

此文件在 2022 年 10 月 1 日收到。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 11 OCT 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.

YL-1117/1111  
Appendix I of RNTPC  
Paper No. A/YL-MP/334

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](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](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/YC-MP/334
	Date Received 收到日期	11 OCT 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)

Tsui Wai Ling 蘇惠玲

## 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)	Lot 3250, SB 5544 (PART) IN DD104 TAIRVIEW PARK BOULEVARD, MAI PO. YUEN LONG
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 420 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 上邊 36 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED MAI PO AND FAIRVIEW PARK  OZP S/YL-MP/16
(e) Land use zone(s) involved 涉及的土地用途地帶	"R (D)" AND "C/R" ZONE
(f) Current use(s) 現時用途	TEMPORARY USE FOR CAR TRADING FOR A PERIOD OF 3 YEARS  (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 2022 年 9 月 29 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)"<sup>#</sup>  
已通知 ..... 1 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)
1	LOT 3750, SB. 5544 1A DOLY FAIRVIEW PARK BOULEVARD, MAI PO. YUEN LONG	6/10/2022

(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)<sup>#&</sup>  
於..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

## 6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 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 .....sq.m <input type="checkbox"/> About 約		
Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約		
Proposed number of buildings/structures 擬議建築物/構築物數目 .....		
Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約		
Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/> About 約		
Proposed gross floor area 擬議總樓面面積 .....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)		
.....		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位 .....		
Motorcycle Parking Spaces 電單車車位 .....		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....		
Others (Please Specify) 其他 (請列明) .....		
.....		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位 .....		
Coach Spaces 旅遊巴車位 .....		
Light Goods Vehicle Spaces 輕型貨車車位 .....		
Medium Goods Vehicle Spaces 中型貨車車位 .....		
Heavy Goods Vehicle Spaces 重型貨車車位 .....		
Others (Please Specify) 其他 (請列明) .....		
.....		

Proposed operating hours 擬議營運時間																															
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>																															
Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																														
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)  <input type="checkbox"/>																														
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																															
<p>(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？</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)  
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

**(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/ YL-MP, 288
(b) Date of approval 獲批給許可的日期	13/12/2019 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	13/12/2022 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY CAR TRADING USE FOR A PERIOD OF 3 YEARS
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：  Reason(s) for non-compliance: 仍未履行的原因：  (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....

## 7. Justifications 理由

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

★ PLS SEE ATTACHED PLANNING STATEMENT

**9. 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

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

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

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

Date 日期

(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	
<p>(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)            (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)</p>	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 350, S.B. 5544 (PART) IN DD104 FAIRVIEW PARK BOULEVARD, MAT PO YUEN LONG.
Site area 地盤面積	420 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	S/YL - MP/6
Zoning 地帶	"R (D)" AND "C/R"
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 CAR TRADING USE FOR A PERIOD OF 3 YEARS

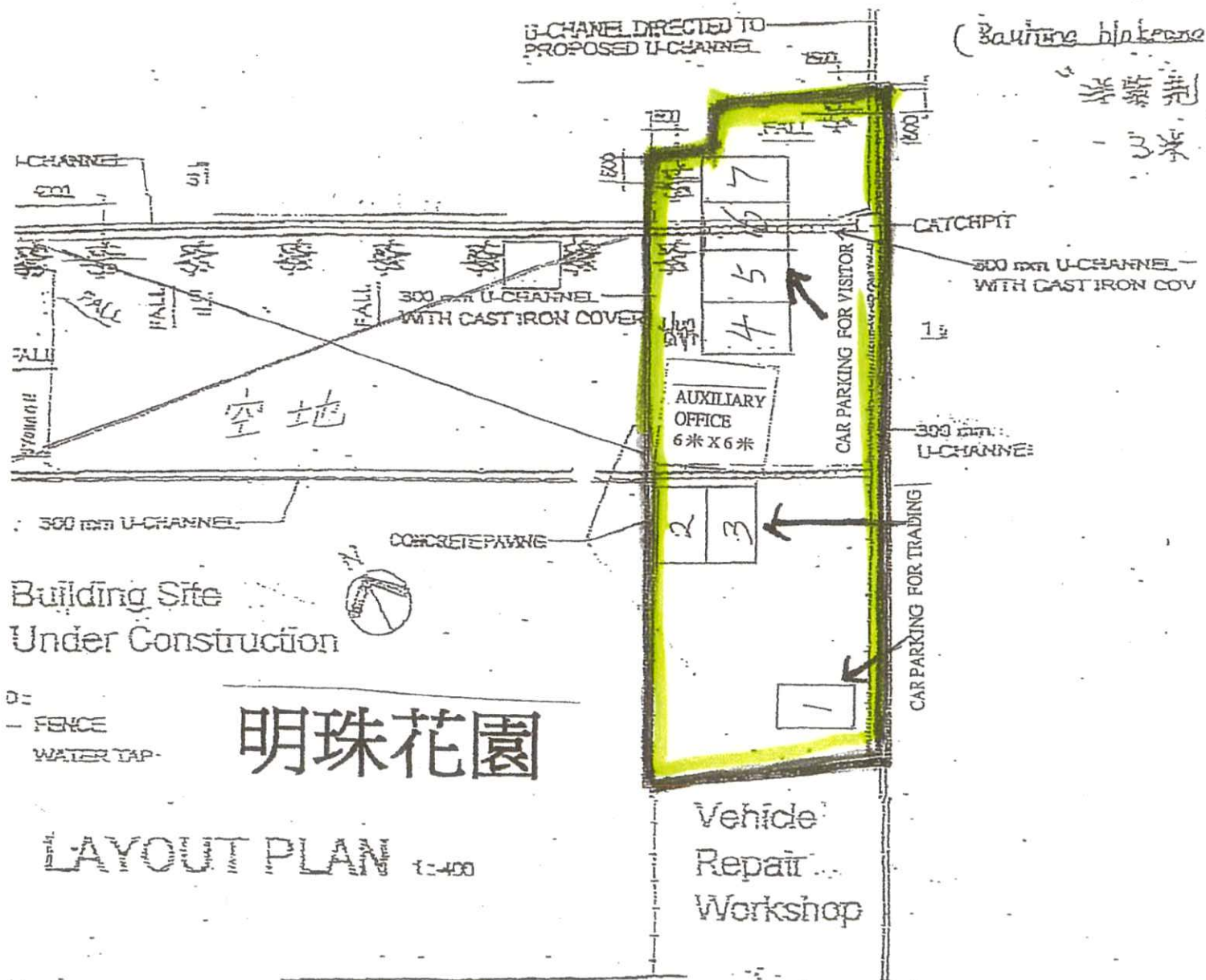
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用	365sqm <input checked="" type="checkbox"/> About 約 (TEMPORARY DWXILIARY OFFICE) <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		
(iii) Building height/No. of storeys 建築物高度/層數	Non-domestic 非住用	1個構築物	
	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.1米高 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
1層 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層			
(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 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)		7
	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)		

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

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

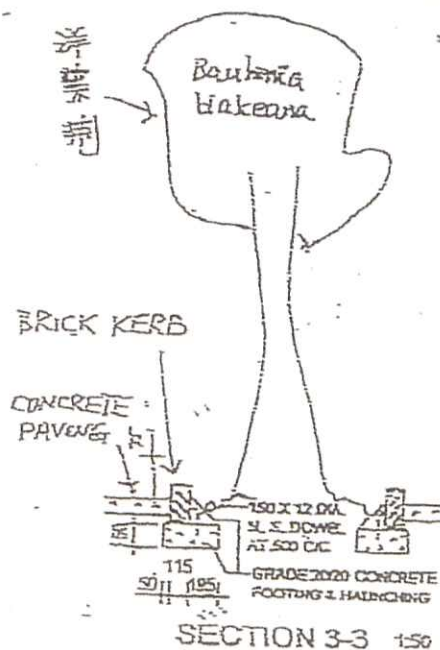
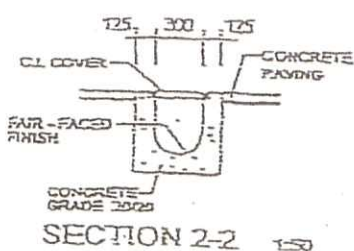
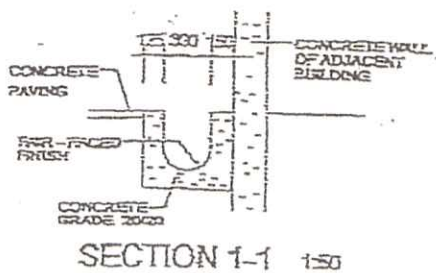
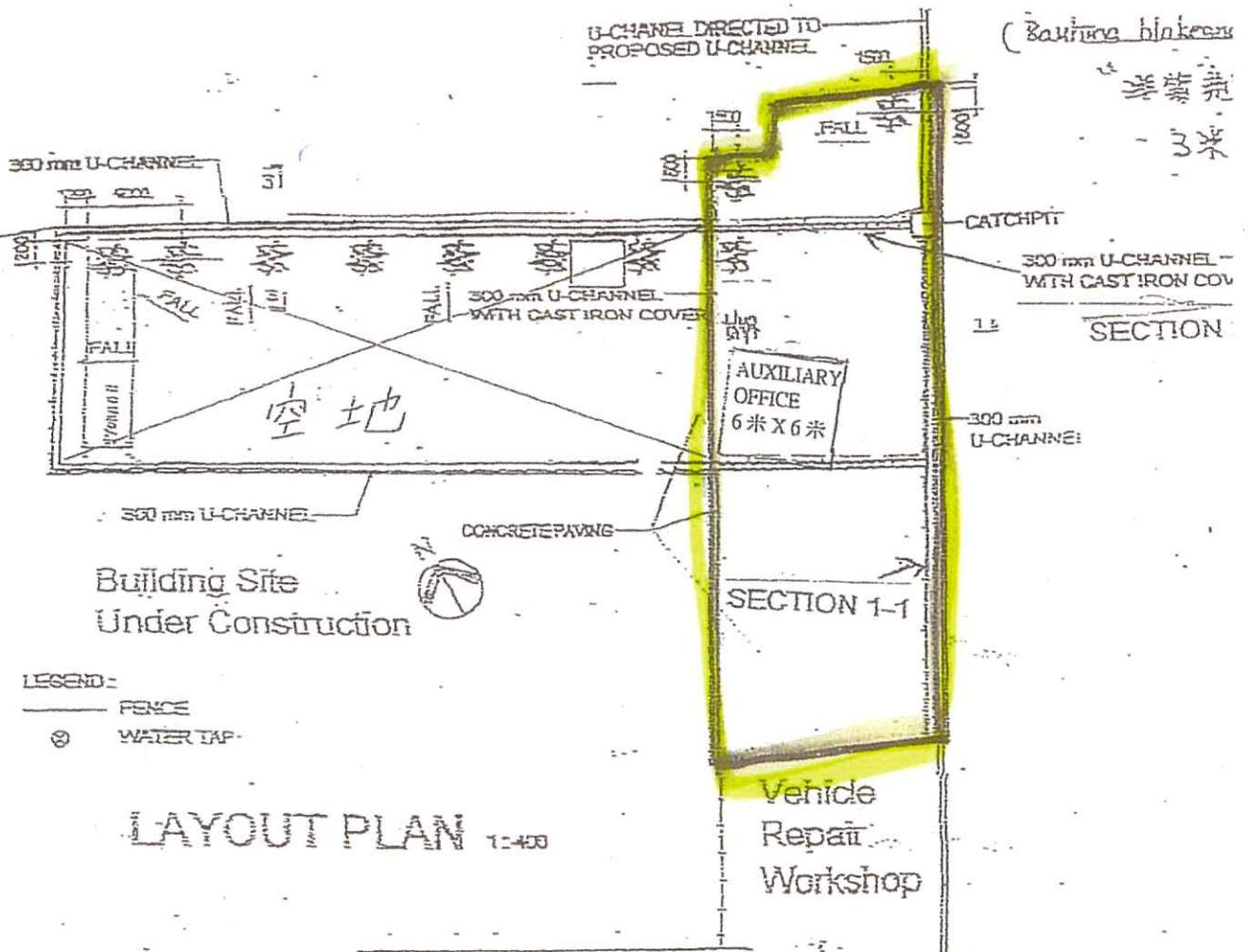
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# 申請車位位置圖及儲物櫃尺寸



# 申請地點 U 渠及樹木位置

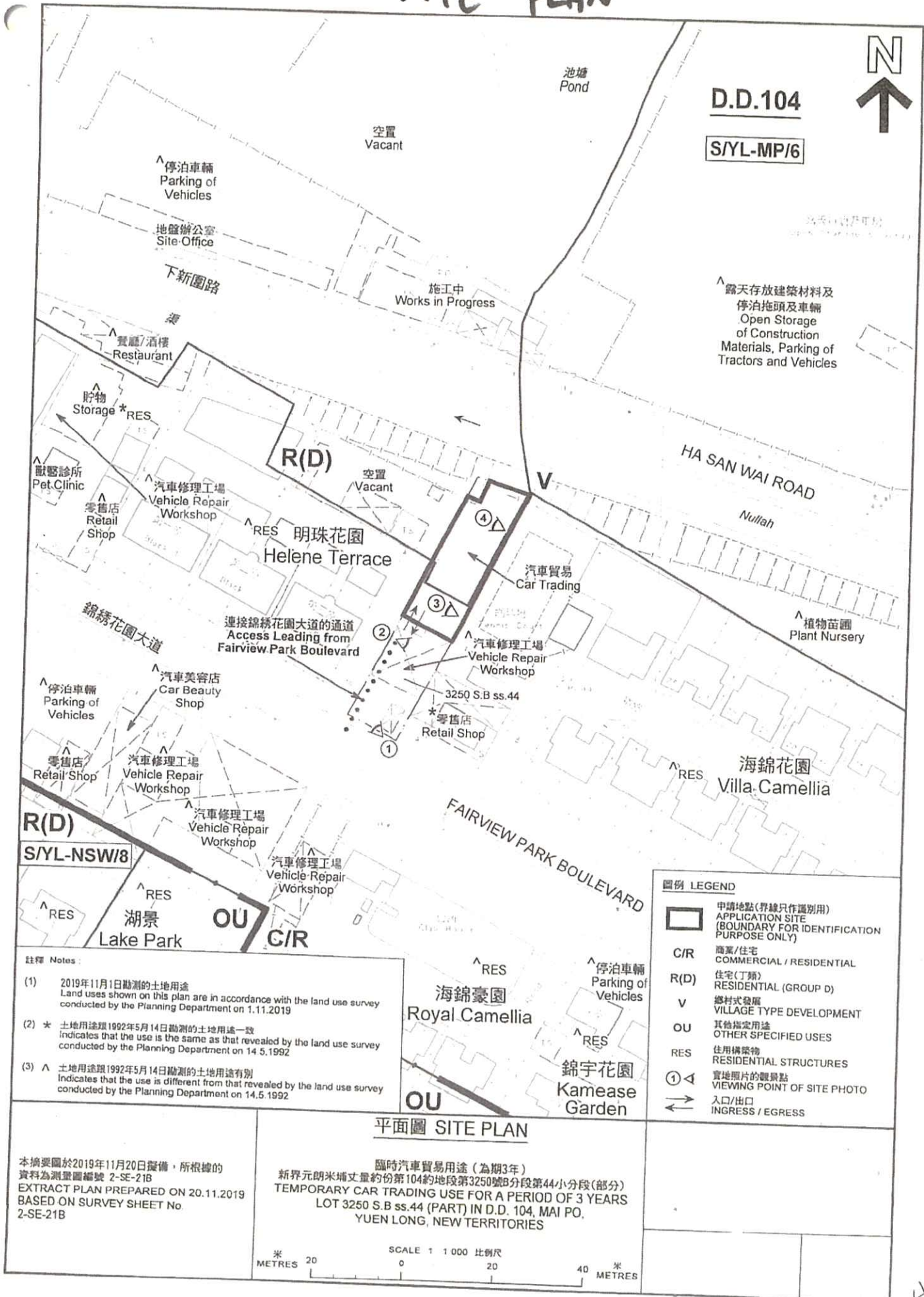
2



SCALE 1:400 & 1:50

16/3P

# SITE PLAN



城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

APPENDIX 1  
TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/288

By Post & Fax

3 January 2020

Tsoi Wai Ling

20 Jan 2020

Dear Sir/Madam,

**Temporary Car Trading Use for a Period of 3 Years  
in "Commercial/Residential" and "Residential (Group D)" Zones,  
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long**

I refer to my letter to you dated 10.12.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 13.12.2022 and is subject to the following conditions:

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation from 9:00 a.m. to 10:00 a.m. and from 5:00 p.m. to 7:00 p.m. on Sundays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) no medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes), including container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from the site to the public road at any time during the planning approval period;
- (f) the maintenance of paving and boundary fencing on the site at all times during the planning approval period;
- (g) the maintenance of landscape planting on the site at all times during the planning approval period;

0-18/29

- (h) the maintenance of existing drainage facilities on the site at all times during the planning approval period;
- (i) the submission of records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.3.2020;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.6.2020;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.9.2020;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 14.12.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.12.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 24.1.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Emily Tong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

司劃署

新界、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



By Fax and Post  
Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

本函編號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/288  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

APPENDIX II

27 May 2020

(Attn: Ms. TSOI Wai Ling)

Dear Madam,

**Temporary Car Trading Use for a Period of 3 Years  
in "Commercial/Residential" and "Residential (Group D)" Zones,  
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long  
(Planning Application No. A/YL-MP/288)  
Compliance with Approval Condition (i)**

I refer to your submission dated 12.3.2020 regarding the submission of records of the existing drainage facilities on site. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Joshua YUEN (Tel.: 2300 1235) of Drainage Services Department direct.

Yours sincerely,

(Ms. Winnie LAU)  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department



- 2 -

6  
C. MN, DSD  
CTP/TPB(2)

(Attn.: Mr. Joshua YUEN)

P. 23/39

## Appendix

### Comments of CE/MN, DSD:

Please be reminded to maintain the drains in good condition throughout the approval period.

P. 24/39

規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



By Fax and Post  
Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/288  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

APPENDIX II

1 June 2020

(Attn: Ms. TSOI Wai Ling)

Dear Madam,

**Temporary Car Trading Use for a Period of 3 Years  
in "Commercial/Residential" and "Residential (Group D)" Zones,  
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long  
(Planning Application No. A/YL-MP/288)  
Compliance with Approval Condition (j)**

I refer to your submissions dated 27.3.2020 and 28.5.2020 regarding the submission of a fire service installations proposal. The relevant department has been consulted on your submission. Your submissions are considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. YEN Chung-ming (Tel: 2733 7737) or Mr. HUNG Tsz-kwan (Tel: 2733 7758) of Fire Services Department direct.

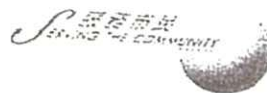
Yours sincerely,

( Ms. Winnie LAU )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

D of FS  
CTP/TPB(2)

(Attn.: Mr. YEN Chung-ming)

的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
sion - "We plan to make Hong Kong an international city of world prominence."



26/39

**Comments of D of FS:**

Appendix IV

Please be advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



By Fax

and Post

Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

APPENDIX IV

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-MP/288  
電話號碼 Tel. No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074

17 July 2020

(Attn: Ms. TSOI Wai Ling)

Dear Madam,

**Temporary Car Trading Use for a Period of 3 Years  
in "Commercial/Residential" and "Residential (Group D)" Zones,  
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long  
(Planning Application No. A/YL-MP/288)  
Compliance with Approval Condition (k)**

I refer to your submissions dated 27.3.2020 and 28.5.2020 regarding the implementation of the fire service installations proposal. The relevant department has been consulted on your submission. Your submissions are considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find the comments of Director of Fire Services (D of FS) at **Appendix.**

Should you have any queries, please contact Mr. YEN Chung-ming (Tel: 2733 7737) or Mr. HUNG Tsz-kwan (Tel: 2733 7758) of Fire Services Department directly.

Yours sincerely,

( Ms. Winnie LAU )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."

服務市民  
SERVING THE COMMUNITY

8-28/39

# Planning Statement

## The Proposal

I. The applicant seeks planning permission to continue to use the application site for "Temporary use for car Trade" for a period of five years. The area of the site is 420 sq.m , And the total floor area is 36 sq.m the parking spaces provided on site are 7 . The same use was approved by the Town Planning Board on 13th December 2019 (AYL-MP/288) for three years (see APPENDIX I : approval letter from the Town Planning Board). All the planning conditions were complied before 17th July 2020 ( APPENDIX II to IV confirmation letters from the Planning Department are attached).A sketch showing the layout of the development with an auxiliary office of total area of about 36m<sup>2</sup> and the height is not exceeding 3.1m.

II .The use under the application is neither column 1 nor column 2 uses under the "R (D)" and "C/R" Zones. However, under The Notes of the OZP, temporary use not exceeding a period of three years requires permission of Town Planning Board.

III .The Operation time on above Trading Area :

Office hour : 09:00 ~ 19:00 (Monday ~ Saturday)

10:00 ~ 17:00 (Sunday)

Closed on Public Holiday

IV. In support of the application, the applicant has submitted the following documents:

- a) Application form with plans
- b) Previous Planning approved letter from Town Planning Board dated 3<sup>rd</sup> Jan., 2020 ( Appendix I )
- c) Letters on from Planning Department on compliance of the planning conditions (Appendix II to IV)

## **Justifications in support of the application :**

- I The same use was approved by Town Planning Board since on 14th Dec 2001 for 7 times.
- II. All the planning conditions of the current approval had been complied on 17th July 2020.
- III The applicant intends to continue the use for car trade so as to serve over 5000 households of Fairview Park . There is strong demand for such service as great majority of the residents of Fairview Park and some other small estates nearby use cars for their daily life and commuting. Car trade is a necessary service for the residents in this area.
- IV. The traffic generated by the use is very minimal, only 3 private cars are being showed and traded at the site at one time and there are only about 4 to 5 customers from Fairview Park daily. The customers will park their private car in the visitor car park and will not cause any problem to the traffic of the Fairview Park Boulevard.
- V. In the current planning application approved by the Board on 13th Dec 2019., there were no objection from Environment Protection Department, Transport Department, Lands Department, Leisure and Cultural Service Department, Commission of Police, Highway Department, Food and Environmental Hygiene Department, Agriculture and Fishers Department, Drainage Services department, Fire Services department.
- VI. The planning intention of the "R(D)" Zone at the site cannot be realized as the nullah / drainage built by the Government at the north-east boundary of the site has separated the site from the other "R(D)" area on the north-eastern part of the OZP . In long term, it is suggested that a review on the zoning of the site should be done, and "C/R" Zoning seems more appropriate. The interim use of the application site should be the temporary use such as the use mentioned in the application. (The adjacent areas on the southeast and western sides of the application site are "C/R" zone, the site is a residual portion of the whole "R(D)" area on the OZP after the completion of the drainage work in recent year).

- VI. The application site had been paved since 80's.
- VII. The application site is being used as car trading use for over twenty-one years.
- IX. There are several sites used as "Car Trade" in the C/R zone along the Fairview Park Boulevard.
- X. This is a clean use and there is better improvement in environment on the site since the application was approved twenty-one years ago.
- XI. The application is considered generally in line with TPB PG-No. 13F in that there have been 7 previous approvals for temporary car trading since 2001, the applicant had complied with all the approval planning conditions under current and previously approved applications. In addition, government departments concerned have no objection or adverse comments on the application before.
- XII. Approval of the current application is in line with the previous decisions of the Board.

致：城規會 – 秘書處 [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

CC：董先生 3168 4049 [btung@pland.gov.hk](mailto:btung@pland.gov.hk)

由：陳小姐 Tel： / Fax：

檔案編號： A / YL – MP / 334

日期： 17-10-2022

敬啟者：

現回覆跟進事項 及 補充文件~

(A) 本地段已得到錦繡大道業主批准使用路權 ,同時是次規劃申請(編號:

A/YL-MP/334) 的用途及布局設計與上次規劃申請 (編號:

A/YL-MP/288) 一致。

(B) 出入口位置闊度有 6.5m 及有足夠掉頭位置。

(C) 附上圖 1 (a 及 b) 文件列明出入口位置圖。

(D) 附上圖 2 文件列明出入口掉頭位置尺寸圖。

(E) 附上圖 3 文件列明渠務位置相片。

(F) 附上圖 4 文件列明渠務位置圖。

(G) 附上圖 5 文件列明消防滅火筒位置相片。

(H) 附上圖 6 (a 及 b) 文件列明滅火筒位置圖。

(I) 附上圖 7 文件列明滅火筒証書。

此致 !!



圖 1 (a)  
A/ YL/MP/334  
出入口位置圖

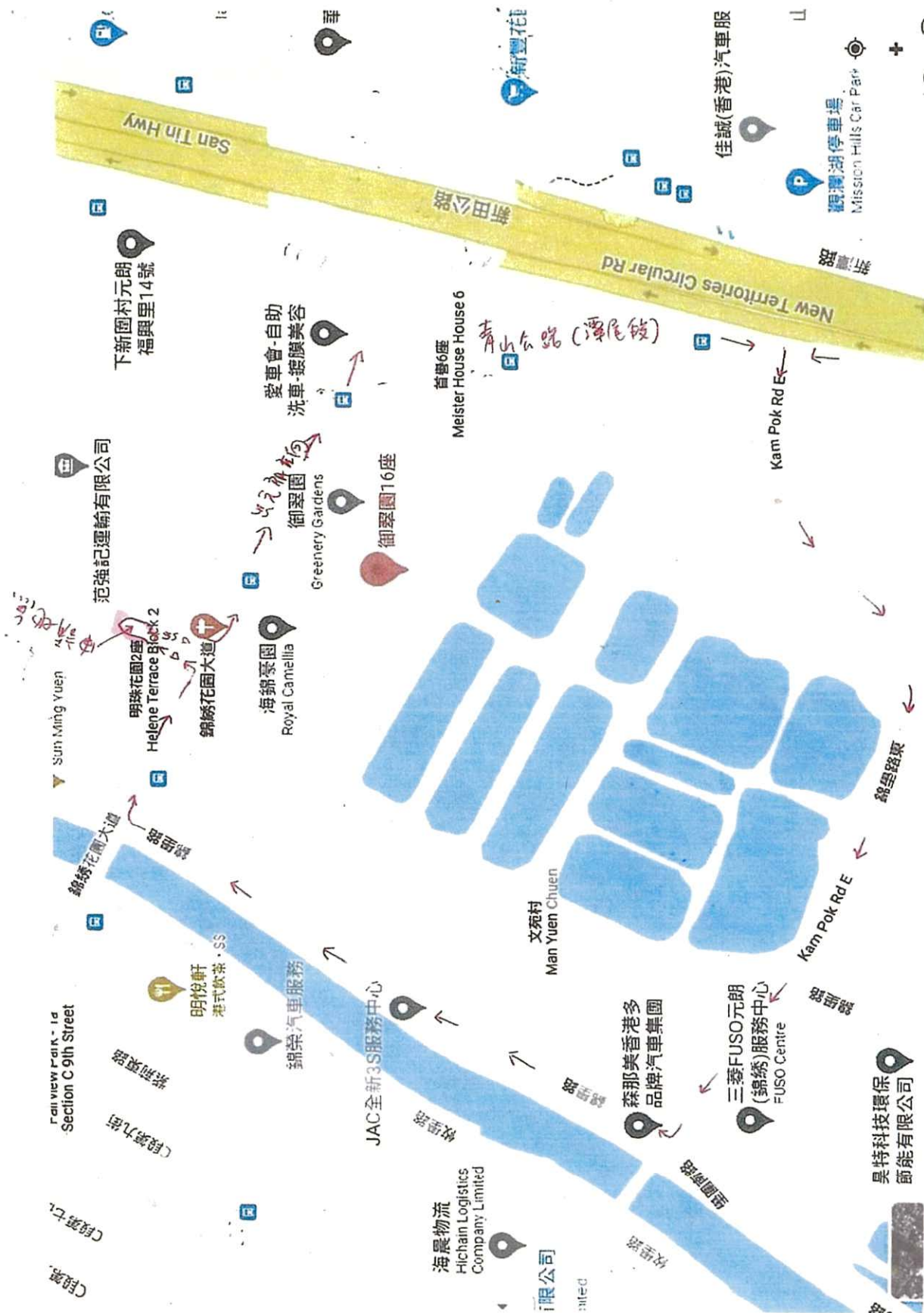
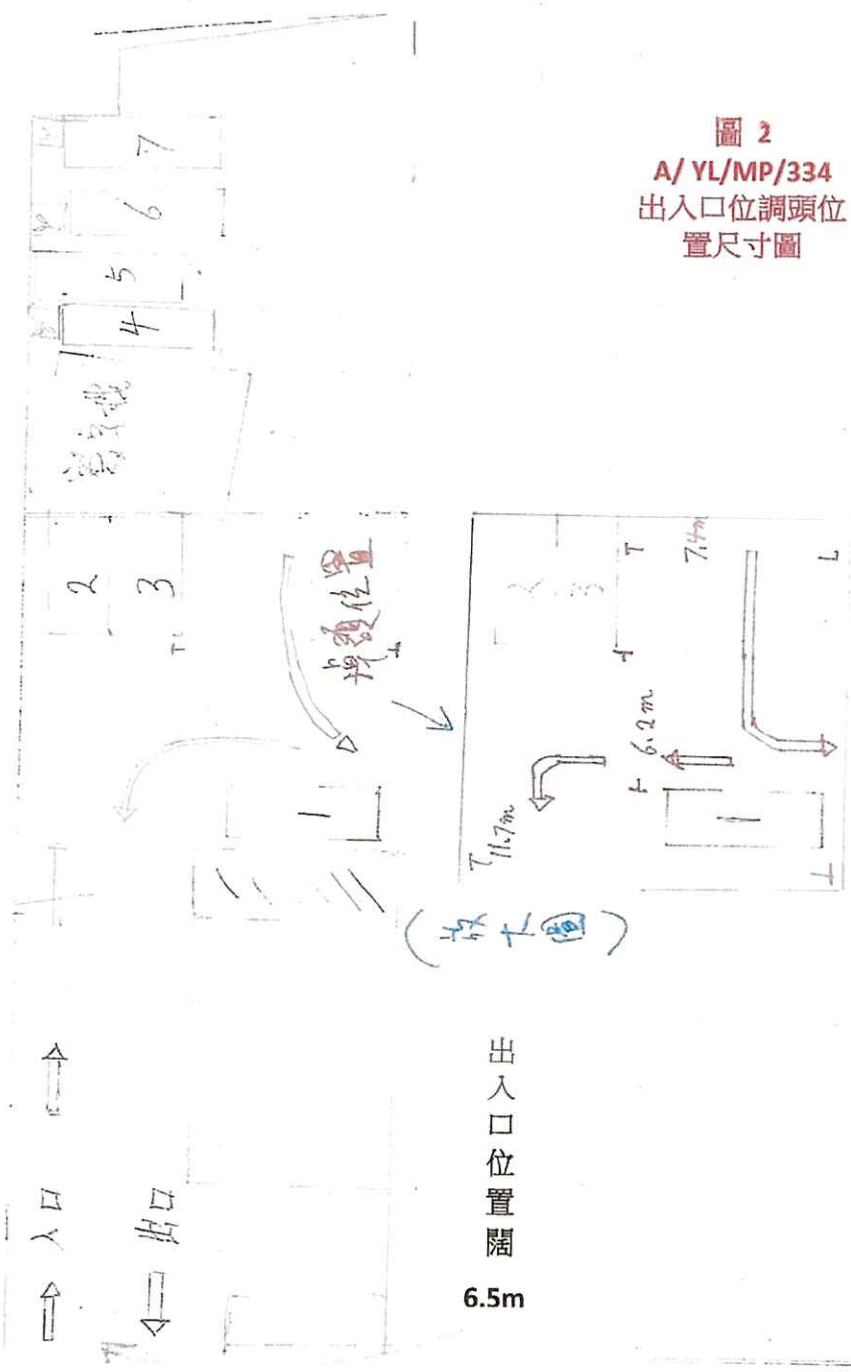


圖 1 (b)  
A/ YL/MP/334  
出入口位置圖

圖 2  
A/ YL/MP/334  
出入口位調頭位  
置尺寸圖



出元朗方向

圖一



圖二



圖三



圖四

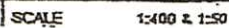


圖五



圖 3

A/YL/MP/334  
渠務位置相片



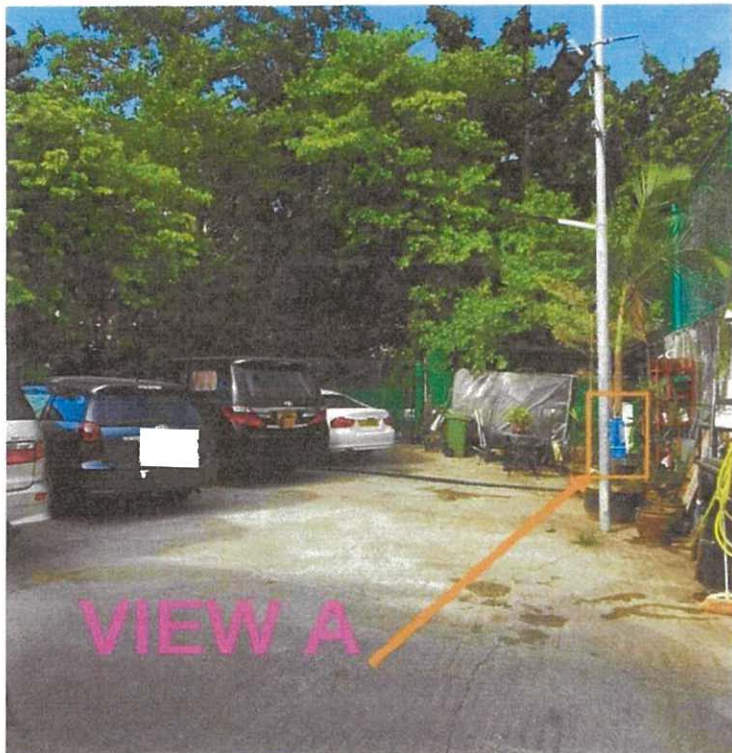
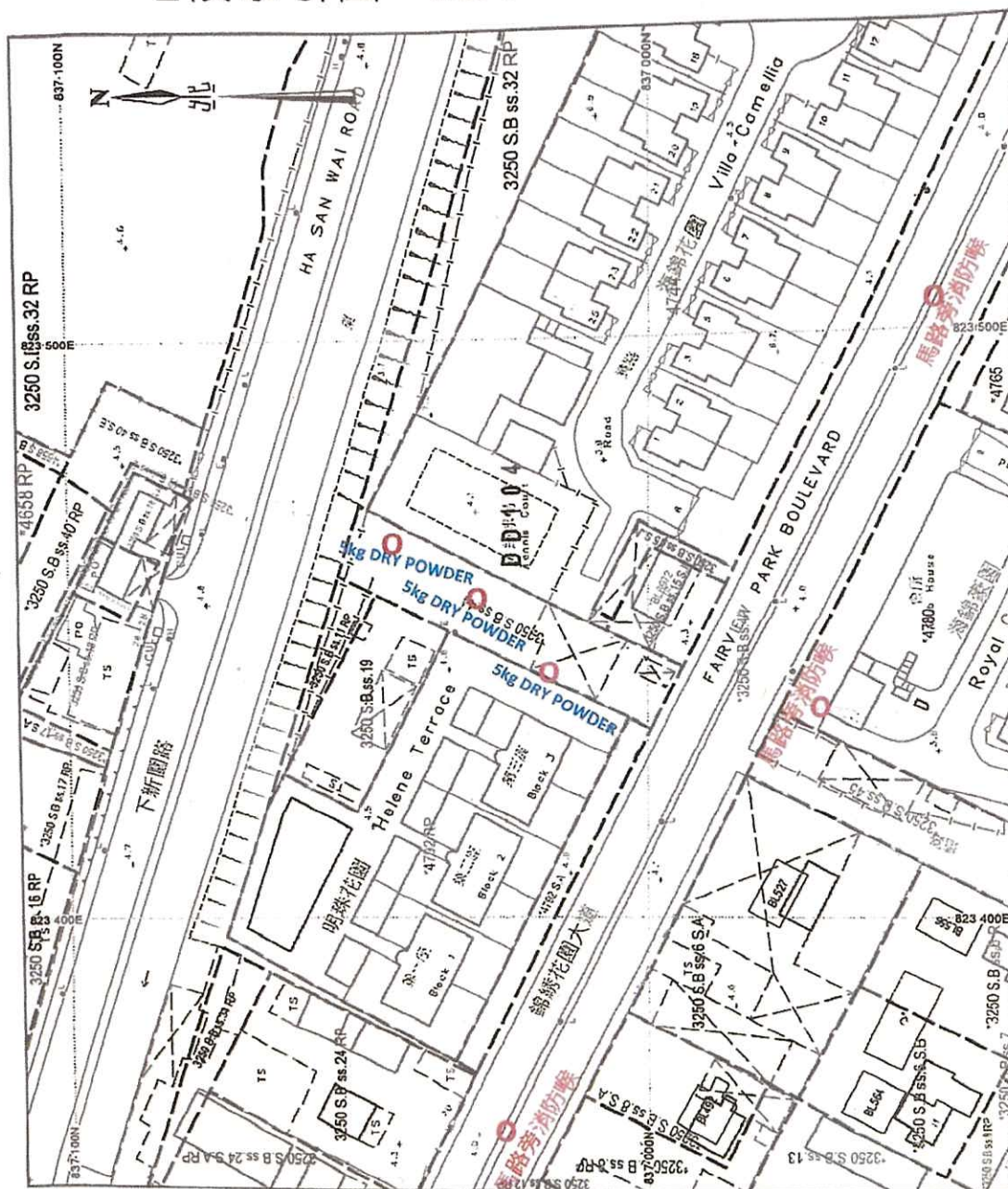


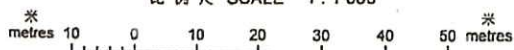
圖 5  
A/YL/MP/334  
滅火筒位置相片

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality :

Lot Index Plan No. : ags S00000030492 0001

District Survey Office : Lands Information Center

Date : 26-Sep-2019

Reference No. : 2-SE-21B

香港特別行政區政府 一 版權所有

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SMO-P01 20190926150931 10

## 免責聲明

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短期通知出現或終止，因此應向有關的分區地政專員核對。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

## Disclaimer

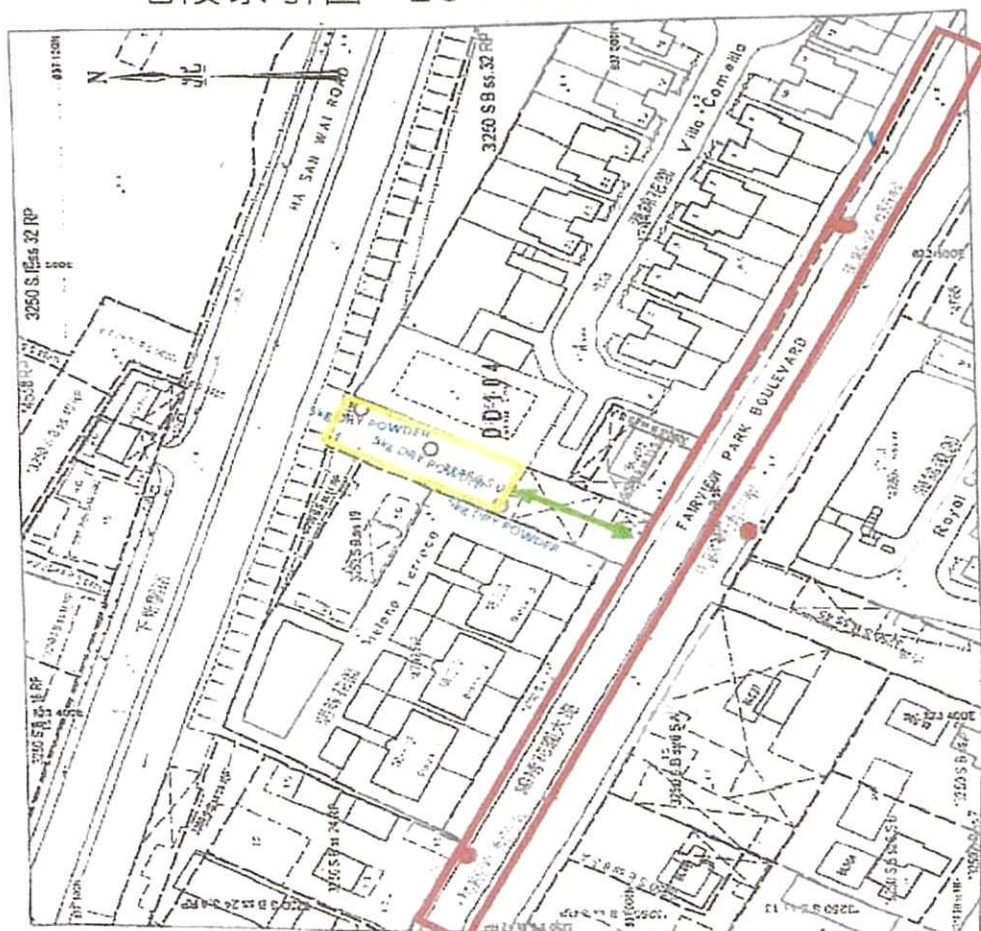
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be 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.

圖 6 (a)

A/YL/MP/334

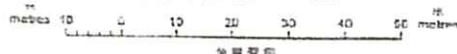
滅火筒位置圖

# 地段索引圖 LOT INDEX PLAN

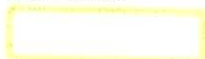


地盤索引圖 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Remarks:



Area under this application



Existing Fairview park boulevard with the width of not less than 7.5m serve as the access for emergency vehicles



access road

Travel distance of about 20m from the enclosed structure to



Street Fire Hydrant along access road

圖 6 (b)

A/YL/MP/334

滅火筒位置圖

**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.:  
消防處編號

**A**

Name of Client: 顧客姓名 **新興汽車服務中心**

Name of Building: 樓宇名稱 \_\_\_\_\_

Street No./Town Lot: 門牌號數/市地段 **DD104地段** Street/Road/Estate Name: 街道/屋苑名稱 **錦綉大道**

Block: 座 \_\_\_\_\_ District: 分區 **元朗** 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 9(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)規例第九條(b)款，任何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/YY)	Next Due Date 下次到期日(DD/MM/YY)
			- NIL -		

**Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
24	3nos x 5kg Dry Powder F.E	地下	Newly Supply	Conforms with FSD requirements	06-Oct-2022

**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
			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/特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.

F S 251 (Rev. 1/2016)

Authorized Signature: 受權人簽署 \_\_\_\_\_

Name: 姓名 **Chan Sze Wah**

FSD/RC No.: 消防處註冊號碼 \_\_\_\_\_

Company Name: 公司名稱 **SMARTTEAM ENGINEERING LTD.**

Telephone: 聯絡電話 \_\_\_\_\_

Date: 日期 **06-October-2022**

For FSD use only: 供消防處使用: \_\_\_\_\_

Inspected: 檢查: \_\_\_\_\_

Key-in: 輸入: \_\_\_\_\_

Verified: 核實: \_\_\_\_\_

圖 7

**A/ YL/MP/334**  
**滅火筒証書**

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



**Fw: FROM : A / YL - MP/334 陳小姐 2482 0905 回覆本地段擺放車輛數目**  
17/11/2022 08:56

From: fsyledpo\_pd/PLAND/HKSARG  
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin  
LAM/PLAND/HKSARG@PLAND  
Sent by: Yen PY LEUNG/PLAND/HKSARG  
File Ref:

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 17/11/2022 08:56 -----

From: tpbpd/PLAND/HKSARG  
To: fsyledpo@pland.gov.hk  
Date: 16/11/2022 15:35  
Subject: Fw: FROM : A / YL - MP/334 陳小姐 2482 0905 回覆本地段擺放車輛數目

---

----- Forwarded by tpbpd/PLAND/HKSARG on 16/11/2022 15:34 -----

From: sunhing <  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "dylam@pland.gov.hk" <dylam@pland.gov.hk>  
Date: 16/11/2022 15:13  
Subject: FROM : A / YL - MP/334 陳小姐 2482 0905 回覆本地段擺放車輛數目

---



2022-11-16\_規劃署.pdf

致：規劃處－林先生 3168 4045 dlylam@pland.gov.hk

由：陳小姐 Tel: / Fax:

檔案編號：A/YL-MP/334

日期：15-11-2022

敬啟者：

現回覆來電詢問事項，本地段申請位置可擺放車輛為 7 架，種類為普通私家車。

此致 !!

**Relevant Extracts of Town Planning Board Guidelines for  
Renewal of Planning Approval and  
Extension of Time Limit for Compliance with Planning Conditions  
under Section 16 of the Town Planning Ordinance (TPB PG-No.34D)**

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



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-MP/96	Temporary Use for Car Trading for a Period of 3 Years	14.12.2001 ( <i>TPB</i> ) (3 years)
2.	A/YL-MP/135	Temporary Use for Car Trading for a Period of 3 Years	17.12.2004 ( <i>RNTPC</i> ) (3 years)
3.	A/YL-MP/163	Renewal of Planning Permission for Temporary Car Trading Use for a Period of 3 Years	14.12.2007 ( <i>RNTPC</i> ) (3 years)
4.	A/YL-MP/187	Renewal of Planning Approval for Temporary Car Trading Use for a Period of 3 Years	10.12.2010 ( <i>RNTPC</i> ) (3 years)
5.	A/YL-MP/227	Renewal of Planning Approval for Temporary Car Trading Use for a Period of 3 Years	13.12.2013 ( <i>RNTPC</i> ) (3 years)
6.	A/YL-MP/253	Renewal of Planning Approval for Temporary Car Trading Use for a Period of 3 Years	25.11.2016 ( <i>RNTPC</i> ) (3 years)
7.	A/YL-MP/288	Temporary Car Trading Use for a Period of 3 Years	13.12.2019 ( <i>RNTPC</i> ) (3 years)



**Government Departments' General Comments**

**1. Land Administration**

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

- (a) the application site (the Site) comprises of an Old Schedule Agricultural Lot (OSAL). The OSAL is held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
- (b) advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- (a) should the application be approved, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- (b) advisory comments as detailed in **Appendix V**.

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

advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no environmental complaint relating to the Site was recorded in the past 3 years;
- (b) in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", she has no objection to the application; and
- (c) advisory comments as detailed in **Appendix V**.

**4. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) it is noted that the Site does not fall within landscape sensitive zonings and significant landscape impact arising from the proposed continues use is not anticipated.

**5. Drainage**

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

- (a) no objection in principle to the application from drainage operation and maintenance point of view; and
- (b) the applicant shall maintain the existing drainage facilities as those implemented under previous application.

**6. Fire Safety**

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

no objection in principle to the renewal application subject to existing fire service installations implemented on the Site being maintained in efficient working order at all times.

**7. Buildings Matters**

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

- (a) he has no adverse comment on the application; and
- (b) advisory comments as detailed in **Appendix V**.

**8. Other Departments**

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

- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), West Development Office, Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- District Officer (Yuen Long), Homes Affairs Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- should planning approval be given to the subject planning application, the lot owner will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others, the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that
- (i) the Site is connected to public road network via a section of a private road which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (ii) the applicant should seek the relevant land owner(s) on the right of using the vehicular access;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- (i) part of Fairview Park Boulevard is maintained by HyD;
- (ii) the access arrangement to the Site from Fairview Park Boulevard should be approved by TD;
- (iii) HyD shall not be responsible for the maintenance of any access connecting the Site and the part of Fairview Park Boulevard maintained by HyD;
- (iv) adequate drainage measures should be provided to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that
- the applicant is advised to follow the environmental mitigation measures as recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize the potential environmental impacts on the adjacent area; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that

- (i) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) 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 respectively; and
- (iv) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

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

參考編號

Reference Number:

221025-171445-11795

提交限期

Deadline for submission:

08/11/2022

提交日期及時間

Date and time of submission:

25/10/2022 17:14:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/334

「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，郊區設倉庫及工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。

1 附加

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

參考編號

Reference Number:

221104-161118-82769

提交限期

Deadline for submission:

08/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 16:11:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/334

「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，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。