

2021年 4月 7 日
 此文件在 收到，城市規劃委員會
 只合在收到所有款項的資料及文件後才正式確認收到
 申請的日期。

12 APR 2021

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

Form No. S16-III
 表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
 Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
 of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的
 臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE- LYT/ 747
	Date Received 收到日期	12 APR 2021

- 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)

永盟投資有限公司 Win Alliance Investment Limited

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)

N/A

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)	新界粉嶺永寧圍 DD83 - Lot 1511RP (部份) Lot-1511RP (PART) in DD83, WING NING WAI, FANLING, N.T.
(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 1,776 ³⁰ 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	龍躍頭及軍地南分區計劃大綱圖 Lung Yek Tan & Kwan Tei South Outline Zoning Plan S/NE - LY2/17
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture (AGR) zone
(f) Current use(s) 現時用途	臨時公眾私家車及輕型貨車停車場 Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積sq.m ☐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)

.....

.....

.....

.....

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

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					
(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 No 否	<input 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)) <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 No 否 <input type="checkbox"/>	<input type="checkbox"/> Please provide details 請提供詳情 			
(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 No 否 <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／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			
(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 type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

	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) 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)
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.....	
.....	
.....	
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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/NE - LY7 / 662.
(b) Date of approval 獲批給許可的日期	20/6/2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	19/6/2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時私家車及輕型貨車公眾停車場用途 Temporary Public Vehicle Park for Private Cars and Light Good Vehicles
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

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。

自2006年7月7日(NO. A/NE - LY7/335)、2009年6月19日
(NO. A/NE - LY7/394)、2012年6月1日(NO. A/NE - LY7/462)、
2015年5月8日(NO. A/NE - LY7/560)及2018年6月20日(NO. A/NE -
LY7/662)臨時許可後，申請地點內的規畫情況沒有顯
著的變化，申請範圍週邊環境大多保持不變，我們認
為續期申請並不會對附近有任何影響。

而前述的規畫許可已履行所有附帶條件，並獲得各政府
部門的滿意，而相關設施亦得到妥善維護。而是次續
期申請亦不會對對現時的綠化、環境、交通、排水等
有不利的影響，同時作為臨時公眾停車場，可以充分
利用我們的土地資源，活化土地利用，並為區內居民解
決對停車位的需求。

另外如續期申請獲批准，亦可防止鄉郊地區的非法
傾倒，甚至違例發展，可見此規畫續期亦是一個對
農村地區的保障，如任由土地閒置，容易發生上述
的非法活動，而我們目前的臨時用途已經受有關
附帶條件規管，因此亦是適宜的臨時使用。

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



Name in Block Letters
姓名（請以正楷填寫）

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



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

 7/4/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界粉嶺永寧圍 DD83- Lot 1511RP (Part) Lot 1511RP (PART) in DD83, Wing Ling Wai, Fanling, N.T.
Site area 地盤面積	1,776 ³⁰ sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	龍躍頭及單地南分區計畫(大綱圖) S/NR - LY7/17. Lung Yek Tan & Kwan Tei South Outline Zoning Plan S/NR - LY7/17.
Zoning 地帶	農業 Agriculture (AGR) Zone.
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時公眾私家車及輕型貨車停車場 Temporary Public Vehicle Park for Private Cars and Light Good Vehicles

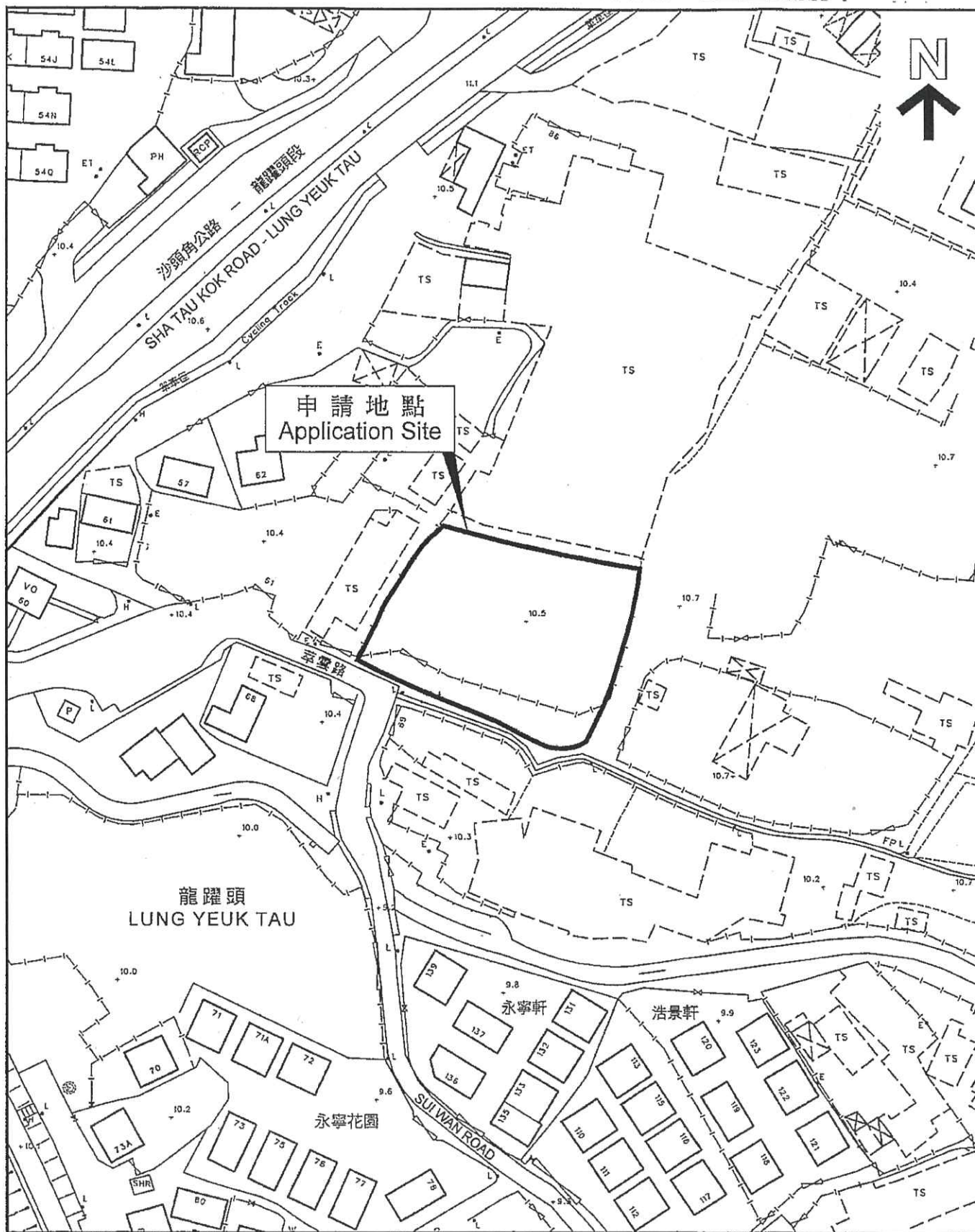
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A 不適用	N/A 不適用
	Non-domestic 非住用	29.33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	不適用 N/A.	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	不適用 N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		不適用 N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2 % <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 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) <hr/> <hr/>		- 20個 - 不適用 / N/A - 20個 - 不適用 / N/A - 不適用 / N/A
	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) <hr/> <hr/>		不適用 N/A

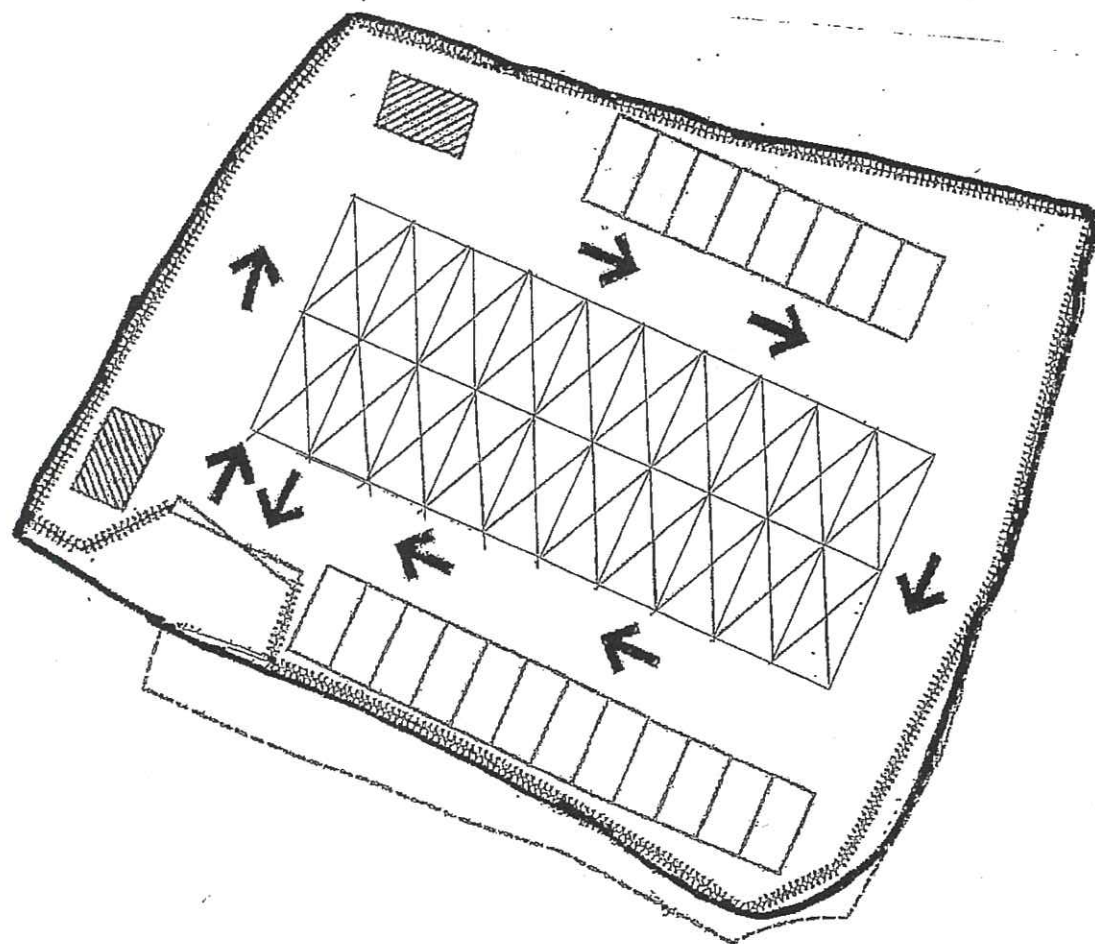
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。







Legend =

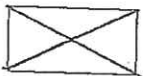
+++++ Existing Fence


— Application Boundary

--- Lot Boundary

 2 Car Park office
(6.1M(長) x 2.44M(闊) x 2.59M(高))

 20 Nos. Private Car Parking Space
(2.5M x 5M)

 20 Nos. Light Good Vehicles Parking Space
(3.5M x 7M)

 Manoeuvring Path

DD83 Lot 1511R.P. Lung Yuek Tau,
Fanling, N.T.

Scale 1:400

Layout Plan

車場的營業時間(9:00am - 7:00pm)

該營業時間乃指停車場有職員當值的時間，停車場星期一至六有職員當值，星期日及公眾假期職員休息。由於是月租型式，在沒有職員當值的時間，車輛仍可自由出入本停車場。

永盟投資有限公司

致規劃署各執事人及簡小姐,

我司永盟投資有限公司為新界 DD83-Lot1511RP 地段之業主，就上址規劃續期申請(貴署檔號：A/NE-LYT/662)，有以下問題需要回應及跟進：

1：上述申請地段用途

於上述申請規劃地段除了申請的規劃用途外，我司確保沒有其它任何作業或用途(包括洗車服務及提供洗手間);

2：懷疑有倒塌樹木

經歷颱風後，租客擔心在申請地段範圍內的兩棵大樹可能出倒塌風險。以下是兩棵大樹的現況(詳見文件一):

“現” 收

A：樹木甲

由於相連車路，為公眾人士安全著想，故已即時割走樹幹以上部份避免意外發生，但現時在樹幹上仍然健康長出新樹枝(詳見文件二)，故作出保留；

B：樹木乙

雖然有傾向北面建築物的情況，但有圍板承托仍然安全及健康成長。擔心移動該樹會影響其生長。我司可進行加固行動的話，在該樹四周地上加建鐵釘，並以粗繩或鋼纜圍繞樹幹作鞏固之用(詳見文件三)。

其餘在申請地點上的所有樹木都會妥善管理，確保健康成長。

如有任何垂詢，請即聯絡我司梁生

，謝謝！



永盟投資有限公司

(梁健鴻代行)

21/05/2021

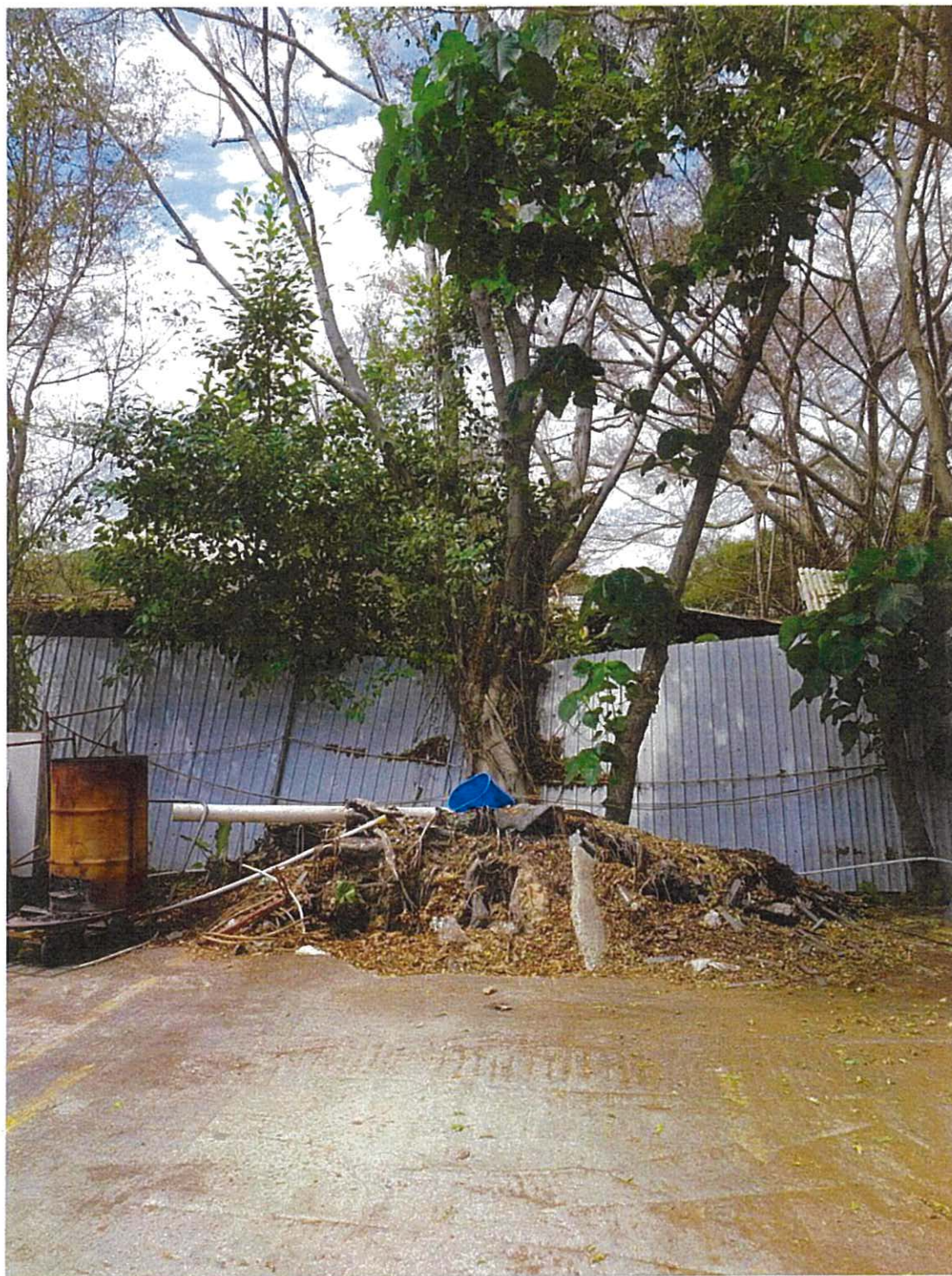
“文件 - 1”



申請地點邊界



樹文件(二)



文件三

Relevant extracts of the Town Planning Board Guidelines No. 34C for
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34C)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstance since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LYT/256	Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of Three Years	4.4.2003	A1 – A6
A/NE-LYT/335	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	7.7.2006	A3 – A4, A6 – A10
A/NE-LYT/394	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years under Application No. A/NE-LYT/335	19.6.2009	A6, A8, A11 – A15
A/NE-LYT/462	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1.6.2012	A3, A6, A16 – A21
A/NE-LYT/560	Renewal of Planning Approval for Temporary "Public Vehicle Park for Private Cars and Light Goods Vehicles" for a Period of 3 Years	8.5.2015	A6, A16 – A17, A20 – A24
A/NE-LYT/662	Renewal of Planning Approval for Temporary "Public Vehicle Park for Private Cars and Light Goods Vehicles" for a Period of 3 Years	15.6.2018	A6, A16 – A17, A22 – A26

Approval Conditions:

- A1 The provision of peripheral fencing as proposed in the application
- A2 The submission and implementations of proposals on provision of passing-bay and signage to alert drivers
- A3 The submission of drainage proposals
- A4 The provision of the drainage facilities
- A5 The implementation of the agreed landscaping proposals
- A6 The revocation clause
- A7 No repairing work for and parking of heavy goods vehicles were allowed
- A8 The existing landscape planting on the site should be maintained
- A9 The submission of a site layout plan showing the proposed car parking spaces and manoeuvring paths
- A10 The implementation of proposals for vehicular access, parking and manoeuvring paths
- A11 The existing drains within the application site should be maintained
- A12 The setting back of the site boundary to avoid encroachment on the Temporary Occupation Area of the project namely "PWP Item No. 339DS - North District Sewerage Stage 1 Phases 2B and 2C and Stage 2 Phase 1 (Part) - Village Sewerage at Wing Ning Tsuen, Wing Ning Wai and Ma Wat Wai, Fanling, N.T."
- A13 The replacement of a missing tree previously planted on the site under Application No. A/NE-LYT/335
- A14 The submission of a layout plan and site photos showing the proposed vehicular access to/from the site and the car parking spaces arrangement
- A15 The submission of a drainage record plan and site photos
- A16 No vehicles other than private cars and light goods vehicles not exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, were allowed to be parked within the application site
- A17 A notice should be posted at a prominent location of the site to indicate that no medium

or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, was allowed to be parked/stored on the site

- A18 The existing trees should be maintained in good condition
- A19 The implementation of drainage proposal
- A20 The submission of proposals of water supplies for fire fighting and fire service installations
- A21 The implementation of proposals of water supplies for fire fighting and fire service installations
- A22 The existing trees and landscape plantings on-site should be maintained in good condition
- A23 The existing drainage facilities implemented on the site should be maintained at all times during the planning approval period and rectified if they were found inadequate/ineffective during operation
- A24 The submission of a condition record of the existing drainage facilities
- A25 The implementation of the traffic management proposals and widening of the vehicular gate
- A26 The submission and implementation of a fire service installations proposal

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/302	Temporary Public Vehicle Parking and Loading and Open Packaging for Recycled Products for a Period of 3 Years	27.5.2005	R1 - R2
A/NE-LYT/317	Temporary Open Storage for Plastic Tube and Construction Article for a Period of 3 Years	3.2.2006	R3

Rejection Reasons:

- R1 The development under application did not comply with the Town Planning Board Guidelines No. 13C for Application for Open Storage and Port Back-up Uses in that it was not compatible with the rural village character of the surrounding areas and there was no previous planning approval granted to the application site for vehicle parking and loading and open packaging for recycled products
- R2 No technical assessments/proposal had been submitted to demonstrate that the subject development would not generate adverse traffic, drainage and environmental impacts on the surrounding areas
- R3 The development under application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that no previous planning approval for open storage use had been given to the application site and there was no technical assessments/proposals submitted to demonstrate that the development would not generate adverse traffic and environmental impacts on the surrounding areas

**Similar S.16 Applications for Proposed Public Vehicle Park
within/partly within the “Agriculture” zone in the vicinity of the Site in the
Lung Yeuk Tau and Kwan Tei South Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LYT/577*	Proposed Temporary Open Car Park for a Period of 3 Years	20.11.2015 (revoked on 20.9.2016)	A1 - A10
A/NE-LYT/598*	Proposed Temporary Public Vehicle Park for a Period of 3 Years	29.7.2016	A4 - A13
A/NE-LYT/689	Temporary Vehicle Park (Private Car and Motorcycle) for a Period of 3 Years	3.5.2019	A4, A7 - A11, A14 - A16
A/NE-LYT/704*	Temporary Public Vehicle Park for a Period of 3 Years	16.8.2019	A4 - A5, A7 - A13, A16
A/NE-LYT/706	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	6.9.2019	A2 - A4, A7 - A9, A11, A16 - A19

Remarks

*: A/NE-LYT/577, A/NE-LYT/598 and A/NE-LYT/704 are the same site

Approval Conditions:

- A1 No vehicle without valid licence issued under the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A2 Only private car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A3 A notice should be posted at a prominent location of the site to indicate that only private

- car as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 No car washing/fuelling, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the site
- A5 The boundary fence on the site should be maintained
- A6 The submission and the implementation of landscape proposal
- A7 The submission of drainage proposal
- A8 The provision of drainage facilities
- A9 The revocation clause
- A10 The reinstatement clause
- A11 No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on or enter/exit the site
- A12 Only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A13 A notice should be posted at a prominent location of the site to indicate that only private car and motorcycle as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A14 No vehicles other than private cars and motorcycles were allowed to be parked or enter/exit the site
- A15 The peripheral fencing and paving on the site should be maintained
- A16 The submission of proposals and provision of water supplies for firefighting and fire service installations
- A17 No medium or heavy goods vehicle exceeding 5.5. tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A18 The provision of boundary fencing on the site
- A19 The submission and implementation of traffic management measures

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

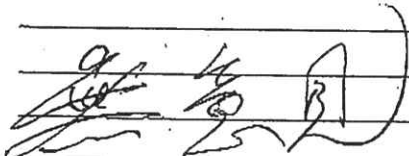
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/747

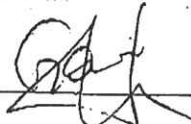
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

21 APR 2021

5 - 2

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

參考編號

Reference Number:

210426-160009-80256

提交限期

Deadline for submission:

11/05/2021

提交日期及時間

Date and time of submission:

26/04/2021 16:00:09

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/747

「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。

5-3 to 4
1/3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates**A/NE-LYT/747****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

請看附頁資料

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

李廣明

日期 Date

11-5-2021

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粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Lucn Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/747

新界粉嶺永寧圍丈量約份第 83 約地段第 1511 號餘段（部份）

臨時公眾私家車及輕型貨車停車場的規劃許可續期（為期 3 年）

（申請編號：A/NE-LYT/747）

接獲永寧圍村民投訴，對上述申請提出 反對 意見，並要求本會向 貴處轉述其意見如下：

- 1) 沙頭角公路已經常塞車，十分繁忙，若再增車輛流量，情況更嚴重。
- 2) 村路狹窄，引入大量車輛後，影響村民行走安全。
- 3) 汽車排出廢氣及噪音問題等，極為影響村民的寧靜生活環境。

懇請 貴處理解村民之憂慮，慎重處理上述申請

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



劉永安

敬上

（劉永安）

2021 年 5 月 11 日

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香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
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粉嶺區鄉事委員會副主席



（李廣明）

敬上

2021 年 5 月 11 日

Recommended Advisory Clauses

- (a) to note the following comments of District Lands Officer/North, Lands Department (DLO/N, LandsD):
 - (i) the Site comprises a private lot which is Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access;
 - (ii) there are unauthorised structures erected on the lot concerned, which are not acceptable under the Lease concerned and his office reserves the rights to take necessary lease enforcement actions; and
 - (iii) if the planning application is approved, the owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) to regularize the unauthorised structures erected on the Site. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, the commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office;
- (b) to follow the environmental mitigation measures as set out in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) issued by the Director of Environmental Protection in order to minimise any possible environmental nuisances;
- (c) to note the following comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
 - (i) the applicant should take remedial measures for the trees in poor condition and/or having the sign of uprooting, so as to maintain the trees in good health and reduce the risk posed to personal safety and property; and
 - (ii) the applicant is advised to note that the approval of the application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the applicant should seek comments and approval from relevant authority on the proposed tree works and/or compensatory planting proposal, whereas appropriate;
- (d) to note the following comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
 - (i) the applicant should ensure that there will be no adverse drainage impact to the adjacent area due to the proposed development. If the existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant government departments and also at his own cost; and
 - (ii) the applicant is reminded to maintain his system properly and rectify any inadequacies or defects found during operation. In addition, the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system;

- (e) to note the following comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent from the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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 application site under the BO;
 - (iii) in connection with (ii) above, 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)Rs) respectively; and
 - (iv) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage.