

2023年11月1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確認收到
申請的日期。

- 1 NOV 2023

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.

e-form No. S16-III
電子表格第 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

2023/018 MWY

2302859

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / 115K / 498
	Date Received 收到日期	- 1 NOV 2023

- 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

永樂昌有限公司 (Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

海頤規劃發展公司 (Company 公司)

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)	洪水橋田廈路新生村丈量約份第 124 約地段第 1225 號(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 1945 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 371 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

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>洪水橋及廈村分區計劃大綱核准圖 (S/HSK/2)</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「其他指定用途(企業及科技園)」、「鄉村式發展」、「休憩用地」</p>
<p>(f) Current use(s) 現時用途</p>	<p>臨時公眾停車場（貨櫃車除外）及存放汽車零件</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

<p>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</p>
<p>The applicant 申請人 –</p> <p><input type="checkbox"/> 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)。</p> <p><input type="checkbox"/> 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)。</p> <p><input checked="" type="checkbox"/> is not a “current land owner”[#]. 並不是「現行土地擁有人」[#]。</p>
<p><input type="checkbox"/> 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）。</p>

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 (日/月/年) 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
03/10/2023 (DD/MM/YYYY)
於 03/10/2023 (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 17/10/2023 (DD/MM/YYYY)
於 17/10/2023 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時公眾停車場（貨櫃車除外）及存放汽車零件 (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	1688	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	257	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	371	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	371	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>詳情請見附頁。(可參閱：場地設計圖)</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 2</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 8</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至六，每日早上八時至晚上八時。星期日及公眾假期休息。</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>可經由港深西部公路的通道到達申請地點</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

(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 type="checkbox"/>	<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?	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 type="checkbox"/>
	_____	Yes 會 <input type="checkbox"/>	No 不會 <input 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> <hr/>
--	---

(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	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p style="text-align: center;">A/ /</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="576 208 1399 488"> <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： <div data-bbox="652 539 1043 551" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="646 844 978 916"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="652 954 1043 965" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="646 994 1283 1068"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1142 1357"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1411 1142 1447"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

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 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 Signed with recognised
簽署 e-signature
Signer: HUI HANG YU

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

文員

Name
姓名

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

海願規劃發展公司

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

- 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：
 - 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
 - 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。
- 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。
- 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 also 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	洪水橋田廈路新生村丈量約份第 124 約地段第 1225 號(部分)		
Site area 地盤面積	1945 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	洪水橋及廈村分區計劃大綱核准圖 (S/HSK/2)		
Zoning 地帶	「其他指定用途(企業及科技園)」、「鄉村式發展」、「休憩用地」		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	臨時公眾停車場（貨櫃車除外）及存放汽車零件		
(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	371 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	4
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	13.21 % <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 <u>10</u> Private Car Parking Spaces 私家車車位 <u>2</u> 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 <u>8</u> 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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、行車路線圖、消防建議計劃圖、渠務建議計劃及排水狀況圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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

申請地點位於新界元朗洪水橋田廈路新生村丈量約份第124約地段第1225號（部分），面積約 1945 平方米，由永樂昌有限公司提出申請，作為期三年的擬議臨時公眾停車場（貨櫃車除外）及存放汽車零件。申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「其他指定用途(企業及科技園)」、「鄉村式發展」及「休憩用地」的地方。申請地點共涉及兩幅相連的私人土地，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 1945 平方米。

按規劃署記錄，在申請地點所在的同一「其他指定用途(企業及科技園)」及「休憩用地」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/184，臨時鋼筋加工工場連附屬辦公室（為期3年），於18/10/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/231，臨時貨倉及露天存放新車(私家車、的士、輕型貨車及小型巴士)（為期3年），於09/10/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/381，臨時公眾停車場(貨櫃車除外)及存放汽車零件（為期3年），於29/07/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/886，臨時公眾停車場(貨櫃車除外)（為期3年），於21/03/2014在有條件下批給臨時性質的許可；

是次規劃申請與A/HSK/381規劃性質相同，再次申請原因是申請範圍、構築物大小、位置有進一步作改動，希望規劃文件能更新至最新情況。由於場地早年已發展作臨時鋼筋加工工場連附屬辦公室（檔案編號：A/HSK/184）。場地已進行了地基平整，地面鋪築成硬地表，容易去水，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闢工作。

此外，過去的申請取得許可後，場地已履行排水、消防及設置圍欄等工作，渠務建議計劃及落實建議、消防建議計劃，均獲有關方面接納，對保護環境有積極正面作用。是次申請的渠務建議計劃及消防裝置建議計劃均沿用前申請（檔案：A/HSK/381）繼續執行。

場地發展作臨時公眾停車場（貨櫃車除外）及存放汽車零件，申請地點內不會存放易燃物品，從事工作及設施整齊而簡單，容易還完，能與周圍環境配合。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。

申請人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及保養，包括現有渠道系統、消防裝置及現有的邊界圍欄等。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。

場地共有 4 個上蓋物，上蓋物合共佔積為 257 平方米，樓面面積為 371 平方米，佔此申請範圍約 13.21% 土地，詳細如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	113	113	6	1	金屬搭建	存放汽車零件
構築物2	114	228	6	2	金屬搭建	寫字樓及存放汽車零件
構築物3	15	15	3	1	金屬搭建	洗手間
構築物4	15	15	3	1	金屬搭建	更亭

「露天存放汽車配件範圍」只作存放用途，不涉及其他工作。「露天存放汽車配件範圍」內不設上蓋物，佔面積約 200 平方米，佔場地約 10.28% 土地。「露天存放汽車配件範圍」即場地設計圖所示，內有斜線的方塊。申請人會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。

餘下面積約 1488 平方米的土地，佔申請地點約 76.50% 土地。這未有設定範圍會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。流動空間即場地設計圖內的未有指示的空白部分。

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。

申請地點會以前申請 (檔案A/HSK/381) 的設計為基礎，設有 8 個中型貨車泊車位，每個面積 11 米 X 3.5 米；2 個私家車車位，每個面積 2.5 米 X 5 米，供員工上下班及午餐代步使用。

此申請標題發展主要作臨時公眾停車場（貨櫃車除外），涉及少量露天存放汽車零件用途，停車場會以月租形式出租車位。此申請主要服務對象是環境衛生廢料棄置車輛，主要協助環境衛生服務單位提供車位，以紓緩其車隊的泊車需要，可視作生活配套設施一站式環境衛生服務；此申請從事工作簡單整齊，不含有害廢料或污染物，發展衍生的交通流量低，不會對附近環境構成影響。不會增加現有汽車流量，更不會為周圍交通帶來壓力。

此申請標題之發展所衍生的交通流量偏低。每天進出申請地點的中型貨車有 16 駕次，私家車則有 8 駕次。輕微的汽車流量對週邊地區交通不會構成影響，亦不會構成道路安全問題。由於進出申請地點的車輛數目極為穩定，只有兩輛私家車（員工車輛）及八輛中型貨車，申請地點的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：

車輛流量預算					
	星期一至六				
	中型貨車		私家車		
	入	出	入	出	每小時車輛 出入次數
08:00 - 09:00	0	4	2	0	6
09:00 - 10:00	0	4	0	0	4
10:00 - 11:00	0	0	0	0	0
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	0	0	0	2	2
14:00 - 15:00	0	0	2	0	2
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	4	0	0	0	4

18:00 - 19:00	4	0	0	0	4
19:00 - 20:00	0	0	0	2	2
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。					

申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。申請地點預留了 76.50% 面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

場面位於元朗廈村。出入口（閘門）設於場面東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁港深西部公路，透過港深西部公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度約 13 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。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。

行車通道實況照片

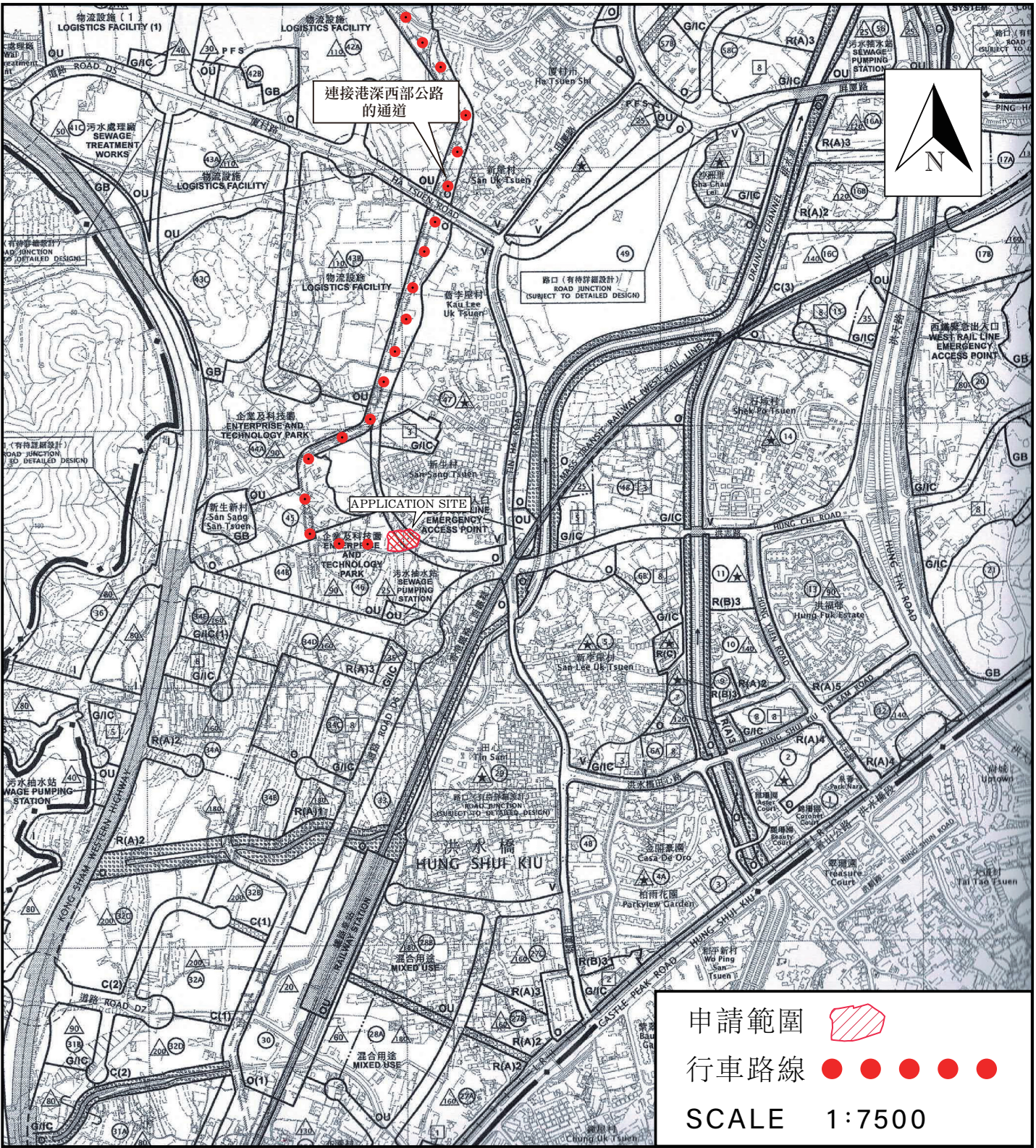


申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

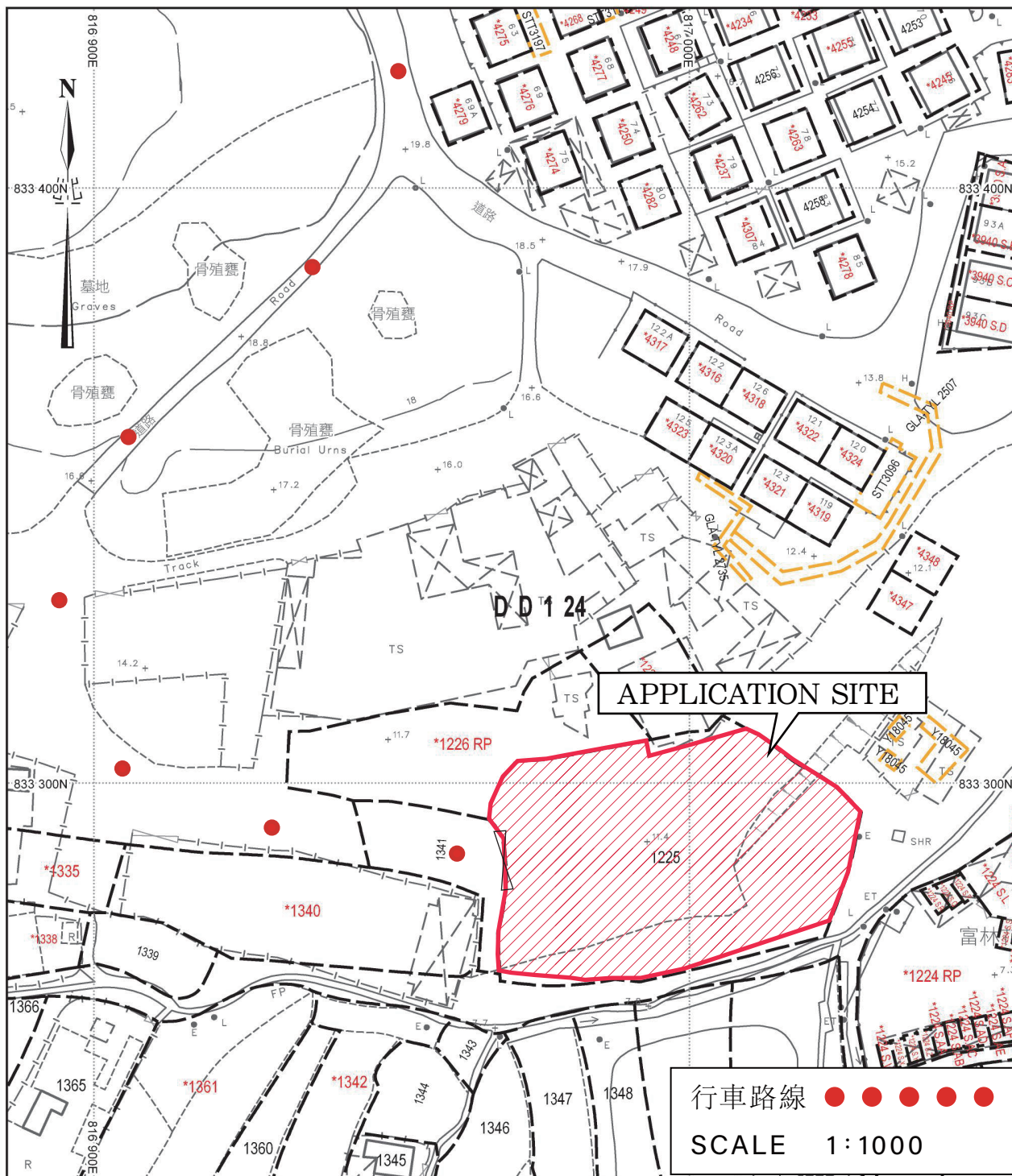
此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。

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。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展元朗西即洪水橋及廈村區，申請人最終須配合洪水橋及廈村分區計劃大綱圖的意願發展，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

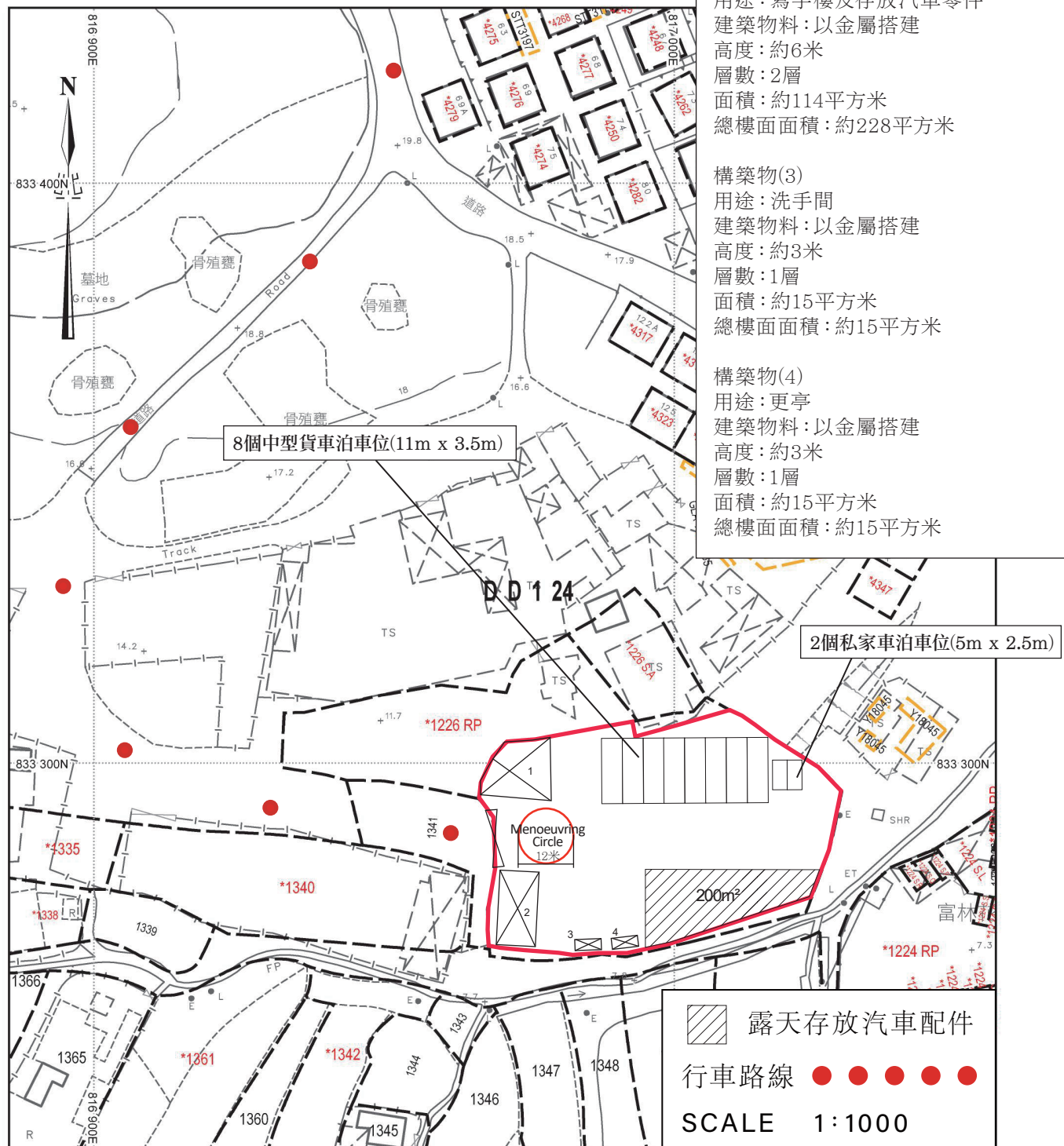
場地大綱圖



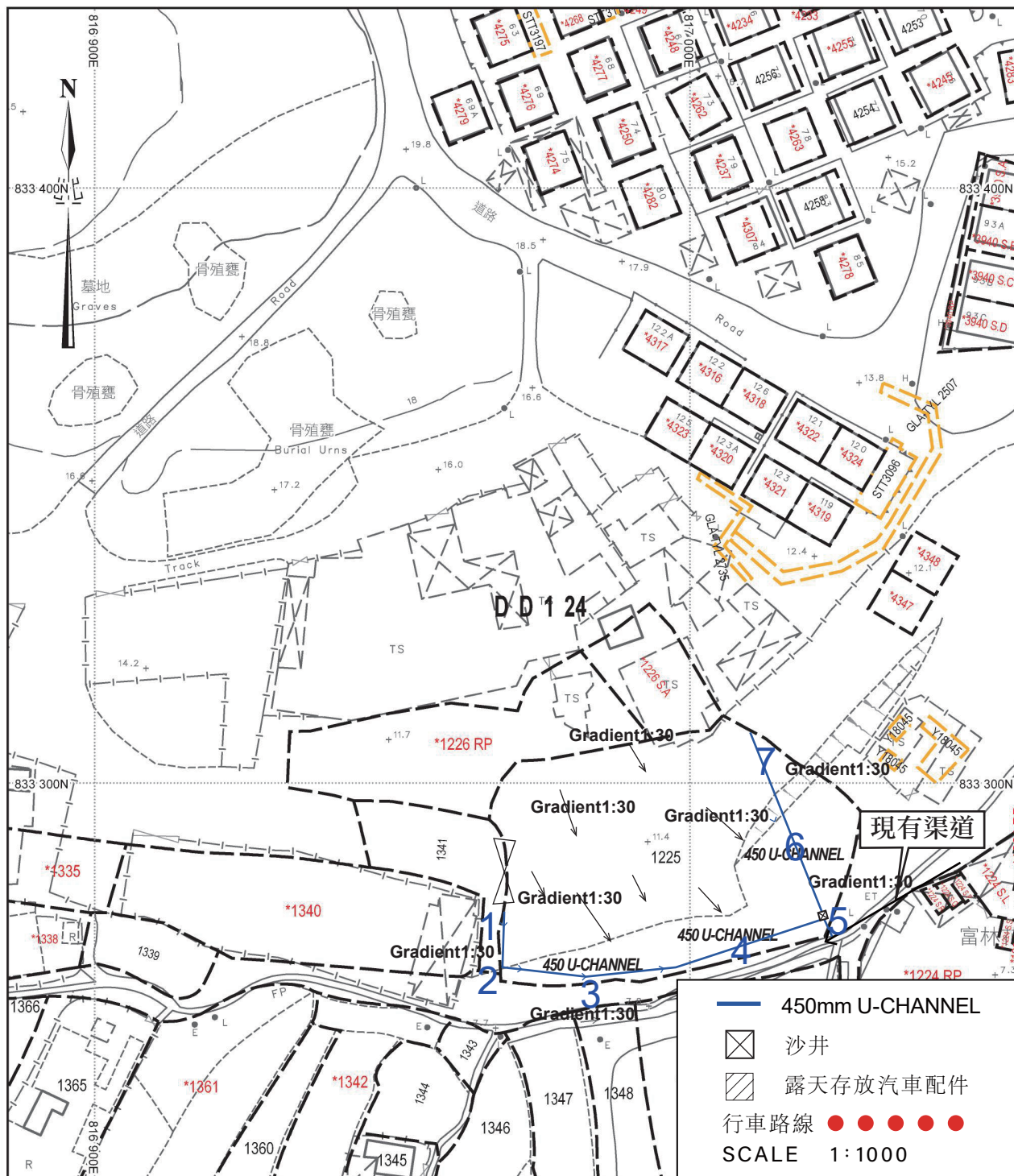
場地位置圖



場地設計圖



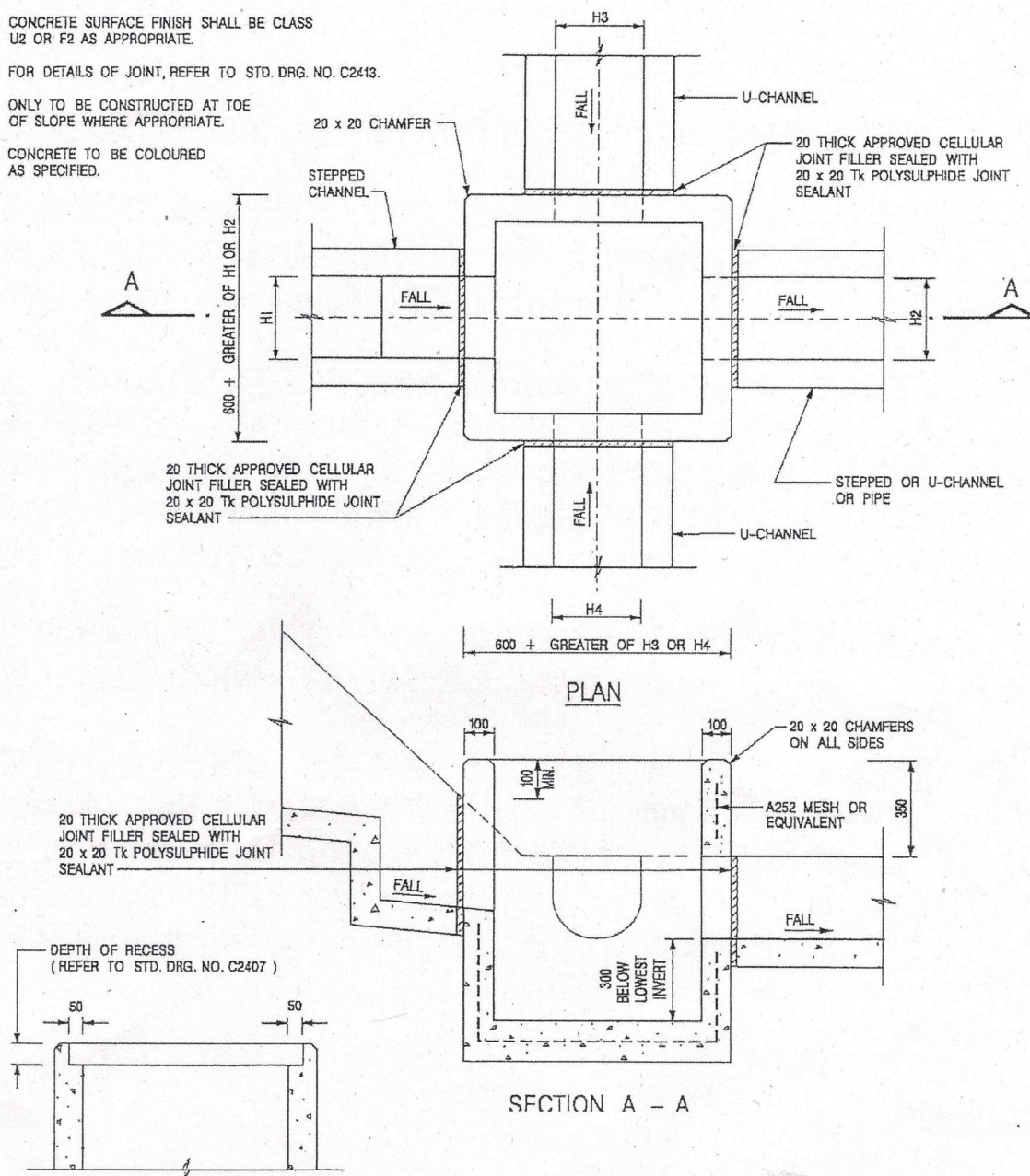
渠務建議計劃及排水狀況圖



附頁 2：沙井建造模式

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. ONLY TO BE CONSTRUCTED AT TOE OF SLOPE WHERE APPROPRIATE.
6. CONCRETE TO BE COLOURED AS SPECIFIED.



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER

DETAILS OF DESILTING CATCHPIT

1



2



3



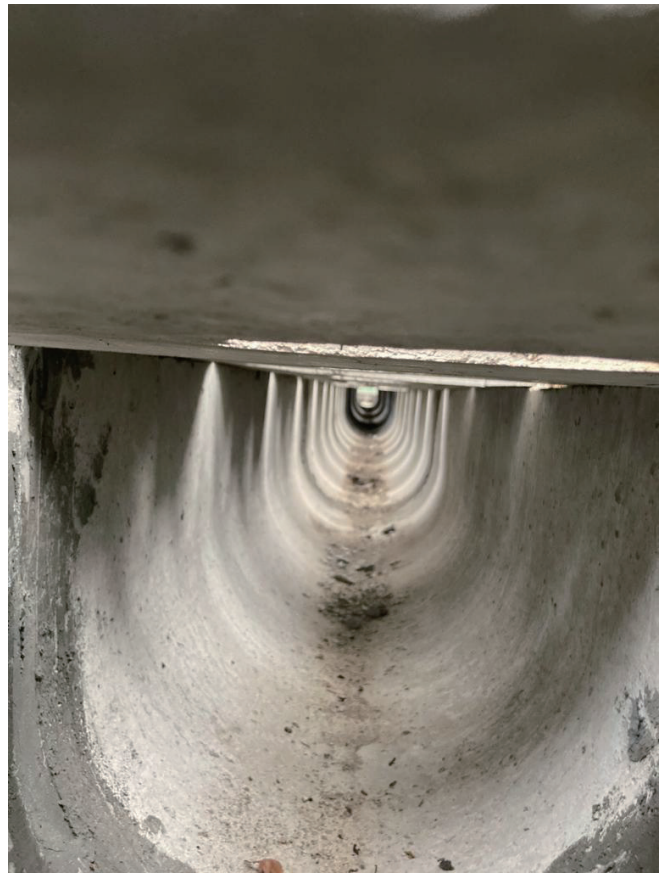
4



5



6



7



消防裝置建議計劃圖



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



有關A/HSK/498修改文件

09/11/2023 09:58

From:

To:

tpbpd@pland.gov.hk

Cc:

規劃署 徐紹軒 <cshtsui@pland.gov.hk>

File Ref:

敬啟者

此電郵取代11月8日12:08發送的電郵。以下附件為A/HSK/498修改文件。此場地大綱圖取代舊有的場地大綱圖，再者，舊有的行車路線圖內容有誤，不必理會其圖則。



Form No. S.16-III_Sep 2023.pdf 場地大綱圖.pdf 申請理由.pdf

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)

永樂昌有限公司

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)

海願規劃發展公司

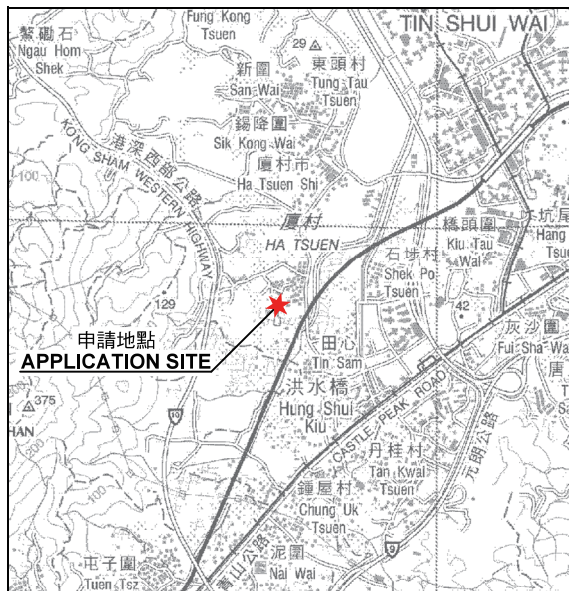
3. Application Site 申請地點

(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)	洪水橋田廈路新生村丈量約份第124 約地段第1225號(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 2050 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 371 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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時公眾停車場(貨櫃車除外)及 存放汽車零件用途 (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	.....1793.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....257.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....4.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....371.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....371.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情請見附頁。(可參閱：場地設計圖)	
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	.....2.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....8.....
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)	.....

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	洪水橋田廈路新生村丈量約份第124 約地段第1225號(部分)
Site area 地盤面積	<div>2050 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	洪水橋及廈村分區計劃大綱圖 (S/HSK/2)
Zoning 地帶	「其他指定用途(企業及科技園)」、 「鄉村式發展」、「休憩用地」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</div> <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><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</div>
Applied use/ development 申請用途/發展	臨時公眾停車場(貨櫃車除外)及 存放汽車零件用途

(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	371 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3-6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	12.54 % <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 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) _____ _____		10 2 8
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



物流設施
STICS FACILITY

物流設施
LOGISTICS FACILITY

S/HSK/2

351 (28.1.22)

先前申請
PREVIOUS APPLICATIONS
61 (20.4.18) X
184 (18.10.19) X

申請地點
APPLICATION SITE

企業及科技園
ENTERPRISE AND TECHNOLOGY PARK

企業及科技園
ENTERPRISE AND TECHNOLOGY PARK

污水抽水站
SEWAGE PUMPING STATION

231 (9.1.20)

S/YL-HTF/12

連接港深西部公路
的通道

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

指示)
ERN / BYPASS

污水抽水站
SEWAGE PUMPING STATION

計)
N
DESIGN)

西鐵緊急出入口
WEST RAIL LINE
EMERGENCY ACCESS POINT

污水抽水站
SEWAGE PUMPING STATION

新李屋村
San Lee Uk Tsuen

新李屋村
San Lee Uk Tsuen

圖例 LEGEND

243 (17.7.04)

獲批准的申請
APPROVED APPLICATION

72 (10.9.99) X

已撤銷
REVOKED
會議日期
DATE OF MEETING
申請編號
APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

場地大鋼圖

臨時公眾停車場 (貨櫃車除外) 及存放汽車零件 (為期3年)
元朗洪水橋田廈路新生村丈量約份第124約地段
第1225號 (部分)
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
AND STORAGE OF VEHICLE PARTS FOR A PERIOD OF 3 YEARS

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

● ● ● ● ● 行車路線

申請理由

申請地點位於新界元朗洪水橋田廈路新生村丈量約份第124約地段第1225號（部分），面積約 2050 平方米，由永樂昌有限公司提出申請，作為期三年的擬議臨時公眾停車場（貨櫃車除外）及存放汽車零件。申請地點位於洪水橋及廈村分區計劃大綱圖（S/HSK/2）的「其他指定用途(企業及科技園)」、「鄉村式發展」及「休憩用地」的地方。申請地點共涉及一幅相連的私人土地，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 2050 平方米。

按規劃署記錄，在申請地點所在的同一「其他指定用途(企業及科技園)」及「休憩用地」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/184，臨時鋼筋加工工場連附屬辦公室（為期3年），於18/10/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/231，臨時貨倉及露天存放新車(私家車、的士、輕型貨車及小型巴士)（為期3年），於09/10/2020在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/381，臨時公眾停車場(貨櫃車除外)及存放汽車零件（為期3年），於29/07/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/886，臨時公眾停車場(貨櫃車除外)（為期3年），於21/03/2014在有條件下批給臨時性質的許可；

是次規劃申請與A/HSK/381規劃性質相同，再次申請原因是申請範圍、構築物大小、位置有進一步作改動，希望規劃文件能更新至最新情況。由於場地早年已發展作臨時鋼筋加工工場連附屬辦公室（檔案編號：A/HSK/184）。場地已進行了地基平整，地面鋪築成硬地表，容易去水，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闢工作。

此外，過去的申請取得許可後，場地已履行排水、設置圍欄等工作，渠務建議計劃及消防建議計劃已遞交至相關部門。是次申請的渠務建議計劃均沿用前申請（檔案：A/HSK/381 及 A/HSK/184）繼續執行。

場地發展作臨時公眾停車場（貨櫃車除外）及存放汽車零件，申請地點內不會存放易燃物品，從事工作及設施整齊而簡單，容易還完，能與周圍環境配合。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。

申請人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及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。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。

場地共有 4 個上蓋物，佔申請範圍約 12.54% 土地。上蓋物合共佔積為 257 平方米，樓面面積為 371 平方米，詳細如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	113	113	6	1	金屬搭建	存放汽車零件
構築物2	114	228	6	2	金屬搭建	寫字樓及存放汽車零件
構築物3	15	15	3	1	金屬搭建	洗手間
構築物4	15	15	3	1	金屬搭建	更亭

「露天存放汽車配件範圍」只作存放用途，不涉及其他工作。「露天存放汽車配件範圍」內不設上蓋物，佔面積約 200 平方米，佔場地約 9.76% 土地。「露天存放汽車配件範圍」即場地設計圖所示，內有斜線的方塊。申請人會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。

餘下面積約 1593 平方米的土地，佔申請地點約 77.71% 土地。這未有設定範圍會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。流動空間即場地設計圖內的未有指示的空白部分。

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。

申請地點會以前申請 (檔案A/HSK/381) 的設計為基礎，設有 8 個中型貨車泊車位，每個面積 11 米 X 3.5 米；2 個私家車車位，每個面積 2.5 米 X 5 米，供員工上下班及午餐代步使用。

此申請標題發展主要作臨時公眾停車場（貨櫃車除外），涉及少量露天存放汽車零件用途，停車場會以月租形式出租車位。此申請主要服務對象是環境衛生廢料棄置車輛，主要協助環境衛生服務單位提供車位，以紓緩其車隊的泊車需要，可視作生活配套設施一站式環境衛生服務；此申請從事工作簡單整齊，不含有害廢料或污染物，發展衍生的交通流量低，不會對附近環境構成影響。不會增加現有汽車流量，更不會為周圍交通帶來壓力。

此申請標題之發展所衍生的交通流量偏低。每天進出申請地點的中型貨車有 16 駕次，私家車則有 8 駕次。輕微的汽車流量對週邊地區交通不會構成影響，亦不會構成道路安全問題。由於進出申請地點的車輛數目極為穩定，只有兩輛私家車（員工車輛）及八輛中型貨車，申請地點的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：

車輛流量預算					
	星期一至六				
	中型貨車		私家車		
	入	出	入	出	每小時車輛 出入次數
08:00 - 09:00	0	4	2	0	6
09:00 - 10:00	0	4	0	0	4
10:00 - 11:00	0	0	0	0	0
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	0	0	0	0
13:00 - 14:00	0	0	0	2	2
14:00 - 15:00	0	0	2	0	2
15:00 - 16:00	0	0	0	0	0
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	4	0	0	0	4

18:00 - 19:00	4	0	0	0	4
19:00 - 20:00	0	0	0	2	2
<p>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。</p>					

申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地。申請地點預留了 77.71% 面積的土地作流動空間，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對廈村及附近交通構成壓力。

場面位於元朗廈村。出入口（閘門）設於場面東邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁港深西部公路，透過港深西部公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度約 13 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。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。

行車通道實況照片



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。

此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，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。

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。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展元朗西即洪水橋及廈村區，申請人最終須配合洪水橋及廈村分區計劃大綱圖的意願發展，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



有關 A/HSK/498回應部門意見16/01/2024 17:37

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: mlkok@pland.gov.hk

File Ref:

1 Attachment



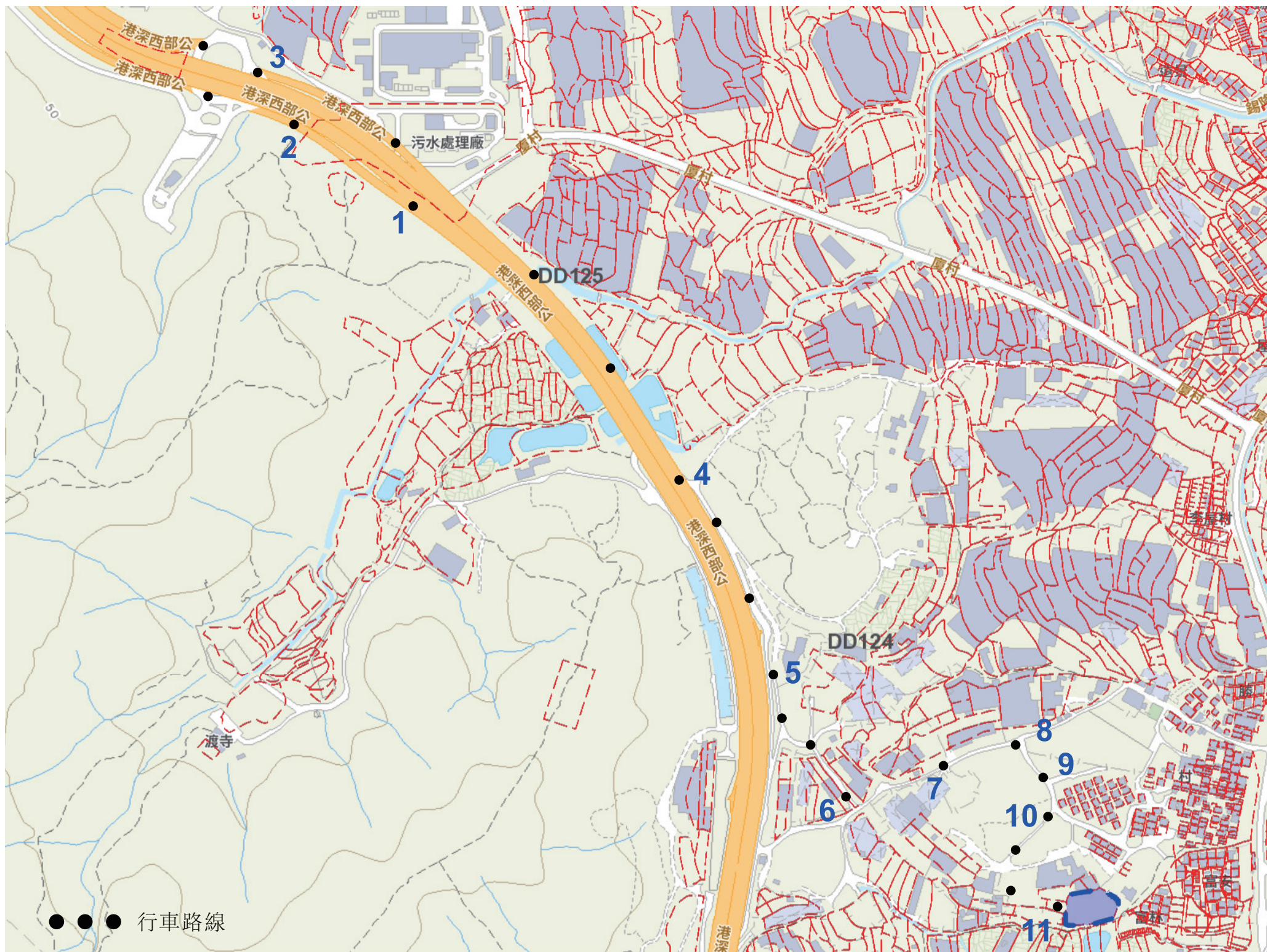
行車路線圖.pdf

敬啟者

此電郵取代1月11日14:58發出的電郵。

有關上述檔案的行車路線，現作進一步澄清。此申請場地的行車路線是會途經港深西部公路(可參閱附件)。

許小姐





1



2



3



4



5



6



7



8



9



10



11

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/61	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 5.5 tonnes and Ancillary Shroff for a Period of 3 Years	20.4.2018 (Revoked on 20.10.2018)
A/HSK/184	Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years	18.10.2019 (Revoked on 18.1.2021)
A/HSK/381	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	29.7.2022

Similar S.16 Applications in the vicinity of the Application Site within/partly within the same “Open Space”, “Other Specified Uses” annotated “Enterprise and Technology Park” and “Village Type Development” Zones 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/231	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	9.10.2020
A/HSK/351	Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	28.1.2022 (Revoked on 28.7.2023)
A/HSK/467	Temporary Warehouse for Storage of Food Provision and Electronic Goods for a Period of 3 Years	11.8.2023
A/HSK/483	Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	22.9.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing; and
- there is no small house application in relation to the Site approved/under processing.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No adverse comment on the application from highway maintenance point of view.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities according to the accepted drainage proposal under an approved application no. A/HSK/381 and submit condition record of the existing 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 his satisfaction;
- 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; and
- having considered the nature of open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) with valid fire certificate (F.S. 251) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

5. Building Matters

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

- no objection to the application; and
- there is no record of approval granted by the Building Authority for the existing structures at the Site.

6. District Officer's Comments

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

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

7. Long-term Development

(a) Comments of the Project Manager (West), Civil Engineering and Development Department:

- no objection to the application.

(b) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application;
- he has no plan to develop the Site into public open space in upcoming three years.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to 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 might 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:
 - (i) 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;
 - (ii) according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; and
 - (iii) the lot owner(s) of the lot(s) should apply to his office for permitting the structures to be erected or to regularize any irregularities on the Site. 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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under her 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the vehicular access from Kong Sham Western Highway is not and will not be maintained by his office;
- (f) to note the comments of the Director of Environmental Protection 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 minimise the possible environmental impacts on the surrounding area;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition

of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (h) to note the comments of the Director of Fire Services that:
 - (i) 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 installation to be installed should be clearly marker on the layout plans;
 - (ii) good practice guidelines (**Appendix V** of this RNTPC Paper) for open storage should be adhered to; and
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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; and
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Manager(West), Civil Engineering and Development Department 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 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 mid-2025 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and should liaise with his office if any structures would be erected to ensure their proposed development would not affect the proposed works under HSK/HT NDA.

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

		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.

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



A/HSK/498 DD 124 San Sang Tsuen

30/11/2023 01:54

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Yet again conditions not fulfilled.

Applicant back with slight amendment to site dimensions to 2,050sq.m.

Members can no longer ignore their duty and continue to reward operators who have a long history of non compliance.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 6 July 2022 2:58 AM HKT

Subject: A/HSK/381 DD 124 San Sang Tsuen

A/HSK/381

Lots 1225 (Part) and 1226 RP (Part) in D.D. 124, San Sang Tsuen, Tin Ha Road, Hung Shiu Kiu

Site area 2,025m²

Zoning : "VTD", "Open Space" and "Other Specified Uses" annotated "Enterprise and Technology Park"

Applied Use : 12 Vehicle Parking / Storage

Dear TPB Members,

Application 184 18 Oct 2019 was approved despite a history of failure to fulfill conditions. One of the approved uses was in fact a vehicle park.

Approval was revoked AGAIN on 18 Jan 2021 for failure to fulfill a number of conditions.

But it is business as usual and the application knows how the system works, amend a few particulars and BINGO, TPB members will ask no questions and good to go for another 3 years.

This despite a JR judgment that members have a duty to inquire into matters.

Please comply with the edict.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 23 September 2019 4:08 AM CST
Subject: A/HSK/184 DD 124 San Sang Tsuen

A/HSK/184
 Lots 1225 (Part) and 1226 RP (Part) in D.D. 124, San Sang Tsuen, Tin Ha Road, Hung Shiu Kiu
 Site area 2,025m²
 Zoning : "Open Space", "Other Specified Uses" annotated "Enterprise and Technology Park" and "VTD"
 Applied Use : Reinforcing Steel Processing Workshop / 4 Vehicle Parking

Dear TPB Members,

Despite the objections :

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservations on the application **as significant adverse landscape impact had been taken place when comparing the aerial photo of 2015 with site photos as the application site (the site) which was originally covered with dense vegetation, trees and shrubs, was now cleared and formed.** There was no information to demonstrate that the finished site level was compatible with the adjoining areas and the proposed 41 undersized trees could not compensate for the loss of landscape resources and landscape character. Approval of the application would set an undesirable precedent and the **cumulative impact would lead to the general degradation of the rural landscape character and undermine the integrity of the "Open Space" ("O")**

Members followed PlanD and approved a vehicle park. However conditions were not met and approval was revoked.

Now applicant is back with a more toxic brownfield use.

Will members reward him with a further pat on the back? HSK development will never get under way if brownfield uses are tolerated.

Mary Mulvihill