

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。

28 JUN 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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19C-MP/ 351
	Date Received 收到日期	28 JUN 2013

- 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)

MAN KWOK CHEUNG

文國祥

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)

1 PALM SPRINGS BOULEVARD, YUEN LONG

新界元朗加州花園大道1號

元朗丈量約份 104 約地段 2873 號

(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 466.66 sq.m 平方米 ☐ About 約

☐ Gross floor area 總樓面面積 91.76 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

N.A.

sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	MAIPO AND FAIRVIEW PARK OUTLINE ZONING PLAN S/YL - MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	OPEN SPACE 休憩用地
(f) Current use(s) 現時用途	臨時商店及服務行業 (地產代理) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

臨時商店及服務行業

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

about 374.90sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

about 60.76+30+1sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物 構築物數目

3

Proposed domestic floor area 擬議住用樓面面積

0

.....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

91.76

.....sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

91.76

.....sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

1. 現有寫字樓-長9.8m x 闊6.2m x 高3.8m
 2. 擴建物組合式會議室-長6m x 闊5m x 高2.6m
 3. 臨時洗手間-個長1m x 闊1m x 高2m
 (全部建築物-層高)
- a. 申請地點的門口旁建招牌，長1.83m x 闊0.08m x 高4.3m
 b. 申請地點寫字樓招牌，長8m x 闊0.5m x 高3m
 c. 申請地點寫字樓門口的伸縮帳篷長6.9m x 闊5m x 高3.8m
 d. 臨時寫字樓貨櫃頂金字頂，長10m x 闊5m x 高0.75m
 e. 後面招牌，長3.6m x 闊0.08m x 高2.15m

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

5

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)

6

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

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

7. Justifications 理由

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

1. SITE PLAN

2. PHOTOS

3. DRAINAGE PLAN

4. LANDSCAPE PLAN

5. 臨時組合式會議室

6. FIRE SAFETY

7. LAND OWNERS DOCUMENTS

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

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

.....
文國祥
.....

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

20. 6. 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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	1 PALM SPRING BOULEVARD, YUEN LONG 新界元朗加州花園大道1號 元朗丈量約份104約地段2873號
Site area 地盤面積	466.66 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	MAIPO AND FAIRVIEW PARK OUTLINE ZONING PLAN 8/YL - MP/6
Zoning 地帶	OPEN SPACE
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	臨時商店及服務行業

(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
	Non-domestic 非住用	91.76 <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	Domestic 住用		
	Non-domestic 非住用	3 幢	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	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	2-2.5 <input type="checkbox"/> (Not more than 不多於) m 米	
		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) _____ _____		5 Private Cars
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

城市規劃委員會

Ref: TPB/A/YL-MP/298

敬啟者：

你們好，關於元朗米埔第 104 約地段第 2873 號經營臨時商店及服務行業（地產代理）的規劃許可申請。申請人獲得批准為期三年的申請（申請編號：A/YL-MP/298），該規劃許可將於二零二三年八月二十二日屆滿。現向貴會申請續期，為期三年。

申請人在上述經營期間，該計劃並沒有對附近的環境造成負面的影，沒有排水擠塞，影響道路負荷，環境污染，噪音及擾民等問題出現，申請人一直履行和符合各政府部門及城規會的要求，並成功獲得多次批准續期。

申請人會定期清理排水渠，修葺除草以確保地方整潔和提供優美的環境。故此申請人現遞交有關的文件申請續期，並履行和遵守有關城市規劃條例的規定，以符合城規會的要求，敬請貴署可給予同意批准規劃，謝謝。

2023年 6月 28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。

28 JUN 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.

申請人：文國祥

簽署：文國祥

日期：20.6.2023

通訊地址：

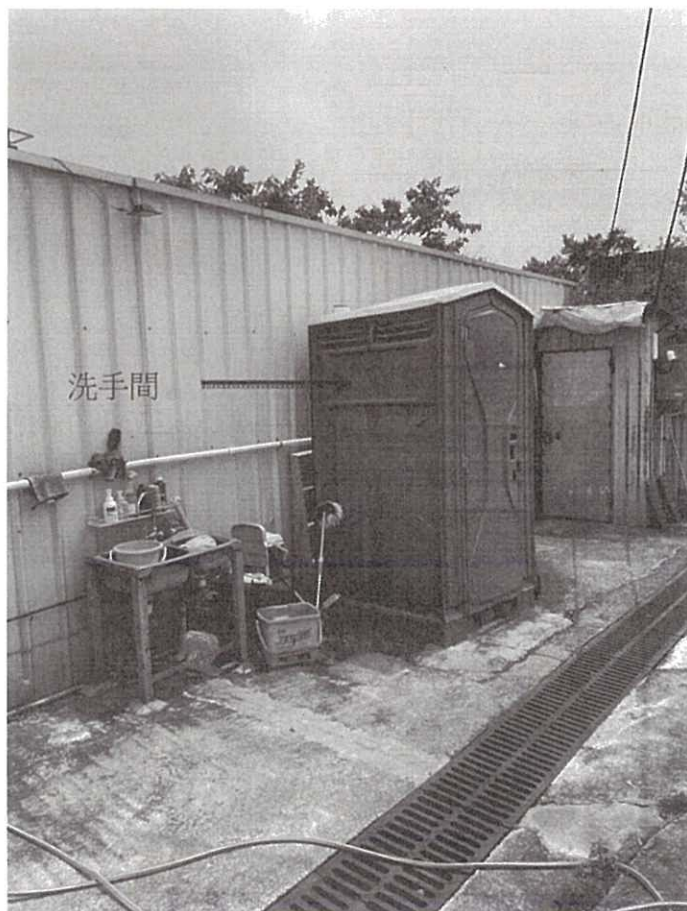
Email：

Tel：

Fax：

項目 .6. Development Proposal 擬議發展計劃
Development Proposal 發展細節表 (附件相片)

3.) 申請地點: 洗手間



Type(s) of Application 申請類別 - Real Estate Agency(地產代理)

項目 *6. Development Proposal 擬議發展計劃發展細節表 (附件相片)

a.) 申請地點: 入口門口招牌



b.) 申請地點: 寫字樓招牌

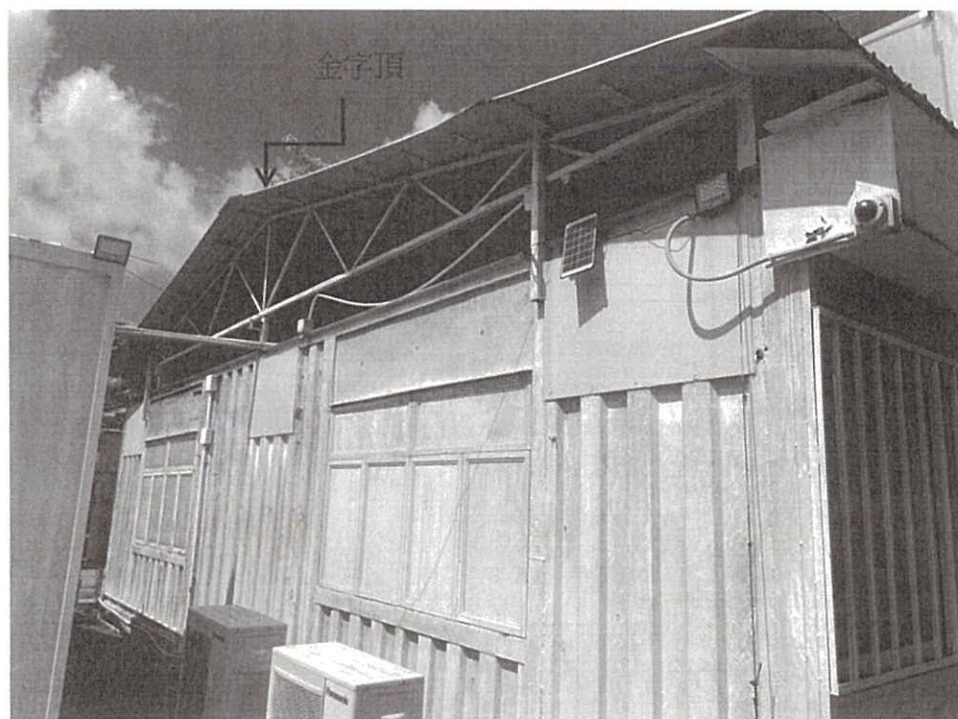


項目. 6. Development Proposal 擬議發展計劃發展細節表 (附件相片)

c.) 申請地點: 伸縮帳篷

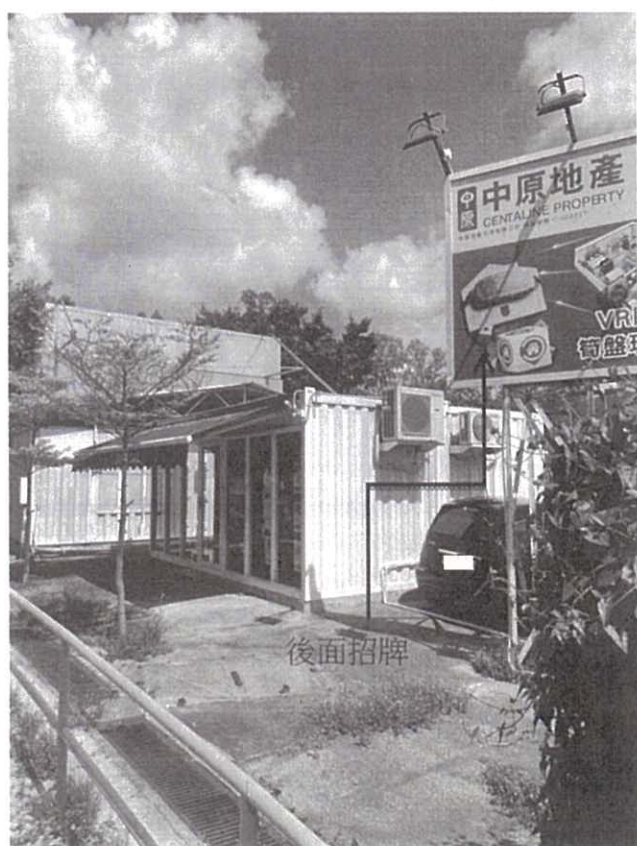


d.) 申請地點: 金字頂



項目 .6. Development Proposal 擬議發展計劃發展細節表 (附件相片)

e.) 申請地點: 後面加洲大道招牌



7. Justifications 理由

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

1. SITE PLAN

2. PHOTOS

3. DRAINAGE PLAN

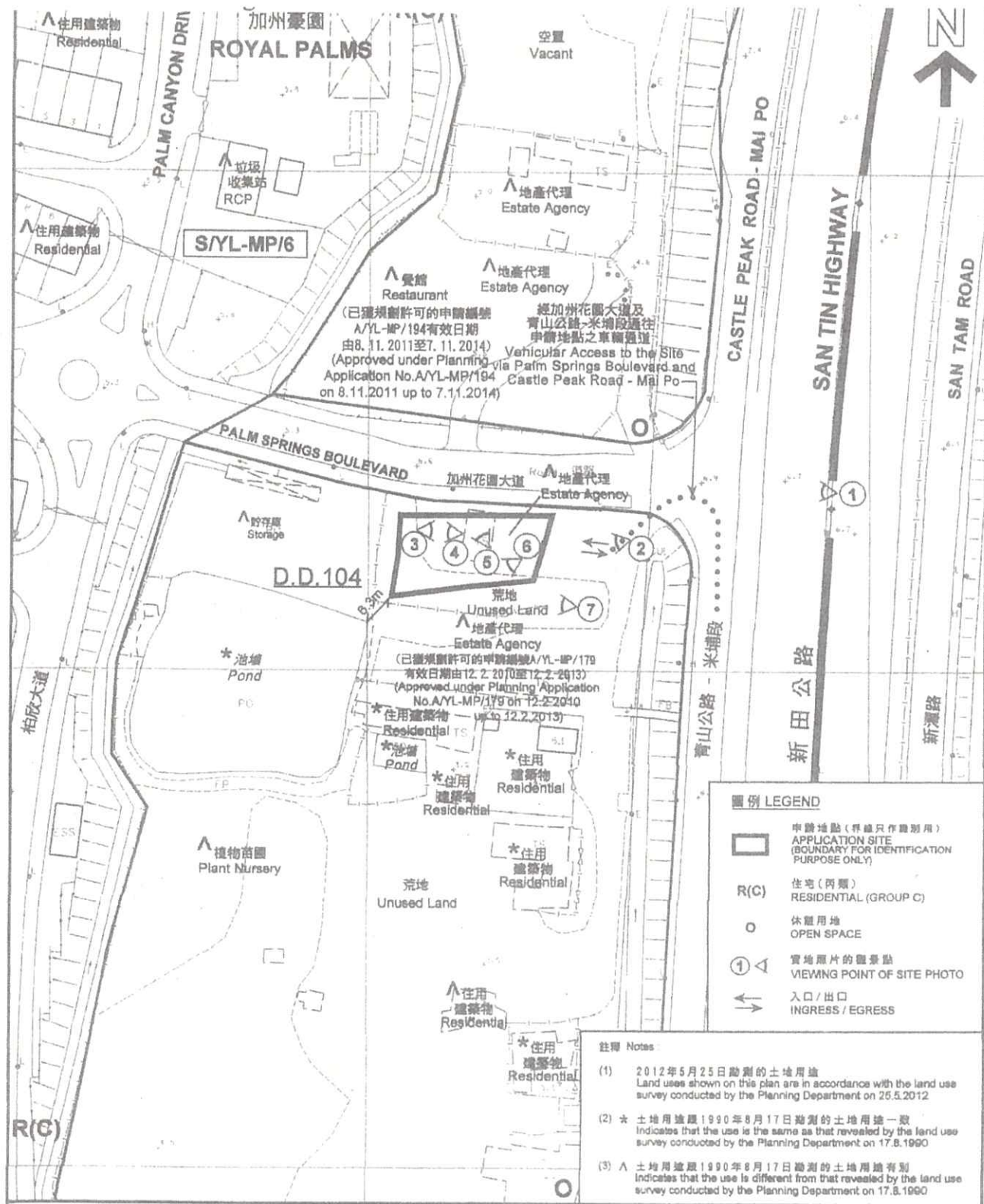
4. LANDSCAPE PLAN

5. 臨時組合式會議室

6. FIRE SAFETY

7. LAND OWNERS DOCUMENTS





Part 2. Viewing point of the photos



青山公路(米埔段)

Legend

- * fire extinguisher
- = drainage
- water flow direction
- (1) > viewing point of the site photo
- WC Temporary Toilet

> (1)

Drainage

Channel Length:

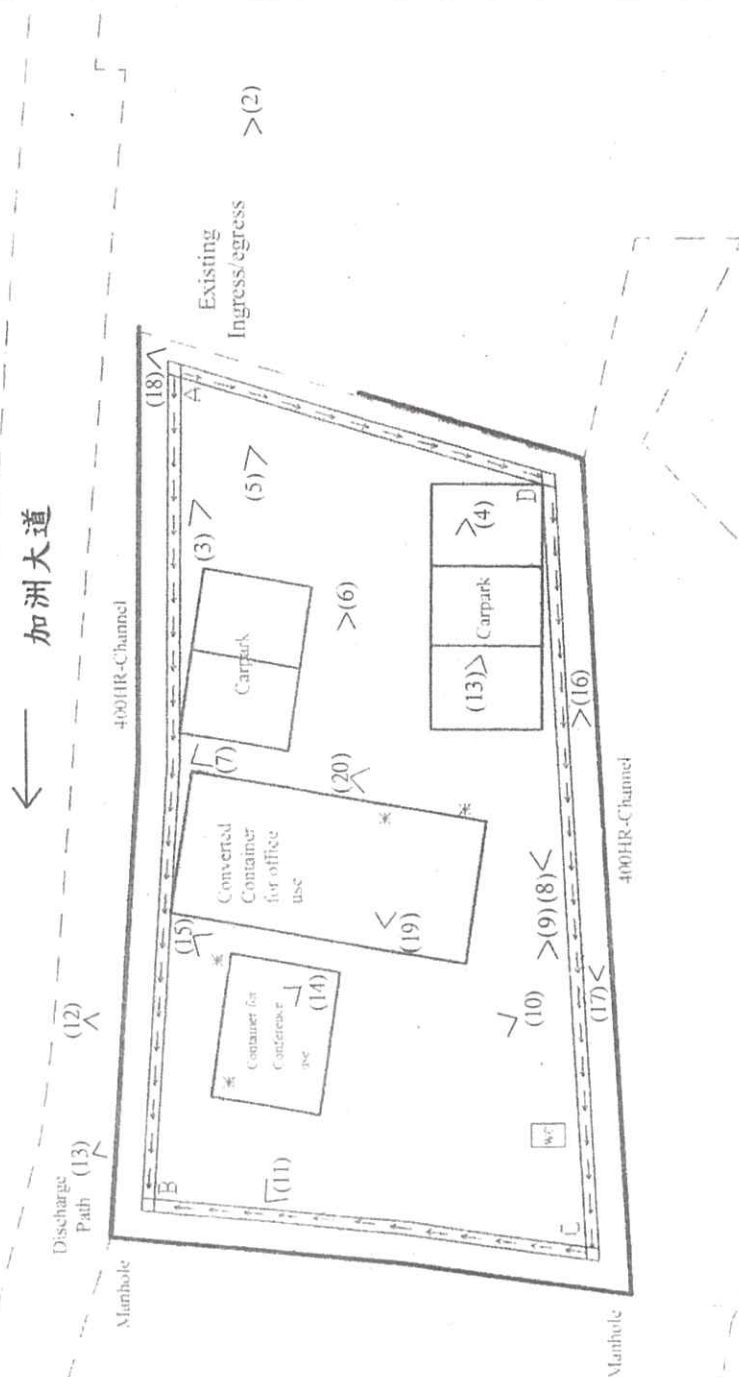
- From A to B 36m
- From B to C 14m
- From C to D 36m
- From D to A 13.85m

Channel Width:

- From A to B 40cm
- From B to C 40cm
- From C to D 40cm
- From D to A 23cm

Channel Deep

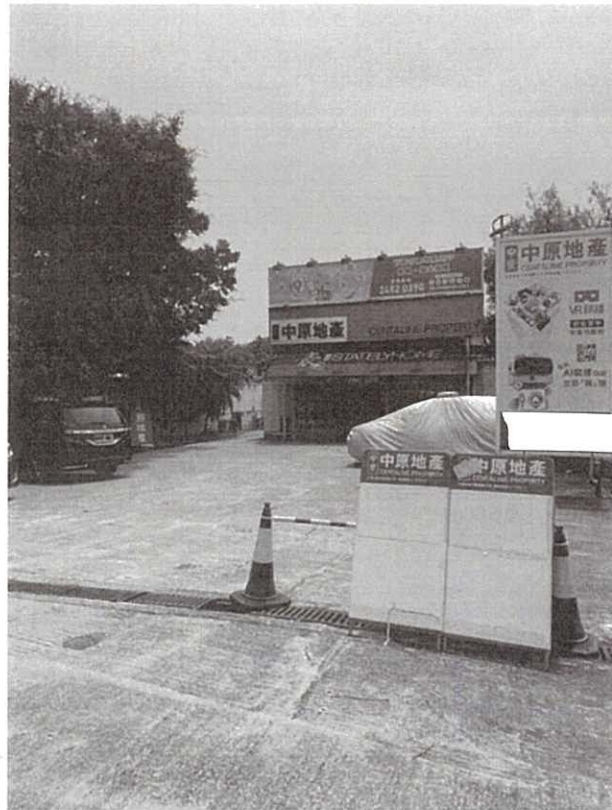
- From A to B 30cm
- From B to C 30cm
- From C to D 30cm
- From D to A 23cm



2. Photos 申請地點周邊環境



1. 青山公路米去埔段加洲花園大道入口



2. 申請地點周邊環境



3. 申請地點周邊環境



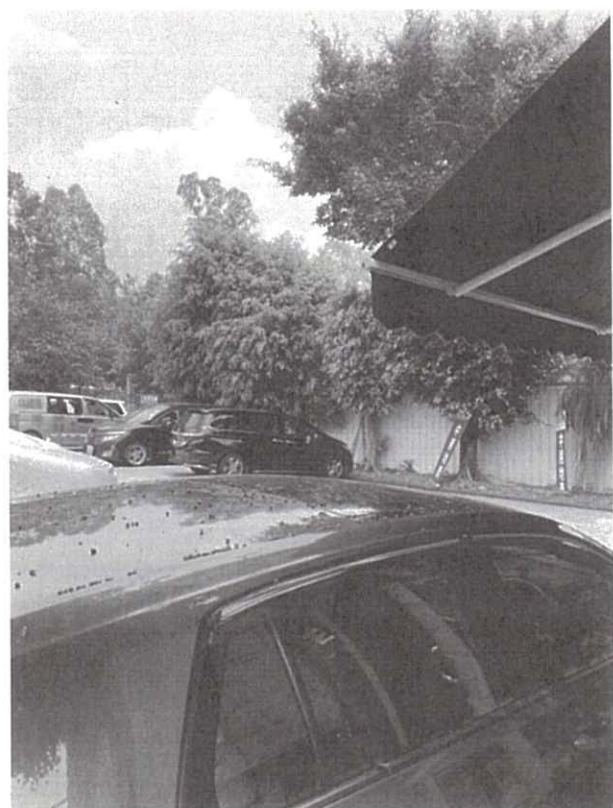
4. 申請地點周邊環境



5. 申請地點周邊環境



6. 申請地點周邊環境



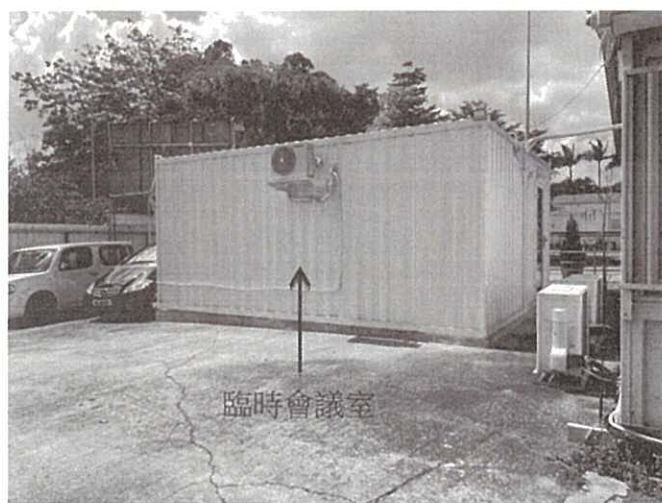
7. 臨時辦公室前的空地(五個泊車位)



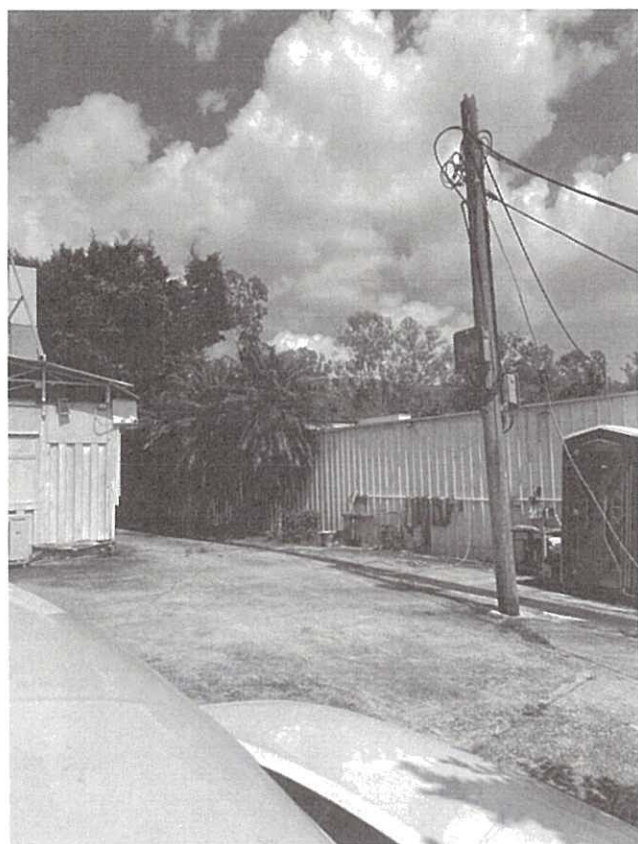
8. 臨時辦公室前的空地(五個泊車位)及周邊環境



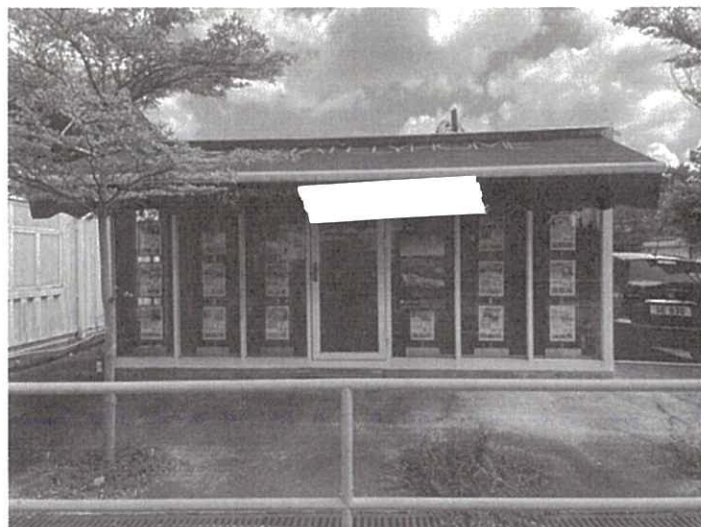
9. 臨時辦公室後的空地及周邊環境



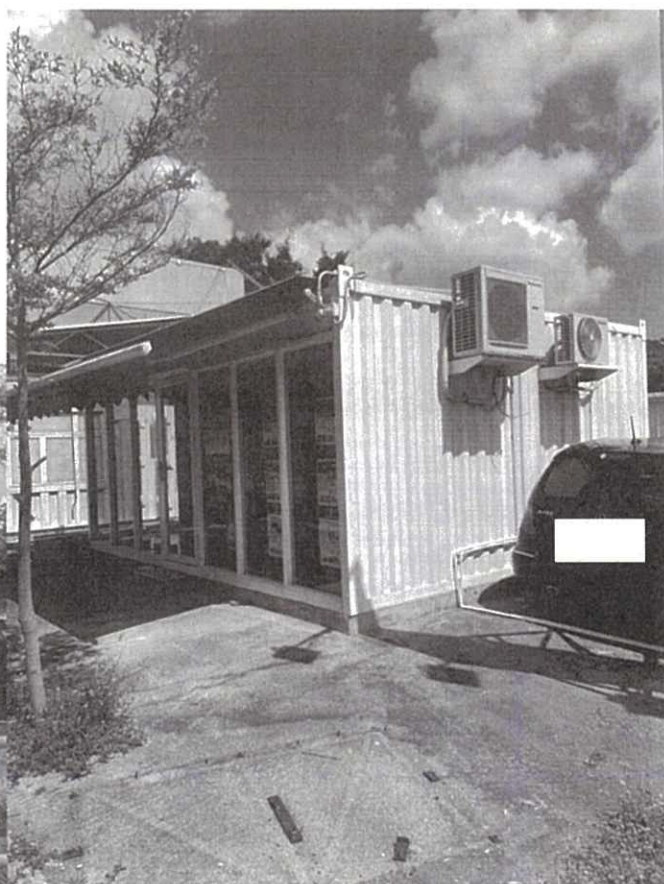
10. 臨時會議室後的空地及周邊環境



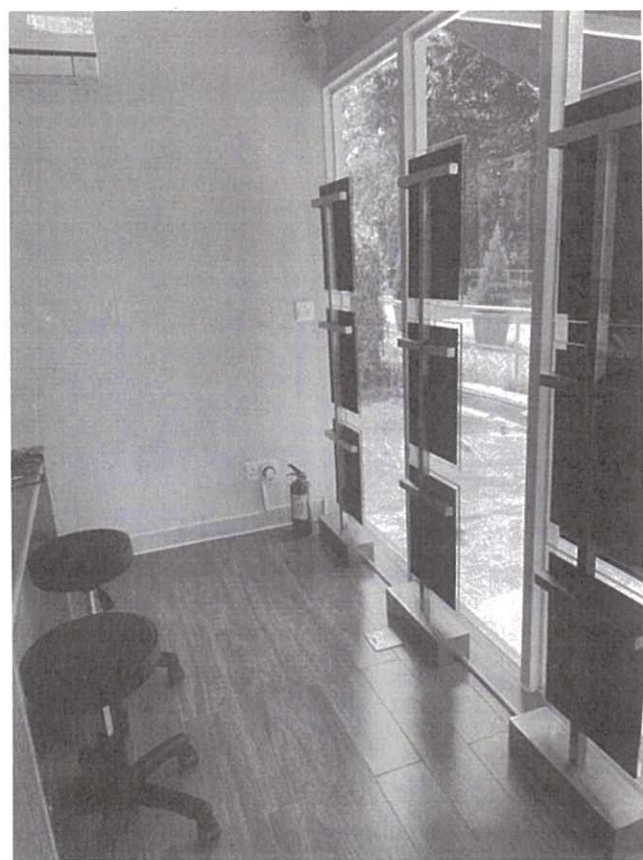
11. 申請臨時辦公室後的空地及周邊環境



12. 申請會議室的空地及周邊環境



13. 申請會議室的空地及周邊環境



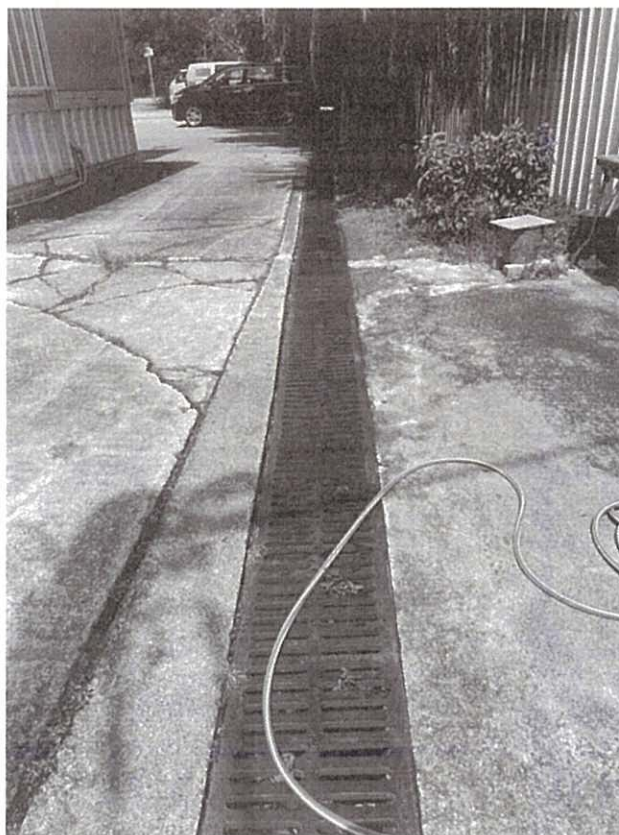
14. 臨時會議室內的消防裝置



15. 臨時會議室外的消防裝置



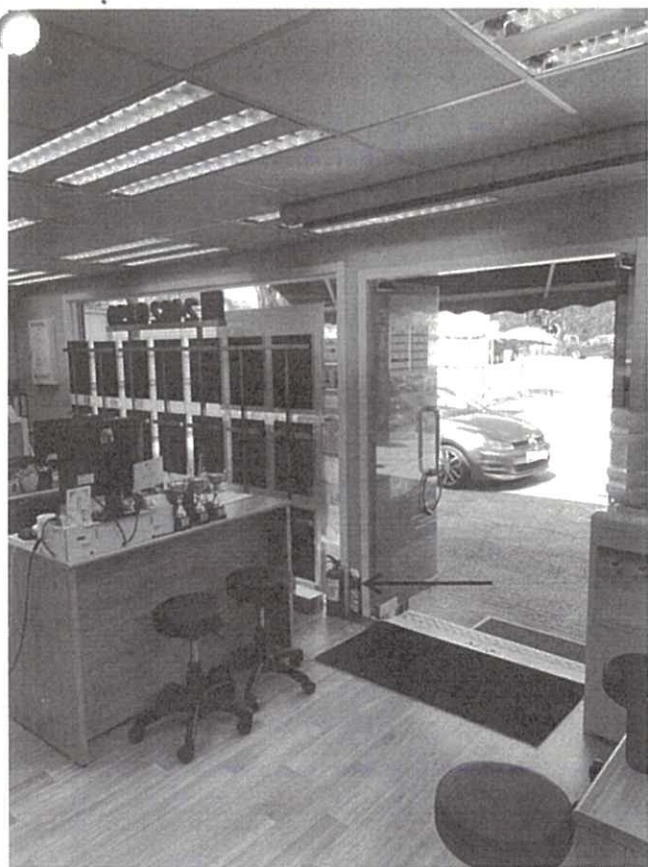
16. 渠道及植物



17. 渠道及植物



18. 渠道及植物



19. 臨時辦公室內消防裝置



20. 臨時辦公室外消防裝置



20. 臨時辦公室外消防裝置

Part 3. Drainage Plan



青山公路(米埔段)

Drainage

Channel Length:

From A to B 36m
From B to C 14m
From C to D 36m
From D to A 13.85m

Channel Width:

From A to B 40cm
From B to C 40cm
From C to D 40cm
From D to A 23cm

Channel Deep

From A to B 30cm
From B to C 30cm
From C to D 30cm
From D to A 23cm

Manhole:

40cm X 40cm X 40cm

Legend

* fire extinguisher
= drainage
↓ water flow
direction
WC Temporary Toilet

← 加洲大道

Discharge
Path

400HR-Channel

Manhole

Existing
Ingress/egress

Carpark

Converted
Container
for office
use

Container for
Conference
use

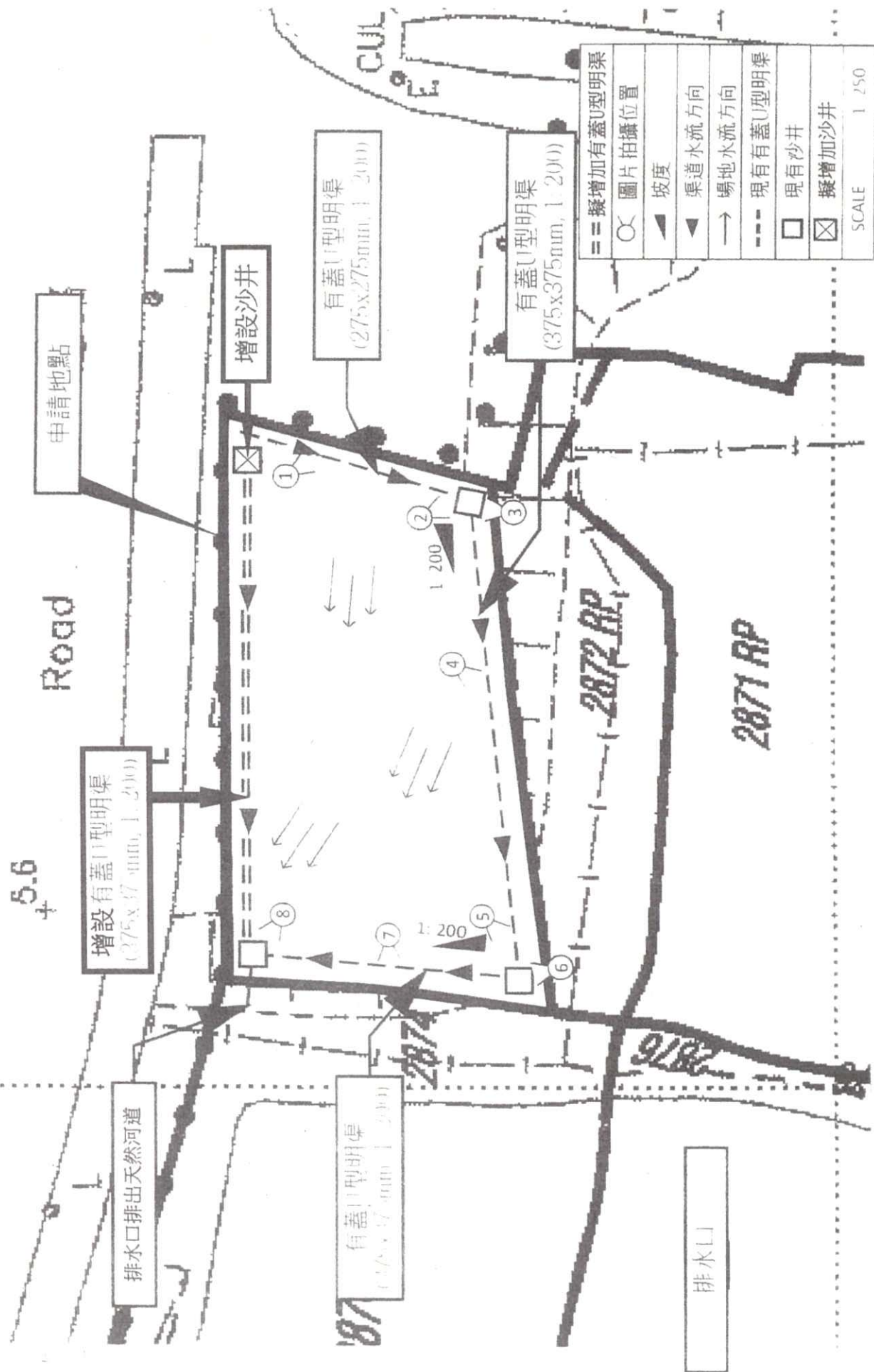
WC

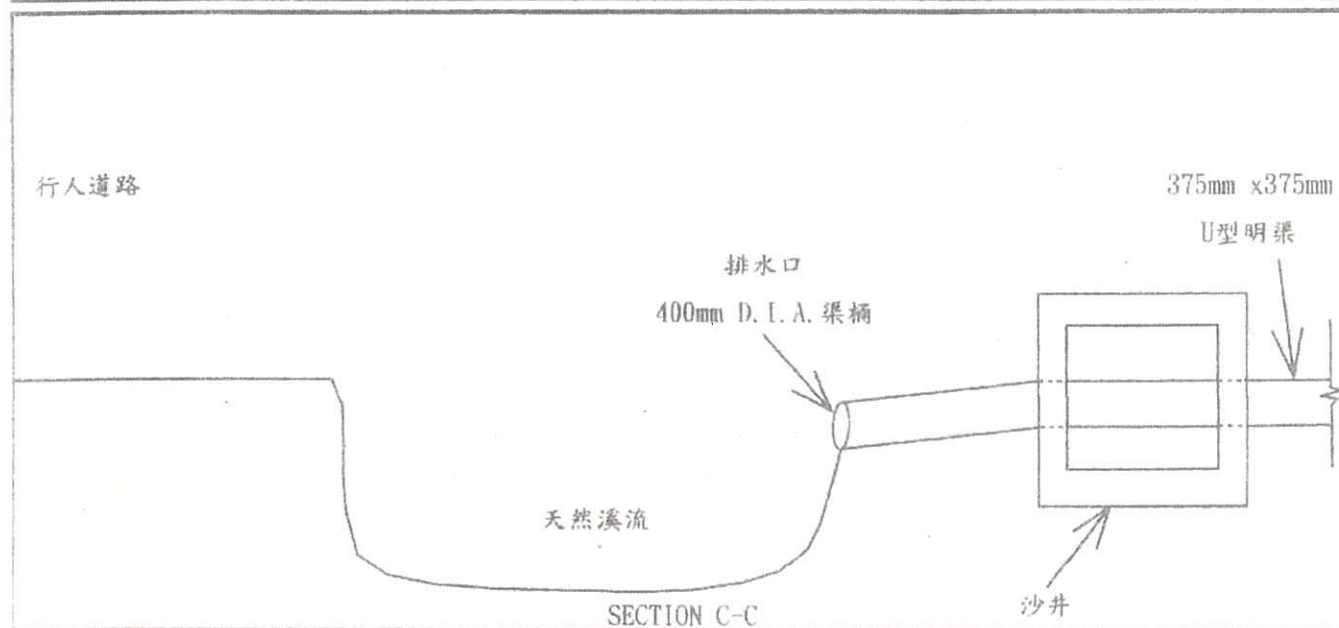
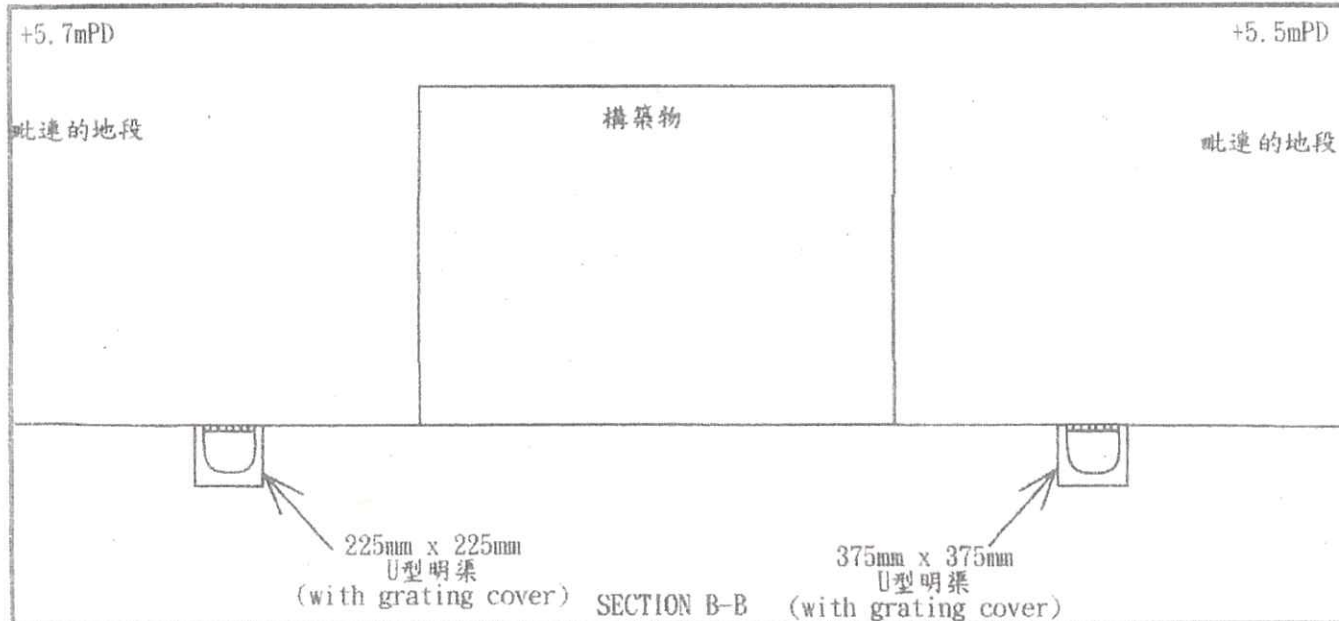
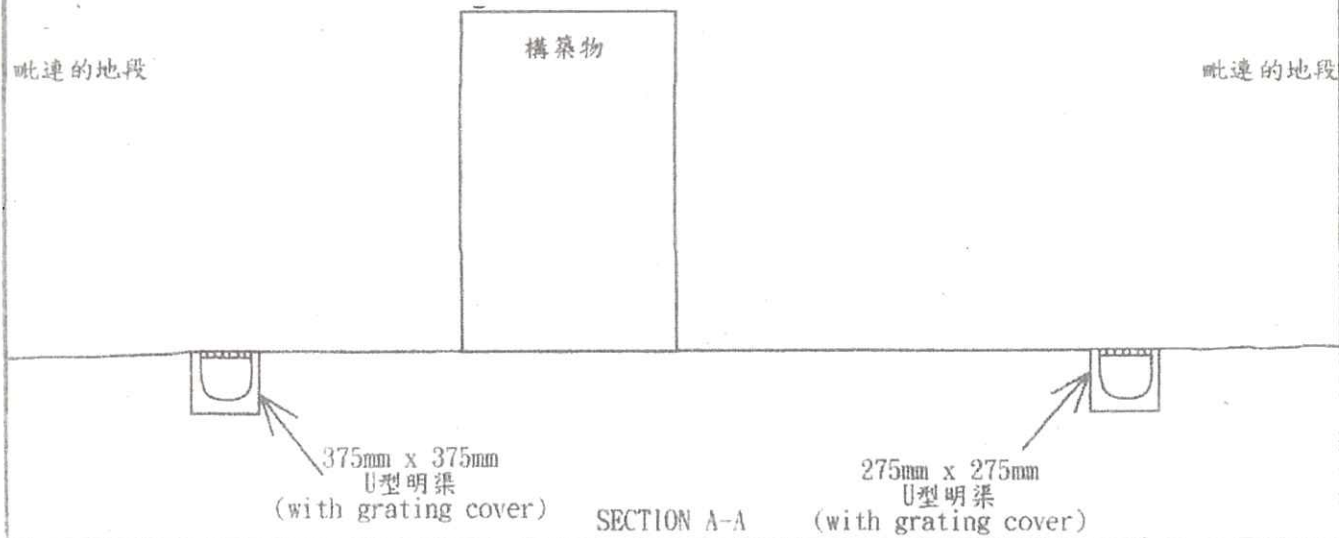
Carpark

Manhole

400HR-Channel

Part 3. Drainage Plan



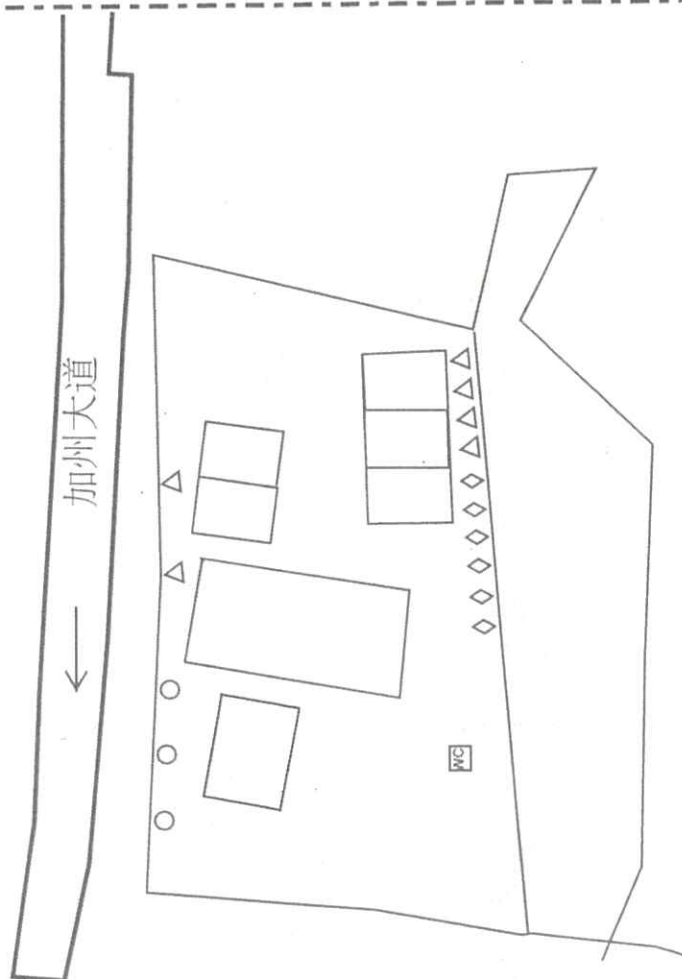




TOYO GREENLAND CO., LTD.
東陽綠化有限公司

35
ANNIVERSARY

青山公路(米埔段)



Planting Schedule

- ◇ Phoenix roebelenii 日本葵 (Total 6 nr)
- △ Ficus benjamina 垂葉榕 (Total 6 nr)
- Terminalia mantaly 錦葉欖仁 (Total 3 nr)

Legend

WC Temporary Toilet



Part 5. 臨時組合式會議室



青山公路(米埔段)

← 加洲大道

Discharge
Path

Manhole

400HR-Channel

Converted
Container
for office
use

Container for
Conference
use

Carpark

Existing
Ingress/egress

400HR-Channel

Carpark

WC

Manhole

Legend

- * fire extinguisher
- = drainage
- ↓ water flow direction
- WC Temporary Toilet

Part 6. Fire Safety



← 加洲大道

Discharge
Path

Manhole

400HR-Channel

Existing
Ingress/Egress

Container for
Conference
use

Converted
Container
for office
use

Carpark

Carpark

WC

Manhole

400HR-Channel

Legend

fire extinguisher

drainage

water flow

direction

WC

Temporary Toilet

青山公路(米埔段)

FSD Ref.:
消防處編號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

中原地產

Name of Building:

樓宇名稱

加洲花園

Street No./Town Lot:

門牌號數/市地段

1號

Street/Road/Estate Name:

街道/屋苑名稱

加洲豪園大道

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

Code 編碼 (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	4nos x 2kg Dry Powder F.E.	地下	Newly Supply	Conforms with FSD requirements	05-Jun-2023

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.

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

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

Authorized

Signature:
受權人簽署

Name:

姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:

日期

For FSD use only:

Charm Sze Wah

Inspected

SMARTEAM ENGINEERING LTD Key-in

06-June-2023

Verified

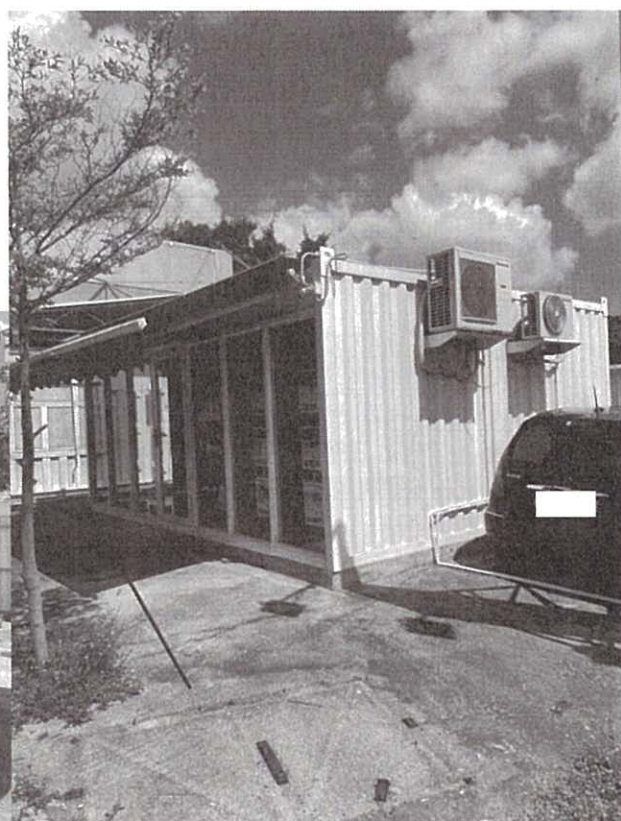
Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

Fire Safety (Photos) -臨時會議室

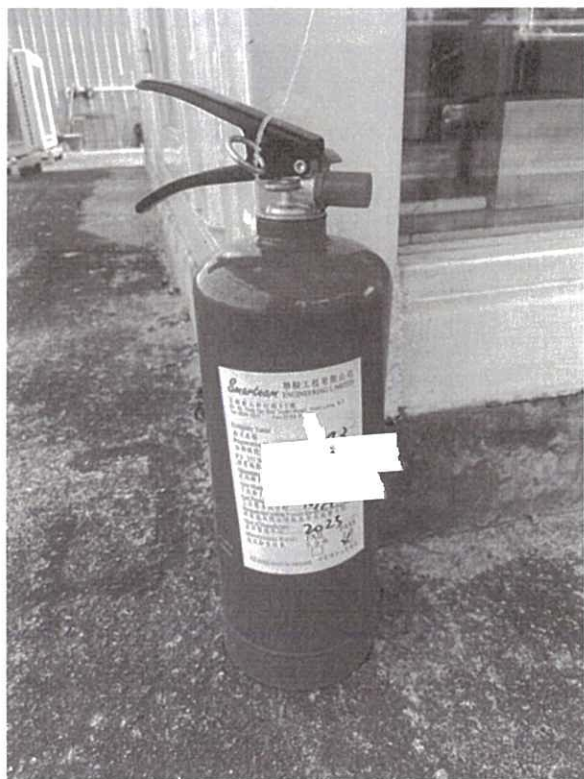
1 臨時會議室外的消防裝置位置



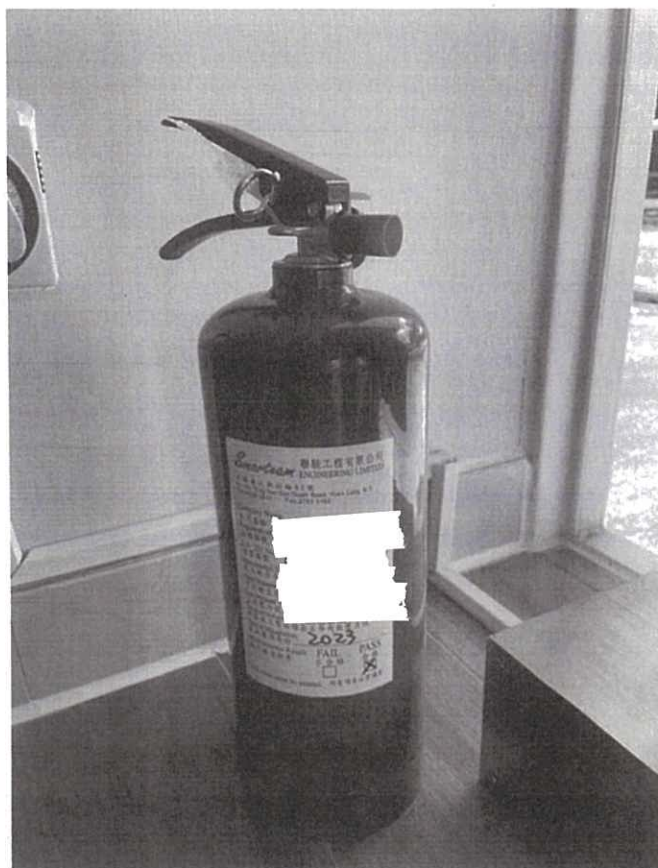
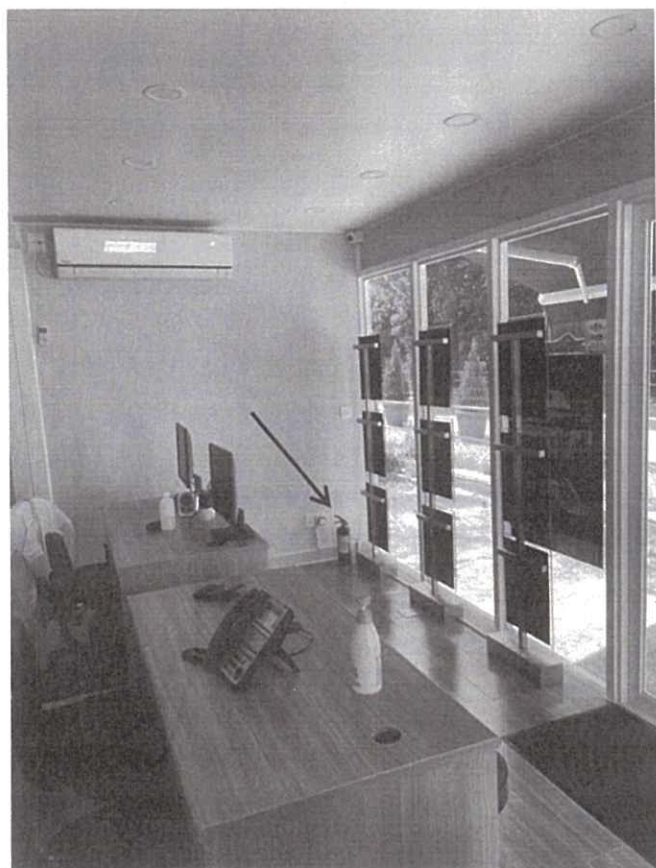
2 臨時會議室外的消防裝置



3. 臨時會議室外的消防裝置



4. 臨時會議室內的消防裝置

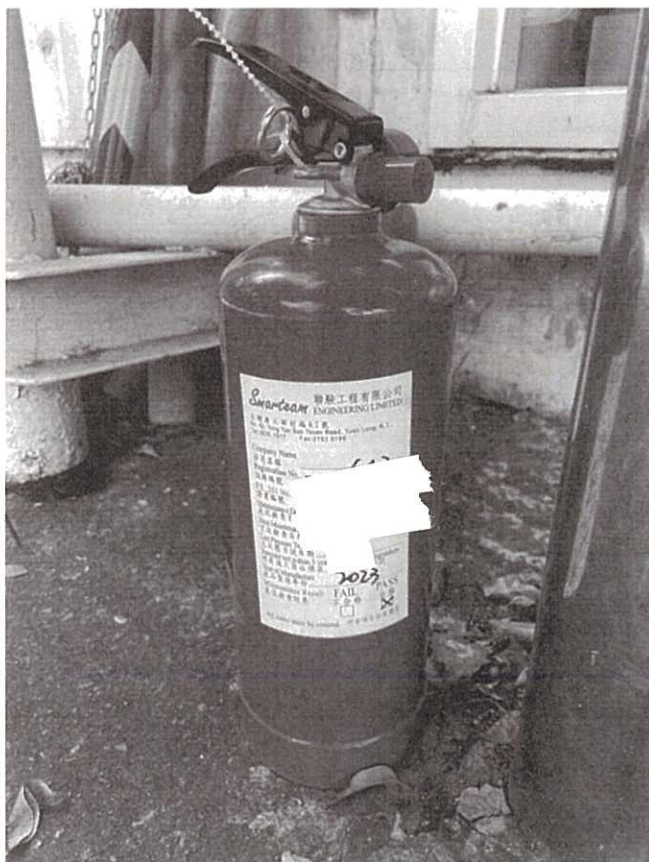


Fire Safety (Photos) -臨時辦公室

1 臨時辦公室外的消防裝置



2 臨時辦公室外的消防裝置



3. 臨時辦公室內的消防裝置



4. 臨時辦公室內的消防裝置





TPB/A/YL-MP/351反對意見補充資料(1)14/08/2023 17:15

From: Becky Man

To: "dlylam@pland.gov.hk" <dlylam@pland.gov.hk>

File Ref:

7 Attachments



img-230805161432-0001.jpg



img-230805161432-0002.jpg



img-230805161432-0003.jpg



img-230805161432-0004.jpg



img-230805161432-0005.jpg



img-230805161432-0006.jpg



回應加州位戶補充資料.jpg

城市規劃委員會

Ref: TPB/A/YL-MP/ 351

敬啟者：

你們好，此信是關於元朗米埔丈量約份第 104 約地段第 2873 號經營臨時商店及服務行業(地產代理)的規劃許可申請。

現申請人有關加州花園住戶對本次續期規劃的顧慮，本人十分理解。本人在該地段從 1999 年已開始經營(TPB/A/YL-MP/ 50) 到現在已 24 年，期間因安全理由路口要加建行人島。本人亦同政府協調，政府向我收回部份土地作擴闊出青山公路及援充之用，本地段離青山公路只有 10 米，同時只有汽車出入並沒有重型車輛行駛，所以對加州大道來講絕不做成交通壓力及路面損毀，至於管理公司提出街道的照明系統及路面維修，本地段根本無需要使用此服務。

此外，相鄰的裝修公司我亦向他們反應此情況回應亦正面。至於鄰近車房就沒法溝通，請貴署跟進。

至於本規劃地產中介公司其實對加州各業主提供多一個出租及出售的渠道亦是對加州各業主及住戶一個服務。希望貴會批准此次續期申請。

謝謝。

申請人： 文國祥

簽署：

日期：

文國祥
14-8-2023

通訊地址：

Emil:

Tel:

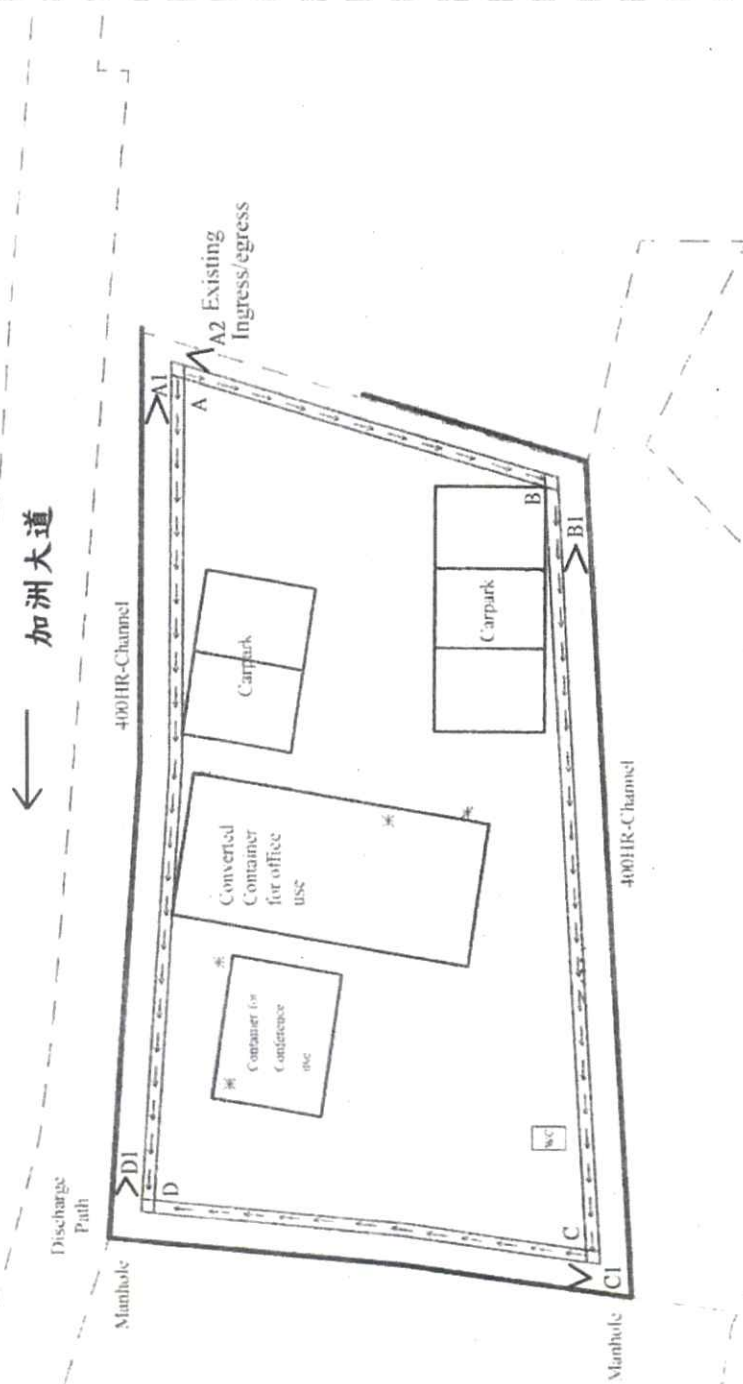
Fax:

項目 10. Plan, Drawings and Documents 圖則, 繪圖及文件
Part 2. Viewing point of the photos



- Legend**
- * fire extinguisher
 - = drainage
 - ↓ water flow direction
 - WC Temporary Toilet

青山公路(米埔段)



Part 2. Photos 明渠周邊環境

A



A1



A2



B



B1



C



C1



D

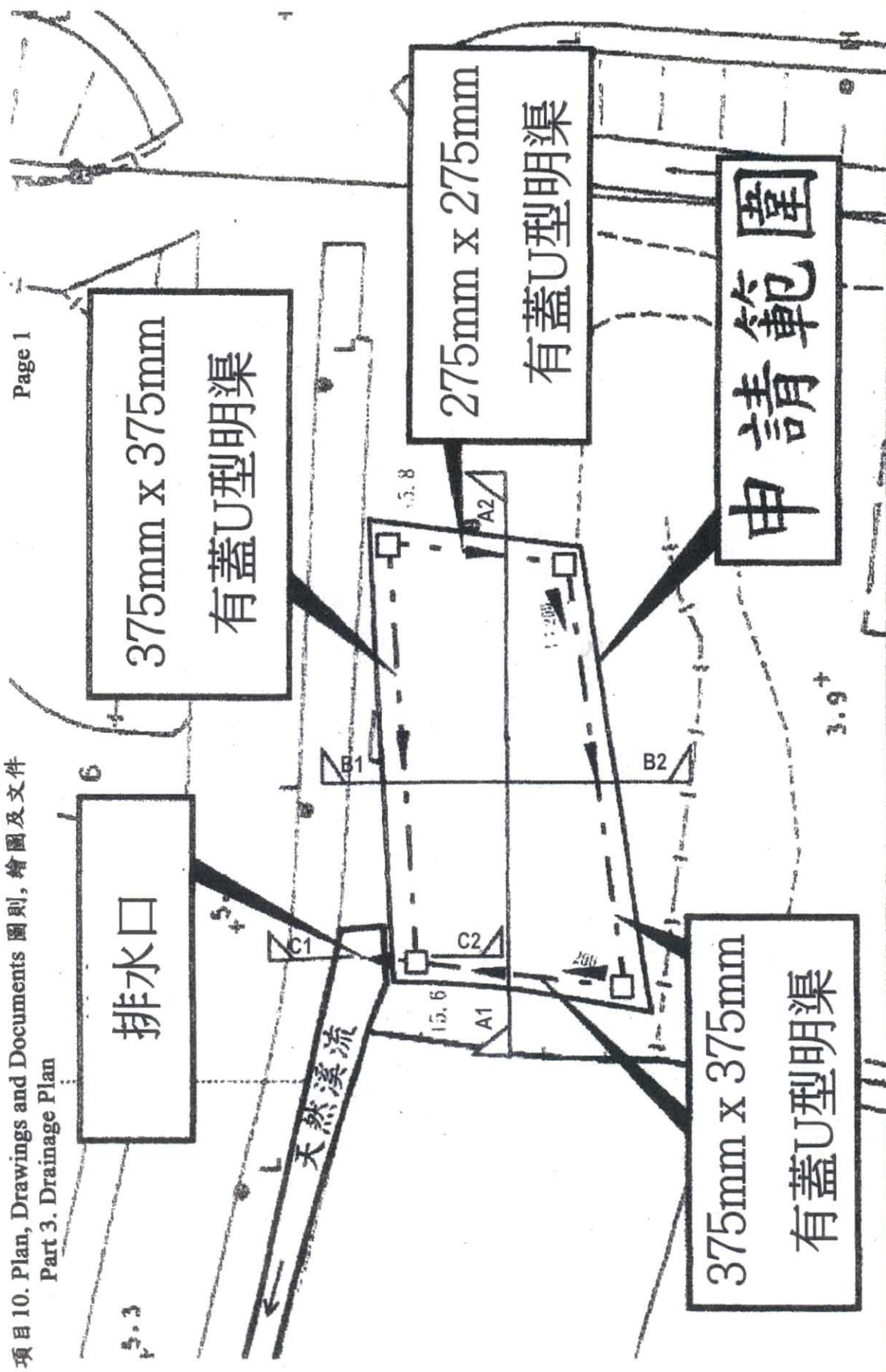


D1



3-8-23

項目 10. Plan, Drawings and Documents 圖則, 繪圖及文件
Part 3. Drainage Plan



圖例:

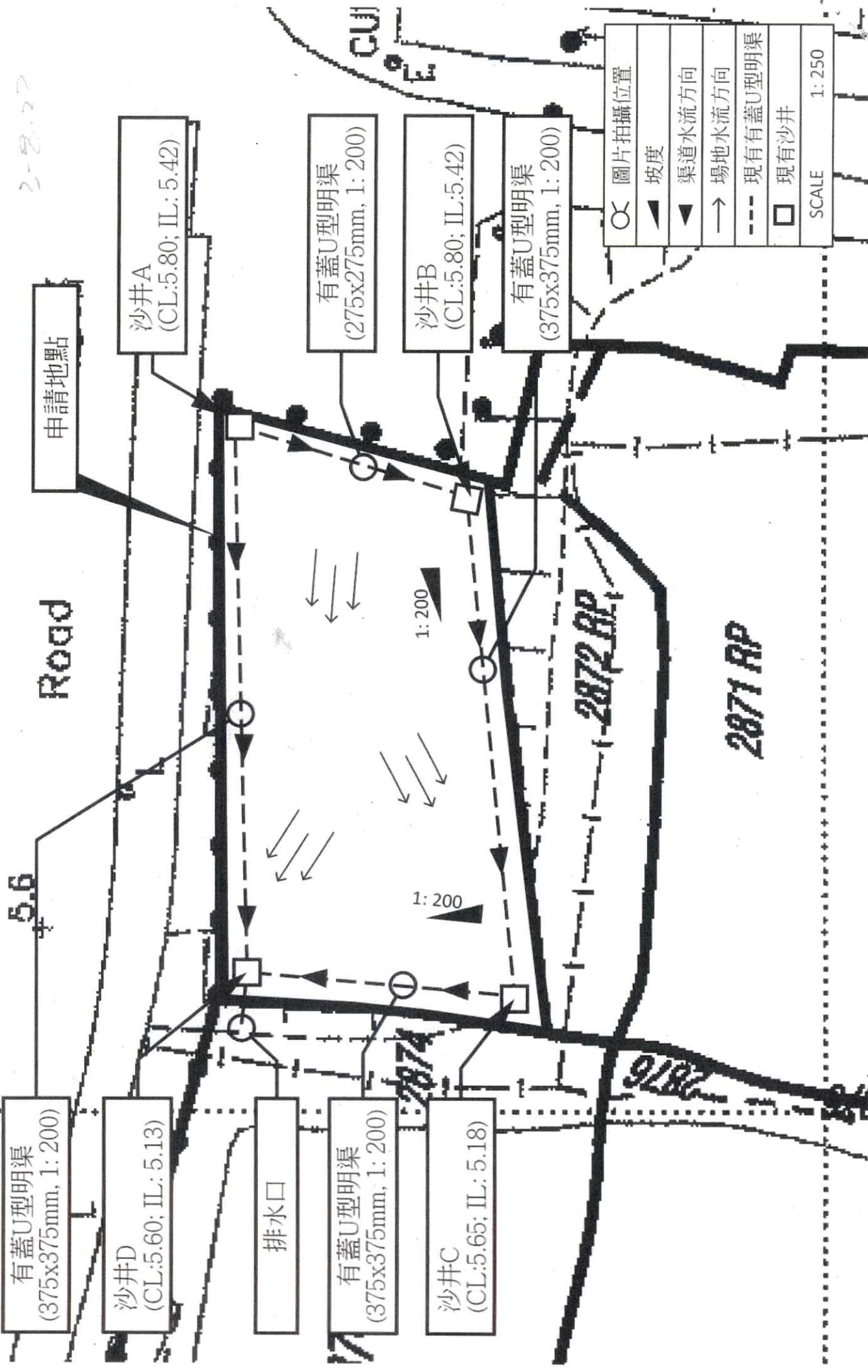
□ 沙井

1:200

斜度

NOT TO SCALE

2-8.22



申請地點

Road

5.6

有蓋U型明渠
(375x375mm, 1: 200)

沙井D
(CL: 5.60; IL: 5.13)

排水口

有蓋U型明渠
(375x375mm, 1: 200)

沙井C
(CL: 5.65; IL: 5.18)

沙井A
(CL: 5.80; IL: 5.42)

有蓋U型明渠
(275x275mm, 1: 200)

沙井B
(CL: 5.80; IL: 5.42)

有蓋U型明渠
(375x375mm, 1: 200)

1: 200

1: 200

2872 RP

2871 RP

○	圖片拍攝位置
▲	坡度
▼	渠道水流方向
→	場地水流方向
---	現有蓋U型明渠
□	現有沙井
SCALE 1: 250	

CU

**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/23	Temporary Office (Real Estate Agency) and Ancillary Car Parking Area for a Period of 12 Months	5.9.1997 (<i>RNTPC</i>)
2.	A/YL-MP/50	Temporary Office Use (Property Sales Office) for a Period of 12 Months	26.3.1999 (<i>RNTPC</i>)
3.	A/YL-MP/68	Temporary Office Use (Transportation Company) for a Period of 12 Months	19.5.2000 (<i>RNTPC</i>)
4.	A/YL-MP/95	Temporary Office Use (Property Sales Office) for a Period of 3 Years	3.8.2001 (<i>RNTPC</i>) [Revoked on 3.2.2002]
5.	A/YL-MP/108	Temporary Estate Agency Office Use for a Period of 3 Years	23.8.2002 (<i>RNTPC</i>)
6.	A/YL-MP/142	Temporary Shop and Service (Real Estate Agency) for a Period of 3 Years	24.6.2005 (<i>RNTPC</i>)
7.	A/YL-MP/164	Temporary Shop and Service (Real Estate Agency) for a Period of 3 Years	7.3.2008 (<i>RNTPC</i>) [Revoked on 7.9.2008]
8.	A/YL-MP/175	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.6.2009 (<i>RNTPC</i>)
9.	A/YL-MP/201	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.6.2012 (<i>RNTPC</i>) [Revoked on 15.3.2013]
10.	A/YL-MP/233	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	7.3.2014 (<i>RNTPC</i>)
11.	A/YL-MP/258	Temporary Shop and Services (Real Estate Agency) For a Period of 3 Years	23.6.2017 (<i>RNTPC</i>)
12.	A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020 (<i>RNTPC</i>)

**Similar s.16 Applications within the same “Open Space” Zone
on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/267	Temporary Shop and Services (Real Estate Agent and Retail Store) and Ancillary Staff Canteen and Site Office for a Period of 3 Years	6.4.2018 (RNTPC) [Revoked on 6.9.2020]
2.	A/YL-MP/269	Renewal of Planning Approval for Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 3 Years	4.5.2018 (RNTPC)
3.	A/YL-MP/275	Proposed Temporary Shop and Services (Metal Hardware and Household Items Retail Shop) for a Period of 3 Years	2.11.2018 (RNTPC)
4.	A/YL-MP/278	Renewal of Planning Approval for Temporary Sales Offices (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.3.2019 (RNTPC)
5.	A/YL-MP/280	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 (RNTPC) [Revoked on 31.10.2021]
6.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 (RNTPC) [Revoked on 18.5.2023]
7.	A/YL-MP/302	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 (RNTPC)
8.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 (RNTPC)
9.	A/YL-MP/311	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 (RNTPC)
10.	A/YL-MP/319	Temporary Shop and Services with Ancillary Office for a Period of 5 Years	24.12.2021 (RNTPC)
11.	A/YL-MP/321	Temporary Shop and Services with Ancillary Office for a Period of 5 years	24.12.2021 (RNTPC)
12.	A/YL-MP/325	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.4.2022 (RNTPC)
13.	A/YL-MP/329	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	29.7.2022 (RNTPC)

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 an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private land of Lot No. 2873 in D.D. 104 is covered by Short Term Waiver No. 2538 to permit structures for the purpose of "Temporary Office"; 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; and
- advisory comments as detailed in **Appendix V**.

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

- Palm Springs Boulevard is not and shall not be maintained by HyD;
- HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po; and
- 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 three years;
- no objection to the application in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites"; 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):

- comparing with the aerial photo in 2022 and 2020, there has been no significant change in landscape character of the area since the last application No. A/YL-MP/298 was approved. Compared with the layout plan of the last application approved, there is no significant change in the development layout. Significant adverse landscape impact within the Site arising from the applied use is not anticipated. As such, she has no objection to the application from landscape planning perspective; and
- should the Town Planning Board (the Board) approve this application, it is considered not necessary to impose a landscape condition as further adverse landscape impact within the Site is not anticipated.

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the proposed site use is similar and the site area under current application is the same as previous application. It is noted that the applicant implemented the drainage facilities on Site under previous approved planning application No. A/YL-MP/298 and the drainage system is implemented to his satisfaction;
- all the existing drainage facilities should be maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

6. Fire Safety

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

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

7. Open Space Provision

Comments of the Director of Leisure and Cultural Services (DLCS):

- he has no plan to develop the Site into public open space at present; and
- since the application is for three years only, he has no in-principle objection to the application.

8. 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 Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long) (DO/YL).

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 Short Term Waiver (STW) holder(s) will need to immediately apply to LandsD for modification of the STW conditions where appropriate. 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 application site (the Site) is connected to public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road and private lot(s) 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- the applicant should liaise with the management/maintenance party of Palm Springs Boulevard for management/maintenance of the access point; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) 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;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained; and

- the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
- (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;
 - if the existing structure is erected on leased land without the approval BA, they are unauthorised building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 B(P)R; and
 - detailed checking under BO will be carried out at 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

230721-130631-35414

Reference Number:

提交限期

28/07/2023

Deadline for submission:

提交日期及時間

21/07/2023 13:06:31

Date and time of submission:

有關的規劃申請編號

A/YL-MP/351

The application no. to which the comment relates:

「提意見人」姓名/名稱

加州花園名仕居 業主委員會

Name of person making this comment:

意見詳情

Details of the Comment :

我們反對！

由於上址 係加州花園/豪園 共 1500戶，加上區內 和生園居民的唯一汽車進出通道，每日車輛進出約 3000-4000架次！

自2021/12月 相鄰地塊A/YL MP319 地段 一裝修工程公司開業後，經常有建築廢料棄置門前，加上此公司車輛全泊門口做成該區入口處經常塞車！

由於該段入口屬於鄉郊小路，大量貨車進出做成意外頻生！

因此 我們認為 在沒有整頓好該 地方的雜亂情況前！不急於再隨意批准新舊的續牌，以免交通意外太多！

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

參考編號

Reference Number:

230727-152747-36136

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

27/07/2023 15:27:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/351

「提意見人」姓名/名稱

Name of person making this comment:

加州豪園A期委員會

意見詳情

Details of the Comment :

本會為新界元朗和生圍加州豪園A期業主委員會，一直十分關注鄰近地區的發展情況。就上述事宜，本會曾於貴署就規劃申請(編號A/YL-MP/351)進行公眾諮詢期間致函貴署表示反對上述事宜，謹請貴會細閱我會方提出的下列反對意見。

- 1) 由於申請地段位於加州大道及青山公路(米埔段)接壤路口，為本邨及鄰近屋邨之主要出入通道(一號通道)，除私人車輛外，亦有不少公共交通工具行駛，交通繁忙。此外，就有關申請書中，除場內設有的5個車位外，根據過去經驗，會有不少車輛經常違規停泊於路口，或不依交通規則，橫跨出入元朗或上水方向，容易釀成交通意外。此舉亦會令本邨及鄰近屋邨居民不便。
- 2) 此外，就申請位置設有的5個車位，本會擔心駕駛人士為求方便，罔顧安全，由青山公路進入加州大道時直接橫跨對面線，進入有關銷售辦公室，或會因看不清路面狀況而產生危險情況。
- 3) 現時加州大道(即：一號通道)雖由政府擁有，但交由加州豪園及加州花園共同管理，街道的照明系統及路面維修的費用均由兩邨居民承擔。政府若盲目批准上述申請，定會增加使用本邨一號通道的車輛數目，加速有關道路的損耗，引致維修成本增加。懇請貴署考慮批出此許可證之長遠影響，此等事如政府請客要本邨及加州花園的業主結帳，是極不公平的。

就有關申請，除申請工程會影響鄉郊的規劃外，亦會影響到本邨居民的生活環境及物業價值。謹請貴會細閱我方提出的反對意見，正視本邨的意見，不要盲目批准申請。如有任何查詢，請致電卓先生聯絡。

3

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

230727-152901-38646

Reference Number:**提交限期**

28/07/2023

Deadline for submission:**提交日期及時間**

27/07/2023 15:29:01

Date and time of submission:**有關的規劃申請編號**

A/YL-MP/351

The application no. to which the comment relates:**「提意見人」姓名/名稱**

加州豪園B期委員會

Name of person making this comment:**意見詳情****Details of the Comment :**

本會為新界元朗和生圍加州豪園B期業主委員會，一直十分關注鄰近地區的發展情況。就上述事宜，本會曾於 貴署就規劃申請(編號A/YL-MP/351)進行公眾諮詢期間致函 貴署表示反對上述事宜，謹請 貴會細閱我會方提出的下列反對意見。

1) 由於申請地段位於加州大道及青山公路(米埔段)接壤路口，為本邨及鄰近屋邨之主要出入通道(一號通道)，除私人車輛外，亦有不少公共交通工具行駛，交通繁忙。此外，就有關申請書中，除場內設有的5個車位外，根據過去經驗，會有不少車輛經常違規停泊於路口，或不依交通規則，橫跨出入元朗或上水方向，容易釀成交通意外。此舉亦會令本邨及鄰近屋邨居民造成不便。

2) 此外，就申請位置設有的5個車位，本會擔心駕駛人士為求方便，罔顧安全，由青山公路進入加州大道時直接橫跨對面線，進入有關銷售辦公室，或會因看不清路面狀況而產生危險情況。

3) 現時加州大道(即：一號通道)雖由政府擁有，但交由加州豪園及加州花園共同管理，街道的照明系統及路面維修的費用均由兩邨居民承擔。政府若盲目批准上述申請，定會增加使用本邨一號通道的車輛數目，加速有關道路的損耗，引致維修成本增加。懇請 貴署考慮批出此許可證之長遠影響，此等事如政府請客要本邨及加州花園的業主結帳，是極不公平的。

就有關申請，除申請工程會影響鄉郊的規劃外，亦會影響到本邨居民的生活環境及物業價值。謹請 貴會細閱我方提出的反對意見，正視本邨的意見，不要盲目批准申請。如有任何查詢，請致電 吳卓先生聯絡。

