

2025年 8月 28日

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

This document is received on 2025-08-28.
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	
	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)

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)	新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份), 2811餘段(部份), 2812(部份), 2813(部份), 2814(部份), 2815(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 831.44 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 339.73 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)	..... N/A 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-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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
3/7/2025-17/7/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/7/2025 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

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(只限私家車及輕型貨車) 連附屬設施及相關填土工程(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	..... 634.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 197.34 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 2
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	..... 339.73 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 339.73 .....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) 臨時構築物A共2層、高約6米，每層面積約142.39平方米(總共約284.78平方米)，用途為辦公室。 臨時構築物B共1層、高約5米，面積約54.95平方米，用途為遮蔭棚。	
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	..... 11
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 5
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			
(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)) 有一條村路連接錦田公路。	
	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) <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 831.44 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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

本人現申請新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份)，2811餘段(部份)，2812(部份)，2813(部份)，2814(部份)，2815(部份)闢設擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土工程(為期三年)。

現時申請地點周邊的住宅與村內公共交通工具車站距離較遠，繁忙時間很難乘搭，因此居民皆擁有私家車代步，鄰近的工作人士也會駕駛私家車出入，特此申請此地作臨時公眾停車場，並以月租形式提供車位給居民及工作人士使用，以免因車位不足在路邊泊車以致阻塞道路。停車場只允許私家車及輕型貨車停泊，其他車輛禁止出入，因此不會對當地和附近的交通流量造成影響。

早前已以混凝土完成填土，不會再進行額外的填土工程，現在只希望合法化。

臨時構築物共2個，用途分別為辦公室和遮蔭棚；不會在申請地點/構築物內進行拆卸、維修、保養等工場活動。

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

Ha.

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

12 / 8 / 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	新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份), 2811餘段(部份), 2812(部份), 2813(部份), 2814(部份), 2815(部份)
Site area 地盤面積	<div style="text-align: right;">831.44 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	S/YL-PH/11
Zoning 地帶	AGR
Type of Application 申請類別	<div> <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 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(只限私家車及輕型貨車) 連附屬設施及相關填土工程(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	339.73 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <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	2	
(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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40.86 % <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		16
	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) _____ _____		11 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、行車路線圖、填土範圍圖		
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。



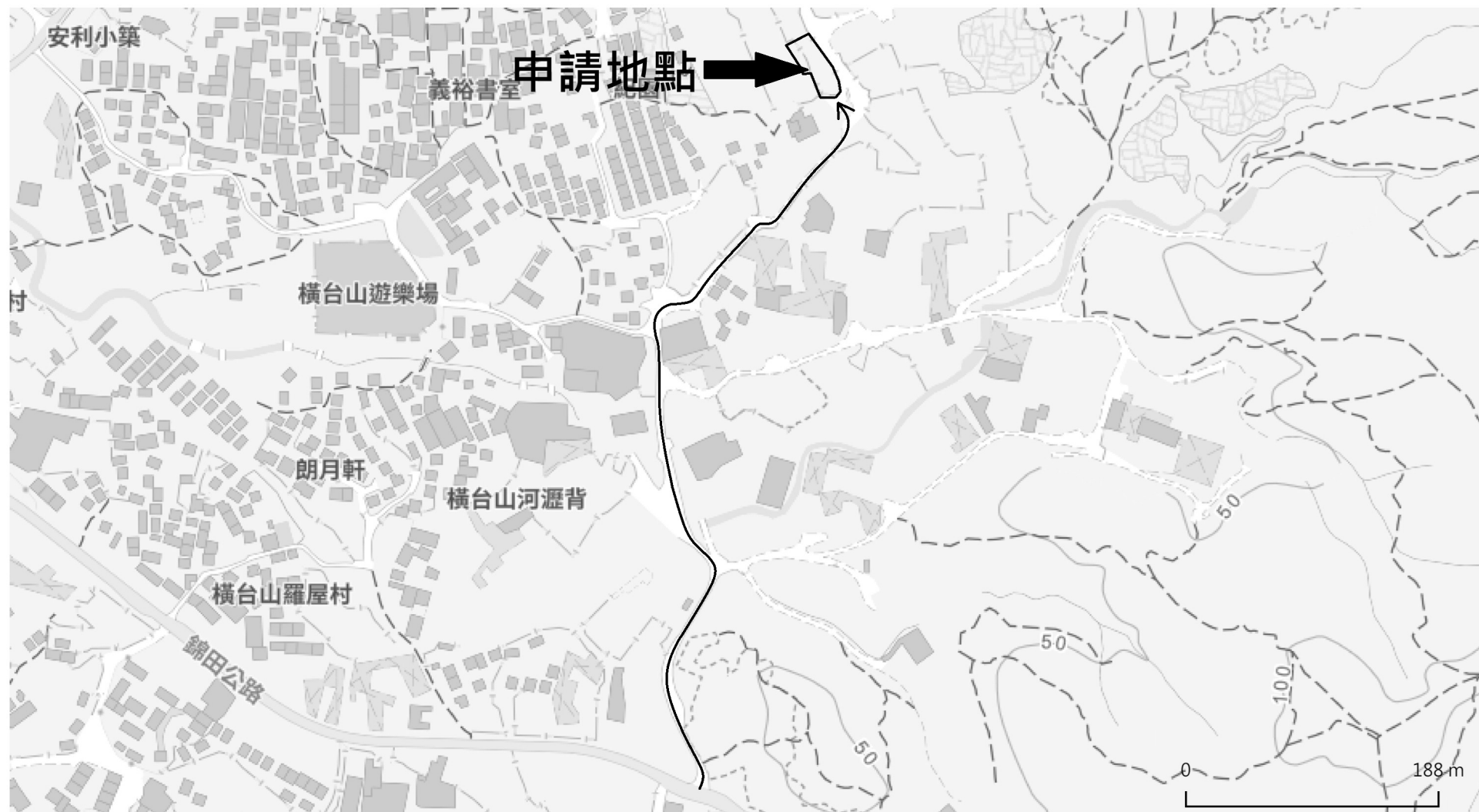
布局設計圖

申請地段：新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份),
2811餘段(部份), 2812(部份), 2813(部份), 2814(部份), 2815(部份)

申請用途：擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土
工程(為期三年)

OZP No. : S/YL-PH/11

圖例	解釋
	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)
	臨時構築物, 高約6米, 2層, 總面積約284.78平方米, 用途為附屬辦公室
	臨時構築物, 高約5米, 1層, 總面積約54.95平方米, 用途為遮蔭棚
	地段編號
	地段界線
	門口



行車路線圖

申請地段：新界元朗八鄉橫台山丈量約份第**111**約地段編號第**2808**(部份),
2811餘段(部份), **2812**(部份), **2813**(部份), **2814**(部份), **2815**(部份)
申請用途：擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土
工程(為期三年)

OZP No. : S/YL-PH/11



位置圖

申請地段：新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份),
2811餘段(部份), 2812(部份), 2813(部份), 2814(部份), 2815(部份)
申請用途：擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土
工程(為期三年)

OZP No. : S/YL-PH/11



填土範圍圖

申請地段：新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份)，
2811餘段(部份)，2812(部份)，2813(部份)，2814(部份)，2815(部份)

申請用途：擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土
工程(為期三年)

OZP No. : S/YL-PH/11

圖例	解釋
	填土範圍
	地段編號
	地段界線
	門口
申請地點早前已完成填土，現時香港主水平基準約+32.8mPD至+33.3mPD，物料為混凝土，厚度約0.1米，現在希望合法化。	

From: [REDACTED]
Sent: 2025-09-03 星期三 12:27:47
To: [REDACTED]
Subject: A/YL-PH/1087 補充資料及更正文件
Attachment: 布局設計圖.pdf; 路面闊度測量圖.pdf; A_YL-PH_1087 補充資料.pdf; 位置圖.pdf; 填土範圍圖.pdf; 替換表格 P.2, 5, 6, 8, 10, 11.pdf

現提交已修正的圖則(位置圖、布局設計圖及填土範圍圖)及補充資料，請查閱附件，謝謝。如有疑問請致電 [REDACTED]

申請人 夏佩娟
2025 年 9 月 3 日

聯絡地址：[REDACTED]

電話：[REDACTED]

申請地段：新界元朗八鄉橫台山永寧里丈量約份第111約地段編號第2808(部份), 2811餘段(部份), 2812(部份), 2813(部份), 2814(部份), 2815(部份)

申請編號：TPB/A/YL-PH/1087

致 粉嶺、上水及元朗東規劃處：

補充資料

1. 路面情況：



圖表 1



圖表 2



圖表 3



圖表 4



圖表 5



圖表 6



圖表 7



圖表 8



圖表 9



圖表 10



圖表 11



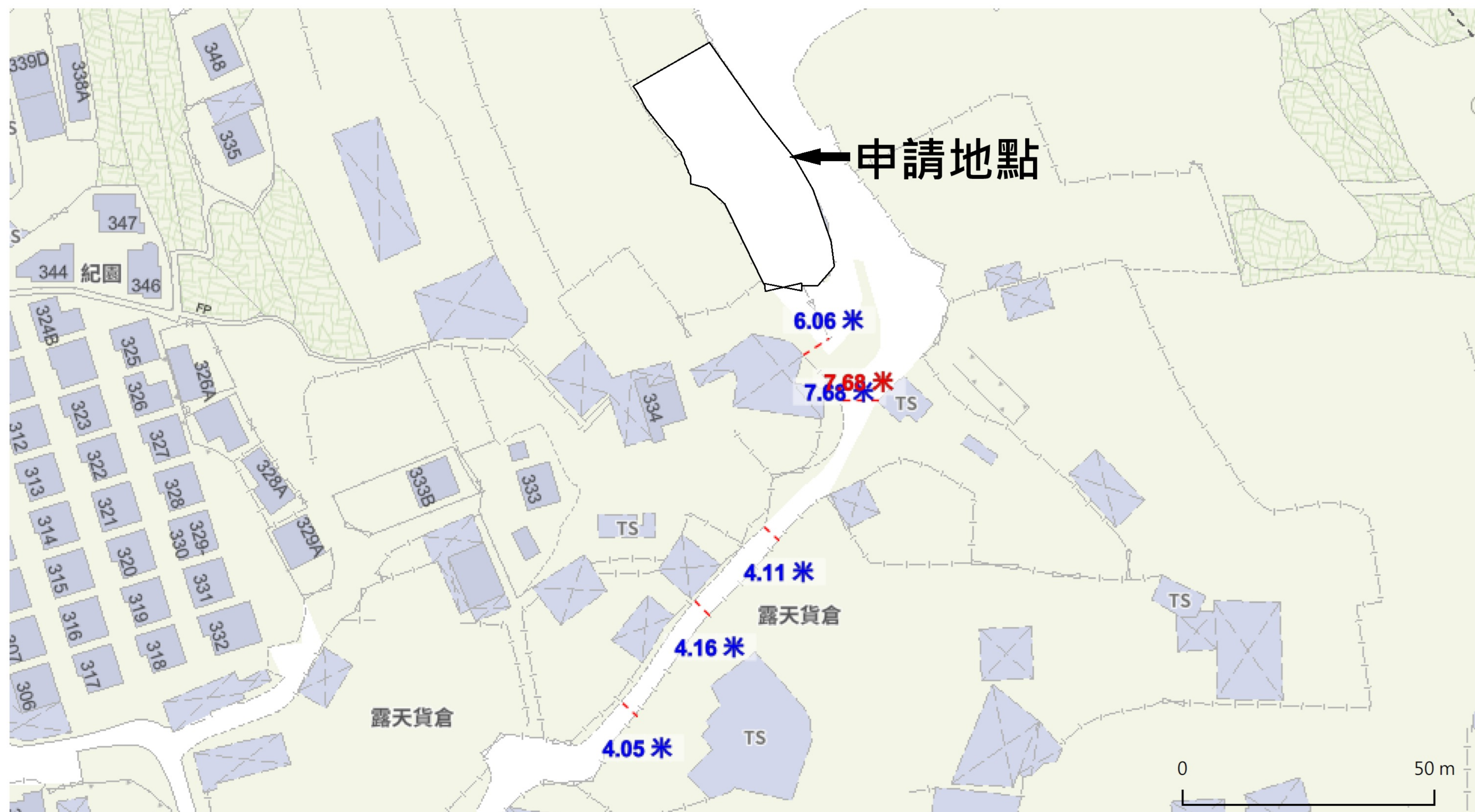
路面相片拍攝位置

2. 預計汽車流量：

07:00至09:00	約8輛車駛出申請地點，8車輛停泊。
09:00至11:00	約4輛車駛出，2輛進入申請地點，6車輛停泊。
11:00至12:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
12:00至13:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
13:00至14:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
14:00至15:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
15:00至16:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
16:00至17:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
17:00至18:00	約3輛車駛出，3輛進入申請地點，6車輛停泊。
18:00至19:00	約6輛車進入申請地點，12車輛停泊。
19:00至20:00	約3輛車駛出，3輛進入申請地點，12車輛停泊。
20:00至21:00	約2輛車駛出，2輛進入申請地點，12車輛停泊。
21:00至22:00	約2輛車駛出，2輛進入申請地點，12車輛停泊。
22:00至23:00	約2輛車駛出，3輛進入申請地點，13車輛停泊。
23:00至00:00	約1輛車駛出，2輛進入申請地點，14車輛停泊。
00:00至07:00	約2輛車進入申請地點，16車輛停泊。

車位數目是固定 16 架，而實際車輛出入次數會更少。

3. 服務對象為橫台山散村村民及申請地點附近的工作者，服務方式為提供月租車位，但不設電動車充電位，因現時周邊村民和工作人士所持的車輛主要類型仍然是傳統燃油車。
4. 申請地點只允許持有香港車牌之指定車輛（即私家車及輕型貨車）停泊，其他類型及無牌車輛一律禁止進入。
5. 申請地點早前已完成填土，不會再進行額外的填土工程，現在只希望合法化。
6. 有關申請地點連接錦田公路的部份路面闊度請查閱路面闊度測量圖。
7. 本人已聘請渠務顧問為申請地點作出排水設施建議報告，但需時完成。



路面闊度測量圖

申請地段：新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份)，

2811餘段(部份)，2812(部份)，2813(部份)，2814(部份)，2815(部份)

申請用途：擬議臨時公眾停車場(只限私家車及輕型貨車)連附屬設施及相關填土

工程(為期三年)

OZP No. : S/YL-PH/11

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

From: [REDACTED]
Sent: 2025-12-19 星期五 11:58:33
To: [REDACTED]
Subject: Re: Submission of Further Information for Application No. A/YL-PH/1087
Attachment: A_YL-PH_1087 排水建議.pdf

現就相關規劃申請提交渠務署已接受的排水建議，請查閱附件，謝謝。
另特此承諾，本人將在規劃申請獲批後即時申請短期豁免書。

申請人 夏佩娟
2025 年 12 月 19 日

致 城規會及相關部門

申請地點：新界元朗八鄉橫台山丈量約份第111約地段編號第2808(部份) ，2811
餘段(部份)，2812(部份)，2813(部份)，2814(部份)，2815(部份)
規劃編號：A/YL-PH/1087

提議渠務報告 (Proposed)

1. 回覆 2025 年 10 月 15 日信函（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]

渠務顧問聯絡方式

電話： [REDACTED]

Email： [REDACTED]

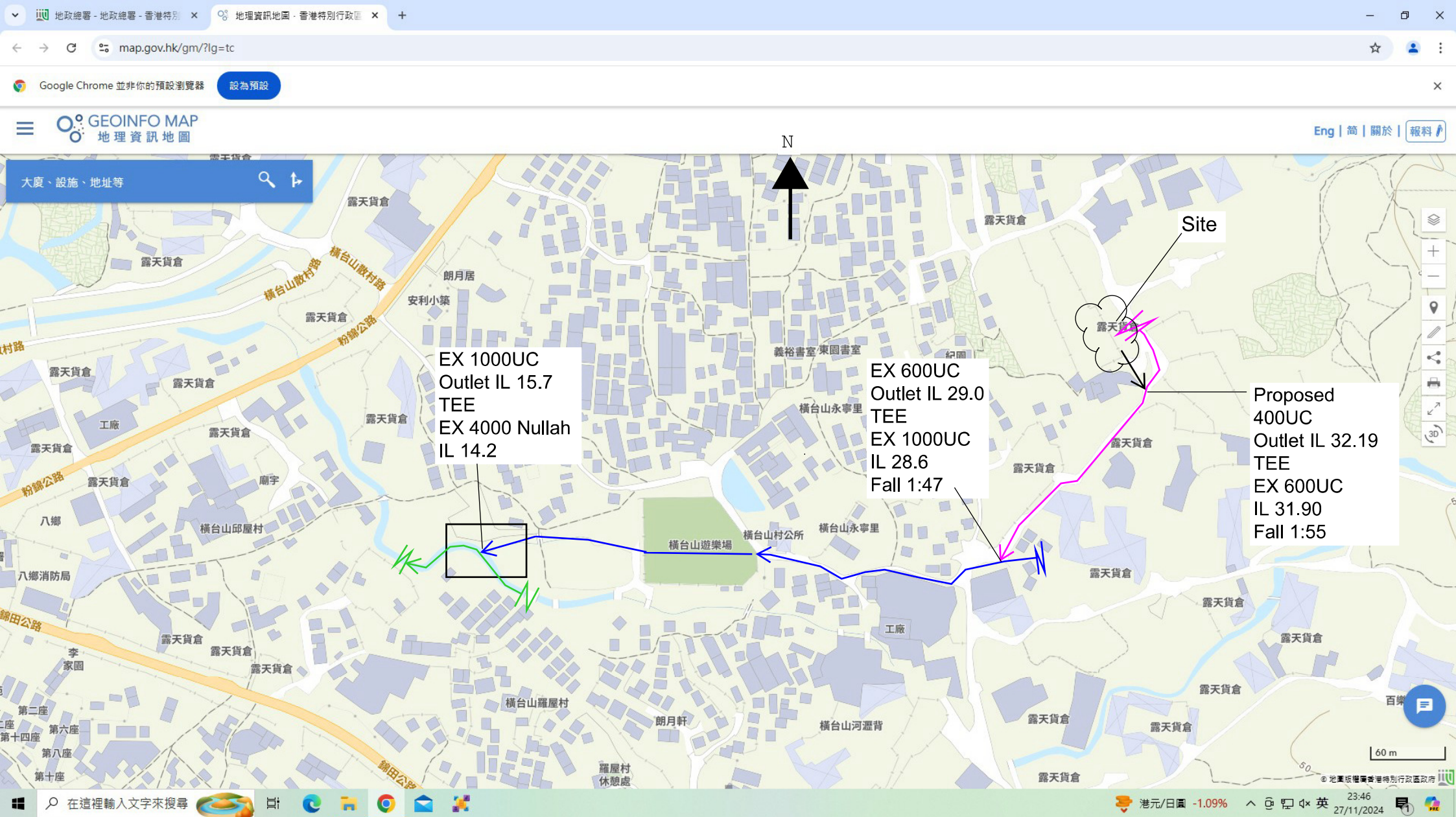
地址： [REDACTED]

2025 年 10 月 21 日

簡介 A_YL-PH_1087 回復 20251015 Comment

Comment	回復
1. I have the following comments on the drainage proposal: -	
(a) Please refer to the Stormwater Drainage Manual Corrigendum No. 1/2024 (26 March 2024) for the design calculations.	已修改 在b3-1 中示
(b) Please refer to the Stormwater Drainage Manual Corrigendum No. 1/2022 and take into account the rainfall increase due to climate change for the design calculations.	已修改 在b3-1 中示
(c) According to section 6.6.1 of the Stormwater Drainage Manual, the impact of a 50-year event should be assessed in the planning and design of village system to check whether a higher standard than 10 years is justified.	已修改 在b3-1 中示
(d) Please show the equation and coefficient for calculation of Q(m discharge of open channel) in the submission.	已修改 在b3-1 中示
(e) Please confirm whether the 400UC after the proposed CP6 is proposed under this application.	已修改 在b2-1 中示
(f) Please show the catchment of the above 400UC and take into account of the relevant surface runoff for the design calculation.	已修改 在b2-1, b3-1 中示
(g) Please show the catchment of the existing 600UC and take into account of the relevant surface runoff for the design calculation.	已修改 在b1-1 & b3-1 中示
(h) 400UC is proposed for the development site. However, the calculation is for 300UC. Please check and clarify.	已修改 在b2-1 中示
(i) Please show runoff coefficients in the submission.	在b3-1 中示
(j) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	知道和明白
(k) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	知道和明白
(l) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	知道和明白

<p>2. Please note that the above comments are provided from drainage point of view. Since the site formation levels and any associated works proposed by the applicant may affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.</p>	<p>知道和明白</p>
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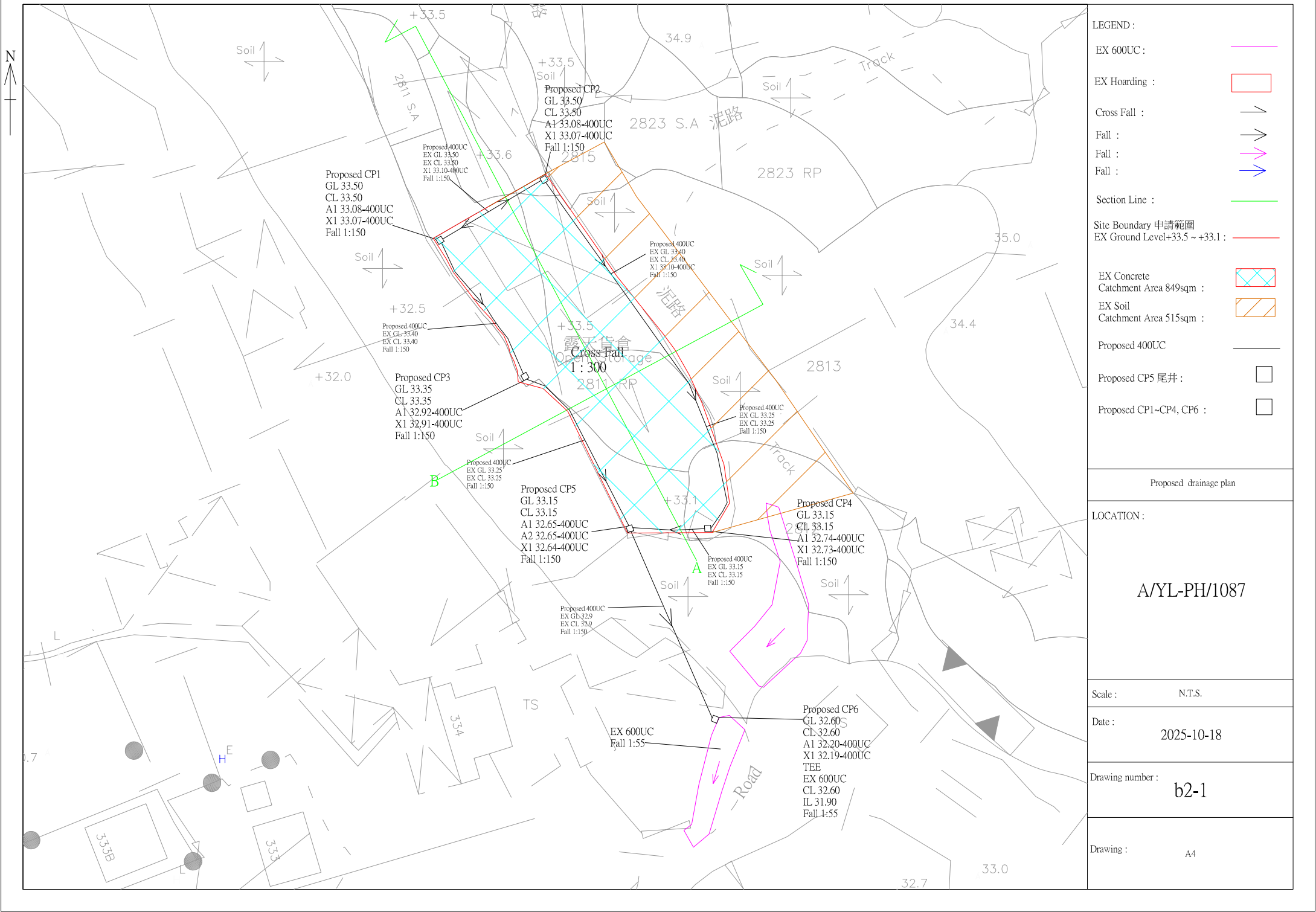


→ =Proposed 400UC & Fall

→ =EX 4000 Nullah & Fall

→ =EX 1000UC & Fall

→ =EX 600UC / 600UCC & Fall



- LEGEND :
- EX 600UC :
 - EX Hoarding :
 - Cross Fall :
 - Fall :
 - Fall :
 - Fall :
 - Section Line :
 - Site Boundary 申請範圍
 - EX Ground Level+33.5 ~ +33.1 :

- EX Concrete Catchment Area 849sqm :
- EX Soil Catchment Area 515sqm :
- Proposed 400UC :
- Proposed CP5 尾井 :
- Proposed CP1~CP4, CP6 :

Proposed drainage plan

LOCATION :

A/YL-PH/1087

Scale : N.T.S.

Date : 2025-10-18

Drawing number : b2-1

Drawing : A4

Rational method

$$Q = C i A$$

i = rainfall intensity

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

PH-1087		Proposed 400UC	
Cross Fall	L =	0.14465	
	H =	124.7	m
	A =	0.3	m
		849	m ²
		Concrete	
		t ₀ =	11.69 min
50 Year Rainwater Intensity		intensity	190 m/hr
			0.19 / 3600
		intensity =	6.12222E-05 m/s
Q _p = C x i x A		C =	0.95
		i =	6.12E-05 m/s
		A =	849 m ²
		Q _p =	0.049379 m ³ /s

PH-1087

Q(m discharge of open channel) 0.2020272 m³/s



Area	=	0.4 * 0.4	0.16
P	=	0.4*2+0.4	1.2
R _h	=		0.1333333
n	=		0.016 Concrete
S ₀ = H/L	0.006	1	0.006



PH-1087

Q(m³/s) = 0.202027 m³/s

* Steady Uniform flow
* Momentum equation becomes the Manning Equation

PH-1087

Q(m³/s) = 0.2020272 m³/s

50 Year Rainwater Intensity 400mm channel

Concrete Q(m³/s) = 0.0493788 m³/s

$$Q(m^3/s) = \frac{A}{n} R_h^{2/3} S_0^{1/2}$$

* where R_h=hydraulic radius = A/P, P=wetted perimeter, S₀=bottom slope, n=Mannings roughness coefficient.

PH-1087

Concrete	% =	0.2020272	Soil	0.0104545	Conc + Soil =	0.059833
	% =	0.0493788				
	Q(m ³ /s) =	29.6 % OK				

Drainage Impact assessment report of 400 mm channel is Acceptable

b3-1

Rational method

$$Q = C i A$$

i = rainfall intensity

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

Corss Fall		PH-1087 Proposed 400UC			
L =	0.14465			0.14465	
H =	124.7			124.7	m
A =	0.3			0.3	m
	515	Soil		515	m ²
				t _o =	12.29 min
50 Year Rainwater Intensity		intensity	180	mm/hr	
			0.18	/	3600
		intensity =	0.000058 m/s		
Q _p = C x I x A		C =	0.35		
		i =	0.000058	m/s	
		A =	515	m ²	
		Q _p =	0.010455 m ³ /s		

b3-1

PH-1087

Q(m discharge of open channel) 0.202027 m³/s

$$H = 0.006$$

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

Area	=	0.4 * 0.4	0.16	
P	=	0.4*2+0.4	1.2	
R _h	=		0.133333	
n	=		0.016	Concrete
S _o = H/L		0.006	1	0.006



PH-1087

Q(m³/s) = 0.202027 m³/s

* Steady Uniform flow

* Momentum equation becomes the Manning Equation

PH-1087

Q(m³/s) = 0.202027 m³/s

50 Year Rainwater Intensity 400mm channel

Concrete Q(m³/s) = 0.010455 m³/s

$$Q(\text{m}^3/\text{s}) = \frac{A}{n} R_h^{2/3} S_o^{1/2}$$

- where R_h=hydraulic radius = A/P, P=wetted perimeter, S_o=bottom slope, n=Mannings roughness coefficient.

PH-1087

% = 0.202027

% = 0.010455

Q(m³/s) = 5.2 % OK

Drainage Impact assessment report of 400 mm channel is small

b3-1

PH-1087

Q(m discharge of open channel) 0.2020272 m³/s

$$H = \frac{0.006}{L = 1 \text{ m}}$$

Area	=	0.4 * 0.4	0.16
P	=	0.4 * 2 + 0.4	1.2
R _h	=		0.1333333
n	=		0.016 Concrete
S ₀ = H/L		0.006	1 0.006



PH-1087

Q(m³/s) = 0.202027 m³/s

* Steady Uniform flow

* Momentum equation becomes the Manning Equation

PH-1087

Q(m³/s) = 0.2020272 m³/s

50 Year Rainwater Intensity 400mm channel

Concrete Q(m³/s) = 0.0493788 m³/s

$$Q(\text{m}^3/\text{s}) = \frac{A}{n} R_h^{2/3} S_0^{1/2}$$

- where R_h=hydraulic radius = A/P, P=wetted perimeter, S₀=bottom slope, n=Mannings roughness coefficient.

PH-1087

% = 0.2020272

Concrete

% = 0.0493788

Soil

0.0104545

Conc + Soil = 0.059833

Q(m³/s) = 29.6 % OK

Drainage Impact assessment report of 400 mm channel is Acceptable

b3-1

EX 600 UC

Q(m discharge of open channel) 1.2436147 m³/s



Area	=	0.6 * 0.7	0.42
P	=	0.7 * 2 + 0.6	2
R _h	=		0.21
n	=		0.016 Concrete
S ₀ = H/L		0.018	1 0.018



EX 600 UC

Q(m³/s) = 1.243615 m³/s

* Steady Uniform flow

* Momentum equation becomes the Manning Equation

EX 600 UC

Q(m³/s) = 1.2436147 m³/s

50 Year Rainwater Intensity

Soil Q(m³/s) = 0.010455 m³/s

Concrete Q(m³/s) = 0.0493788 m³/s

$$Q(\text{m}^3/\text{s}) = \frac{A}{n} R_h^{2/3} S_0^{1/2}$$

- where R_h=hydraulic radius = A/P, P=wetted perimeter, S₀=bottom slope, n=Mannings roughness coefficient.

PH 1087 to EX (600mm UC)

% = 1.2436147

% = 0.059833

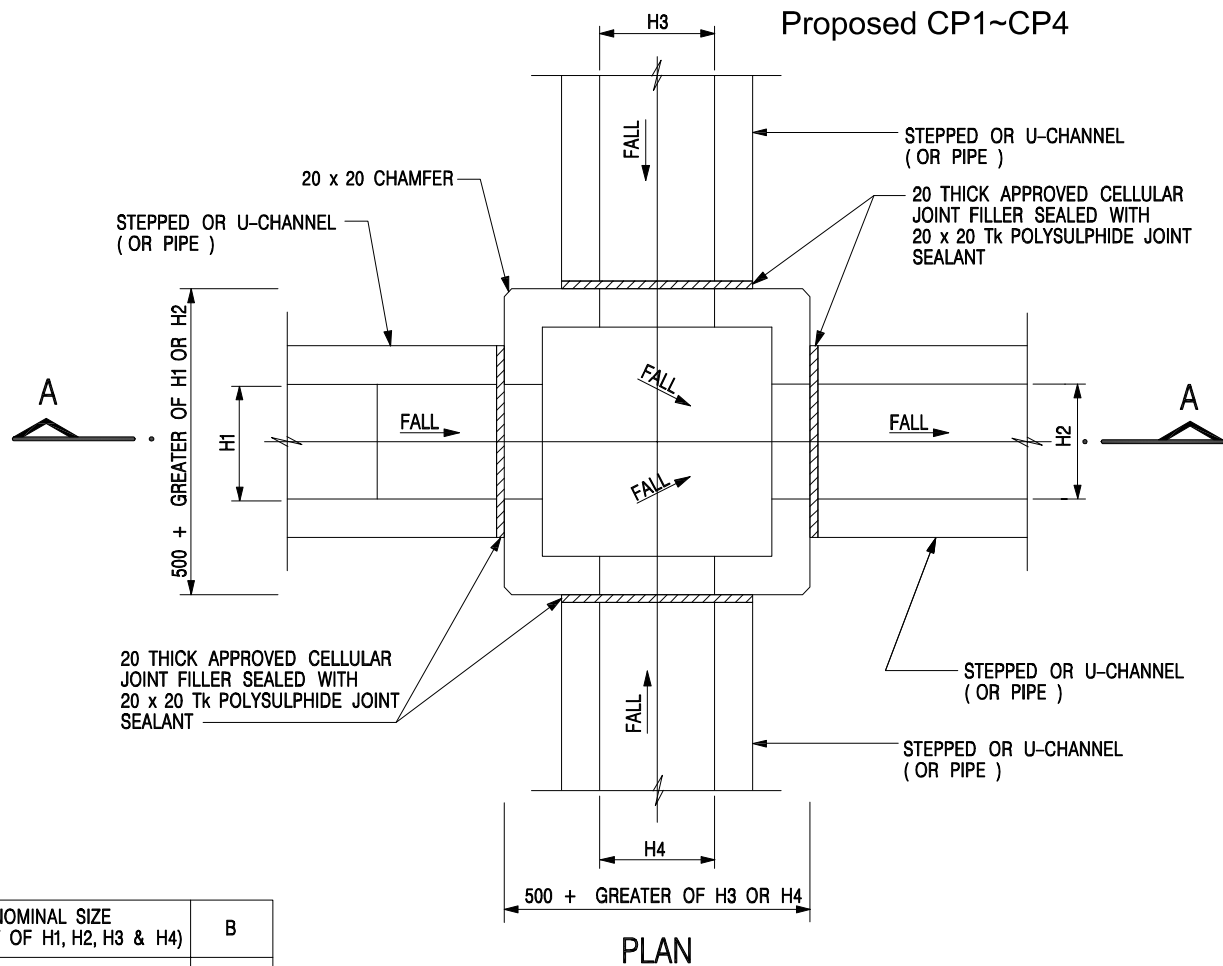
Q(m³/s) = 4.8 % OK

Drainage Impact assessment report of 600mm U-channel is Acceptable

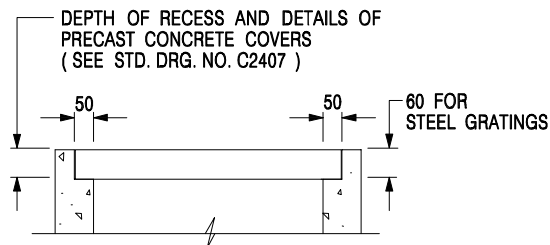
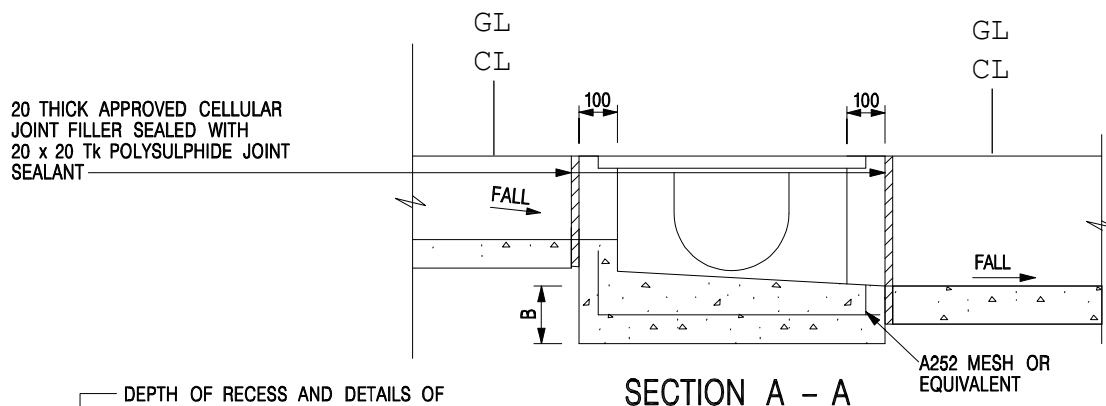
b3-1

1087 MH schedule							
TYPE / DRAWING	MH no	GL	CL	A I.L	X I.L	TO MH / Existing	% Fall
C2406/1	CP1	33.50	33.50	A1 33.08-400UC	X1 33.07-400UC	CP3	1 : 150
C2406/1	CP2	33.50	33.50	A1 33.08-400UC	X1 33.07-400UC	CP4	1 : 150
C2406/1	CP3	33.35	33.35	A1 32.92-400UC	X1 32.91-400UC	CP5	1 : 150
C2406/1	CP4	33.15	33.15	A1 32.74-400UC	X1 32.73-400UC	CP5	1 : 150
C2406/1	CP5 尾井	33.15	33.15	A1 32.65-400UC A2 32.65-400UC	X1 32.64-400UC	CP6	1 : 150
C2406/1	CP6	32.60	3.26	A1 32.2-400UC	X1 32.19-400UC	EX 600UC IL31.90	1 : 150
ic2412e	CP1 - CP2 UC	33.50	33.50		X1 33.10-400UC		1 : 150
ic2412e	CP1 - CP3 UC	33.50-33.35	33.50-33.35		X1 33.07-400UC		1 : 150
ic2412e	CP2 - CP4 UC	33.50 - 33.15	33.50 - 33.15		X1 33.07-400UC		1 : 150
ic2412e	CP3 - CP5	33.35 - 33.15	33.35 - 33.15		X1 32.91-400UC		1 : 150
ic2412e	CP4 -CP5 UC	33.15	33.15		X1 32.74-400UC		1 : 150

b4-1



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



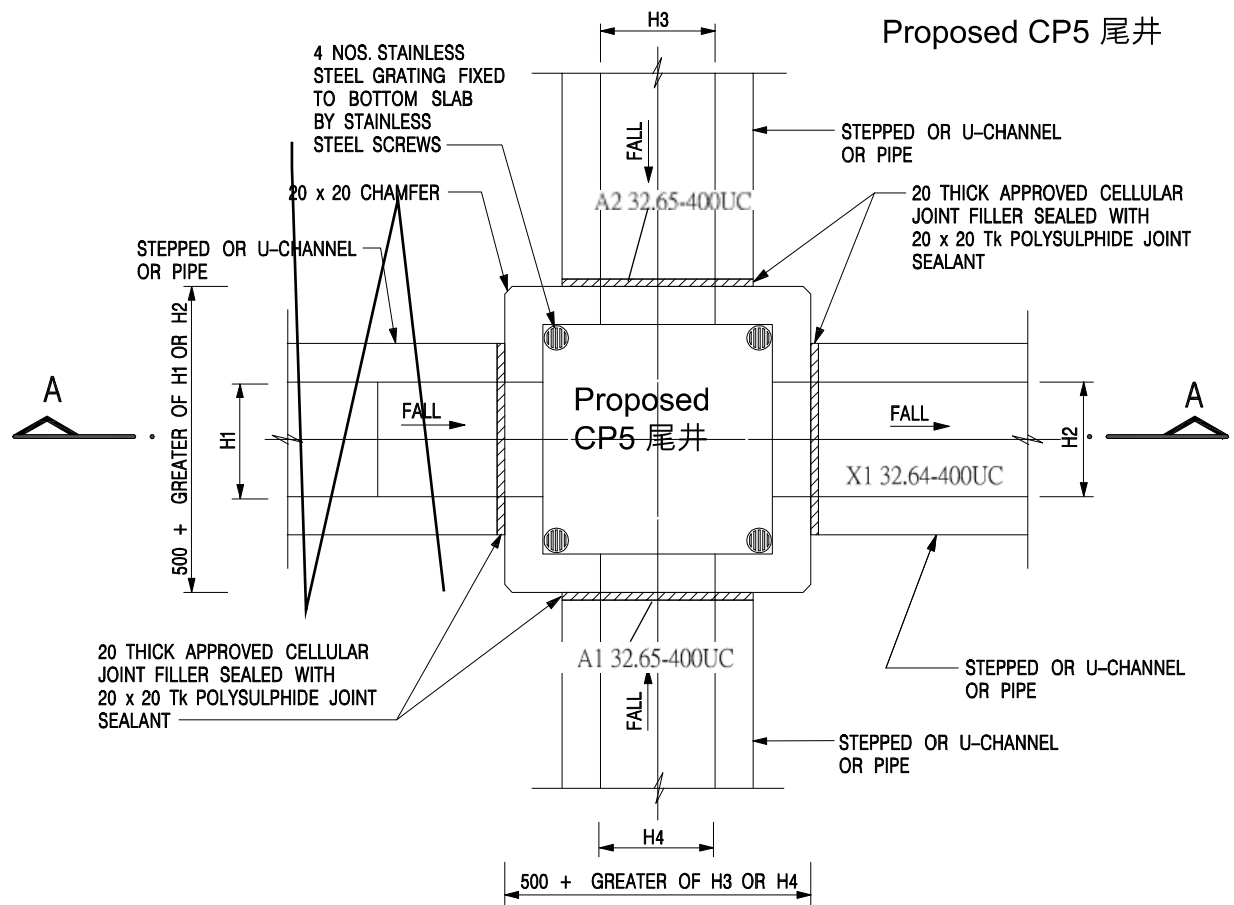
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 5 FOR OTHER NOTES.

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

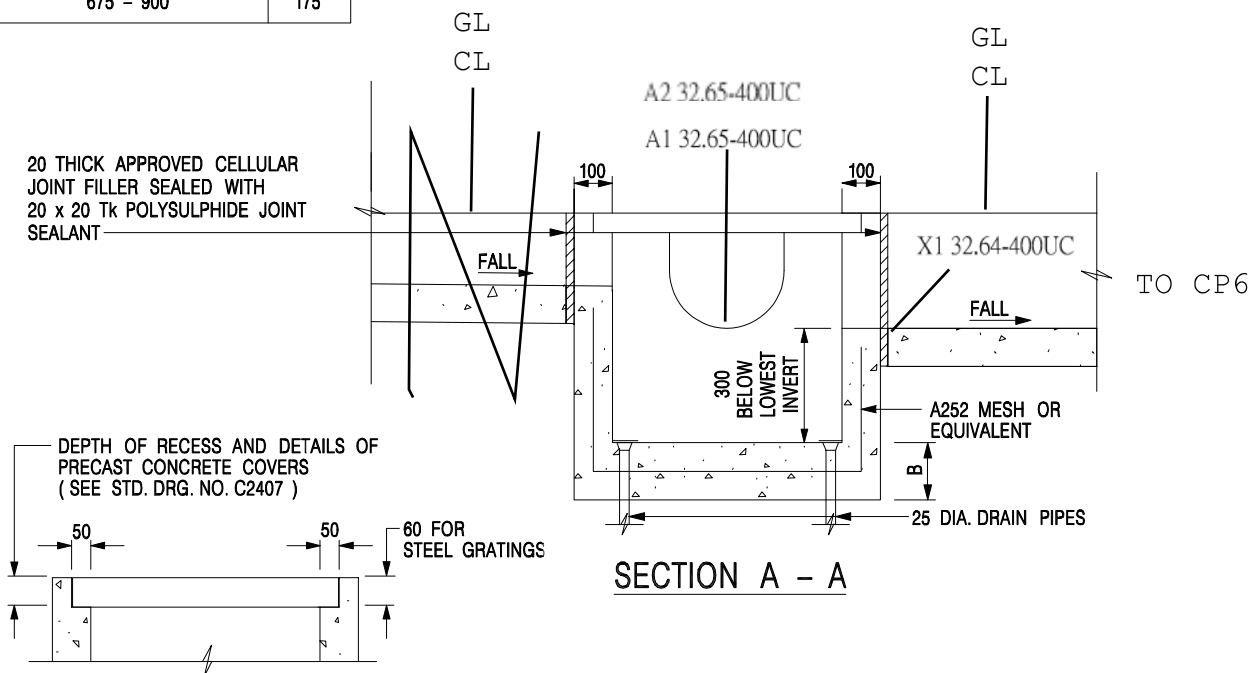
b5-1

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

**STANDARD CATCHPIT DETAILS
(SHEET 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.

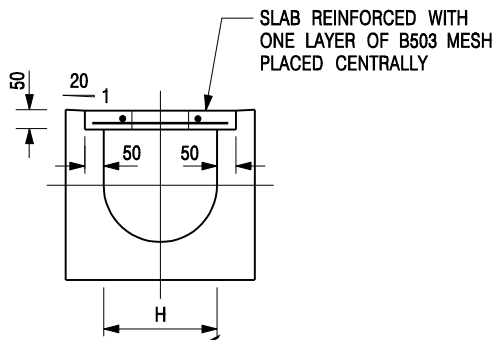
b6-1

REF.	REVISION	Original Signed	SIGNATURE	DATE
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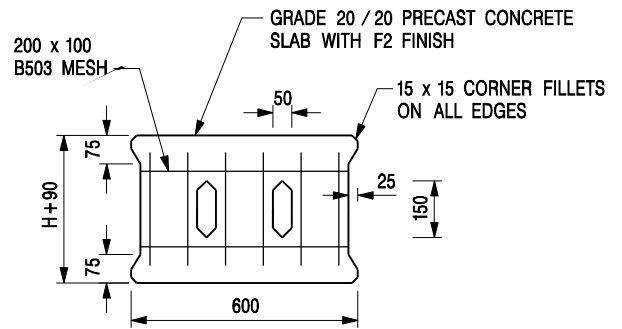
CATCHPIT WITH TRAP
(SHEET 1)

SCALE 1 : 20
DATE

DRAWING NO.
C2406 /1



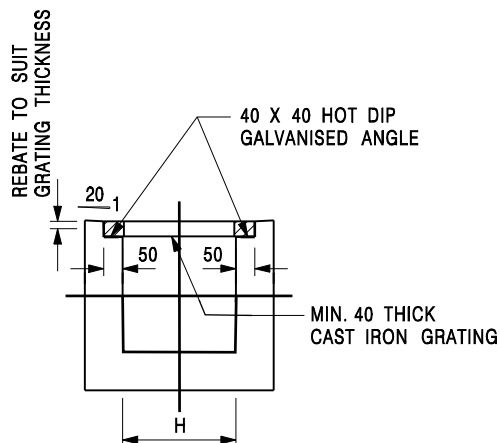
TYPICAL SECTION



PLAN OF SLAB

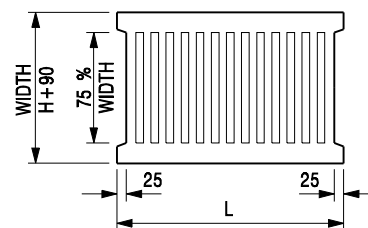
U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION

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



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

CAST IRON GRATING

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.

b7-1

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



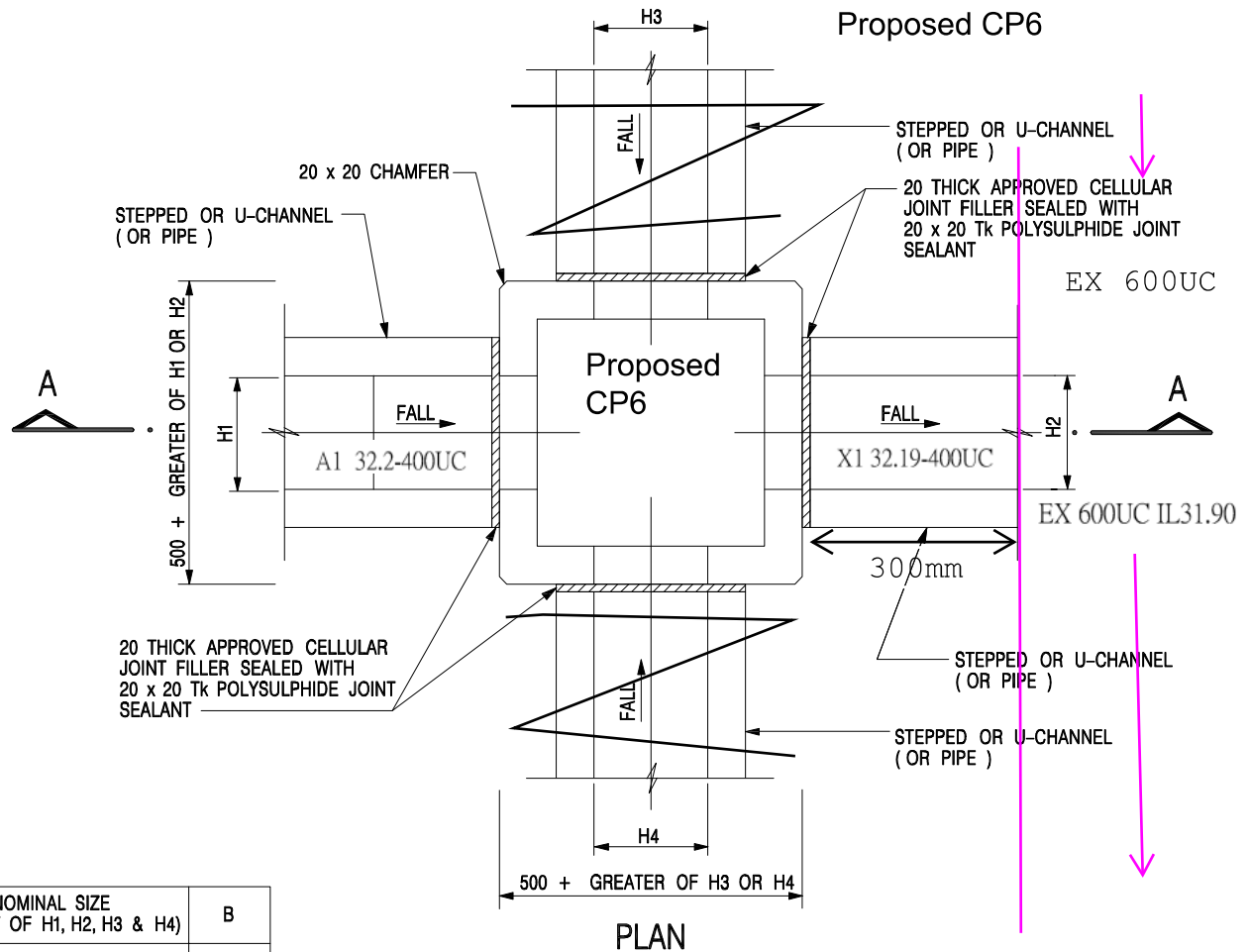
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

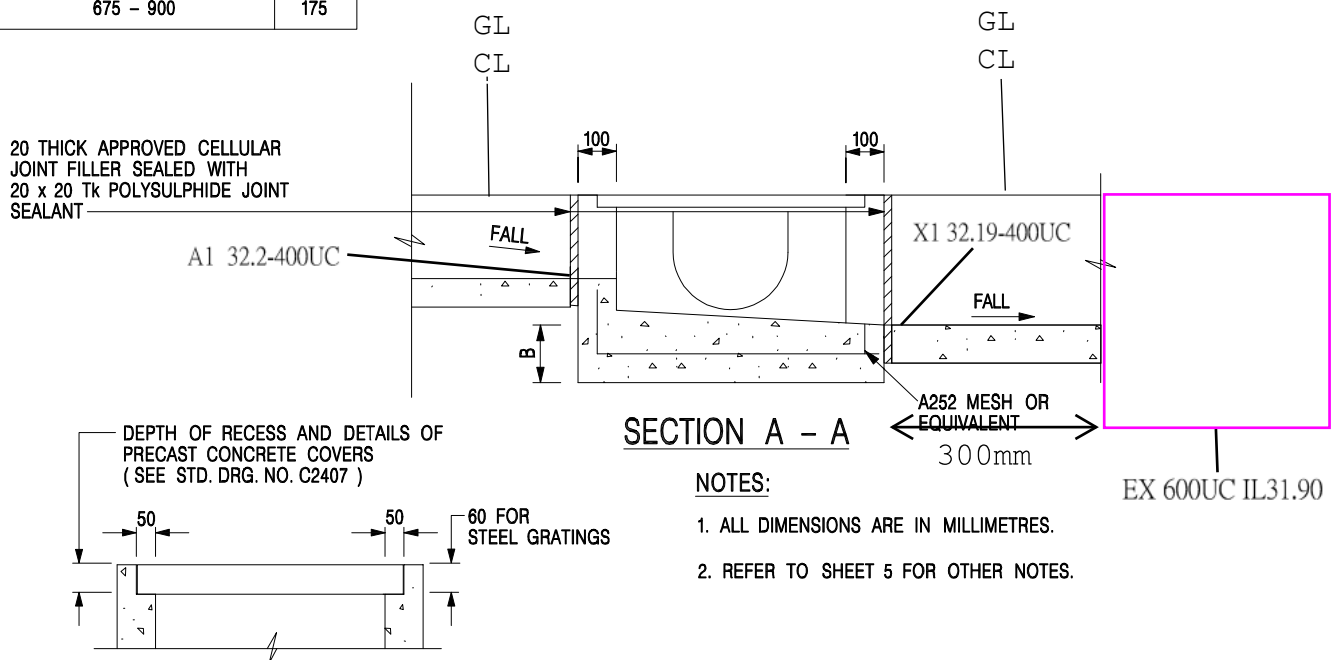
DATE JAN 1991

DRAWING NO.

C2412E



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



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

b8-1

**STANDARD CATCHPIT DETAILS
(SHEET 1)**

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

→ =Proposed 400UC & Fall → =EX 4000 Nullah & Fall
→ =EX 1000UC & Fall → =EX 600UC / 600UCC & Fall

1

Site

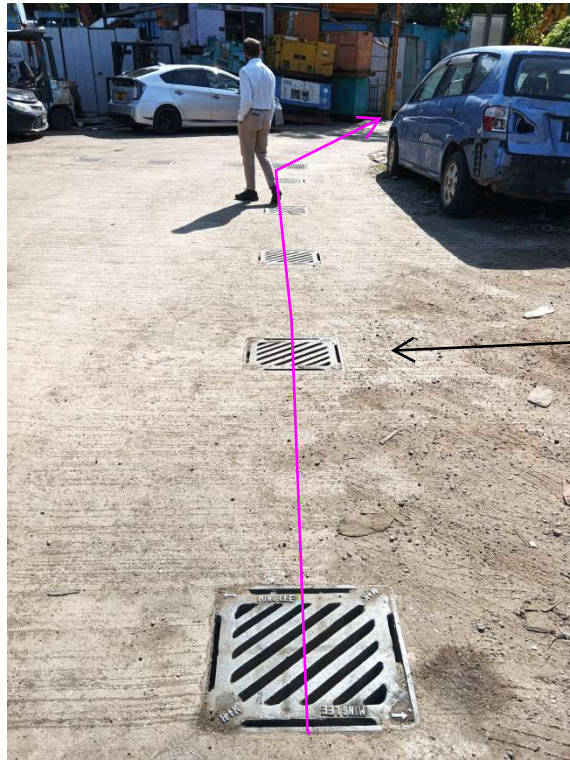


2

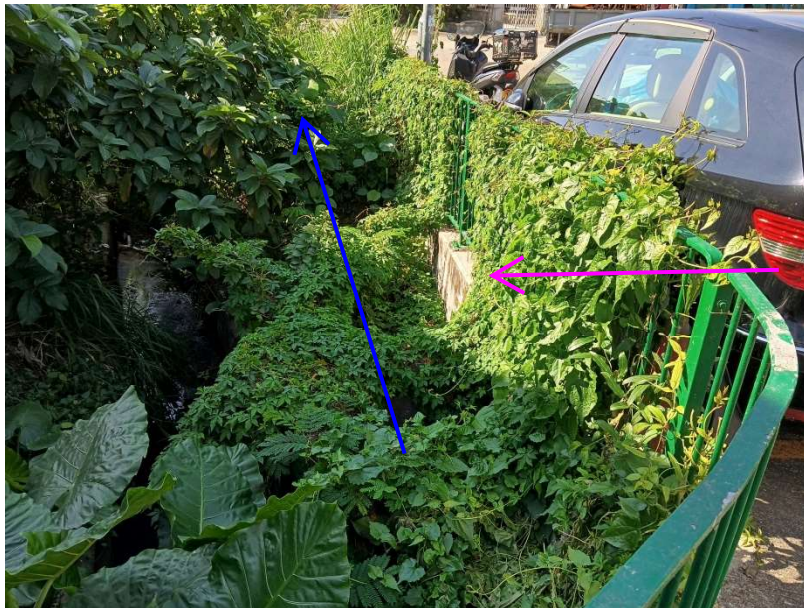
Site



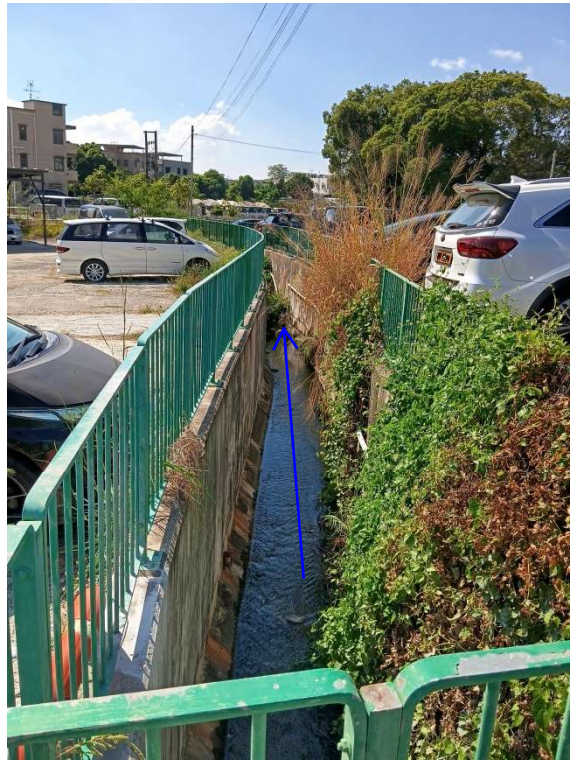
3



4



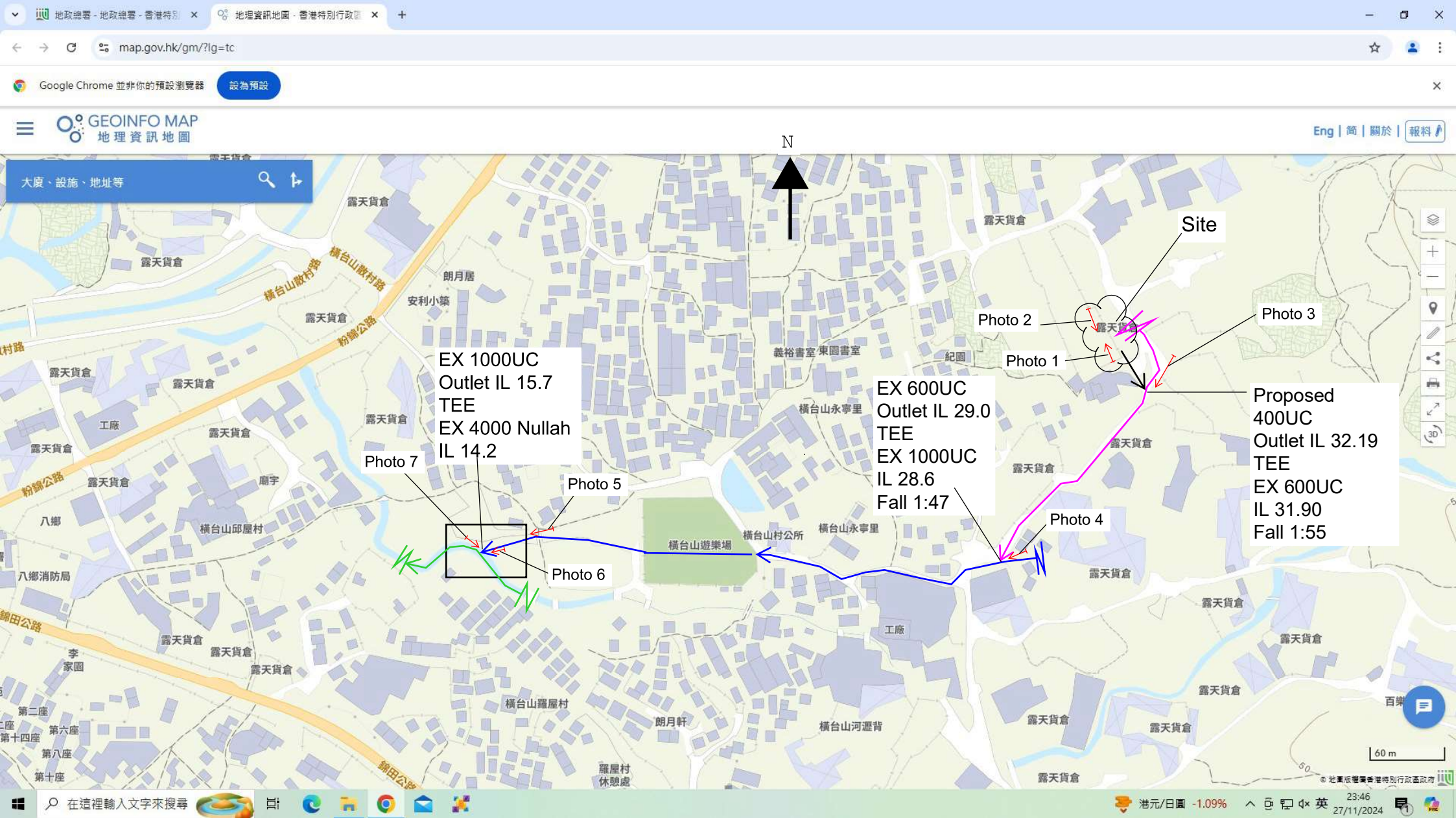
5



6







→ =Proposed 400UC & Fall

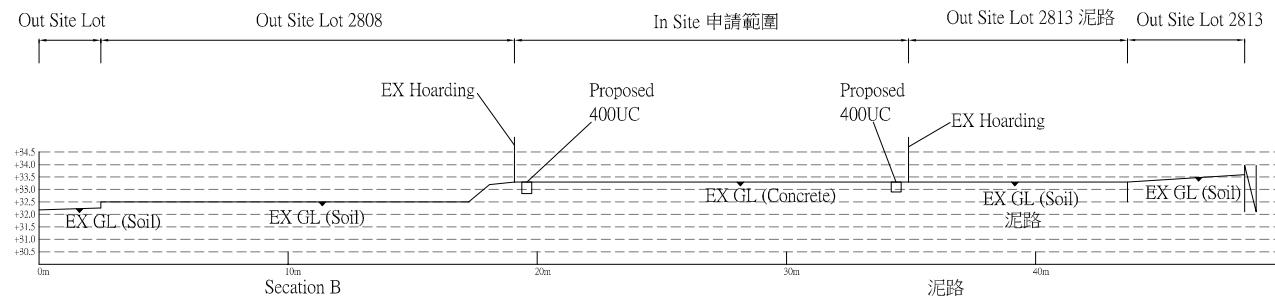
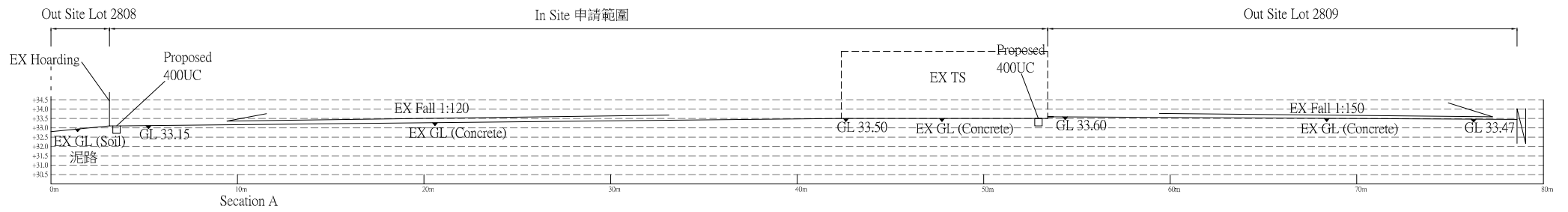
→ =EX 4000 Nullah & Fall

→ =EX 1000UC & Fall

→ =EX 600UC / 600UCC & Fall

Photo Location Plan

c2-1



d1-1 Section

Scale : 1:300 A4

Previous Applications involving the Site

Rejected Applications

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

Rejection Reasons

- (1) The proposed development was not in line with the planning intentions of the “Agriculture” and “Village Type Development” zones. No strong justification has been given in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The proposed development did not comply with the Town Planning Guidelines for Application for Open Storage and Port Back-up Uses.
- (3) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (4) There were residential dwellings in the vicinity of the Site. The proposed development would pose adverse environmental, landscape and drainage impacts to the surrounding areas, and no technical assessment had been submitted to demonstrate that the proposed development would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.

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

Approved Applications

	Application No.	Zoning	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/976	“AGR”, ”R(D)”	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	8.12.2023
2.	A/YL-PH/1028	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	4.10.2024
3.	A/YL-PH/1044	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025
4.	A/YL-PH/1046	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	28.2.2025
5.	A/YL-PH/1060	“AGR”, “V”	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years	23.5.2025
6.	A/YL-PH/1063	“AGR”	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years	19.9.2025

Government Departments' General Comments

1. Traffic

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

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

2. Environment

Comments of the Director of Environmental Protection:

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

3. Drainage

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

- no in-principle objection 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 accepted drainage proposal and maintenance of the drainage facilities for the proposed use should be included in the planning permission.

4. 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**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of October 2024, the Site is located in a rural inland plain landscape character comprising temporary structures, open storages, village houses, vacant lands and scattered tree groups. The Site has been generally cleared and hard-paved. Some trees/vegetation are observed along the eastern periphery of the Site. The proposed use is considered not entirely incompatible with the landscape setting in the proximity. Significant adverse impact on landscape resources within the Site arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix V**.

6. **Building Matters**

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

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

7. **District Office's Comments**

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

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

8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) 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 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);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and uses on Lots 2808, 2811 RP, 2813 and 2814 all in D.D. 111 which 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 it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use in 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 the proposed access connecting the Site to Kam Tin 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 latest '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 (ProPECC PNs), in particular the ProPECC PN 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 (D of FS) 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 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;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures 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 (BA) 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) if the existing structure is erected on leased land without the approval of the BA, it is UBW under the BO and should not be designated for any proposed use under the captioned application;
- (v) 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;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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

From: [REDACTED]
Sent: 2025-09-25 星期四 12:49:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1087 DD 111 Wang Toi Shan

A/YL-PH/1087

Lots 2808 (Part), 2811 RP (Part), 2812 (Part), 2813 (Part), 2814 (Part) and 2815 (Part) in D.D. 111, Wang Toi Shan, Pat Heung

Site area: About 831.44sq.m

Zoning: "Agriculture"

Applied use: 16 Private Vehicle Park / **Filling of Land**

Dear TPB Members,

Strong Objections. The adjacent lots were approved for 30 vehicle parking on 23 May under 1060. And many other applications for the same use in the district.

Does every village house have a half a dozen cars?

Note that there were previous rejections and withdrawn applications for Open Storage so the intention is clearly to justify the filing in of land with a few to a subsequent application for brownfield. This is not Cat 2.

Members have a duty to question the rationale of such applications.

Mary Mulvihill

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



16th January, 2026.

By email only

Dear Sir/ Madam,

Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years

(A/YL-PH/1068)

&

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) with Ancillary Facilities and Associated Filling of Land for a Period of 3

Years

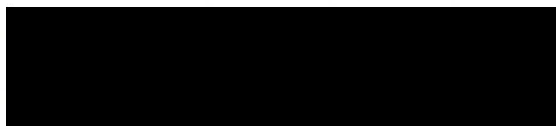
(A/YL-PH/1087)

1. We refer to the captioned. Below are photos extracted from the Town Planning Board Statutory Planning Portal 3 showing the sites (bounded by the red line).

A/YL-PH/1068



A/YL-PH/1087



2. We urge the Board to investigate with relevant authorities as to whether the sites are involved in any ongoing enforcement case(s)/ unauthorised use/ activity; if yes, then consider whether it is appropriate to approve the relevant application(s).
3. We urge the Board to reject these applications as they are unlikely to be in line with the planning intention of the Agriculture zone. If any of these applications is to be approved, we urge the Board to consider whether the site (filled area) should be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

