

This document is received on 26 MAY 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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

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/46-KTS/926
	Date Received 收到日期	26 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

THE PAT HEUNG VEGETABLE MARKETING AND
CREDIT CO-OPERATIVE SOCIETY 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)

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)

新界八鄉錦上路石湖墟村173號
SECTION A OF LOT NO. 365 IN DD106

(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 94 sq.m 平方米 About 約
 Gross floor area 總樓面面積 48.46 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)

..... NIL 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-KTS-15
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	臨時蔬菜收集站 (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	
<p>(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)</p>	
(a) Proposed use(s)/development 擬議用途/發展	<p style="font-size: 24px; font-weight: bold;">臨時蔬菜收集站</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <u>3</u> 年 <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	..... <u>35.54</u> .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <u>18.46</u> .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <u>1</u>
Proposed domestic floor area 擬議住用樓面面積	..... <u>0</u> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <u>18.46</u> .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <u>18.46</u> .....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)	
<p><u>已建單層構築物三部分: - A. 貨房 3.9 x 3.7M x 3.8M</u> <u>B. 辦公室 8M x 3.7M x 3.8M</u> <u>C. 檔雨棚 3.9M x 3.7M x 3.8M</u></p>	
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	..... <u>1</u> 個
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	..... <u>1</u> 個
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 07:00 至 12:00 (早上七點至中午十二時) 星期一至日包括公眾假期)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 石田路 No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>..... 往方過去九年均保持四周環境與現狀，對各方均沒有影響。 </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	<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 <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。

敬啟者：社方過去九年均依照城規署審批條款進行營運，由於疫情引致郵寄延誤及貴署申請表格更新，故須從新入表。

本社成立於1962年，服務本區農民61年，為一所不謀利機構，是蔬菜統營處轄下26個蔬菜合作社之一員，受漁農自然護理署監管，業務為本地農民提供蔬菜收集、拍賣、肥料、種籽及技術支援等。

由於當年受地政署收地擴闊道路影響，旧址不能繼續營運，社方在DD106 Lot No. 365地段自置土地，並得元朗地政署批准重建壹間單層農用構築物，面積為8m x 3.7m x 3.8m，以便續為本地農民提供服務，令壹班自食其力的老農夫能持續數十年的耕作，亦為全港市民提供安全優質的鮮菜，祈請貴署委員能協力幫助，俾使本地農業可持續發展，恩澤無邊。

此致

城市規劃委員會

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

洪廷榮

Applicant 申請人 / Authorised Agent 獲授權代理人

HUNG TING WING

SECRETARY

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

八鄉蔬菜產銷及貸款有限責任合作社

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

Date 日期

16-3-2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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	新界八鄉 錦上路石湖墟村173號 SECTION A OF LOT NO. 365 IN DD106
Site area 地盤面積	94 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	S/YL-KTS-15
Zoning 地帶	VILLAGE TYPE DEVELOPMENT
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> □ 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 _____ □ Month(s) 月 _____
Applied use/development 申請用途/發展	臨時蔬菜收集站

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	18.46	
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	ONE	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用		3.8 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		% <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		1 個
	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)		
(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 loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1 個
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

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



地政總署
元朗地政處
DISTRICT LANDS OFFICE, YUEN LONG
LANDS DEPARTMENT

電話 Tel: 2443 3001
圖文傳真 Fax: 2473 3134
本處檔號 Our Ref: (3) in DLOYL MT/LM15885
來函檔號 Your Ref:

14 DEC 2007

Pat Heung Vegetable Marketing
and Credit Co-operative Society Ltd.

By Recorded Delivery

Yuen Long,
New Territories
(Attn.: Mr HUNG Ting Wing)

Dear Sirs,

Lot No. 365S.A in Demarcation District No. 106

Approval is given for the erection of an agricultural structure for office/ storage purpose, as shown on the attached schedule and plan, on the above lot subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal;
- (b) The structure covered by this approval shall be used only for office/ storage purpose and shall not be used for other purposes such as domestic, commercial, godown or industrial purposes; and
- (c) Any building when constructed will be of single storey with a height of not more than that specified in the attached schedule.

This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Yours faithfully,

(Peter TSANG)

District Lands Officer, Yuen Long

11/11/11
11/11/11
11/11/11

Encl.

c.c. D of AFC (Attn.: L.W. WONG)

Fax: 2152 0319

Ref: (13) in AF AGD 13/19-LA/070

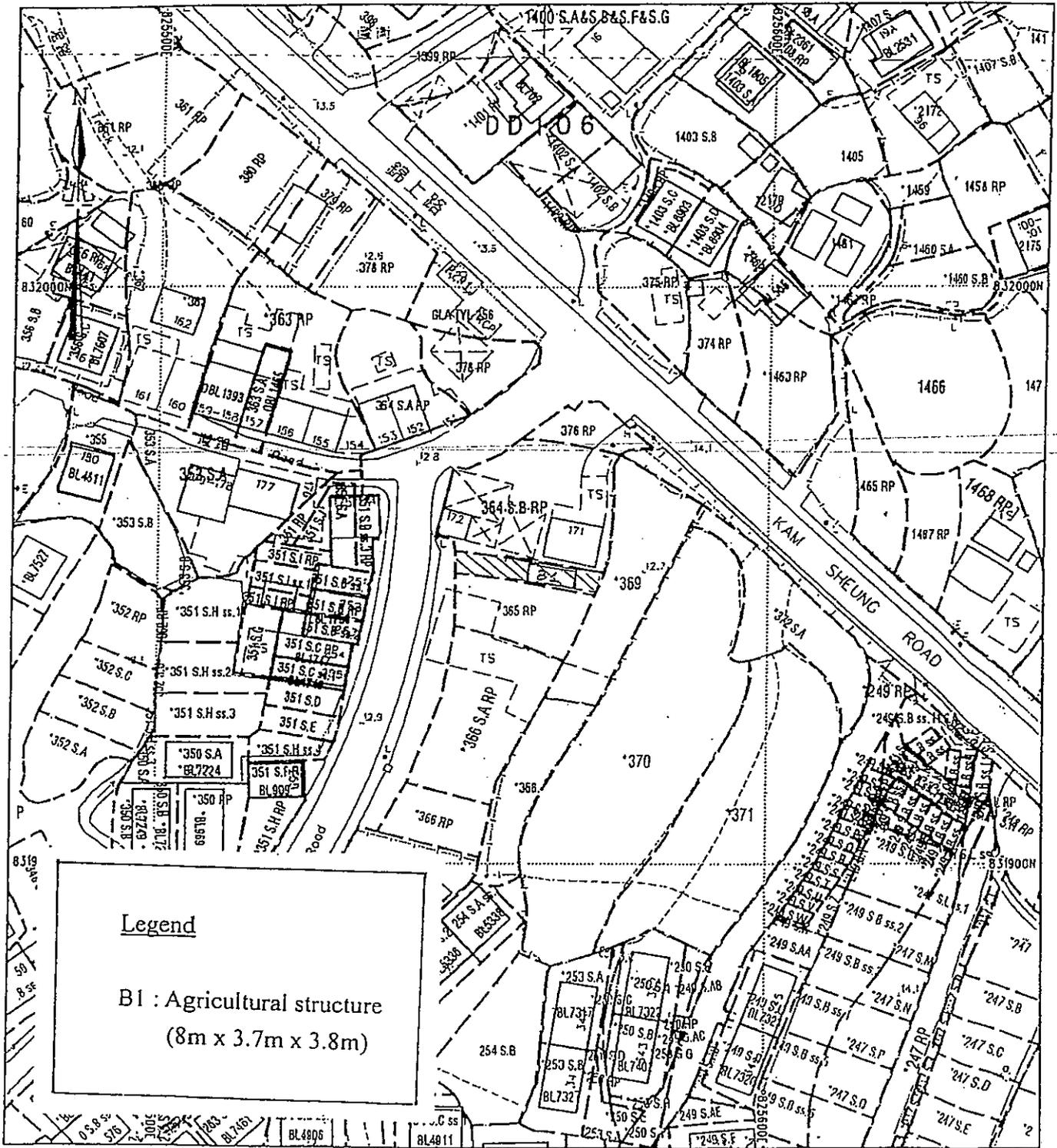
SCHEDULE

The following structure only is included in this approval:

B1. Agricultural structure Length 8.0m Width 3.7m Height 3.8m

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LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1 : 1000

METRES 10 0 10 20 30 40 50 METRES



Locality : DD106

Lot Index Plan No. : 6-NE-18A

District Survey Office : Yuen Long

Date : 20 Sep 07

Reference No. : YLLIP/07/09/367

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This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時通知出現或終止，因此應向有關的分區

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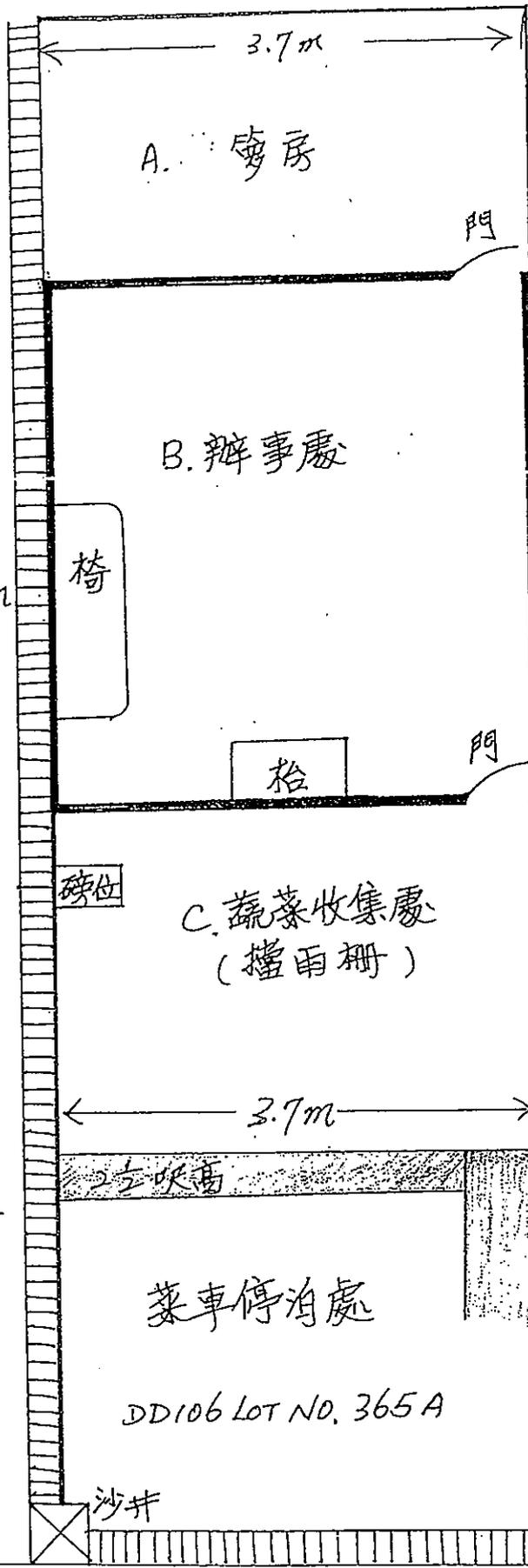
八鄉菜社平面图

總面積: ~

$A+B+C=58.46 \text{ sq.m}$

高: 3.8 m

綠化區



3.7m

$3.9 \text{ m} \times 3.7 \text{ m} = 14.43 \text{ sq.m}$

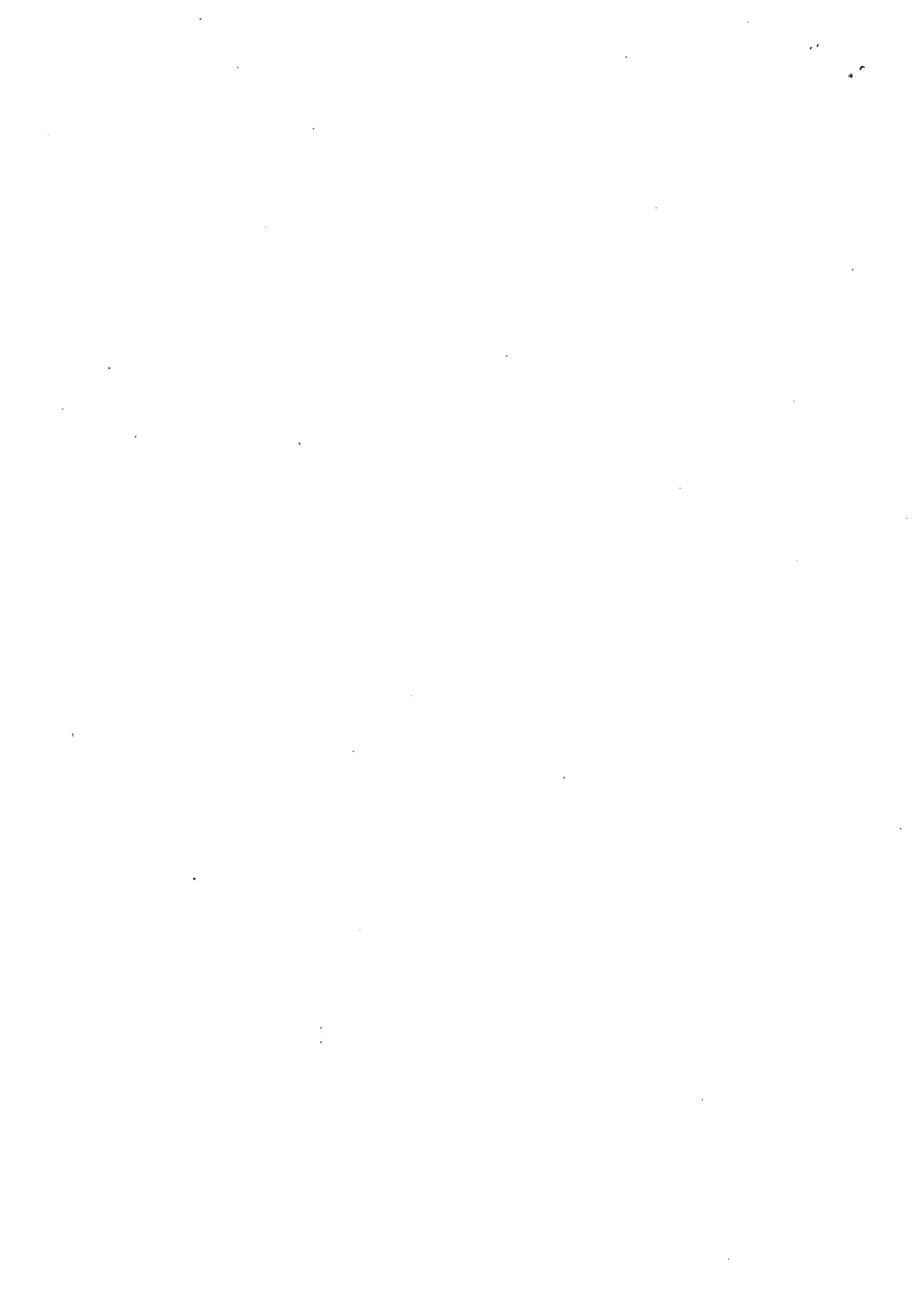
$8 \text{ m} \times 3.7 \text{ m} = 29.6 \text{ sq.m}$
(三合土構築物)

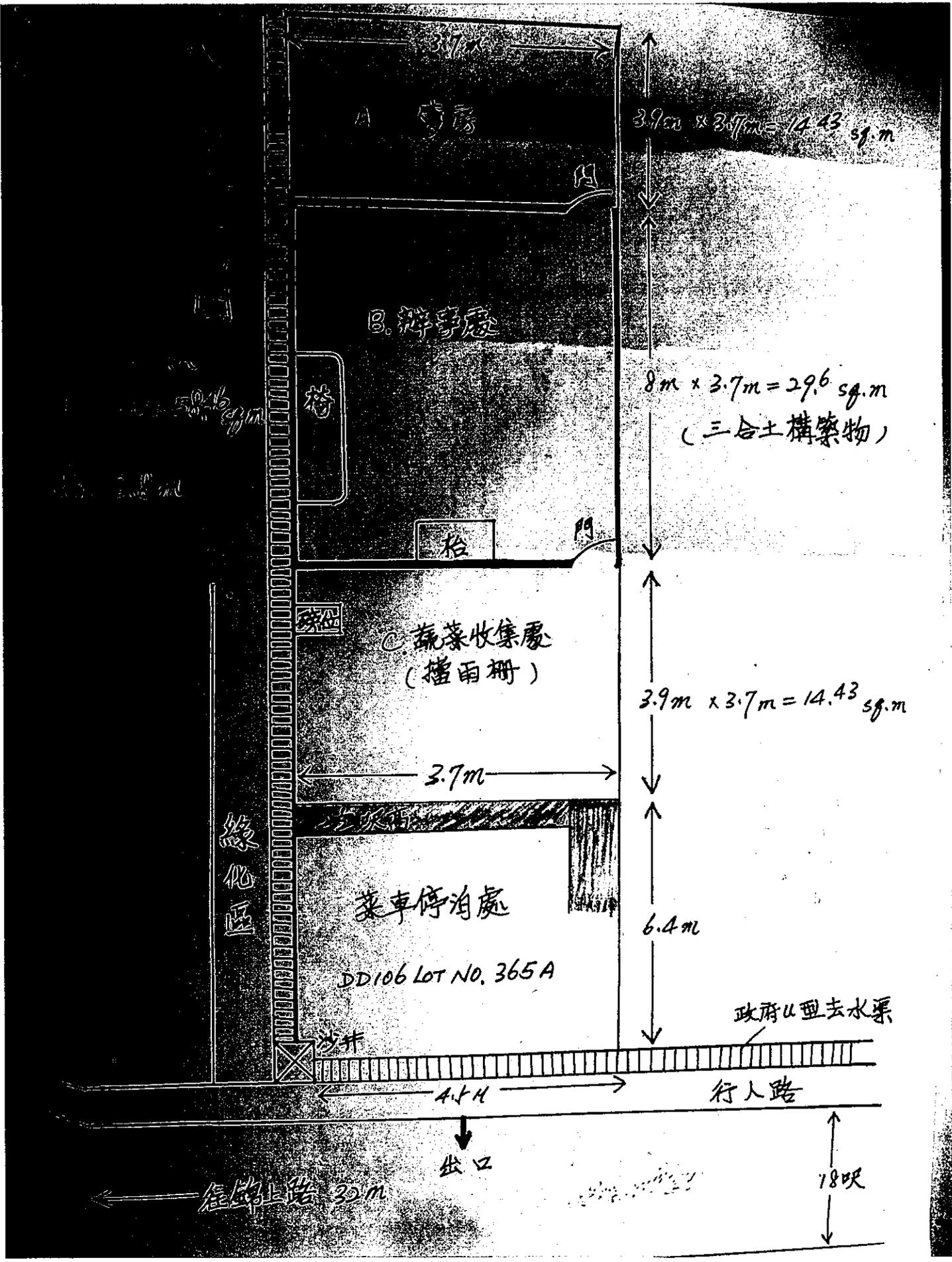
$3.9 \text{ m} \times 3.7 \text{ m} = 14.43 \text{ sq.m}$

6.4m



18呎





	繪圖 DRAWING A-1
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Certificate of Registration

(Section 9 of the Co-operative Societies Ordinance, 1947)

Certificate of Registration, No. 320

I hereby certify that the Society under the name of The Pat Heung Vegetable Marketing and Credit Co-operative Society Limited and its by-laws have been duly registered by me in the Register of Societies in pursuance of the provisions of the Co-operative Societies Ordinance, 1947 and of the Co-operative Societies Rules, 1947.

Given under my hand at Hong Kong
this the 12th day of May 1961.

J. Oates

Registrar of Co-operative Societies

合作社登記證

(依照一九四七年合作社則例第九款發給)

登記證第三百二十號

照得八鄉蔬菜產銷貸款有限公司
其所訂章程業經本處依照一九
七一年合作社則例及施行細則在
處登記總冊內予以正式登記此

合作事業管理處處長



一千九百六十一年五月十二

11/11/11
11/11/11
11/11/11
11/11/11
11/11/11

合作社註冊官



REGISTRAR OF CO-OPERATIVE
SOCIETIES
Cheung Sha Wan Government Offices
303 Cheung Sha Wan Road
5th floor
Kowloon, Hong Kong

九龍長沙灣道三〇三號
長沙灣政府合署五樓

本署檔號 OUR REF.: () in AF GR CCU 05/32
來函檔號 YOUR REF.:
電話 TEL NO.: 2476 9662
圖文傳真 Faxline No.: 2479 3242

敬啟者：

八鄉蔬菜產銷及貸款有限責任合作社
The Pat Heung Vegetable Marketing and Co-operative Society, Limited

茲證明八鄉蔬菜產銷及貸款有限責任合作社(The Pat Heung Vegetable Marketing and Co-operative Society, Limited)，於一九六一年五月十二日註冊，其註冊編號為320。現時，該社之理事會成員如下：

<u>職 位</u>	<u>姓 名</u>
理事長	胡繼文(WU Kai-man)
副理事長及司庫	黃容香(WONG Yung-Heung)
理事	李俊強(LI Chun-keung)
理事	李春華(LI Chun-wah)
理事	鄧樹大(TANG Shu-tai)
秘書	洪廷榮(HUNG Ting-wing)

該社自一九六一年成立以來，一直協助收集當區農友的新鮮蔬菜，再運輸到長沙灣蔬菜統營處菜市場作批發銷售，為農友提供了一個銷售渠道，增加他們的收入，改善他們的生活。

合作社註冊官

(



代行)

二零一八年十二月廿七日

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

FSD Ref.:

消防處檔號

Serial Number

Name of Client 顧客姓名

八鄉蔬菜產銷及貸款有限責任合作社

Address 地址

新界元朗八鄉錦上路石湖塘村173號



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 Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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 編碼 (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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統	合作社內	已檢查並符合消防處規定	08/12/2021	07/12/2022
12	出口指示牌	合作社內	已檢查並符合消防處規定	08/12/2021	07/12/2022

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

Code 編碼 (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/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

Remark 備註

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.

本人藉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.



Name 姓名: 呂良輝

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱: 迅誠工程服務有限公司

Telephone:
聯絡電話
Date:
日期: 08/12/2021

For FSD use only

Inspected

Key-in

Verified

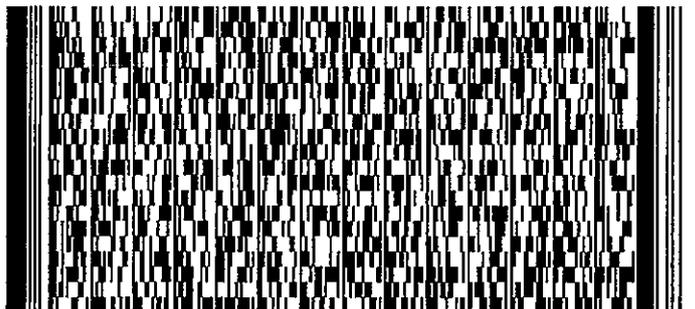
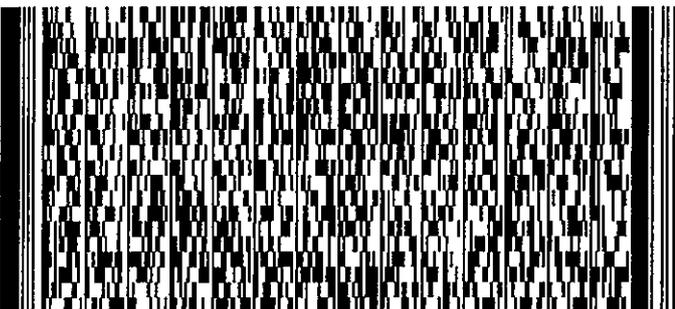
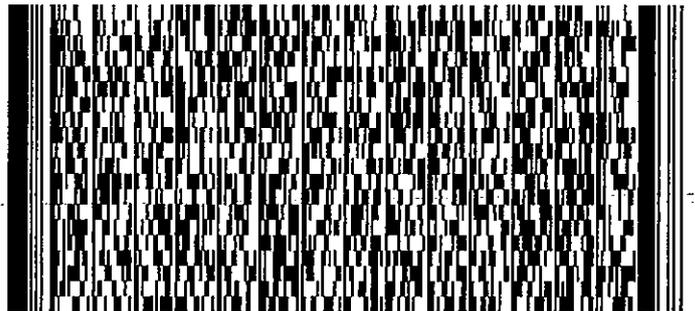
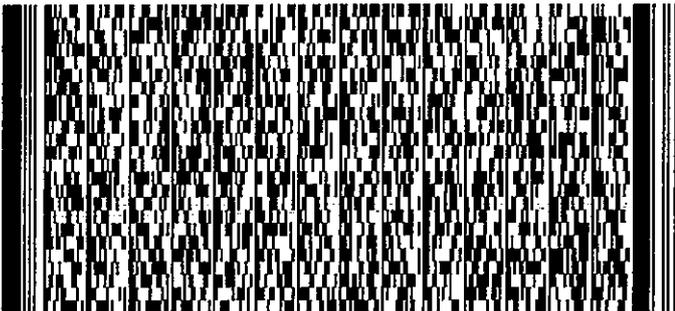
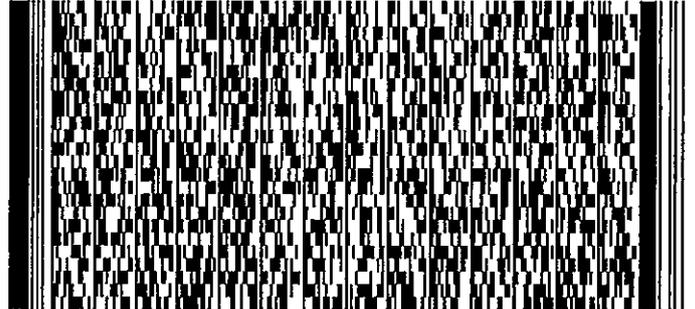
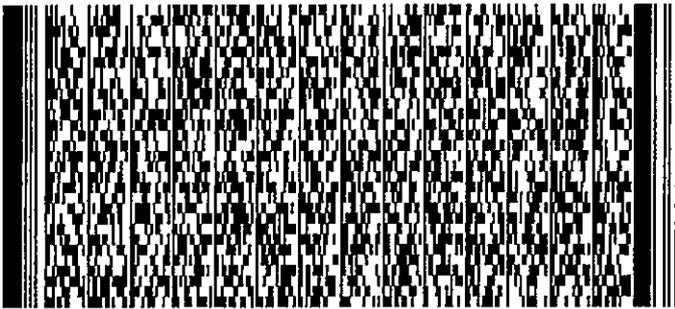
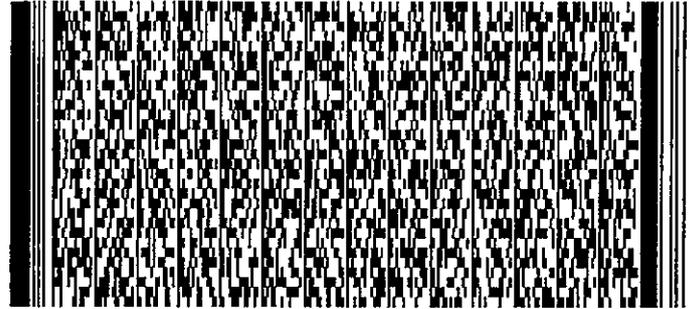
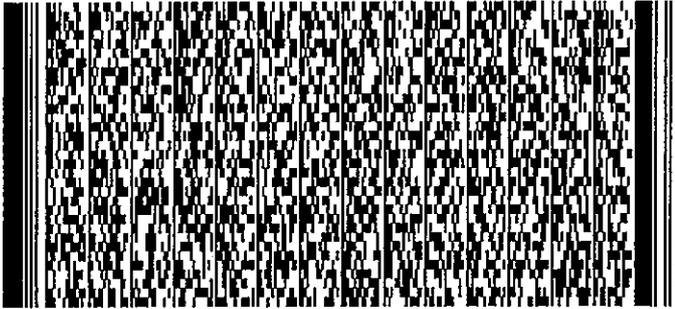




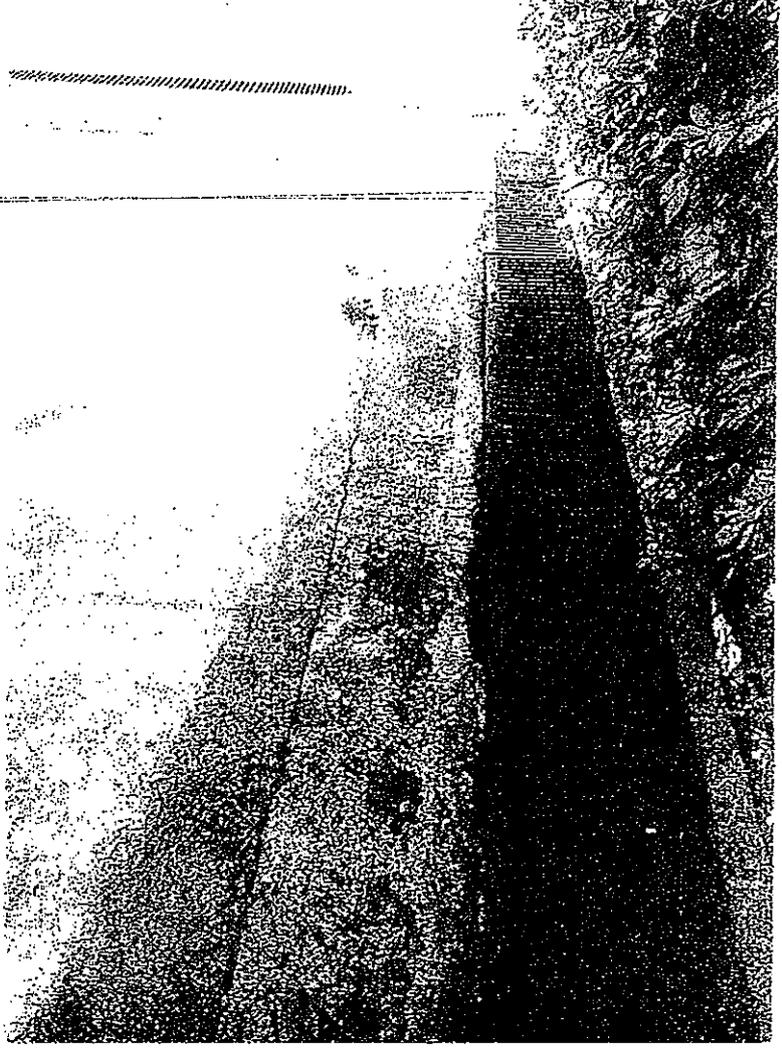
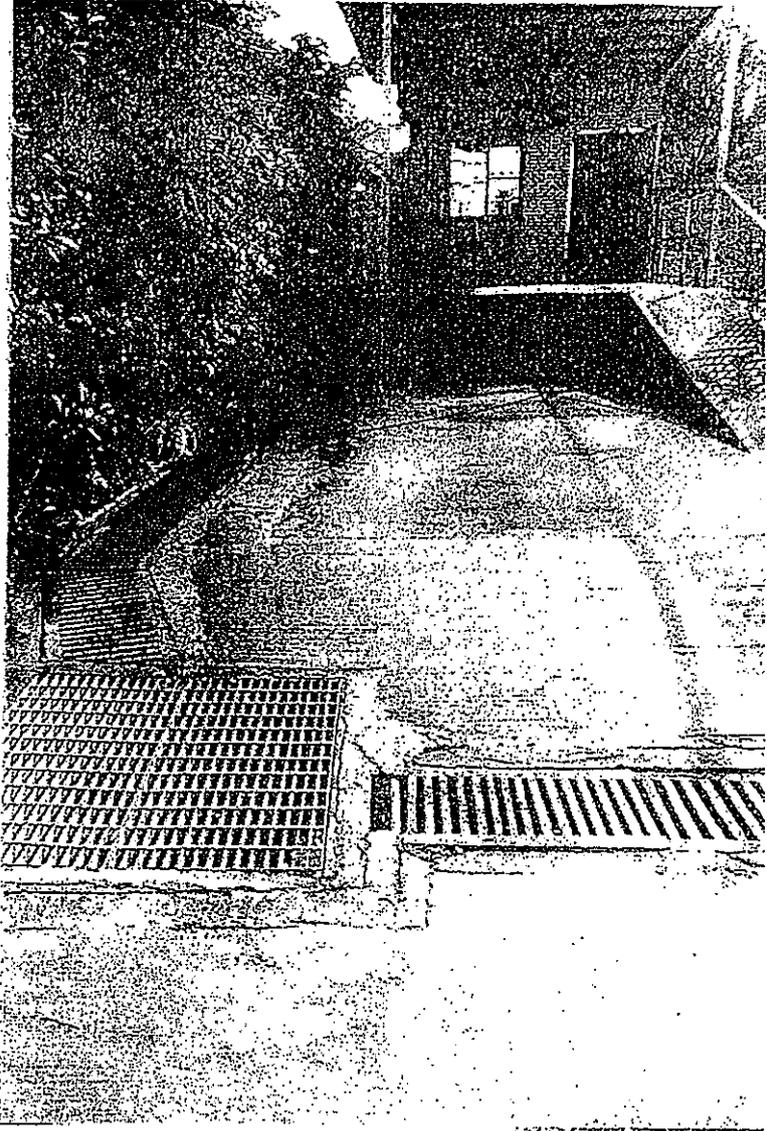
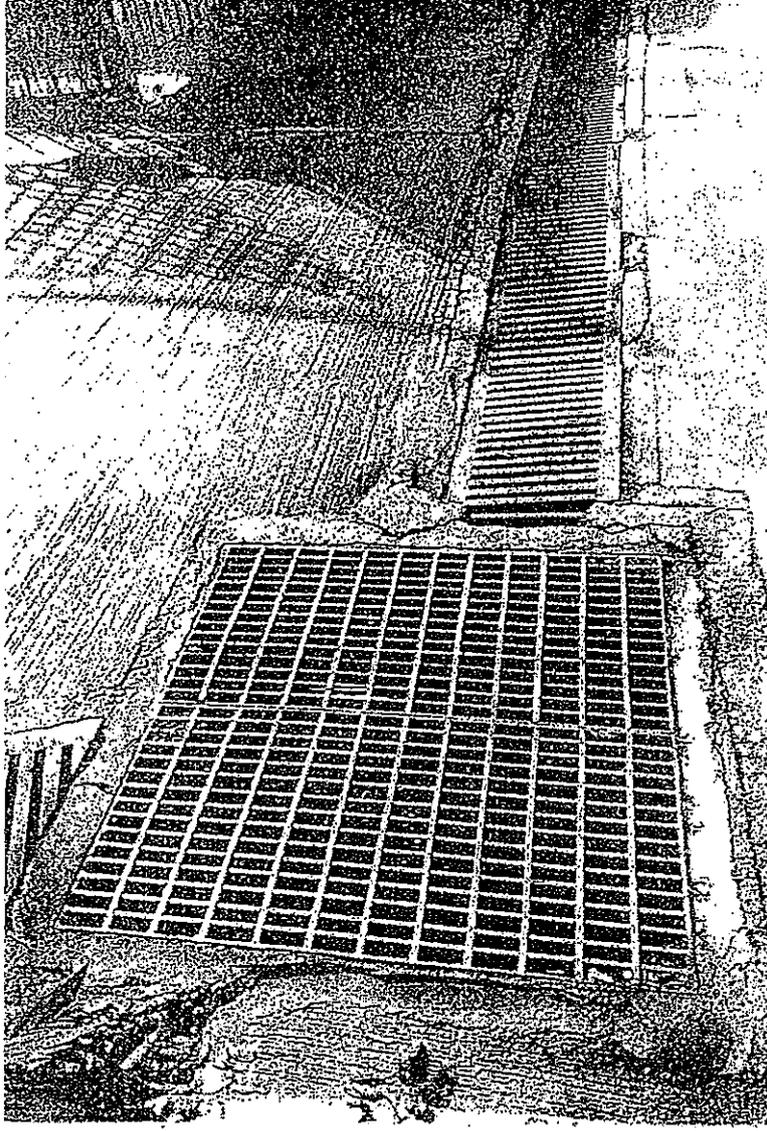
Serial Number

Name of Client 顧客姓名

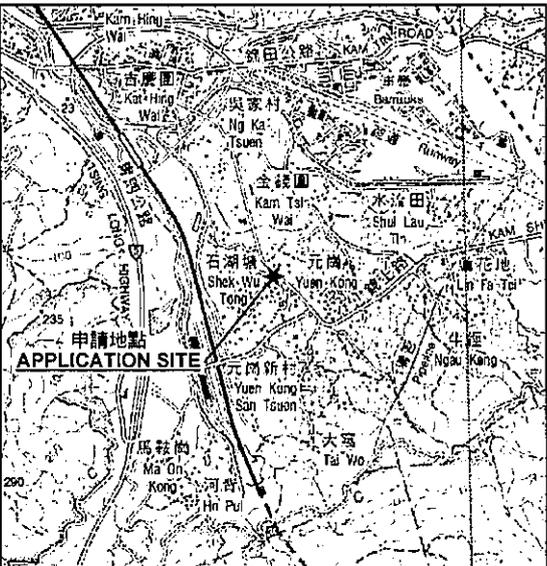
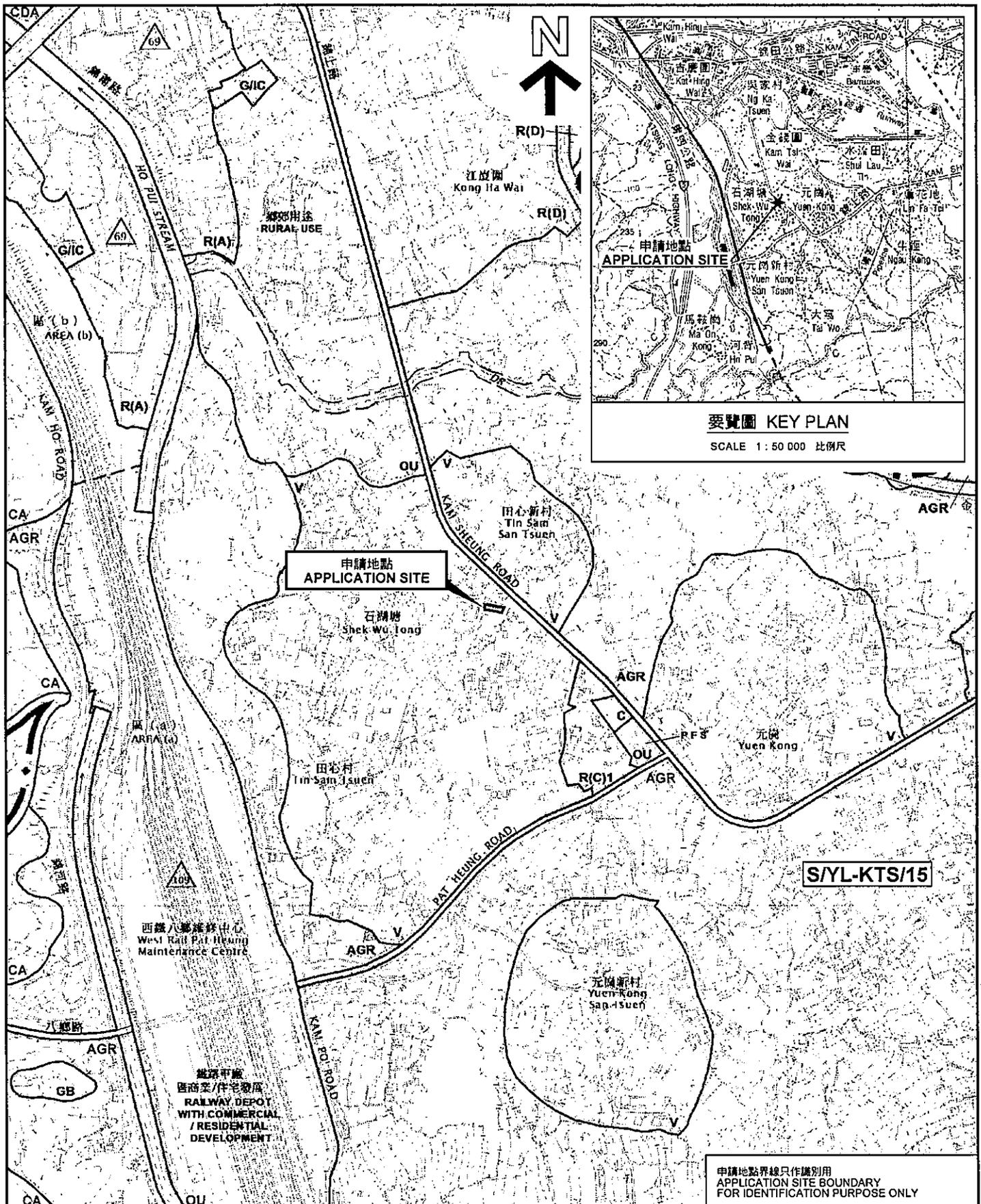
八鄉蔬菜產銷及貸款有限責任合作社







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要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

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

位置圖 LOCATION PLAN

臨時蔬菜收集站 (為期3年)
元朗錦上路石湖塘村丈量約份第106約地段第365號A分段
TEMPORARY VEGETABLE COLLECTION STATION
FOR A PERIOD OF 3 YEARS
LOT 365 S.A IN D.D. 106,
SHEK WU TONG TSUEN, KAM SHEUNG ROAD, YUEN LONG

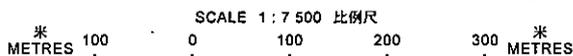
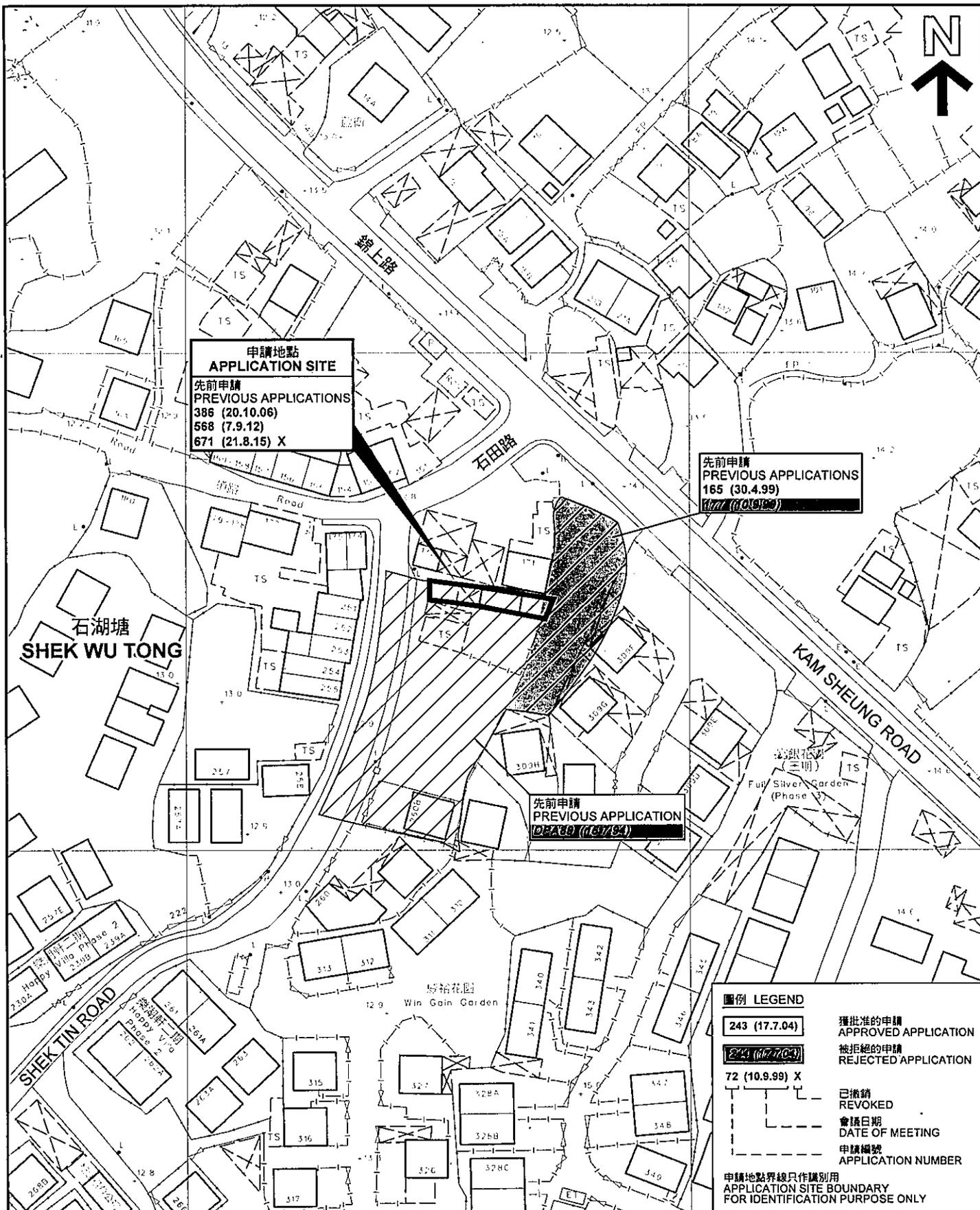


圖 PLAN
A-1a

本摘要圖於2019年3月6日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 6.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018





**申請地點
APPLICATION SITE**
 先前申請
PREVIOUS APPLICATIONS
 386 (20.10.06)
 568 (7.9.12)
 671 (21.8.15) X

先前申請
PREVIOUS APPLICATIONS
 165 (30.4.99)
 177 (10.9.99)

先前申請
PREVIOUS APPLICATION
 28266 (18/1/84)

圖例 LEGEND

	獲批准的申請 APPROVED APPLICATION
	被拒絕的申請 REJECTED APPLICATION
	已撤銷 REVOKED
	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER

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

先前申請圖 PREVIOUS APPLICATION PLAN

本摘要圖於2019年3月6日擬備，所根據的資料為測量圖編號 6-NE-17B 及 6-NE-18A
 EXTRACT PLAN PREPARED ON 6.3.2019
 BASED ON SURVEY SHEETS No. 6-NE-17B & 6-NE-18A

臨時蔬菜收集站 (為期3年)
 元朗錦上路石湖塘村丈量約份第106約地段第365號A分段
 TEMPORARY VEGETABLE COLLECTION STATION
 FOR A PERIOD OF 3 YEARS
 LOT 365 S.A IN D.D. 106,
 SHEK WU TONG TSUEN, KAM SHEUNG ROAD, YUEN LONG

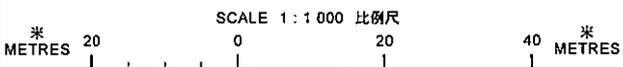
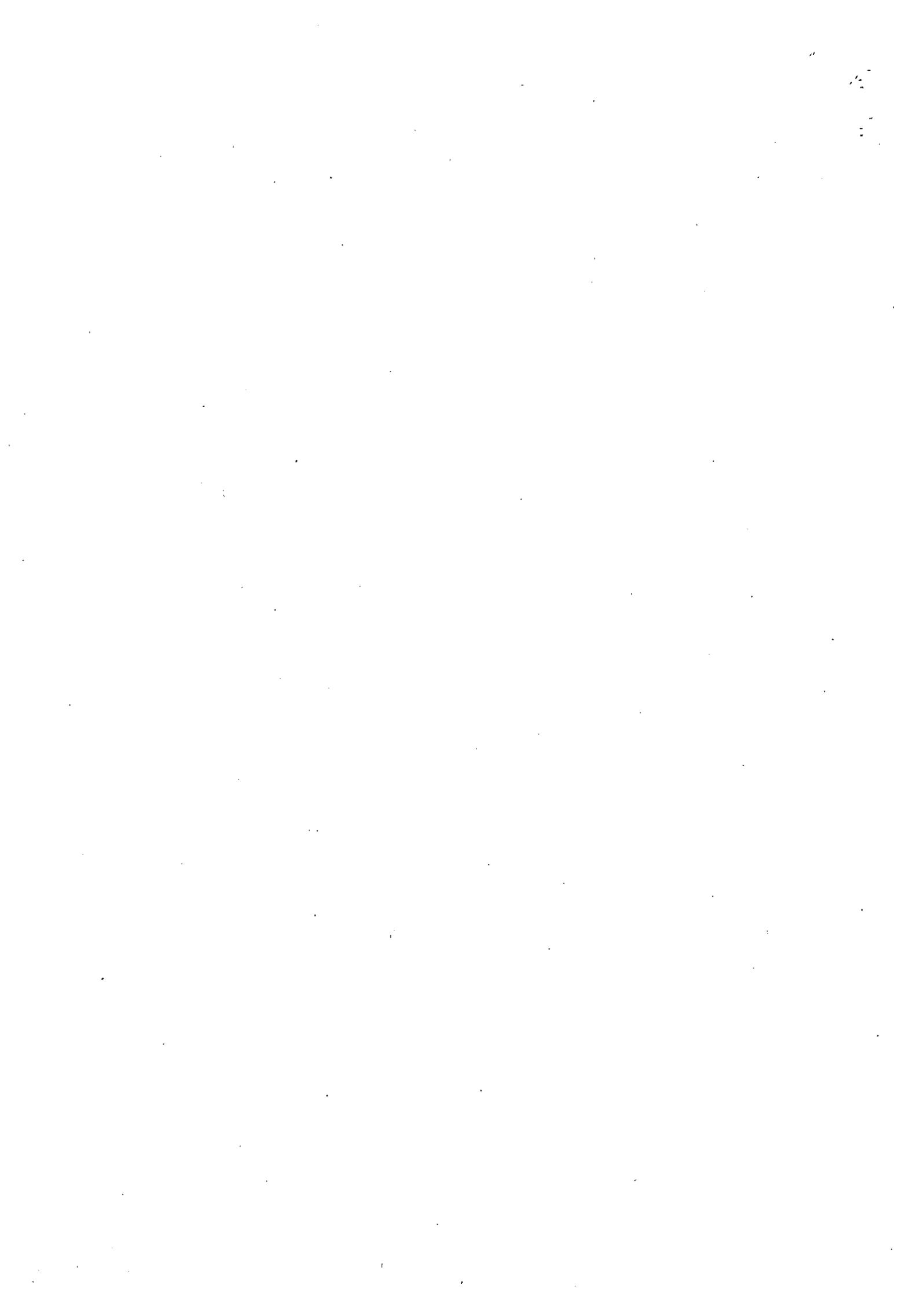
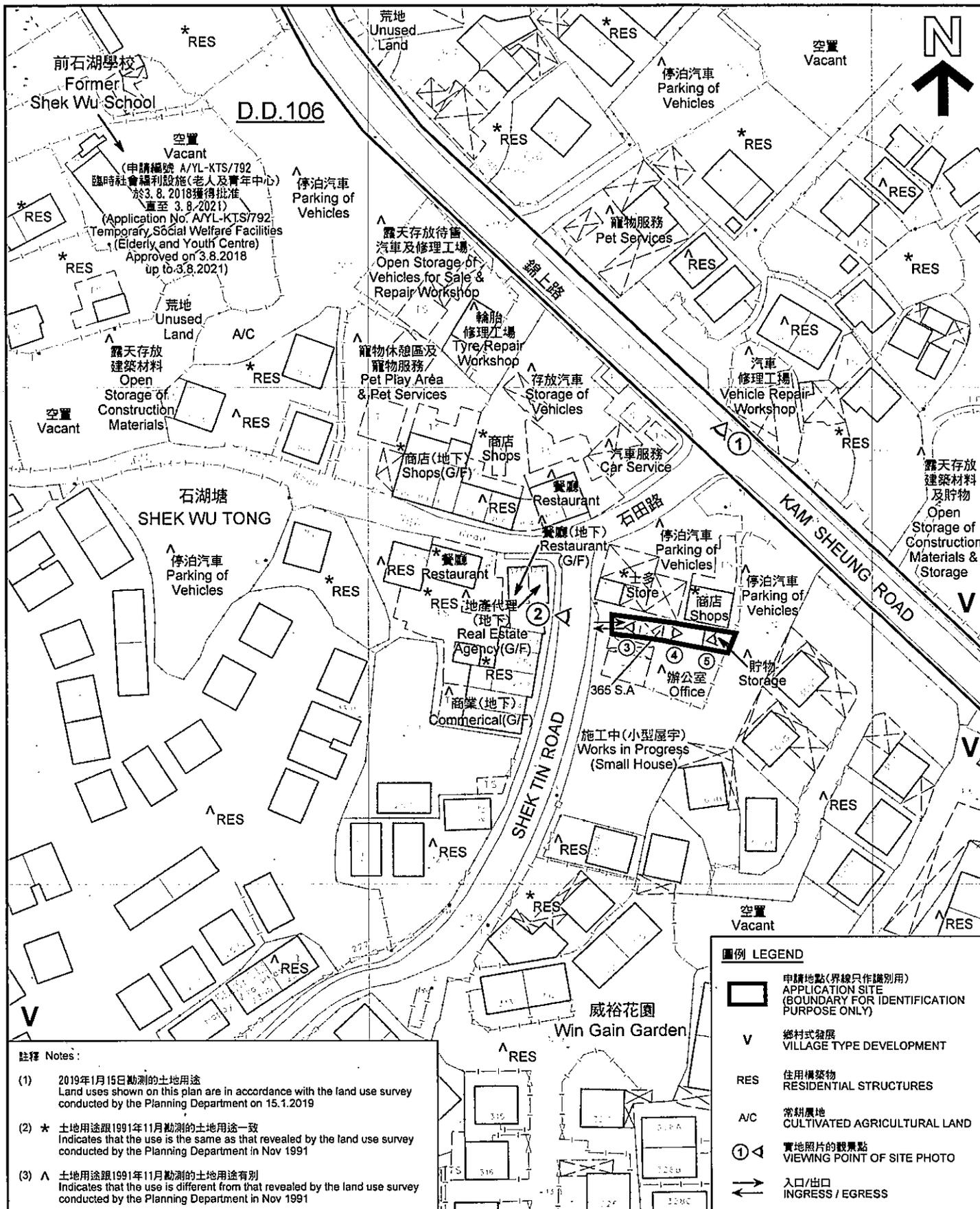


圖 PLAN
A-1b





平面圖 SITE PLAN

臨時蔬菜收集站 (為期3年)
元朗錦上路石湖塘村丈量約份第106約地段第365號A分段
TEMPORARY VEGETABLE COLLECTION STATION
FOR A PERIOD OF 3 YEARS
LOT 365 S.A IN D.D. 106,
SHEK WU TONG TSUEN, KAM SHEUNG ROAD, YUEN LONG

本摘要圖於2019年3月13日擬備, 所根據的資料為測量圖編號 6-NE-17B 及 6-NE-18A
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON SURVEY SHEETS No. 6-NE-17B & 6-NE-18A

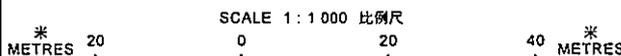


圖 PLAN
A-2





圖例 LEGEND



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

本摘要圖於2019年2月27日擬備，所根據
的資料為地政總署於2018年10月29日拍得
的航攝照片編號 E048019C
EXTRACT PLAN PREPARED ON 27.2.2019
BASED ON AERIAL PHOTO No.
E048019C TAKEN ON 29.10.2018
BY LANDS DEPARTMENT

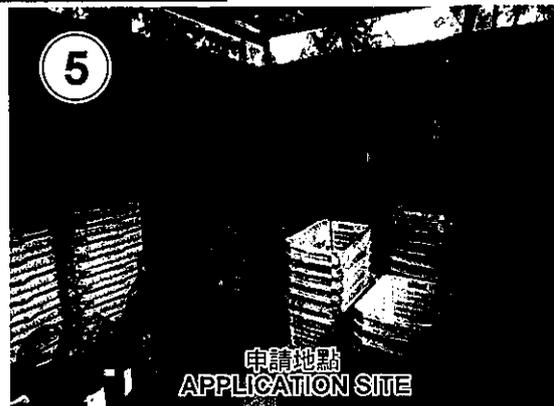
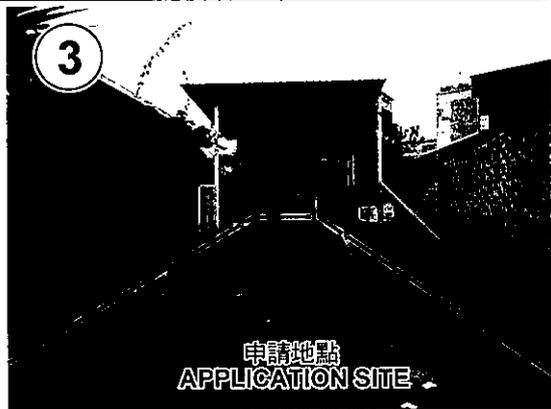
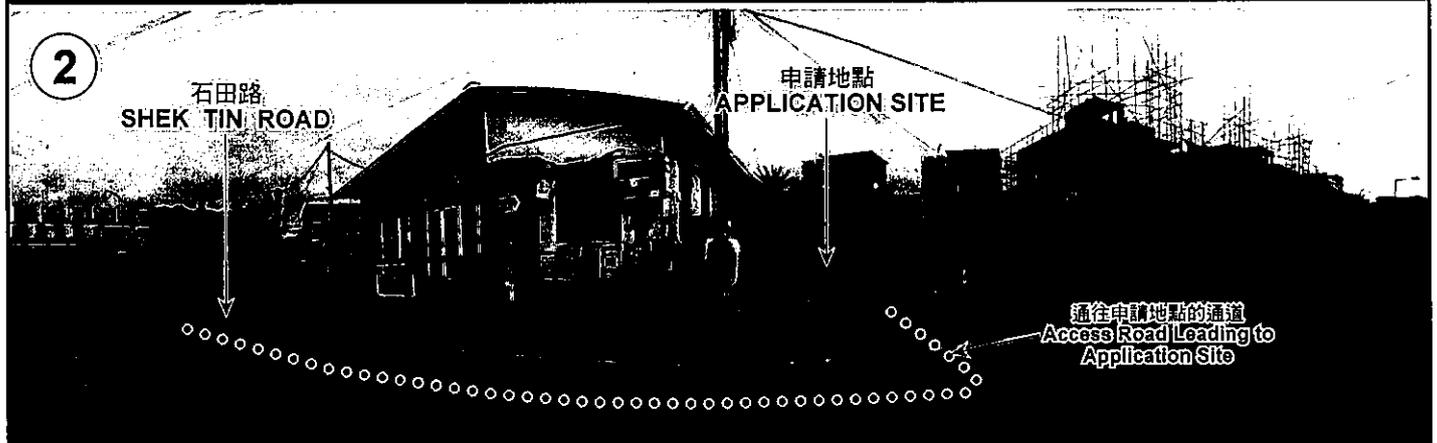
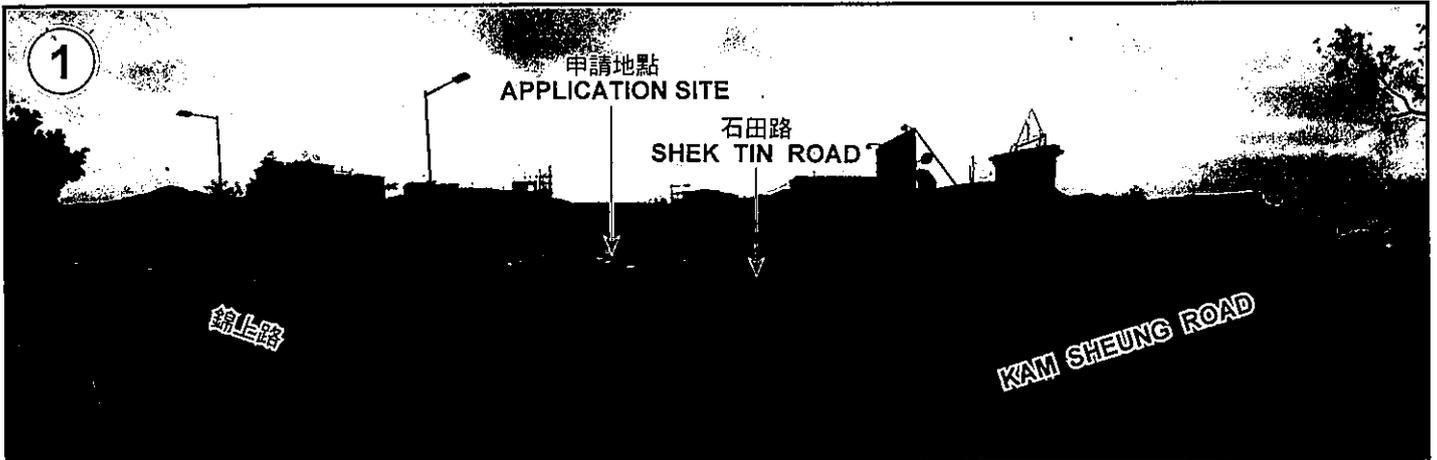
航攝照片 AERIAL PHOTO

臨時蔬菜收集站 (為期3年)
元朗錦上路石湖塘村丈量約份第106約地段第365號A分段
TEMPORARY VEGETABLE COLLECTION STATION
FOR A PERIOD OF 3 YEARS
LOT 365 S.A IN D.D. 106,
SHEK WU TONG TSUEN, KAM SHEUNG ROAD, YUEN LONG

圖 PLAN

A-3





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

實地照片 SITE PHOTOS

本圖於2019年3月5日擬備，所根據的資料為攝於2019年2月12日的實地照片
 PLAN PREPARED ON 5.3.2019
 BASED ON SITE PHOTOS
 TAKEN ON 12.2.2019

臨時蔬菜收集站（為期3年）
 元朗錦上路石湖塘村丈量約份第106約地段第365號A分段
 TEMPORARY VEGETABLE COLLECTION STATION
 FOR A PERIOD OF 3 YEARS
 LOT 365 S.A IN D.D. 106,
 SHEK WU TONG TSUEN, KAM SHEUNG ROAD, YUEN LONG





八鄉蔬菜產銷及貸款有限責任合作社

致：城市規劃委員會

敬啟者：社方曾向貴署申請臨時蔬菜收集站為本地農民提供蔬菜收集，其中社方單位供輕型貨車上落肥料、膠笏、蔬菜等用途，社方亦只有此壹單位應用，特此函達。



秘書：洪廷榮

2-6-2022



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

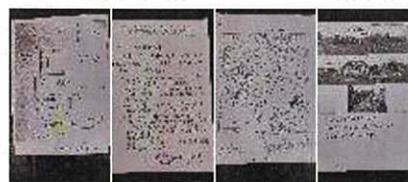


A/YL-KTS/926
08/07/2022 20:09

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

History: This message has been forwarded.

Dear all,
Please help and follow.
You may read the attachments.
Thanks !!



If u have any questions, please call Mr. Hung

致：城市規劃委員會

敬啟者：本社向貴署申請臨時蔬菜收集站之編號為A/YL-KTS/926，有關運輸署之提示與查詢解答如下並附圖片：~

1. 社方只有一部貨VAN，每天7:30~8:30進行蔬菜收集，而只在社方辦事處。
2. 該貨VAN每朝由錦上路進入石田路再駛入社方泊車位上落貨，並無影響附近的道路使用者。
3. 按本社提供的平面佈局圖，本站之停車位路口寬為4.5 M. 足夠貨VAN運作。
4. 本社貨VAN由錦上路駛入石田路(18呎寬)直接泊入本站車位，絕不影響其他道路用者。
5. 社方只有2名職工，亦只在7:30至12:00辦公，社方不會開放每公眾人士探訪，石田路有71號專線小巴往河背村。
6. 社方在上址運作22年，對附近道路、環境均無影響。特此奉達。

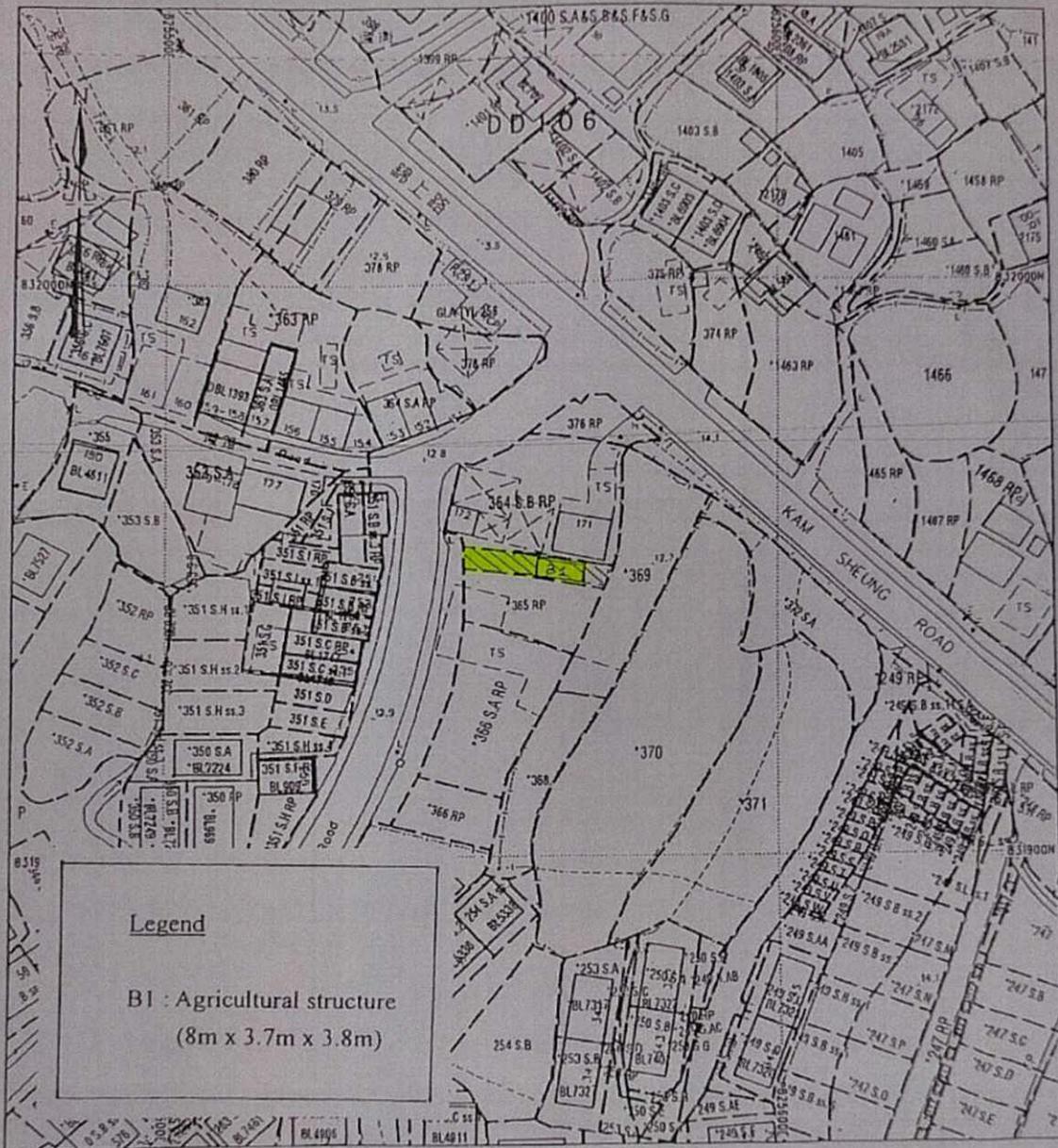


秘書：洪廷榮
7-7-2022



1. 錦上路 & 石田路 交界。
2. 由錦上路入石田路再入本站車位。
3. 本社泊車位及辦事處。

LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1 : 1000

METRES 10 0 10 20 30 40 50 METRES

Locality : DD106
 Lot Index Plan No. : 6-NE-18A
 District Survey Office : Yuen Long
 Date : 20 Sep 07
 Reference No. : YLLIP/07/09/367

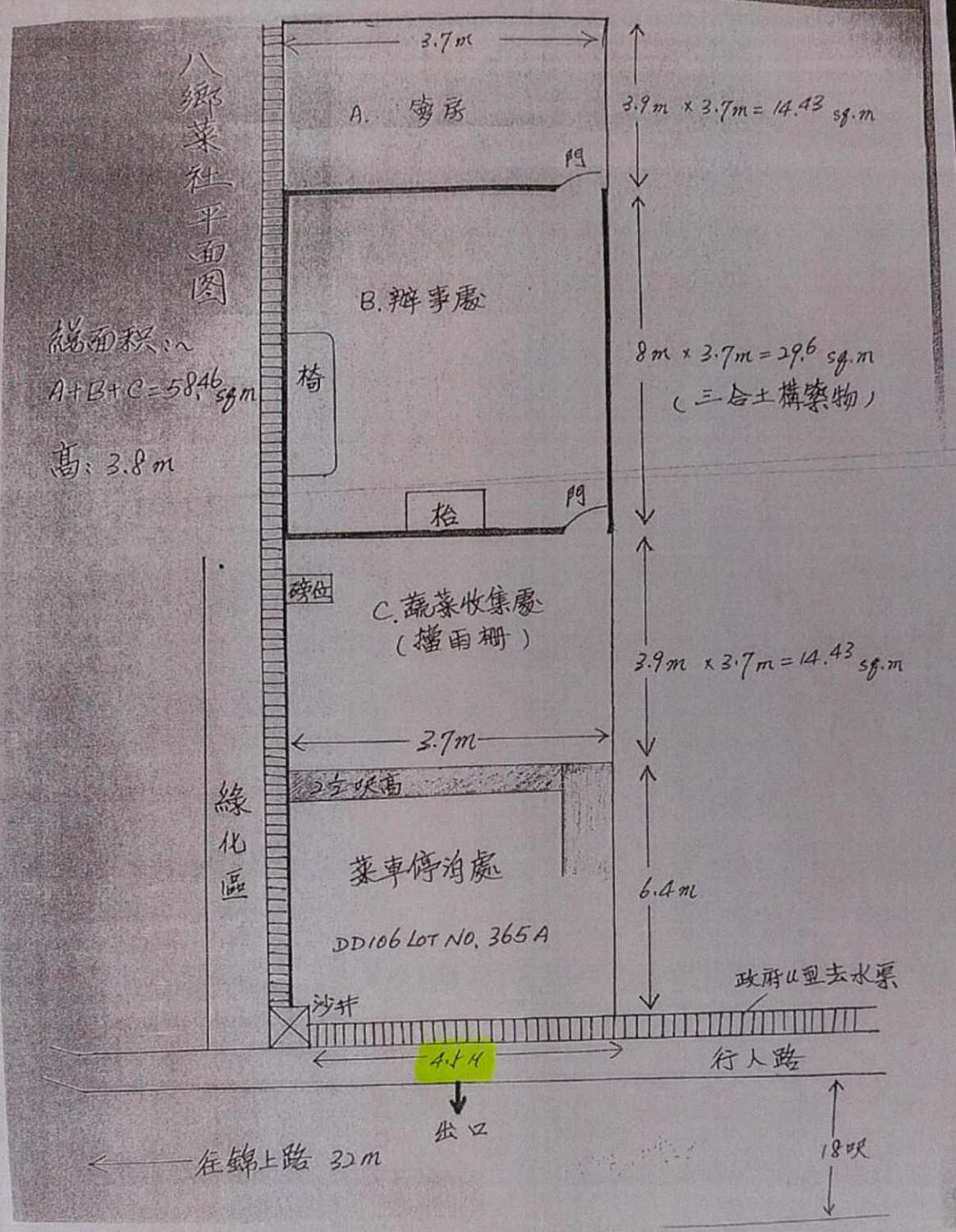
© Copyright reserved - Hong Kong Government

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則乃地政索引圖的複本，顯示地段界線的大概位置，包括由政府撥地、臨時政府用地、短期租約及政府土地批出牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時增加或減止，因此要向有關的分區

八鄉菜社平面图

總面積：
 $A+B+C=58.46 \text{ sq.m}$
 高：3.8m



(摘錄自申請人於4.3.2019提交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 4.3.2019)

參考編號 REFERENCE No. A/YL-KTS/817	繪圖 DRAWING A-1
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Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/165	Proposed Restaurant	30.4.1999
A/YL-KTS/386	Temporary Vegetable Collection Station for a Period of 3 Years	20.10.2006
A/YL-KTS/568	Temporary Vegetable Collection Station for a Period of 3 Years	7.9.2012
A/YL-KTS/671	Renewal of Planning Approval for Temporary Vegetable Collection Station for a Period of 3 Years	21.8.2015 [Revoked on 8.3.2016]
A/YL-KTS/817	Temporary Vegetable Collection Station for a Period of 3 Years	22.3.2019

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/89*	Storage and Workshop of Vehicles	15.7.1994	(1) to (6)
A/YL-KTS/177	Temporary Open Storage of Construction Materials for a Period of 12 Months	10.9.1999	(1), (2) and (7)

*Under the zoning of "Unspecified Use" on Kam Tin South DPA Plan.

Rejection Reasons

- (1) The development is not in line with the planning intention for the area.
- (2) The development is not compatible with the village settlements in the vicinity.
- (3) Excessive site coverage and no justifications for such development intensity.
- (4) Access fronting Kam Sheung Road was not desirable which was very close to the run-in of a vegetable market.
- (5) The development would jeopardize the implementation of Shek Wu Tong Access Road Upgrading Project.
- (6) No landscaping proposals to address the visual impact.
- (7) The approval of the application would set an undesirable precedent for other similar applications in the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application; and
- there is no Small House application approved or currently under processing at the Site.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- based on the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective; and
- should the application be approved, an approval condition that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period should be included in the planning approval.

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection Department (DEP):

- there was no environmental complaint concerning the Site received in the past three years; and
- the applicant is advised to follow the requirements stipulated in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimise any potential environmental nuisance.

4. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site falls within the "V" zone and similar uses have been approved by the Board in the past. He has no comment on the application from nature conservation perspective.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from the public drainage point of view.

6. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to his satisfaction; and
- the FSIs proposal submitted (**Appendix I**) is considered acceptable. Should the application be approved, an approval condition requiring implementation of FSIs proposal to his satisfaction or of the Board should be included.

7. **Building Matters**

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

- as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

8. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application.

9. **District Officer's Comments**

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

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

10. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- 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 prior approval of the Government;
 - a Letter of Approval (LoA) (MT/LM15885) was given for erection of an agricultural structure for office/storage purpose on Lot No. 365 S.A in D.D.106; and
 - should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by 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;
- (c) to note the comments of Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimize any potential nuisances;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- Shek Tin Road is not maintained by HyD;
 - his department does not and will not maintain any access connecting the Site and Kam Sheung Road. The applicant should be responsible for his own access arrangement; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- the installation / maintenance / modification / repair work of fire service installation

(FSI) shall be undertaken by an 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 (FS 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 (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant is advised to provide his own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant should also consult the DLO/YL, LandsD and seek consent from relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by his department is required if there is any catering service / activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
 - for any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the 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 Buildings Ordinance (BO);
 - 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 BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - 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 the building plan submission stage; and

- 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.

