

2024年 7月 22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

Appendix I of RNTPC
Paper No. A/YL-KTN/1039

This document is received on 22 JUL 2024
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 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

2401636

8/7

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1039
	Date Received 收到日期	22 JUL 2024

- 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)

CHIEF FORCE LIMITED 志科有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗八鄉七星崗 DD110 LOT NO. 251 S.B(部份)
(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 809 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 N/A 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)	N/A 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	S/YL-PH/11 S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」及「鄉村式發展」
(f) Current use(s) 現時用途	閒置土地 (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 23/05/2024 (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 23/05/2024 (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 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	擬議臨時公眾停車場(貨櫃車除外)及填土工程 (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 .....3..... ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	809 .....sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A .....sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	N/A .....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) N/A	
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	15
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)	.....

	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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(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	
(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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。

詳情請參閱附帶規劃文件。

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
簽署


鄭嘉翔

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

文員

Name in Block Letters
姓名（請以正楷填寫）

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

志科有限公司

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

Date 日期

4/7/2024

(DD/MM/YYYY 日/月/年)

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

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 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	新界元朗八鄉七星崗 DD110 LOT NO. 251 S.B(部份)		
Site area 地盤面積	809	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-PH/11 S/YL-KTN/11		
Zoning 地帶	「農業」及「鄉村式發展」		
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(貨櫃車除外)及填土工程		

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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☒	☐
場地設計圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉七星崗 DD110 LOT NO. 251 S.B(部份)，進行規劃申請。

地帶：「鄉村式發展」、「農業」

用途：「擬議臨時公眾停車場(貨櫃車除外)及填土工程」

場地面積：「約 809 平方米」

期限：「3 年」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉七星崗 DD110 LOT NO. 251 S.B(部份)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11「農業」地帶、錦田北分區計劃大綱核准圖編號：S/YL-KTN/11「鄉村式發展」地帶內，申請作為「擬議臨時公眾停車場(貨櫃車除外)及填土工程」，為期三年。

申請地點有約 55%範圍位於錦田北分區計劃大綱核准圖編號：S/YL-KTN/11「鄉村式發展」地帶內、約 45%範圍位於八鄉分區計劃大綱核准圖編號：S/YL-PH/11「農業」地帶內，申請用途屬於「鄉村式發展」地帶第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「公眾停車場(貨櫃車除外)」用途。

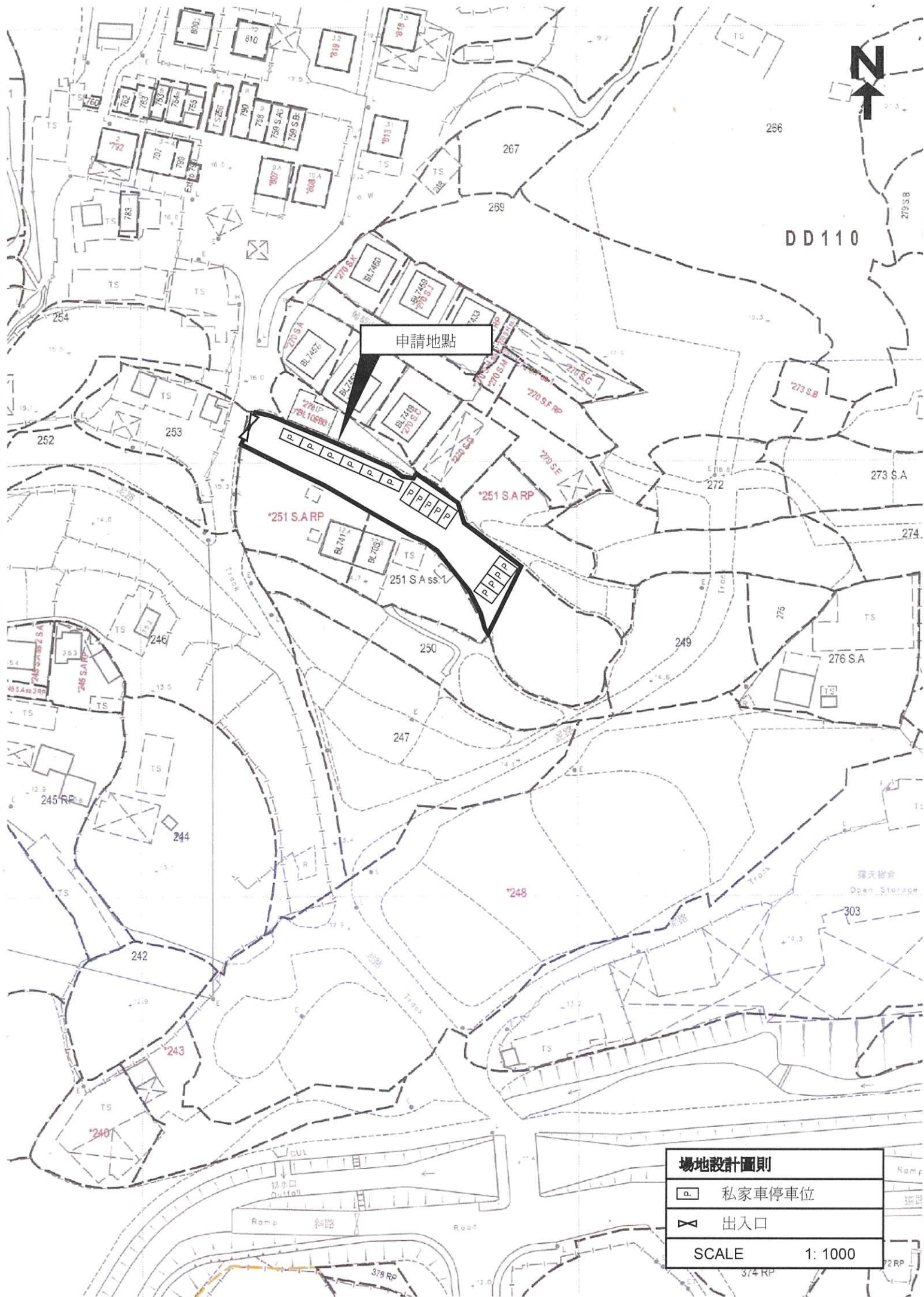
申請地點主要的服務對象是申請地點附近居住的村民和少量外來訪客，申請地點作免費使用。場地內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」和「農業」用途的永久規劃意向。

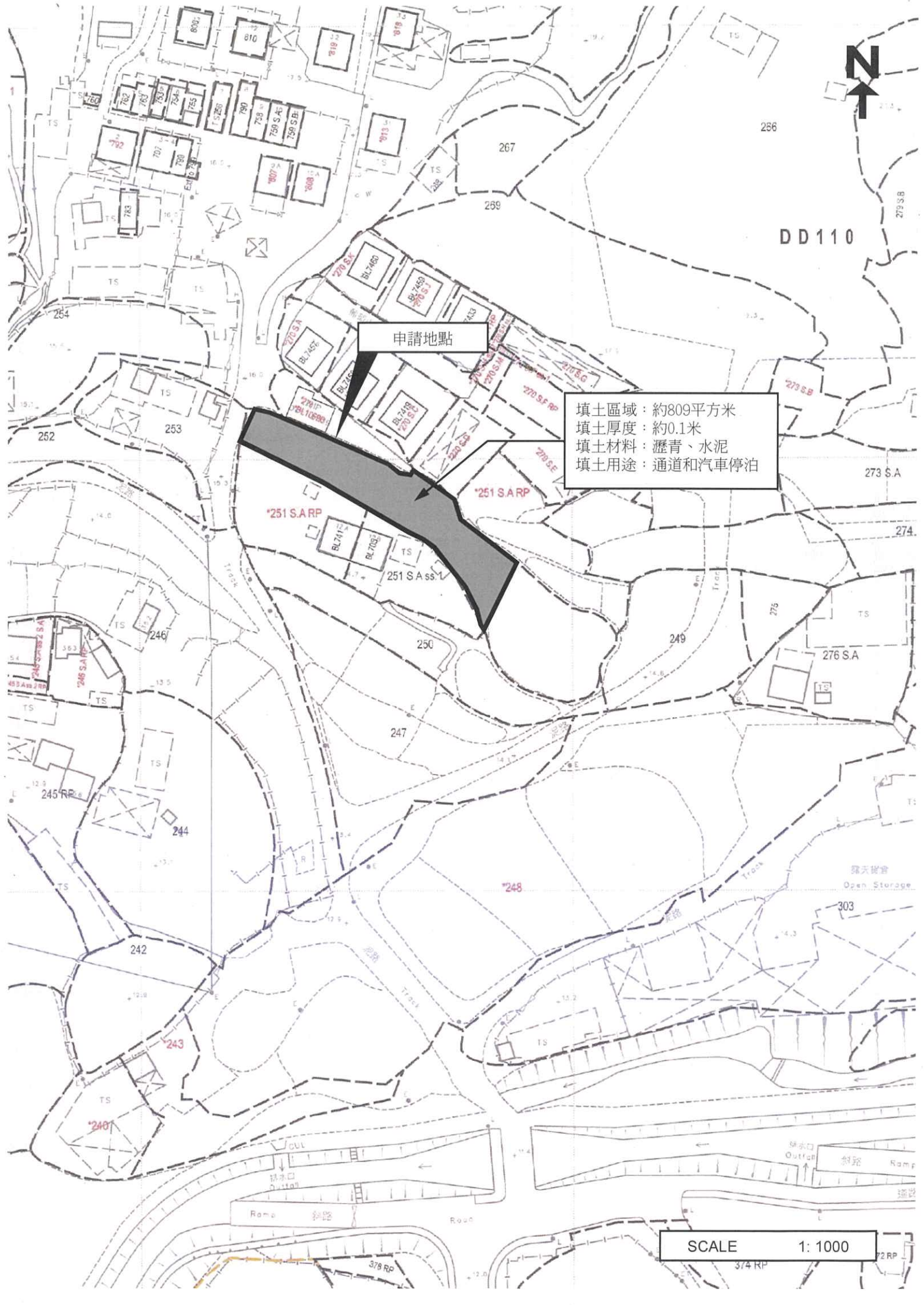
倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，希望貴署可以酌情處理是次申請。

場地設計

1. 申請地點內設有私家車停車位15個，每個車位長約5米，闊約2.5米。
2. 申請場地的停車位只會停泊私家車或重量不超過5.5噸的車輛，不會停泊貨櫃車。
3. 申請地點會進行填土，填土區域將作為通道和汽車停泊用途，填土厚度約0.1米，填土材料為瀝青和水泥，場地內不涉及挖土。
4. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。

詳情請參閱以下圖則。





DD110

申請地點

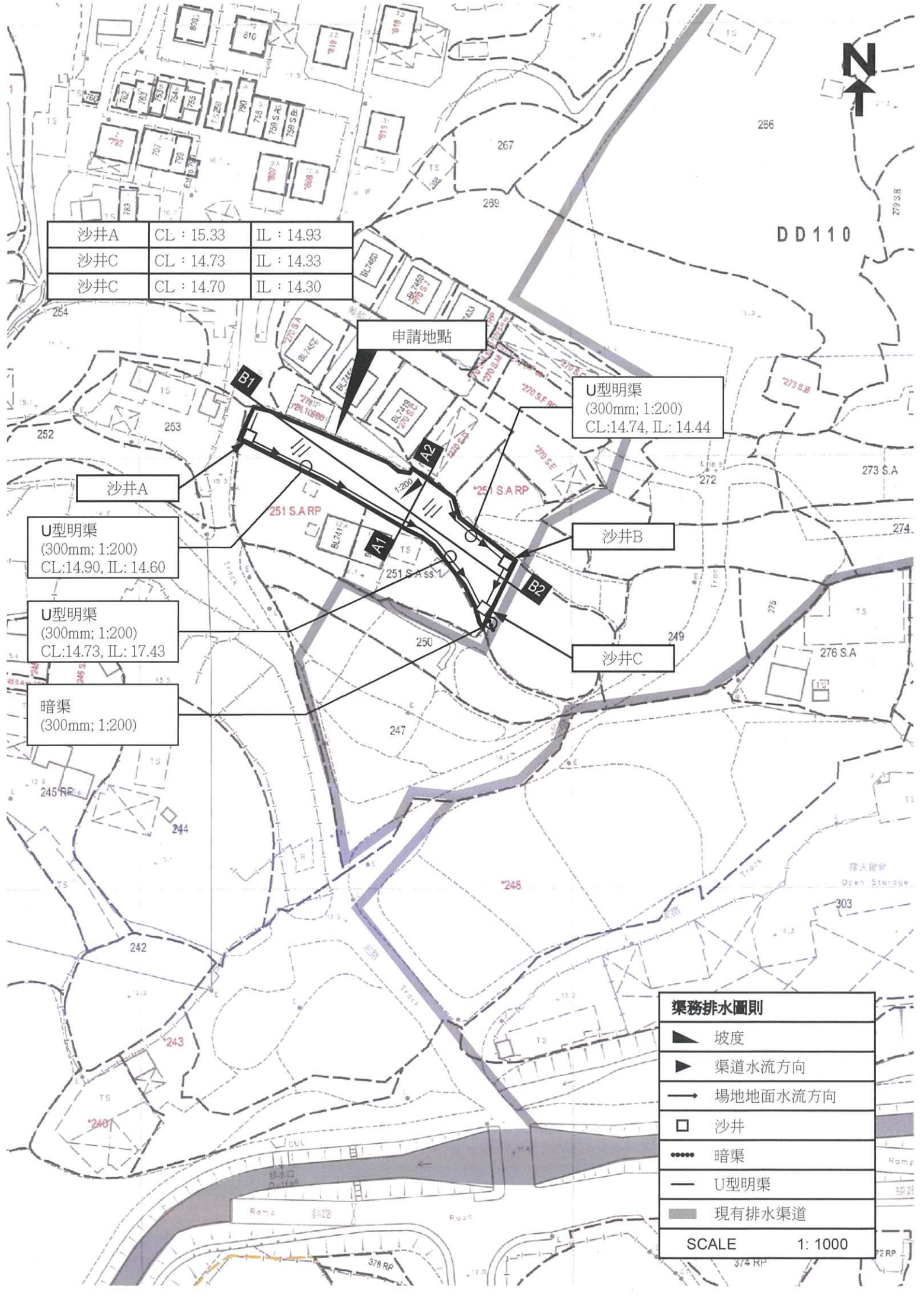
填土區域：約809平方米
填土厚度：約0.1米
填土材料：瀝青、水泥
填土用途：通道和汽車停泊

SCALE 1: 1000

渠務排水：

1. 申請地點排水口處會設有沙井，以盡量避免阻隔沙石枯葉進入現有河道。
2. 申請地點面積約 809 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 1200 平方米以內的場地配置尺寸 300 毫米的 U 型渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 300 毫米的排水渠，可以應付申請地點內的雨水量。
3. 申請地點北面邊界為現有圍牆，東面為現有圍板、南面為現有鐵絲網、北面邊界沒有遮蔽物，不會對現有的自然溪流、村莊排水渠道、溝渠及鄰近地區等造成不利影響，也不會影響現有地面水流流動。
4. 申請地點的排水設施，不會對附近現有的雨水渠道和河道構成負面影響。
5. 排水設施落實後，申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第 16 條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的渠務排水設施進行維護及保養，並會定期派員清理渠道，不會有任何積水導致蚊患。

詳細請參閱以下圖則。



沙井A	CL : 15.33	IL : 14.93
沙井C	CL : 14.73	IL : 14.33
沙井C	CL : 14.70	IL : 14.30

申請地點

U型明渠
(300mm; 1:200)
CL:14.74, IL: 14.44

沙井A

U型明渠
(300mm; 1:200)
CL:14.90, IL: 14.60

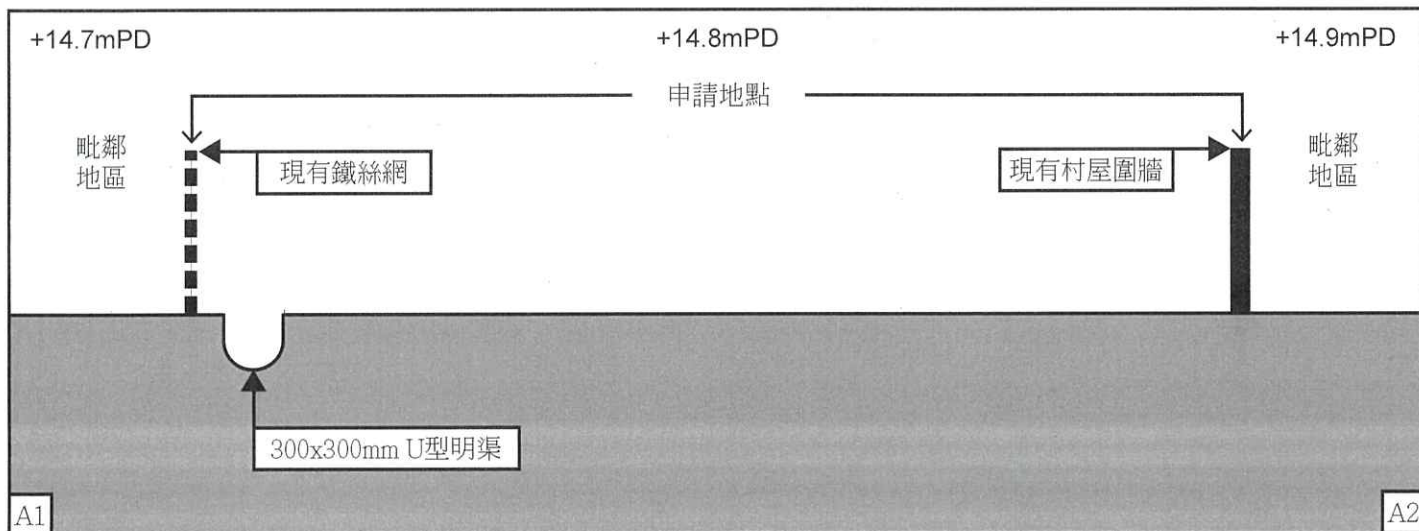
U型明渠
(300mm; 1:200)
CL:14.73, IL: 17.43

暗渠
(300mm; 1:200)

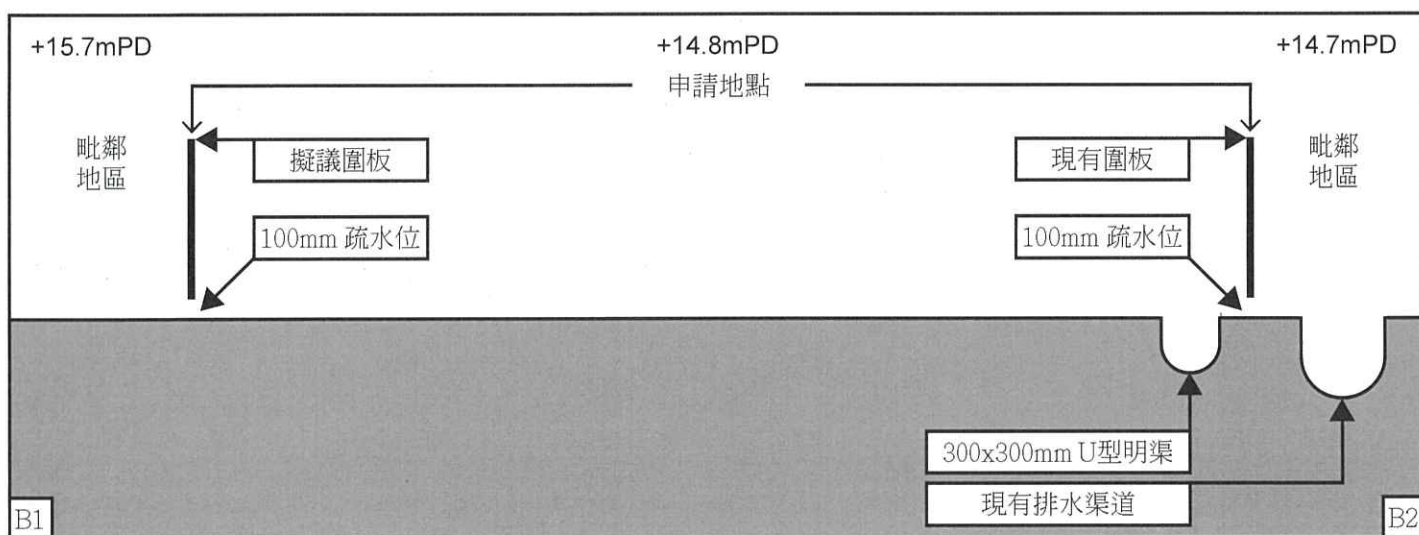
沙井B

沙井C

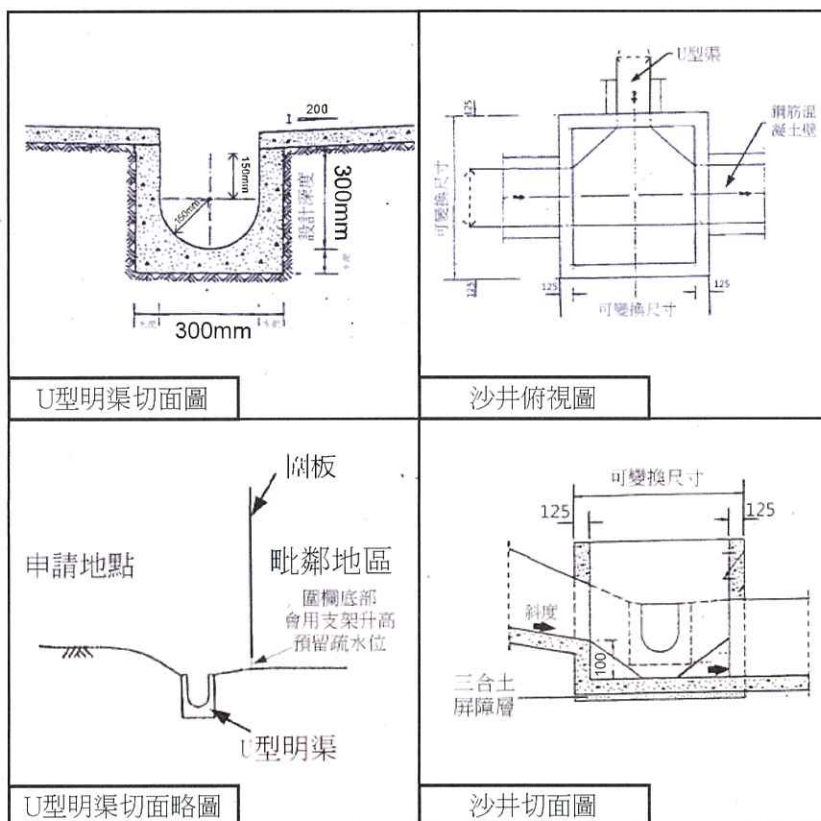
渠務排水圖則	
	坡度
	渠道水流方向
	場地地面水流方向
	沙井
	暗渠
	U型明渠
	現有排水渠道
SCALE 1: 1000	



A1-A2橫切面圖



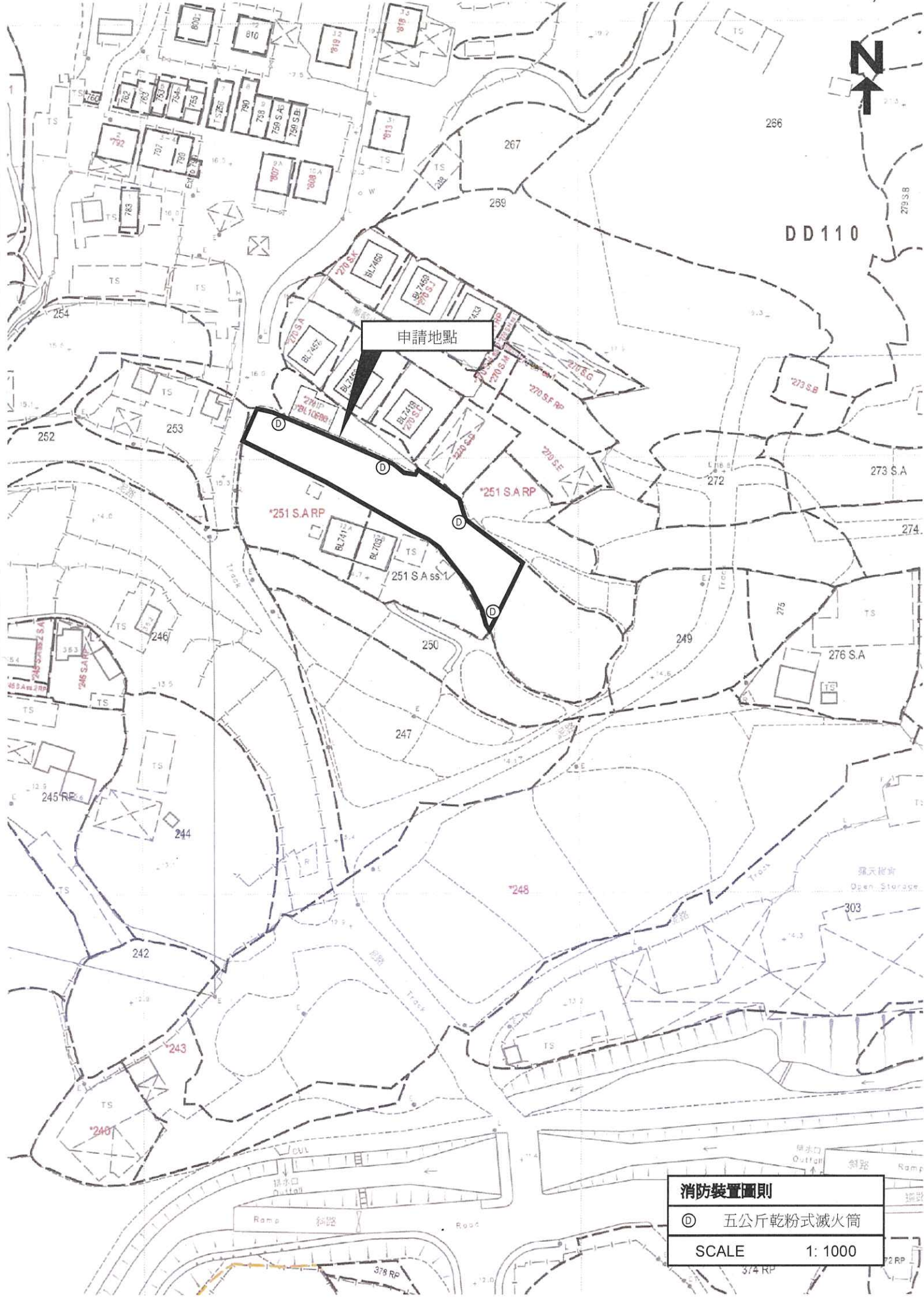
B1-B2橫切面圖



消防裝置：

申請人會依照消防處所提供的意見，為申請地點裝設適合的消防設備，並會定期為相關的消防裝置進行維護及保養。

詳情請參閱以下圖則。



申請地點

DD110

消防裝置圖則

⓪ 五公斤乾粉式滅火筒

SCALE 1: 1000

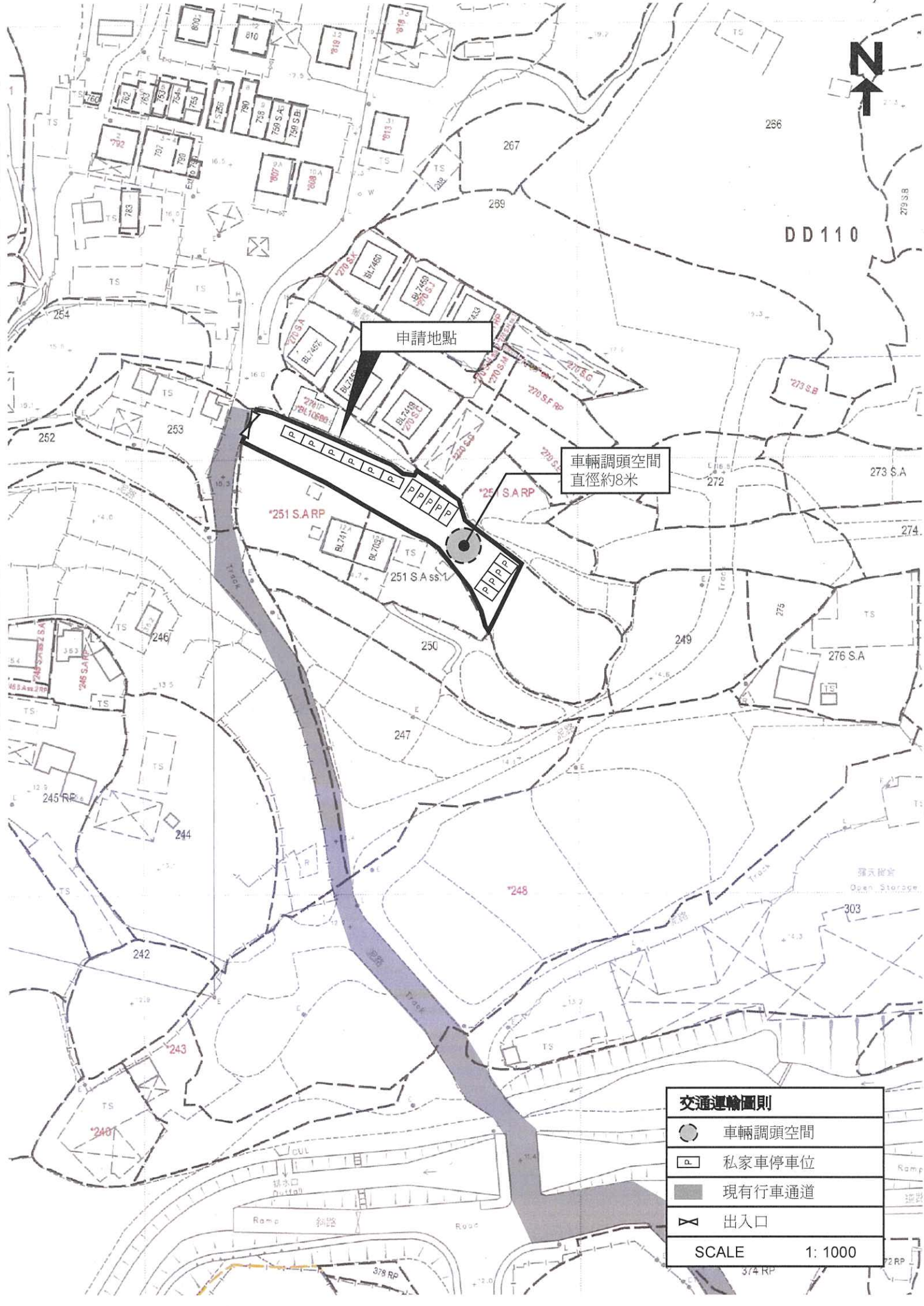
交通運輸：

- 1. 申請地點西面有一個明確的出入口，寬度約 6 米，可以經鄉村道路直通錦田公路。
- 2. 申請地點內有足夠的空間，給予車輛進行調頭。
- 3. 申請地點內設有私家車停車位15個，每位車位長約5米，闊約2.5米。
- 4. 申請地點預計平均每天進出車輛數目約15架，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內私家車及輕型貨車車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0

- 5. 申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。
- 6. 申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與粉錦公路接駁的行車通道。

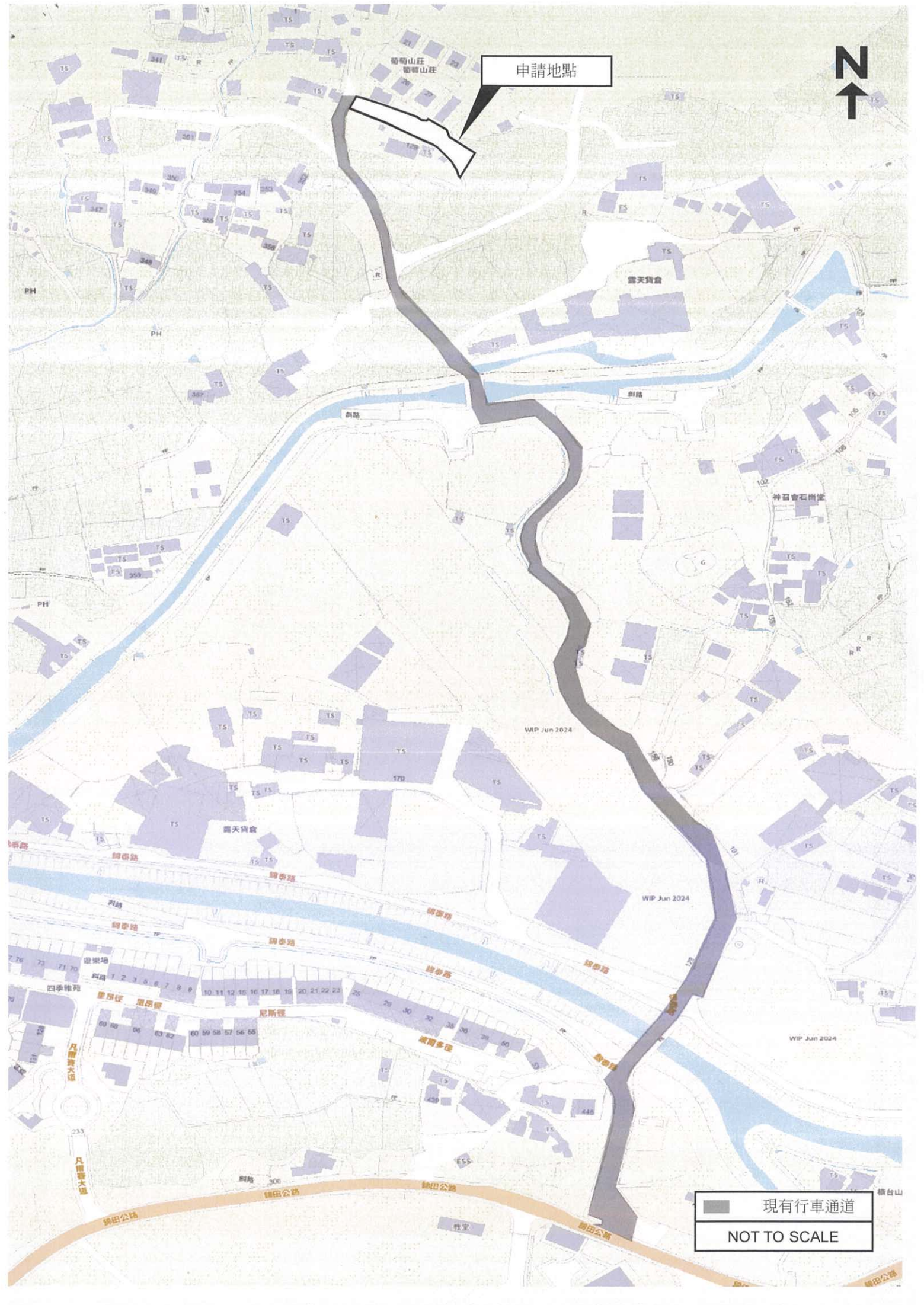
詳情請參閱以下圖則。



申請地點

車輛調頭空間
直徑約8米

交通運輸圖則	
	車輛調頭空間
	私家車停車位
	現有行車通道
	出入口
SCALE 1: 1000	



申請地點



WIP Jun 2024

WIP Jun 2024

WIP Jun 2024

現有行車通道
NOT TO SCALE

總結：

申請地點上並無任何永久性建築物，主要用途是臨時性質的公眾停車場，並為附近居民提供保安防盜及夜間照明。申請地點申請場地只會停泊輕型貨車或5.5噸以下之車輛。申請地點不會進行車輛拆卸、保養、修理、清潔、噴漆和其他工場活動，也不會停泊貨櫃車或重量超過5.5噸的貨車。

若是次申請獲許可，申請人承諾會在期限前盡快完成所有相關的附帶條件，並符合相關政府部門的要求，並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱，因此敬希貴署能夠寬容處理時次之申請。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-KTN/1039
規劃申請補充資料

申請人現就日前渠務署人員的查詢/意見，作出以下補充/修改：

渠務署意見：	申請人回覆：
(a)	申請地點會進行填土，填土區域將作為通道和汽車停泊用途，填土厚度約 0.1 米，填土材料為瀝青和水泥，場地內不涉及挖土，場地內的香港主水平基準由+14.7mPD 增加至+14.8mPD。
(b)	提供申請地點附近集水區平面圖(見附件 A)，同時澄清申請地點面積約 809 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 1200 平方米以內的場地配置尺寸 300 毫米的 U 型渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 300 毫米的排水渠，已能夠負荷申請地點內收集的地面雨水量。
(c)(f)(h)	提供申請地點現場相片和相關文件作證明(見附件 C)。
(d)(e)	修正渠務排水圖則部份內容(見附件 B)。
(g)(i)(j)	就申請地點排水渠接駁至附近的現有排水渠道一事，申請人已在 2024 年 08 月 26 日向元朗民政事務處人員作出查詢，相關人員對此沒有意見。同時如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人亦會在工程展開前諮詢相關業主的同意。

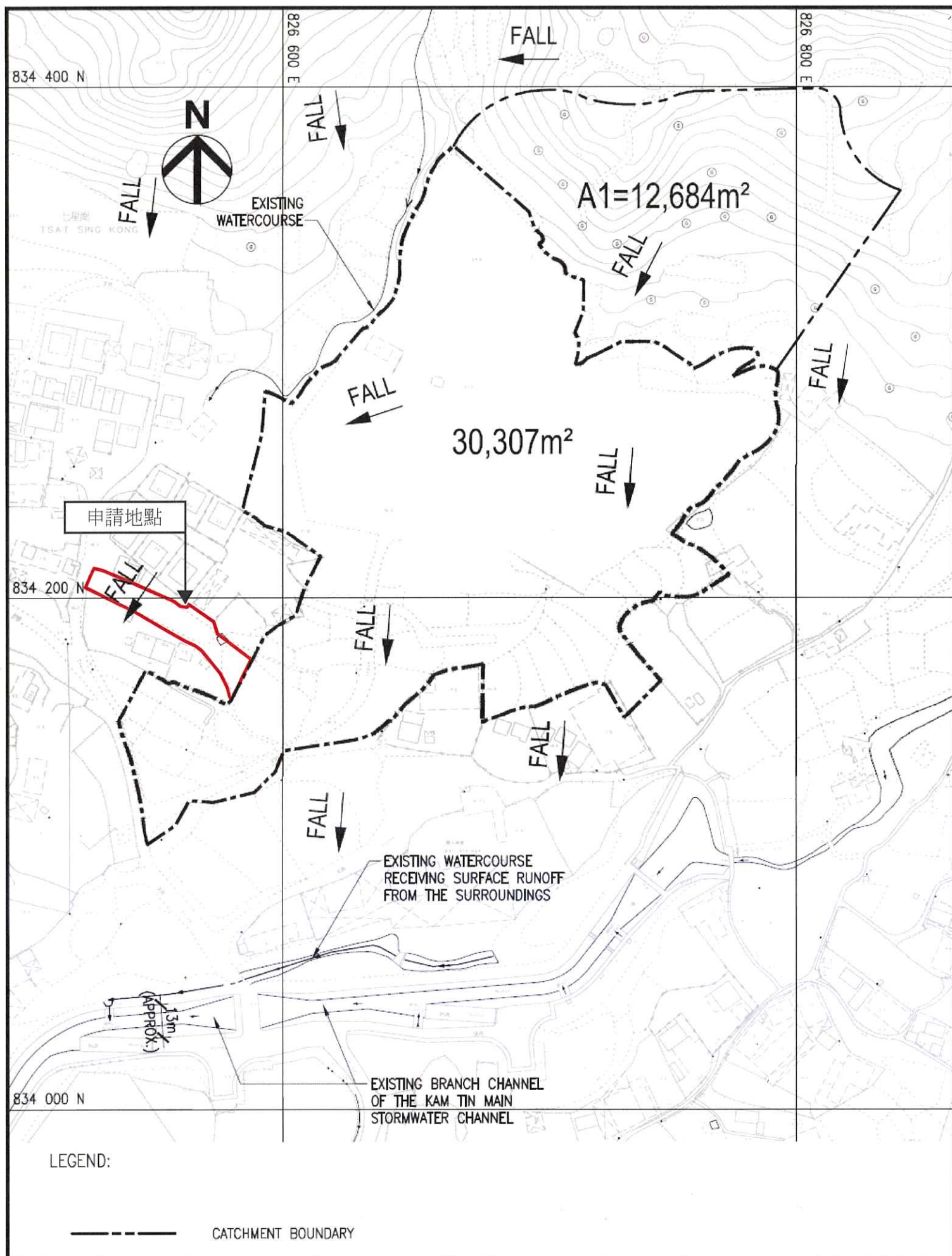
申請人現就日前政府部門人員和公眾人士的查詢/意見，作出以下補充/修改：

1. 申請地點位於八鄉七星崗村內，村中欠缺足夠的合法公眾停車場，經常出現胡亂停泊車輛的情況(見附件 D)。
2. 申請地點附近八鄉七星崗村有家庭住戶數目大約有 30 多戶(見附件 E)，預計申請地點可以為上述範圍的住戶提供一定數目的合適停車位，申請地點是作為提供符合規範的合法停車位給予附近屋宇群落居民使用的場地用途，以減少附近地區的車輛違泊、舒緩七星崗村內停車位供不應求的情況。由於受到場地面積局限，申請地點只有 15 個私家車停車位可以提供，但是亦能在一定程度上達到舒緩附近地區合法停車位不足的效益。
3. 就公眾人士所提及位於申請地點北面附近小型屋宇有停車場的事宜，相關停車場不符合規範和沒有經過規劃申請，而申請地點可以為附近七星崗村村民及訪客提供符合規範的停車場，加上七星崗村附近的公眾停車場比較遠，因此符合規範的公眾停車場有其增加的必要性。此外，申請人亦澄清申請地點主要是為附近七星崗村村民和訪客提供合適和合法的泊車場地，作停泊代步車輛之用，不會為附近地區其他場所的工作人員提供泊車服務。
4. 申請地點內會張貼《停車場使用守則》告示，提醒村民開關車門時要降低聲量及不可響號，車輛在停泊期間，亦必須將引擎關閉。相關告示會以公告模式張貼於申請地點顯眼處，提醒所有使用者(告示樣式見附件 F)。
5. 澄清申請地點內的私家車停車位尺寸為長約 5 米，闊約 2.5 米。
6. 澄清申請地點內沒有任何構築物。

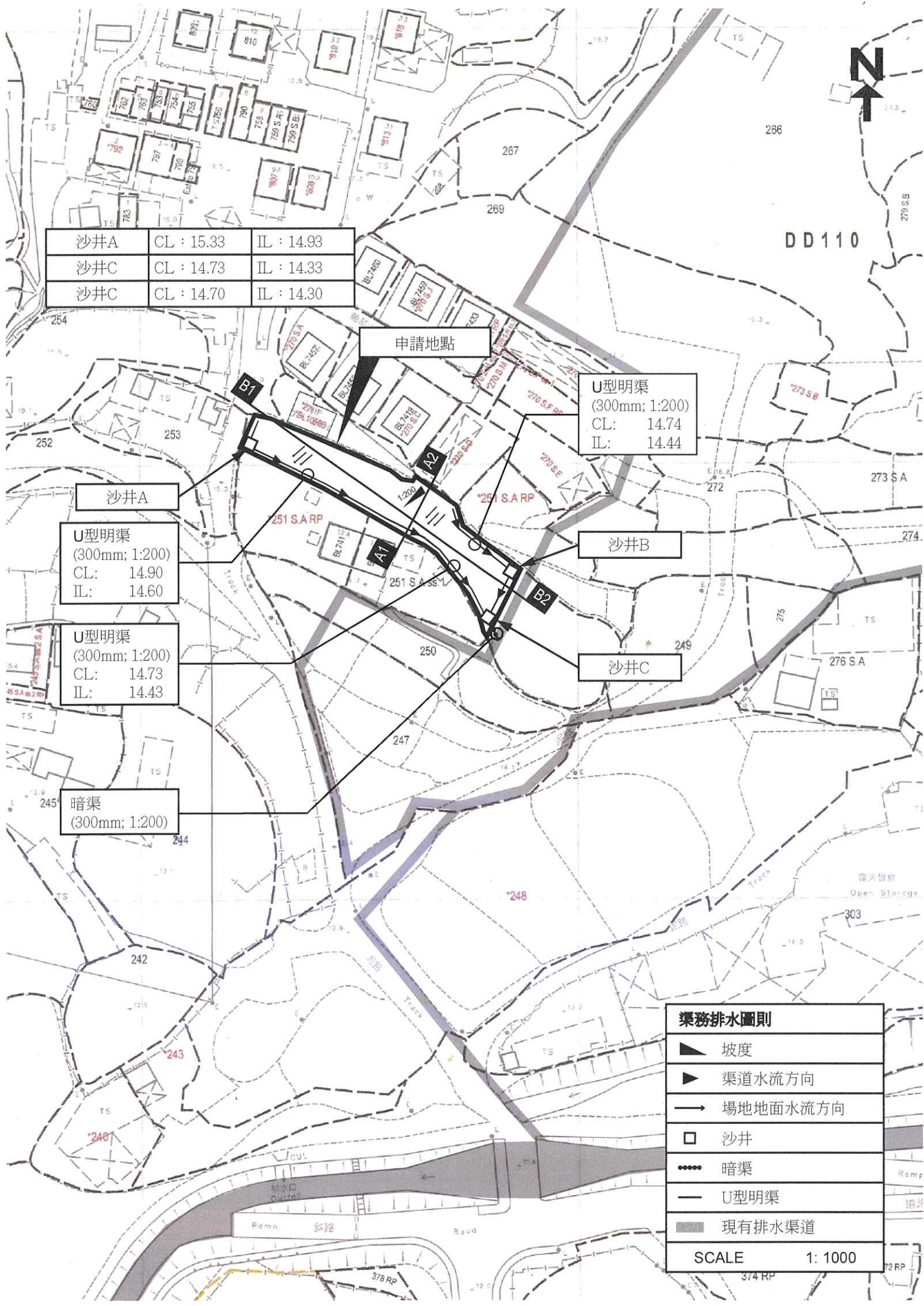
隨件附上相關文件以供參考。

申請人：志科有限公司
通訊地址：
傳真號碼：
聯絡電話：
電郵地址：
日期：2024 年 09 月 02 日

附件 A



附件 B



沙井A	CL : 15.33	IL : 14.93
沙井C	CL : 14.73	IL : 14.33
沙井C	CL : 14.70	IL : 14.30

申請地點

U型明渠
(300mm; 1:200)
CL: 14.74
IL: 14.44

沙井A

U型明渠
(300mm; 1:200)
CL: 14.90
IL: 14.60

U型明渠
(300mm; 1:200)
CL: 14.73
IL: 14.43

暗渠
(300mm; 1:200)

沙井B

沙井C

渠務排水圖則	
	坡度
	渠道水流方向
	場地地面水流方向
	沙井
	暗渠
	U型明渠
	現有排水渠道
SCALE 1: 1000	

附件 C

回覆渠務署意見(c)項：









回覆渠務署意見(h)項：

834 400 N

826 600 E

826 800 E



STARTING POINT B
C.L.=+28.00
I.L.=+27.25

EXISTING WATERCOURSE

STARTING POINT A
C.L.=+28.00
I.L.=+27.00

CP9
C.L.=+24.00
I.L.=+23.30

CP1
C.L.=+26.00
I.L.=+25.00



申請地點

834 200 N

CP12
C.L.=+17.9
I.L.=+17.06

CP5
C.L.=+19.00
I.L.=+17.57

CP3A
C.L.=+19.00
I.L.=+18.00

CP4
C.L.=+19.00
I.L.=+17.90

CP2
C.L.=+22.00
I.L.=+21.00

CP3
C.L.=+20.00
I.L.=+19.00

CP3B
C.L.=+19.00
I.L.=+17.95

CP5A
C.L.=+18.60
I.L.=+17.41

CP5B
C.L.=+17.10
I.L.=+16.10

CP5C
C.L.=+17.00
I.L.=+15.86

CP5D
C.L.=+16.60
I.L.=+15.60

CP5E
C.L.=+16.60
I.L.=+15.50

CP5F
C.L.=+14.50
I.L.=+13.50

CP6
C.L.=+14.50
I.L.=+13.36

CP7
C.L.=+14.50
I.L.=+13.04

CP8
C.L.=+14.50
I.L.=+12.89

CP13
C.L.=+16.00
I.L.=+15.30

CP14
C.L.=+14.70
I.L.=+14.00

CP15
C.L.=+14.70
I.L.=+13.80

CP16
C.L.=+14.00
I.L.=+13.30

CP17
C.L.=+13.00
I.L.=+12.30

CP18
C.L.=+13.00
I.L.=+12.18

CP19
C.L.=+13.00
I.L.=+12.00

CP20
C.L.=+13.00
I.L.=+11.80

CP21
C.L.=+13.00
I.L.=+11.60

CP22
C.L.=+13.00
I.L.=+11.40

CP23
C.L.=+13.00
I.L.=+11.20

CP24
C.L.=+13.00
I.L.=+11.00

CP25
C.L.=+13.00
I.L.=+10.80

CP26
C.L.=+13.00
I.L.=+10.60

CP27
C.L.=+13.00
I.L.=+10.40

CP28
C.L.=+13.00
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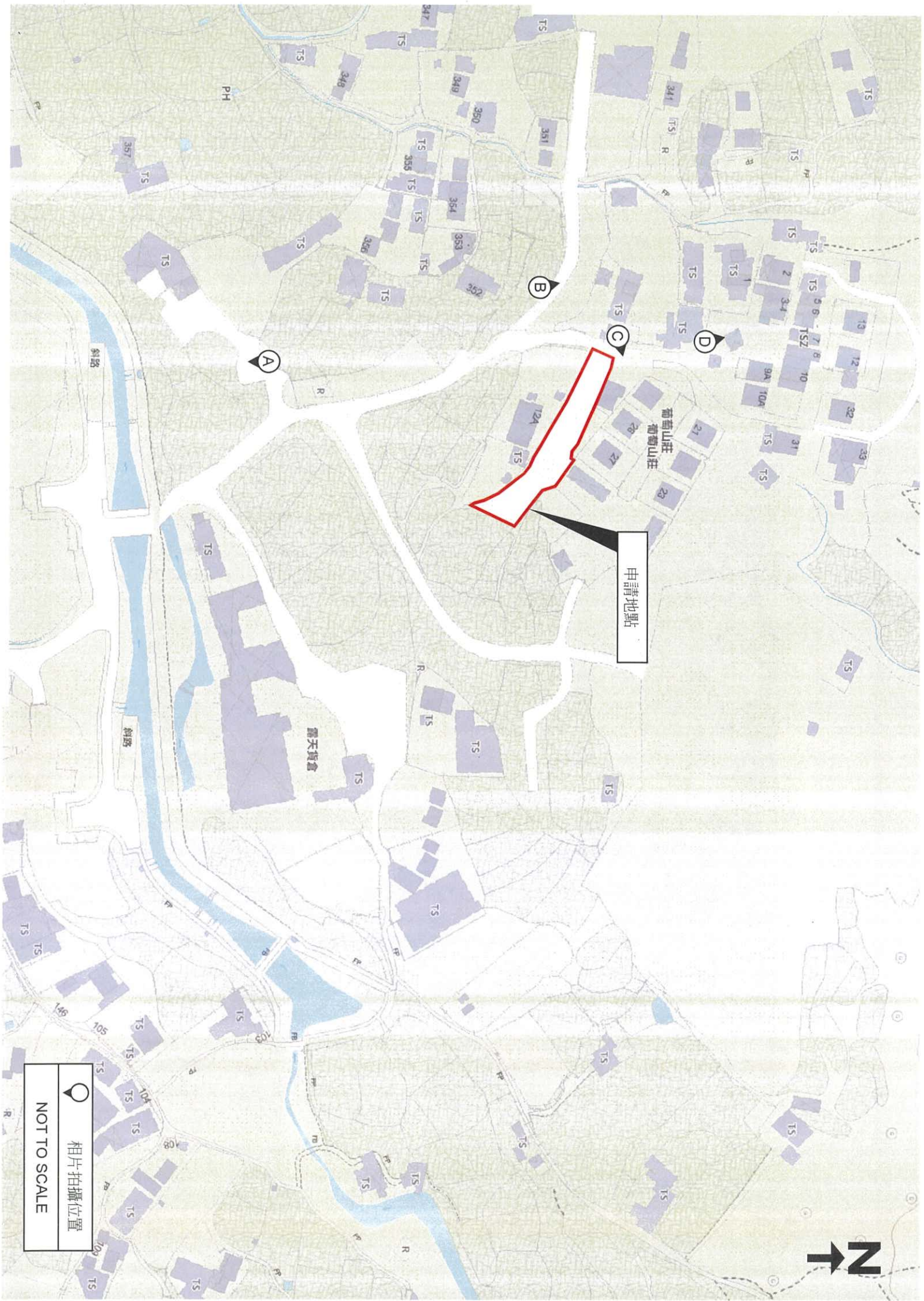
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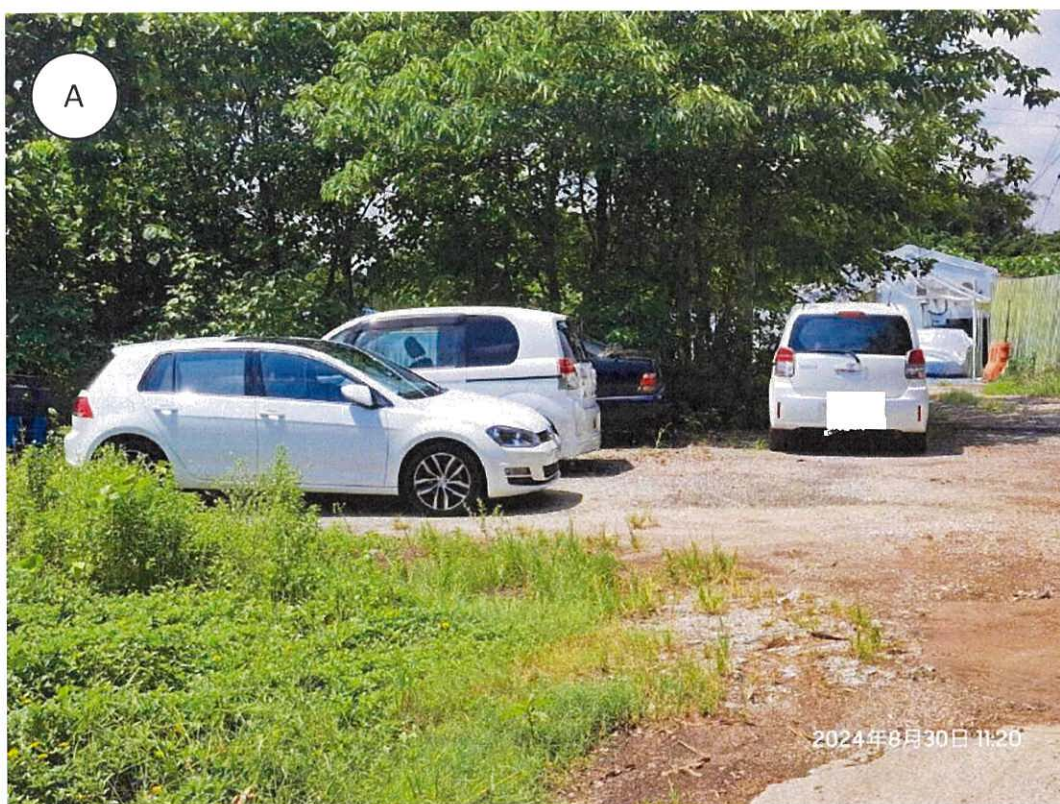
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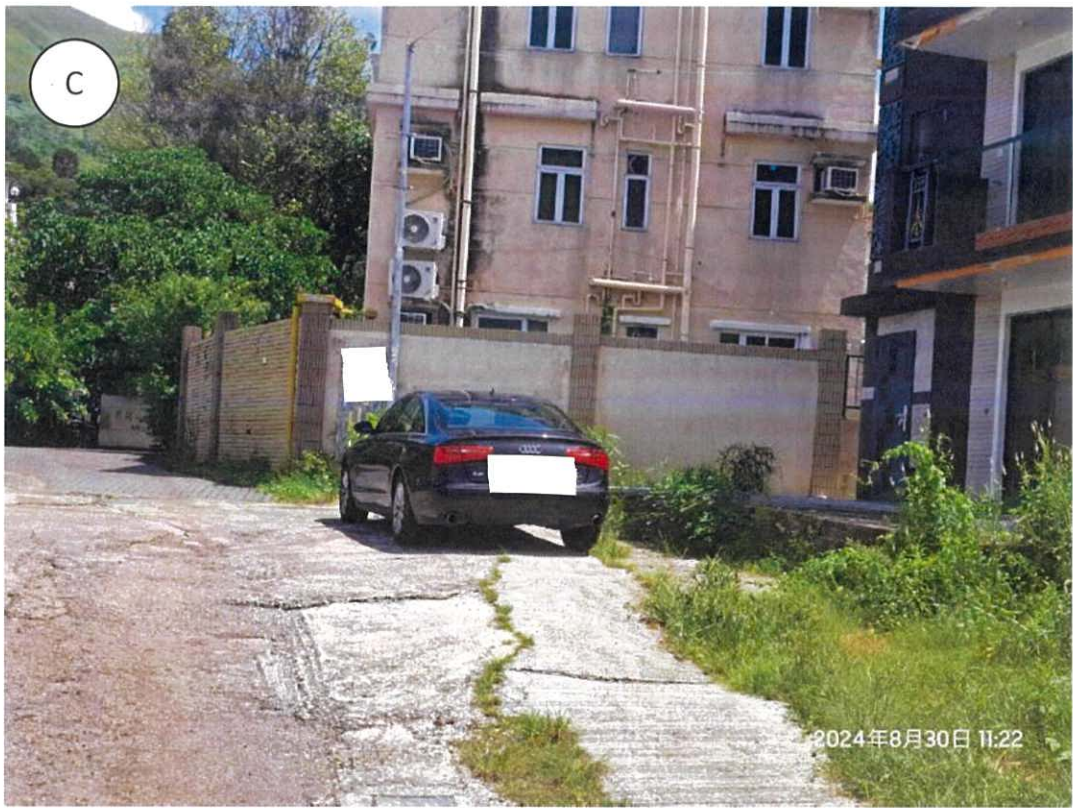
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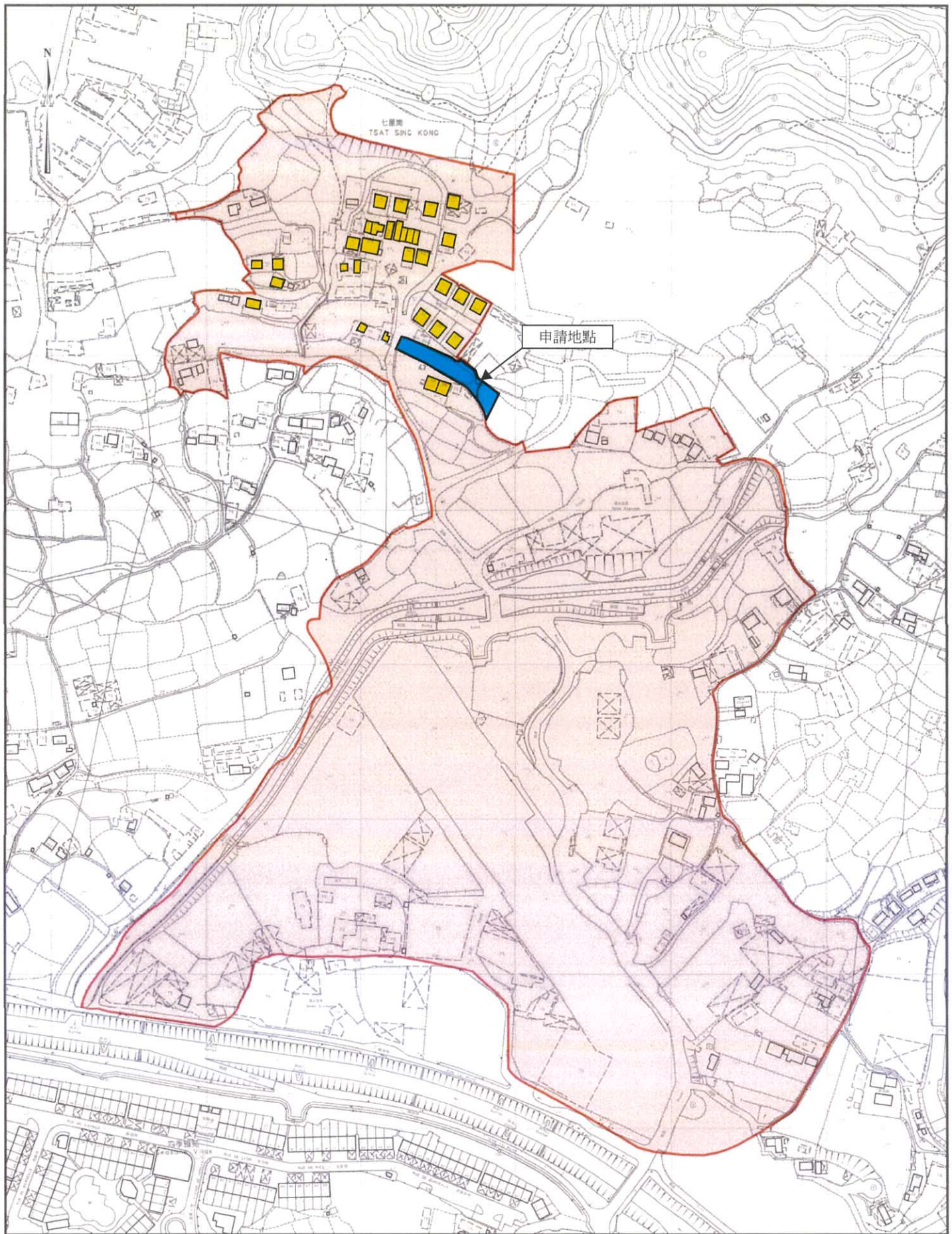
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NOT TO SCALE





附件 E



現有鄉村範圍的劃定界線
Delineation of Area of Existing Village

居民代表選舉七星崗村（八鄉）現有鄉村範圍的劃定界線
DELINEATION OF AREA OF EXISTING VILLAGE OF
TSAT SING KONG TSUEN (PAT HEUNG)
FOR ELECTION OF RESIDENT REPRESENTATIVE

米 METRES 30 0 30 60 90 120 米 METRES
SCALE 1:1500 比例尺

鄰近申請地點的住戶
申請地點範圍

附件 F

七星崗 215B 停車場使用者守則

1. 駕駛人士須熟悉及遵守道路交通條例及規例之有關條款。
2. 本停車場只限私家車進入，5.5 公噸以上的車輛將不批准進入。
3. 若車輛因停泊或停留於本停車場內而導致車輛損毀，司機、乘客或財物有損失或傷亡，本停車場概不負責。
4. 若車主/司機在使用本停車場時引致停車場或任何人士遭受損毀或損傷，則必須承擔一切責任及向本村作出賠償。
5. 車主/司機必須把車輛停泊於指定車位界線內。
6. 停車場內不准吸煙。
7. 在本停車場停泊車輛期間，所有車主/司機須將汽車引擎關掉，及不得響號，開關車門時也要輕力。
8. 車主/司機必須遵守及留意上述泊車守則，為更有效管理此停車場令泊車者能有所裨益，管理者保留權利檢討及增減上述泊車守則。

Similar s.16 Application within the same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-PH/1008	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Filling of Land	21.6.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 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;
- it is noted that no structure was proposed in the application; and
- no Small House application approved or under processing at the Site.

2. Traffic

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection from landscape planning perspective;

- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising vacant land, temporary structures, village houses and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity; and
- based on site photos of 2024, the Site is vacant and covered with self-seeded groundcover and shrubs. No existing tree is observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

6. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint received against the Site in the past three years.

7. **Building Matters**

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

- no objection to the application; and
- 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 unauthorised buildings works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

9. **Other Departments**

The following government departments have no objection to/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department; and
- the Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the Commissioner for Transport that:
 - the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures shall be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites' issued by the Environmental Protection Department;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - 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;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- 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; and
- detailed checking under the BO will be carried out at building plan submission stage.

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From: [REDACTED]
Sent: 2024-08-20 星期二 02:42:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1039 DD 110 Tsat Sing Kong

A/YL-KTN/1039

Lot 251 S.B (Part) in D.D. 110, Tsat Sing Kong, Yuen Long

Site area: About 809sq.m

Zoning: "VTD" and "Agriculture"

Applied use: 15 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

Objections, there is already a parking lot to the left of the 6 houses.

The application is an additional section to the very large brownfield operation close by.

Mary Mulvihill

