

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。

This document is received on - 6 AUG 2021
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-647/752
	Date Received 收到日期	- 6 AUG 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)

SHUN CHEONG STRATEGIC 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)

ALLIANCE ARCHITECTS LIMITED

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)LOTS 799 S.A RP, 800 S.B RP & 801 S.B
IN D.D. 83, 192 SHA TAU KOK ROAD,
LUNG YUUK TAU, PANDLING, 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☒ Site area 地盤面積 7.4.1 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)NOT APPLICABLE sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	LUNG YEUK TAU AND KWAN TEI SOUTH OZP S/NE - LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP C)
(f) Current use(s) 現時用途	TEMPORARY PRIVATE VEHICLE PARK FOR PRIVATE CAR AND LIGHT GOODS VEHICLE (EXCLUDING CONTAINER VEHICLE) AND LOADING / UNLOADING (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	TEMPORARY PRIVATE VEHICLE PARK FOR PRIVATE CAR AND LIGHT GOODS VEHICLE (EXCLUDING CONTAINER VEHICLE) & LOADING / UNLOADING (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	..... 428.5 sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 312.5 sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 312.5 sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 312.5 sq.m <input 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)	
..... 6th SINGLE STORY..... RAIN..... SHELTER..... FOR..... LOADING / UNLOADING..... AREA.....	
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	..... 3. (ALSO FOR L.G.V. PARKING)
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	..... 1
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)

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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

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

1. PREVIOUS APPLICATION FOR TEMPORARY PERMISSION (APPLICATION No. A/NE-LYT/640) WAS APPROVED ON 20 JULY 2018 WHICH WAS LAPSED ON 21 JULY 2021.
2. THE APPLIED USE IS TO PROVIDE TEMPORARY PRIVATE VEHICLE CAR PARKS AND LIGHT GOODS VEHICLE (EXCLUDING CONTAINER VEHICLE) & LOADING/UNLOADING SPACES FOR THE EXISTING FACTORY BUILDING OF THE ADJOINING LOT.
3. NO OPERATION BETWEEN 6:00 P.M. TO 8:00 A.M. ON MONDAY TO SATURDAY.
4. NO OPERATION ON SUNDAYS AND PUBLIC HOLIDAYS.
5. THE TEMPORARY USE OF THE CAPTION LOTS HAS NO SIGNIFICANT IMPACT ON THE ADJACENT ENVIRONMENT.
6. ALL APPROVAL CONDITIONS OF PREVIOUS PLANNING APPLICATION HAVE BEEN COMPLIED WITH.
7. THE PROPOSALS FOR WATER SUPPLIES FOR FIRE FIGHTING AND FIRE SERVICES INSTALLATIONS WERE APPROVED BY FSD AND REMAIN UNCHANGED. AN UPDATED FS-251 FOR THE RAINSHUTTER IS SUBMITTED (ENCLOSURE 9 OF PLANNING STATEMENT REFERS).
8. THE PREVIOUS GUARD HOUSE AND PANTRY WERE NO LONGER REQUIRED FOR THE OPERATION. THE GFA HAS BEEN REDUCED FROM 383 m² TO 312.5 m².
9. ALL DESIGN PARAMETERS, NUMBERS OF PRIVATE VEHICLE CAR PARK SPACES, LOADING/UNLOADING SPACES ARE SIMILAR/REMAIN UNCHANGED.

8. Declaration 聲明

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

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

Signature
簽署

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

CHIU SUNG KIN

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR

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

AUTHORIZED PERSON

on behalf of
代表

ALLIANCE ARCHITECTS LIMITED

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

Date 日期

12/07/2021 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOTS 799 S.A RP, 800 S.B RP & 801 S.B IN D.D. 83, 192 SHA TAU KOK ROAD, LUNG YEUK TAU, FANLING, N.T.	
Site area 地盤面積	741	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	LUNG YEUK TAU AND KWAN TEI SOUTH OZP S/NE - LYT/17	
Zoning 地帶	RESIDENTIAL (Group C)	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY PRIVATE VEHICLE PARK FOR PRIVATE CAR AND LIGHT GOODS VEHICLE (EXCLUDING CONTAINER VEHICLE) & LOADING / UNLOADING.	

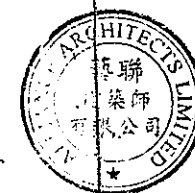
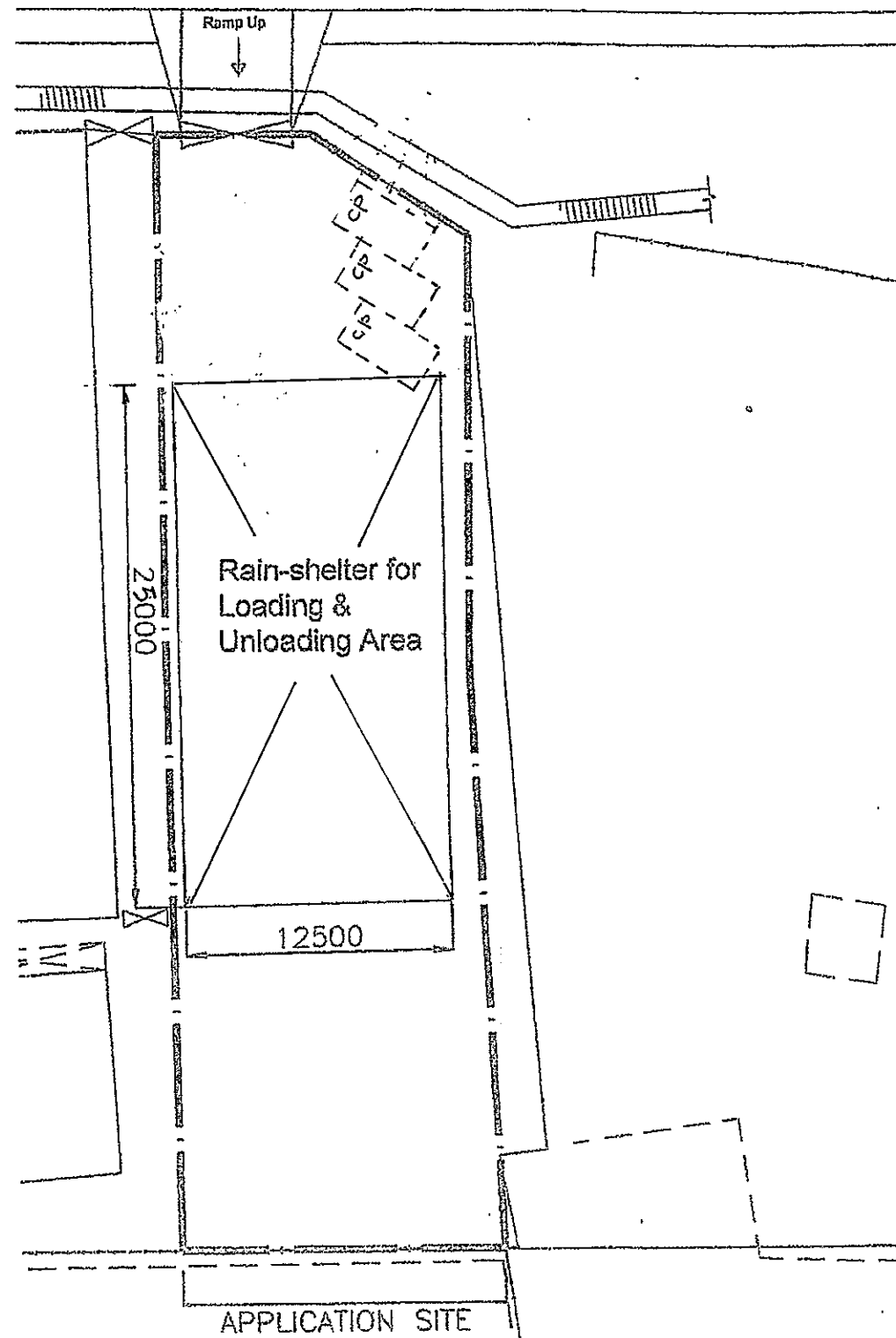
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	312.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	— <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1 no.	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	42.1 % <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) _____ _____		3 ALSO FOR LGV PARKING
	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) _____ _____		1

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 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"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
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。

Sha Tau Kok Road Lung Yeuk Tau



alliance architects limited

22/F., Wo Foo Commercial Building
574-576 Nathan Road
You Ma Tei, Kowloon
Hong Kong
Tel 2104 2323 Fax 2104 2277

Project: Application for Permission under Section 16 of Town Planning Ordinance at Lots No.

799 S.A.RP, 800 SBP AND 801 SB IN DD83.

Title: Existing Layout Plan

Contract No.:

Dwg No.:

A-01

Scale: 1:400 **Date:** June 2011

**Application for Permission for Temporary Use for a Period of 3 Years
Temporary Private Vehicle Park for Private Car and Light Goods Vehicle
(Excluding Container Vehicle) and Loading /Unloading in
“ Residential (Group C)” Zone, Lots 799 S.A. RP, 800 S.B RP and 801 S.B. in
D.D. 83, 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling**

Executive Summary

Short Summary of the Application

Subject Site

The subject property Lot No. 799 S.A. RP, 800 S.B. RP and 801 S.B. in D.D. 83 is a small site with an area of about 741 sq. m.

Statutory Planning

The subject site was zoned "Residential (Group C)" rural areas at No. 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling, N.T.

Previous Planning Application Approval

Planning Application (Application No. A/NE-LYT/640) for Permission for Temporary Use for a period of 3 years for temporary private vehicle park and light goods vehicle and loading / unloading has been approved on 20 July 2018 (copy attached) and will be expired on 20 July 2021.

Current Planning Application

As our Client just appointed us to renew the application on 28 May 2021, the renewal application submitted to TPB on 16 June 2021 was rejected due to the time limit is less than two months before its expiry date. A fresh application for Permission for Temporary Use for a period of 3 years is thus required to be re-submitted.

Support and Justification for Planning Approval

The current planning application for fulfillment of the past planning approval conditions remains unchanged as following:-

- no operation between 6:00p.m. to 8:00a.m., on Sundays and public holidays is allowed on the site;
- no container tractor / trailer is allowed to be parked/stored on or enter/exit the site at any time;
- the peripheral fencing of the site should be maintained at all times;

- the existing drainage facilities should be properly maintained at all times and rectified if they are found inadequate / ineffective during operation;
- all existing trees should be properly maintained at all times;
- all water supplies for firefighting and fire service installations should be properly maintained at all times.

Recommendation

It is recommended that the planning application be approved as soon as possible for the renewal use of the subject site for a period of 3 years for temporary private vehicle park and light goods vehicle and loading / unloading.

向城市規劃委員會提交

3 年臨時使用許可申請 私家車及輕型貨車臨時停車場（不包括貨櫃車輛）和裝卸貨物之用，“住宅（C 組）”區，丈量約份第 83 號約，地段 799 S.A. RP、800 S.B. RP 和 801 S.B. 粉嶺龍躍頭沙頭角道 192 號

申請撮要

申請地的簡單敘述

第 83 號約，地段 799 S.A. RP、800 S.B. RP 和 801 S.B. 是一個細小地盤，面積約 741 平方米。

規劃藍圖

龍躍頭及軍地南計劃大綱圖將上述地盤納入為「住宅（丙組）」鄉郊地帶。

以前規劃申請臨時使用許可已獲批准

於 2018 年 7 月 20 日城市規劃委員會已批准臨時私家車停放及輕型貨車 3 年臨時使用許可及裝卸貨物之用（申請編號：A/NE-LYT/640）（附複印件）並將於 2021 年 7 月 20 日到期。

現時之規劃申請

由於敝司於 2021 年 5 月 28 日受聘上述續期申請，並於 2021 年 6 月 16 日提交續期申請給城市規劃委員會批准。由於申請日期距到期日不足兩個月而拒絕。因此，敝司現需要重新提交規劃申請為期 3 年的臨時使用許可。

臨時使用許可申請批准的支持和理由

- 目前以下臨時使用許可批准之要求條件已全面滿足了，並將保持不變：
- 下午 6:00 至上午 8:00 之間、週日和公眾假期均不營業；
 - 貨櫃車/拖架不得停放/存放或進入/離開現場；
 - 場地的外圍圍欄應妥善保持；
 - 應時刻妥善保養現有的排水設施，以及如果在操作過程中發現它們失效，則予以修葺；
 - 任何時候都應妥善維護所有現有樹木；
 - 消防和消防設施的所有供水應妥善保養。

此臨時使用許可規劃申請對該鄰近地方環境將不會帶來不良之影響。

推薦

建議盡快批准臨時使用許可申請，將以上用地更新使用期限為 3 年，用於臨時私家車停車場和輕型貨車及裝卸貨物。

Planning Application

**Temporary Private Vehicle Park for Private Car and Light Goods Vehicle
(Excluding Container Vehicle) and Loading /Unloading for a Period of 3
Years in “ Residential (Group C)” Zone, Lots 799 S.A. RP, 800 S.B RP and
801 S.B. in D.D. 83, 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling**

Client : Shun Cheong Strategic Limited

Consultant : Alliance Architects Limited

Date : 12 July 2021

alliance architects limited



Your Ref. : TBP/A/NE-LYT/752

Our ref. : AA18-277(d13)

Date : 7 Sep. 2021

Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

Dear Sirs,

**Re.: Temporary Private Vehicle Park for Private Car and Light Goods Vehicle
(Excluding Container Vehicle) and Loading /Unloading for a Period of 3 Years in
" Residential (Group C)" Zone, Lots 799 S.A. RP, 800 S.B RP and 801 S.B. in D.D.
83, 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling
Planning Application for Permission of Temporary Use**

Further to our Planning Application for permission of temporary use for private car Park for the caption Lots on 12 July 2021 and the subsequent comments from FSD via your e-mail to us on 6 Sep. 2021, we take pleasure to submit herewith a full set of FS251 (serial no. A8284765 & A8284884 dated 8 Apr. 2021 & 13 Apr. 2021 respectively) for all proposed FSIs including the fire extinguisher for your perusal.

We also wish to further justified that the owner of the adjoining factory building is same as the Applicant and the use of the said factory are for the purpose of workshop and storage of electrical appliances/fittings. The proposed rain shelter are used to provide better weather protection during the loading/unloading operation to the Factory.

Please contact our Mr. Andrew Lau at .
queries or require further information.

if you have any further

Thank you for your kind attention.

For and on behalf of
Alliance Architects Ltd.

Mr. Tony CHIU
Authorized Person-List 1
AP(A) 94/95

c.c. Shun Cheong Strategic Ltd. – Ms. Suzanna Kwok (w/e)

P:// Project / AA18- 277- Lung Yeuk Tau – TPB – 210907(d13)

FSD Ref.: _____
消防處接號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8284765

Name of Client:

顧客姓名

順昌策路有限公司

Name of Building:

樓宇名稱

順昌策路有限公司

Street No./Town Lot:

門牌號數/市地段

龍運頭段192號

Street/Road/Estate Name:

街道/屋苑名稱

沙頭角公路

Block:

座

District:

粉嶺

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☒ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(3) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(3)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguishers 9L Water / CO2 FE (4 nos.) 4kg Dry Powder FE (1 no.) Sand Bucket (2 nos.) 9L Water / CO2 FE (1 no.)	G/F Rainshower "A" G/F Rainshower "A" G/F Rainshower "A" 隨時小食亭	Conforms with FSD Requirement	30-Mar-2021	20-Mar-2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們特此證明以上之消防裝置及設備經測試，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Lam Tak Mng, Oliver Carlo

RC3/473

Shun Cheong Electrical Engineering Company Limited

242178087

08-Apr-2021

Inspected

Key-in

Verified

FSD Ref.: _____
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8284884

Name of Client :

顧客姓名

順昌策略有限公司

Name of Building :

樓宇名稱

順昌策略有限公司

Street No./Town Lot :

門牌號數/市地段

龍躍頭段192號

Street/Road/Estate Name :

街道/屋苑名稱

Lots 799 S.A. RP and 800 S.B. RP and

801 S.B. in D.D.83 沙頭角公路

Block :

座

Rainshelter "A"

District :

分區

粉嶺

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
13 28 23 11	Fire Alarm System (MFA) Sprinkler System Hosereels Emergency Lighting	Rainshelter "A" - 1 no. - 1 lot - 1 no. - 6 nos.	Conforms with FSD Requirement	07-Apr-2021	06-Apr-2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/諸此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
受權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

Chan Chi Kin
RC1/30, RC2/67
Shun Cheong Electrical
Engineering Company Limited
24217608
13-Apr-2021

For FSD
use only:

Inspected

Key-in

Verified

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LYT/149	Extension of Workshop and Storage of Electrical Appliances/Fittings with Car Parking and Loading/Unloading	20.2.1998 (approved for a period of 12 months)	A1, A2 & A3
A/NE-LYT/196	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	18.2.2000	A1, A3 & A4
A/NE-LYT/308	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	29.7.2005	A3, A4 & A5
A/NE-LYT/396	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	7.8.2009	A4, A6, A7, A8 & A9
A/NE-LYT/496	Temporary Car Parking and Loading/Unloading Area for a Period of 3 Years	8.2.2013 (revoked on 8.10.2013)	A4, A7, A8, A9 & A10
A/NE-LYT/541	Temporary Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	22.8.2014	A4, A7, A8, A9, A10, A11 & A12
A/NE-LYT/640	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	20.7.2018	A4, A8, A10, A11, A12, A13, A14, A15, A16 & A17

Approval Conditions:

- A1 The provision of vehicular access point
- A2 The provision of drainage facilities
- A3 The reinstatement clause
- A4 The revocation clause
- A5 The submission and the implementation of the landscape proposal
- A6 The existing landscape planting on the site should be maintained
- A7 The submission and the implementation of drainage proposals
- A8 The submission of proposals for water supplies for firefighting and fire service installations
- A9 The provision of firefighting access, water supplies and fire service installations
- A10 The submission and the implementation of landscape and tree preservation proposals
- A11 No operation between 6:00 p.m. and 8:00 a.m. was allowed
- A12 No operation on Sundays and public holidays was allowed
- A13 No container tractor/trailer was allowed to be parked/stored on or enter/exit the site
- A14 The peripheral fencing of the site should be maintained
- A15 The existing drainage facilities should be properly maintained
- A16 The submission of a conditional record of the existing drainage facilities
- A17 The implementation of proposals for water supplies for firefighting and fire service installations

**Similar S.16 Application for Temporary Private Vehicle Park
in the vicinity of the application site partly within the "Residential (Group C)" zone
in the Lung Yeuk Tau and Kwan Tei South Area**

Rejected Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-LYT/444	Temporary Private Vehicle Park for Coaches with Ancillary Staff Rest Room and Storage of Repair Equipment for Coaches and Miscellaneous Items for a Period of 3 Years	17.2.2012 (on review)	R1 & R2

Rejection Reasons:

- R1 The development was not in line with the planning intentions of the "Agriculture" and "Residential (Group C)" zones in the Lung Yeuk Tau and Kwan Tei South area which were primarily to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes; and for low-rise, low-density residential developments respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis
- R2 The applicant had failed to demonstrate that the development would not generate adverse environmental and traffic impacts on the surrounding areas

Appendix IV 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

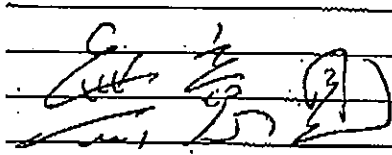
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/752

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

19 AUG 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:

210823-145440-91250

提交限期

Deadline for submission:

03/09/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:54:40

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/752

「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，鄉郊設臨時私人私家車及輕型貨車停車場(貨櫃車除外)和上落客貨區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 5
P.1/4

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

A/NE-LYT/752

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date

30-8-2021

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, 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

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

P. 2/4
5-3

敬啟者：

貴處檔號：TPB/A/NE-LYT/752

新界粉嶺龍環頭沙頭角公路192號丈量約份第83約地段第799號A分段
餘段、第800號B分段餘段及第801號B分段
臨時私人私家車及輕型貨車停車場(貨櫃車除外)和上落客貨區(為期3年)
(申請編號：A/NE-LYT/752)

接獲該區村民投訴，對上述申請提出 反對 意見，希望本會向 貴處轉述
其意見如下：

- 1) 沙頭角公路已十分繁忙，經常塞車，若再增車輛流量，情況更嚴重。
- 2) 村民投訴道路狹窄，若引入大量車輛，影響村民行走安全，絕不宜批作為停車場用途。

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

粉嶺區鄉事委員會主席



(李國鳳)

敬上

2021年8月30日

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, 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

電話/Tel:(852) 26755277 圖文傳真/Fax:(852) 26699687

P3/4

5-4

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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

(劉永安)

敬上

2021年8月30日

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

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電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

P.4/4

5-5

敬啟者：

貴處檔號：TPB/A/NE-LYT/752

新界粉嶺龍環頭沙頭角公路192號丈量約份第83約地段第799號A分段
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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



(李廣明)

敬上

2021年8月30日

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department that if the application is approved, the owner of the application lots and the lots covered by the STW should apply to his office for cancel-and-reissue of the existing STW to cover all the actual occupation area and to regularize the authorized structures 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, its commencement date will 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;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;
- (d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
 - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers / open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) 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 Site under the BO;
 - (iv) 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 B(P)Rs respectively; and
 - (v) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
- (e) to follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection in order to minimise any possible environmental nuisances.