Previous s.16 Applications at the Application Site

No.	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/ TPB)
1.	A/YL-MP/17	Public Car/Lorry Park	28.2.1997
			Rejected by RNTPC
2.	A/YL-MP/117	Temporary Open Storage of	25.4.2003
		Vehicles for a Period of 3 Years	Rejected by RNTPC
3.	A/YL-MP/294*	Proposed Temporary Automatic	5.2.2021
		Car Washing Centre for a Period	Approved by RNTPC
		of 3 Years	[Revoked on 5.5.2023]

^{*} denotes permission revoked

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the planning application from traffic engineering point of view;
- should the application be approved, approval conditions on the submission of a runin/run-out proposal and its provision for the development should be incorporated; and
- advisory comments as detailed in **Appendix IV**.

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

- no adverse comment on the planning application from highways maintenance point of view; and
- advisory comments as detailed in Appendix IV.

2. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal should be incorporated.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was one non-substantiated environmental complaint related to the polluting effluent discharged received against the application site (the Site) in 2023. During inspection, no wastewater discharge nor surface water leakage was spotted; and
- advisory comments as detailed in **Appendix IV**.

4. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of non-landscape sensitive zonings and no significant landscape impact arising from the applied use is anticipated; and
- advisory comments as detailed in Appendix IV.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments as detailed in **Appendix IV**.

6. 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 IV**:

- 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;
- District Officer (Yuen Long), Home Affairs Department; and
- Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) to note that should the applicant fail to comply with any of the approval conditions again resulting in revocation of planning permission, sympathetic consideration would not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorised structure(s) or uses on the private lots of the application site (the Site) which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD; and
 - the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a private road which is not managed by the Transport Department (TD). The land between the Site and existing footpath is not managed by the TD. The applicant should clarify the land status of the local access road, access right of the land and occupation of Government land with LandsD, and to clarify the management and maintenance responsibilities of the local access road with the relevant lands and maintenance authorities; and
 - no vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - only part of Fairview Park Boulevard is maintained by HyD. The proposed access arrangement of the Site should be commented and approved by TD;
 - if the proposed access on Fairview Park Boulevard is approved by TD and at a location under HyD's maintenance purview, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, or whichever set if appropriate, to match with the existing adjacent pavement;
 - HyD shall not be responsible for the maintenance of any access on unallocated and unleased government land connecting the Site and the run-in/out above mentioned; and
 - adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to strictly comply and follow the requirement stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" and effluent discharges from the Site are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO shall be obtained before a new discharge is commenced. If septic tank and soakaway system are proposed, its design and construction should follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by Environmental Protection Department" with certification by Authorised Person;
- (f) to note the comments of the Director of Fire Services that:
 - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, BD is not in a position to offer comments on their suitability of the use proposed in the application;
 - 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 the building plan submission stage;

- if the existing structures are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- it is noted that nine structures are proposed in the application. 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordination for the proposed building works in accordance with 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.

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

參考編號

Reference Number:

240313-114950-58258

提交限期

Deadline for submission:

15/03/2024

提交日期及時間

Date and time of submission:

13/03/2024 11:49:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/365

「提意見人」姓名/名稱

Name of person making this comment:

加州豪國B期業主委員會

意見詳情

Details of the Comment:

本會為新界元朗和生圍加州豪園B期業主委員會,現代表加州豪園B期住戶就有關Y/YL-MP/365之申請出強烈反對,謹請貴會細關我方下列反對意見:

1. 增加有關道路的交通負荷,引致交通擠塞。

現時於錦鏽迴旋處交通非常繁忙,對附近交通造成嚴重負擔。在沒有大型基建及良善公 共運輸交通

網絡下,鄰近居民則大多數駕駛私家車,引致道路負載量超出負荷; 尤其現時錦鏽花園迴 旋處已經

常擠塞,引致倒灌,會導致高速公司塞車情況。若有關申請成功獲批,必會增加的交通 負荷,引致

交通擠塞。

2. 嚴重破壞米埔整體生態環境,阻礙候鳥航道。

有關申請之土地鄰近米埔自然保護區,周邊為低密度住宅,有關申請改變本來「康樂」 地帶,違反

原本之規劃,與邊環境格格不入,並會嚴重破壞米埔整體生態環境,阻礙候鳥航道。

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



A/YL-MP/365 DD 104 Mai Po 13/03/2024 02:26

From: To: Sent by: File Ref:

"tpbpd" <tpbpd@pland.gov.hk> tpbpd@pland.gov.hk

Dear TPB Members,

360 withdrawn, back with parking reduced to 17.

Previous objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 17 October 2023 2:44 AM HKT

Subject: A/YL-MP/360 DD 104 Mai Po

Dear TPB Members.

Despite extensions of time over two years, conditions were not fulfilled and approval revoked on 5 May. This despite the fact that Drainage should be a major issue in a wetlands designated district and run in/run out an important consideration in a distract with thousands of residential units.

But applicant knows how the system works. File a fresh application and good to go for another 3 years because this is Hong Kong where rules and regulations are enforced for political consideations and not to uphold the concept of law and order.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 15 June 2020 2:49 AM CST Subject: A/YL-MP/294 DD 104 Mai Po

A/YL-MP/294

Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239

S.H RP and 2239 RP in D.D. 104, Mai Po

Site area: About 1,070sq.m

Zoning: "VTD" and "Commercial/Residential" Applied use: Car Washing / 46 Vehicle Parking Dear TPB Members,

This site behind Sinopec station was rejected for open storage of vehicles in 2003 but has clearly been operating as such since then.

The Applicant mentions "a septic tank, a cesspool, and a biological sewage treatment system". Surely this site so close to hundreds of residential units has a city sewerage system by now? Where is the discharge ending up?

How are such outdated facilities tolerated? If the operation is considered compatible with the filling station then the time for an upgrade is well overdue.

Mary Mulvihill

The the graph received on TFEB 2024

The the graph received on TFEB 2024

the graph received on TFE

<u>Form No. S16-III</u> 表格第 S16-III 號

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

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

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

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

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

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

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

展的許可續期,應使用表格第S16-I號。

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	Application No. 申請編號	A/YL-MP/365
請勿填寫此欄	Date Received 收到日期	7 FEB 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件 (倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.tpb.gov.hk/),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓-電話:2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

/屋有限公司 EIGHT GOLD LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

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

炸類延等测量顧問有职公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界河開米埔文量约份第44的地段第2239號 B分段, 第2239號 C分段, 第2239號 D分段 第2239號 E分段, 第2239號 F分段 第2239號 G分政餘段, 第2239號 H分股條段 及第2239號條段
(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
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	無 、 sq.m 平方米 □About 約

(d)	Name and number o statutory plan(s) 有關法定圖則的名稱		5/YL - MP16		
(e)	Land use zone(s) invo 涉及的土地用途地帶		「鄉村式發展」及高達	笔/住宅。	
(f)	Current use(s) 現時用途		自動港東場 (If there are any Government, institution or community 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		
4.	"Current Land O	wner" of A _l	pplication Site 申請地點的「現行土	地擁有人」	
The	applicant 申請人 -				
\checkmark	is the sole "current land 是唯一的「現行土地挑	owner" ^{#&} (ple 確有人」 ^{#&} (請	ase proceed to Part 6 and attach documentary proo 繼續填寫第6部分,並夾附業權證明文件)。	f of ownership).	
	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 e 申請地點完全位於政府	ntirely on Gov 牙土地上(請約	ernment land (please proceed to Part 6). 繼續填寫第 6 部分)。		
_	St. 1				
5.	Statement on Own 就土地擁有人的		It/Notification]土地擁有人的陳述		
(a)	involves a total of 根據土地註冊處截至	"cu	d Registry as at		
(b)	The applicant 申請人 -				
	has obtained conse	nt(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 la	nd owner(s)"# obtained 取得「現行土地擁有人	」	
	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Registry when	ddress of premises as shown in the record of the Land re consent(s) has/have been obtained 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 s	neets if the space	e of any box above is insufficient. 如上列任何方格的驾	 	

Man .

Land 「用現有人」 (Please that take 已採取 Reason	of 'Current l Owner(s)' 也行土地擁 上在nd 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)
□ has take 已採取 Reason □ se 於 Reason □ pu 於 □ po 於 □ se of		通知日期(日/月/年)
□ has take 已採取 Reason □ se 於 Reason □ pu 於 □ po 於 □ se of		
□ has take 已採取 Reason □ se 於 Reason □ pu 於 □ po 於 □ se of		
□ has take 已採取 Reason □ se 於 Reason □ pu 於 □ po 於 □ se of		
已採取 Reason se 於 Reason pu 於 po 於 Cothers	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)
□ se 於 Reason □ pu 於 □ po 於 □ se of 於 Others	ken reasonable steps to obtain consent of or give notification to owner(s): 双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:	
於 Reason pu 於 po 於 se of 於 Others	nable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取	
□ pu 於 □ po 亦於 □ se of 於 處	ent request for consent to the "current land owner(s)" on 冷(日/月/年)向每一名「現行土地擁有人」"郵遞要求	
於 □ po 一 於 □ se of 於 處	nable 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
京 Se of 於 處 Others	oublished notices in local newspapers on(DD/MM/Y 於(日/月/年)在指定報章就申請刊登一次通知&	YYY) ^{&}
se of 於	posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)&	
of 於 處 <u>Others</u>	冷(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
Others	ent notice to relevant owners' corporation(s)/owners' committee(s)/mutual ai office(s) or rural committee on (DD/MM/YYYY)& (日/月/年)把通知寄往相關的業主立案法團/業主	
	處,或有關的鄉事委員會 ^{&}	
ot		
	others (please specify) 其他(請指明)	ž.
·		
-		

6. Type(s) of Applicatio	n 由善精別	
(A) Temporary Use/Develor Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permiss proceed to Part (B))	ppment of Land and/or B 地區土地上及/或建築物內 ion for Temporary Use or I	Building Not Exceeding 3 Years in Rural Areas on 內進行為期不超過三年的臨時用途/發展 Development in Rural Areas or Regulated Areas, please 則許可續期,請填寫(B)部分)
(a) Proposed use(s)/development 擬議用途/發展	陆時自動	·
1 (1975)	(Please illustrate the details of the	he 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 □ month(s) 個月	3年
(c) Development Schedule 發展級	田節表	
Proposed uncovered land area	· 擬議露天土地面積	319 sa.m MAhout 🖄
Proposed covered land area 摄	議有上芸士地面積	3!9sq.m ☑About 約 751sq.m ☑About 約
	s/structures 擬議建築物/構築	
Proposed domestic floor area		
Proposed non-domestic floor a		
Proposed gross floor area 擬諱		
的擬議用途 (如適用) (Please use	rerent floors of buildings/struct e separate sheets if the space be 龙流 精 延 物 發 展	tures (if applicable) 建築物/構築物的擬議高度及不同樓層 elow is insufficient) (如以下空間不足,請另頁說明) 為日 節表
Proposed number of car parking sp	paces by types 不同種類停車	位的擬議數目
Private Car Parking Spaces 私家」		17 生部学说早月
Motorcycle Parking Spaces 電單		
Light Goods Vehicle Parking Space Medium Goods Vehicle Parking S		
Heavy Goods Vehicle Parking Spa		
Others (Please Specify) 其他 (請		
	ii ib rabre	
Proposed number of loading/unloa	ding 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		
Medium Goods Vehicle Spaces #		
Heavy Goods Vehicle Spaces 重型		
Others (Please Specify) 其他 (請	刘州 (

Proposed operating hours 擬議營運時間 24.小時(星期-至多期日包括公募假期)				
(d)	Any vehicular according the site/subject build 是否有車路通往地有關建築物?	ess to ing?	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)) 「「「「「「「「」」」」」」 「「「」」」 「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)	
		N	o 否	
(e)	(If necessary, please	use separat	sal 擬議發展計劃的影響 e sheets to indicate the proposed measures to minimise possible adverse impacts or give oviding 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。)	
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	□ Please provide details 請提供詳情	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	□ (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) □ Diversion of stream 河道改道 □ Filling of pond 填塘	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影響?	On environ traffic On water On drains On slope: Affected Landscap Tree Fell Visual In	No 不會	

diamete 請註明 幹直徑	state measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 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、及胸高度的樹及品種(倘可) Temporary Use or Development in Rural Areas or Regulated Areas B臨時用途/發展的許可續期
(a) Application number to which the permission relates 與許可有關的申請編號	A//
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	year(s) 年

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)。

上述申請地設己有一个挑務規劃申請許可編號A/YL-MP/294
飞驰2024年2月5日才到期,唯2023年6月1日我护马收到城热会
來到得為自於我們未能履行就規劃條件(e)及(d)及(e) 仅(f)
跟期的完成. 故被撤銷。查我们早前站2023年4月18日已至支
表路5/6A,预护了永己先移去院就(c)及(d)出入卫追道给予退斯署
及战政署但因申請地些出入口車輛區並乃政府冠地並已向元的
地码名申请短期租的给予奥建出入口通道。2023年4月6日已
得易被地政着拒绝。我们在已去信里转号反路政务要求他们
的物的(考考附上给予两部門之信件)
久(e)(f)排私系统履行條件,我们一直管重为渠移等聯络
贝得到等務署物助从避额·苏己文给我们的申請图则以避議
现有特等務界值一当指示点批核。
2023年10月20日教門40到規劃是來郵區知於門等務第
来面避豫我们在行的改善方务我们办已时上存储文件
从作务方
附註、部門等於2023年9月21日的城港管理交5/61省計劃中請
动起官原劢到验2023年11年10日考虑我们的申请,听转2023年(a)
期間挑剔另區知我們馬暫時抓針等待等務着从其他相關
EA者部門指引效我护了3/10 2023年 10月26日追知城規定智等該
够用重新中韓 2023年 16月30日部門在收到及知意故今次是
重新申访的手族文件

8. Declaration 聲明	
I hereby declare that the particulars given in this application ar 本人謹此聲明,本人就這宗申請提交的資料,據本人所知	e correct and true to the best of my knowledge and belief. 及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materia to the Board's website for browsing and downloading by the p 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	ublic free-of-charge at the Board's discretion.
Signature 簽署 林	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) 專業資格 HKIP 香港規劃師學會 HKIS 香港測量師學會 HKILA 香港園境師學 RPP 註冊專業規劃師 Others 其他	
on behalf of 代表 大星頻選築測量編	
🗹 Company 公司 / 🗌 Organisation Name and	d Chop (if applicable 後繼名稱及蓋章(如適用)
Date 日期 2024年 1月22日	(DD/MM/YYYY 日/月/年)

Remark 借註

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。

7.75	ation 申請摘要			
consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant d to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 1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劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)			
Location/address 位置/地址	新界元朝米埔丈量约翰164约地段第2239旅日分段 第2239號C分段,第2239號D分段,第2239號E分段 第2239號F分段,第2239號G分段。無數 第2239號H分段解段及第2239號發			
Site area 地盤面積	1070 sq. m 平方米 12 About 約			
地盆田(質	(includes Government land of包括政府土地 sq. m 平方米 □ About 約)			
Plan 圖則	5/YL - MP/6			
Zoning 地帶	"纳对式發展,今宿禁/住宅」			
Type of Application	Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期			
申請類別	□ Year(s) 年 □ Month(s) 月			
	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 □ Year(s) 年 □ Month(s) 月 □			
Applied use/ development 申請用途/發展	疏時自動注車場			

(1) Gross floor area and/or plot ratio		sq.m 平方米 P			lot Ratio 地積比率	
總樓面面積及/或 地積比率	Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
	Non-domestic 非住用	859	☑ About 約 □ Not more than 不多於	0.8	☑About 約 □Not more than 不多於	
(ii) No. of blocks 幢數	Domestic 住用					
	Non-domestic 非住用	10	E.			
iii)Building height/No. of storeys 建築物高度/層數	Domestic 住用		er .	□ (Not	m 米 more than 不多於)	
	Storeys(s □ (Not more than 不					
	Non-domestic 非住用 6 m :					
		٠		☑ (Not	C Storeys(s) 層 more than 不多於)	
v) Site coverage 上蓋面積			76.2	%	About 約	
No. of parking spaces and loading /	Total no. of vehicl	le parking spaces	停車位總數		17	
unloading spaces 停車位及上落客貨 車位數目	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)					
	Total no of vehicle	e loading/unloadi	ing have/lay bye			
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)					

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件						
	<u>Chinese</u> 中文	English 英文				
Plans and Drawings 圖則及繪圖 Master layout plan(s) / Layout plan(s) 總綱發展藍圖 / 布局設計圖 Block plan(s) 樓字位置圖 Floor plan(s) 樓字平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s) / Landscape plan(s) 園境設計總圖 園境設計圖 Others (please specify) 其他 (請註明) 中ませ 米に丁玉図						
Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions)						
環境評估(噪音、空氣及/或水的污染) Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic impact assessment (on pedestrians) 就行人的交通影響評估 Visual impact assessment 視覺影響評估 Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查 Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排水影響評估 Sewerage impact assessment 排水影響評估 Risk Assessment 風險評估 Others (please specify) 其他(請註明)						

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。

2023年4月19日付規劃署就付地政署意見,路政署及運輸署文件

Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

九龍通州西街 1043-1045 通利大廈 4 樓 B 室

Room B, 4/F, Tung Lee Building, 1043-1045 Tung Chau West Street, Kln.

Tel: 2785 1012

Fax: 2785 5793

E-mail: egengcoltd@yahoo.com

2023年4月19日

本司檔案號碼: 19a.04.2023

貴署檔案號碼: TPB/A/YL-MP/294

規劃署

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

敬啟者:

在劃為「鄉村式發展」地帶及「商業/住宅」地帶的元朗米埔第 104 約地段第 2239 號 B 分段,第 2239 號 C 分段,第 2239 號 D 分段,第 2239 號 E 分段,第 2239 號 F 分段,第 2239 號 G 分段餘段,第 2239 號 H 分段餘段及第 2239 號餘段闢設臨時自動洗車場(為 期 3 年)

(第 16A 條規劃申請編號:A/YL-MP/294)

就上述申請, 我們現呈交:

- (1) 申請地點履行條件 (c), (d) 項出人口通道給予路政署及運輸署之信件。
- (2) 申請地點履行條件渠務署天台雨水排方系統建議。

以上(1),(2) 兩項資料, 如需補充敬請聯絡我們。

燿潁建築測量顧問有限公司

林桑德

林桑德 建築測量師

副本抄送;城市規劃委員會



Alex Lam and Associates Building Consultants Limited

燿潁建築測量顧問有限公司

九龍通州西街 1043-1045 通利大廈 4 樓 B 室

Room B, 4/F, Tung Lee Building, 1043-1045 Tung Chau West Street, Kln.

Tel: 2785 1012

Fax: 2785 5793

E-mail: egengcoltd@yahoo.com

2023年4月18日

本司檔案號碼: 18.04.2023

貴署檔案號碼: TPB/A/YL-MP/294

路政署

九龍何文田忠孝街 88 號 何文田政府合署 2 樓

敬啟者:

在劃為「鄉村式發展」地帶及「商業/住宅」地帶的元朗米埔第 104 約地段第 2239 號 B 分段,第 2239 號 C 分段,第 2239 號 D 分段,第 2239 號 E 分段,第 2239 號 F 分段,第 2239 號 G 分段餘段,第 2239 號 H 分段餘段及第 2239 號餘段闢設臨時自動洗車場(為期 3 年)

(第 16A 條規劃申請編號: A/YL-MP/294)

由於上述出入口通道乃政府官地,我們已於2020年10月22日向元朗地政署申請短期租約,我們已於2022年11月28日及2023年4月6日已得悉該短期租約申請已被拒絕,就該出入通道之履行,我們希望貴署能提供意見,以便我們可以繼續履行規劃署之要求,如需要進一步提供資料,敬請再次聯絡我們。

燿潁建築測量顧問有限公司

林桑德 建築測量師 330000

HIGHWAYS DEPARTMENT NEW TERRITORIES REGION

2nd floor Ho Man Tin Government Offices, 88, Chung Hau Street, Ho Man Tin, Kowloon. Web Site: http://www.hvd.gov.hk

傳真文件 2785 5793 新界區

九龍何文田忠孝街 88 號 何文田政府合習二樓 網址: http://www.hyd.gov.hk

[1C93E]

本署檔號:

(1CBM9) in HyD NT/13-5/YL/DD104/2239

來函檔號:

TPB/A/YL-MP/294

話:

2762 3947

圖文傳直:

2714 5228

燿穎建築測量顧問有限公司

九龍通洲西街 1043-1045

通利大廈 4 樓 B 室

(經辦人: 林桑德)

在劃為「鄉村式發展」地帶及「商業/住宅」地帶的元朗米埔第 104 約地段 第 2239 號 B 分段、第 2239 號 C 分段、第 2239 號 D 分段、第 2239 號 E 分段、 第 2239 號 F 分段、第 2239 號 G 分段餘段、第 2239 號 H 分段餘段及第 2239 號餘段 關設臨時自動洗車場(為期 3 年) (第 16A 條規劃申請編號: A/YL-MP/294)

本署對附帶條件(c)項的意見已於 2022 年 11 月 16 口提供給規劃署,詳情請與規劃 署聯絡。

路政署(新界 西)總工程師

(崔詠霞



代行)

副本送:

粉嶺、上水及元朗東規劃處/規劃署 (經辦人:張玉儀女士)

(傳真: 33168 4074)

(內部)

DE/YL(E)

二零二三年五月四日

WKY/TWH/cker





Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

九龍通州西街 1043-1045 通利大廈 4 樓 B 室

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Fax: 2785 5793

E-mail: egengcoltd@yahoo.com

2023年4月11日

本司檔案號碼: 11.04.2023

貴署檔案號碼: TPB/A/YL-MP/294

運輸署

九龍旺角聯運街 政府合署7字樓

敬啟者:

在劃為「鄉村式發展」地帶及「商業/住宅」地帶的元朗米埔第 104 約地段第 2239 號 B 分段, 第 2239 號 C 分段, 第 2239 號 D 分段, 第 2239 號 E 分段, 第 2239 號 F 分段, 第 2239 號 G 分段餘段, 第 2239 號 H 分段餘段及第 2239 號餘段闢設臨時自動洗車場 (為 期3年)

(第 16A 條規劃申請編號: A/YL-MP/294)

由於上述出入口通道乃政府官地, 我們已於 2020 年 10 月 22 日向元朗地政署申請短期 租約, 我們已於 2022年11月28日及2023年4月6日已得悉該短期租約申請已被拒絕, 就該出入通道之履行, 我們希望貴署能提供意見, 以便我們可以繼續履行規劃署之要求, 如需要進一步提供資料, 敬請再次聯絡我們。

燿潁建築測量顧問有限公司

林桑德 建築測量師

Please quote our reference in your reply 來函請註明本處案檔編號

電 話 Tel:

2443 3347

圖文傳真 Fax:

2442 1070

電郵地址 Email:

gendloyl@landsd.gov.hk

本署檔號 Our Ref.:

(34) in DLOYL 244/YAT/2020

來函檔號 Your Ref.

EG23062022, 14.07.2022

U

地 政 總 署 元 朗 地 政 處 DISTRICT LANDS OFFICE/ YUEN LONG LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration

新界元朗橋樂坊二號元朗政府合署七樓、九至十一樓 7/F., 9/F. – 11/F., Yuen Long Government Offices, No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Web Site: www.landsd.gov.hk

燿潁建築測量顧問有限公司

九龍通州西街 1043-1045 號

通利大廈4樓B室

(Attn.: 林桑德董事)

林董事:

申請政府短期租約作「出入口通道」及「洗車場及泊車」用途事宜 (毗連元朗丈量約份第104約地段第2239號B分段、C分段、D分段、E分段、F分段、 G分段餘段、H分段餘段及2239號餘段的政府土地)

本信與標題所述事項有關。就你 2020 年 10 月 22 日的電郵及 2022 年 6 月 23 日的來信,現謹回覆如下:

根據米埔及錦绣花園分區計劃大綱圖編號 S/YL-MP/6,申請涉及的政府土地被納入為「土地用途表」的「鄉村式發展」及「商業/住宅」地帶,在「鄉村式發展」及「商業/住宅」地帶作「洗車場」用途須取得規劃許可,而在「鄉村式發展」地帶作「泊車」用途亦須取得規劃許可,方可進行相關用途的發展。由於本處並未收到標題申請作「洗車場及泊車」用途涉及的政府土地可作相關發展的規劃許可,因此本處未能接納標題所述中,作「洗車場及泊車」用途的短期租約申請。

另外,一般而言,政府不會批出短期租約予個別申請人作「出入通道」用途,政府亦只會考慮直接批出短期租約予有關政府土地毗連私人土地的業主,而你擬租賃作「出入□用途」的政府土地並非直接毗連私人土地。因此本處現拒絕標題所述中,作「出入□通道」用途的短期租約申請。謹此致歉。

而你的短期豁免書申請,本處會繼續處理,如有進一步消息,本處將會通知 你。

由於本處未能接納你的標題申請,如上述政府土地已被不合法佔用,相關佔用人須停止佔用上述政府土地。否則,本處會採取適當的土地管制行動。

如有疑問,請致電 2443 3347 與本信代行人聯絡。

本信息及任何附件只供收件人使用,而其中可能載有機密及/或屬法律特權的資料。敬請注意,未經許可,不得擅自披露或使用本信息,倘本信息誤傳給你,請立即通知本署,並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任,

平郵

元朗地政專員

(吳梓祺 2 代行)

2022年11月21日

2023年10月26日就撤銷申請 S16III 文件時規劃署付申請人地政署,環保及署渠務署建議文件

- (1) 2023年11月10日原申請將會在會議中考慮文件。
- (2) 付撤銷申請文件



dlylam@pland.gov.hk <dlylam@pland.gov.hk>

20/10 (週五) 下午2:36 ☆

收件人: EG Eng. Co. Ltd

副本: ayycheung@pland.gov.hk, pyleung@pland.gov.hk

Dear Sir/Madam.

I refer to the captioned planning application. Please find the departmental comments of Chief Engineer/Mainland North, Drainage Services Department for your information/response.

Please provide a R-to-C table in addressing below comment item to item.

Please advise and confirm how the washed dirty water would discharge. (ii)

The gradients and the dimension of the proposed and existing u-channels should be (iii)

clearly shown on the drainage plan.

Please demonstrate with hydraulic calculations, with catchment plan, that all proposed/ (iv) existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.

Please submit calculation demonstrating the downstream drainage system receiving the (v) discharge from the development has adequate spare capacity to accommodate the runoff.

Please indicate clearly the details of roof drainage system with flow direction. (vi) Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.

Consideration should be given to provide catchpit at the tunning points of the u-channel. (vii)

The cover and invert levels of the proposed u-channels and catchpits should be shown (viii) on the drainage plan. (ix)

The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.

The existing drainage facilities, to which the stormwater of the development from the (x) subject site would discharge, should be indicated on plan. The relevant connection details should be provided for comment. There is no record showing the existing 150mm stormwater u-channel maintained by this office. Please check and advise the responsible party of the 150UC.

The applicant should check and ensure the hydraulic capacity of the existing drainage (xi)facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives

the discharge from the application site.

Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

(xiii) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.

(xiv) Standard details should be provided to indicate the sectional details of the proposed uchannel and the catchpit.

(xv) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.

(xvi) . The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

(xvii) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

(xviii) Further to our comment (x), in case the applicant wishes to make any connection to the DSD's public drainage system in the area, please clarify whether the applicant agrees to abide the following:

The applicant shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.

For enquires on the departmental comments, please contact Mr. TANG Kin Ming (Tel: 2300 1235) of Drainage Services Department directly. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG at 3168 4041 of this office.

Best Regards, Davy LAM TPG/FSYLE(2), FS&YLE DPO, PlanD Tel: 3168 4045 Fw: Departmental Comments for s.16 Planning Application A/YL-MP/360 (2nd batch)



ayycheung@pland.gov.hk <ayycheung@pland.gov.hk>

26/10(週四)下午12:28 ☆

收件人: EG Eng. Co. Ltd

副本: pyleung@pland.gov.hk, phchiu@pland.gov.hk, dlylam@pland.gov.hk

Dear Mr. LAM

Further to our recent telephone conversations (24.10.2023 and 26.10.2023), please see the comments from Environmental Protection Department (EPD) and Lands Department (LandsD) for your necessary action.

For enquires on the departmental comments, please contact the officers of EPD and LandsD directly as per the file attached. For other enquiries, please contact Mr. Davy LAM at 3168 4045 of this office or the undersigned.

Regards, Alice CHEUNG TP/YLE2. DPO/FS&YLE, PlanD Tel. 3168 4041

Enc

---- Forwarded by Alice Yuk Yi CHEUNG/PLAND/HKSARG on 2023/10/26 11:26 -----

From:

Davy Long Yin LAM/PLAND/HKSARG

To:

"EG Eng. Co. Ltd" <egengcoltd@yahoo.com>

Cc:

Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Yen PY LEUNG/PLAND/HKSARG@PLAND

Date:

2023/10/20 14:36

Subject:

Departmental Comments for s.16 Planning Application A/YL-MP/360

Dear Sir/Madam,

I refer to the captioned planning application. Please find the departmental comments of Chief Engineer/Mainland North, Drainage Services Department for your information/response.



For enquires on the departmental comments, please contact Mr. TANG Kin Ming (Tel: 2300 1235) of Drainage Services Department directly. For other enquiries, please contact the undersigned or Ms. Alice CHEUNG at 3168 4041 of this office.

Best Regards, Davy LAM TPG/FSYLE(2), FS&YLE DPO, PlanD

Tel: 3168 4045



• ayycheung@pland.gov.hk <ayycheung@pland.gov.hk>

🕷 🗞 2/11 (週四) 下午5:14 ☆

收件人: EG Eng. Co. Ltd

副本: phchiu@pland.gov.hk, dlylam@pland.gov.hk, pyleung@pland.gov.hk, ecctsang@pland.gov.hk

Dear Mr LAM

Please provide sufficient information to clarify the detailed operation of the car washing centre and justifications for the proposal which should **include but not limited to the following information**:

- detailed operation such as access and run-in/run-out arrangement, vehicular movement for access to and exit out of the subject site and vehicular manoeuvring within the site;
- 2. type of vehicle served by the car washing centre, duration of stay within the site, etc.;
- 3. any car parking activity will be involved on site;
- sewage and waste water treatment proposal including sewage collection, treatment and disposal arrangement;
- 5. any environmental mitigation measures;
- 6. drainage proposal and drainage facilities;
- 7, fire service installations (FSIs) proposal and fire service facilities; and
- 8 any other information to substantiate the development on the site.

Please make reference to RNTPC Paper No. A/YL-MP/294B regarding the previous application at the subject site for the level of details required for consideration by the Town Planning Board.

I trust the above clarifies.

Kind regards Alice CHEUNG TP/YLE2 Tel. 3168 4041

Enc

Temporary Automatic Car Washing Centre for a Period of 3 Years in "Village Type Development" and "Commercial/Residential" Zones, Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239 S.H RP and 2239 RP in D.D. 104, Mai Po, Yuen Long

(Planning Application No. A/YL-MP/360)

Comments from Director of Environmental Protection

(Contact Person: Ms. CHAN Lai Mei, Jolitta; Tel: 2835 1112)

- The application site is located within Deep Bay Buffer Zone 2 and sewage/effluent discharge is expected for the applied use. To evaluate the potential water quality impact, please provide the following information for consideration:
 - Please tabulate the WSR within the 500m assessment area of the project site.
 - (ii) Please indicate the potential sources of water quality impact and appropriate mitigation measures during construction and operation phases. The project proponent may refer to
 - (a) WPCO which provides the major statutory framework to protect and to control the water quality in Hong Kong. According to the Ordinance and its subsidiary legislation, the subject site is located within Deep Bay WCZ in which WQOs are listed in the Schedule of Cap. 358R.
 - (b) TM-DSS gives guidance on the permissible effluent discharges based on the type of receiving waters (foul sewers, stormwater drains, inland and coastal water). Any effluent discharges shall be comply with WPCO.
 - (c) ProPECC PN 5/93 and ProPECC PN 1/94. The mitigation measures given in the ProPECC practical notes shall be listed.
 - (d) Please be reminded that lubricating oil would be produced during car washing, mitigation measures to control chemical waste should be highlighted.
 - (e) Technical Circular ETWB TC (Works) No. 5/2005 provides a framework to protect natural streams/rivers from the impacts of construction works, it shall follow the guidelines and precautionary measures given in the Technical Circular as far as possible.
 - (iii) Please clarify if any construction works will be carried out.
 - (iv) Please clarify whether public sewerage system would be connected, if not, please explain.
 - (v) Please evaluate the daily volume of the sewage and wastewater would be generated.
 - (vi) Please elaborate how the sewage would be treated? Would it be stored in a storage tank at a certain volume and then tankered away by a licensed contractor on a regular basis or other treatment process would be provided, if so, please elaborate.
 - (vii) Please elaborate how the cleaning water would be treated? Would it be stored in a storage tank at a certain volume and then tankered away by a licensed contractor on a regular basis or other treatment process would be provided, if so, please elaborate.
 - (viii) Please provide the drainage plan.

- (ix) Please supplement the measures that would be taken if there are leakages of any storage tanks.
- Please evaluate if the chemicals being used for car washing would pose any adverse water quality impact.

Comments from District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. W.K. YIP; Tel: 2443 3474)

- The application site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- LandsD has grave concerns given that there are unauthorised building works and/or uses on Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239 S.H RP and 2239 RP in D.D. 104 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.
- Should planning approval be given to the planning application, the lot owner(s) will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

PLANNING DEPARTMENT 26.10.2023

城市規劃委員會

香港北角渣華道三百三十三號 北角政府合署十五樓

真 Fax: 2877 0245 / 2522 8426

話 Tel: 2231 4835

來函檔號 Your Reference:

EG26102023

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/360

九龍通州西街 1043-1045 號 通利大厦 4樓 B室 燿潁建築測量顧問有限公司 (經辦人: 林桑德)

先生/女士:

第 16 條規劃申請編號 A/YL-MP/360

你於 2023 年 10 月 26 日的來信已經收到,你撤回標題所述規劃申請一 事亦已備悉。

城市規劃委員會秘書

(吳芷茵



代行)

TOWN PLANNING BOARD

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong.

郵遞函件

CN/yt

2023年 10月 3 0日

Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

九龍通州西街 1043-1045 通刊大廈 4 樓 B 室

Room B, 4/F, Tung Lee Building, 1043-1045 Tung Chau West Street, Kln.

Tel: 2785 1012

Fax: 2785 5793

E-mail: egengcoltd@yahoo.com

2023年10月26日

本司檔案號碼: EG26102023

城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

敬啟者:

元朗米埔丈量約份第 104 約地段第 2239 號 B 分段; 第 2239 號 C 分段; 第 2239 號 D 分段; 第 2239 號 E 分段; 第 2239 號 F 分段; 第 2239 號 G 分段餘段; 第 2239 號 H 分段餘段及第 2239 號餘段

貴<u>處檔號</u>:TPB/A/YL-MP/360

2023 年 9 月 21 日我們提交的第 16 條規劃申請,由於我們提交的資料有所改動,故我們特修函申請將此次提交的規劃申請撤回此項申請,有待我們再提供更多資料再作新的申請。

燿穎建築測量顧問有限公司



林桑德 董事

副本抄送: 粉嶺, 上水及元朗規劃署

城市規劃委員會

香港北角渣華道三百三十三號 北角政府合署十五樓

傳 直 Fax: 2877 0245 / 2522 8426

雷 話 Tel: 2231 4317

來函檔號 Your Reference: EG

EG13092023

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/360

九龍通州西街 1043-1045 號 通利大廈 4 樓 B 室 燿潁建築測量顧問有限公司 (經辦人:林桑德)

先生/女士:

元朗米埔丈量約份第 104 約地段第 2239 號 B 分段、第 2239 號 C 分段、第 2239 號 D 分段、第 2239 號 E 分段、第 2239 號 F 分段、第 2239 號 G 分段餘段、第 2239 號 H 分段餘段及第 2239 號餘段第 16 條規劃申請編號 A/YL-MP/360

城市規劃委員會(下稱「城規會」)已於 2023 年 9 月 21 日收到你所提交的第 16 條規劃申請。城規會秘書處會查核你所提交的資料,而城規會可要求申請人以法定聲明或其他方式,核證申請所列明或包括的任何事項或詳情。

城規會將在暫訂於 2023 年 11 月 10 日舉行的會議上考慮這宗申請。在此期間,如對這宗申請有任何查詢,請與粉嶺、上水及元朗東規劃處趙柏謙先生聯絡(電話: 3168 4033)。

按照《城市規劃條例》,城規會稍後會公布你的申請,為期三個星期,以供公眾提出意見。此外,你的申請會上載到城規會網站(https://www.tpb.gov.hk/tc/plan_application/A_YL-MP_360.html),以及存放於規劃署規劃資料查詢處(熱線: 2231 5000; 地址: 北角渣華道 333 號北角政府合署17 樓及沙田上禾輋路 1 號沙田政府合署 14 樓),以供公眾查閱,直至城規會考慮你的申請為止。此外,城規會所收到的意見亦會在切實可行的情況下盡快存放於規劃資料查詢處,以供公眾查閱。

就考慮規劃申請而舉行的會議(進行商議的部分除外),會向公眾開放。會議議程可於會議日期的四天前在規劃資料查詢處,以及在城規會網站上查閱。供城規會在考慮你的申請時參閱的文件,會在發送給城規會委員後存放於規劃資料查詢處,以及在會議當日存放於會議轉播室,以供公眾查閱。如欲觀看會議,請在會議日期前最少一天,以電話(2231 5061)、傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk)向我們要求留座。座位會以先到先得的方式分配。

TOWN PLANNING BOARD

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

Tpdpd@pland.gov.hk

你可以在城規會考慮你的申請後,致電 2231 4810 或 2231 4835 查詢有關決定,或在會議結束後,在城規會網站上查閱決定摘要。在有關會議記錄獲通過後,城規會會向你發出止式通知。屆時如你仍未收到有關通知,請與我們聯絡。

如欲在城規會考慮你的申請前提交進一步資料,請最遲在編定的會議 日期一個星期前提交。若進一步資料不會令申請的性質出現重大改變,便 會獲城規會接受。此外,根據《城市規劃條例》第 16(2JA)條,如申請人在 指明期間以外的任何時間,就有關申請向城規會提供任何進一步資料,則 城規會不得接受該等進一步資料。詳情已於規劃指引編號 32B(https://www.tpb.gov.hk/tc/forms/Guidelines/TPB PG 32B.pdf) 第2.2段 三個星期,以供公眾提出意見。若該等資料須予公布,有關考慮你的申請 的兩個月法定期限會由收到進一步資料當日重新開始計算。為方便我們處 理你的申請,請你在每次提交推一步資料時以書面表明,倘若城規會決定 不接受進一步資料,你會否撤回申請。若你撤回申請,城規會便會停止處 理該申請,而你可提交一份包括該等進一步資料的新申請。此外,亦請你 表明,倘若進一步資料須予公布及申請的法定期限因而須重新開始計算, 你是否仍打算把進一步資料包括在申請內。若你沒有表明意願,我們會根 據城規會就進一步資料所作的決定繼續處理你的申請。詳情請參閱規劃指 引編號 32B。

如欲要求城規會延期就你的申請作出決定,請最遲在編定的會議日期前一個星期,以書面提出要求。詳情請參閱規劃指引編號 33B (https://www.tpb.gov.hk/tc/forms/Guidelines/TPB_PG_33B.pdf)。所有城規會規劃指引均可在城規會網站上查閱,亦可於北角政府合署 15 樓城規會秘書處及規劃資料查詢處索取。

請於日後的來函中註明這宗規劃申請的編號。

城市規劃委員會秘書

(郭曉峯

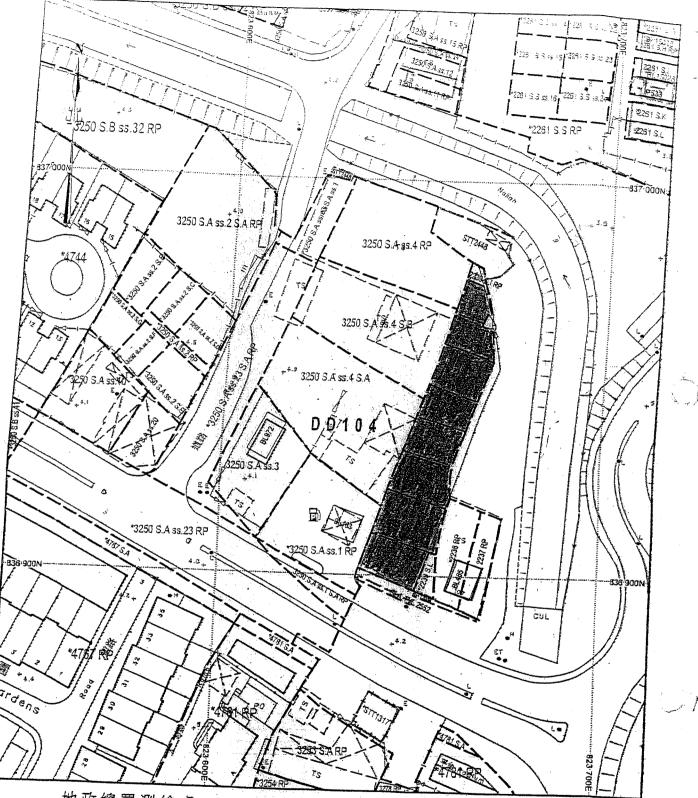


代行)

2023年 9月 2 8日

CK/cl

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000 ** metres 10 0 10 20 30 40 50 metre



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Lot Index Plan No. : LIP439624P District Survey Office : DSOYL

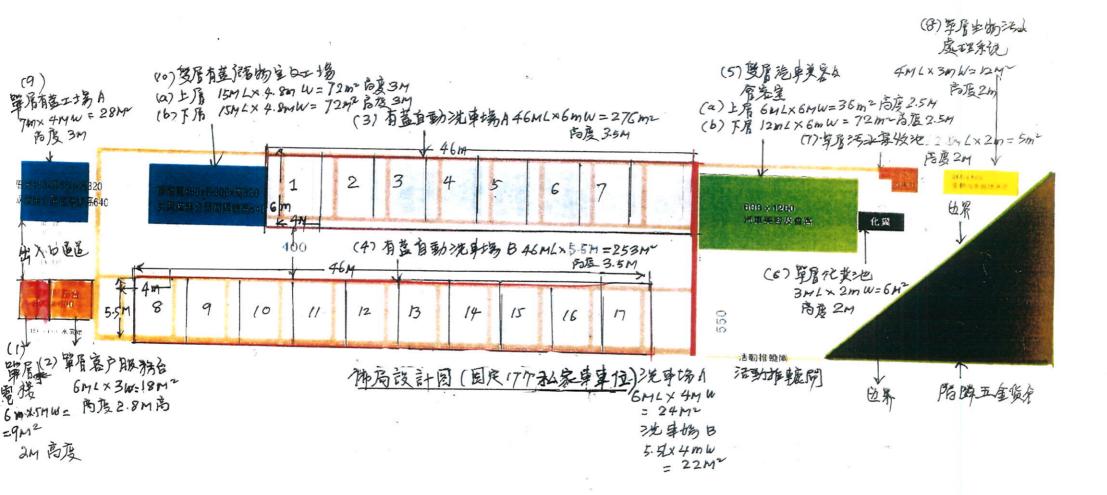
Date: 05-May-2020 Reference No.: 2-85-218

香港特別行政區政府 — 版權 新右

免責聲明

本圖則乃地段索引圖的複本,顯示地設界線的大概位置,包括根據政府證地、臨時政府證地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情况可憑藉短期通知出現或終止,因此應向有關的分區地吸專奧檢證。本圖則所示的資料必須透過實地測量予以複實。當有更佳或新的地界證據時,地段案引圖可能會被修訂而無須事先通知。 Disclaimer

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



Alex Lam and Associates Building Consultants Limited 燿穎建築測量顧問有限公司

九龍通州西街 1043-1045 通利大廈 4 樓 B 室

Room B, 4/F, Tung Lee Building, 1043-1045 Tung Chau West Street, Kln.

Tel: 2785 1012

Fax: 2785 5793

E-mail: egengcoltd@yahoo.com

構建物發展細節表

地盤面積 1070 平方米 (1070 m2)

總樓面面積 859 平方米 (859 m2)

有上蓋建築物 751 平方米 (751 m2)

- (1) 單層水電樓 1.5mx6m = 9 平方米 (9 m2), 高度 2 米 (2m)
- (2) 單層客戶服務台 3mx6m = 18 平方米 (18 m2), 高度 2.8 米 (2.8m)
- (3) 有蓋自動洗車場 A. 46mx6m = 276 平方米 (276 m2), 高度 3.5 米 (3.5m)
- (4) 有蓋自動洗車場 B. 46mx5.5m = 253 平方米 (253 m2), 高度 3.5 米 (3.5m)
- (5) 雙層汽車美容及會客室
- (a) 上層 6mx6m = 36 平方米 (36m2) 作會客室, 高度 2.5 米 (2.5m)
- (b) 下層 6mx12m = 72 平方米 (72 m2) 作會客及汽車美容室, 高度 2.5 米 (2.5m)
- (6) 單層化糞池 2mx3m=6平方米 (6 m2), 高度2米 (2m)
- (7) 單層污水集收池 2.5mx2m = 5 平方米 (5 m2), 高度 2 米 (2m)
- (8) 單層生物污水處理系統 4mx3m = 12 平方米 (12 m2), 高度 2 米 (2m)
- (9) 單層有蓋工場 A. 4mx7m = 28 平方米 (28 m2), 高度 3 米 (3m)
- (10) 雙層有蓋儲物室及工場
- (a) 上層 4.8mx15m = 72 平方米 (72 m2) 作儲物室, 高度 3 米 (3m)
- (b) 下層 4.8mx15m = 72 平方米 (72 m2) 作工場, 高度 3 米 (3m)

露天面積 319 平方米 (319 m2)

申請地點相片

































	Appendix Ia of RNTPC	
□Urgent □Return receipt □	□Expand Group □Restricted □Prevent Copy □Restricted □Prevent Copy	
寄件者: 寄件日期: 收件者: 主旨: 附件:	2024年06月05日星期三 16:53 Ryan Long Yin CHAN/PLAND Fw: Planning Application no. TPB/A/YL-MP/365 3135_240605165001_001.pdf; 3137_240605170159_001.pdf; 3136_240605170141_ 001.pdf	
類別:	Internet Email	
轉寄的郵件 寄件人: egengcoltd@yahoo.com> 收件人: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk> 傳送日期: 2024年6月5日星期三 下午04:46:44 [GMT+8] 主旨: Planning Application no. TPB/A/YL-MP/365</tpbpd@pland.gov.hk>		
Town Planning Board		
For your information.		
Alex Lam		

Tel:

Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

19 April 2024

Our Ref: 19a042024

Planning Department

Attn: Mr. Ryan Chan

TPG/FSYLE(4), FSYLE DPO

Dear Mr. Chan,

Proposed Temporary Automatic Car Washing Centre for a Period of 3 Years,
Lot 2239 S.B. 2239 S.C, 2239 S.D, 2239 S.E. 2239 S.F, 2239 S.G RP, 2239 S.H RP and
2239 RP in D.D. 104, Mai Po, Yuen Long, N.T.

Planning Application No.: A/YL-MP/365

Thank you for your email on dated to us 25/3/2024, and as advised, we had already contacted Ms. Chan Lai Mei, Jolitta of Environmental Department and learnt the requirements of Director of Environmental Protection and promised her that we will continue to keep contact and seek her comment /advice on our application.

Thank you in attention.

Alex Lam and Associates Building Consultants Limited

Lam Sun Tak, Alex

Director

Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

5 June 2024

Our Ref: 05062024

Environmental Protection

Attn: Ms. Chan Lai Mei, Jolitta

Dear Madam,

Proposed Temporary Automatic Car Washing Centre for a Period of 3 Years, Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G PR, 2239 S.H RP and 2239 RP in

D.D. 104, Mai Po, Yuen Long, New Territories

Planning Application No.: TPB/A/YL-MP/365

We refer to the comment from Director of Environmental Protection and are pleased to attach herewith additional information concerned with the sewage/effluent discharge of the proposed site. For your kind information, the site has it's own septic tank and filtration plants (please refer to our attached site plan and photos of centre) and all waste and/or rain water are stored in a underground large water tank and all absorbed and carried few days and / or weekly by a large 20 gallons waste water truck to government sewage plant (please refer to photo of the waste truck). These practices have carried out for many years and there are no dirty water discharge to nearby streams or government nullahs.

Also for your comments:

- (i) As all the discharged water are absorbed and delivered to government sewage plants, there are no water kept at the site thus we do not have tabulation of WSR within the 500m assessment area of the project site.
- (ii) As all car washing water and rain water are directed into surface water channels with metal cover and drained into a large concrete built underground water tank at the rear part of the site. The water will then pump into few large metal filtration tank filtered and then delivered by the 20 gallons heavy truck on few days and weekly basis and carried to water treatment plant at Tap Shek Kok (踏石角), TunMun, N.T

Alex Lam and Associates Building Consultants Limited

燿潁建築測量顧問有限公司

5 June 2024

Our Ref: 05062024

We hope these information would clarify our sewage/effluent discharge condition.

Thank you in attention.

Yours sincerely,

Alex Lam and Associates Building Consultants Limited

Lam \$un Tak, Alex

Director

c.c. Mr. Ryan Chan - Planning Department





























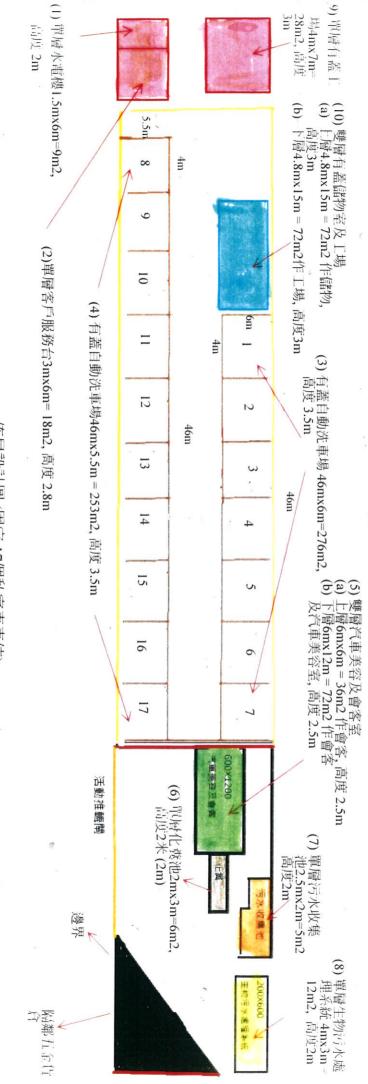




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2



佈局設計圖(固定17個私家重重价)



Alex Lam and Associates Building Consultants Limited

燿穎建築測量顧問有限公司

19 April 2024

Our Ref: 19b042024

Planning Department

Attn: Mr. Ryan Chan

TPG/FSYLE(4), FSYLE DPO

Dear Mr. Chan,

Proposed Temporary Automatic Car Washing Centre for a Period of 3 Years,
Lot 2239 S.B. 2239 S.C, 2239 S.D, 2239 S.E. 2239 S.F, 2239 S.G RP, 2239 S.H RP and
2239 RP in D.D. 104, Mai Po, Yuen Long, N.T.

Planning Application No.: A/YL-MP/365

We refer for your email dated to us on 25/3/2024 and noted the comment from Yuen Long Lands Department. We had consulted Mr. Yip Wai Ki District Lands Officer and as advised by him, if our planning application is approved by your department, we will ask our landowners to apply for a Short Term Waiver to permit the unauthorized structures erected within our private lots and subject to terms and conditions to pay the waiver fee and administrative fee by Land Department.

Thank you in attention.

Alex Lam and Associates Building Consultants Limited

Lam Sun Tak, Alex

Director

Appendix Ib of RNTPC Paper No. A/YL-MP/365

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

Jane Ching Kei LAU/PLAND

寄件者:

寄件日期: 2024年10月02日星期三 18:06

收件者: tpbpd/PLAND

副本: Jane Ching Kei LAU/PLAND

主旨: TPB/A/YL-MP/365

附件: 3313_241002182427_001.pdf

類別: Internet Email

Town Planning Board

Dear Sir / Madam,

For your kind information.

Alex Lam and Associates Building Consultants Limited 燿潁建築測量顧問有限公司

2024年9月30日

本司檔案號碼: 02102024a

城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

敬啟者:

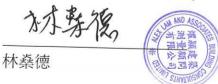
<u> 規劃署申請編號: TPB/A/YL-MP/365</u>

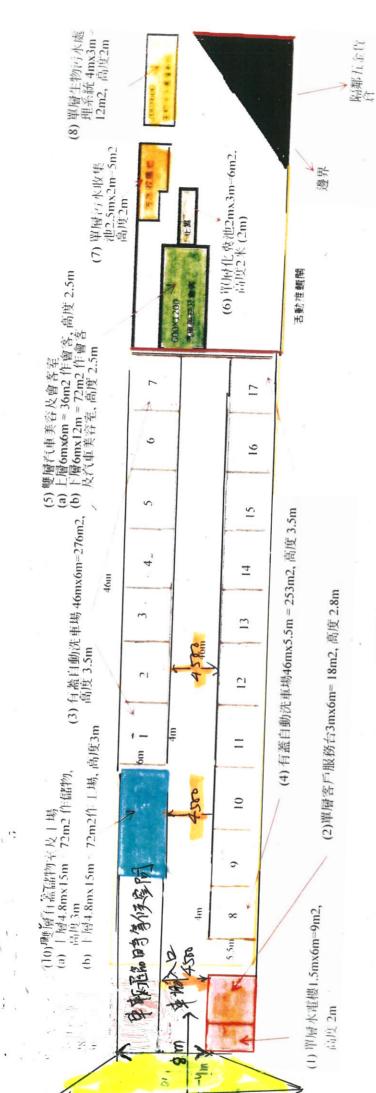
就 TPB/A/YL-MP/365 錦繡花園自動洗車場, 我們有以下運輸署補充資料:

- 1. 洗車場拉閘口 8m 闊。
- 2. 行車通道 4.5m 闊。
- 3. 出入口通道視線對錦繡花園大道交通不受影響。
- 4. 申請地點即錦繡花園大道最少有8m 距離。
- 5. 這次申請的單層水電樓及客戶服務台與前申請 294 一樣。
- 6. 洗車場入口不再需要一個單層車場工場,其他所有建築物及 17 個車位與先前申請編號 294 皆一樣,沒有改變,車輛進出錦繡花園大道的視線不會受影響。
- 7. 後邊雙層汽車美容及會客室即圖中綠色建築物亦無改變沒有更改的。
- 8. 編號 TPB/A/YL-MP/294 汽車廻旋處車輛進出方向與編號 TPB/A/YL-MP365 是一切照舊的:17 個洗車位中間闊度為 4.5m, 我們亦加回去。
- 9. 汽車美容屋內洗車及美容皆為私家車。
- 10. 車輛臨時等候空間能夠確保進錦繡花園大道的交通不受影響。

請參考附上編號圖則及相片, 如需補充資料, 請繼續指示我們。

燿潁建築測量顧問有限公司





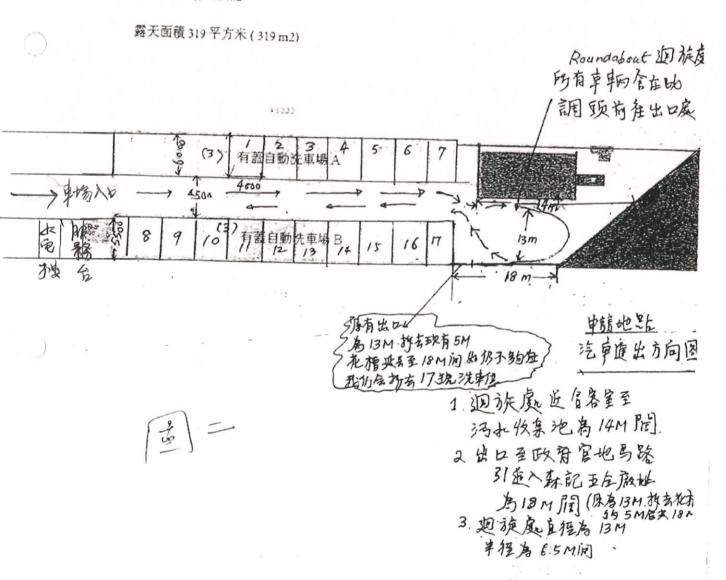
佈局設計圖 (固定 17個私家重重位)

北当三領 1070千 すれ (.670 m2) 擬議有上蓋建築約 751平 方木 (751 m2)

- (1) 水電樓1.5mxtm=9平方米(9m2)
- (2) 客戶服務台 3mx6m = [8 平方米 (18 m2)
- (3) 有蓋自動洗車場 A 46mx6m = 276 平方米 (276 m2)

車場 B 46mx3.5m = 253 平方米 (253 m2)

- (4) 汽車美容及會客 6m12m = 72 平方米 (72 m2)
- (5) 化糞池 6 m2; 污水集收池 5 m2; 生物處污水系統 12 m2
- (6) 有蓋工場 100 m2

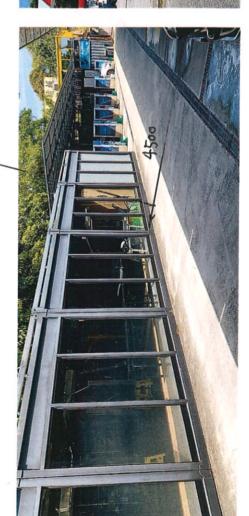




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(张東坞入安恒 2加海 沈事地入車位之加海









温如图四











Jane Ching Kei LAU/PLAND			
寄件者:	Phoebe Hiu Ching TSUI/PLAND		
寄件日期:	2024年10月03日星期四 10:01		
收件者:	Jane Ching Kei LAU/PLAND		
主旨:	Fw: Application for AYL-MP365		
附件:	AYL-MP365.pdf		
郵件標幟:	·····································		

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

From: tpbpd/PLAND <tpbpd@pland.gov.hk> Sent: Thursday, October 3, 2024 9:46 AM

To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>

Cc: Phoebe Hiu Ching TSUI/PLAND <phctsui@pland.gov.hk>

已標幟

Subject: Fw: Application for AYL-MP365

From:

標幟狀態:

Sent: Wednesday, October 2, 2024 8:22 PM To: tpbpd/PLAND < tpbpd@pland.gov.hk > Subject: Application for AYL-MP365

Dear Sir,

For your kind pursual

Best Regards

Architectural Design

Building Maintenance Licensing Service Property Valuation

MBIS/MWIS

Expert Witness



屋宇維修

師測量

牌照事務

Your Ref.: A/YL-MP/365

Our Ref. : A/YL-MP/365/001

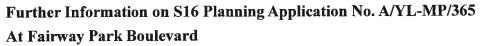
Planning Department District Planning Branch New Territories District Planning Division Fanling, Sheung Shui & Yuen Long East **District Planning Office**

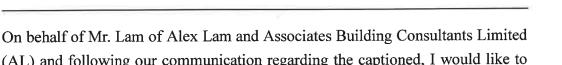
Unit 2202, 22/F CDW Building, 388 Castle Peak Road, Tsuen Wan, N.T.

28th August 2024 (by Fax & by Hand)

HKSAB OIL

Attn: Mr. Ryan Chan Dear Sirs/Madam,





- (AL) and following our communication regarding the captioned, I would like to have the following advice in response to your email dated 19th June 2024:-
- As confirmed by Mr. Lam and according to my site inspection recently, no 1. construction works affecting existing car washing, surface rainwater, soil & waste water drainage system would be carried out under the current planning application. Entire drainage and water treatment system adopted in previously approved S16 application no. A/YL-MP/365 would remain unchanged for this application.
- Secondly, there are separate collection/treatment systems for sewage and 2. surface run-off. For sewage water, it is being channeled to septic tank and soak away pit which should be desludged properly and regularly in accordance with ProPECC PN1/23. For surface run-off and car washing water, they will be directed into covered channels and drained into a large concrete-built underground water rank at the rear part of the site. The water will then be pumped into few large metal filtration tank, filtered and then delivered by 20,000 liter vacuum sewage truck on few days and weekly basis and transported to water treatment plant at Tap Shek Kok for proper disposal; and

Project Management

Building Maintenance Licensing Service Property Valuation

MBIS/MWIS

Expert Witness



倫 建 築 師 測 量 師 有

The septic tank with a soakaway pit connected with it will be used to handle 3. domestic sewage only.

Photos record of the above-mentioned existing septic tank and soakaway pit are enclosed in Appendix A for your easy reference.

Please be noted that an authorization letter will be submitted by Alex Lam and Associates Building Consultants Limited under separated cover for your downstream processing.

Should you have further queries, please feel free to contact at your convenience.

Yours faithfully,

For and on behalf of C&L architects & surveyors ltd.



Authorized Signature

Encl.

c.c.- Client (w/encl.)

Architectural Design Project Management

Building Maintenance Licensing Service Condition Survey Property Valuation MBIS/MWIS Expert Wilness



朱倫建築師測量師有限公司

Appendix A – Photos Record of Existing Septic Tank and Soakaway Pit







