

2023年 4月 26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。

This document is received on 26 APR 2023.
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

2300939 6/4 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-NSW/315
	Date Received 收到日期	26 APR 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)

汽車文化發展有限公司 Cars Culture Development 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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)	元朗青山公路-元朗段丈量約份第115約地段第725號(部分)、第726號(部分)、第727號餘段(部分)、第729號、第730號、第731號(部分)、第758號(部分)、第759號(部分)、第760號(部分)、第774號A分段(部分)、第774號B分段及第775號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,260 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途 Undetermined
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

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

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

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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 29/03/2023 (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 06/04/2023 (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	Proposed Temporary Eating Place, Shop and Services(Sales of Private Car) 臨時食肆、商店及服務行業(私家車銷售) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule</u> 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,800sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,680sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,260sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,260sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... Please refer to list of Structures	
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	10
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間																															
星期一至日早上9時至下午7時，包括公眾假期。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從元朗東成里路轉入</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>在申請地點做好排水工程</p> <p>.....</p> <p>不會砍伐樹木</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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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



Date 日期

06/04/2023

..... (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畫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	Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.
Site area 地盤面積	3,480 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
Zoning 地帶	未決定用途 Undetermined
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place, Shop and Services(Sales of Private Car) 臨時食肆、商店及服務行業(私家車銷售)

(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	2,260 <input checked="" type="checkbox"/> Not more than 不多於	0.649 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	48.3 %		<input checked="" 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	10	
	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)	10 0 0 0 0 0	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1	
	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)	0 0 1 0 0 0	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site plan, Location Plan with vehicular access</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>
<u>List Of Structure</u>		
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。

Proposed Temporary Eating Place, Shop and Services(Sales of Private Car)
for a Period of 3 Years at Lots 725(Part),726(Part), 727 R.P(Part), 729, 730, 731(Part),
758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part)
in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

List of Structures

Structure No.	Usage	Area (m ²)	No. of Storeys	GFA (m ²)	Proposed Height (m)
1	Eating Place	250	1	250	Not Exceeding 5 m
2	Eating Place	270	1	270	Not Exceeding 5 m
3	Shop and Site Office	120	1	120	Not Exceeding 5 m
4	Indoor Vehicle Showroom and Reception	310	2	620	Not Exceeding 8 m
5	Shop (Sales of vehicles)	270	2	540	Not Exceeding 8 m
6	Shop and Vehicle Customer Service Centre	460	1	460	Not Exceeding 5 m
Total		1,680		2,260	

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗青山公路-元朗段丈量約份第 115 約地段第 725 號(部分)、第 726 號
(部分)、第 727 號餘段(部分)、第 729 號、第 730 號、第 731 號(部分)、第
758 號(部分)、第 759 號(部分)、第 760 號(部分)、
第 774 號 A 分段(部分)、第 774 號 B 分段及第 775 號(部分)

擬議臨時食肆、商店及服務行業(私家車銷售)

(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗青山公路-元朗段丈量約份第 115 約地段第 725 號(部分)、第 726 號(部分)、第 727 號餘段(部分)、第 729 號、第 730 號、第 731 號(部分)、第 758 號(部分)、第 759 號(部分)、第 760 號(部分)、第 774 號 A 分段(部分)、第 774 號 B 分段及第 775 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時食肆、商店及服務行業(私家車銷售)。
2. 申請地點位於元朗東成里路，在《南生圍分區計劃大綱圖 S/YL-NSW/8》上劃為「未決定用途」用途。
3. 申請地盤面積為約 3,480 平方米，總數面面積為 2,260 平方米，上蓋覆蓋面積為 1,680 平方米，露天地方面積為 1,800 平方米，上蓋覆蓋率為 48.3%。
4. 申請地點將設有 6 個構築物，總樓面面積合共約 2,260 平方米。
附件的構築物清單已清楚列明每個構築物的用途、面積、層數及高度。
5. 擬議發展的臨時食肆、商店及服務行業主要用作私家車銷售及附屬設施。
6. 申請地點亦涉及 10 個私家車訪客泊車位，供客人使用。
7. 申請地點亦涉及 1 個輕型貨車臨時上落貨車位，供送貨司機使用。
8. 申請地點可經元朗東成里路前往，擬議發展的營運時間為每天上午九時正至下午七時正，包括星期日及公眾假期。

申請原因

1. 申請地點位於元朗東成里路，並在《南生圍分區計劃大綱圖 S/YL-NSW/8》上劃為「未決定用途」。
2. 申請地點涉及之前一個已批出的規劃申請：A/YL-NSW/286（臨時商店及服務行業（私家車銷售）），當時的申請人和申請地點的租約已在 2022 年到期，所以沒有經營相關業務，本申請人是申請地點的新租客，所以重新向城市規劃委員會申請為期三年的規劃許可作臨時食肆、商店及服務行業（私家車銷售）用途。
3. 擬議發展的營業時間為星期一至日早上 9 時至下午 7 時，包括公眾假期。
4. 擬議發展的性質、形式及佈局與申請地點周邊的環境協調。
5. 擬議發展只是臨時三年的性質，不會影響城規會對該未決定用途的地帶作長遠規劃意向。
6. 城市規劃委員會曾批准申請地點附近的土地（同樣也是南生圍分區計劃大綱圖的未決定用途地帶）作臨時商店及服務行業的規劃申請，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
7. 申請人不會破壞天然環境，不會砍伐樹木，並已提交排水建議、交通流量報告及環境舒緩措施等供有關政府部門參考，不會為周圍帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期不超過三年的臨時食肆、商店及服務行業（私家車銷售）。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及多個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的商店入口

申請地點可由青山公路元朗段經元朗東成里路前往，該道路的闊度約 3.5-4 米，足夠讓私家車行駛，沿路亦設有避車處。而申請地點的入口設有約 8 米闊的大閘讓車輛駛進，附件 1 為該鄉村地區道路的照片。

3. 商店內的泊車安排

申請用途提供 10 個私家車的訪客車位及設 1 個輕型貨車上落車位。

4. 公共交通工具

申請地點交通便利，距離青山公路元朗段約 100 米的距離，而青山公路元朗段設有小巴及巴士站。

九巴路線：54、64K、68、68E、68F、76K、77K、N269 及 N368；

專線小巴路線：36、37、38、71、72、75、76、601、602、603、608

及 609B。訪客及職員可乘坐以上的交通工具到達青山公路元朗段，然後步行約 2-3 分鐘即能到達商店，交通方便。

5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期	
		訪客車輛 (私家車)	
		進入(輛)	離開(輛)
各個時段	09:00 – 10:00	3	3
	10:00 - 17:00	6	6
	17:00 – 19:00	1	1
合計		10	10

時段		星期一至星期日，包括公眾假期	
		臨時上落貨車輛 (5.5 噸輕型貨車)	
		進入(輛)	離開(輛)
各個時段	09:00 – 10:00	1	0
	10:00 - 17:00	0	1
	17:00 – 19:00	0	0
合計		1	1

6. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

7. 空氣方面

申請地點是一個臨時服務性行業的商店，不會導致任何空氣污染。

8. 噪音方面

申請地點是一個臨時服務性行業的食肆及商店，主要都是職員和客人說話的聲音，不會導致噪音污染。

9. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

10. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

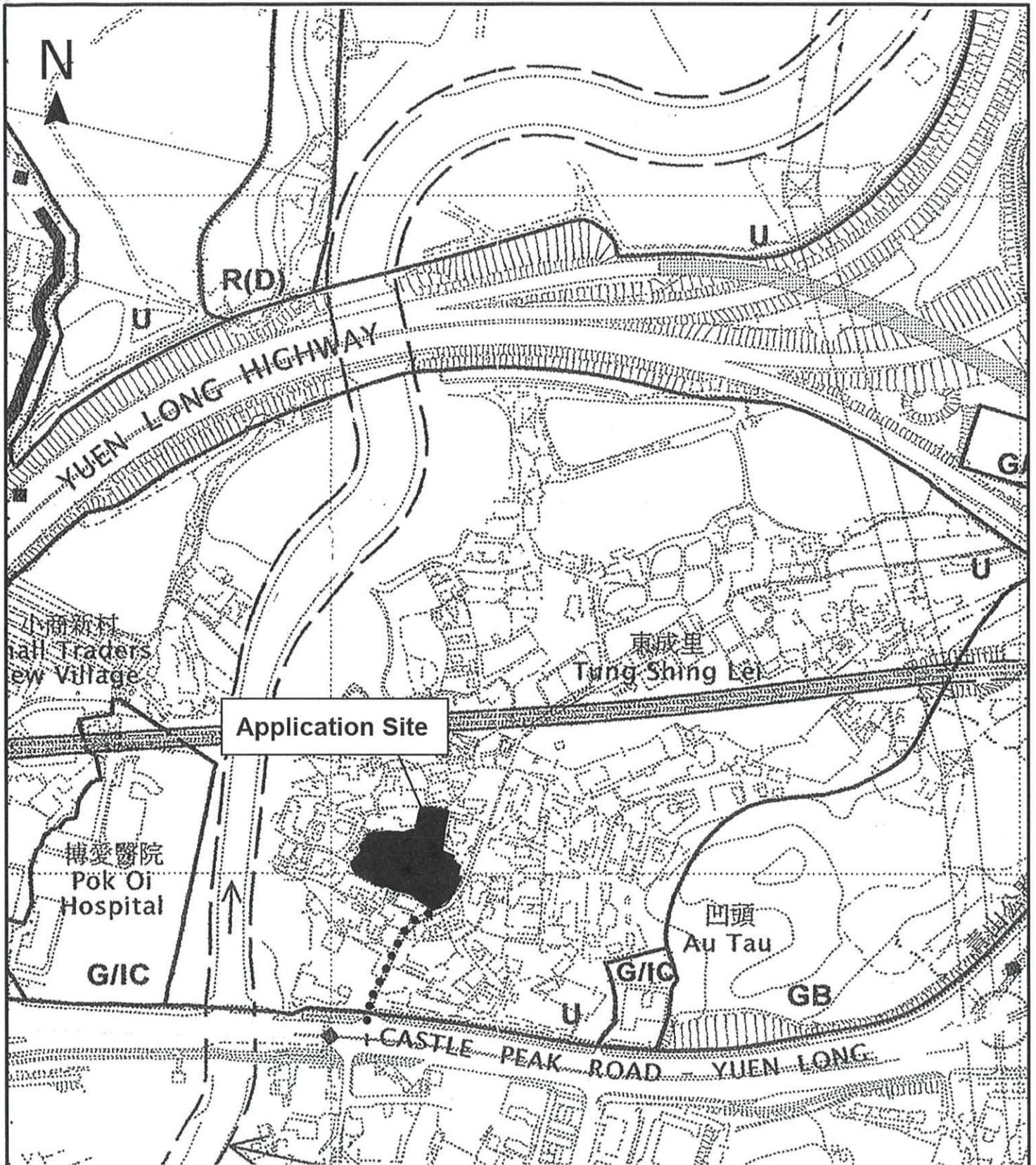
11. 消防方面

申請人會將按照消防處的指引和要求安裝消防裝置。

12. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，懇請城市規劃委員會寬大批准新界元朗青山公路以上地段作為期不超過三年的臨時食肆、商店及服務行業(私家車銷售)。



Project 項目名稱

Proposed Temporary Eating Place, Shop and Services(Sales of Private Cars) for a Period of 3 Years at Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan



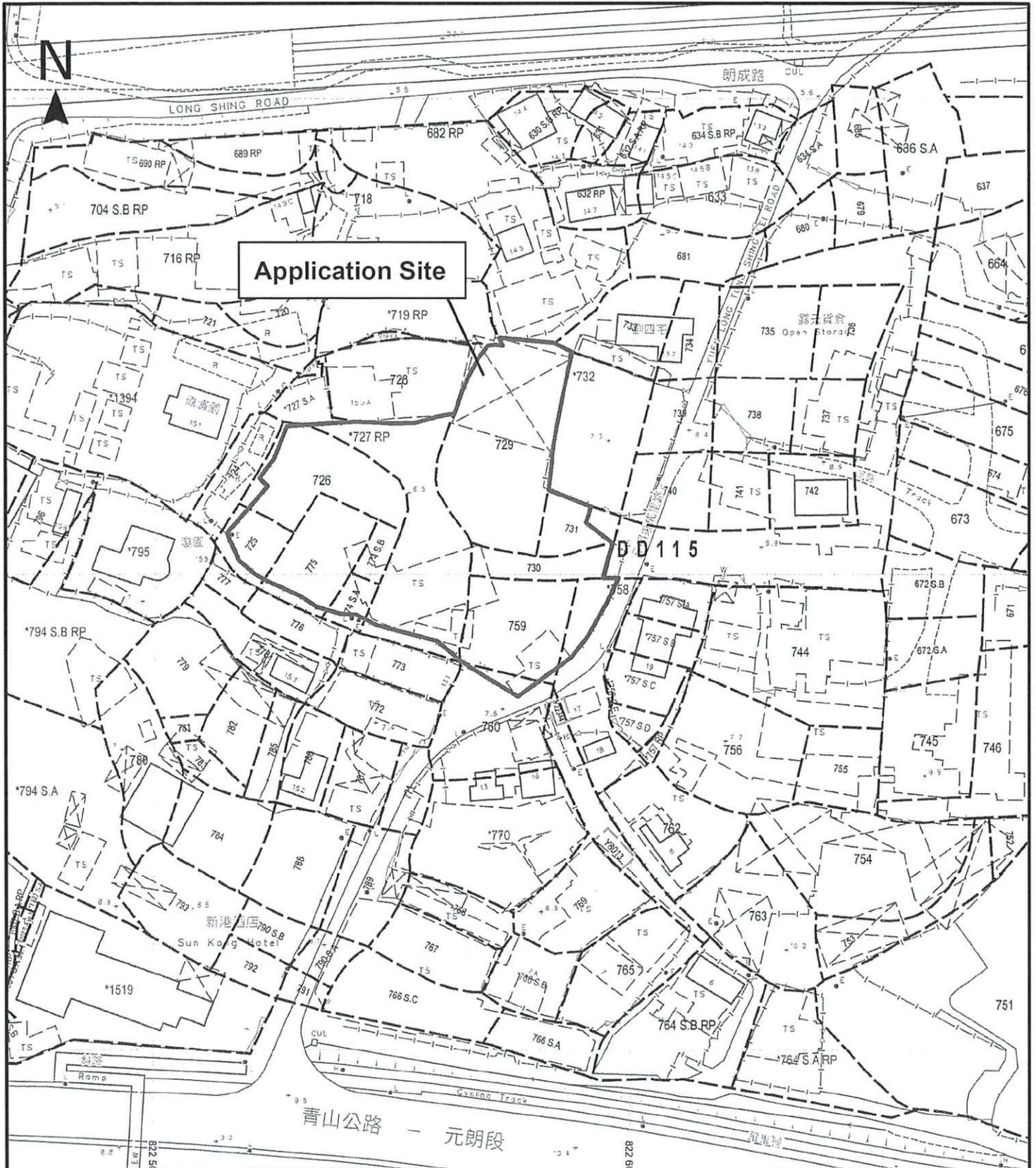
Drawing No. 圖號

20230421

Remarks 備註:

- Vehicular access leading from Yuen Long Tung Shing Lei Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Eating Place, Shop and Services(Sales of Private Cars) for a Period of 3 Years at Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

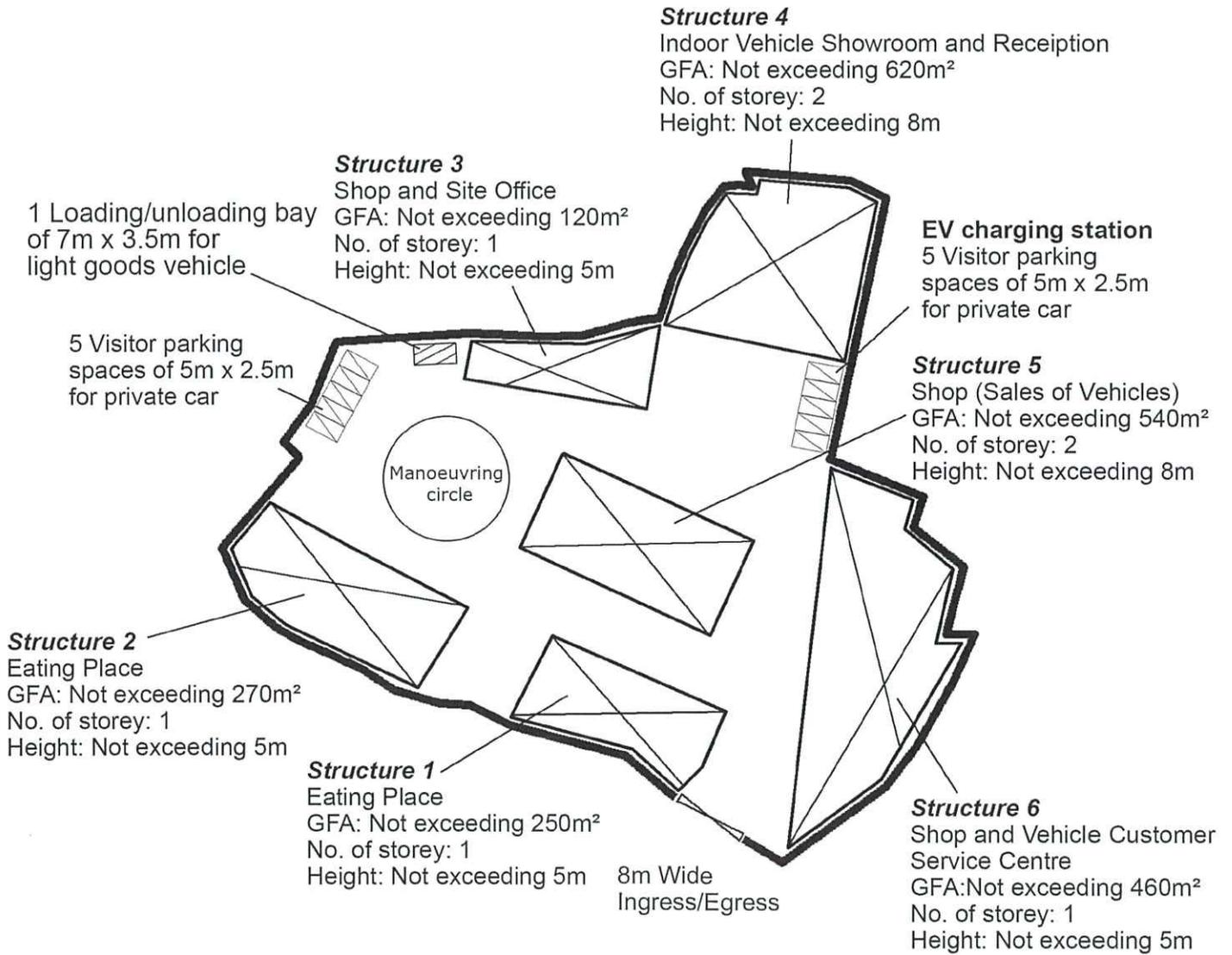
Drawing No. 圖號:

20230420



Remarks 備註:

Scale 比例:



<p>Project 項目名稱: Proposed Temporary Eating Place, Shop and Services(Sales of Private Cars) for a Period of 3 Years at Lots 725(Part), 726(Part), 727 R.P(Part), 729, 730, 731(Part), 758(Part), 759(Part), 760(Part), 774 S.A(Part), 774 S.B and 775(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long, N.T.</p>	<p>Drawing Title 圖紙標題: Proposed Layout Plan</p> <p>Drawing No. 圖號: 20230420</p>		<p>Remarks 備註:</p> <ul style="list-style-type: none"> Private car Light goods vehicle <p>Scale 比例:</p>
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Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&public g



A/YL-NSW/315-補充資料

19/06/2023 16:28

From: Chong Hermose <
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: [REDACTED]
File Ref:

2 attachments



0. Responses to Departmental Comments.pdf DD115_759_Initial_D_Swept_Path_20230619.pdf

城規會/規劃處：

有關規劃許可：A/YL-NSW/315

現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-NSW/315

Table A: Responses to Departmental Comments (dated 15.06.2023 and 18.6.2023)

	Departmental Comments	Responses
	Transport Department	
(a)	The applicant should provide a swept path analysis. The plan should be revised.	<p>Please see the attachment.</p> <p>The dimension of the car is private cars with size 5x2.5m.</p> <p>The applicant ensures that there is no heavy vehicle will enter the application site.</p>

	Departmental Comments	Responses
	District Planning Officer/ Fanling Sheung Shui and Yuen Long East, PlanD	
(a)	The applicant should clarify whether there will be any workshop activities at the application site.	There is no workshop activities at the application site.

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
A/YL-NSW/286 *	Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	30.4.2021 (<i>RNTPC</i>) (Revoked on 30.10.2022)

*denotes permission revoked

**Similar s.16 Applications within the same “Undetermined” Zone
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
A/YL-NSW/278	Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years	26.6.2020 (RNTPC)
A/YL-NSW/283	Proposed Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels for a Period of 3 Years	5.2.2021 (RNTPC)
A/YL-NSW/285*	Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years	26.2.2021 (RNTPC) (Revoked on 26.8.2022)
A/YL-NSW/296	Temporary Shop and Services (Sales of Hardware Accessories) for a Period of 3 Years	20.5.2022 (RNTPC)
A/YL-NSW/304	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Car) for a Period of 3 Years	25.11.2022 (RNTPC)

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots 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.
- (b) Should planning approval be given to the subject planning application, ~~the Short Term Waivers (STWs) holder will need to apply to his office for modification of the STW conditions where appropriate~~ *the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any.* Given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.

2. Traffic

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

- (a) She has no adverse comment from traffic engineering point of view.
- (b) Advisory comments as detailed in **Appendix IV**.

3. Fire Services

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.
- (b) Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, conditions should be stipulated in the

approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Landscaping

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

- (a) She has no objection to the application from landscape planning perspective.
- (b) Based on the aerial photo of 2022, the Site is located in a rural landscape character comprising of temporary structures, vacant land, vehicular parking area and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character.
- (c) According to site photos taken in May 2023, the Site is fenced off and vacant. Few existing trees of common species are observed within the southern and western site boundary. The applicant stated that no tree felling is involved and the existing trees will be maintained. Significant adverse landscape impact arising from the proposed use is not anticipated.
- (d) Advisory comments as detailed in **Appendix IV**.

6. Others

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Electrical and Mechanical Services (DEMS);
- Director of Food and Environmental Hygiene (DFEH);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the development under application. It does not condone any other development currently exists on the application site (the Site) which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development not covered by the permission.
- (b) 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 Waivers (STWs) holder will need to apply to his office for modification of the STW conditions where appropriate~~ ***the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any;*** and
 - 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 will be approved. If such application 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.
- (c) to note the comments of the Commissioner of Transport (C for T) that the local access between Castle Peak Road – Yuen Long and the Site is not managed by the Transport Department.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- Yuen Long Tung Shing Lei Road is not maintained by HyD;
 - the proposed access arrangement of the Site from Castle Peak Road – Yuen Long should be commented and approved by Transport Department;
 - HyD shall not responsible for the maintenance of any access connecting the application site and Castle Peak Road – Yuen Long; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP.
- (f) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- the layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy;

- the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - licensing requirement would be formulated upon receipt of formal application via the licensing authority; and
 - the applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service 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 (CTP/UD&L, PlanD) that:
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease; and
 - application for any tree works should be submitted direct to relevant authority(ies) for approval.
- (h) 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 Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Building 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 the Building Department 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator 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 the building plan submission stage.
- (i) to note the comments of the Electrical and Mechanical Services (DEMS) that:
- the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site; and
 - the applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department’s facilities will be affected;
 - proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
 - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical

entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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

230511-184655-42556

提交限期**Deadline for submission:**

27/05/2023

提交日期及時間**Date and time of submission:**

11/05/2023 18:46:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NSW/315

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kenny Luk

意見詳情**Details of the Comment :**

反正土地也是會被使用的，這個似乎比較那些工廠、物流、或廢物回收場等等，對環境衛生以至噪音較好。

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

230522-131036-75886

提交限期**Deadline for submission:**

27/05/2023

提交日期及時間**Date and time of submission:**

22/05/2023 13:10:36

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NSW/315

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Seto

意見詳情**Details of the Comment :**

本人絕對贊同此項申請，理由：一、能活化東成里多年還不能決定用途地帶起積極作用。二、臨時用途申請人已投入百多萬資金租用土地，是對土地擁有人投下信心一票，對私有財產發展權的確立。三、推動社會建設與進步。

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



A/YL-NSW/315 DD 115 Castle Peak Road - Yuen Long Section
25/05/2023 03:47

From: [Redacted]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-NSW/315

Lots 725 (Part), 726 (Part), 727 RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A (Part), 774 S.B and 775 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section

Site area: About 3,480sq.m

Zoning: "Undetermined"

Applied use: Eating Place / Shop and Services (Sales of Private Cars / 11 Vehicle Parking

Dear TPB Members,

286 approved 30 April 2021

REVOKED ON 30.10.2022:

As the applicant had failed to comply with conditions (b), (c), (e) & (f) satisfactorily by 30.10.2022, the planning permission for the subject application had already been revoked on the same date.

Drainage and Fire. Efficient drainage is an essential component for an eating place, that is if any lessons are to be taken from three years of stringent Covid lockdowns

Just yesterday a fireman was injured in a fight to douse a fire that raged for hours in a garage. The impact on the health of those living and working nearby due to smoke inhalation certainly extensive.

Yet failure to fulfill conditions like this are ignored. Applicants just file a fresh application and good to go for another three years.

THE EXTENT OF HYPOCRISY WITH REGARD TO RULE OF LAW IS SHOCKING.

Approval is effectively an endorsement of failure to operate a business within the guidelines.

Mary Mulvihill