

2023年 3月 7日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/YL-MP/338

7 MAR 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

2300651 6/3 by hand

Form No. SI6-III 表格第 SI6-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-MP/338
	Date Received 收到日期	7 MAR 2023

- 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

CHAU KIM CHING 周劍青

## 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

NA

## 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)

D.D. 104 LOT 2261 S.S ss. 15  
SAN TIN HA SAN WAI第104約地段2261號S分段第15小分段  
新田下新圍

(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 ..... 140 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 73.2 ..... 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)

NA ..... 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	APPROVED MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN REF. NO. S/YL - MP/6 米埔及錦綉花園分區計劃大綱核准圖編號 S/YL - MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
(f) Current use(s) 現時用途	CURRENTLY VACANT, BUT APPLICATION HAS BEEN MADE TO YUEN LONG DISTRICT LANDS OFFICE FOR A THREE-STOREY BUILDING WITH 65.03 SQ.M. IN AREA AND 8.23M IN HEIGHT. (APPENDIX 1) 現時空置, 但已向元朗地政署申請興建一所小型屋宇, 面積為65.03平方米, 高度為8.23米, 樓高為三層。(附件一) (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分, 並夾附業權證明文件)。 (APPENDIX 2 附件二)
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)。

NA

## 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

NA

- (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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 ..... 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)

(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，或有關係的鄉事委員會<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	PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES 擬議臨時存放家居什物 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	66.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	73.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	73.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	73.2 .....sq.m <input checked="" 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)	
5 NOS. OF 6.1 M(L) x 2.4 M(W) x 2.4 M(H) ONE-STOREY CONTAINERS AS TEMPORARY STORAGE (APPENDIX 3, 4 AND 5) 5個6.1米長x2.4米闊x2.4米高一層貨櫃用作臨時貯物用途 (附件三、四及五) .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 NA	
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 NA	
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																															
24 HOURS DAILY INCLUDING PUBLIC HOLIDAYS																															
每天24小時包括公眾假期																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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)) APPROX. 6M WIDE ACCESS ROAD AS PART OF A V-ZONE DEVELOPMENT UNDER SECTION S OF LOT NO. 2261 IN D.D. 104. (APPENDIX 3) 約6米闊車路為擬發展第104約地段2261號S分段的車路網一部份。(附件三).....</p> <p>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)</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。)																															
(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>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></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>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 checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

	<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>THE CONCERNED SUB-SECTION HAS BEEN MADE GOOD WITH hardcore ground surface... NO TREE CUTTING INVOLVED AND FITTED WITH CORRUGATED METAL SHEETS SITE FENCING... NO ADVERSE IMPACT TO D.D. 104 LOT 2261S.S IS ANTICIPATED. 申請的小分段內鋪設瀝青碎石，沒有樹木，並有6呎高整齊的坑紋金屬板圍封， 預計不會對第104.約地段.2261S.段有任何不良影響。</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>		<b>NA</b>
<b>位於鄉郊地區臨時用途/發展的許可續期</b>		
(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 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 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。

申請人在同一地段內 (第104約地段2261號S分段第4小分段) 的舊屋(祖屋)重建申請, 已獲元朗地政署於2021年8月9日批准 (附件六), 申請人現正等候相連舊屋鄰居的重建申請, 預計一兩年內批准後, 便一同拆卸及進行重建工程。

需要申請小分段 D.D. 104 LOT 2261 S.S. s.s 15 作為臨時貯物地方原因 (附件三, 四及五):

- 1) 祖屋白蟻為患嚴重, 屋頂樑木已嚴重被侵蝕, 導致結構有潛在倒塌危險, 不再適宜居住 (附件七), 屋內家居什物不能等候拆卸時才搬出, 需要大量臨時貯物地方 (預計需要 1 至 2 個貨櫃);及
- 2) 祖屋重建工程預計一兩年內可開始, 預計 3 新樓層內部裝修的家居物件, 需要大量臨時貯物地方; (預計需要 1 至 2 個貨櫃);及
- 3) 重建的小分段附近地方狹窄, 有見重建的小分段與申請作臨時貯物的小分段距離很近, 當拆卸及重建工程開始時, 需要臨時地方作為地盤辦公室 (SITE OFFICE), 距離兩小分段不遠處有公共廁所 (附件八) (預計需 1 至 2 個貨櫃);及
- 4) 在臨時貯物小分段興建一所小型屋宇的申請 (附件一), 預計還需 3 至 5 年時間審批, 而祖屋重建, 可望 3 年內完成及如期逐步清走所有貨櫃。

## APPENDICES 附件:

1. CURRENT LAND USE OF D.D. 104 LOT 2261 S.S. s.s 15  
第104約地段2261號S分段第15小分段的現時用途
2. DOCUMENTARY PROOF OF SOLE LAND OWNERSHIP  
唯一土地擁有業權證明文件
3. PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES (LOCATION PLAN)  
擬議臨時存放家居什物 (位置圖)
4. PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES (LAYOUT PLAN)  
擬議臨時存放家居什物 (平面分佈圖)
5. EXISTING VEHICULAR ACCESS  
現有行車通道
6. APPROVED BUILDING LICENCE FOR D.D. 104 LOT 2261 S.S. s.s 4  
已批發第104約地段2261號S分段第4小分段的建屋牌照
7. PHOTOS OF DANGEROUS ROOFING STRUCTURE AND WALLS OF EXISTING HOUSE IN D.D. 104 LOT 2261 S.S. s.s 4 RESULTING FROM SERIOUS TERMITES PROBLEM  
圖片顯示第104約地段2261號S分段第4小分段原有舊屋受嚴重白蟻侵蝕的危險屋樑結構及磚牆身
8. EXISTING PUBLIC TOILET IN CLOSE VICINITY OF SUB-SECTIONS 4 & 15 FACILITATING FUTURE DEMOLITION AND CONSTRUCTION WORKS  
現有近距離小分段4及15的公共廁所方便將來拆卸及建屋工程



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

*Chau Kim Ching*  
CHAU KIM CHING 周劍青

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

NA

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

OWNER 業主

Others 其他 .....

on behalf of

代表

NA

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

Date 日期

06 / 03 / 2023

..... (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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D 104 LOT 2261 S.S ss. 15 SAN TIN HA SAN WAI  第104約地段2261號 S分段第15小分段 新田下新圍
Site area 地盤面積	140 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL - MP/6
Zoning 地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
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> <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	PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES 擬議臨時存放家居什物

(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 NA	<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
	Non-domestic 非住用	73.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5 NOS. OF CONTAINERS (6.1 M (L) x 2.4 M (W) x 2.4 M (H) EACH) 5個 (6.1米長 x 2.4米闊 x 2.4米高) 貨櫃	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用  NA	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4 m 米 <input checked="" 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  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) _____ _____		NA
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		NA

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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>LOCATION PLAN 位置圖, PHOTOS 相片</b>		
<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。

地政總署  
公告

本公告連圖則張貼於 : 新田下新圍告示板、元朗地政處及實地  
 本公告連圖則送交 : 元朗新田鄉鄉事委員會

現公布元朗新田鄉新田下新圍原居村民向元朗地政處申請興建一所小型屋宇, 面積為 65.03 平方米, 高度為 8.23 米, 樓高為三層, 詳情如下:

申請人姓名	丈量約份/地段編號	原籍村落	建屋地點
周劍霄	104 / 2261 S.S ss.15	新田下新圍	新田下新圍

擬建屋宇位置、露台方向及化糞池位置在附圖上顯示(附圖編號: 09-22), 有關資料僅供識別。

任何人如擬反對上述建議發展工程, 應以書面向元朗地政專員提出, 並清楚說明與此事的利害關係、反對理由, 以及他/她聲稱建議發展工程完成後他/她將會受到的影響。反對人必須提供姓名及聯絡電話或通訊地址, 否則, 該反對將不獲受理。

上述反對書必須在 2022 年 9 月 16 日或之前送達, 逾期概不受理。如上述日期為公眾假日、烈風警告日或黑色暴雨警告日, 上述日期須包括隨後並非公眾假日、烈風警告日或黑色暴雨警告日的一天。



元朗地政專員

( 梁俊彥



代行)

電話號碼: 2443 3167

File Ref.: DLOYL 479/YLT/2013

Date: 2 / 9 / 2022

LANDS DEPARTMENT  
NOTICE

This notice with plan posted : San Tin Ha San Wai notice board(s), District Lands Office, Yuen Long and the application site.

This notice with plan served : Yuen Long San Tin Rural Committee

Notice is hereby given that an indigenous villager of San Tin Ha San Wai, San Tin Heung, Yuen Long has applied to the District Lands Office/Yuen Long to build a small house of 65.03 square metres, 3 storeys of height in 8.23 metres and with the following details:

Applicant's Name	D.D. / Lot No.	Applicant's Native Village	Proposed House Site
CHAU Kim Ching	104 / 2261 S.S ss.15	San Tin Ha San Wai	San Tin Ha San Wai

The location of the proposed house, the balconies and the septic tank are shown for the purposes of identification only on the plan attached (Plan No. 09-22).

Any person who wishes to object to the proposed development should address his/her objections to the District Lands Officer/Yuen Long in writing, clearly indicating his/her interest in the matter, his/her reasons for objecting to the development and the manner in which he/she alleges he/she will be affected by the proposed development when completed. Objector must provide his/her name and contact telephone number or corresponding address, otherwise, the objection will not be accepted.

Objection as aforesaid must be received on or before 16 / 9 / 2022, no late objections will be considered. If the aforesaid date is a public holiday or a gale warning day or black rainstorm warning day, the aforesaid date shall include the following day, not being a public holiday or a gale warning day or black rainstorm warning day.

(Tony BEUNG)

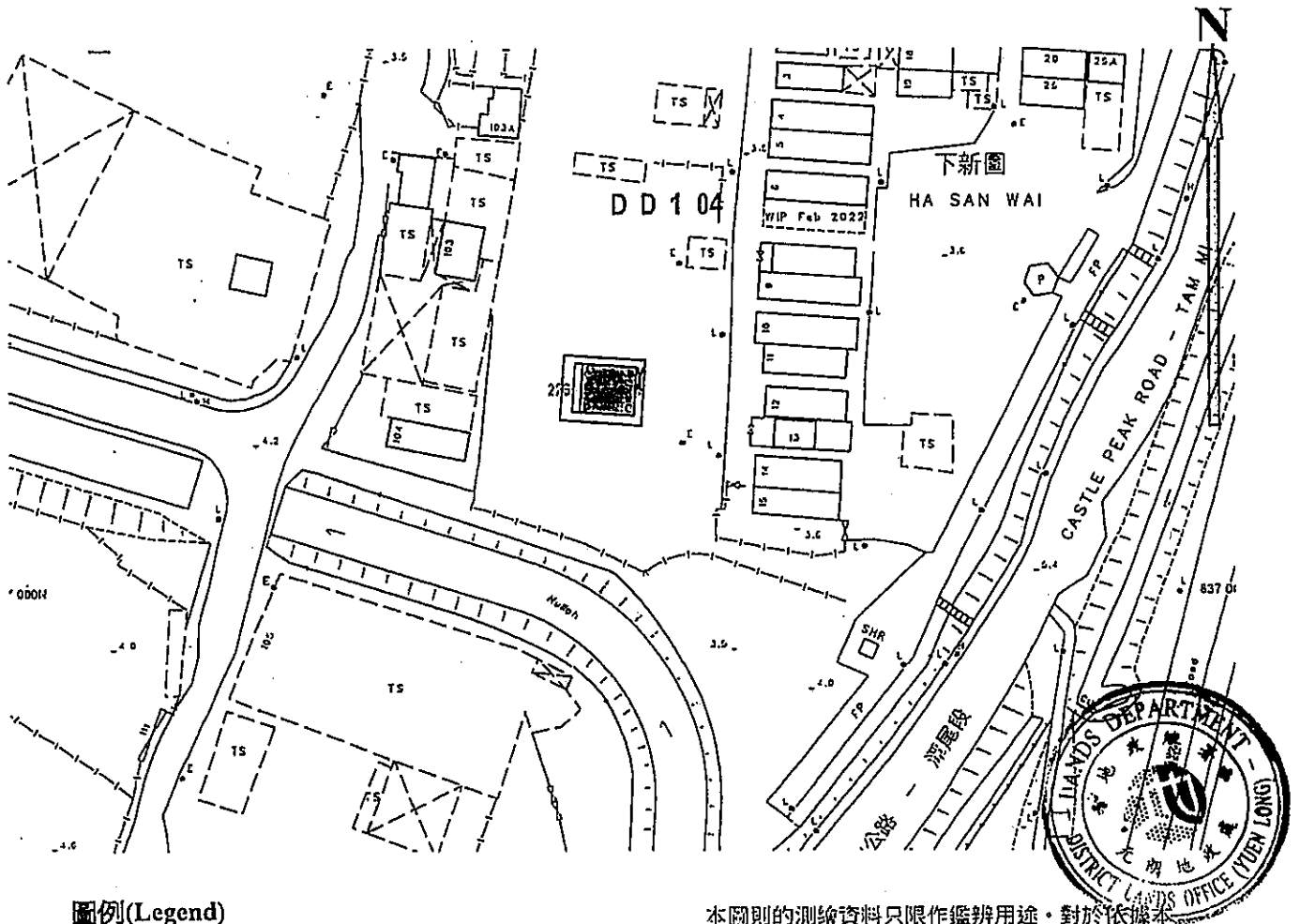
for District Lands Officer/Yuen Long

Tel No.: 2443 3167

附圖編號: 09-22

Plan No.:

擬建小型屋宇位置圖  
Proposed Small House Site  
D.D.104



## 圖例(Legend)



擬建小型屋宇位置

Location of proposed small house



擬建露台及簷篷位置

Orientation of proposed balconies and canopy



擬建化粪池位置

Position of proposed septic tank and soakage pit

## 注意:

## Attention:

1. 本公告及附圖屬政府所有，不得拿去

This Notice and plan remain the property of Government and must not be taken away.

2. 本附圖只作識別用。當局不保證圖上所示任何測量數字的準確程度。

This plan has been drawn for identification purposes only and no warranty express or implied is given as to the accuracy to any measurements contained herein.

3. 本公告不能被詮釋為上述申請必獲批准。在取得書面批准前，任何人等不得擅自進行任何建築工程。

This Notice cannot be construed as the above application will eventually be approved. Until the prior written approval has been obtained, nobody shall commence any construction works on site.

4. 如有任何疑問或欲查閱附圖，可前往新界元朗橋樂坊2號元朗政府合署9樓元朗地政處查詢。(電話號碼: 2443 3167)

For enquiry of this Notice or inspection of the attached plan, please approach District Lands Office, Yuen Long at 9/Floor, Yuen Long Government Offices, No. 2 Kiu Lok Square, Yuen Long, New Territories. (Telephone No.: 2443 3167)

本圖則的測繪資料只限作鑑辦用途。對於依據本圖則所載資料所採取或未能採取的任何行動，或因使用該資料而引致的任何損失或損毀或其他後果，政府明確地卸除任何法律責任或責任。

The mapping detail of this plan is for identification purpose only. Government expressly excludes any liability or responsibility for any action taken or failed to be taken in reliance on the information contained in this plan or any loss or damage or other consequence arising from the use of such information.



**LEGEND:**



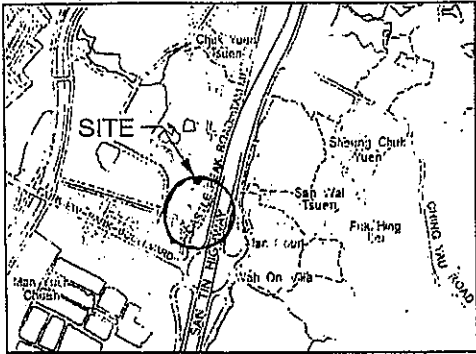
SITE 申請地點

**SITE LOCATION PLAN 位置圖**

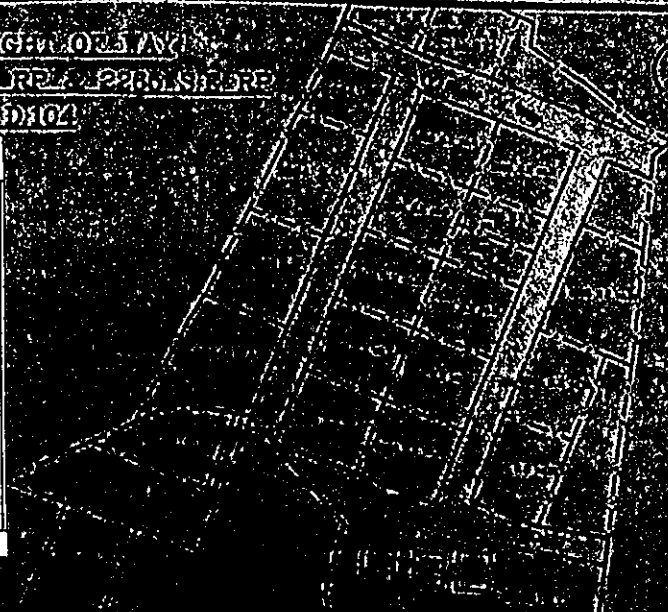
SCALE 1:2000 (A4) (D.D. 104 LOT 2261 S.S s.s 15)

SECRET  
NOT FOR PUBLICATION  
SECRET

LOCATION



SCALE 1:20 000



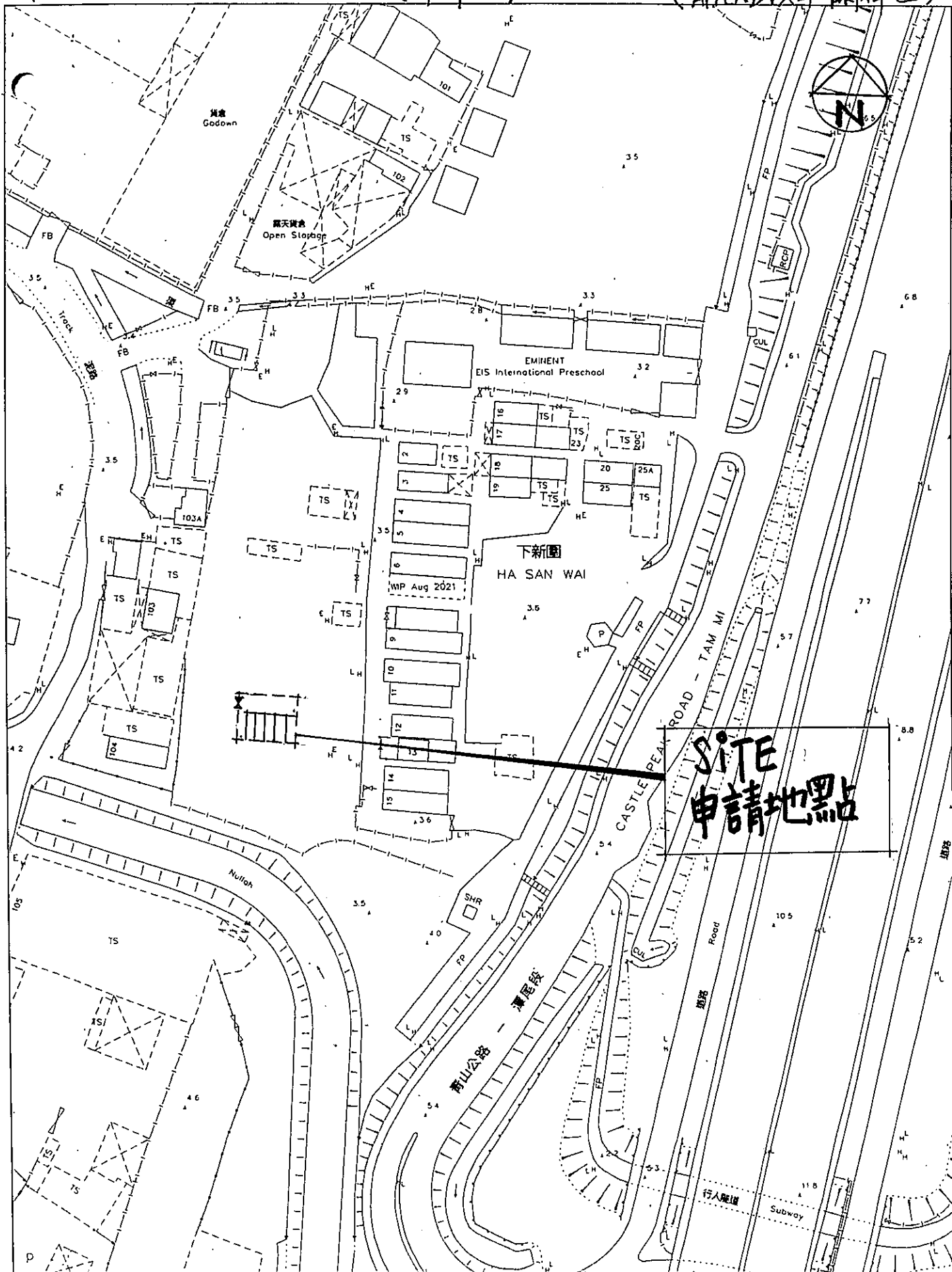
DD FORM 104

2461 SS SS4

DD FORM 104

2461 SS SS15





SITE  
申請地點

LEGEND:

--- SITE BOUNDARY  
申請地點

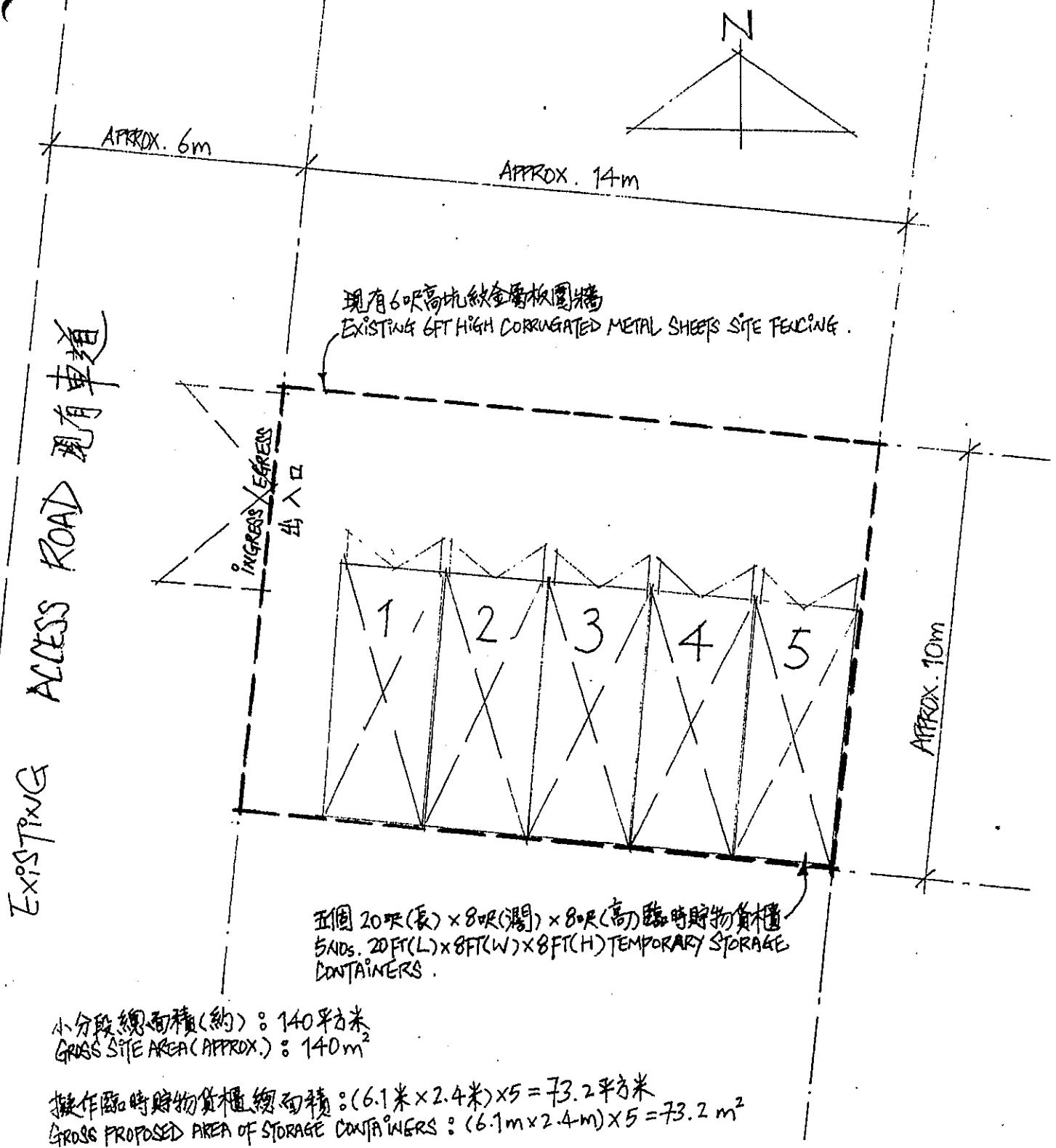
LAYOUT PLAN 平面分佈圖

SCALE 1:1000 (A4) (D.D.104 LOT 2261 SS. S.S.15)

TEMPORARY STORAGE CONTAINERS  
臨時貯物貨櫃  
INGRESS/EGRESS 出入口

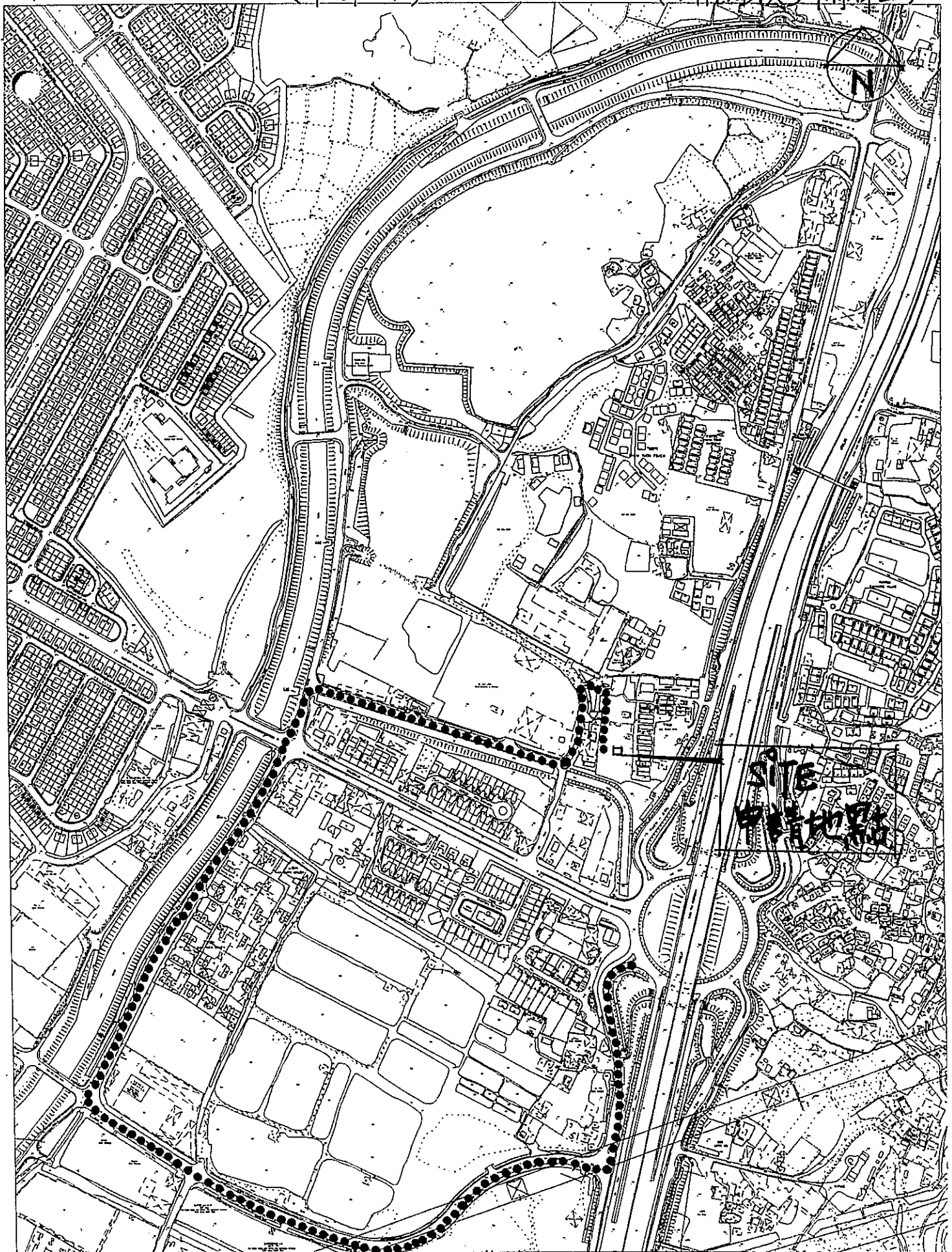
(2 OF 2)

(APPENDIX 4)  
附件四



擬作臨時貯物貨櫃平面分佈圖  
LAYOUT PLAN (D.D.104/2261 S.S s.s 15)  
PROPOSED TEMPORARY STORAGE CONTAINERS

SCALE 1:125

**LEGEND:**

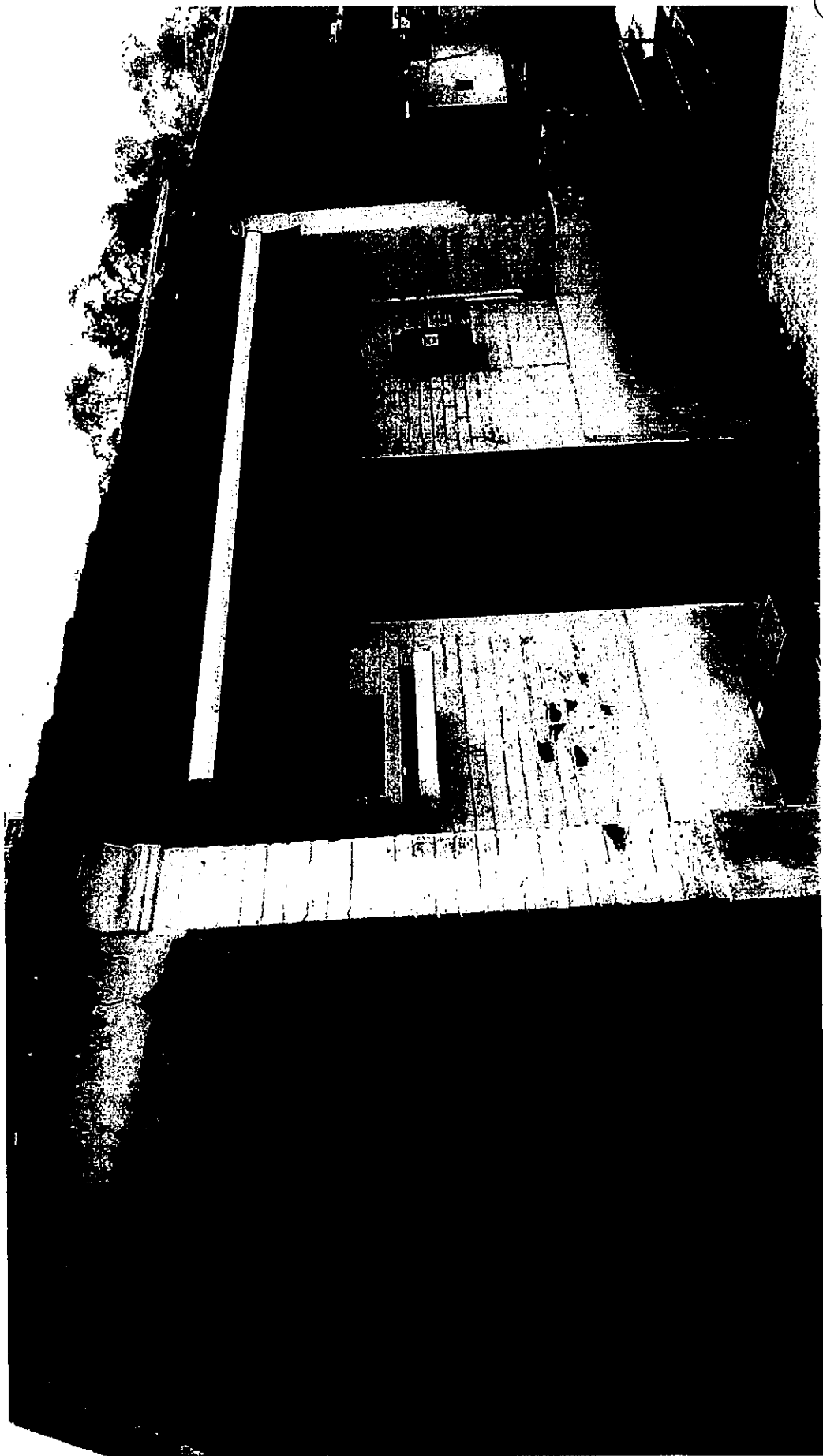
- SITE 申請地點  
 ●●●● EXISTING VEHICULAR ACCESS

**EXISTING VEHICULAR ACCESS 現有車輛通道**

SCALE 1:2000 (A4) (DD.104 LOT 2261 S.S. s.s 15)

( 1 OF 13 )

( APPENDIX 7 )  
附件七



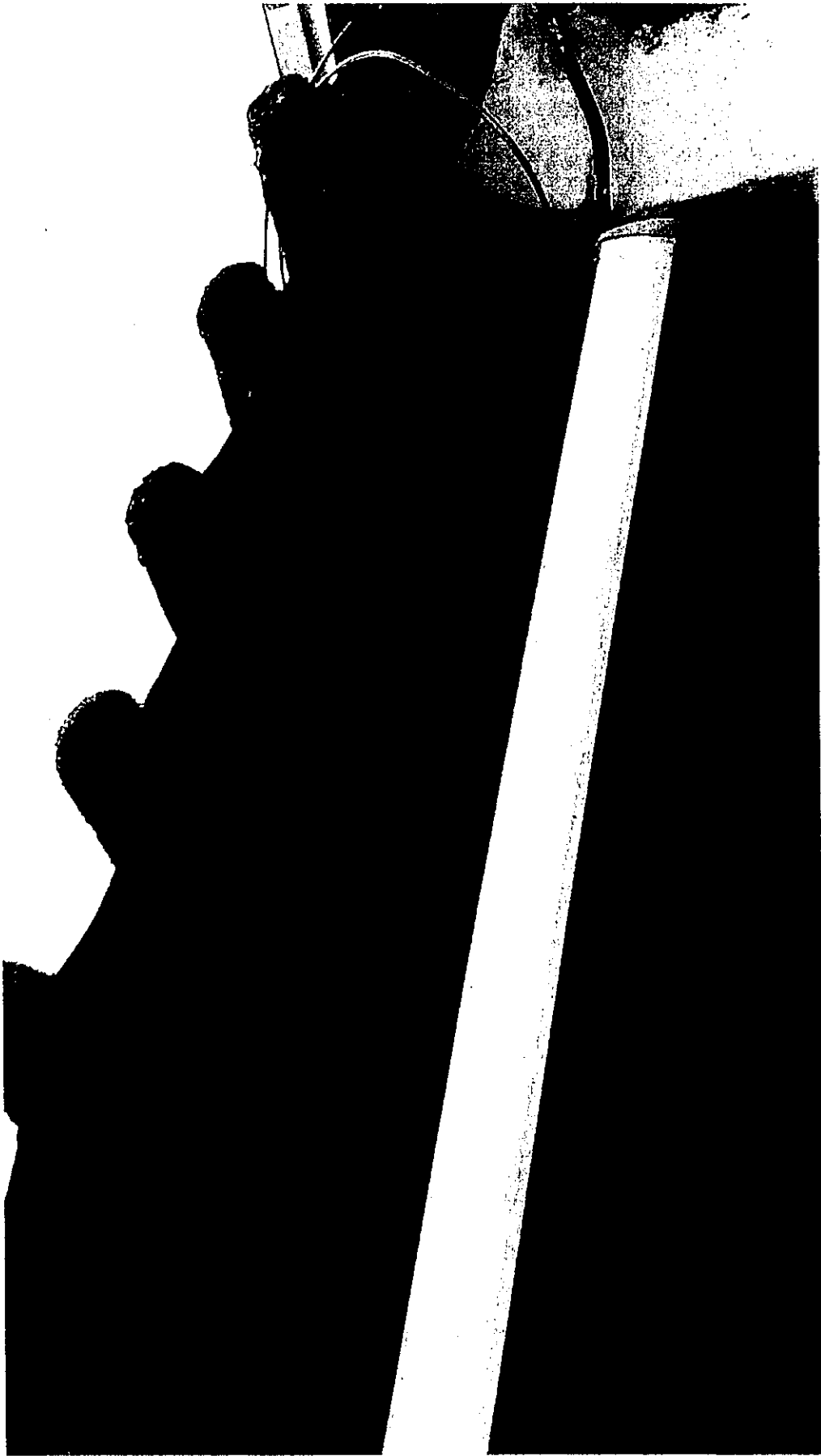
( 2 of 13 )

( APPENDIX 7  
附件七 )



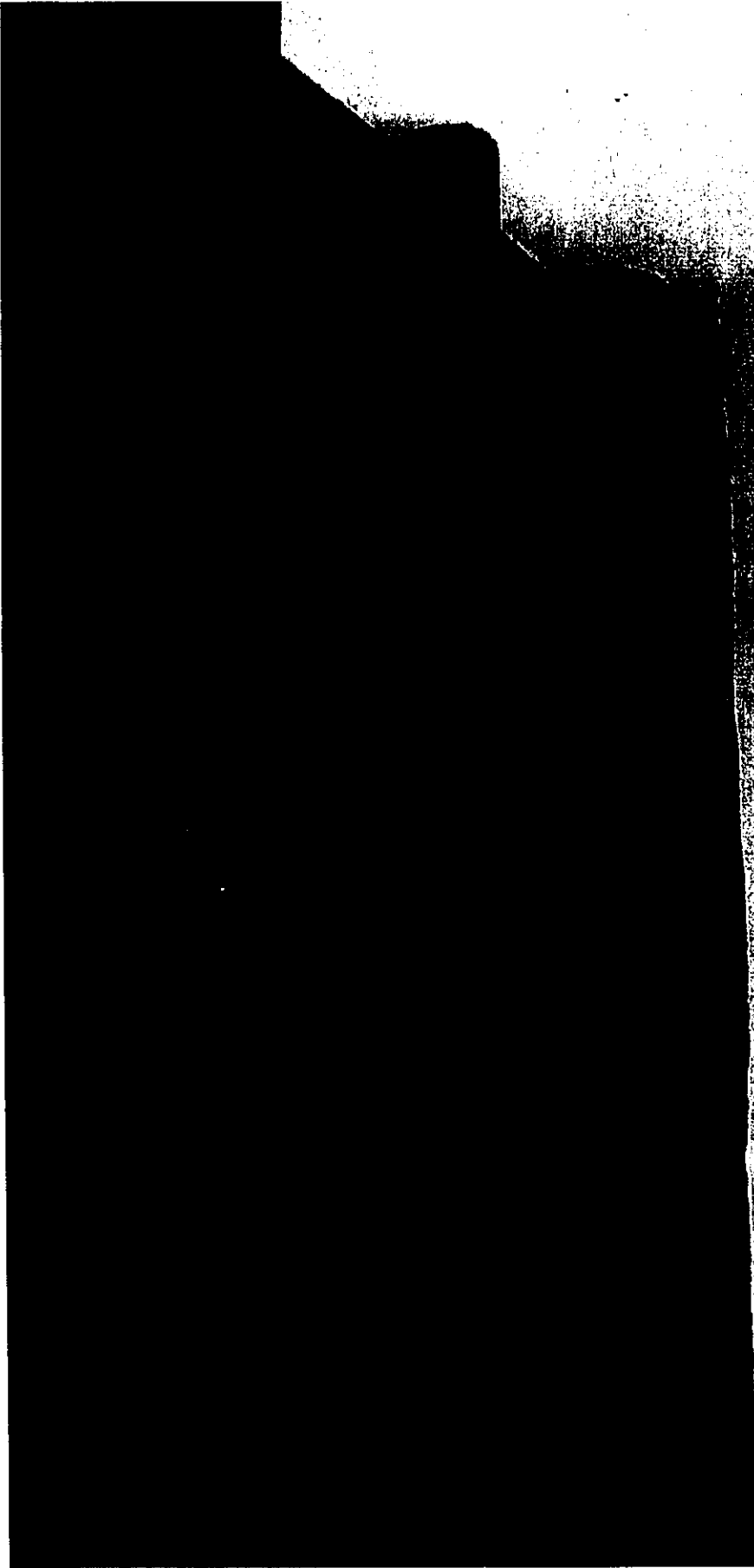
( 3 of 13 )

( APPENDIX 7 )  
附件七



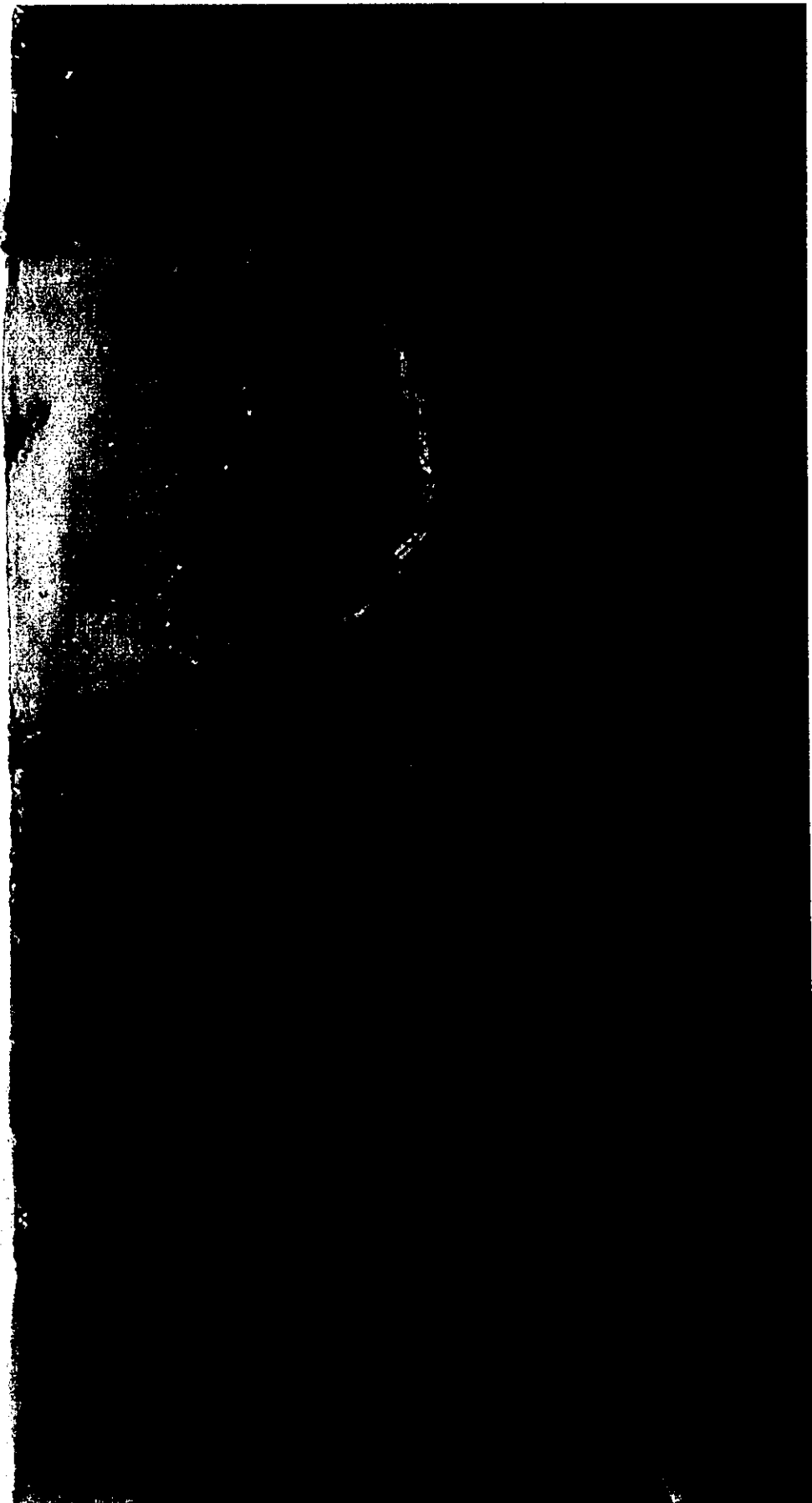
( 4 of 13 )

( APPENDIX 7  
附件七 )



( 5 of 13 )

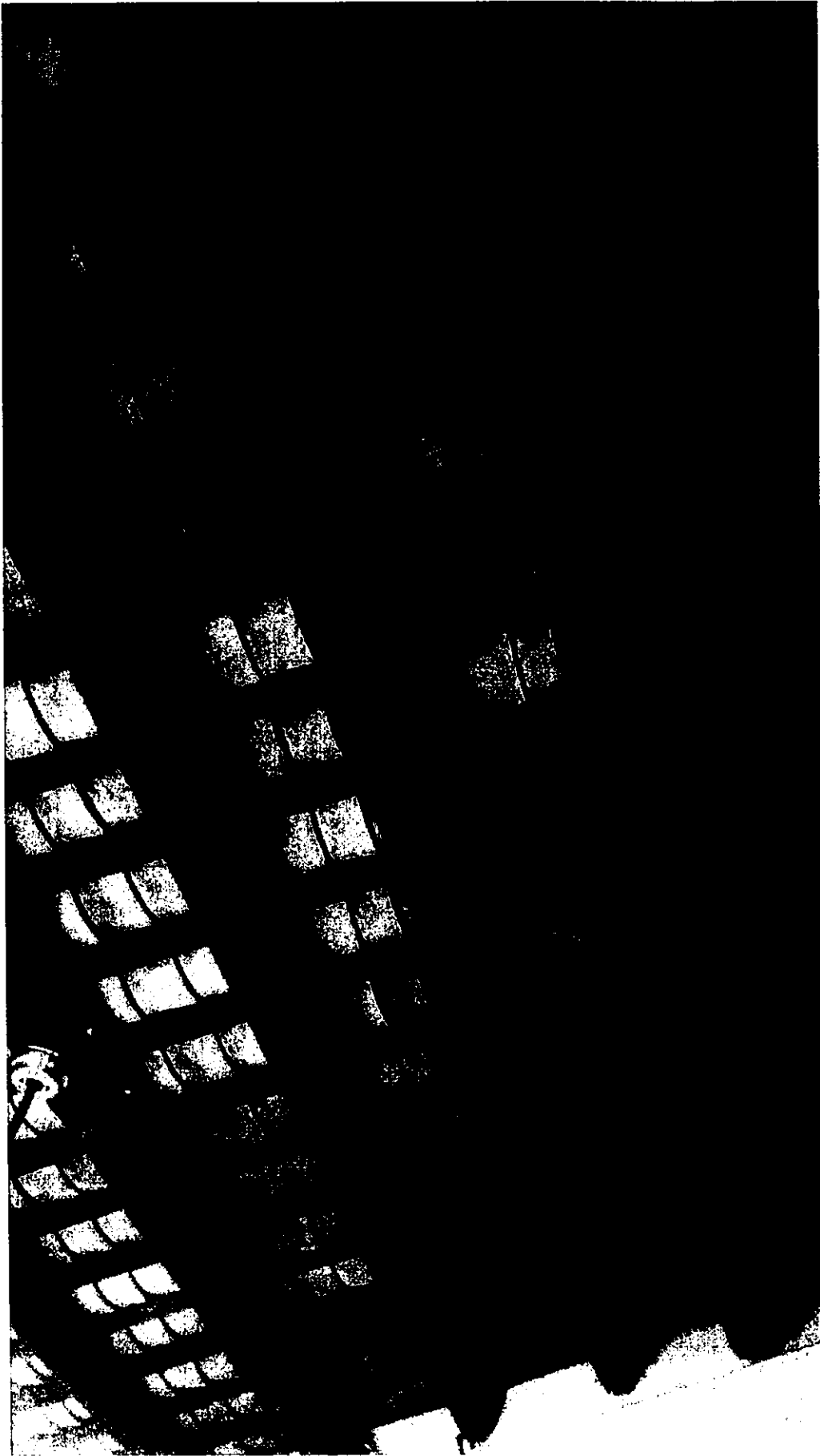
( APPENDIX 7 )  
附件七





( 6 of 13 )

( APPENDIX 7 )  
附件七



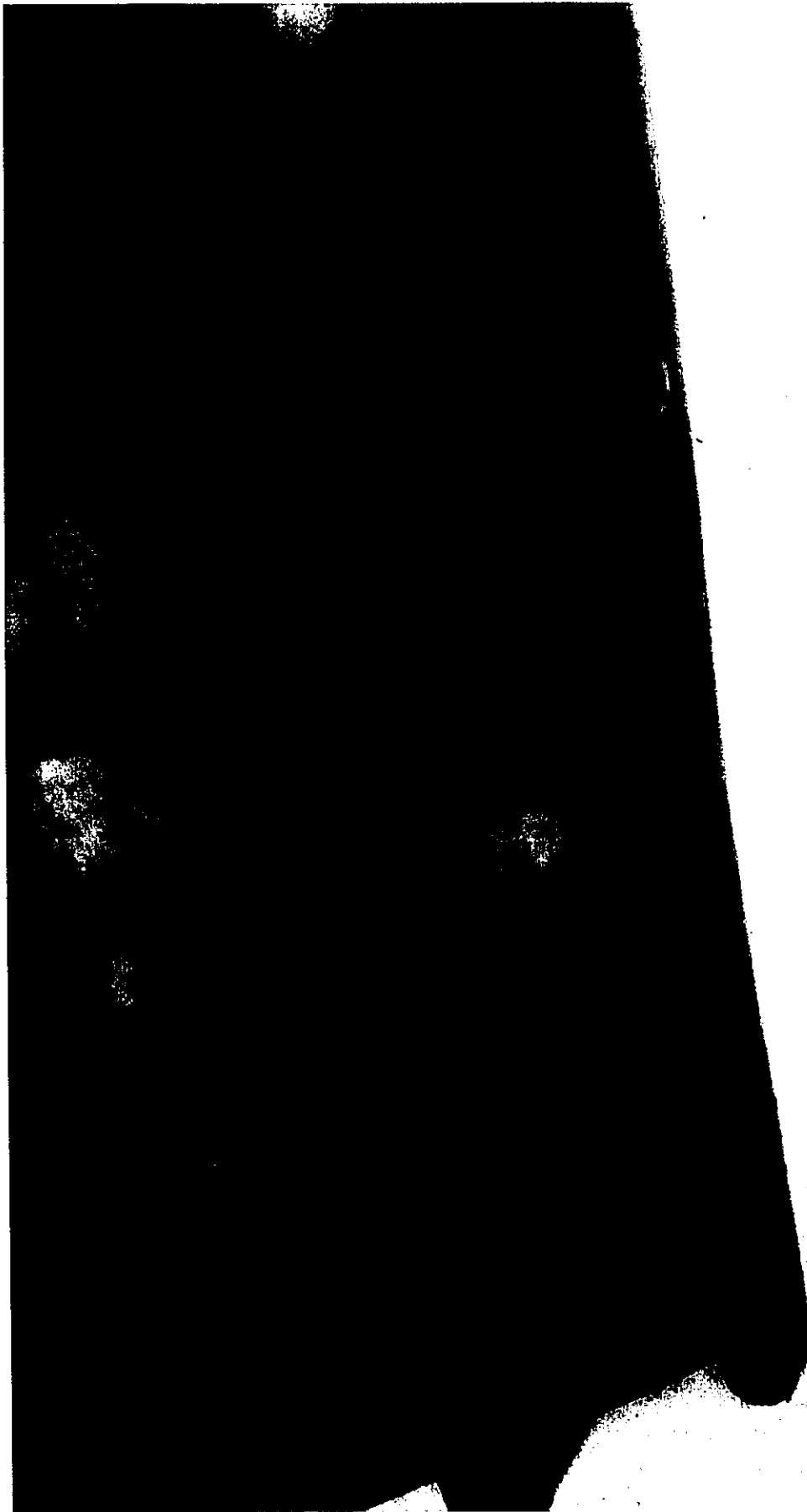
( 7 OF 13 )

( APPENDIX 7  
附件七 )



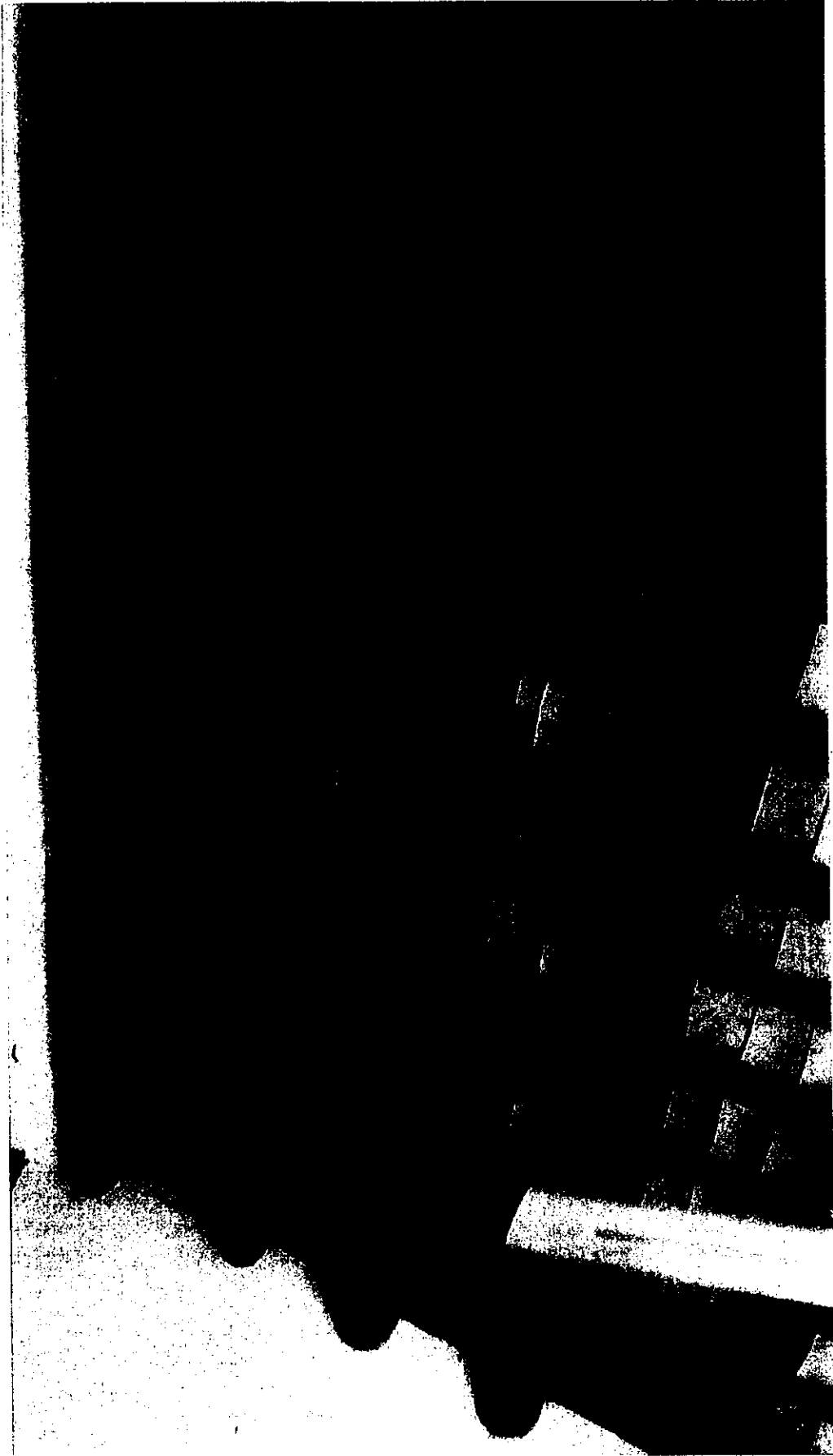
( 8 of 13 )

( APPENDIX 7  
附件七 )



( 9 of 13 )

( APPENDIX 7  
附件七 )



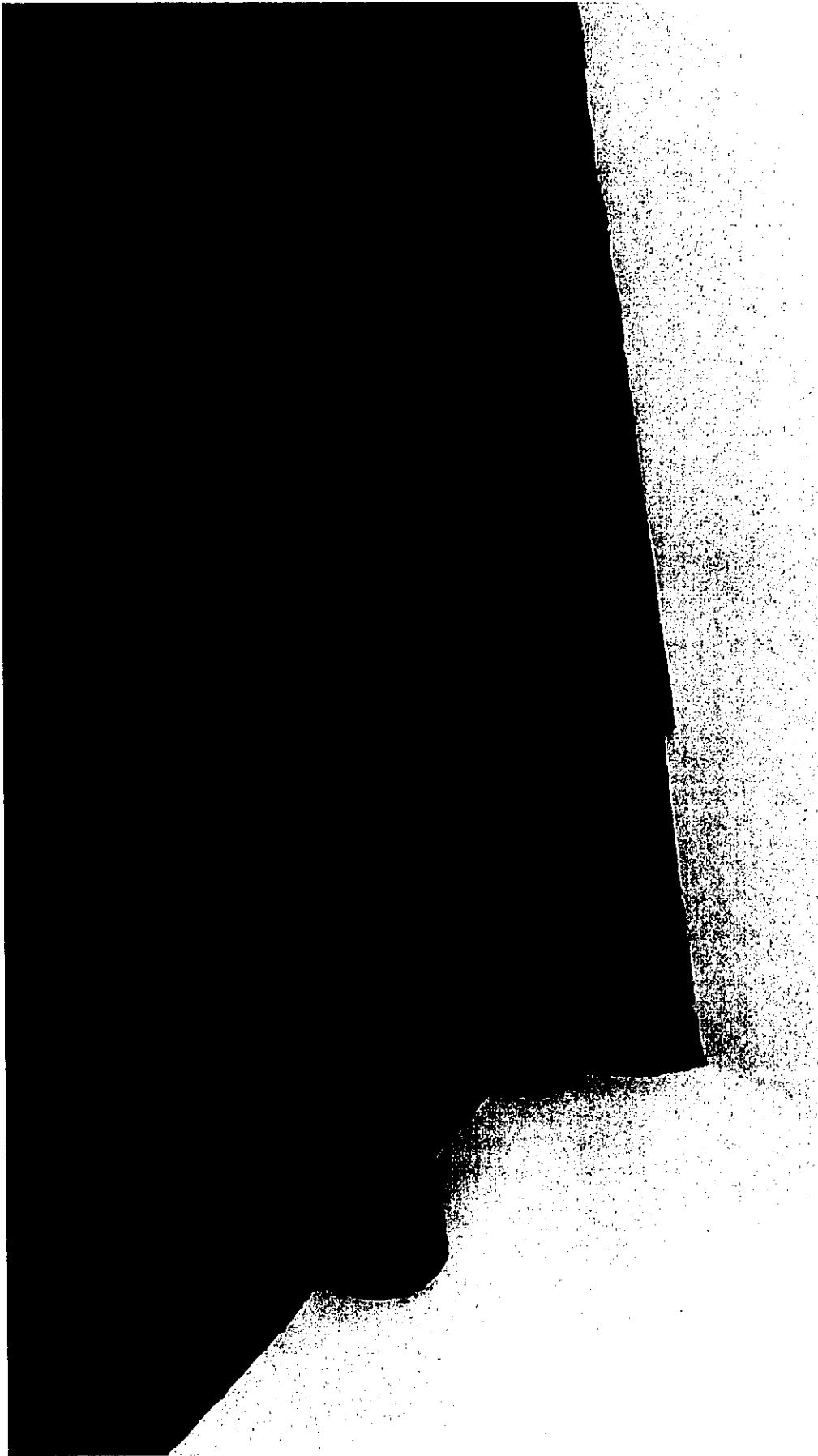
( 10 of 13 )

( APPENDIX 7 )  
附件七



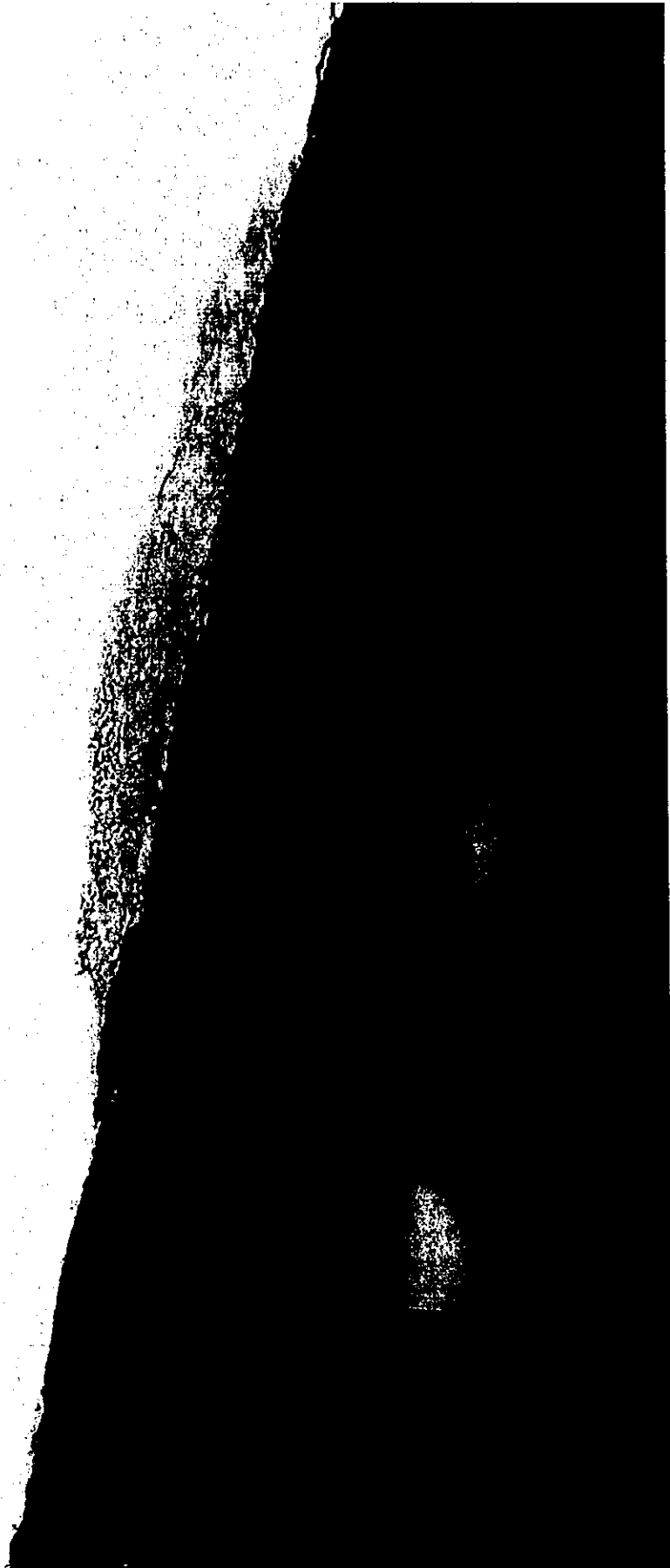
( 11 of 13 )

( APPENDIX 7.  
附件七 )



( 12 of 13 )

( APPENDIX 7  
附件七 )



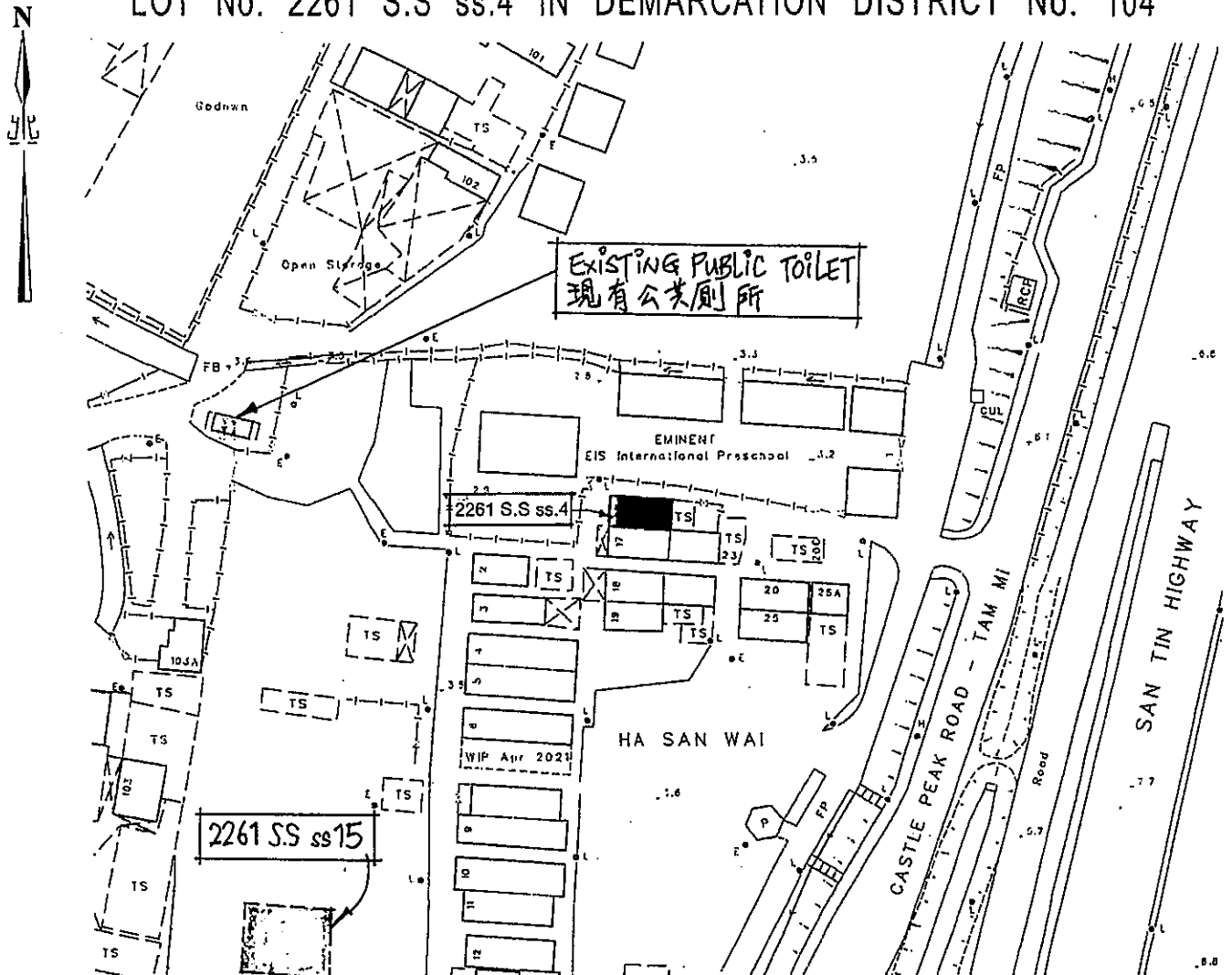
( 13 of 13 )

( APPENDIX 7 )  
附件七





BUILDING LICENCE No. 18660  
LOT No. 2261 S.S ss.4 IN DEMARCATION DISTRICT No. 104

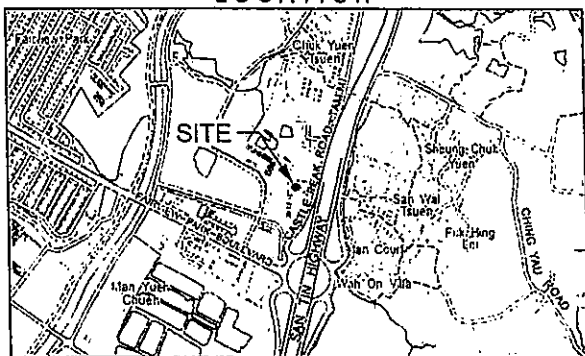


COLOURED PINK AREA 38.42 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING	Pl.	CORNER MARKED BY
A B	8.281	93 58 18		
B C	4.640	183 49 05		
C D	8.281	273 58 18		
D A	4.640	3 49 05		

NOTE:

The lot boundaries as shown on this plan are for identification purpose only. They may be revised without prior notification when better lot boundary evidence becomes available.

Plan approved by

*New Fan*  
FAN Chung-hei  
District Land Surveyor  
17 / 05 / 2021



District Survey Office, Yuen Long  
Lands Department

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File No. DLOYL379/YLT/2012, DSO/YL/W/1057/99

Survey Sheet No. 2-SE-21B

O.Z.P. No. S/YL-MP/6

Reference Plan No. -----

PLAN No. YL17766-D

Date : 17/05/2021

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



**Minor changes on P.5 & P.10 of Application for Permission under Section 16**  
10/03/2023 13:22

From: aswan\_li  
To: tpbpd@pland.gov.hk  
Cc: dlylam@pland.gov.hk, kevinkcchau@gmail.com  
File Ref:

---

History: This message has been replied to.

1 attachment



Form No. S.16-III\_Feb 2022 (p.5, 10).pdf

To: The Secretariat, Town Planning Board 城規會秘書處

From: Chau Kim Ching 周劍青

Topic: Minor changes on P.5 & P.10 of Application for Permission under Section 16  
of the Town Planning Ordinance (CAP. 131)

細微更改根據城市規劃條例 (第131章) 第16條 遞交的許可申請中的第五  
及十頁

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	<b>PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES</b> <b>擬議臨時存放家居什物</b> (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... <b>66.8</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <b>73.2</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <b>5</b> .....
Proposed domestic floor area 擬議住用樓面面積	..... <b>NA</b> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>73.2</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <b>73.2</b> .....sq.m <input checked="" 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) <b>5 NOS. OF 6.1 M(L) x 2.4 M(W) x 2.4 M(H) ONE-STOREY CONTAINERS AS TEMPORARY WAREHOUSE FOR STORAGE OF DOMESTIC SUNDRIES (APPENDIX 3, 4 AND 5)</b> 5個6.1米長 x 2.4米闊 x 2.4米高一層貨櫃用作臨時貨倉存放家居什物 (附件三、四及五)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <b>NA</b>	
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 <b>NA</b>	
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)	.....

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	<b>D.D 104 LOT 2261 S.S ss. 15</b> <b>SAN TIN HA SAN WAI</b>  <b>第104約地段2261號 S分段第15小分段</b> <b>新田下新圍</b>
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> <b>140</b>            (includes Government land of 包括政府土地         </div> <div> <b>sq. m 平方米</b> <input checked="" type="checkbox"/> About 約  <b>NA</b> <b>sq. m 平方米</b> <input type="checkbox"/> About 約)         </div> </div>
Plan 圖則	<b>S/YL - MP/6</b>
Zoning 地帶	<b>VILLAGE TYPE DEVELOPMENT</b> <b>鄉村式發展</b>
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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <b>3</b> <input type="checkbox"/> Month(s) 月 _____         </div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____         <input type="checkbox"/> Month(s) 月 _____         </div>
Applied use/development 申請用途/發展	<b>PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF DOMESTIC SUNDRIES</b> <b>擬議臨時貨倉存放家居什物</b>

14 April 2023

**Subject: Departmental Comments for S.16 Planning Application A/YL-MP/338**

Dear Mr. Lam,

We refer to your email dated 11/4/2023 regarding Commissioner for Transport's comments. Please be clarified for your perusal as follows:

- 1) *The subject site is connected to Ha San Wai Road via village roads/private lands which are not managed by Transport Department. The land status of the local access roads should be clarified with the Lands Department 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.*

My Response:

The subject site (s.s. 15) is a sub-section of private land for a future V zone development under Section S of Lot No. 2261 in D.D. 104. The captioned private land has been sub-divided into various sub-sections with proposed vehicular access (Right of Way) and registered with Yuen Long District Lands Office for V zone development. A copy of the proposed Plan of Sub-sections and Right of Way is attached herewith for your reference (**Annex 1**). The proposed vehicular access (Right of Way) adjacent to the subject site is approx. 6m wide. It is understood that the Right of Way within the captioned private land will be managed and maintained by the V zone development.

Documentary proof of sole land ownership of the sub-section (s.s. 15) is attached in Appendix 2 of our Section 16 Application. A copy is attached herewith for easy reference (**Annex 2**).

- 2) *The applicant should advise the types of vehicles for transportation of domestic sundries and corresponding loading/unloading spaces and arrangement.*

My Response:

Light goods vehicle or medium goods vehicle are taken turn for transporting domestic sundries from family members to the subject site for storage. Sufficient space (14m L x 3.9m W) is provided within the subject site. A copy of the relevant plan is attached (**Annex 3**) for perusal.

- 3) *The applicant should provide traffic estimation arising from the proposed development, including the trip rates for transportation of domestic sundries and assess the traffic impact to the road network.*

My Response:

For the captioned private land as a whole, since the V zone development is still under application process, no additional traffic load to the adjacent public road is anticipated.

For the subject site, additional traffic load to the adjacent public road is estimated to be minimal. It will only take 6 to 10 trips in total to transport the packings of domestic sundries from family members for storage. Once these trips are done, unpackings are not required until the new 3-storey house (s.s. 4) is built.

- 4) *The applicant should indicate the clear width of the vehicular ingress/egress on the layout plan.*

My Response:

The width of the public road adjacent to the subject private V zone development (private land) is approx. 6m. The width of the vehicular access (Right of Way) adjacent to the subject site is approx. 6m. A marked up copy is attached (**Annex 4**) for perusal.

- 5) *The applicant should demonstrate sufficient space within the subject site for manoeuvring of types of vehicles.*

My Response:

Vehicles are expected to be reversed back from the vehicular access (Right of Way) to the space (14m L x 3.9m W) provided within the subject site for loading/unloading. Please refer to **Annex 3** for reference.

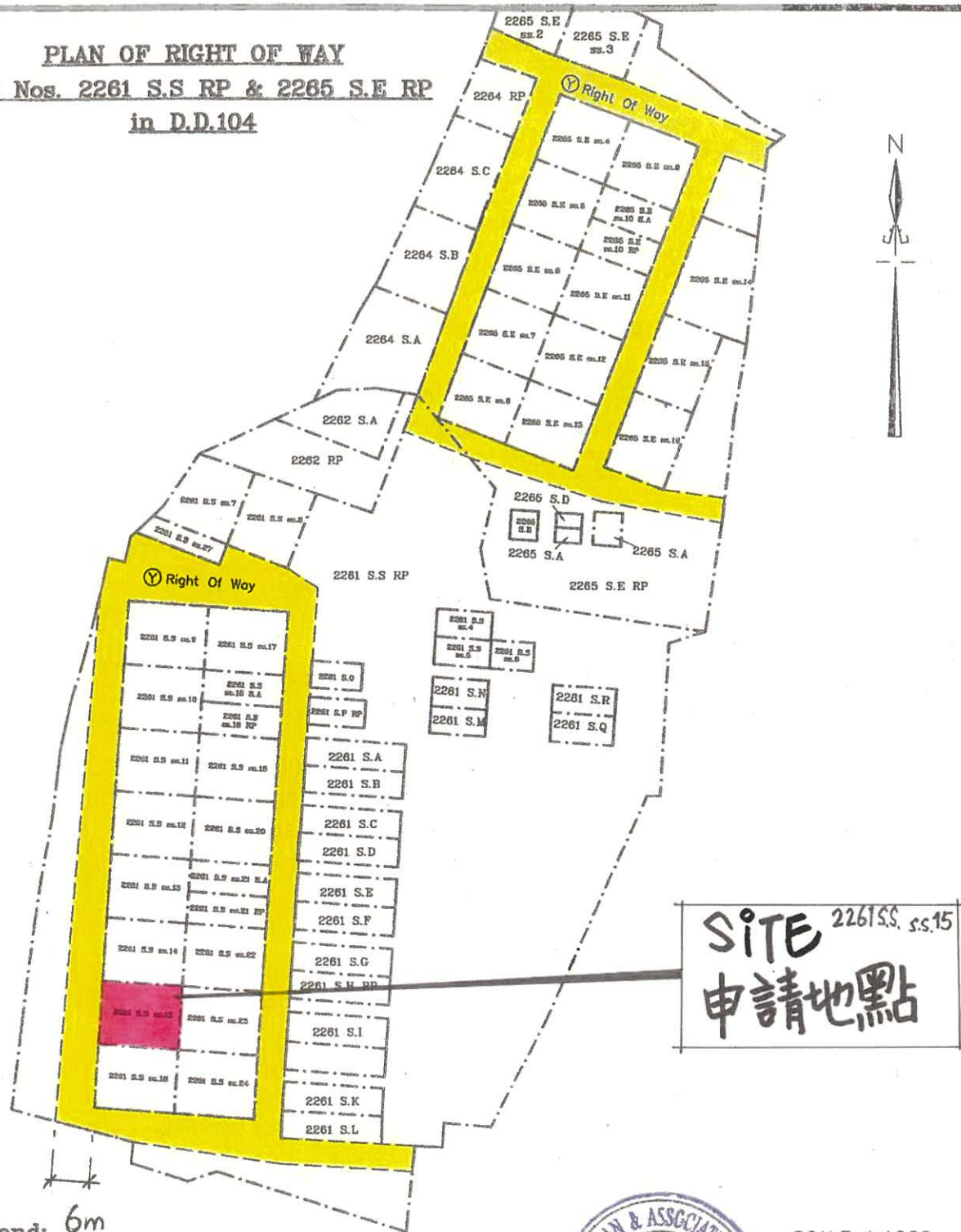
- 6) *No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period.*

My Response:

No queuing back or reversing onto / from the public road adjacent to the subject site is required. All actions of transportation can be carried out within the private land / vehicular access.

Yours sincerely,  
Chau Kim Ching  
Applicant

**PLAN OF RIGHT OF WAY**  
**LOT Nos. 2261 S.S RP & 2265 S.E RP**  
**in D.D.104**



**Legend:**

(Y) = Yellow Right Of Way

Survey Sheet No.: 2-SE-21B

Plan No.: TCYL7918/47(A)

Date : July 2020

**陳達榮測量師行有限公司**  
**TED CHAN & ASSOCIATES LIMITED**  
 Authorized Land Surveyors



SCALE 1:1000



(ANNEX 3)



小分段總面積(約) : 140平方米  
GROSS SITE AREA (APPROX.) : 140 m<sup>2</sup>

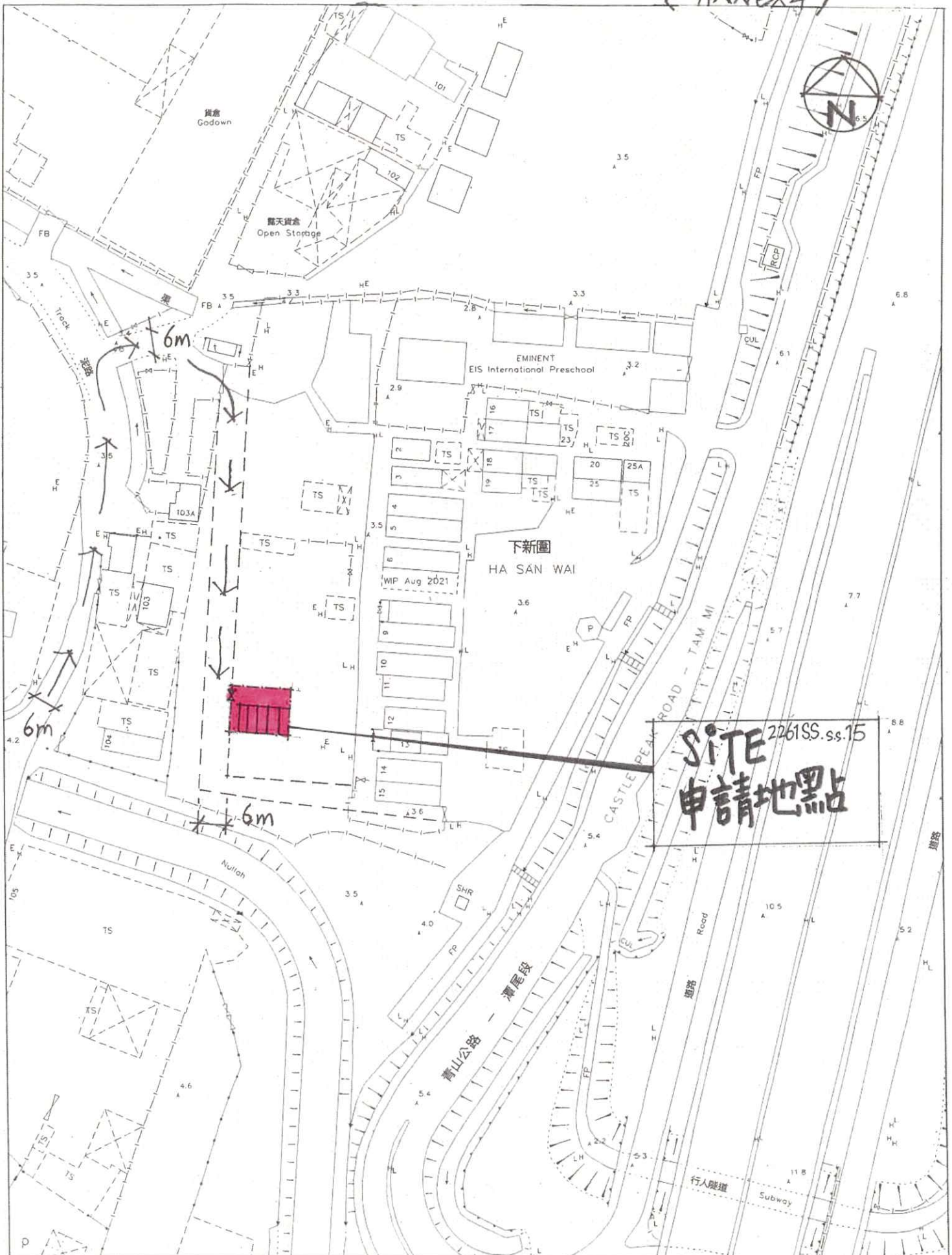
擬作臨時貯物貨櫃總面積 : (6.1米 x 2.4米) x 5 = 73.2平方米  
GROSS PROPOSED AREA OF STORAGE CONTAINERS : (6.1m x 2.4m) x 5 = 73.2 m<sup>2</sup>

擬作臨時貯物貨櫃平面分佈圖  
LAYOUT PLAN (D.D.104/2261 S.S s.s 15)  
PROPOSED TEMPORARY STORAGE CONTAINERS

SCALE 1:125



( ANNEX 4 )



LEGEND:

----- SITE BOUNDARY  
申請地點

LAYOUT PLAN 平面分佈圖

SCALE 1:1000 (A4) (D.D104 LOT 2261 SS.s.s.15)

TEMPORARY STORAGE CONTAINERS  
臨時貯物貨櫃  
X INGRESS/EGRESS 出入口



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Fw: Minor changes on P.3 of Application for Permission under Section 16**  
2023/04/19 15:29

From: fsyledpo\_pd/PLAND/HKSARG  
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin  
LAM/PLAND/HKSARG@PLAND  
Sent by: Ka Ki HO/PLAND/HKSARG

----- Forwarded by Ka Ki HO/PLAND/HKSARG on 19/04/2023 15:29 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Cc: <phctsui@pland.gov.hk>  
Date: 19/04/2023 14:52  
Subject: FW: Minor changes on P.3 of Application for Permission under Section 16

---

From: aswan\_  
Sent: Wednesday, April 19, 2023 2:22 PM  
To: tpbpd@pland.gov.hk  
Cc: dlylam@pland.gov.hk; kevinkcchau in <aswan\_  
Subject: Minor changes on P.3 of Application for Permission under Section 16

From: Chau Kim Ching 周劍青  
Topic: Minor changes on P.3 of Application for Permission under Section 16  
of the Town Planning Ordinance (CAP. 131)  
細微更改根據城市規劃條例 (第131章) 第16條 遞交的許可申請中  
的第3頁

Sent from my iPhone

On 10 Mar 2023, at 1:22 PM,  
To: The Secretariat, Town Planning Board 城規會秘書處

From: Chau Kim Ching 周劍青  
Topic: Minor changes on P.5 & P.10 of Application for Permission under  
Section 16 of the Town Planning Ordinance (CAP. 131)  
細微更改根據城市規劃條例 (第131章) 第16條 遞交的許可申請中



的第五及十頁 Form No. S.16-III\_Feb 2022 (p.3 rev).pdf 未命名的附件 00100.htm

(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 & FAIRVIEW PARK OUTLINE ZONING PLAN REF. NO. S/YL - MP/6 米埔及錦綉花園分區計劃大綱核准圖編號 S/YL - MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
(f) Current use(s) 現時用途	CURRENTLY PLACED WITH CONTAINERS AS PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES, BUT APPLICATION HAS BEEN MADE TO YUEN LONG DISTRICT LANDS OFFICE FOR A THREE-STOREY BUILDING WITH 65.03 SQ.M. IN AREA AND 8.23M IN HEIGHT. (APPENDIX 1) 現時放置貨櫃，申請作臨時貯存家居什物用途，但已向元朗地政署申請興建一所小型屋宇，面積為65.03平方米，高度為8.23米，樓高為三層。(附件一)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。(APPENDIX 2 附件二)
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)。

NA

#### 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

NA

- (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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)

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



Minor changes on P.5 & P.10 of Application for Permission under Section 16  
27/04/2023 09:42

From: aswan\_  
To: tpbpd@pland.gov.hk  
Cc: dlylam@pland.gov.hk, kevinkc  
File Ref:

9 attachments



P.5 Original.pdf P.10 Original.pdf Form No. S.16-III\_Feb 2022 (p.10) Rev 2023.04.27.pdf



Form No. S.16-III\_Feb 2022 (p.5) Rev 2023.04.27.pdf P.8 Original.pdf P.3 Original.pdf



Form No. S.16-III\_Feb 2022 (p.3 rev rev) 2023.4.26.pdf P.8 Rev 2023.04.26.pdf



Form No. S.16-III\_Feb 2022 (p.3 rev).pdf

Dear Mr Lam,

Please note revised paragraphs as marked up on page 5 and page 10.

Yours sincerely, Chau Kim Ching

Applicant

On 26 Apr 2023, at 5:50 PM, aswan\_

Dear Mr Lam,

Please note revised paragraph as marked up on page 3 and page 8.

Yours sincerely,

Chau Kim Ching

Applicant Wu

On 19 Apr 2023, at 2:22 PM, aswan\_

From: Chau Kim Ching 周劍青

Topic: Minor changes on P.3 of Application for Permission  
under Section 16 of the Town Planning Ordinance (CAP. 131)

細微更改根據城市規劃條例 (第131章) 第16條 遞交  
的許可申請中的第3頁

Sent from my iPhone

On 10 Mar 2023, at 1:22 PM, aswan\_

(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 & FAIRVIEW PARK OUTLINE ZONING PLAN REF. NO. S/YL - MP/6 米埔及錦綉花園分區計劃大綱核准圖編號 S/YL - MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
(f) Current use(s) 現時用途	CURRENTLY AS TEMPORARY STORAGE OF DOMESTIC SUNDRIES, BUT APPLICATION HAS BEEN MADE TO YUEN LONG DISTRICT LANDS OFFICE FOR A THREE-STOREY BUILDING WITH 65.03 SQ.M. IN AREA AND 8.23M IN HEIGHT. (APPENDIX 1) 現時作臨時貯存家居什物用途, 但已向元朗地政署申請興建一所小型屋宇, 面積為65.03平方米, 高度為8.23米, 樓高為三層。(附件一) (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分, 並夾附業權證明文件)。 (APPENDIX 2 附件二)

☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)。

NA

#### 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

NA

(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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	<b>PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES</b> <b>擬議臨時存放家居什物</b> (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	66.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	73.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	73.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	73.2 .....sq.m <input checked="" 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) 5 NOS. OF 6.1 M(L) x 2.4 M(W) x 2.4 M(H) ONE-STOREY CONTAINERS AS TEMPORARY STORAGE OF DOMESTIC SUNDRIES (APPENDIX 3, 4 AND 5) 5個6.1米長 x 2.4米闊 x 2.4米高一層貨櫃用作臨時存放家居什物 (附件三、四及五)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <b>NA</b>	
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 <b>NA</b>	
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)	.....

## 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。

申請人在同一地段內 (第104約地段2261號S分段第4小分段) 的舊屋(祖屋)重建申請, 已獲元朗地政署於2021年8月9日批准 (附件六), 預計一兩年內獲批准後, 便拆卸及進行重建工程。

需要申請小分段 D.D. 104 LOT 2261 S.S. s.s 15 作為臨時貯物地方原因 (附件三, 四及五):

- 1) 祖屋白蟻為患嚴重, 屋頂樑木已嚴重被侵蝕, 導致結構有潛在倒塌危險, 不再適宜居住 (附件七), 屋內家居什物不能等候拆卸時才搬出, 需要大量臨時貯物地方 (預計需要 1 至 2 個貨櫃);及
- 2) 祖屋重建工程預計一兩年內可開始, 預計 3 新樓層內部裝修的家居物件, 需要大量臨時貯物地方; (預計需要 1 至 2 個貨櫃);及
- 3) 重建的小分段附近地方狹窄, 有見重建的小分段與申請作臨時貯物的小分段距離很近, 當拆卸及重建工程開始時, 需要臨時地方作為地盤辦公室 (SITE OFFICE), 距離兩小分段不遠處有公共廁所 (附件八) (預計需 1 至 2 個貨櫃);及
- 4) 在臨時貯物小分段興建一所小型屋宇的申請 (附件一), 預計還需 3 至 5 年時間審批, 而祖屋重建, 可望 3 年內完成及如期逐步清走所有貨櫃。

## APPENDICES 附件:

1. CURRENT LAND USE OF D.D. 104 LOT 2261 S.S. s.s 15  
第104約地段2261號S分段第15小分段的現時用途
2. DOCUMENTARY PROOF OF SOLE LAND OWNERSHIP  
唯一土地擁有業權證明文件
3. PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES (LOCATION PLAN)  
擬議臨時存放家居什物 (位置圖)
4. PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES (LAYOUT PLAN)  
擬議臨時存放家居什物 (平面分佈圖)
5. EXISTING VEHICULAR ACCESS  
現有行車通道
6. APPROVED BUILDING LICENCE FOR D.D. 104 LOT 2261 S.S. s.s 4  
已批發第104約地段2261號S分段第4小分段的建屋牌照
7. PHOTOS OF DANGEROUS ROOFING STRUCTURE AND WALLS OF EXISTING HOUSE IN D.D. 104 LOT 2261 S.S. s.s 4 RESULTING FROM SERIOUS TERMITES PROBLEM  
圖片顯示第104約地段2261號S分段第4小分段原有舊屋受嚴重白蟻侵蝕的危險屋樑結構及青磚牆身
8. EXISTING PUBLIC TOILET IN CLOSE VICINITY OF SUB-SECTIONS 4 & 15 FACILITATING FUTURE DEMOLITION AND CONSTRUCTION WORKS  
現有近距離小分段4及15的公共廁所方便將來拆卸及建屋工程



<b>Gist of Application 申請摘要</b>	
(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。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D 104 LOT 2261 S.S ss. 15 SAN TIN HA SAN WAI  第104約地段2261號 S分段第15小分段 新田下新圍
Site area 地盤面積	140 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL - MP/6
Zoning 地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
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> <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	PROPOSED TEMPORARY STORAGE OF DOMESTIC SUNDRIES  擬議臨時存放家居什物



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

**Rejected Application**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason (s)
1.	A/YL-MP/150	Proposed Land Filling	7.4.2006 (RNTPC)	(1) & (2)

**Rejection Reason(s):**

- (1) No strong justification for the proposed land filling. Approval of the application would set an undesirable precedent for similar applications for land filling. The cumulative effect would degrade the general environment of the area.
- (2) Insufficient information to demonstrate that the proposed development would not have adverse drainage impact on the surrounding areas.



**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises of 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;
- the Site is within the 'village environ' and one small house application has been approved at the Site on 9.1.2023; and
- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past 3 years;
- 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
- 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):

- the Site falls within "Village Type Development" ("V") zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

**5. Drainage**

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

- no objection in principle to the proposed development from public drainage point of view;
- should Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## **6. Fire Safety**

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

- he has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction;
- fire service installations (FSIs) are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments as detailed in **Appendix V**.

## **7. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Railway Development 2-1, Highways Department;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (Yuen Long).

**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(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the proposed 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
- the Site is connected to Ha San Wai Road via village roads/private lands which are not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the 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” to minimise potential environmental impacts on the surrounding areas;
- (d) to note the comments of the Director of Fire Services (D of FS) that
- the submitted layout plans incorporated with the proposed FSIs should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- the proposed access arrangement of the Site from Ha San Wai Road should be agreed by TD;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Ha San Wai Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.



FAIRVIEW PARK PROPERTY MANAGEMENT LTD.  
錦 綉 花 園 物 業 管 理 有 限 公 司

本司檔案編號：

郵寄及傳真 (2877 0245)

敬啟者：

規劃申請編號 A/YL-MP/338

擬議臨時貨倉 (為期 3 年)

本司，錦綉花園物業管理有限公司，為錦綉花園（「本屋苑」）物業管理人，現就以上編號為 A/YL-MP/338 的規劃申請，提出強烈反對並表達以下意見：

1. 眾所周知，錦綉花園的交匯處是全港最多出入口的迴旋處，現時交通長期處於超負荷狀態；
2. 規劃申請編號 A/YL-MP/338 項目無可避免地使用該迴旋處；
3. 該申請項目用途是臨時貨倉，換言之前往該處之車輛將會令已經超出負荷的迴旋處承受更大的壓力；更令人擔憂的是這些車輛穿梭於繁忙的迴旋處極容易造成混亂及發生交通意外，而有關的事故，將會阻斷錦綉花園唯一的對外通道，對本屋苑居民及其他錦綉大道使用者造成極大困擾。

另一方面，鑒於錦綉大道周邊越來越多的新發展項目陸續推出，而這些項目無可避免將使用錦綉大道，故我們藉此一併建議政府按新批地書（號碼：2265）內一般條款第 4 條收回該條原屬私家道路，但實際上卻用作公共道路的錦綉大道。事實上政府有責任為新發展項目周邊地區提供完善的公共交通配套，而不是把該等責任，例如管理及維修道路支出，轉嫁於道路擁有人及錦綉花園住戶承擔。

此致

城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓

錦綉花園物業管理有限公司  
總經理 連子豐 謹啟  
持牌物業管理人(第 1 級)

2023 年 3 月 28 日

