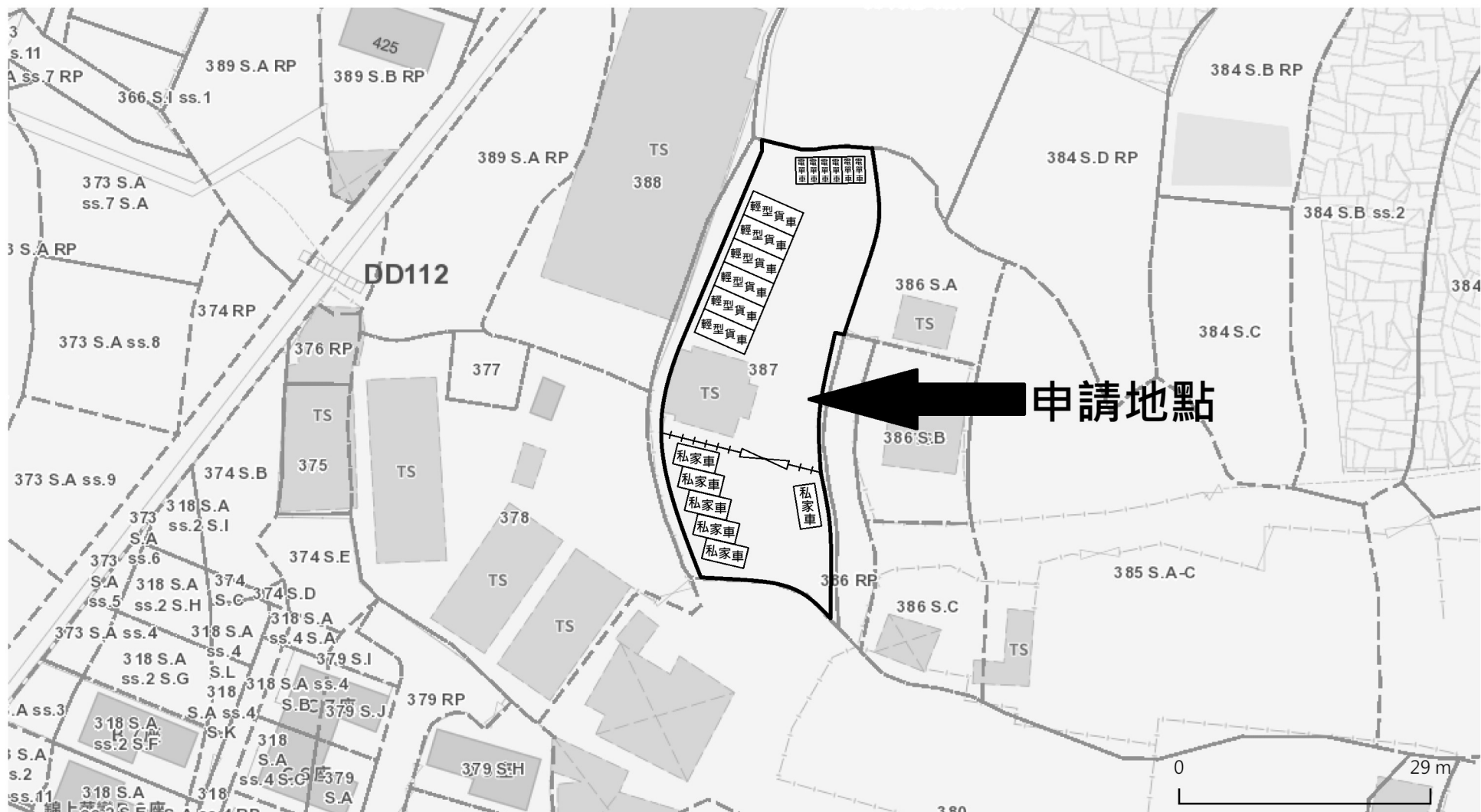
填土範圍圖

申請地段：新界元朗八鄉蓮花地丈量約份第112約地段編號第387(部份)

申請用途：擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)

OZP No. : S/YL-SK/9

圖例	解釋
	申請範圍
387	地段編號
	地段界線
	門口
早前已完成填土面積約852.56平方米，厚度約0.1米，填土物料為瀝青，現在只想合法化。	











布局設計圖

申請地段：新界元朗八鄉蓮花地丈量約份第112約地段編號第387(部份)

申請用途：擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)

OZP No. : S/YL-SK/9

	私家車車位(長5米・闊2.5米)
	輕型貨車車位(長7米・闊3.5米)
	電單車車位(長2.4米・闊1米)
	圍牆
	臨時構築物・高約2.62米・1層・面積約76.58平方米・用途為附屬辦公室
	地段編號
	地段界線
	門口

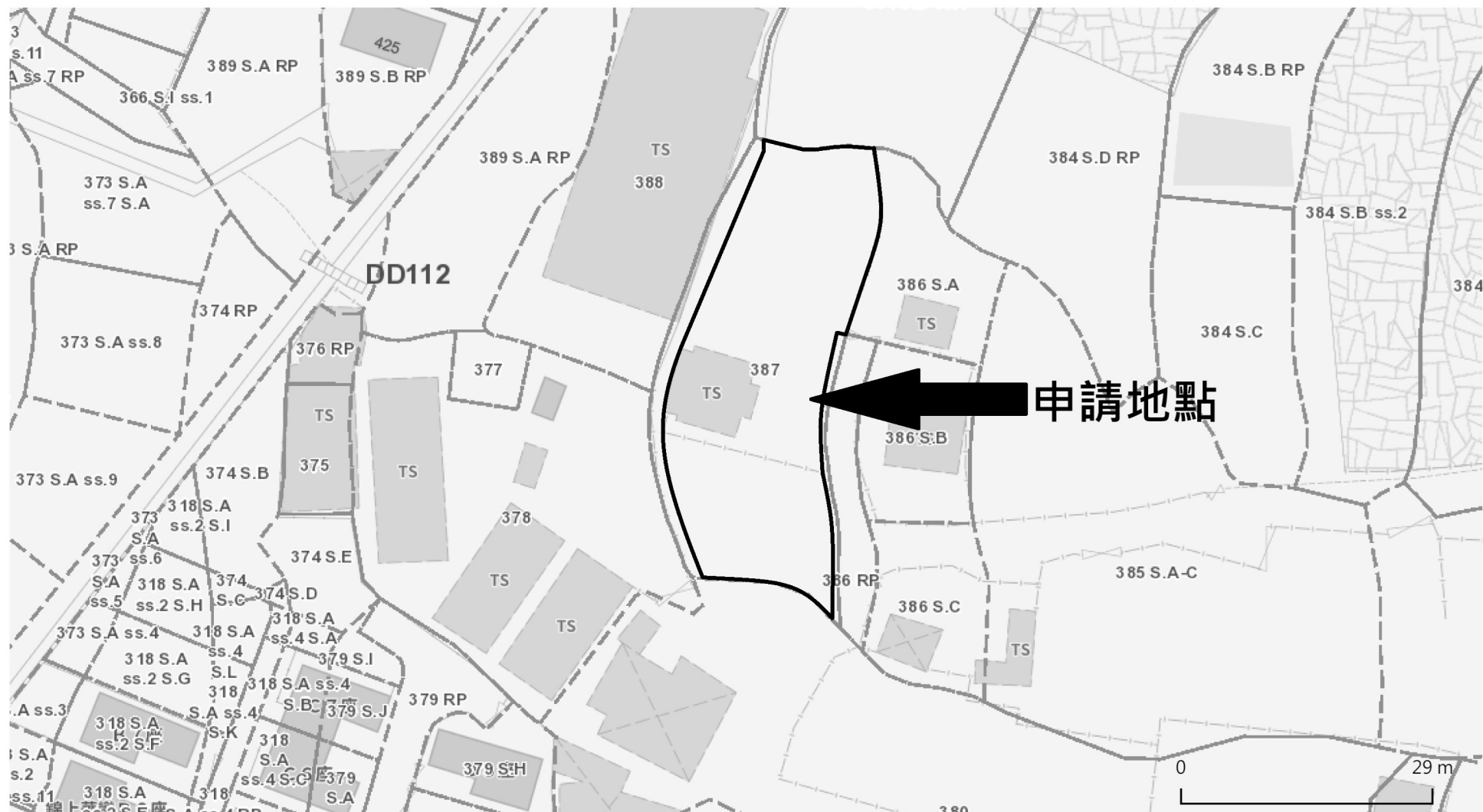


申請地段：新界元朗八鄉蓮花地丈量約份第112約地段編號第387(部份)

行車路線圖

申請用途：擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)

OZP No. : S/YL-SK/9



申請地段：新界元朗八鄉蓮花地丈量約份第112約地段編號第387(部份)

位置圖

申請用途：擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)

OZP No. : S/YL-SK/9

申請編號：TPB/A/YL-SK/421

申請地點：新界元朗八鄉蓮花地丈量約份第 112 約地段第 387 號(部份)

電話：[REDACTED]

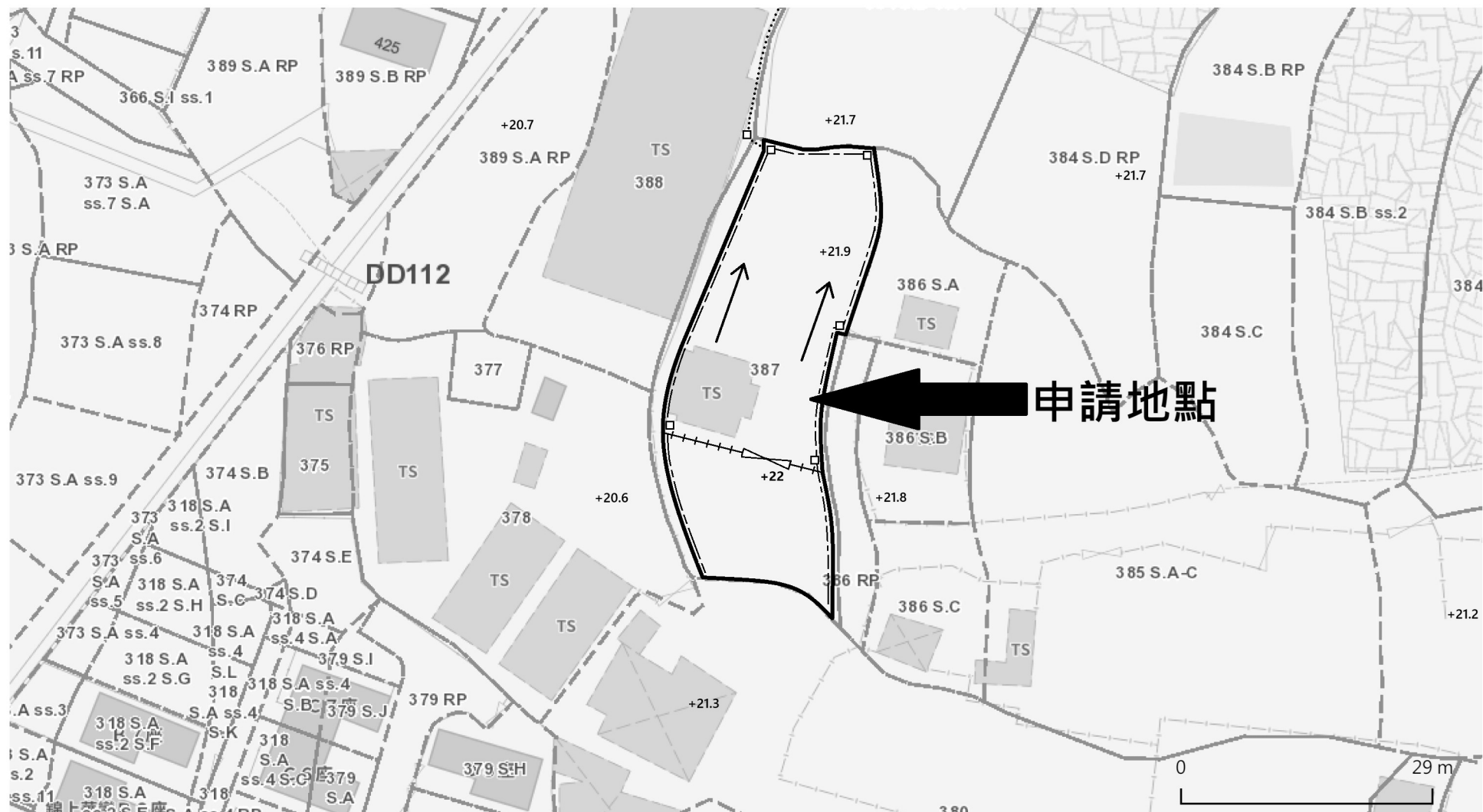
聯絡地址：[REDACTED]

補充資料

1. 申請地點只限私家車、輕型貨車及電單車停泊和進出，其他類型車輛如 5.5 噸中、重型貨車以及所有無牌車輛一律禁止駛入。
2. 申請地點僅用作停車場，構築物僅用作辦公室，不會進行任何汽車保養、維修等工場活動。
3. 申請地點的擬議出入口闊度約 5 米。
4. 申請地點的私家車月租車位設於沒有圍牆的門外，但本人承諾將會嚴格管理，並設 24 小時監察鏡頭，以防他人隨意停泊。

申請人 夏佩娟

2025 年 7 月 12 日



排水設施建議圖

申請地段：新界元朗八鄉蓮花地丈量約份第112約地段編號第387(部份)

申請用途：擬議臨時公眾停車場(只限私家車、電單車及輕型貨車)連附屬辦公室及相關填土工程(為期三年)

OZP No. : S/YL-SK/9

---	U型排水渠(闊30cm・深30cm)
□	集水井
↑ ↑	水流方向
+	圍牆
TS	臨時構築物・高約2.62米・1層・面積約76.58平方米・用途為附屬辦公室
...	申請地點外連接至現有溝渠、河道、排水道、河流或地底水管
⌵	門口

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

From: Tsui Ling Chung <[REDACTED]>
Sent: 2025-11-05 Wednesday 15:54:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: A/YL-SK/421 補充文件
Attachment: A_YL-SK_421 回應渠務署、地政總處、運輸署意見.pdf; A_YL-SK_421 回應部門意見.pdf; A_YL-SK_421 排水建議.pdf

現提交相關規劃申請的補充資料文件，另更正排水建議中的擬議渠道 225UC 全部改為 300UC，謝謝。如有疑問請致電 [REDACTED]。

申請人 夏佩娟
2025 年 11 月 5 日

申請編號：TPB/A/YL-SK/421

申請地點：新界元朗八鄉蓮花地丈量約份第 112 約地段第 387 號(部份)

電話：[REDACTED]

聯絡地址：[REDACTED]

回應部門意見

渠務署：

1. 本人已聘請渠務顧問，但需時完成排水報告。

地政總署：

2. 本人承諾會為地點內的構築物申請短期豁免書。
3. 是次規劃申請只為臨時用途，不影響原有的鄉村式發展及農業土地用途，亦會在規劃申請到期、不獲續期或中止後回復原有土地面貌（種草）。
4. 申請地點早前已完成填土，現在希望填土合法化，不會進行額外填土工程。

運輸署：

5. 申請地點只允許指定車輛停泊（私家車、電單車及輕型貨車），其他類型之車輛一律禁止駛入，因此不會對交通造成負面影響。

申請人 夏佩娟

2025 年 8 月 19 日

申請編號：TPB/A/YL-SK/421

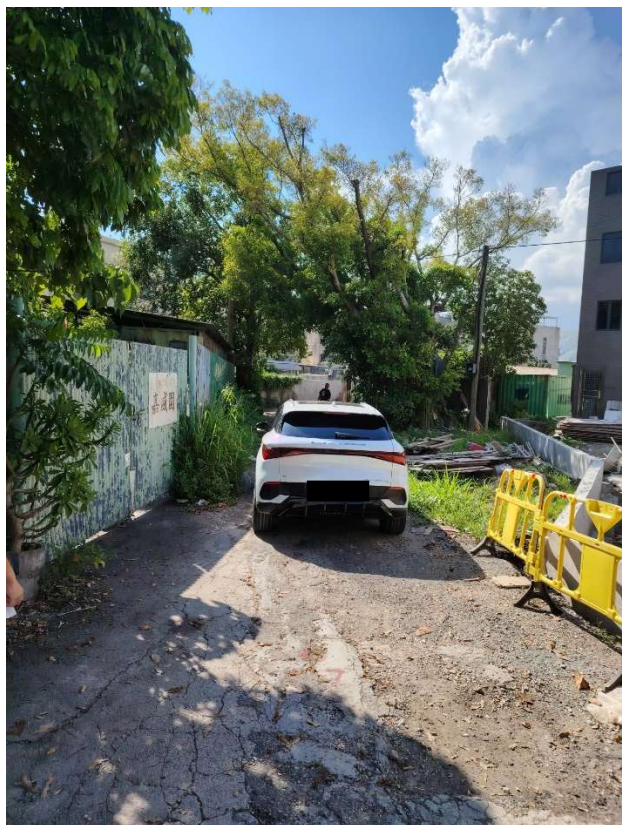
申請地點：新界元朗八鄉蓮花地丈量約份第 112 約地段第 387 號(部份)

電話：[REDACTED]

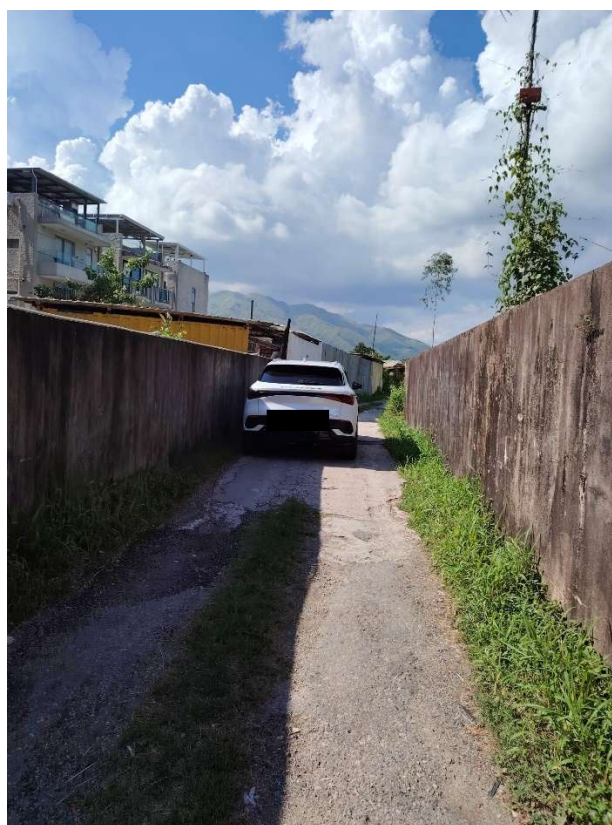
聯絡地址：[REDACTED]

回應部門意見

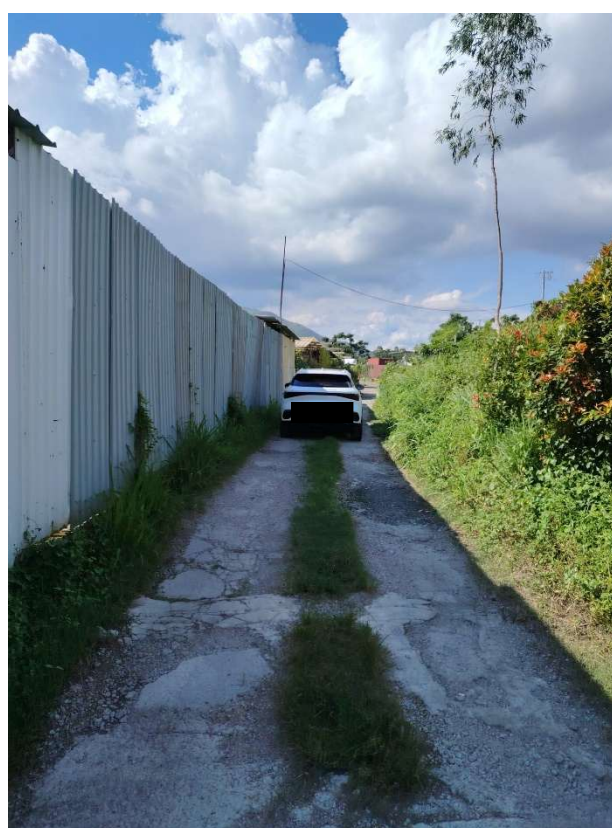
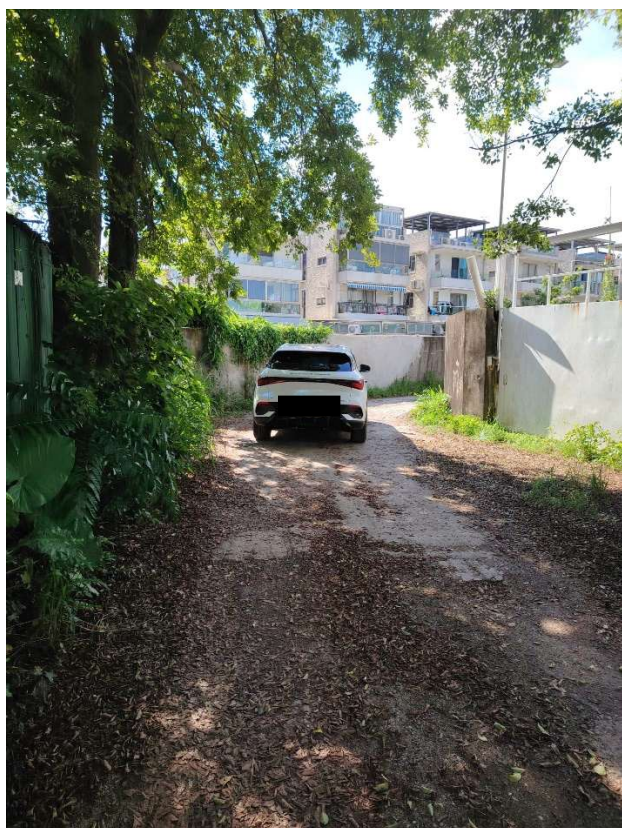
(a) 車輛能在申請場地及鄰近路段順暢行駛，請參考以下圖片：



1)



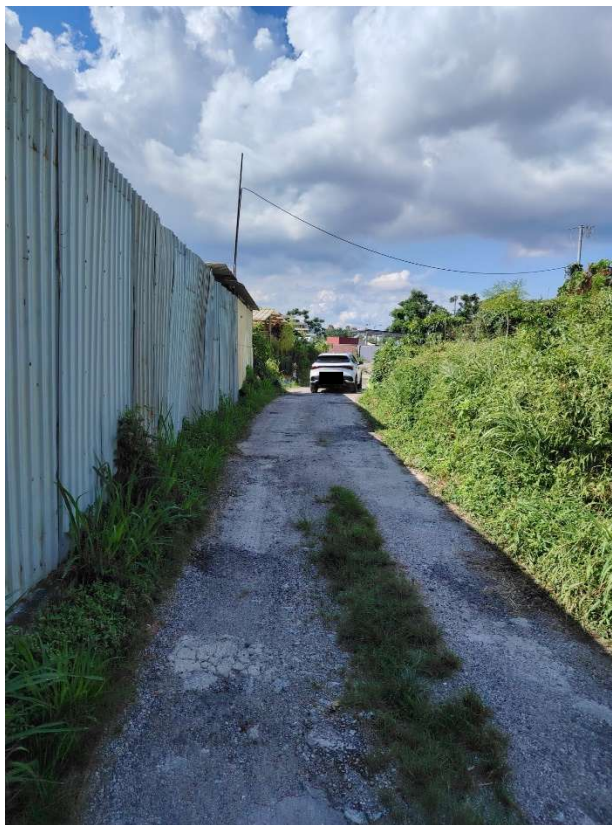
2)



3)



4)



5)



6)



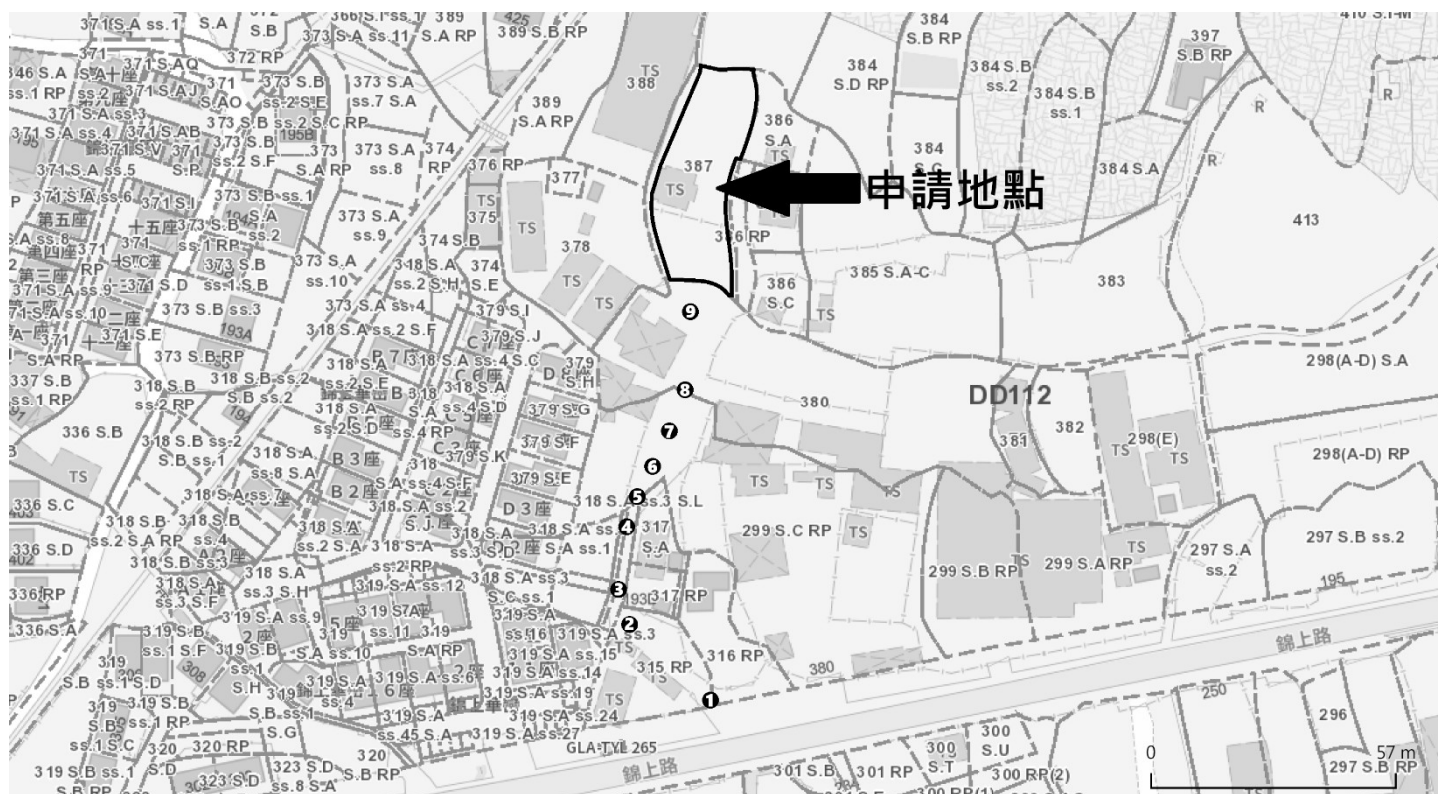
7)

8)



9)

拍照位置



(b) 車輛流量：

07:00至09:00	估計約10輛車駛出申請地點，8車輛停泊。
09:00至11:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
11:00至12:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
12:00至13:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
13:00至14:00	約4輛車駛出，4輛進入申請地點，8車輛停泊。
14:00至15:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
15:00至16:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
16:00至17:00	約3輛車駛出，3輛進入申請地點，8車輛停泊。
17:00至18:00	約4輛車駛出，4輛進入申請地點，8車輛停泊。
18:00至19:00	約6輛車進入申請地點，14車輛停泊。
19:00至19:30	約4輛車駛出，4輛進入申請地點，14車輛停泊。
20:00至21:00	約3輛車駛出，3輛進入申請地點，14車輛停泊。
21:00至22:00	約2輛車駛出，2輛進入申請地點，14車輛停泊。
22:00至23:00	約2輛車駛出，3輛進入申請地點，15車輛停泊。
23:00至00:00	約2輛車駛出，3輛進入申請地點，16車輛停泊。
00:00至07:00	約2輛車進入申請地點，18車輛停泊。

車位數目是固定 18 架，而實際車輛出入次數會更少。

致 城規會及相關部門

申請地點：新界元朗八鄉蓮花地丈量約份第112約地段第387號(部份)

規劃編號：A/YL-SK/421

提議渠務報告 (Proposed)

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

申請人聯絡方式

電話：[REDACTED]

Email：[REDACTED]

地址：[REDACTED]
[REDACTED]

渠務顧問聯絡方式

電話：[REDACTED]

Email：[REDACTED]

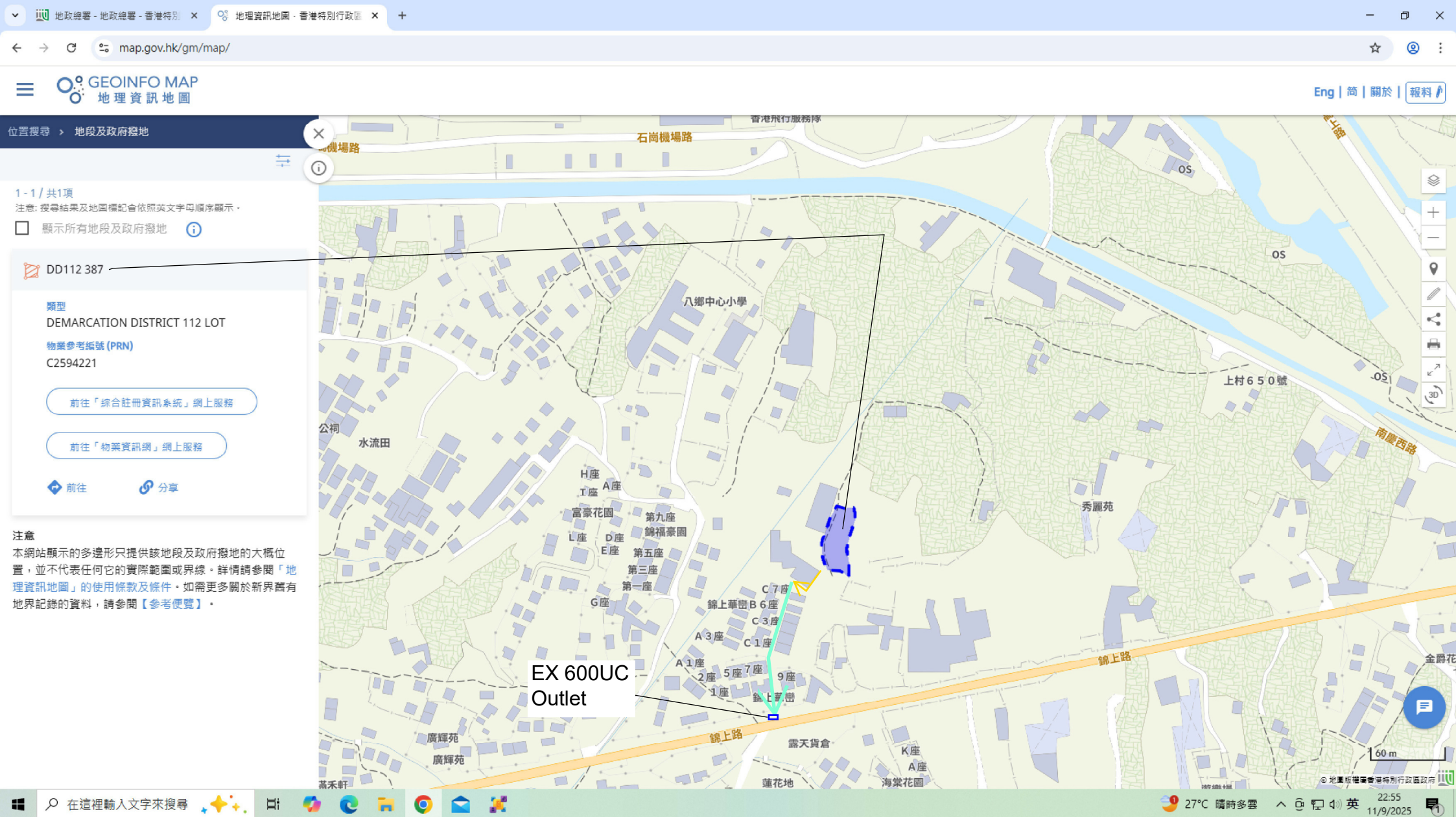
地址：[REDACTED]

2025 年 9 月 18 日

提議渠務報告(Proposed)

簡介

b1	EX Drainage Location
b2	Site Location, Catchmant, Proposed Drainage
b3	MH Schedule
b4	雨水計算
b6~b8	Proposed UC, Proposed MH
c1~c2	現場相片和拍照位置
d1	Section Plan

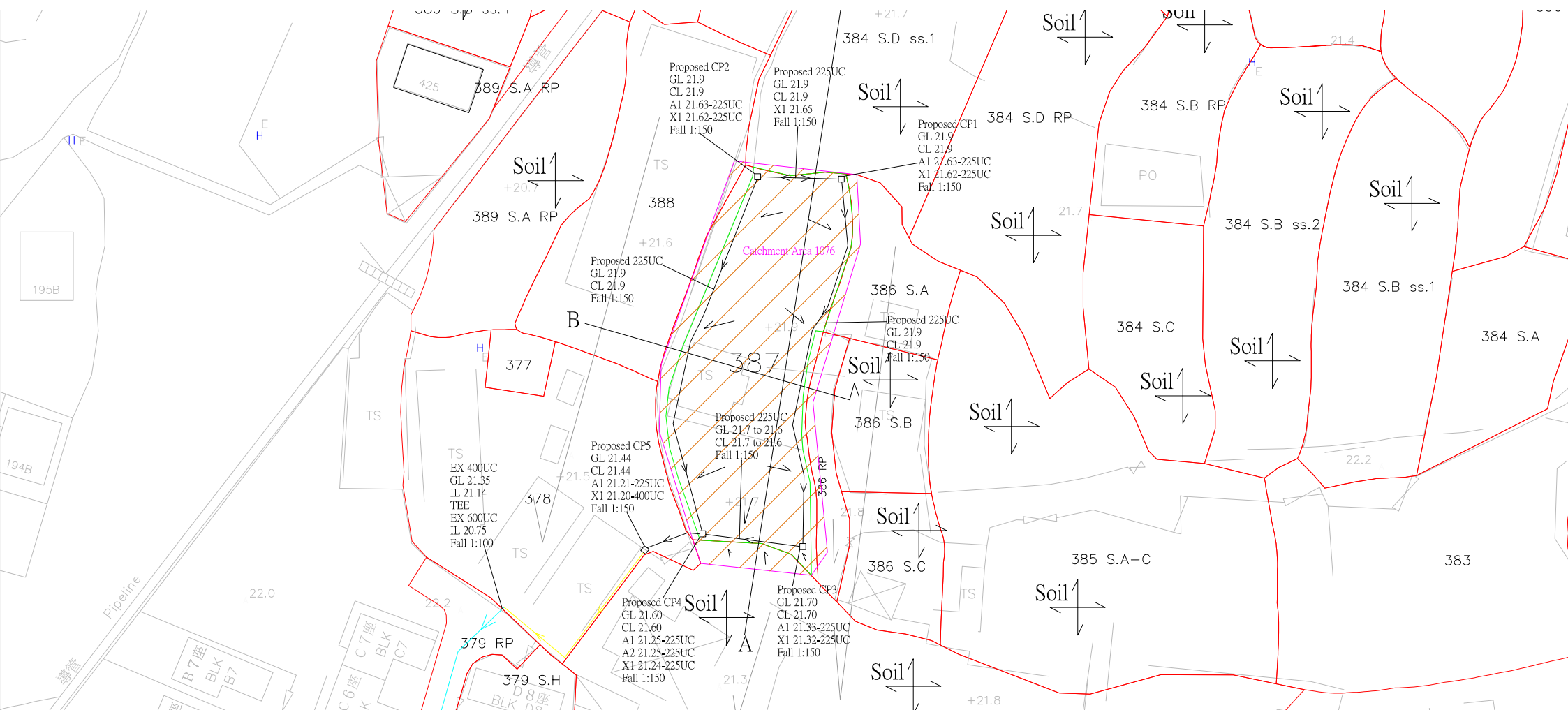


→ = EX 600UC & Fall

→ = EX 400UC & Fall

Location & EX Drainage (雨水) Plan

b1



A/YL-SK/421 MH schedule							
TYPE / DRAWING	MH no	GL	CL	A I.L	X I.L	TO MH / Existing	% Fall
C2405/1	CP1	21.90	21.90	A1 21.63-225UC	X1 21.62-225UC	CP3	1 : 150
C2405/1	CP2	21.90	21.90	A1 21.63-225UC	X1 21.62-225UC	CP4	1 : 150
C2405/1	CP3	21.70	21.70	A1 21.33-225UC	X1 21.32-225UC	CP4	1 : 150
C2406/1 尾井	CP4	21.60	21.60	A1 21.25-225UC A2 21.25-225UC	X1 21.24-225UC	CP5	1 : 150
C2405/1	CP5	21.44	21.44	A1 21.21-225UC	X1 21.20-400UC	EX 400UC	1 : 100
ic2412e	CP1-CP2	21.90	21.90			- -	1 : 150
ic2412e	CP1-CP3	21.90-21.70	21.90-21.70			- -	1 : 150
ic2412e	CP2-CP4	21.90-21.60	21.90-21.60			- -	1 : 150
ic2412e	CP4-CP5	21.60-21.44	21.60-21.44			- -	1 : 150

Rational method

$$Q = C i A$$

i = rainfall intensity

$$t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

421

Proposed 225UC

L =	0.14465
H =	152
A =	0.3
	1076

Soil	0.14465	
L =	152	m
H =	0.3	m
A =	1076	m ²
t ₀ =	13.92	min

100 Year Rainwater Intensity	intensity	165	m/hr			
		0.165	/	3600	*	1.16
	intensity =	5.31667E-05	m/s			

$$Q_p = C \times i \times A$$

C =	0.2	
i =	5.32E-05	m/s
A =	1076	m ²

$$Q_p = 0.011441 \text{ m}^3/\text{s}$$

421

Q(m discharge of open channel) 0.04355 m³/s



Area	=	0.35 * 0.35	0.050625	
P	=	0.35 * 2 + 0.35	0.675	
R _h	=		0.075	
n	=		0.016	Concrete
S ₀ = H/L		0.006	1	0.006



421

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

421

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

100 Year Rainwater Intensity

$$\text{Soil } Q(\text{m}^3/\text{s}) = 0.011441 \text{ m}^3/\text{s}$$

421

$$\% = 0.04355$$

$$\% = 0.011441$$

$$Q(\text{m}^3/\text{s}) = 26.3 \% \text{ OK}$$

Drainage Impact assessment report of 225 mm channel is Acceptable

b4

EX 400mmUC

Q(m discharge of open channel) 0.221241 m³/s

$$H = 0.006$$

$$L = 1 \text{ m}$$

Area	=	0.35 * 0.4	0.14
P	=	0.35*2+0.4	1.1
R _n	=		0.127273
n	=		0.016 Concrete
S ₀ = H/L	0.01	1	0.01



EX 400mmUC

Q(m³/s) = 0.221241 m³/s

EX 400mmUC

Q(m³/s) = 0.221241 m³/s

100 Year Rainwater Intensity

Soil Q(m³/s) = 0.011441 m³/s

421 to (EX 400mmUC)

% = 0.221241

% = 0.011441

Q(m³/s) = 5.2 % OK

Drainage Impact assessment report of 400mm U-channel is Acceptable

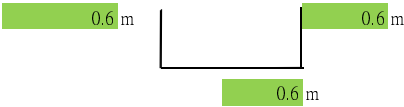
b4

EX 600UCC

Q(m discharge of open channel) 0.769076 m³/s



Area	=	0.6 * 0.6	0.36
P	=	0.6*2+0.6	1.8
R _n	=		0.200
n	=		0.016 Concrete
S _o = H/L	0.01	1	0.01



EX 600UCC
Q(m³/s) = 0.769076 m³/s

EX 600UCC
Q(m³/s) = 0.769076 m³/s

100 Year Rainwater Intensity
Q(m³/s) = 0.011441 m³/s

421 to (Existing 600mm UCC)
% = 0.769076
% = 0.011441
Q(m³/s) = 1.5 % OK

Drainage Impact assessment report of 600 mm channel is Acceptable

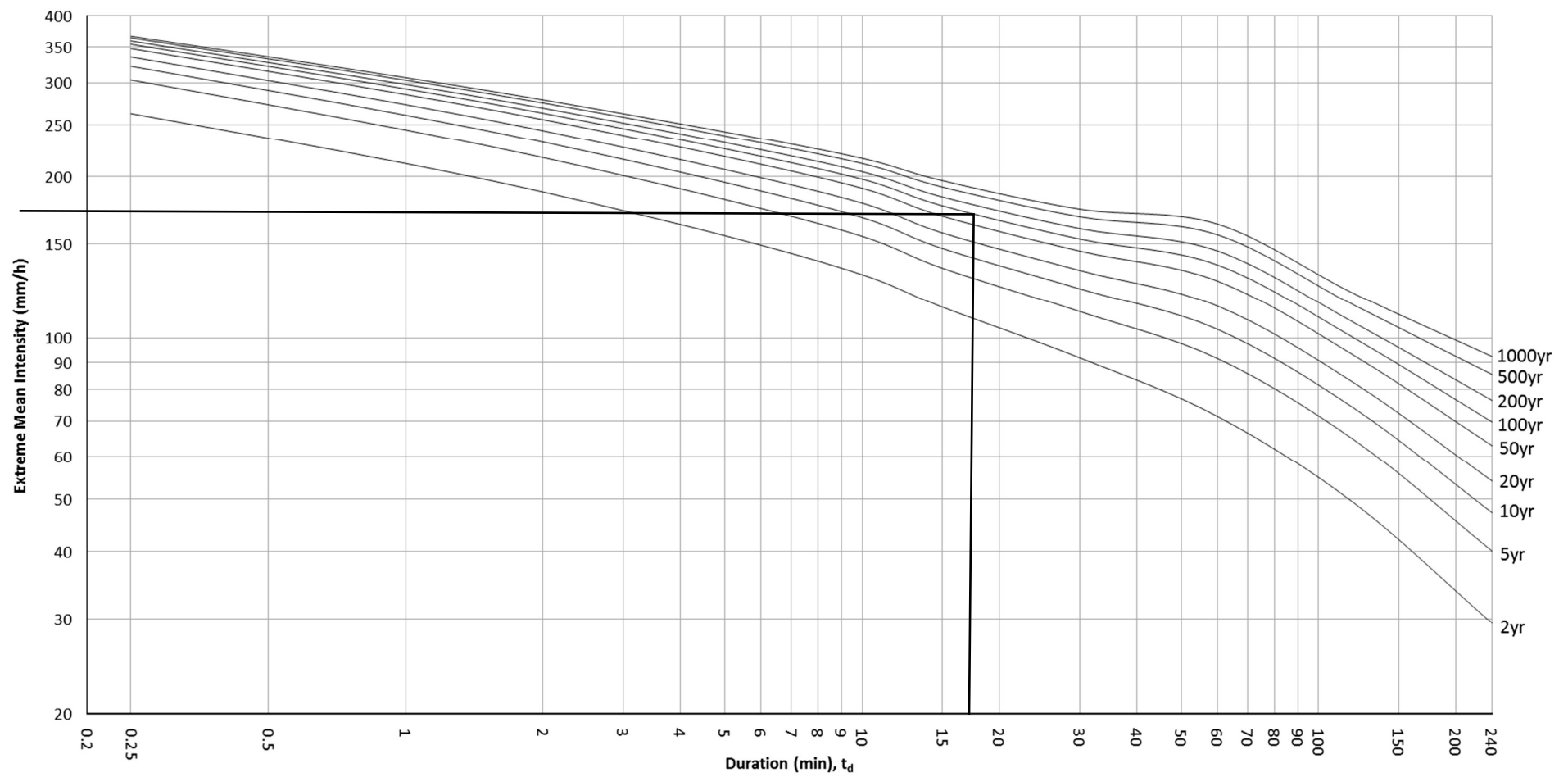
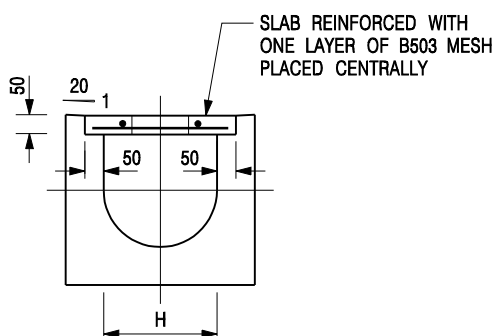
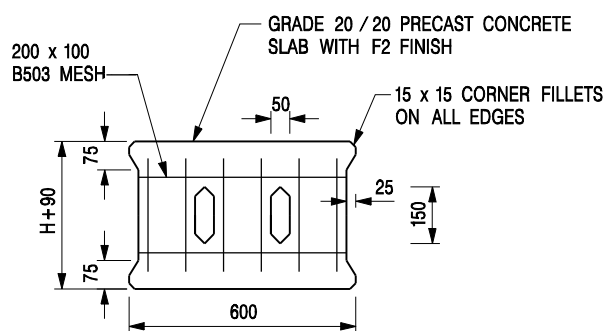


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

b4



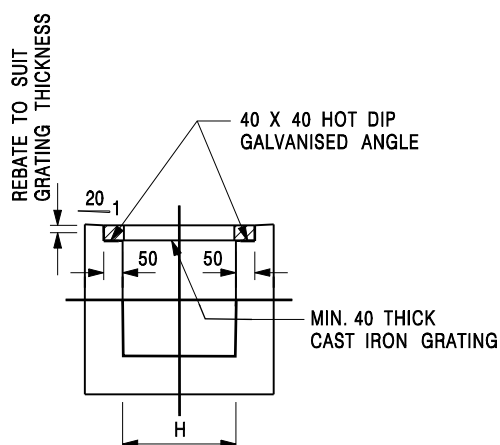
TYPICAL SECTION



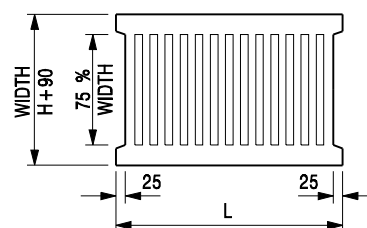
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

b5

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

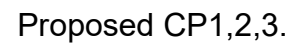


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

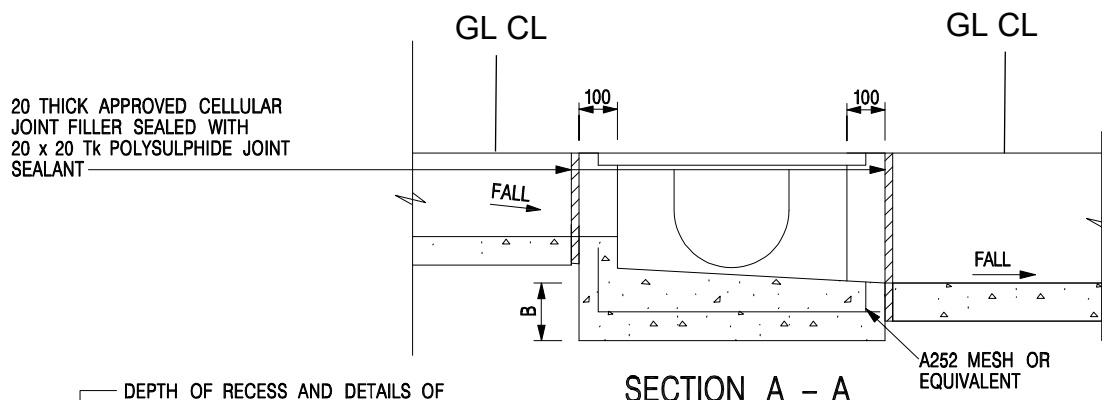
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E



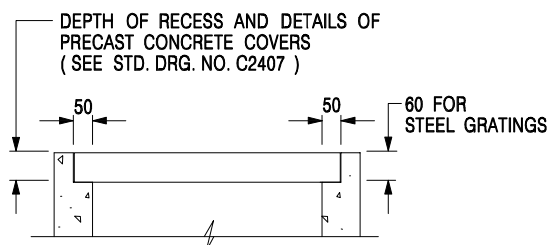
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
225 – 600	150
675 – 900	175



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.



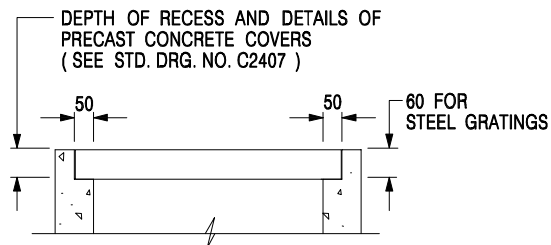
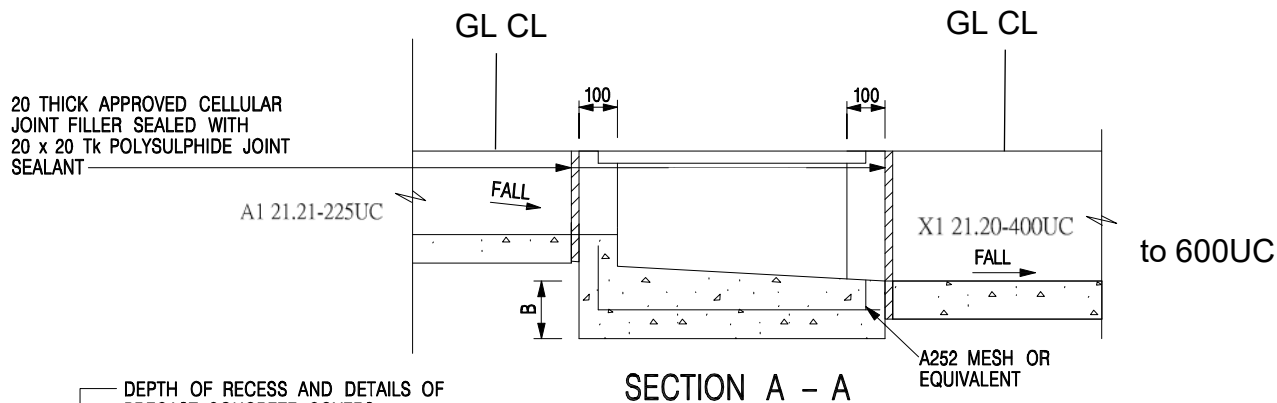
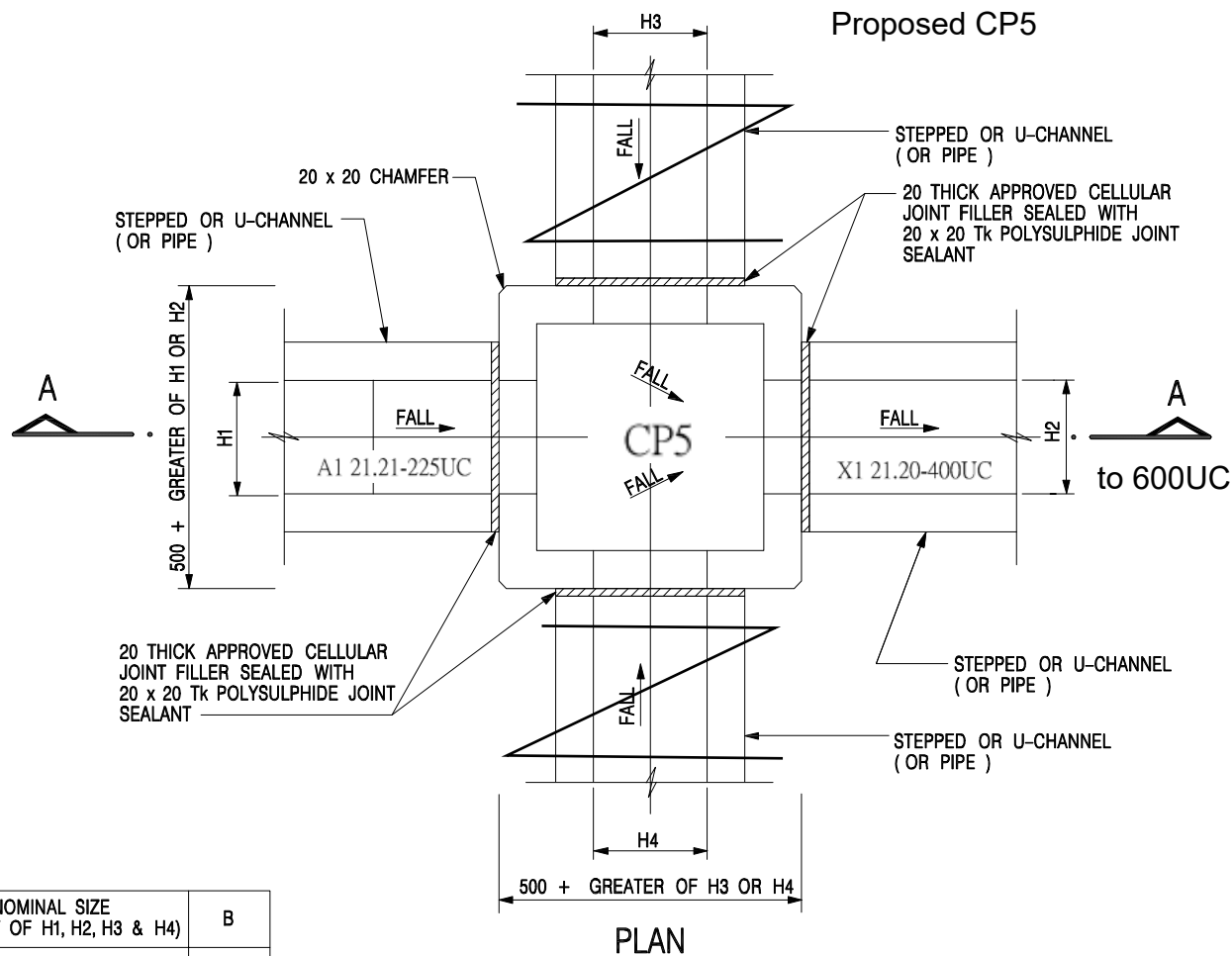
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

b6

-		Original Signed	
REF.	REVISION	SIGNATURE	
SCALE 1 : 20		DRAWING NO. C2405 /1	

STANDARD CATCHPIT DETAILS

(SHEET 1)



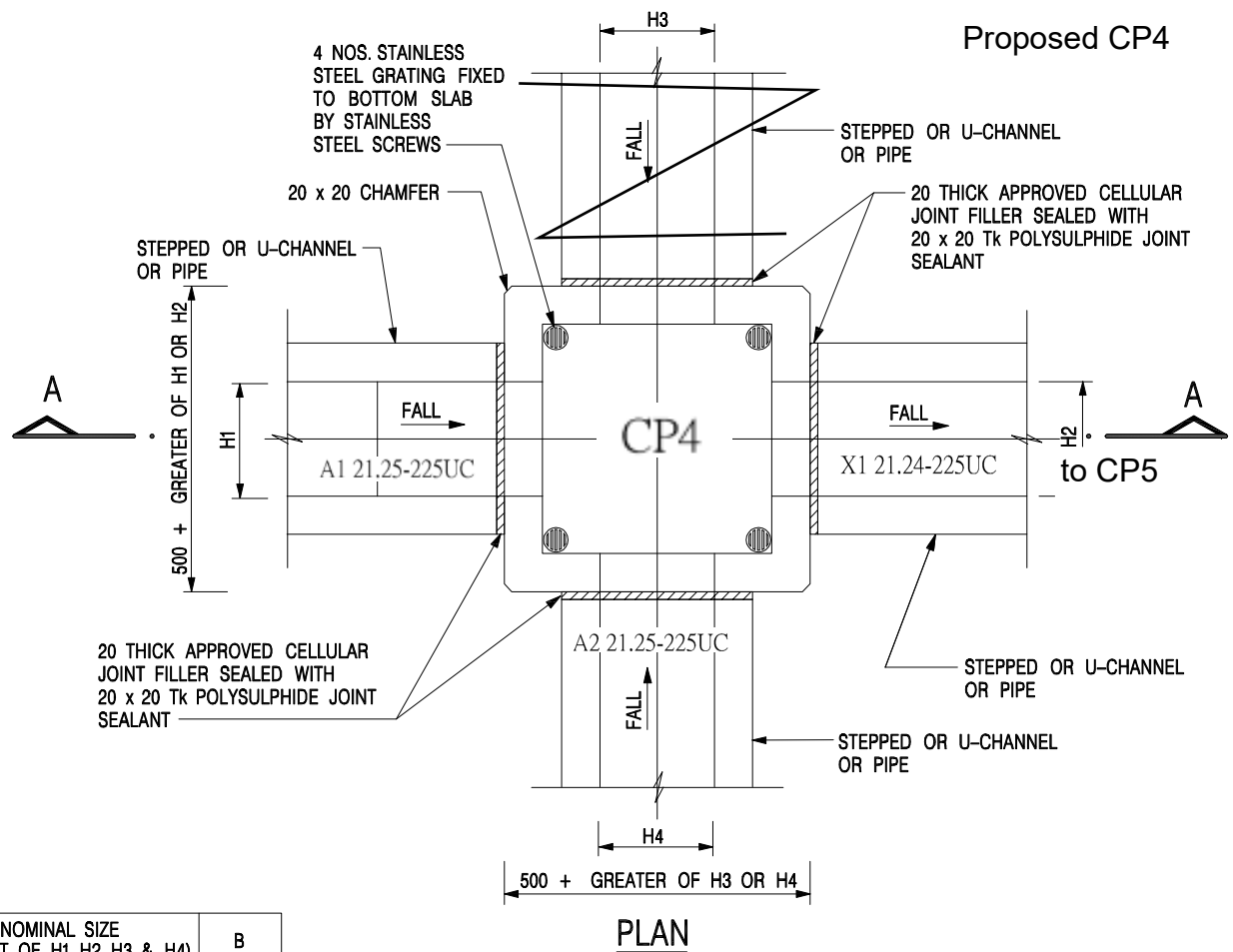
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

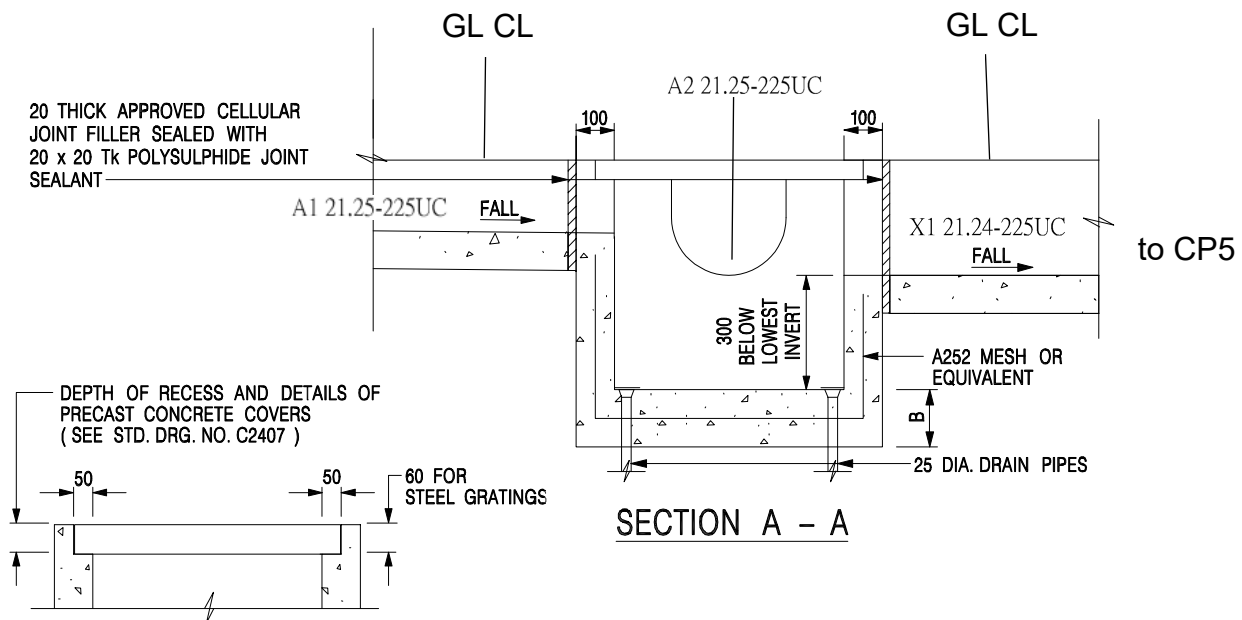
**ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS**

b7

-		Original Signed	
REF.	REVISION	SIGNATURE	
STANDARD CATCHPIT DETAILS (SHEET 1)			
SCALE 1 : 20		DRAWING NO. C2405 /1	



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
225 – 600	150
675 – 900	175



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

b8

-		Original Signed	
REF.	REVISION	SIGNATURE	DATE
SCALE 1 : 20		DRAWING NO.	
DATE		C2406 /1	

CATCHPIT WITH TRAP
(SHEET 1)

1

Site



2

Site

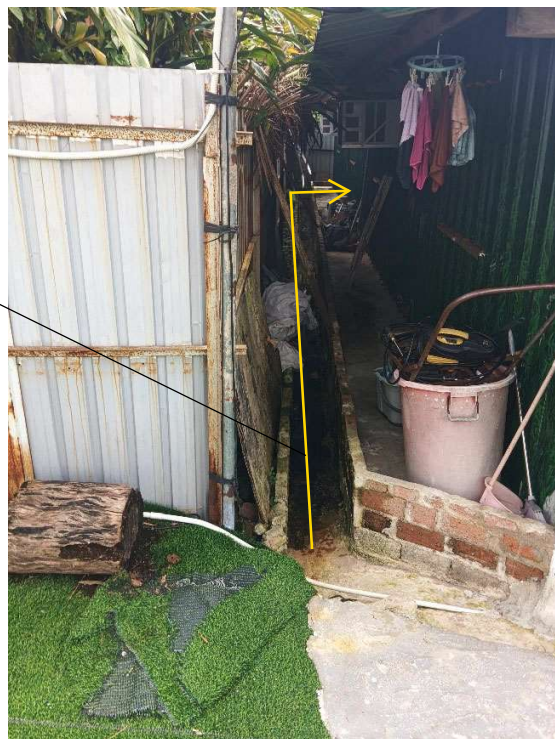


3



EX TS 離地的

4

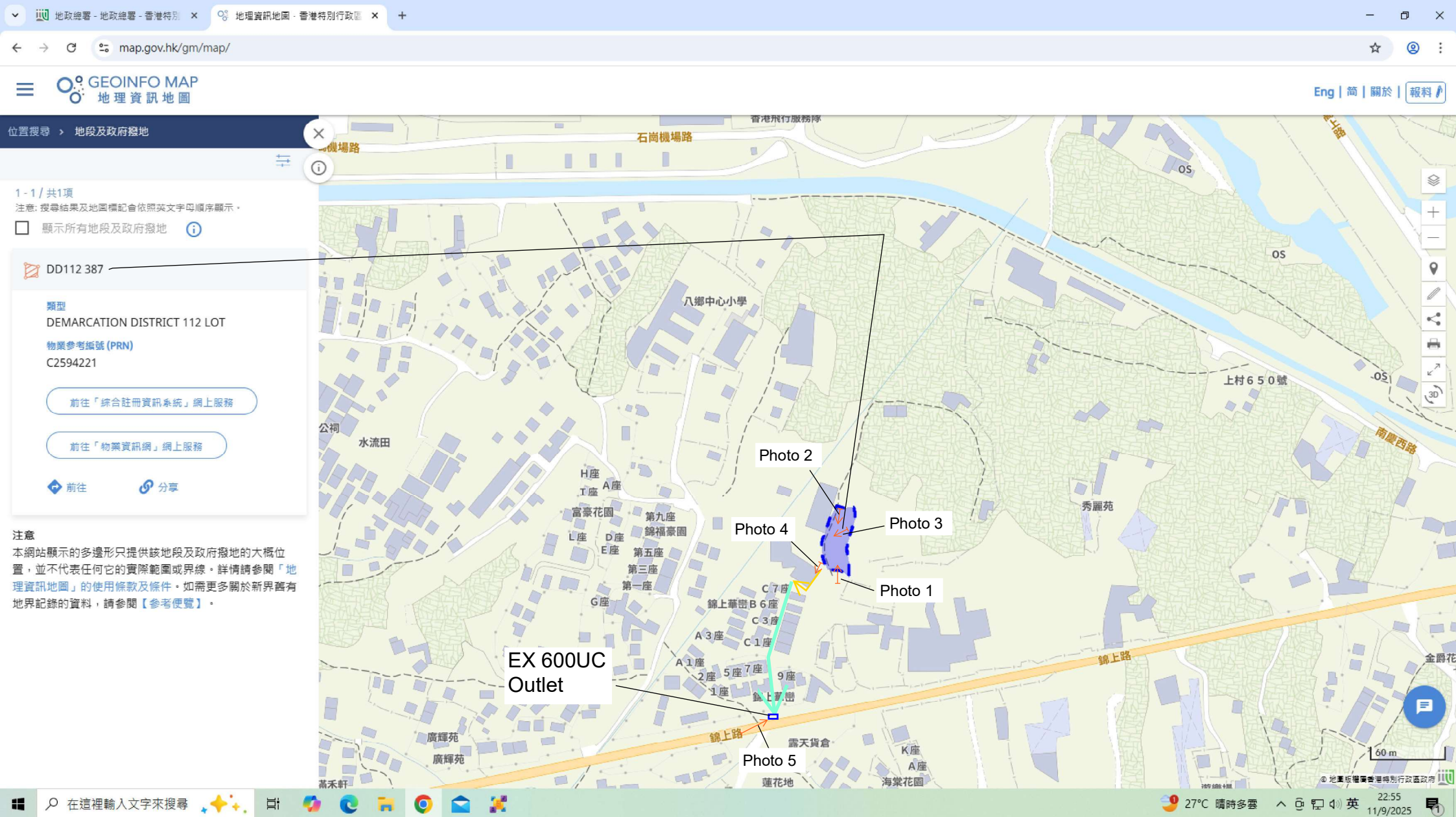


EX 400UC

5

EX 600UC
Outlet





→ = EX 600UC & Fall

→ = EX 400UC & Fall

Photo Location Plan

c2

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-SK/368	Temporary Place of Recreation, Sports or Culture with Ancillary Office for a Period of 3 Years and Filling of Land	20.9.2024 (Revoked on 20.3.2025)

Similar Applications within the “Village Type Development” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-SK/342	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land	5.5.2023 (Revoked on 5.11.2024)
2.	A/YL-SK/411	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	11.4.2025

Government Departments' General Comments

1. Traffic

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

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

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- the proposed use would not generate traffic of heavy vehicles and would not involve dusty operation. There are residential structures in the vicinity of the Site;
- there was no environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- advisory comments are at **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;
- based on the aerial photo, the Site is located in an area of rural inland plains landscape character comprising farmlands, vacant lands, village houses, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting; and
- based the site photos, the Site has been hard-paved and erected with a temporary structure. With reference to the record from previous application (No. A/YL-SK/368), some existing pot plants are observed along the site boundary. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

6. District Office's Comments

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

- no particular comment on the application and no comment has been received from the locals upon close of consultation.

7. 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 IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) failure to reinstate the “Agriculture” portion of the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s) of the application site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorised structure(s) and/ or uses on the private lot(s) within the Site which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to 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 they 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;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Sheung Road, including the local track; and

- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) 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) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to comment by the Environmental Protection Department'. including completion of percolation test and certification by Authorized Person;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that one structure and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-08-05 星期二 13:13:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 250805 s16 KTN 1145.pdf; 250805 s16 KTN 1119.pdf; 250805 s16 KTN 1141.pdf; 250805 s16 KTN 1146.pdf; 250805 s16 KTN 1147.pdf; 250805 s16 SK 421.pdf; 250805 s16 TT 717.pdf; 250805 s16 PK 220.pdf; 250805 s16 PK 221.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are nine pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5th August, 2025.

By email only

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land for a Period of 3 Years
(A/YL-SK/421)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Shek Kong¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shek Kong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shek Kong APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: 'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective', we still would like the Board to consider our concern as stated above.
5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.
6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture (AGR) zone (the site is largely within AGR zone).
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From: [REDACTED]
Sent: 2025-08-07 星期四 02:27:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/421 DD 112 Lin Fa Tei

A/YL-SK/421
Lot 387 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long
Site area: About 858.56sq.m
Zoning: "Agriculture" and "VTD"
Applied use: 12 Vehicle / 6 Motorbike Parking / Filling of Land

Dear TPB Members,

368 approved 20 Sept 2024. Revoked 20 Mar 2025 for the usual failure to fulfill Fire and Drainage conditions. Of course the proposed Leisure Garden for dogs and their owners was an excuse to fill in the land. There was never any intention of providing a recreational facility. "The fill, approximately 852.56 square meters in area and 0.1 meter thick, is made of asphalt. **I now wish to legalize the land.**"

Are members going to reward this blatant 'Destroy to Build' progression? There is no justification for additional parking, the nearby Lotus Hill Villas come with parking facilities.

Note no reference made to the unfulfilled conditions. The application should be rejected.

It is high time that TPB decisions come with the same determination that the rule of law be respected as demonstrated in other areas.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 12 May 2024 3:22 AM HKT
Subject: A/YL-SK/368 DD 112 Lin Fa Tei

A/YL-SK/368

Lot 387 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long

Site area: About 815sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Place of Recreation, Sports or Culture / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

What type of recreation, no details provided. The site was filled in long ago with what could be a court or a swimming pool?

Members should question what is the intended use because different activities have individual condition requirements.

Mary Mulvihill

Seq 1 3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

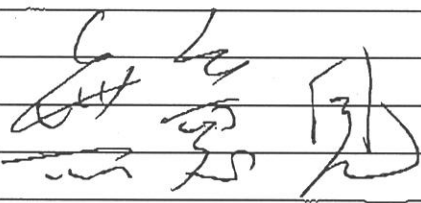
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-SK/421 Received on 05/11/2025

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date 2025.11.13

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月02日星期二 3:22
收件者: tpbpd/PLAND
主旨: Re: A/YL-SK/421 DD 112 Lin Fa Tei
類別: Internet Email

Dear TPB Members,

The revelations related to the disastrous fire at Tai Po can be in part attributed to the fact that both govt depts and advisory bodies are no longer abiding by the ordinances and guidelines that should govern decision making.

Misrepresentation of true intention and failure to fulfil conditions should no longer be tolerated.

The application should be rejected. There is ample space for parking within the 'V' zone.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 7 August 2025 2:27 AM HKT
Subject: A/YL-SK/421 DD 112 Lin Fa Tei

A/YL-SK/421
Lot 387 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long
Site area: About 858.56sq.m
Zoning: "Agriculture" and "VTD"
Applied use: 12 Vehicle / 6 Motorbike Parking / Filling of Land

Dear TPB Members,

368 approved 20 Sept 2024. Revoked 20 Mar 2025 for the usual failure to fulfill Fire and Drainage conditions. Of course the proposed Leisure Garden for dogs and their owners was an excuse to fill in the land. There was never any intention of providing a recreational facility.
"The fill, approximately 852.56 square meters in area and 0.1 meter thick, is made of asphalt. I now wish to legalize the land."

Are members going to reward this blatant 'Destroy to Build' progression? There is no justification for additional parking, the nearby Lotus Hill Villas come with parking facilities.

Note no reference made to the unfulfilled conditions. The application should be rejected.

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

It is high time that TPB decisions come with the same determination that the rule of law be respected as demonstrated in other areas.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 12 May 2024 3:22 AM HKT
Subject: A/YL-SK/368 DD 112 Lin Fa Tei

A/YL-SK/368

Lot 387 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long

Site area: About 815sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Place of Recreation, Sports or Culture / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

What type of recreation, no details provided. The site was filled in long ago with what could be a court or a swimming pool?

Members should question what is the intended use because different activities have individual condition requirements.

Mary Mulvihill

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

Seq 1 5

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月02日星期二 17:02
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 251202 s16 KTN 1148.pdf; 251202 s16 SK 421.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd December, 2025.

By email only

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land for a Period of 3 Years
(A/YL-SK/421)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Shek Kong¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shek Kong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shek Kong APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture (AGR) zone (the site is largely within AGR zone).

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]