

2025年 8月 15日

Appendix I of

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

RNTPC Paper No. A/YL-PH/1086A

This document is received on 2025-08-15
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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/1086
	Date Received 收到日期	2025-08-15

- 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)

中匯智能科技有限公司 SINO EXPRESS INTELLIGENCE CO., LTD

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)	新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 8921 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 661 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div> 983 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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 _____ (DD/MM/YYYY)[&]
於 11/07/2025 - 25/07/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 21/07/2025 (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

臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施和相關填土工程(為期3年)

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

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	8260	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	661	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	661	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	661	.....sq.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)

詳情請參閱附帶規劃文件。

.....

.....

.....

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	128	.....
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)	中/重型貨車車位8個，每個車位尺寸約11x3.5米	.....

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期日，上午6時至晚上11時，公眾假期照常開放。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經梁盛路進入。 <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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 8921 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.25 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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


8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


鄭嘉翔

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

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

中匯智能科技有限公司

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

Date 日期

13/06/2025

(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打道 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	新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地
Site area 地盤面積	8921 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 983 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動 車充電站連附屬設施和相關填土工程(為期3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	<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	661 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.07 <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	4	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	7.4 % <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		136
	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) 中/重型貨車車位，每個車位尺寸約11x3.5米		128
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		8
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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） 渠務排水圖則，消防裝置圖則，交通運輸圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
<hr/>		
<hr/>		
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。

附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，1689S.B(部分)，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)和毗鄰政府土地，進行規劃申請。

地帶： 農業

用途： 臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及
電動車充電站連附屬設施和相關填土工程(為期 3 年)

場地面積： 約 8921 平方米

行政摘要：

擬在新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.B ss.1, 1689S.C, 1689S.D, 1695, 1696(部份)和毗鄰政府土地, 八鄉分區計劃大綱圖編號: S/YL-PH/11, 「農業」地帶內進行規劃申請, 作「臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施和相關填土工程(為期 3 年)」用途。

申請地點位於城市規劃委員會規劃指引擬作露天貯物及港口後勤用途的第 2 類地區中, 屬於未有清晰規劃意向或既定發展計劃的地區, 須先向城市規劃委員會進行規劃許可申請。

是次申請是為響應特區政府推廣電動車輛普及化的政策, 支援香港電動汽車充電網絡拓展及幫助推廣電動車輛, 為市民提供停泊電動汽車的場地及配套的充電設備, 推動香港電動汽車長遠可持續發展, 以加快邁向碳中和的步伐。

現時香港電動車數目增多, 對充電泊位有迫切需求, 如是次申請獲得部門批准, 可以在一定程度上分流電動車對公共充電設施的需求, 並能幫助帶動推廣電動車普及, 因此希望貴處能批准是次申請。

是次申請是作為上次規劃許可申請 A/YL-PH/955 的重新申請, 申請場地面積對比上次規劃許可申請有所減少, 申請用途與上次規劃許可申請用途相同, 沒有任何改變。在上次申請期間都沒有任何政府部門及附近市民的反映和投訴, 土地使用者一直使用良好。

於上次申請期間申請人已完成有關排水設施和場地消防裝置的建議附帶條件, 但因為部門審批需時, 加上申請地點中構築物申請短期豁免書和政府土地申請短期租約需時, 令到申請人未能在期限內完成排水設施和構築物搭建的工程, 不過相關工程已正在依照獲批的建議進行中, 同時由於北環線工程需要, 申請地點的範圍有所變更, 因此希望城市規劃委員會、規劃署和相關部門可以寬容處理時次的申請。

場地設計：

申請地點主要作臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施用途，提供 128 個私家車車位、8 個中型/重型貨車車位。申請地點的服務對象主要是八鄉及錦田區域的居民和工作人員，電動的士亦可進入進行充電和停泊。

申請地點上擬議設有 4 個上築物，分別為：

- 構築物 A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 B：商店及服務行業(零售商店)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 C：換電站用途，樓面面積不超過 121 平方米，高度不超過 7 米，單層。
- 構築物 D：中電變電站及電掣房(9000A)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層。

申請地點中的臨時貨櫃辦公室及員工休息室用途的構築物只作員工短暫休息之用，不提供任何住宿服務。

申請地點開放時間為星期一至星期日，上午 6 時至晚上 11 時，公眾假期照常開放。

申請地點已在前次規劃申請 A/YL-PH/955 時已完成填土，填土區域將作為通道和汽車停泊用途，填土厚度約 0.25 米，填土材料為瀝青和水泥，場地內的香港主水平基準增加至現時的+16.0mPD，場地內不涉及挖土。

申請地點中的車位全部可提供充電服務，其中 15 個 DC 充電裝置為 8 個中/重型貨車車位及 22 個私家車車位提供充電服務，40 個 AC 充電裝置為 106 個私家車車位提供充電服務，並會因應市場的需求分階段在申請地點內新增更多充電裝置。

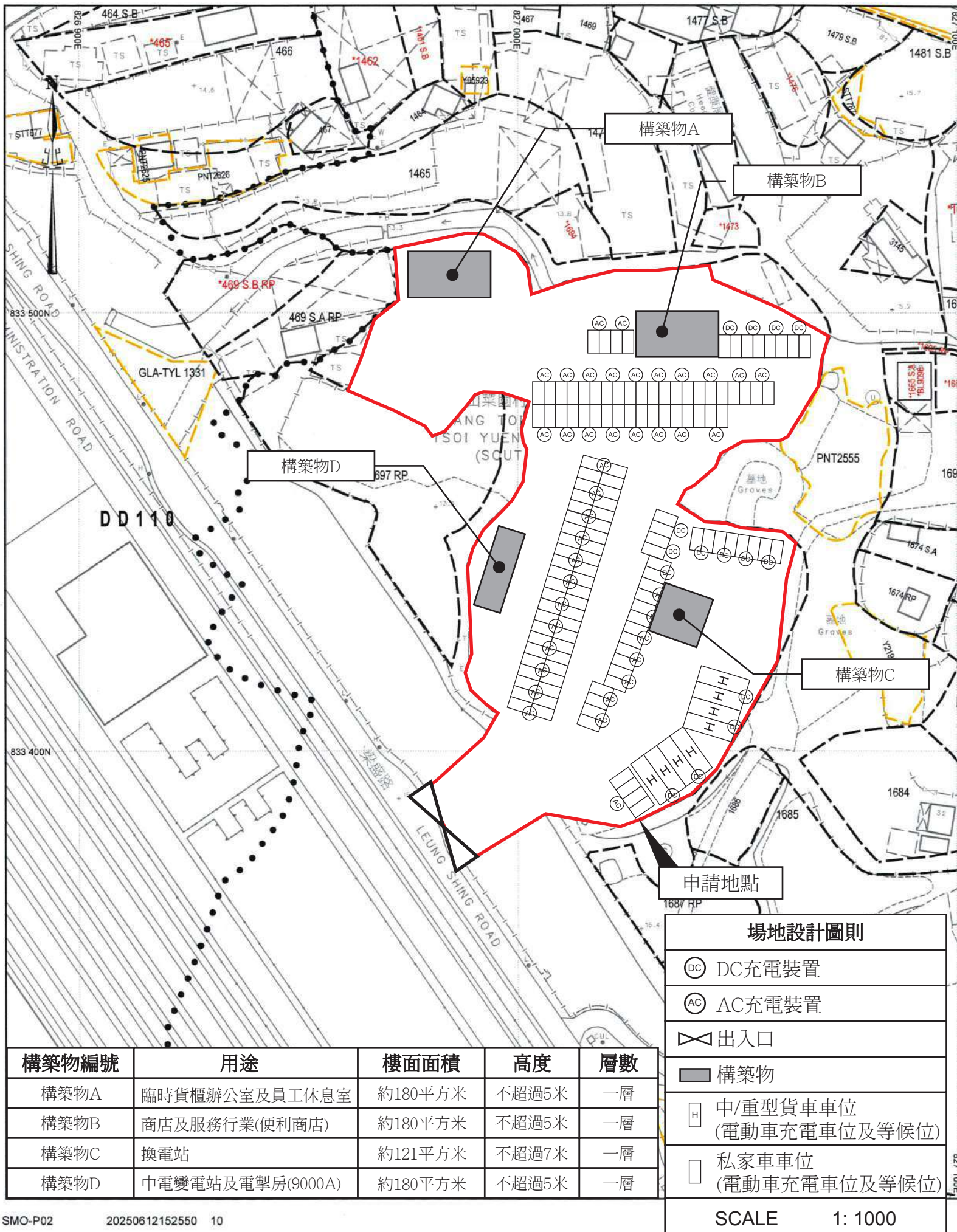
使用者可以透過申請人所提供的網絡 App 電子付款方式，包括支付寶、信用卡電子錢包等，繳付充電和泊車費用，申請地點現場不提供繳款服務。

申請地點會採用緩解措施以減低中/重型貨車對附近環境的影響，包括在申請地點邊界設置隔音圍板、使用瀝青鋪設場地地面。

申請地點不會停泊貨櫃車或重量超過 26 噸的車輛。

申請地點只為臨時性質，不會取代該區作農業用途的永久規劃意向。

詳情請參閱以下圖則和文件。



渠務排水：

申請人會依照前次規劃許可申請 A/YL-PH/955 已獲渠務署批准的排水設施建議圖則，繼續進行對申請地點進行排水設施建造工程。

詳情請參閱以下圖則和文件。

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/955
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

電郵函件

志科有限公司

先生/女士:

履行規劃許可附帶條件 (c) 項 - 提交排水影響評估

擬在劃為「農業」地帶的元朗八鄉梁屋村第 111 約
地段第 1689 號 A 分段(部分)、第 1689 號 B 分段、
第 1689 號 B 分段第 1 小分段、第 1689 號 C 分段、
第 1689 號 D 分段、第 1695 號及第 1696 號(部分)和毗連政府土地
闢設臨時公眾停車場(貨櫃車除外)、經營商店及服務行業(便利店)
連附屬設施(為期三年), 以及進行填土工程

(規劃申請編號: A/YL-PH/955)

本處收到你於二零二四年四月二十五日提交的資料以履行上述規劃許可附帶條件。
就你提交的資料, 本處已諮詢有關部門, 有關意見如下:

- ☒ 接受。因此, 你已經履行上述附帶條件。部門詳細意見請見附件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議, 因此, 你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此, 上述附帶條件未能被視作已履行。部門詳細意見請見附件。

很抱歉因為人手短缺, 我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問, 請直接聯絡渠務署。

規劃署
粉嶺、上水及元朗東規劃專員

(吳劍偉



)

二零二四年七月二日

副本抄送:

渠務署新界北總工程師

(經辦人: 陳羽立先生)

內部抄送:

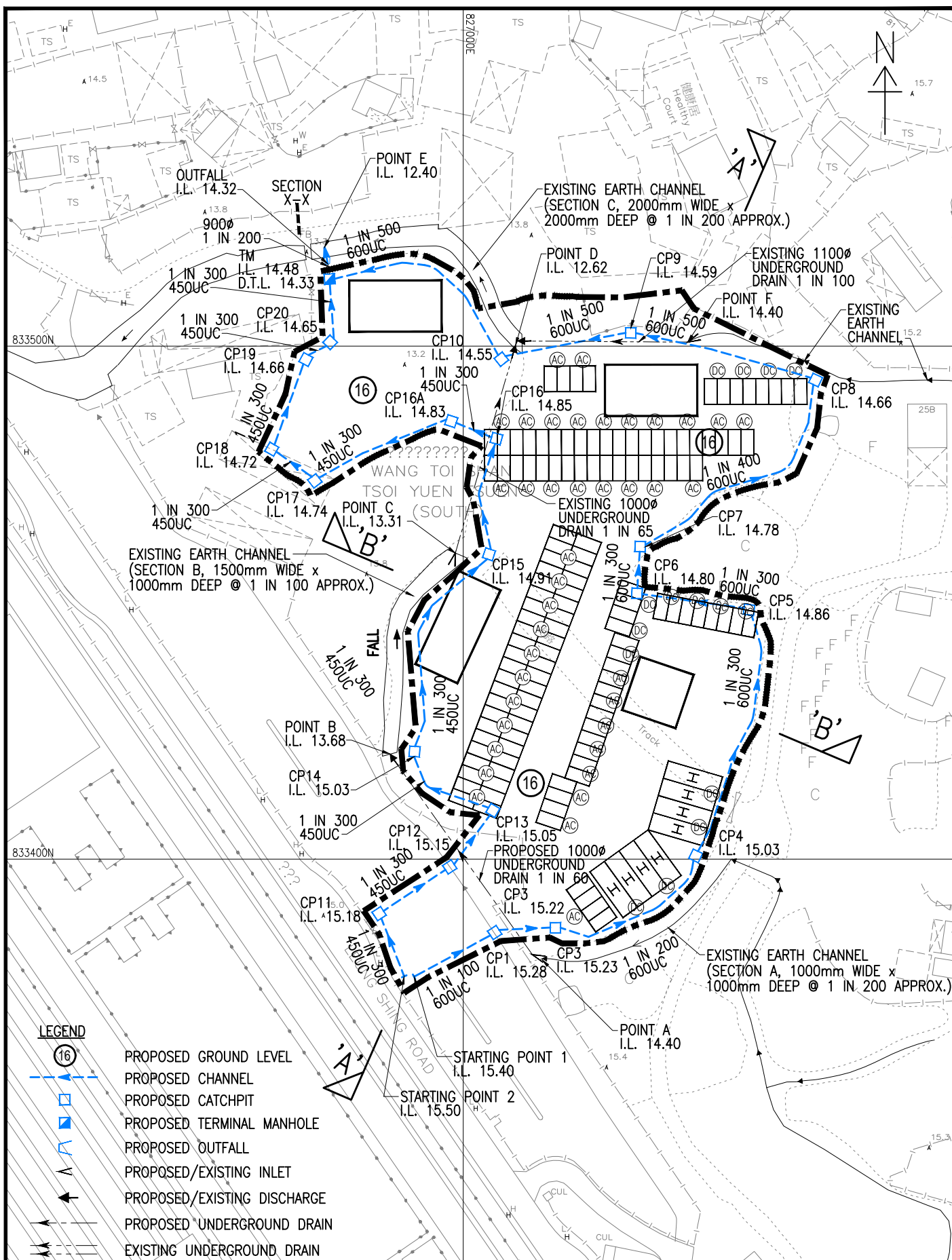
總城市規劃師／城市規劃委員會

KWN/AY/ym

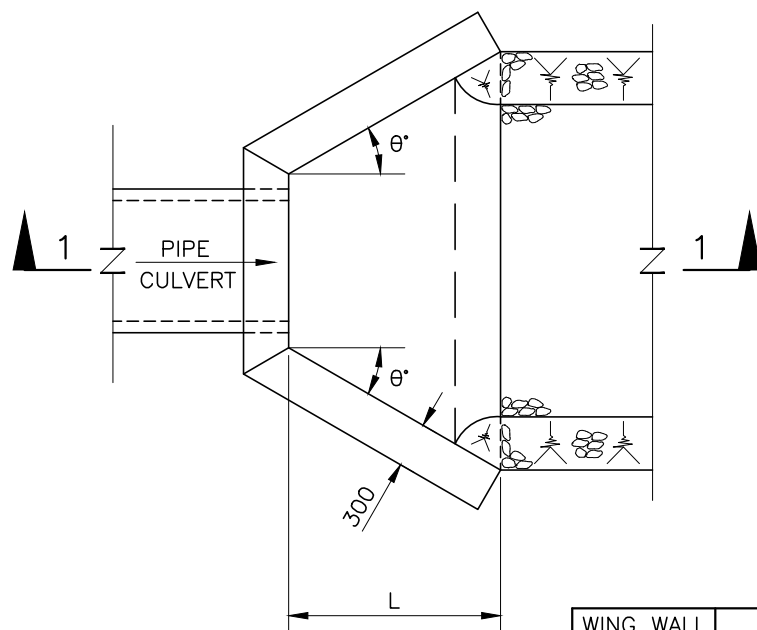
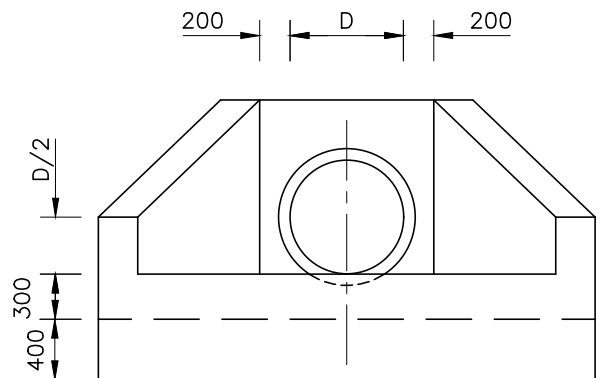
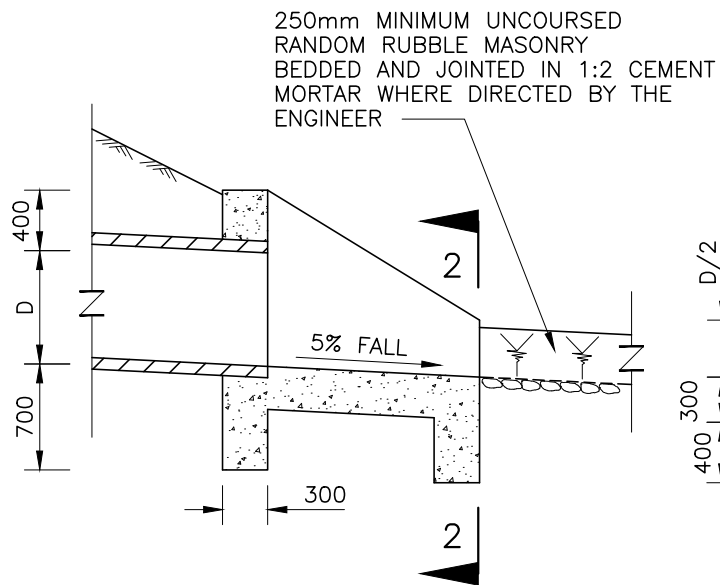
附件

渠務署新界北總工程師的意見:

Please remind the applicant to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is also required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.



PROJECT PLANNING APPLICATION NO. A/YL-PH/955, LEUNG UK TSUEN, PAT HEUNG	何 田 顧 問 工 程 師 有 限 公 司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE PROPOSED DRAINAGE MANAGEMENT PLAN	SCALE 1 : 1000 - A4	DRAWING No. FIGURE 4



NOTES :

1. CONCRETE : GRADE 30D/20

WING WALL FLARE θ°	DIAMETER OF PIPE CULVERT D			
	450-750	900-1200	1350-1650	1800-1950
	L			
0°	1800	2400	3000	3600
30°	1400	1800	2300	2700
45°	1200	1500	1900	2300

PROJECT

PLANNING APPLICATION NO. A/YL-PH/955,
LEUNG UK TSUEN, PAT HEUNG

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

DETAILS OF OUTFALL

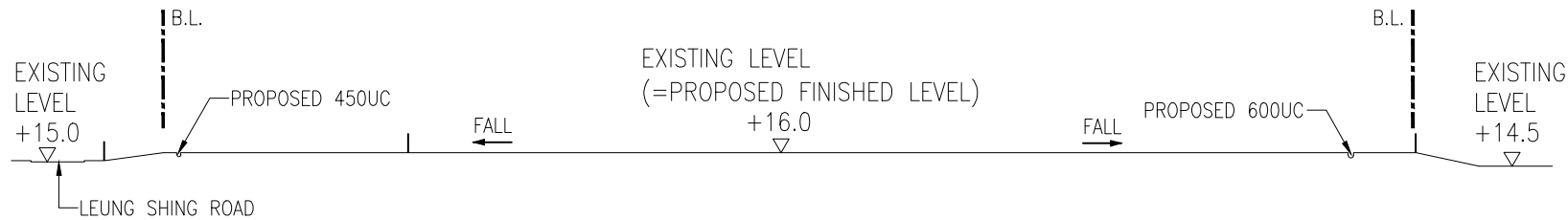
SCALE

N. T. S.

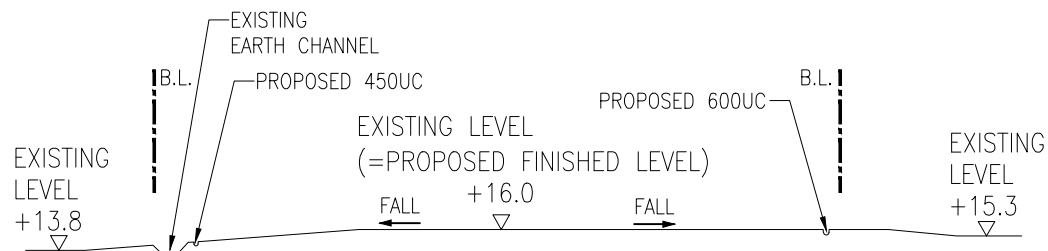
DRAWING No.

FIGURE 5

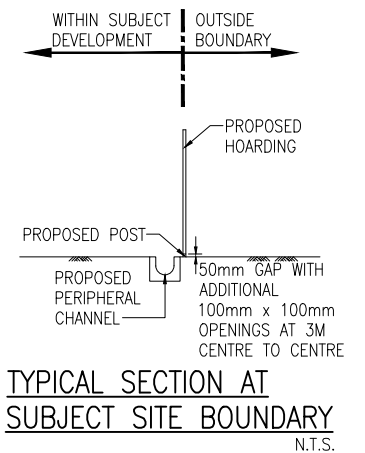
H:\23113_LeungUKTsuen\DRAWING\23113_FIG_4_02_&_FIG_6_01.dwg, 25/4/2024 11:51:45, DWG To PDF.pc3



SECTION A - A



SECTION B - B



TYPICAL SECTION AT
SUBJECT SITE BOUNDARY
N.T.S.

PROJECT

PLANNING APPLICATION NO. A/YL-PH/955,
LEUNG UK TSUEN, PAT HEUNG

TITLE

SITE SECTIONS

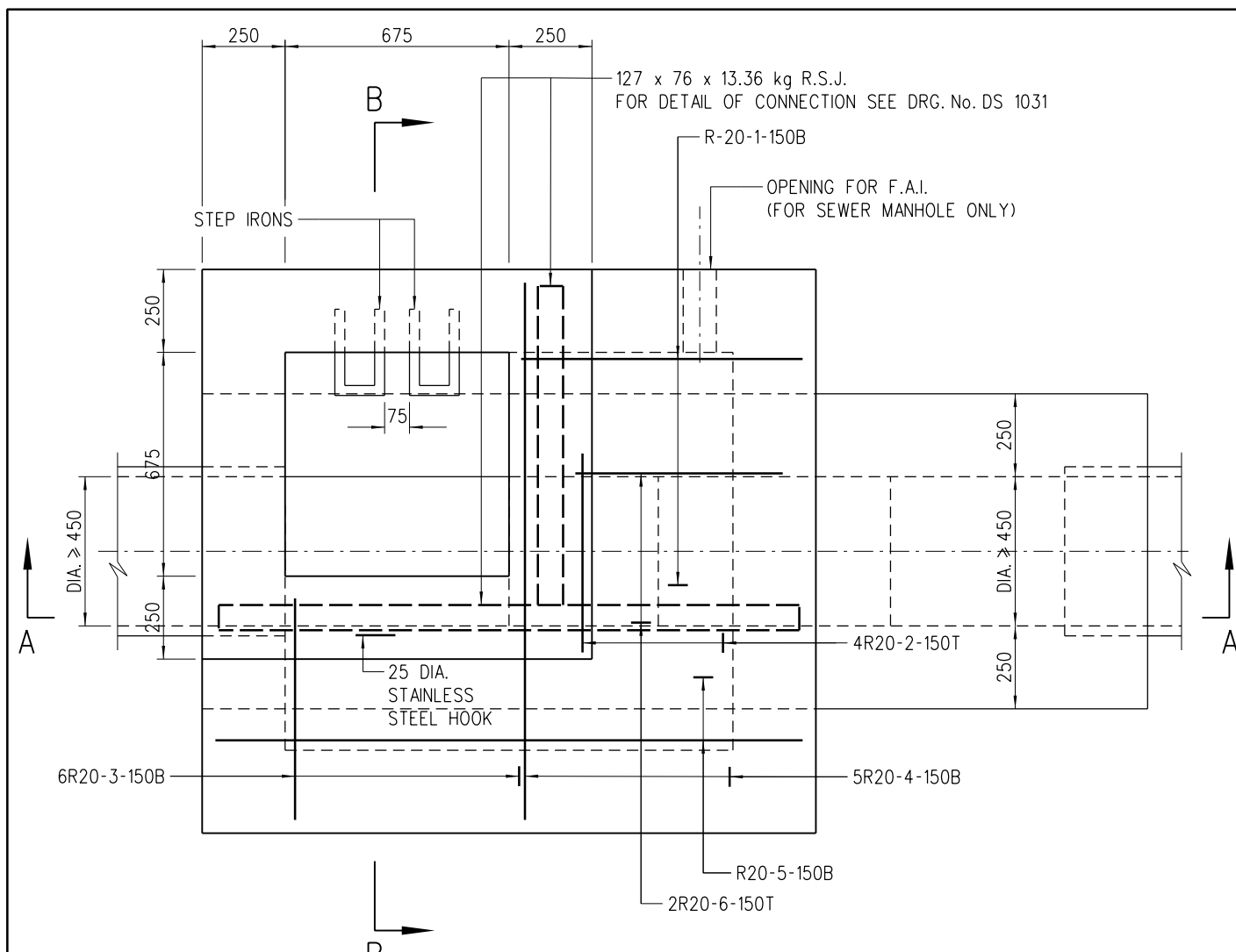
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 800 - A4

DRAWING No.

FIGURE 6



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- NOTATION OF : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS REINFORCEMENT FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
- B DENOTES GRADE 500B RIBBED REINFORCEMENT.
- R DENOTES GRADE 250 PLAIN REINFORCEMENT.
- PIPE DIAMETER : EQUAL OR GREATER THAN 450 mm
- NORMAL RANGE : 1750 TO 4250 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
OF DEPTH
- USED IN : STORMWATER DRAIN AND SEWER
- JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
- TOP TREATMENT : SEE DRAWING No. DS 1032
- STEP IRON : SEE DRAWING No. DS 1043
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE MIX : GRADE 30/20
- DIAMETER OF F.A.I. NORMALLY 100 mm
- MINIMUM COVER AT END OF BARS 40 mm
- COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
- RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S).
DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

PLAN

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

TERMINAL MANHOLE TYPE T2_1

DRAINAGE SERVICES DEPARTMENT

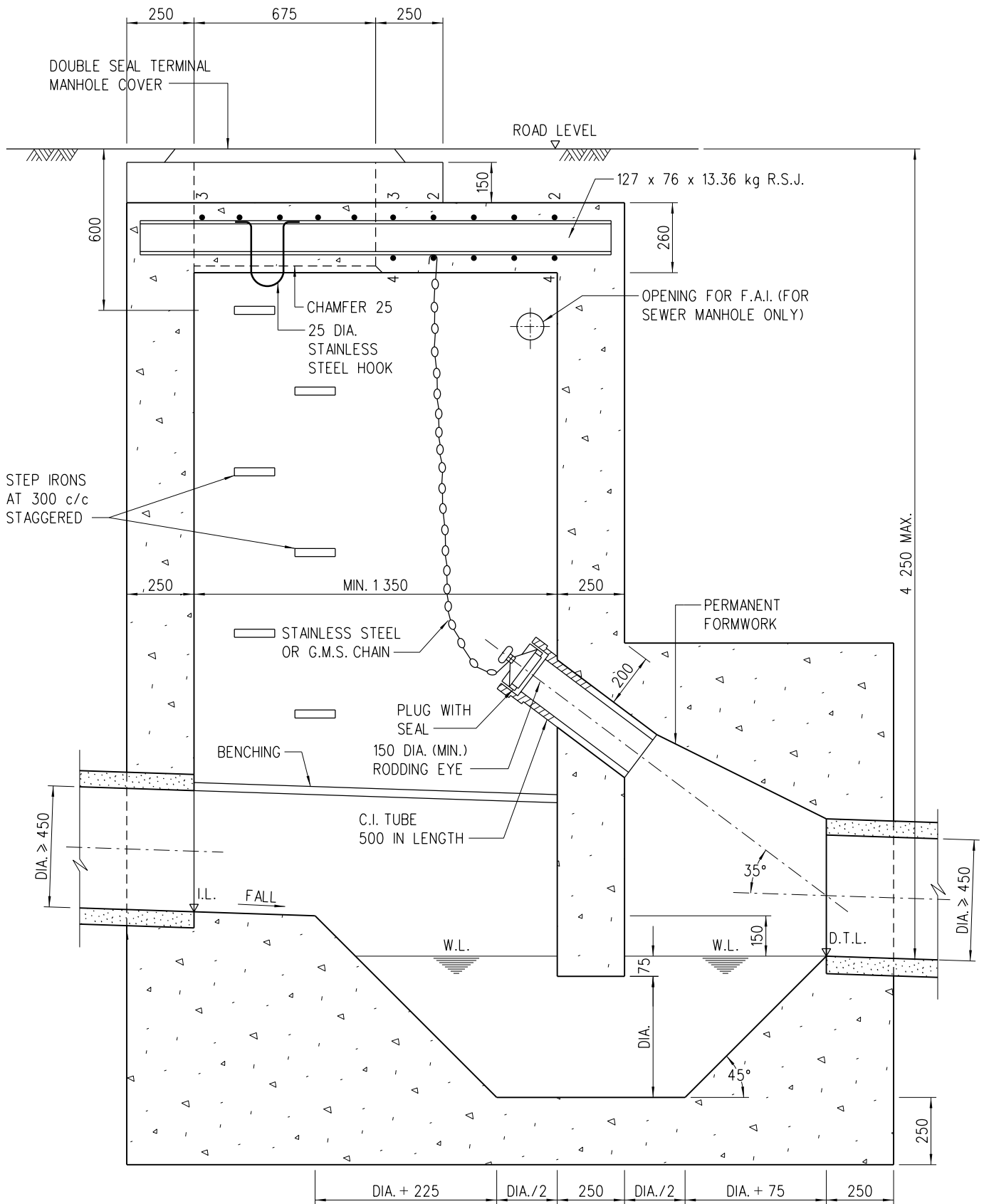
REFERENCE

DRAWING No.

SCALE

1 : 20

DS 1091A
(SHEET 1 OF 3)



SECTION A-A

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

TERMINAL MANHOLE
TYPE T2_1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

1 : 20

DS 1091A
(SHEET 2 OF 3)



A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

TERMINAL MANHOLE
TYPE T2_1

DRAINAGE SERVICES DEPARTMENT

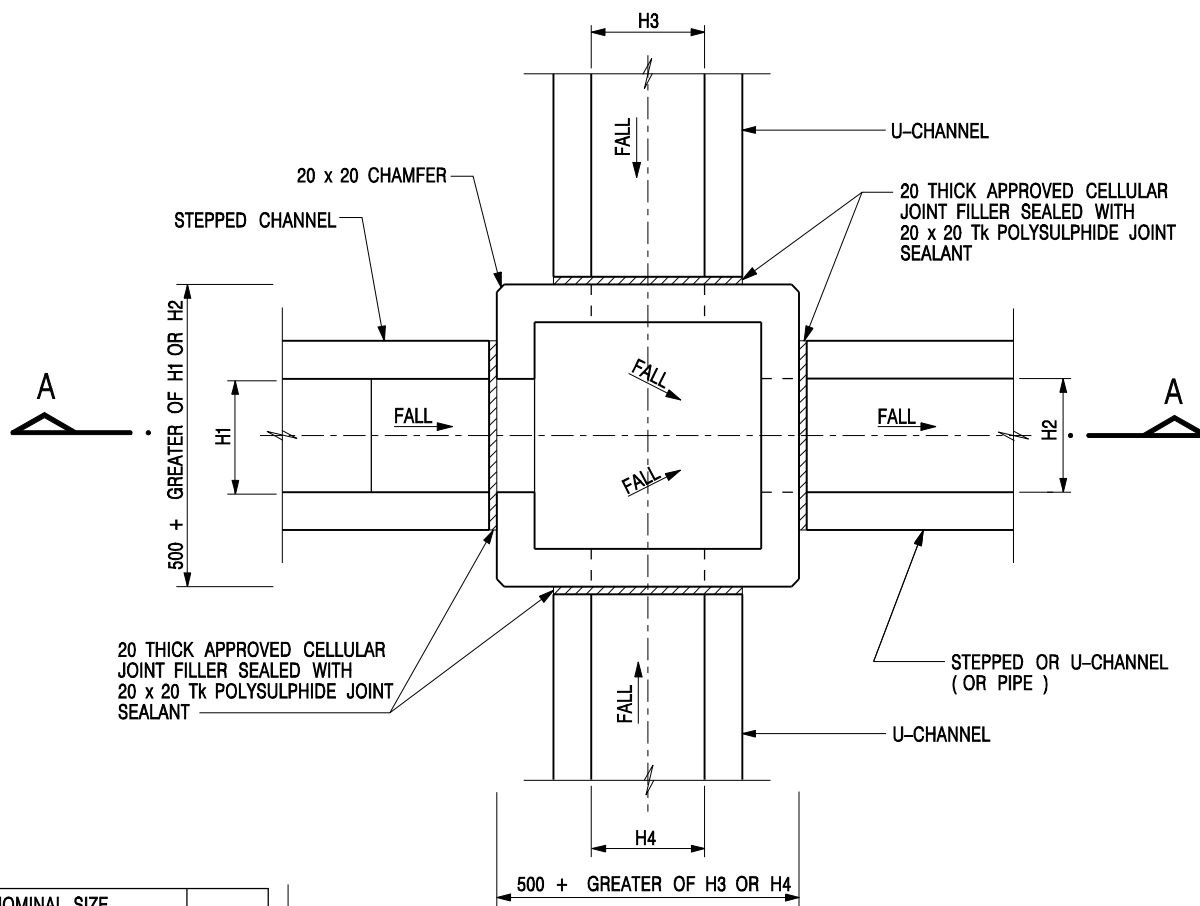
REFERENCE

DRAWING No.

SCALE

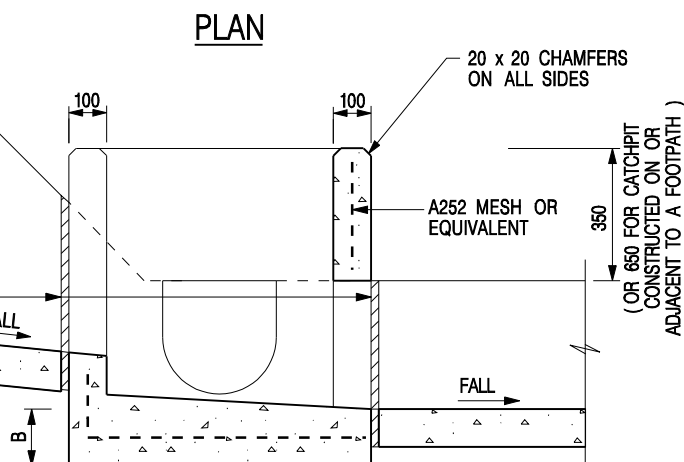
1 : 20

DS 1091A
(SHEET 3 OF 3)



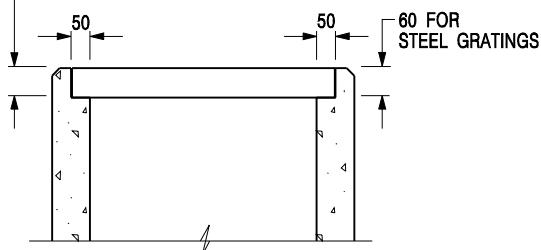
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)




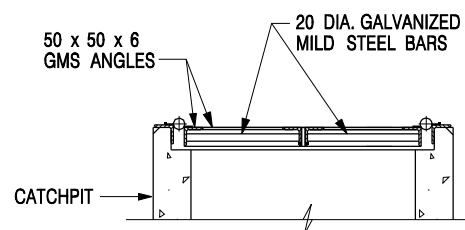
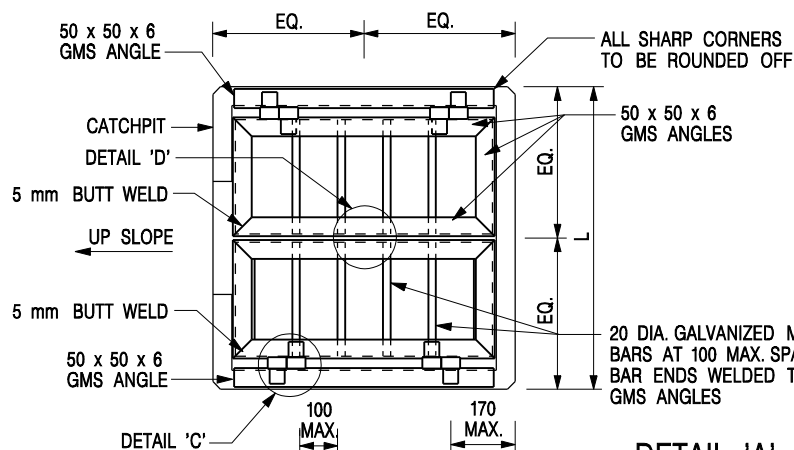
NOTES:

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

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			

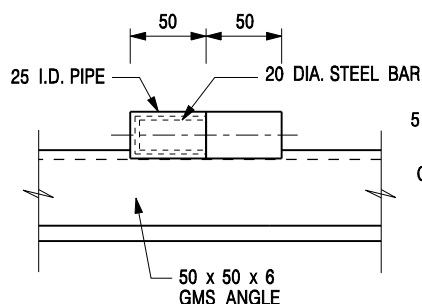


SECTIONAL ELEVATION

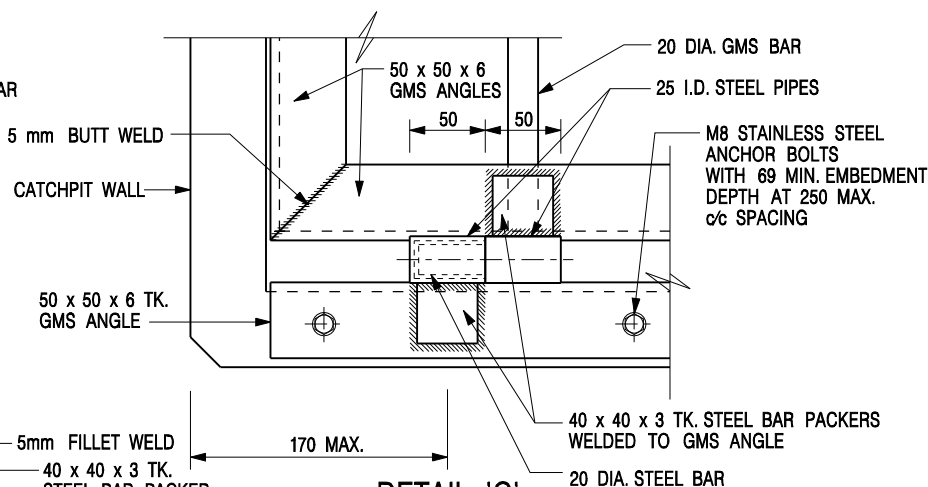
DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm)

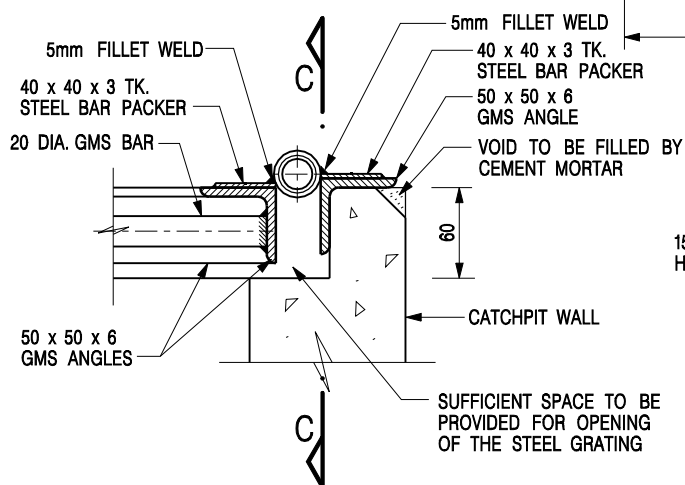
SCALE 1 : 20



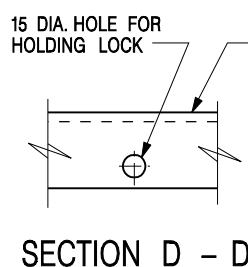
SECTION C - C



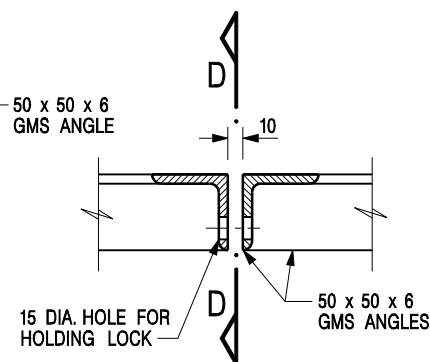
DETAIL 'C'
(DETAILS OF HINGE)
SCALE 1 : 5



SECTIONAL ELEVATION
(DETAIL 'C')



SECTION D - D




DETAIL 'D'
(DETAILS OF HOLE FOR LOCK)
SCALE 1 : 5

NOTES:

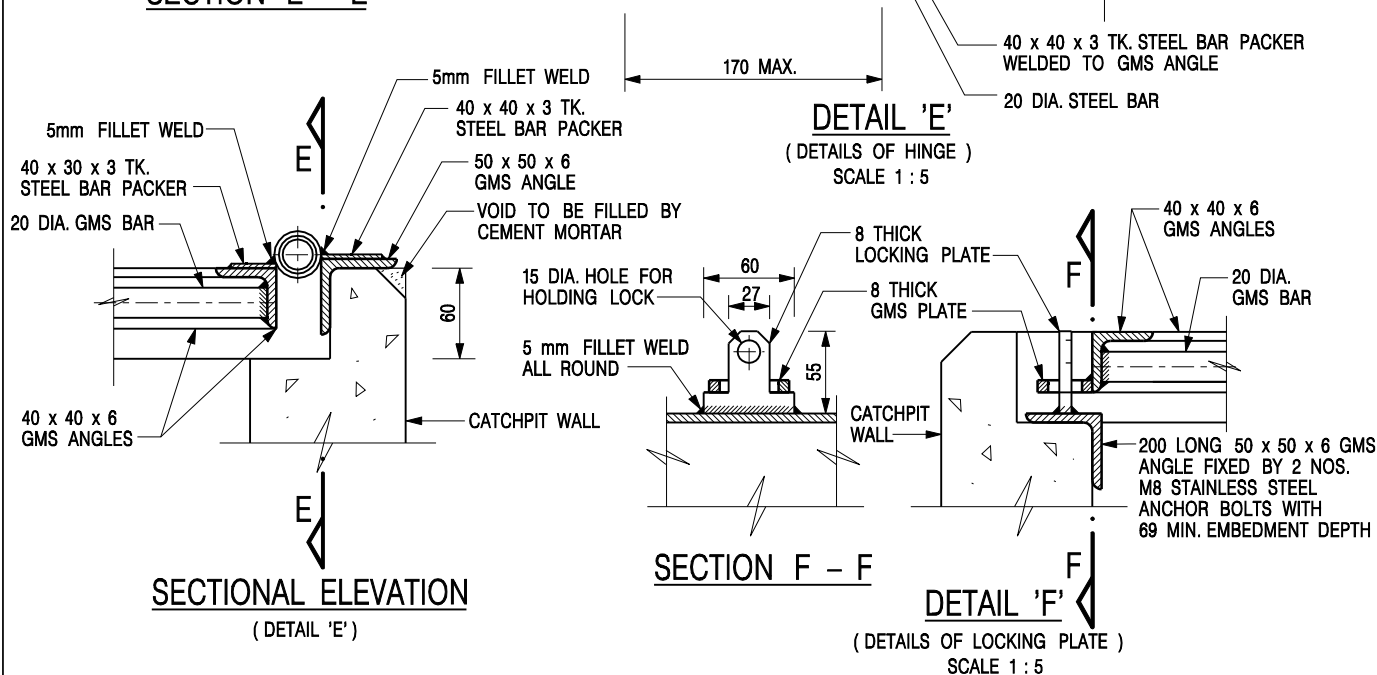
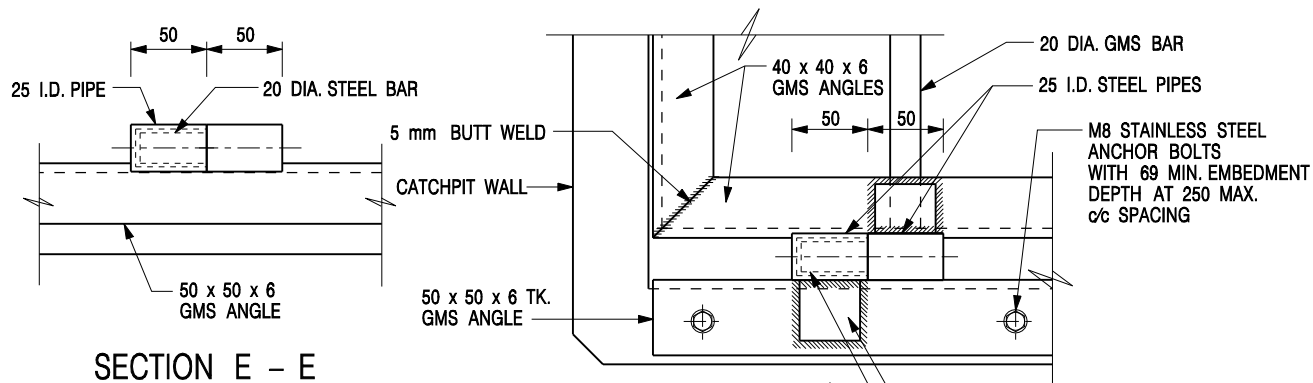
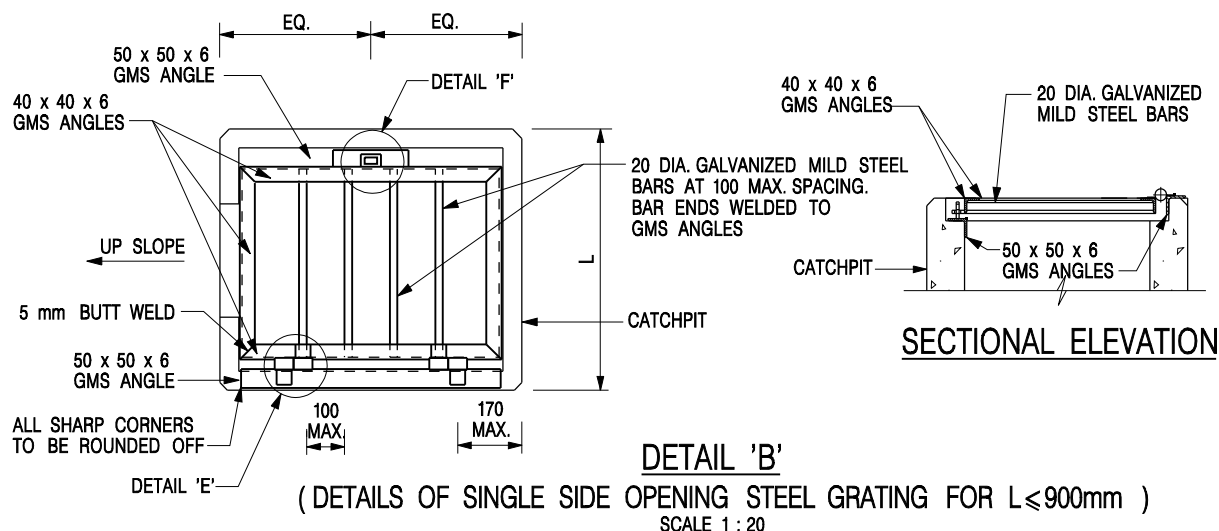
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 2 OF 5)

卓越工程 建設香港

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /2	

We Engineer Hong Kong's Development



NOTES:

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

STANDARD CATCHPIT DETAILS (SHEET 3 OF 5)

卓越工程 建設香港

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



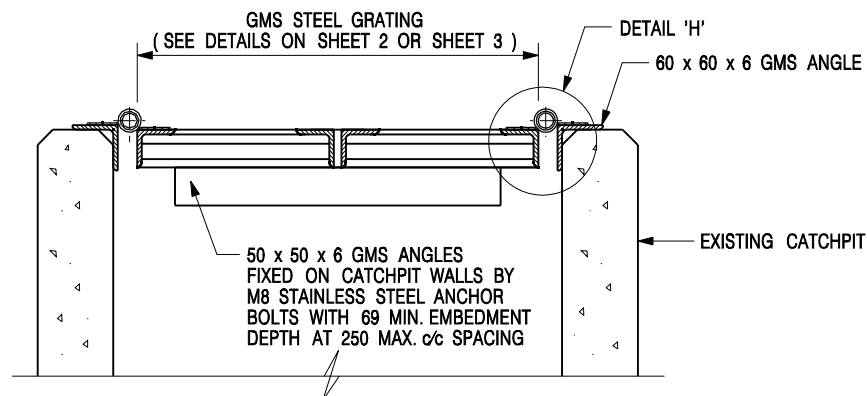
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE AS SHOWN

DATE JAN 1991

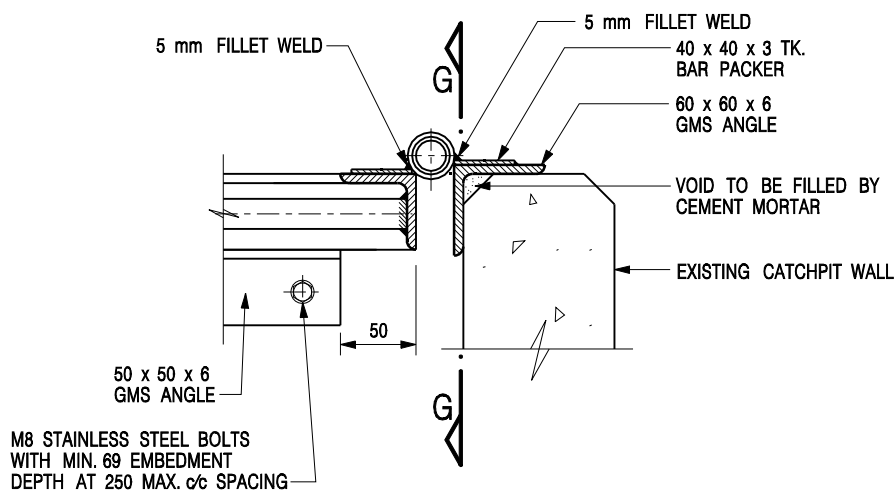
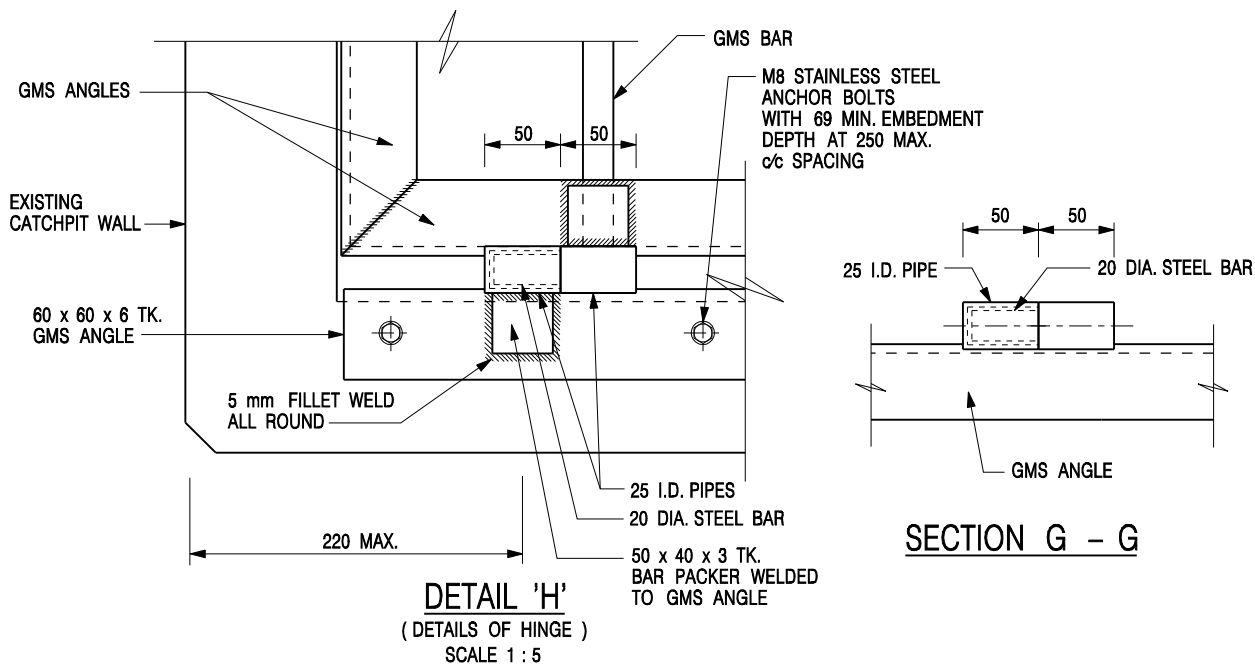
DRAWING NO.
C2405 /3

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DETAIL 'G' - DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10




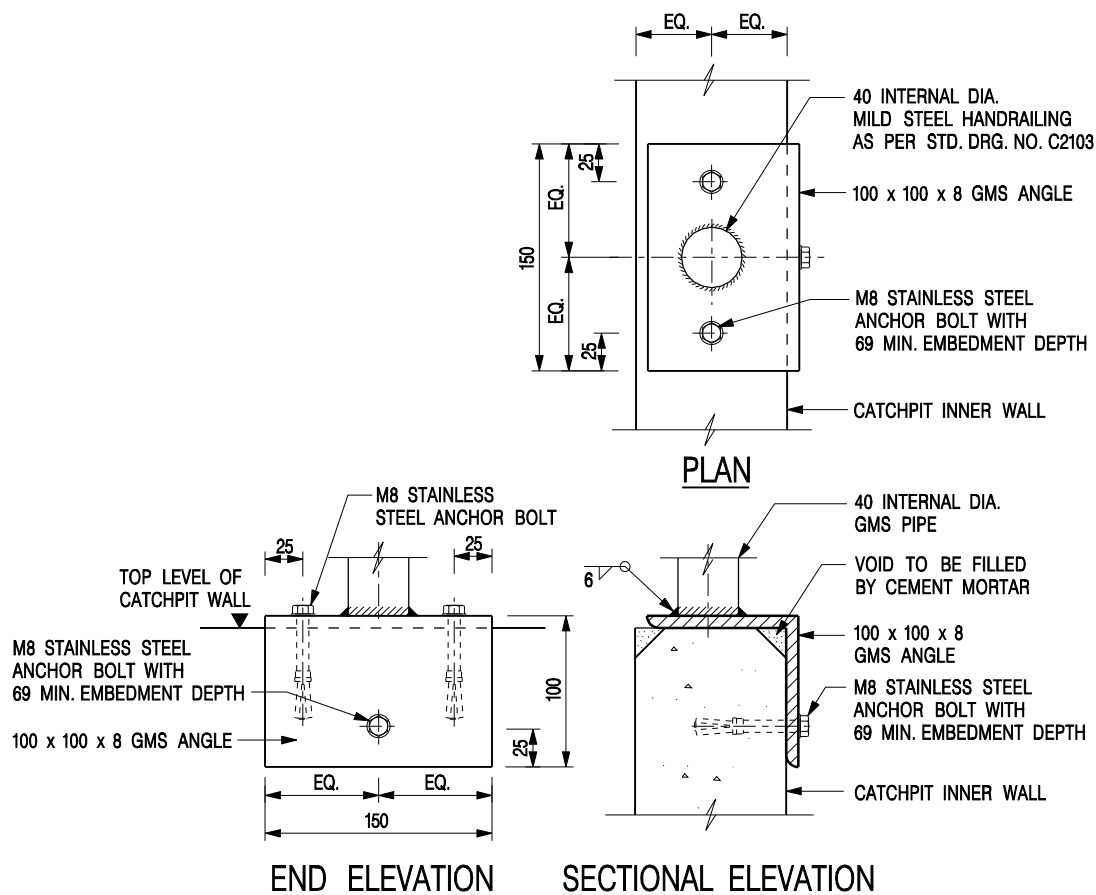
SECTIONAL ELEVATION (DETAIL 'H')

NOTES:

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

STANDARD CATCHPIT DETAILS
(SHEET 4 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE AS SHOWN		DRAWING NO. C2405 /4	
DATE JAN 1991			




DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

SCALE 1 : 5

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
- MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
- ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
- UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
- ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
- ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

STANDARD CATCHPIT DETAILS
(SHEET 5 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE AS SHOWN		DRAWING NO. C2405 /5	
DATE JAN 1991			

Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 50 year design return period

Using Rational Method

Design Flow = 0.278CIA m³/s for grassland (heavy soil) - steep, C 0.35 for concrete surface, C = 0.95

Using Manning Equation

Design Mean Velocity = R^{1/6}n(RS)^{1/2} where n = 0.016 for concrete-lined open channel with fair surface (ref. Table 13 in SDM) 0.050 equivalent to 'natural-stream channels - winding some pools, shoals, weeds and stones under bad condition'

Using Gumbel Solution in frequency analysis

Rainfall intensity = a / (t_r+b)^c where a = 1740.1, b= 19.78 and c= 0.570 in 50 year design return period referenced from Table 3b in SDM - Storm Constants for Different Return Periods of Tai Mo Shan Area

Using Bransby William's Equation (for channel flow)

Inlet time t₀ = 0.14465L / (t^{1/3}A^{0.1}) or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)

V = - Sqrt (8gDs) x log [(k_s / 3.7D) + (2.51v / D x Sqrt (2gDs))] For precast concrete pipes with 'O' ring joints with poor condition, k_s (mm) = 0.6, v (m²/s) = 1.00E-06, g (m²/s) = 9.81, k_s (m) = 0.0006

* - conservative, as the subject proposed development is for temporary use for 3 years only

USCP/USMH	DSCP/DSMH	Collected Runoff from Catchment (refer to Figure 3 and 4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH L (m)	SLOPE s	SLOPE 1 IN	INLET TIME t ₀ (min)	TIME OF CONCENTRATION t _c (min)	RAINFALL INTENSITY I (mm/hr)	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) (mm/hr) [refer to Item (e) and (k) in SDM Corrigendum No. 1/2022]	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to Item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	RUNOFF COEF. C	SUB- CATCHMENT AREA (m ²)	EFF. AREA (m ²)	CUM. EFF. AREA (m ²)	DESIGN FLOW (m ³ /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	FLOW CAPACITY (m ³ /s)	90% FLOW CAPACITY (m ³ /s) (to cater for potential deposition of sediment)	SPARE CAPACITY (m ³ /s)	Occupancy of the Proposed Pipe / Channel
Top of Area A1	Point A	A1			19.30	15.40		460.00			24.16					0.95	34,995	33,245	33,245								
Point A	Point B	ditto	15.40	15.40	14.40	13.68	0.72	43.00	0.017	60	24.16	24.32	201.02	233.18	261.40	0.95	0	0	33,245	2,416	1000	precast concrete pipe 1.0m deep earth channel	4.32	3.39	3.05	0.639	79.1%
Point B	Point C	ditto	15.40	15.40	13.68	13.31	0.37	37.00	0.010	100	24.32	24.79	199.80	231.77	259.82	0.95	0	0	33,245	2,401	1500	precast concrete pipe 2.0m deep earth channel	1.31	3.50	3.15	1.101	68.6%
Point C	Point D	ditto	15.40	15.40	13.31	12.62	0.69	45.00	0.015	65	24.79	24.97	199.34	231.24	259.22	0.95	0	0	33,245	2,396	1000	precast concrete pipe 2.0m deep earth channel	4.15	3.26	2.93	0.539	81.6%
Point D	Point E	A1 + A2 + A3	15.40	15.40	12.62	12.40	0.23	45.00	0.005	200	24.97	25.63	197.70	229.33	257.08	0.95	3,839	3,647	59,754	4,271	2000		1.15	6.20	5.58	1.930	68.9%
Top of Area A2	Point F	A2			19.30	14.40		295.00			14.06					0.95	24,065	22,862	22,862								
Point F	Point D	ditto	15.40	15.40	14.40	12.70	1.70	170.00	0.010	100	14.06	14.86	230.69	267.61	299.99	0.95	0	0	22,862	1,907	1100	precast concrete pipe	3.55	3.37	3.03	1.127	62.9%
Starting Point 1	CP1	2/3 Site Area (conservative)	16.00	16.00	15.40	15.28	0.12	12.00	0.010	100	2.00	2.09	299.84	347.81	389.90	0.95	6,655	6,323	6,323	0.685	600	UC	2.28	0.90	0.81	0.213	76.3%
CP1	CP2	ditto	16.00	16.00	15.28	15.23	0.05	5.00	0.010	100	2.09	2.12	299.56	347.49	389.53	0.95	0	0	6,323	0.685	600	UC	2.31	0.98	0.88	0.294	70.0%
CP2	CP3	ditto	16.00	16.00	15.23	15.22	0.01	1.00	0.010	100	2.12	2.13	299.50	347.42	389.46	0.95	0	0	6,323	0.685	600	UC	2.32	0.99	0.90	0.211	76.5%
CP3	CP4	ditto	16.00	16.00	15.22	15.03	0.19	38.00	0.005	200	2.13	2.50	296.63	344.09	385.73	0.95	0	0	6,323	0.678	600	UC	1.70	0.92	0.83	0.152	81.7%
CP4	CP5	ditto	16.00	16.00	15.03	14.86	0.17	50.00	0.003	300	2.50	3.09	292.26	339.02	380.04	0.95	0	0	6,323	0.668	600	UC	1.42	0.91	0.82	0.152	81.4%
CP5	CP6	ditto	16.00	16.00	14.86	14.80	0.06	19.00	0.003	300	3.09	3.31	290.65	337.16	377.95	0.95	0	0	6,323	0.664	600	UC	1.43	0.97	0.87	0.210	76.0%
CP6	CP7	ditto	16.00	16.00	14.80	14.78	0.02	6.00	0.003	300	3.31	3.38	290.15	336.58	377.30	0.95	0	0	6,323	0.663	600	UC	1.43	0.99	0.89	0.229	74.4%
CP7	CP8	ditto	16.00	16.00	14.78	14.66	0.13	50.00	0.003	400	3.38	4.05	285.50	331.18	371.26	0.95	0	0	6,323	0.653	600	UC	1.25	0.96	0.87	0.213	75.4%
CP8	CP9	ditto	16.00	16.00	14.66	14.59	0.07	33.00	0.002	500	4.05	4.54	282.22	327.37	366.98	0.95	0	0	6,323	0.645	600	UC	1.12	0.91	0.82	0.173	78.9%
CP9	CP10	ditto	16.00	16.00	14.59	14.55	0.04	22.00	0.002	500	4.54	4.86	280.09	324.90	364.22	0.95	0	0	6,323	0.640	600	UC	1.13	0.94	0.85	0.207	75.5%
CP10	TM	ditto	16.00	16.00	14.55	14.48	0.07	34.00	0.002	500	4.86	5.36	276.90	321.21	360.07	0.95	0	0	6,323	0.633	600	UC	1.13	0.99	0.89	0.260	70.9%
Starting Point 2	CP11	1/3 Site Area (conservative)	16.00	16.00	15.50	15.18	0.32	79.00	0.004	250	2.00	3.03	292.69	339.52	380.60	0.95	3,328	3,161	3,161	0.334	450	UC	1.27	0.44	0.40	0.106	76.0%
CP11	CP12	ditto	16.00	16.00	15.18	15.15	0.04	11.00	0.003	300	3.03	3.19	291.55	338.19	379.11	0.95	0	0	3,161	0.333	450	UC	1.17	0.42	0.38	0.090	78.7%
CP12	CP13	ditto	16.00	16.00	15.15	15.05	0.10	30.00	0.003	300	3.19	3.61	288.54	334.70	375.20	0.95	0	0	3,161	0.330	450	UC	1.19	0.48	0.43	0.104	76.0%
CP13	CP14	ditto	16.00	16.00	15.05	15.03	0.02	5.00	0.003	300	3.61	3.68	288.04	334.13	374.56	0.95	0	0	3,161	0.329	450	UC	1.19	0.49	0.44	0.114	74.3%
CP14	CP15	ditto	16.00	16.00	15.03	14.91	0.12	36.00	0.003	300	3.68	4.18	284.61	330.15	370.10	0.95	0	0	3,161	0.325	450	UC	1.20	0.56	0.51	0.182	64.2%
CP15	CP16	ditto	16.00	16.00	14.91	14.83	0.08	24.00	0.003	300	4.18	4.51	282.40	327.58	367.22	0.95	0	0	3,161	0.323	450	UC	1.21	0.61	0.55	0.227	58.7%
CP16	CP17	ditto	16.00	16.00	14.83	14.74	0.09	26.00	0.003	300	4.51	4.87	280.07	324.88	364.19	0.95	0	0	3,161	0.320	450	UC	1.22	0.66	0.60	0.276	53.7%
CP17	CP18	ditto	16.00	16.00	14.74	14.72	0.03	8.00	0.003	300	4.87	4.98	279.36	324.06	363.27	0.95	0	0	3,161	0.319	450	UC	1.22	0.68	0.61	0.291	52.3%
CP18	CP19	ditto	16.00	16.00	14.72	14.66	0.05	16.00	0.003	300	4.98	5.19	277.97	322.45	361.46	0.95	0	0	3,161	0.318	450	UC	1.23	0.71	0.64	0.321	49.7%
CP19	CP20	ditto	16.00	16.00	14.66	14.65	0.01	4.00	0.003	300	5.19	5.25	277.63	322.05	361.02	0.95	0	0	3,161	0.317	450	UC	1.23	0.72	0.65	0.329	49.1%
CP20	TM	ditto	16.00	16.00	14.65	14.62	0.03	8.00	0.003	300	5.25	5.36	276.94	321.26	360.13	0.95	0	0	3,161	0.316	450	UC	1.23	0.73	0.66	0.344	47.9%
Discharge Point																											
TM	Proposed outfall	Site Area	16.00	16.00	14.33	14.32	0.01	2.00	0.005	200	5.36	5.38	276.81	321.10	359.95	0.95	0	0	9,484	0.949	900	precast concrete pipe	2.21	1.41	1.27	0.317	74.9%
Existing Streamcourse at Downstream of the Subject Site																											
Proposed outfall (Point E)	Section X-X at the immediate downstream of the Proposed outfall	A1 + A2 + A3 + Site Area	16.00	13.30	12.40	10.80	0.02	3.00	0.005	200	25.63	25.67	197.60	229.22	256.95	0.95	0	0	69,238	4.946	2500	2m deep earth channel	1.22	6.69	6.02	1.072	82.2%

subcatchment	
Site Area	9,983
A1	34,995
A2	24,065
A3	3,839
total =	72,882

72,882

消防裝置：

申請人會依照前次規劃許可申請 A/YL-PH/955 已獲消防處批准的消防裝置圖則，為申請地點設置合適的消防裝置，並定期進行維護及保養。

詳情請參閱以下圖則和文件。



交通運輸：

申請地點擬議於西面設有一個出入口，出入口寬度約 20 米，與梁盛路連接，通往錦田公路，接駁至元朗道路網。

申請地點有足夠的空間，提供給車輛進行機動調頭。

申請地點內提供下列車位：

- 128 個私家車電動車充電車位，每個車位尺寸約 5 米 x2.5 米；
- 8 個中型/重型貨車電動車充電車位，每個車位尺寸約 11 米 x3.5 米。

申請地點預計平均每天約有 128 輛私家車和 8 輛中型/重型貨車進出，就整體而言，不會提高申請地點附近的汽車流量，不會對附近交通構成影響。車流量詳情請參閱下表：

預計申請地點內私家車車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	8	20	20	40	30	10	0	0	0	20	8	20	20	20	20	10	10	0	0

預計申請地點內中型/重型貨車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	3	0

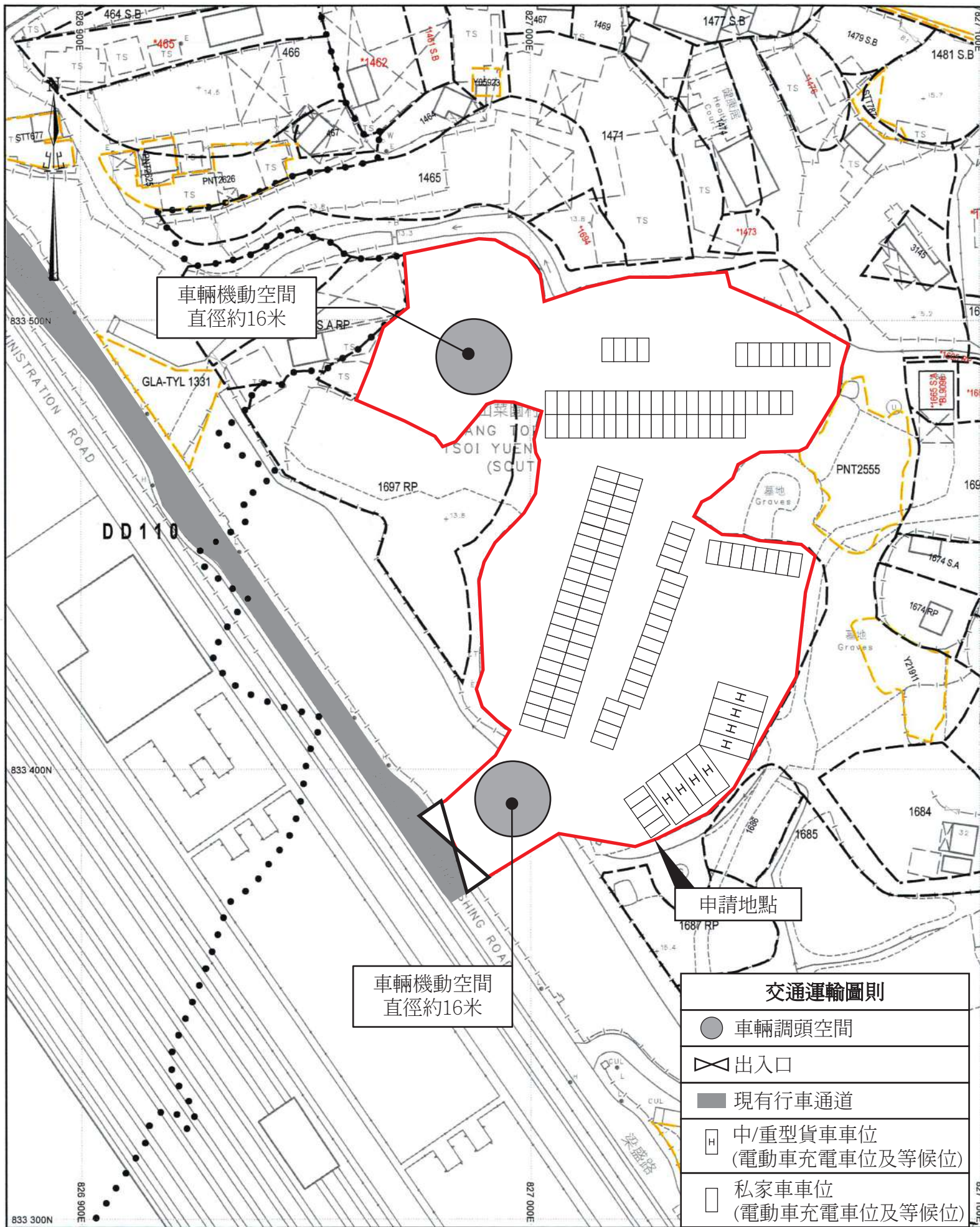
申請地點只會停泊私家車和中型/重型貨車，不會停泊貨櫃車或重量超過 26 噸的車輛，此資訊會以公告模式張貼於申請地點顯眼處，提醒所有人士。

申請地點內會張貼告示，提醒泊車人士開關車門時要降低聲量及不可響，車輛在停泊期間必須將引擎關閉。申請地點的使用守則，會以公告模式張貼於申請地點顯眼處，提醒所有使用者。

申請地點北面有一個巴士站和小巴站，距離申請地點約 267 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。

申請人和土地使用者承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。

詳情請參閱以下圖則和文件。





致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1086
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 修正附帶規劃文件部份內容。
2. 澄清中電公司所供應的變壓器類型為「Silicon Oil Type」。
3. 提供申請地點隔音圍板圖則。
4. 提供申請地點填土範圍圖則。
5. 提供前次規劃申請 A/YL-PH/955 時回覆有關環保署意見相關文件。
6. 澄清申請地點的服務對象主要是八鄉及錦田區域的居民和工作人員，電動的士亦可進入進行充電和停泊。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵：

日期： 2025 年 08 月 18 日

澄清中電公司所供應的
變壓器類型為
「Silicon Oil Type」



RE: Comments from Fire Services Department for Leung Uk Tsuen

2023年7月7日 週五 18:41

Hi Vincent.

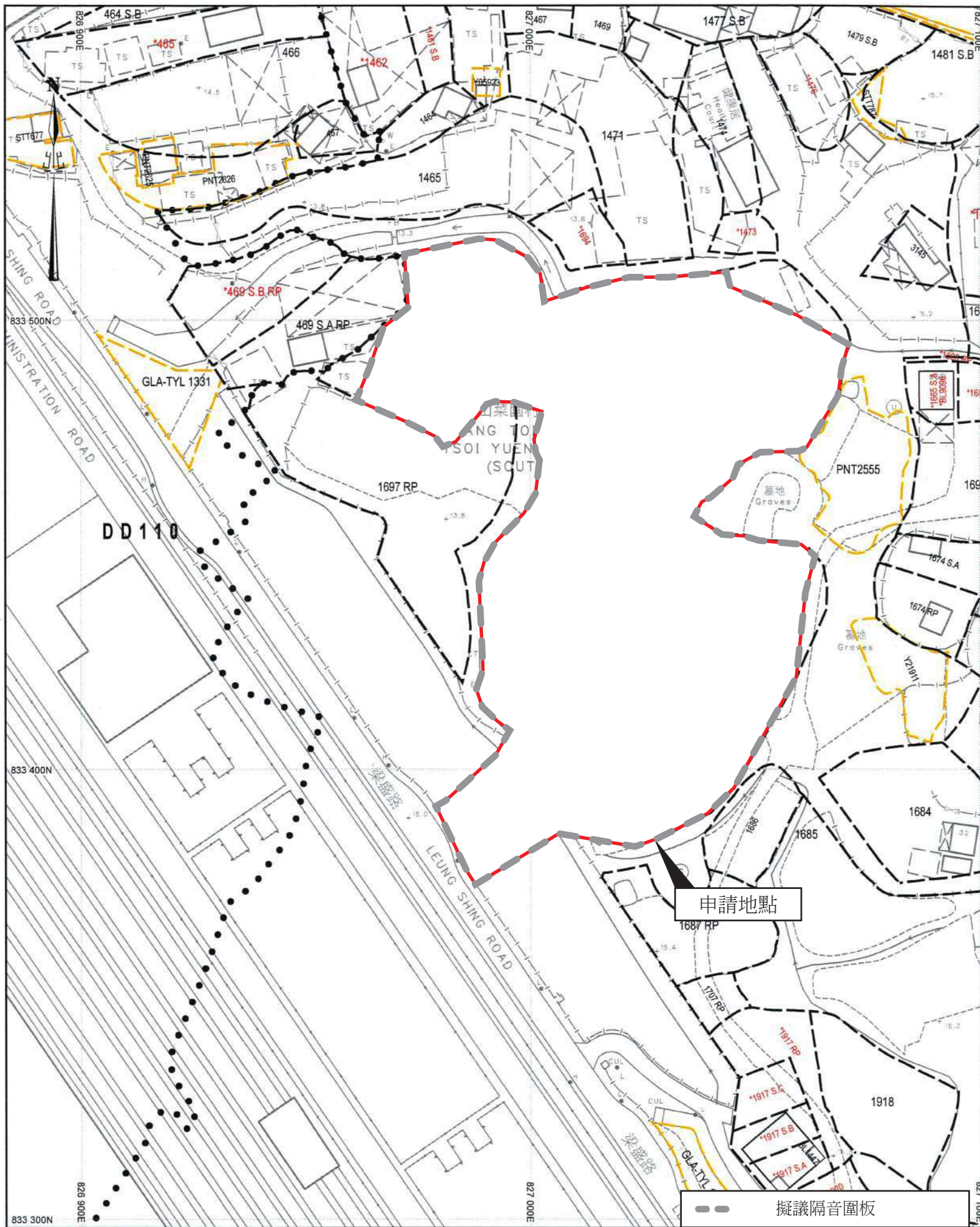
As discussed with Kenji during site visit yesterday, for (b), CLP will adopt Silicon Oil type of transformer in this project.

Regards

Vivian



申請地點隔音圍板圖則



申請地點填土範圍圖則

前次規劃申請
A/YL-PH/955時
回覆有關環保署意見
相關文件

S.16 Application No. A/YL-PH/955

Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) cum Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695, 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long



Comments from the Environmental Protection Department

Please find our comment as appended below.

Reply to EPD

1. What is the planned operation capacity of the battery swapping station? That is how many battery swapping process can be performed during the operating hours daily?

Reply : Based on our initial assessment, we estimate that the charging station will have a daily capacity of approximately 6 vehicles during its initial construction phase. From time to time the capacity will then be increased to about 30 vehicles at the end of 2024.

2. Other than the proposed battery swapping station to be constructed, how many EV chargers will also be equipped for the parking spaces of private cars and goods vehicles respectively °

Reply : DC chargers : 15 ; AC chargers : 40

3. What are the output power of the proposed EV chargers to be installed for these parking spaces?

DC Chargers : 180KW

AC Chargers : 22KW

4. What are the EV chargers to be served for (internal staff use and/or open to public for charging or others)? Please provide breakdown if available.

Reply: The EV chargers will be available for use by our internal staff and public.

5. Any fee-charging payment will be implemented for these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability in formation, occupancy sensors, etc.) including payment system will be installed?

Reply: We have developed a mobile application that enables electric vehicle owners to check the usage status of our charging stations, including the availability of charging spaces, and charging progress. The payment system accepts various payment methods, including credit cards, and various mobile payments.

致：城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1086
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點的便利商店是作為一般普通的便利店用途，主要販售包裝及即食食品和民生相關物資，以滿足附近社區對生活便利性的需求。
2. 澄清申請地點的服務對象主要是申請地點附近的居民和有需要使用電動車充電的駕駛者。
3. 澄清申請地點的車位不提供予工作人員，申請地點北面有一個巴士站和小巴站，距離申請地點約 267 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。
4. 澄清申請的邊界隔音圍板高度約 3 米，材質為金屬，底部會預留約 10 厘米的空間作地面疏水之用。
5. 澄清申請地點內的排水設施會依照前次規劃申請編號 A/YL-PH/955 已獲批的擬議排水建議進行建造，相關設計不會有所改變。
6. 澄清申請地點中的車位主要提供給有需要人士停泊有合法車牌的私家車、商用車輛、中/重型貨車。
7. 澄清申請地點會裝設有足夠的閉路電視系統，以提高申請地點的保安水平。
8. 澄清申請地點會依照前次規劃申請編號 A/YL-PH/955 於 2024 年 09 月 13 日已獲批的短期租約(STT)範圍，為申請地點西南面設作出入口位置。相關政府土地面積符合已獲批的短期租約範圍，圖則修正後反映現時申請地點的情況。
9. 根據《香港規劃標準與準則》第 8 章，此要求(即所有停車位應安裝電動車充電器)不適用於臨時性質的停車場。申請地點內設置的 15 個 DC 充電裝置(快速充電)，輸出功率不少於 100kW；40 支 AC 充電裝置(中速充電)，輸出功率不少於 7kW。
10. 申請地點初步選用寧德時代 (CATL)「巧克力換電」(Choco-Swap) 方案，服務私家車、商用車輛、中/重型貨車，具體型號及電池容量將根據市場發展及調查作進一步研究。
11. 澄清申請地點不會對北環線的建設、營運及維護造成任何不利影響，並修正部份 S16-III 申請表格和附帶規劃文件內容。
12. 澄清申請人和土地使用者承諾如是次規劃申請獲批許可，會定期保養申請地點的出入口路面。
13. 澄清涉及申請地點的開發不會對申請地點北面的現有溪流和水道造成任何直接影響，相關溪流和水道由前次規劃申請 A/YL-PH/955 時至現今都一直保持通暢，加上本次規劃申請不會進行填土，不會對相關溪流和水道造成任何直接影響。

申請人：中匯智能科技有限公司
通訊地址：
傳真號碼：
聯絡電話：
電郵：
日期：2025 年 11 月 28 日

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

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

1. Name of Applicant 申請人姓名/名稱

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

中匯智能科技有限公司 SINO EXPRESS INTELLIGENCE CO., LTD

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)	新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 8874 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 661 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div> 920 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>

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	臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施和相關填土工程(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<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	8213 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	661 .....sq.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) 詳情請參閱附帶規劃文件。	
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	128
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)	中/重型貨車車位8個，每個車位尺寸約11x3.5米
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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	新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 8874 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 920 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div>
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動 車充電站連附屬設施和相關填土工程(為期3年)

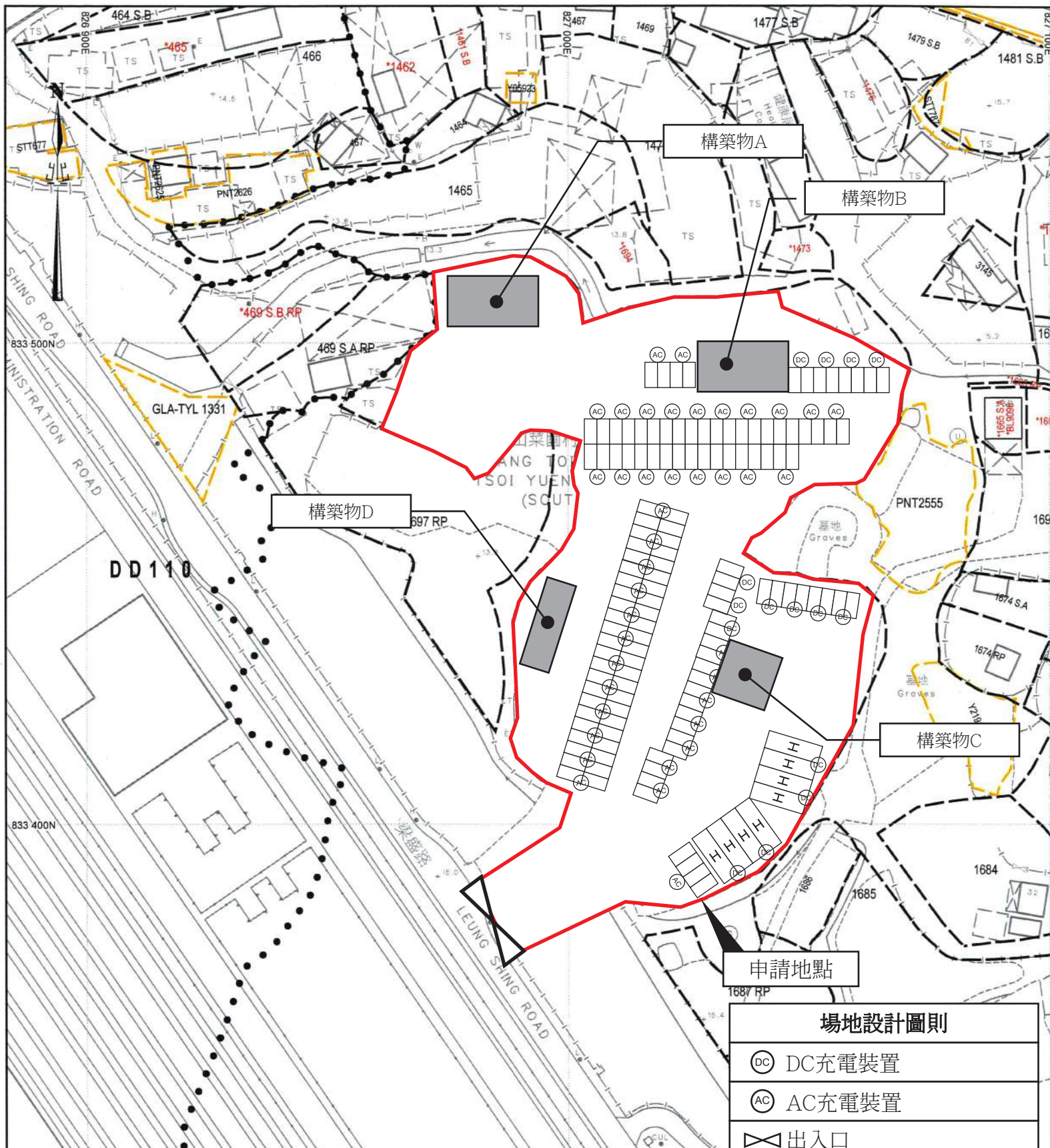
附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，1689S.B(部分)，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)和毗鄰政府土地，進行規劃申請。

地帶： 農業

用途： 臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及
電動車充電站連附屬設施和相關填土工程(為期 3 年)

場地面積： 約 8874 平方米



構造物編號	用途	樓面面積	高度	層數
構造物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
構造物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
構造物C	換電站	約121平方米	不超過7米	一層
構造物D	中電變電站及電掣房(9000A)	約110平方米	不超過5米	一層

場地設計圖則	
	DC充電裝置
	AC充電裝置
	出入口
	構造物
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE 1: 1000	

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/919	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land	12.8.2022 (Revoked on 12.8.2023)
2.	A/YL-PH/955	Proposed Public Vehicle Park (Excluding Container Vehicle) and Temporary Shop and Services (Convenience Store) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.9.2023 (Revoked on 11.6.2025)

Rejected Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-PH/645	Proposed Temporary Open Storage of Soil from Cut-and-Cover Method and Building Materials for a Period of 3 Years	24.8.2012	(1) to (4)
2.	A/YL-PH/678	Temporary Open Storage of Soil and Construction Materials with Ancillary Site Office and Staff Rest Room for a Period of 3 Years	8.11.2013	(1) to (4)
3.	A/YL-PH/687	Proposed Temporary Open Storage of Horticultural Plants with Greenhouse for a Period of 3 Years	25.4.2014	(1) to (4)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the “Agriculture” zone. No strong justification has been given in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The proposed development does not comply with the Town Planning Guidelines for “Application for Open Storage and Port Back-up Uses”.
- (3) The applicant failed to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications within the “Agriculture” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/857	Proposed Temporary Public Vehicle Park with Ancillary Site Office for a Period of 3 Years	23.7.2021
2.	A/YL-PH/991	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024

Government Departments' General Comments

1. Traffic

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

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

2. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, approval conditions requiring the implementation and maintenance of the agreed drainage facilities under previous application No. A/YL-PH/955 should be included in the planning permission; and
- advisory comments are at **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire services installations being provided to the satisfaction of D of FS; and
- advisory comments are at **Appendix V**.

4. Landscape Aspect

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photos of October 2024, the application site (the Site) is located in an area of rural inland plains landscape character comprising village houses, scattered tree groups, temporary structures, open storage yards and vacant land, and Shek Kong Sidings to the west. The applied uses are considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site from the applied uses is not anticipated; and

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

5. Building Matters

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

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

6. Railway Development

Comments of the Chief Engineer/Northern Metropolis Railways(1) and Chief Engineer/Railway Development 1-1, HyD:

- based on the location plan and the Northern Link (NOL) Scheme Gazette Plan, it is noted that the Site might have portion overlapped with the Scheme Boundary of NOL as presented on the Scheme Gazette Plan which was authorised by the Chief Executive in Council on 8.4.2025 and published on 11.4.2025 in accordance with the Railways Ordinance (Cap. 519), the applicant shall ensure that the Site shall not have any adverse impact to the construction, operation and maintenance of NOL;
- it is noted that Leung Shing Road might have impact by frequent traffic flow to/from the Site, MTR Corporation Limited suggested that LandsD should clarify the maintenance responsibility of Leung Shing Road under STTRD0020; and
- advisory comments are at **Appendix V**.

7. District Office's Comments

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

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

8. Other Departments

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) 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 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;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) failure to reinstate 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;
- (e) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (f) to note the comments of the Secretary for Environment and Ecology that:
 - (i) to echo with the latest version of the Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG) about electric vehicle (EV) charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the Site;
 - (ii) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In this connection, the applicant is recommended to consider installing some fast chargers with a rated output power of 100kW or higher at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles;
 - (iii) regarding the medium/heavy goods vehicles (M/HGVs) parking spaces, to cater for charging of EVs, all parking spaces, including those for private cars, motorcycles, goods vehicles, light buses and coaches, of new developments are encouraged to be EV charging-enabling with reservation of adequate space for installation of EV chargers and associated fixed electrical installations. The detailed technical requirements are specified in the "Technical Guidelines for EV Charging-enabling for Car Parks of New Building Developments", in particular Appendix 1, which stipulates the required output power of EV charger for light buses, coaches, medium and heavy goods vehicles, among other vehicle classes, issued by the Environment

and Ecology Bureau

(https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/pob_solutions/files/guidelines_on_enabling_eng.pdf);

- (g) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:

Unauthorized structure(s) covered by the application

- (i) there are unauthorized structure(s) on Lot 1689 S.C in D.D. 111 covered by the application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (ii) the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD;
- (iii) noting that staff resting room was proposed, the applicant is advised to note that according to the established practice, application for STW of structures for domestic/residential uses on private agricultural lands will not be entertained. This office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;

Unauthorized structure(s) and unlawful occupation of Government land (GL) not covered by the application

- (iv) there are unauthorized structure(s) within Lot 1689 S.A in D.D. 111 not covered by the application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (v) the GL adjoining Lot 1689 S.A in D.D. 111 not covered by the application has been unlawfully occupied with unauthorized structure(s) without permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). This office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- (vi) the lot owner(s)/applicant shall remove the unauthorized structure(s) and cease the unlawful occupation of GL not covered by the application immediately for the further consideration by the relevant departments and, subject to the approval of the Board to the application, apply to his office for a modification of the Short Term Tenancy (STT) conditions where appropriate and the lots owner(s) shall apply to his office for STWs to permit the structure(s) erected within the concerned private lots. The application(s) for STWs and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved.

The STWs and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. In addition, LandsD reserve the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;

- (h) 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 (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (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;
- (i) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves Government land, which is not under HyD's maintenance purview;
 - (ii) the proposed access arrangement of the Site should be commented and approved by TD;
 - (iii) the adjoining section of Leung Shing Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Tin Road including Leung Shing Road and the local track; and
 - (iv) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (j) to note the comments of the Director of Environmental Protection that:
 - (i) only private cars and M/HGVs not exceeding 26 tonnes could be parked within the Site, as proposed by the applicant, during the planning approval period;
 - (ii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;

- (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses;
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation; and
 - (vi) the applicant shall make reference to “Recommended Pollution Control Clauses” (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rp_c.html) to implement suitable mitigation measures and good site practice to minimise potential environmental impacts during construction. Also, it is reminded that the construction and operation of the applied uses is subject to statutory control of relevant pollution control ordinances including the Air Pollution Control Ordinance (Cap. 311);
- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall include photos and details in the submission demonstrating that all the proposed works have been placed 3m away from the top of the bank of the streamcourse/channel located at the northern side and south western side of the Site. The proposed works have not created any adverse drainage impacts to the streamcourse/channel, both during and after construction;
- (l) to note the comments of the Director of Fire Services (D of FS) that:
- (i) regarding the submitted fire service installations (FSIs) proposal, for enclosed structure with gross floor area not exceeding 230m², fire extinguisher and Stand-alone Fire Detector shall be provided;
 - (ii) in relation to (i) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the Stand-alone Fire Detectors is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;
 - (iii) the Stand-alone Fire Detector shall be provided in accordance with the ‘Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [September 2021]’;
 - (iv) emergency fireman’s switch, emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by his Department;
 - (v) legend of FSI shall be clearly indicated on plan in the FSIs proposal; and
 - (vi) the applicant is reminded that if the proposed structure(s) is 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 plan;
- (m) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any,

such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;

- (n) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (o) to note the comments of the Chief Building Surveyor/New Territories West, the Buildings Department (BD) that:
 - (i) it is noted that four structures and associated filling of land are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage; and
- (p) to note the comments of the Chief Engineer/Northern Metropolis Railways(1) and Chief Engineer/Railway Development 1-1, HyD that the Site falls within the railway protection boundary of the Guangzhou-Shenzhen-Hong Kong Express Rail Link. With reference to the Development Bureau Technical Circular (Works) No. 1/2019 and/or BD's Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railway network.

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

參考編號
Reference Number: 250907-102557-64443

提交限期
Deadline for submission: 12/09/2025

提交日期及時間
Date and time of submission: 07/09/2025 10:25:57

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PH/1086

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mr., Chan

意見詳情
Details of the Comment :

本人就有關規劃申請A/YL-PH/1086提出反對意見理據如下懇請常規會仔細考慮及傳閱予有關政府部門, 審慎考慮有關規劃申請及增加附加條款, 保障公眾安全及利益:

1. 環境評估 / 空氣流通評估

A, 雖然電動車對空氣污染影響遠低於燃油車, 但快充站直流電源櫃冷卻風扇會揚起輪胎、煞車及塵土微粒, 造成空氣污染問題。加州大學洛杉磯分校研究團隊在洛杉磯縣 50 個快充站進行測試, 發現微粒濃度比一般城市環境高出一倍, 近半數充電站超出世衛空氣品質標準。申請人的規劃資料並沒有提到有關影響的緩解措施減低對附近社區的影響

B, 有關申請人建議興建的充電設施比對現時市場上同類型裝置運作時會排出大量廢熱空氣, 發出低頻噪音以及風扇運作噪音會造成滋擾影響附近人士。申請人的規劃資料並沒有提到有關影響的緩解措施減低附近社區的影響

C, 有關建議興建的充電設施有關充電設施運作時大量車輛進出車流會構成噪音以及燈光滋擾附近社區人士。申請人的規劃資料並沒有提到有關影響的緩解措施減低附近社區的影響

2. 交通影響評估 (車輛/行人)

A) 有關建議興建的充電設施有關充電設施運作時大量車輛進出車流, 有關充電設施並有指明是否供特定車隊使用懷疑會用作開放與公眾使用, 有關充電設施會有機會造成大量人流及車流, 特別是有關設施的等候位置使人懷疑會否導致有關使用設施的人士罔顧營運者的使用指引於有關設施的閘外排隊造成車龍及擠塞而又有關營運者又未能處理此等於閘外等候的交通擠塞問題

3. 排水及排污影響評估

A, 有關充電設施並有指明是否供特定車隊使用懷疑會用作開放與公眾使用, 有關人士使用設施時會有機會造成大量人流及車流, 而申請人規劃文件中並有提到會否有關建立廁所等設施另外有關排水的報告中只描述填土後帶來的雨水收集情況並有提及有關廁所排污問題, 就典型規劃申請中指出的化糞池亦都似乎難以令人信服可以處理因充電設施而引致大量的人流所造成排污問題

4. 消防風險評估

A, 據地政總署審批同類型規劃發展的短期租約指引其中消防處提出一般的消防規定, 本人研究有關規劃申請的資料似乎有欠周詳, 有關申請人提出的消防設施與及批核圖並沒有包含到有關申請人提出的換電設施根據消防處提出指引有關換電設施受消防處出版「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」的電池房和充電設施

須裝設的系統/裝置/設備:

- (i) 不含水的滅火劑自動固定裝置
- (ii) 出口指示牌
- (iii) 火警警報系統
- (iv) 火警偵測系統
- (v) 氣體排放系統
- (vi) 認可的人手操作手提器具
- (vii) 通風／空調控制系統

申請人的規劃資料並沒有提到有關影響嘅緩解消防風險措施減低附近社區嘅影響

B, 眾所週知當電動車發生火警時需要使用大量水源撲滅,有關申請人提供的規劃資料並無指示標示有關發展項目的100米範圍內是否設有消防龍頭,根據規劃署出版的香港規劃標準及準則相類型的電動車充電站需要以加油站標準設計有關消防設施,如申請人的規劃申請人面亦都有提出建造相關適當容量的消防水缸消防泵以及應急電源等設施令人難以信服數量眾多嘅電動車喺此等設施發生火警時有關消防裝置能否應付以及阻止火勢蔓延危及社區安全

C, 申請人的規劃資料標示構築物D：中電變電站及電掣房(9000A) i.e. $\geq 6000\text{KVA}$, 據消防處出版‘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 4.24 配置變壓器、電掣、發電機／交流發電機並須獨立安裝的用戶電力設備 須裝設的系統／裝置／設備：(i) 自動啟動裝置 (ii) 不含水的滅火劑自動固定裝置 (iii) 火警偵測系統 (iv) 認可的人手操作手提器具 應用範圍 (i) 配合須自動啟動的設備。(ii) 電容量超過1 500千伏安的充油變壓器房須設有此裝置。(iii) 設於自動固定裝置沒有覆蓋的範圍，以及須安裝火警偵測系統的建築物部分。(iv) 由消防處處長決定。申請人的規劃申請人面亦都有提出建造相關消防裝置減低消防風險評估

社會影響評估

A, 據地政總署審批同類型規劃發展的短期租約指引其中收費公眾停車場短期租約擬備保安計劃指引, 同類型設施需要提供類似嘅配套包括不及不限於:閉路電視魚眼鏡 在隱蔽角落／盲點安裝魚眼鏡, 緊急聯絡方法, 保安人員 場內所有管理員都須持有保安人員許可證, 全日 24 小時實施三班制, 每班有兩名管理員當值。但申請人提供嘅規劃申請及車位數量其實相類似公眾停車場及加油站充電設施但申請人並冇提到會滿足或者提供相類似嘅配套

From: [REDACTED]
Sent: 2025-09-08 星期一 01:18:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1086 DD 111 Pat Heung

A/YL-PH/1086

Lots 1689 S.A (Part), 1689 S.B (Part), 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area: About 8,921sq.m Includes Government Land of about 983sq.m

Zoning: "Agriculture"

Applied development: Convenience Store / 136 Vehicle Parking / **Filling of Land**

Dear TPB Members,

955 approved 11 Sept 2023, revoked 11 June 2025 for failure to fulfil Fire and Drainage conditions.

So back with a reduced footprint, a drainage proposal and EV charging proposal for brownie points.

No indication as to progress re Fire conditions.

In view of current weather conditions and predictions for the future, filling in such a large area of land creates genuine risks. That the use be the most inefficient at grade parking indicates that HK is failing to address the issues of climate change.

That the developer be allowed to procrastinate is unacceptable.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 24 August 2023 3:09 AM HKT
Subject: A/YL-PH/955 DD 111 Pat Heung

Dear TPB Members,

That the size of the site is disproportionate to the footprint of the store and parking should ring alarm bells, 70sqmts per vehicle?

You can fool some of the the people some of the time but surely TPB members are supposed to be savvy and knowledgeable when it comes to planning issues.

Application is all about brownfield.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 20 June 2023 3:01 AM CST
Subject: A/YL-PH/955 DD 111 Pat Heung

A/YL-PH/955

Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 9,983sq.m Includes Government Land of about 2,331sq.m

Zoning : "Agriculture"

Applied development : Convenience Store / 136 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So the transitional housing approved 12 Aug 2022 is out the window and some of the Government Land dropped. An now, no doubt having already excavated the site, applicant is back with the true intention, brownfield use.

Approval despite “there was no information at hand regarding the background of the applicant. In general, transitional housing projects were carried out by non-government organisations. In vetting applications for financial funding on transitional housing projects, the Housing Bureau would assess the background of these organisations to ensure that they were capable of delivering the project, from construction to future housing operation and management”

There were also issues with drainage.

As this is a large site zoned Agriculture, are member going to award the applicant for abusing the cause of providing homes for the needy to get approval to excavate the site?

Supporting such shameful practice would certainly send out a clear message to developers that this is a fast track option to getting approval to trash land intended for farming.

That government land is included in the abuse is alarming.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 25 May 2022 11:33 PM CST
Subject: A/YL-PH/919 DD 111 Pat Heung Transitional Housing

A/YL-PH/919

Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 10,721.42sq.m Includes Government Land of about 3,095sq.m

Zoning : "Agriculture"

Applied development : 607 Units Transitional Housing / Eating Place / Convenience Store / Community Centre / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots were part of various applications for open storage over the years, rejected or withdrawn. But now there is a new dollar generating option up for grabs.

Another TH scam whereby the wheels will be greased for the rezoning of the lots for private residential in a few years' time. Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

The tenants will still have to be housed when their allotted staycation time is up.

So we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies.

30% of the site is government land. Perhaps members could question why the government is not using its powers of compulsory purchase to acquire all the site. While it is too close to the airfield for high rise towers, it could certainly be developed into medium height PH units.

Mary Mulvihill