

- 9 FEB 2022

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

Form No. S16-III
表格第 S16-III 號

HSK/362

**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 Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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,請另買說明

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	A1HSK/362
	Date Received 收到日期	- 9 FEB 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

鄧鎮鵬

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)

許幸如

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)	元朗厦村丈量約份第129約地段第3323號B分段第1小分段
(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 2830 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 434 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅 (甲類) 3」
(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 _____ (DD/MM/YYYY)[&]
於 27/12/2021 (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 25/01/2022 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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(私家車及不超過24噸的貨車)及露天存放出口汽車及汽車零件 (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	2466 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	364 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	434 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	434 .....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) 可參考附頁	
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	34
Motorcycle Parking Spaces 電單車車位	26
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	8
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至六，早上8時至晚上8時，星期日及公眾假期休息。																															
(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)) 由屏廈路經小路到達申請地點 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)																														
(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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
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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	
位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

許幸如

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- Member 會員 / Fellow of 資深會員
 HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會
 RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

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

Date 日期

27/12/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗厦村丈量約份第129約地段第3323號B分段第1小分段
Site area 地盤面積	2830 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/HSK/2
Zoning 地帶	「住宅(甲類)3」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	..... 擬議臨時公眾停車場(私家車及不超過24噸的貨車)及露天存放出口汽車及汽車零件

(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	434 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-6.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	13	%	<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		34
	Private Car Parking Spaces 私家車車位		26
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			8
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			
Others (Please Specify) 其他 (請列明)			

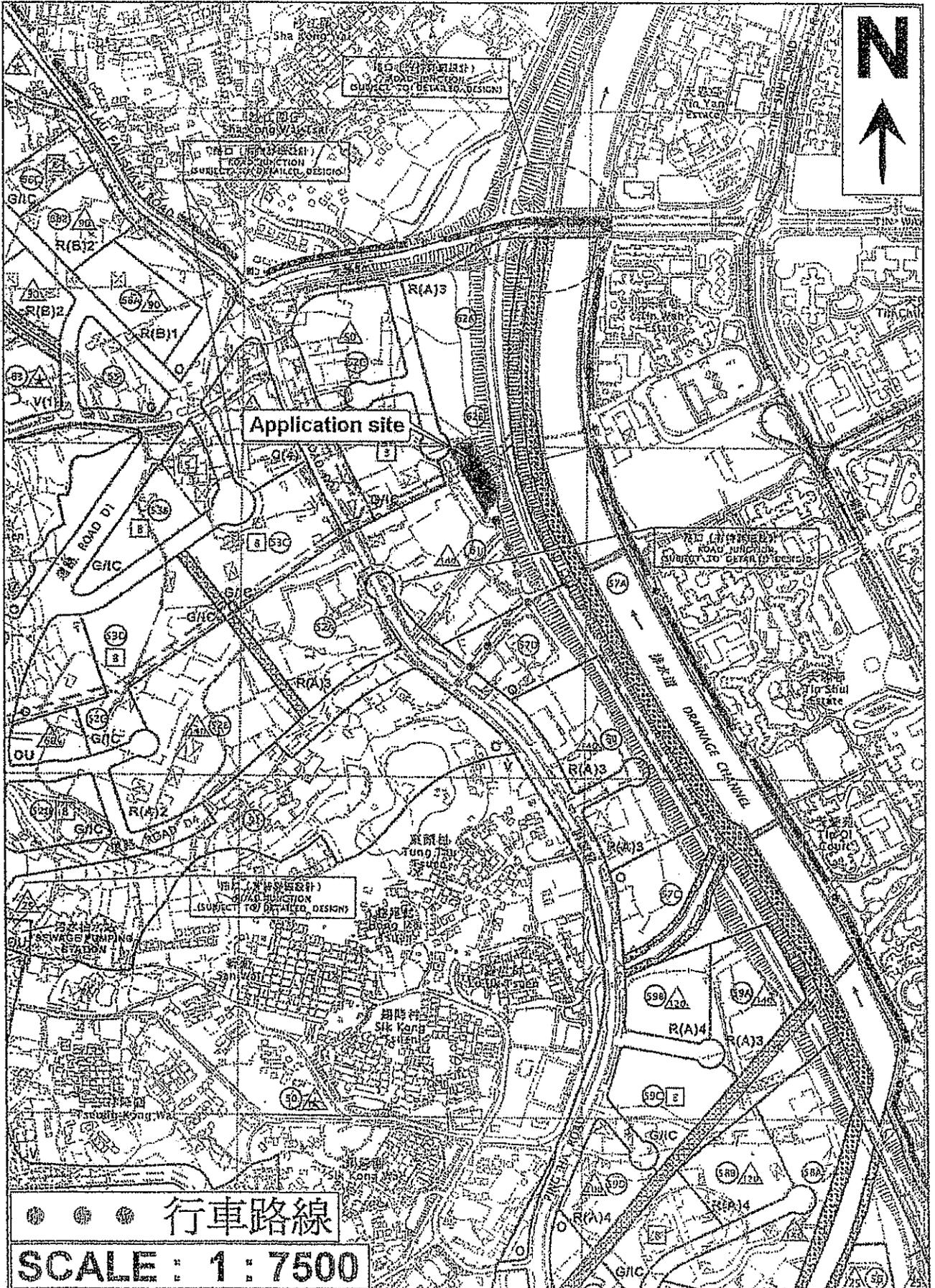
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位			
Medium Goods Vehicle Spaces 中型貨車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

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"/>
場地大綱圖、渠務建議計劃圖、消防建議計劃圖		
Reports 報告書		
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"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

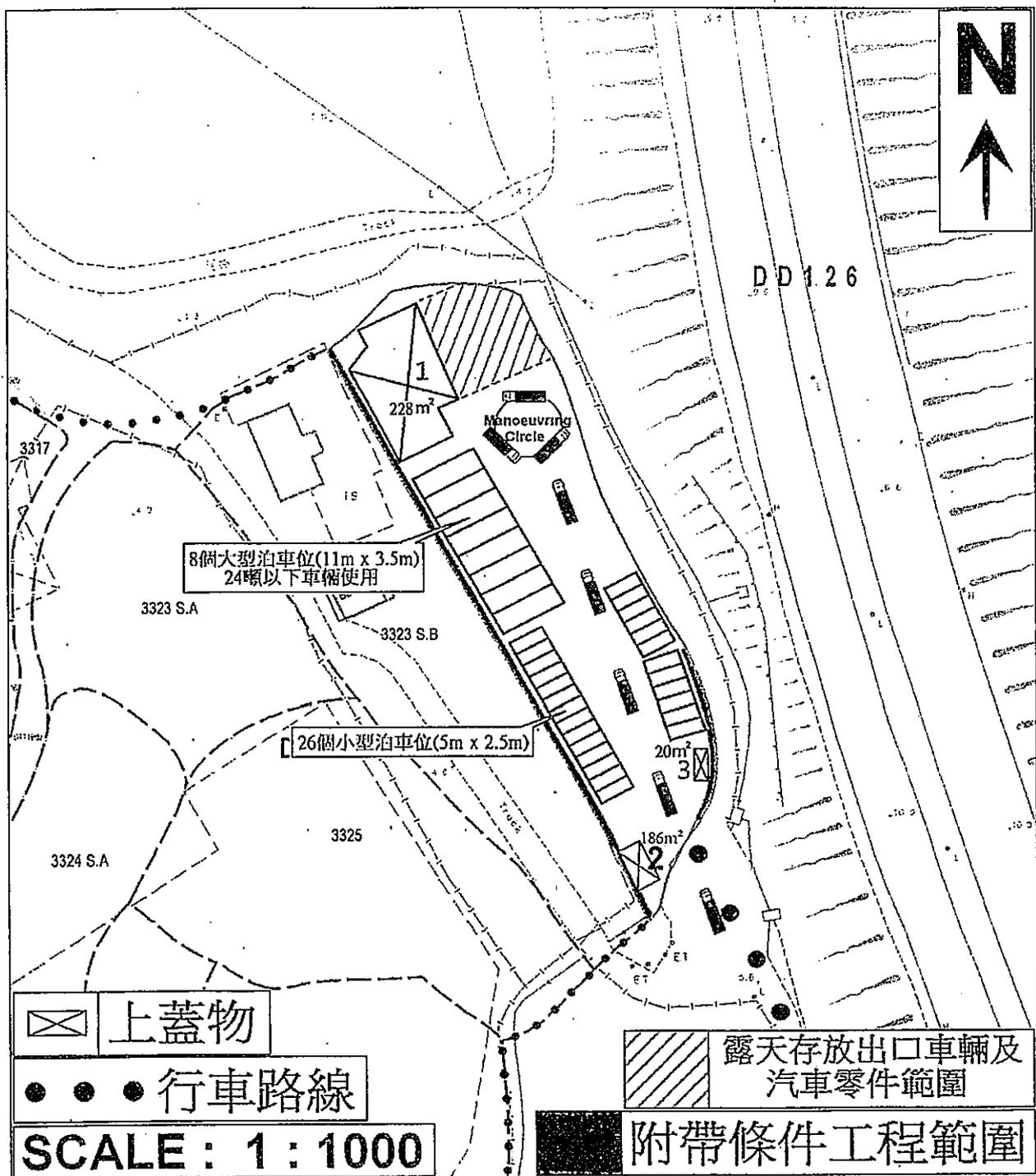
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

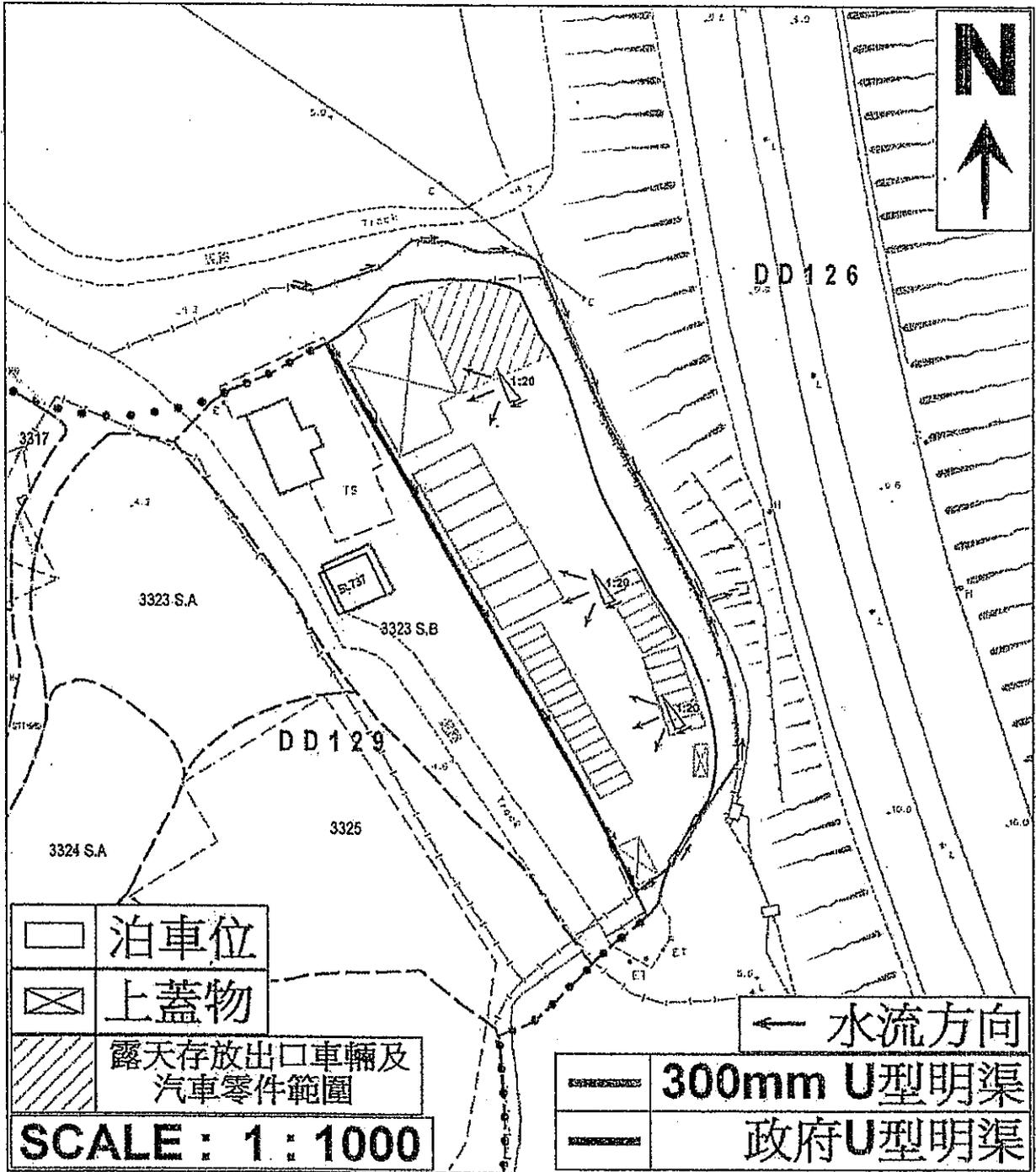
場地大綱圖



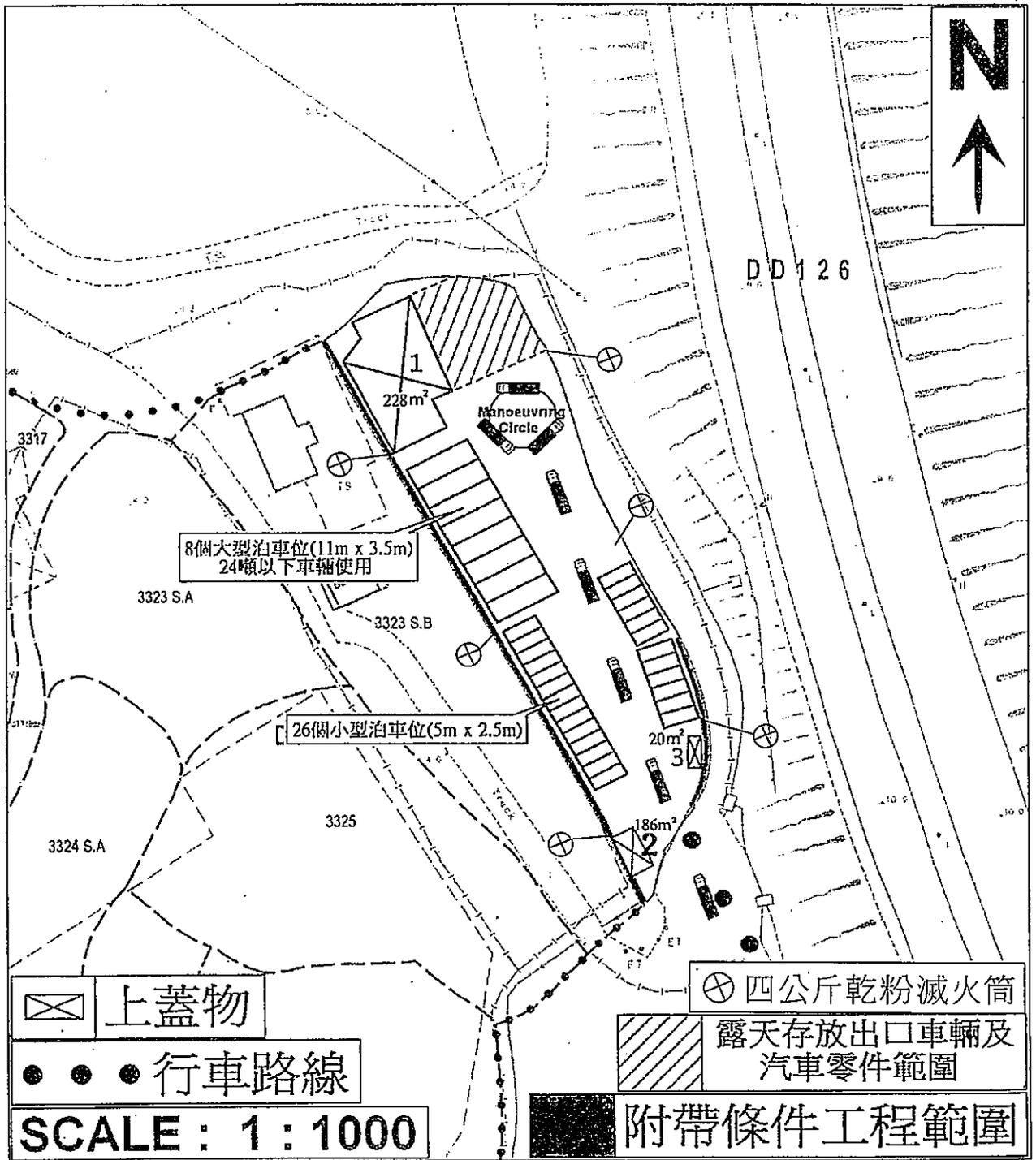
場地設計圖



渠務建議計劃圖



消防建議計劃圖



申請理由

1. 申請地點位於元朗廈村丈量約份第129約地段第3323號B分段第1小分段，面積約 2830 平方米，由鄧鎮鵬先生提出申請，作為期三年的擬議臨時公眾停車場(私家車及不超過24噸的貨車)及露天存放出口汽車及汽車零件用途，申請地點位於洪水橋及廈村分區計劃大綱圖 (S/HSK/2) 的「住宅 (甲類)3」地帶內。
2. 申請地點共涉及一幅私人土地，不涉及政府土地。申請地點地型不規則，近似長方型，地勢由東北暗斜向西南。場地被一條現有大型渠道包圍，大型渠道與政府渠道連接。申請人於提交前已於地點張貼通告，並將通告郵寄到有關鄉事委員會張貼，以通知申請地點內的土地擁有人有關申請事宜。
3. 場地早年發展作停車場，已進行了地基平整，地面鋪築成硬地表，容易去水。由於過去已取得許可發展，故基本設施齊備。無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。場地發展作臨時公眾停車場 (私家車及不超過24噸的貨車) 及臨時露天存放出口車輛及汽車零件用途，發展設施簡單，容易還完。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。
4. 按規劃署記錄，過去的申請取得許可後，場地落實過所有附帶條件工程。已履行的工程包括：綠化、排水、消防及設置了圍欄。這些工程均獲有關方面接納，對保護環境有積極而正面作用。是次申請的消防裝置建議計劃和渠務建議計劃均可沿用前申請 (檔案A/HSK/48) 繼續執行。此申請發展與周圍環境配合，場地附近並無民居。按規劃指引13E，場地屬「第一類地區」。在規劃指引13E的意向引導下，在同一區內已有不少屬「露天貯物及港口後勤用途」的發展，當中以露天倉地、貨櫃場地及物流中心等用途為主。
5. 場地以發展臨時公眾停車場 (私家車及不超過24噸的貨車) 用途為主，會以前申請 (檔案A/HSK/48) 的設計為基礎；設置8個大型泊車位及26個小型泊車位。8個大型泊車位每個面積11米 X 3.5米，供大型車輛停泊 (不超過24噸的貨車)。8個大型泊車位共佔面積約308平方米。26個小型泊車位每個面積5米 X 2.5米，供私家車停泊。26個小型泊車位共佔面積約325平方米。大型及小型泊車位共佔面積約633平方米，佔此申請約22%土地。大型及小型泊車位即場地設計圖內所示，場地內的長方形空格。

6. 場地共有三個上蓋物，標籤為1、2及3號。分別用作儲物倉庫及臨時寫字樓。三個上蓋物合共佔樓面面積約434平方米，佔上蓋面積約364平方米，佔此申請約13%土地。上蓋物即場地設計圖內所示，場地內有交叉的方格。

上蓋物1，樓高1層，高度約4.5米，佔面積約228平方米。上蓋物1是一個以金屬搭建的倉庫，作儲物用途。

上蓋物2一部份由貨櫃改建，一部份以金屬搭建。貨櫃改建部份樓高2層，高度約6.5米，每層佔面積約70平方米。金屬搭建樓高1層，高度約3米，佔面積約10平方米。另外有36平方米的簷蓬，上蓋物合共佔樓面面積約186平方米，佔上蓋面積約116平方米。上蓋物2是一個臨時寫字樓，負責一般行政用途。

上蓋物3，樓高1層，高度約3米，佔面積約20平方米。上蓋物3是由貨櫃改建的臨時寫字樓，負責一般行政用途。

7. 「露天存放出口車輛及汽車零件範圍」只作存放用途，不涉及其他工作。「露天存放出口車輛及汽車零件範圍」內不設上蓋物，貯存物品與場地邊界會保持至少5米距離。「露天存放出口車輛及汽車零件範圍」佔面積約280平方米，佔場地約10%土地。「露天存放出口車輛及汽車零件範圍」即場地設計圖所示，內有斜線的方塊。是次申請範圍，是前申請（檔案A/HSK/48）的延續。申請人會繼續執行前申請時已落實的附帶條件工程，以履行城市規劃條例第16條附件之要求，確保場地發展不會對環境帶來任何負面影響。
8. 此申請標題為臨時公眾停車場（私家車及不超過24噸的貨車）及臨時露天存放出口車輛及汽車零件用途。主要發展作臨時公眾停車場（私家車及不超過24噸的貨車），涉及少量露天存放出口車輛及汽車零件用途。此申請的停車場主要服務對象是附近丁屋住戶。停車場會以月租形式出租車位。此申請的存在，主要是紓緩丁屋住戶的泊車需要，可視作生活配套設施；此申請的露天存放出口車輛及汽車零件用途，屬定期存放。從事工作簡單整齊，不含有害廢料或污染物，發展衍生的交通流量極低，不會對附近環境構成影響。
9. 場地開放時間為星期一至星期六，早上八時至晚上八時，星期日及公眾假期休息。晚上八時至翌日早上八時，不會進行作業。必要的運輸工作會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。

10. 此申請會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修保養。包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等各方面。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。
11. 場面位於元朗廈村，出入口（閘門）設於場面東南邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並有行車通道接駁屏廈路，透過屏廈路貫通新界道路網絡。行車通道是一條現有村路，闊度約10米，最窄處寬約4.5米，長度約500米，即由出入口連接到駁屏廈路的距離，當中只有一個明顯彎位，路面已平整，可供駕駛者安全使用。基於行車通道的實況考慮，申請人會依從前申請的設定在規劃許可有效期內，只有已根據《道路交通條例》獲發有效牌照，且根據該條例獲界定重量不超過24公噸的私家車及貨車才可在申請地點停泊或存放。
12. 在前申請（檔案編號：檔案A/HSK/48 及 A/YL-HT/ 870）取得許可後，已在中請地點的當眼位置已張貼了提示通告。標明場地及接近場地的一段行車通道，不准停泊或存放（道路交通條例）所界定的重型貨車（即超過24噸），包括貨櫃拖架及拖頭使用。行車通道地段屬私人物業，由場地使用者開關，並非由運輸署管理。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。
13. 停車場服務的對象主要是附近的丁屋住戶，發展會對附近範圍車主構成方便，將既有車輛有規劃地安置。事實上停車場對區外駕駛人士缺乏吸引力，難以吸納區外人士。停車場的存在能舒緩丁屋住戶的泊車需要，可視作生活配套設施，不會增加現有汽車流量，更不會為周圍交通帶來壓力。
14. 臨時露天存放出口車輛及汽車零件用途，只佔小量的發展範圍，性質屬定期存放，需要進行的運輸工作極為輕微。平均而言，一星期會有兩至三次交收，每次交收只需要一輛中型貨車便可應付。由於場地可以完全控制貨物交收時間，避過繁忙時間，故對附近交通不會構成負面影響。

15. 場地會有員工上班車輛，員工車輛都屬私家車。員工上下班及午餐時間都會使用一次汽車。總體汽車用氙極為輕微，對附近交通不會構成影響。場地內有足夠的車輛迴旋空間供車輛轉動，任何時間均不會有車輛在公共道路排隊等候，或以倒車方式進出公共道路。餘下面積約1,403平方米，約50%的土地作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境及交通的影響。
16. 申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。



A/HSK/362車輛流量預算18/03/2022 11:37

From: 陳灝然 <[REDACTED]>

To: ackchow@pland.gov.hk

File Ref:

檔案編號：A/HSK/362

敬啟者

申請人就上述申請提交申請地點的車輛流量預算，詳情如下：

申請地點的車輛流量預算

	星期一至六						每小時車輛 出入次數
	貨櫃車		貨車		私家車		
	入	出	入	出	入	出	
08:00 - 09:00	0	0	0	6	2	13	21
09:00 - 10:00	0	0	1	1	0	9	11
10:00 - 11:00	0	0	0	0	1	0	1
11:00 - 12:00	0	0	0	0	0	2	2
12:00 - 13:00	0	0	1	0	0	1	2
13:00 - 14:00	0	0	0	0	2	2	4
14:00 - 15:00	0	0	2	0	1	0	3
15:00 - 16:00	0	0	0	1	0	0	1
16:00 - 17:00	0	0	0	1	4	0	5
17:00 - 18:00	0	0	4	0	10	2	16
18:00 - 19:00	0	0	2	0	7	0	9
19:00 - 20:00	0	0	1	0	1	0	2
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。							

平均而言，每天進入場地的車輛數目穩定，使用停車場的駕駛者都是早出

晚歸，故此早上八時至十時及下午五時至六時會錄得較多車輛流量，早上及下午、上下班至午飯時間前後，只錄得寥落的車輛流量，相信是停車場的使用者因個人理由進出場地，錄得個位數字駕次，屬正常而合理。交通用量極低卻並無特別之處。

場地會有員工上班車輛（包括服務公眾停車場及露天存放場的員工車輛），員工車輛屬私家車。員工上下班及午餐時間都會使用車輛代步，總汽車用量極為輕微，對附近交通不會構成影響。員工上班車輛已包括在停車場車位之內，車輛流量已反映在車輛流量預算表。

若有任何答覆或疑問，歡迎電郵至 [\[REDACTED\]](#) 或致電

[\[REDACTED\]](#) 與許小姐聯絡，謝謝！

此致

城規會/ 規劃署/ 周先生

申請代理人

許幸如

二零二二年三月十八日

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous s.16 Applications Covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/541	Temporary Public Vehicle Park (Private Car and Container Vehicle) for a Period of 3 Years	23.5.2008 (Revoked on 23.7.2009)
A/YL-HT/591	Temporary Public Vehicle Park for Container Vehicle and Private Car for a Period of 3 Years	23.1.2009 (Revoked on 8.10.2010)
A/YL-HT/726	Temporary Public Vehicle Park for Private Car and Goods Vehicle under 24 tonnes (Excluding Container Vehicles) for a Period of 3 Years	15.4.2011
A/YL-HT/870	Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Warehouse for a Period of 3 Years	3.1.2014
A/YL-HT/985	Temporary Warehouse for Storage for a Period of 3 Years	4.12.2015 (Revoked on 4.1.2018)
A/HSK/48	Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years	2.3.2018

**Similar s.16 Applications in the Vicinity of the Application Site
within/partly within the same “Residential (Group A)3” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/16	Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	22.9.2017
A/HSK/35	Temporary Public Vehicle Park for Medium Goods Vehicle, Heavy Goods Vehicle and Container Trailer with Ancillary Site Office for a Period of 3 Years	12.1.2018
A/HSK/47	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	9.2.2018
A/HSK/179	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	6.9.2019 (Revoked on 18.10.2019)
A/HSK/207	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	20.3.2020
A/HSK/232	Renewal of Planning Approval for Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks for a Period of 3 Years	1.9.2020
A/HSK/240	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	21.8.2020
A/HSK/264	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	4.12.2020

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- supports the application from traffic engineering perspective to meet the public demand on car parking spaces.

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

- no adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from a drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of his Division.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations being provided to the satisfaction of his department;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval; and
- having considered the nature of the open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no comment under the Buildings Ordinance; and
- there is no building plan submission in relation to development at the Site approved/ under processing.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

7. Long-term development

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

8. District Officer's Comment

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

- has not received any comment from the village representatives in the vicinity regarding the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before continuing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the subject lot is covered by a Short Term Wavier (STW) No. 3921 for the purposes of “Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts”; and
 - the STW holder should apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that to ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme mentioned above and ensure their proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA;
- (g) to note the comment of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on

leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - 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. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. 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. Detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') in order to minimize the possible environmental impacts on the surrounding area;
- (i) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) are to be installed should be clearly marked on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to interrupt the overland flow from the adjacent lands. Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and to interrupt the overland flow from the adjacent lands. Please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- the existing watercourse, to which the applicant proposed to discharge the stormwater from the Site, was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long (DO/YL) should be consulted. Since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
- the gradients of the proposed U-channels should be shown on the drainage plan. The proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed U-channel. The cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap. Where walls or hoarding are erected or are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site; and
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside the applicant's lot boundary before commencement of the drainage works.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

參考編號

Reference Number:

220225-153359-62650

提交限期

Deadline for submission:

11/03/2022

提交日期及時間

Date and time of submission:

25/02/2022 15:33:59

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/362

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。