

此文件在 2022 收到，城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 20 JUN 2022  
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 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](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](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	A145K/383
	Date Received 收到日期	20 JUN 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)

鄧有德

## 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)	新界元朗洪水橋第124約地段13號A分段餘段(部分)和第125約地段1558段餘段(部分)及1560號餘段(部分)
(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 421 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input 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 (S/HSK/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」及道路
(f) Current use(s) 現時用途	臨時公眾停車場 (貨櫃車除外)  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 31/03/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 04/04/2022 (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<sup>&</sup>一或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	臨時公眾停車場 (貨櫃車除外)  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	421 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	.....
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	..... sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	7
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
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

星期一至日及公眾假期, 24小時開放。

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?		Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可經由慶村路到達申請地點	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	<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>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。

可參閱附頁申請理由

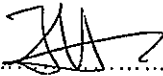


**8. Declaration 聲明**

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

04/04/2022

(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。

<b>Gist of Application 申請摘要</b> (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 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	新界元朗洪水橋第124約地段13號A分段餘段(部分) 和第125約地段1558段餘段(部分)及 1560號餘段(部分)
Site area 地盤面積	421 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	核准 洪水橋及廈村分區計劃大綱圖 (S/HSK/2)
Zoning 地帶	「鄉村式發展」及 道路
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	臨時公眾停車場(貨櫃車除外)

(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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	<input type="checkbox"/> About 約 %		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  <u>Private Car Parking Spaces 私家車車位</u> <u>Motorcycle Parking Spaces 電單車車位</u> <u>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</u> <u>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</u> <u>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</u> <u>Others (Please Specify) 其他 (請列明)</u> <hr/> <hr/>		7  7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  <u>Taxi Spaces 的士車位</u> <u>Coach Spaces 旅遊巴車位</u> <u>Light Goods Vehicle Spaces 輕型貨車車位</u> <u>Medium Goods Vehicle Spaces 中型貨車車位</u> <u>Heavy Goods Vehicle Spaces 重型貨車車位</u> <u>Others (Please Specify) 其他 (請列明)</u> <hr/> <hr/>		

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

## 申請理由

1. 申請地點位於新界元朗洪水橋第 124 約地段 13 號 A 分段餘段 ( 部分 ) 和第 125 約地段 1558 段餘段 ( 部分 ) 及 1560 號餘段 ( 部分 ) , 面積約 421 平方米 , 由鄧有德先生提出申請作為期三年的擬議臨時公眾停車場 ( 貨櫃車除外 ) 用途 , 並不涉及「露天貯物及港口後勤用途」的發展。
2. 申請地點位於洪水橋及廈村分區計劃大綱圖 ( S/HSK/2 ) 的「鄉村式發展」及道路地帶內。申請發展屬於「鄉村式發展」地帶內第二欄的准許用途 , 須按條例 16 向城規會提交申請 , 城規會視乎情況考慮 , 在有條件或無條件的情況下 , 發出最多為期三年的規劃許可。
3. 申請人希望為廈村住戶如震凱軒居民提供合法停車位 , 以方便出入。申請人希望名正言順在申請地點發展標題用途 , 故提出是次規劃申請 , 希望將發展納入規管之內。申請人無意永遠作臨時公眾停車場 ( 貨櫃車除外 ) 用途的發展。這申請發展只屬過度性質 , 倘政府在申請地點有其他發展 , 此申請亦會告一段落。
4. 申請地點共涉及三幅私人土地 , 不涉及政府土地。申請地點地型不規則 , 近似長方形 , 地勢平坦 , 總面積約 421 平方米。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。
5. 按規劃署記錄 , 在申請地點所在的同一「鄉村式發展」( V ) 地帶內 , 申請地點四周 , 有三宗擬議臨時公眾停車場的申請獲通過。一宗申請擬議臨時公眾停車場 ( 私家車及輕型貨車 ) 連附屬汽車美容服務及辦公室 ( 為期 3 年 ) , ( 檔案編號 : A/HSK/60 ) , 於 06/07/2018 在有條件下批給臨時性質的許可 ; 一宗申請擬議臨時停車場(私家車及輕型貨車) ( 為期3年 ) , ( 檔案編號 : A/YL-HT/718 ) , 於 06/05/2011 在有條件下批給臨時性質的許可 ; 另一宗申請擬議臨時公眾停車場 ( 私家車 ) ( 為期3年 ) , ( 檔案編號 : A/HSK/324 ) , 於 27/08/2021 在有條件下批給臨時性質的許可。

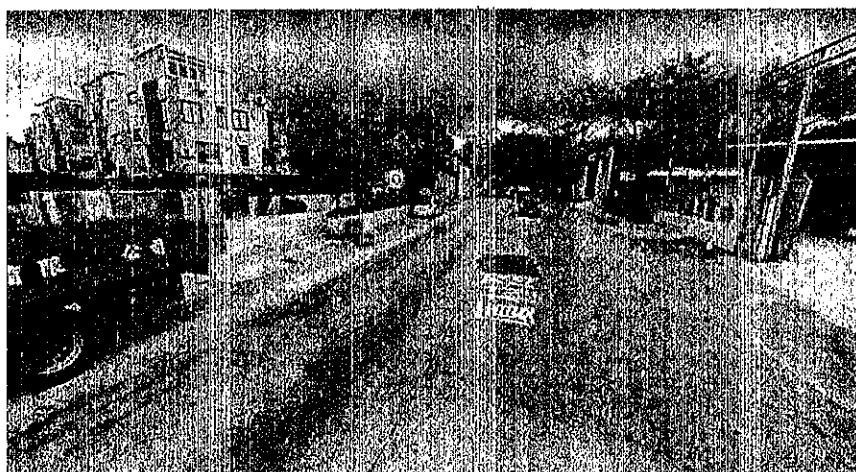
6. 作為臨時公眾停車場的發展，申請地點必須全年二十四小時開放，其屬必須的生活配套設施，提供泊車位以利村民，選址方面亦不可能太遠離民居，提供了快捷、安全及方便的好處。居民只需步行約 2 分鐘路程便可到達，是理想而難得的合適地點。另外，申請地點位處鄉郊，外人不容易知道，亦不可能吸引區外的車輛使用，也不會增加現有道路的既有車輛流量。臨時公眾停車場的出現，能有秩序及集中地安置居民車輛，改善胡亂泊車情況，加強道路安全保障。
7. 臨時公眾停車場是照顧民生的有限度發展，對環境影響極低，甚至不帶顯著影響的發展項目。倘此申請不獲批准，居民的車輛亦不會減少；否決此申請，只會對地區交通問題構成壓力。即使批出許可，倘發展結果不能令人滿意，政府及規劃署等有關方面部門有權力不再批准延續發展。換言之，假使此申請獲批准許可，當發展許可屆滿後，若發現此申請對環境帶來不良影響，規劃署可撤銷或不再發出規劃許可。
8. 申請人會以月租形式出租車位予申請地點附近居民，所有使用臨時公眾停車場的車輛駕次都在預期之內。按日常汽車使用情況，臨時公眾停車場的繁忙時間，會在早晚的上下班時間，其他時間只會有極少量的汽車使用。任何時間均不會出現車輛輪候或阻塞交通的情況，對附近交通不會構成影響。基於保安考慮，除了廈村住戶的車輛外，不會有任何車輛出入申請地點，或使用申請地點內設的泊車位。
9. 總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算			
	星期一至日		
	私家車		
	入	出	
00:00 - 01:00	0	0	0
01:00 - 02:00	0	0	0
02:00 - 03:00	0	0	0

03:00 - 04:00	0	0	0
04:00 - 05:00	0	0	0
05:00 - 06:00	0	0	0
06:00 - 07:00	0	1	1
07:00 - 08:00	0	2	2
08:00 - 09:00	0	3	3
09:00 - 10:00	0	1	1
10:00 - 11:00	0	0	0
11:00 - 12:00	0	0	0
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0
16:00 - 17:00	1	0	1
17:00 - 18:00	2	0	2
18:00 - 19:00	3	0	3
19:00 - 20:00	1	0	1
20:00 - 21:00	0	0	0
21:00 - 22:00	0	0	0
22:00 - 23:00	0	0	0
23:00 - 24:00	0	0	0
申請地點尚未發展，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。			

10. 臨時公眾停車場（貨櫃車除外）共有 7 個私家車泊車，每個面積 5 米 x 2.5 米。申請地點開放時間為：星期一至日，每天 24 小時，公眾假期照常開放。申請地點若取得許可，在規劃許可有效期內的任何時間，只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。申請人會在申請地點當眼位置張貼告示，訂明只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。
11. 申請地點會透過廈村路到達，經由田廈路接通新界道路網。廈村路為一條雙程路，路面闊約 10 米。廈村路大部份路面已平整為混凝土地面，可供駕駛者安全使用。行車通道屬公眾通道，已使用多年。

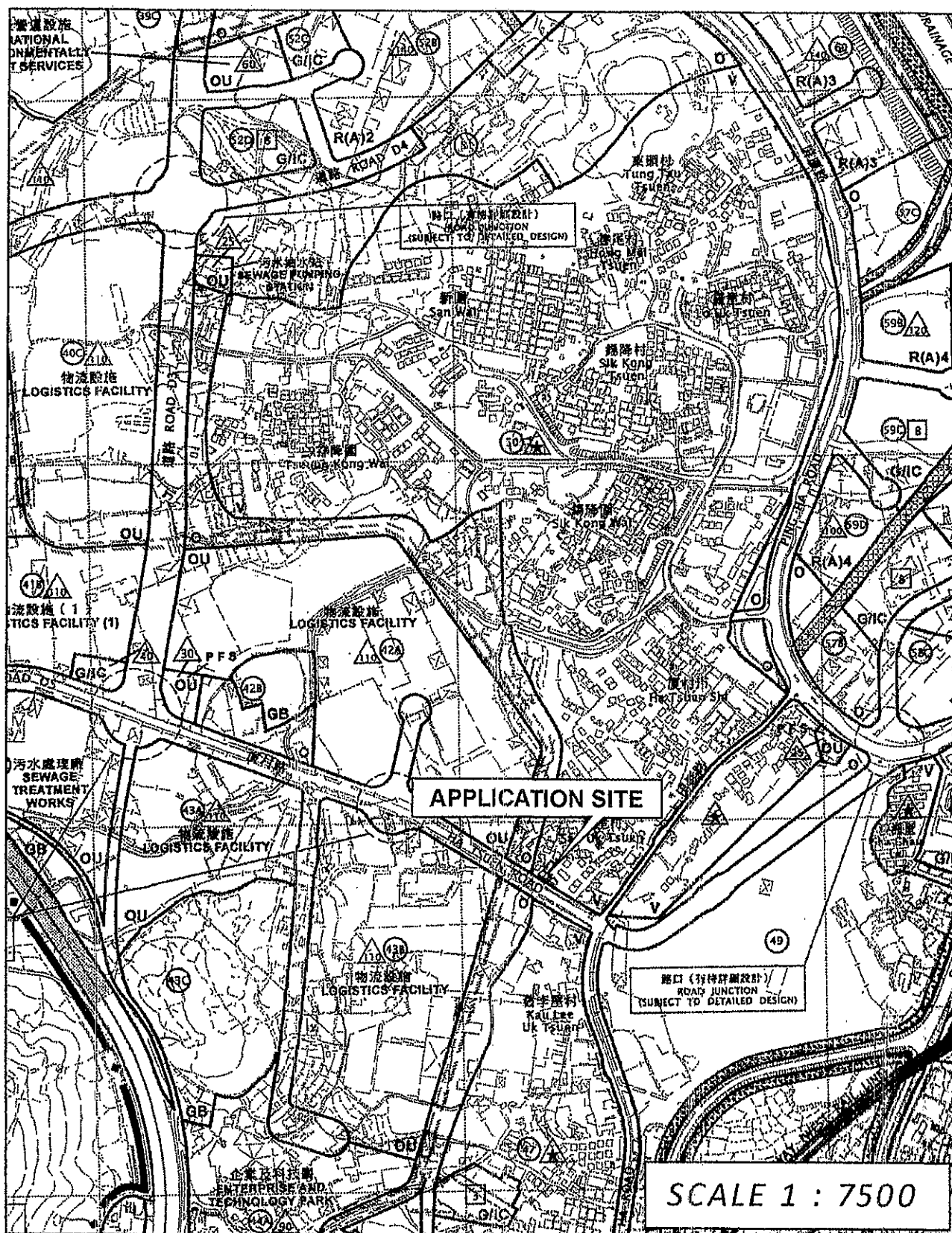
廈村路實況照片



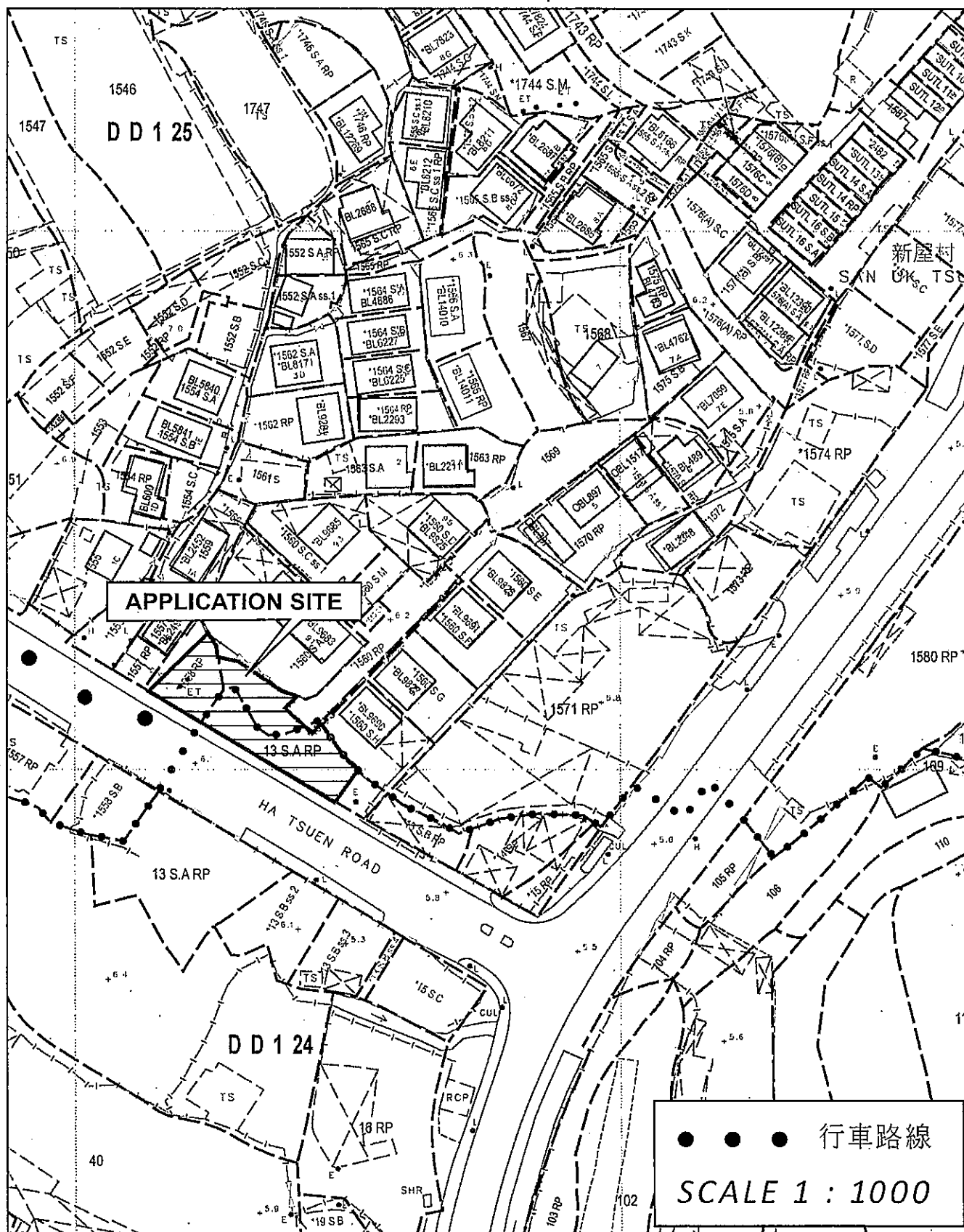


12. 申請地點南邊設有一個入口及一個出口，可供如消防車之類的緊急車輛進入。同時，有足夠空間供車輛通行及泊位，在良好的管理下，任何時間均不會有車輛在公共道路排隊等候，或以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。
13. 申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。
14. 申請地點發展性質、形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點發展作臨時公眾停車場（貨櫃車除外）用途。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。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。
15. 此申請能有意義及靈活地善用地點資源，善用鄉郊土地。政府可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。申請人無意永遠作標題的發展，假使政府就現實需要，在申請地點或附近設立大型停車場，擬議發展便會自然地消失。甚或申請地點有其他更有利於鄉事的發展，此申請亦不會存在。
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。此申請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。

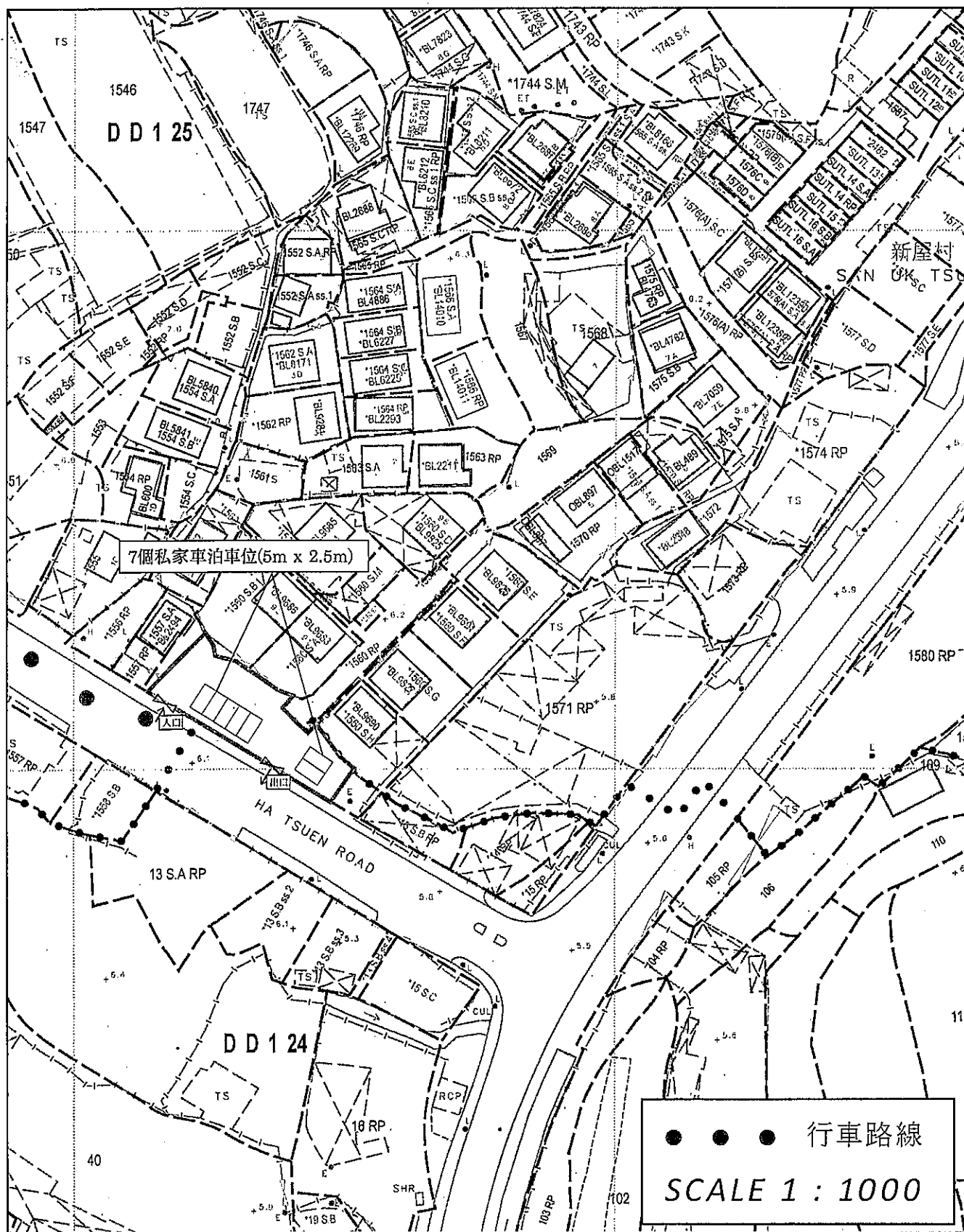
## 圖網大地場



# 場地位置圖



# 場地設計圖



**Similar S.16 Applications in the vicinity of the Site and  
within/partly within the same “Village Type Development” Zone  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/20	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	10.11.2017 (Revoked on 10.8.2019)
A/HSK/76	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	2.11.2018 (Revoked on 2.5.2019)
A/HSK/80	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	20.7.2018 (Revoked on 20.10.2019)
A/HSK/169	Proposed Temporary Public Vehicle Park (Private Car & Light Goods Vehicle) for a Period of 3 Years	2.8.2019
A/HSK/191	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	15.11.2019 (Revoked on 15.10.2021)
A/HSK/226	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	26.6.2020
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/359	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years with Filling of Land	1.6.2022

**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; and
- currently no Small House application approved/under processing at the Site.

**2. Traffic**

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 objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

**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 (FSIs) being provided to the satisfaction of his department; and
- 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 his department for approval.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past 3 years.

## **6. Building Matters**

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

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

## **7. Landscaping**

Comments of the Chief Town Planner, Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no comment on the application from landscape planning perspective.

## **8. Long-term Development**

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

- no objection to the application.

## **9. Water Supplies**

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

- no objection to the application.

## **10. District Officer's Comments**

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

- no comment from departmental point of view; and
- her office has not received any comment from the locals on the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of Government projects;
- (c) 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;
- (d) 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 or reverse onto/from public roads; and
  - the local road leading to the Site is not under his department's purview. The applicant shall obtain consent of the owners/managing departments of the local road for using it as the vehicular access to the Site;
- (e) 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
  - Ha Tsuen Road is not and will not be maintained by his office. His office should not be responsible for maintaining and any access connecting the Site with Ha Tsuen Road;
- (f) 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) to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) 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;
- (h) to note the comments of the Project Manager(West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). 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 Second 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 Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by end 2023 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and liaise with his office if any structures would be erected to ensure that his proposed development would not affect the proposed works under HSK/HT NDA; and

(i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- existing water mains may be affected. The cost of any necessary diversion shall be borne by the proposed development;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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

參考編號

Reference Number:

220708-145956-11600

提交限期

Deadline for submission:

19/07/2022

提交日期及時間

Date and time of submission:

08/07/2022 14:59:56

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/383

「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。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/HSK/383 DD 125 San Uk Tsuen**  
18/07/2022 02:38

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**A/HSK/383**

Lot 13 S.A RP (Part) in D.D. 124 and Lots 1558 RP (Part) and 1560 RP (Part) in D.D. 125, San Uk Tsuen, Hung Shui Kiu

Site area : About 421sq.m

Zoning : "VTD" and area shown as 'Road'

Applied use : 7 Vehicle Parking

Dear TPB Members,

Application 256 was withdrawn but the operation has continued.

Members should question PlanD as to why no enforcement action has been taken.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 20 October 2020 2:45 AM CST  
**Subject:** A/HSK/256 DD 125 Ha Tsuen Road

**A/HSK/256**

Lot 13 S.A RP (Part) in D.D. 124 and Lot 1558 S.B (Part) in D.D.125, Ha Tsuen Road, Hung Shui Kiu

Site area : About 211sq.m

Zoning : "VTD" and area shown as 'Road'

Applied use : Vehicle Sales / **5 Years**

Dear TPB Members,

This application is to legitimize and extend an existing truck operation.

This use is incompatible with the zoning. Members should enquire as to the level of demand for Small Houses in the district, the village cluster does not appear to have much spare capacity.

I note that the same agent is drawing up all the applications. It appears to be an attempt to lock in existing operations for years to come and this could delay the planned new town development.

Mary Mulvihill