

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-NSW/294	Proposed Temporary Agricultural Use (Farming with Ancillary Store Rooms and Staff Rest Rooms) for a Period of Three Years	24.12.2021 (revoked on 24.6.2022)

**Similar s.16 Applications within the same “U” Zone in the Vicinity of the Application
Site in the Past Five Years**

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-NSW/291	Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of Three Years	10.9.2021
A/YL-NSW/333	Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of Three Years	20.9.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots 614 RP, 615 RP, 616 RP, 617 RP, 618, 619 and 620 RP in D.D. 115 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- no permission is given for occupation of GL (about 10m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- there is unauthorized structure and uses on Lots 615 RP, 616 RP, 617 RP, 618, 619 and 620 RP in D.D. 115. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

- no in principle objection to the application from highway maintenance perspective; and
- advisory comments are in **Appendix IV**.

3. **Drainage**

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services; and
- advisory comments are in **Appendix IV**.

5. **Environmental**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no substantiated environmental complaint concerning the Site received by the Environmental Protection Department in the past three years; and
- advisory comments are in **Appendix IV**.

6. **Building Matter**

Comments of the Chief Building Surveyor/New Territories West, Building Department:

- no objection to the application;
- no record of approval granted by the Building Authority (BA) for the existing structure at the application site;
- six 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 application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- advisory comments are in **Appendix IV**.

7. **Landscape**

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

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a miscellaneous rural fringe landscape character comprising of roads, temporary structures, river channel and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- based on DPO's site photos taken in November 2024, the Site is covered by wild grasses and some temporary structures are observed within the Site. No significant landscape resources is identified. Significant adverse impact on existing landscape resources is not anticipated; and
- advisory comments are in **Appendix IV**.

8. **Other Departments**

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

- Head of Civil Engineering Office, Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Chief Engineer/Railway Development 1-1, HyD;
- Director of Housing;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) at the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - it is noticed that staff resting rooms were proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the subject planning application, this office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Long Fai Road. Presumably, the relevant department will provide comments to you, if any;
 - if proposed vehicular access is approved by the Transport Department (TD) and relevant departments, the applicant should ensure the run-in/out at Long Fai Road is

constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. The applicant should also submit the details of road modification works, including modification of street furniture and road drainage, at Long Fai Road for TD and HyD review. No modification works should be implemented unless approval on the modification proposal was obtained from TD and HyD; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (g) to note the comments of the Director of Fire Services that:
- if the proposed structures are 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; and
 - modified hose reel system, manual fire alarm, exit sign and emergency lighting should be provided for the greenhouse (same as the form of shed) of area over 230m²;
- (h) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department;
 - the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - the applicant is advised to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
 - the applicant is advised to meet the statutory requirements under relevant environmental legislation;
- (i) 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;
- (j) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that:
- the Site is within or close to the railway protection boundary of the Tuen Ma Line which has been fully commissioned; and
 - the applicant is advised to make reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered

Geotechnical Engineers (PNAP) APP-24, and consult MTR Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railways;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the 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 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;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary building 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;
- (l) to note the comments of the Director of Housing that the Site falls within the Study Area of the Site Formation and Infrastructure Works for Housing Developments at Tung Shing Lei, Au Tau, Kam Tin North and Yuen Long Tai Yuk Road, Yuen Long - Feasibility Study (Agreement No. CE55/2020(CE)) currently undertaken by Civil Engineering and Development Department; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, 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 Site. They should also be 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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-11-29 星期五 03:16:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/336 DD 115 Nam Sang Wai, near Pok Oi

A/YL-NSW/336

Lots 614 RP, 615 RP, 616 RP, 617 RP, 618 (Part), 619 and 620 RP (Part) and adjoining Government Land in D.D. 115, Nam Sang Wai

Site area: About 3,100sq.m Includes Government Land of about 10sq.m

Zoning: "Undetermined"

Applied use: Greenhouse / 1 Vehicle Parking

Dear TPB Members,

Application 294 for similar use was approved on 24 Dec 2021 but revoked on 24 June 2022, a very short span in comparison to most operations.

As well as failure to fulfil drainage and fire conditions, the run in and out appears to be the reason for the swift action.

The lots are adjacent to the housing project so members must ensure that the application is not a cover up for brownfield use that would impact both security and the local environment.

No details provided and the justification cannot be copied into Google Translate.

Mary Mulvihill

劉汝琛律師行
Y. S. LAU & PARTNERS
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

105993

2

Please reply to our: ☒ Main Office / ☐ Branch

Our Ref.: YSL/2024/MIS(5)

Your Ref.: A/YL-NSW/336

Date: 28th November 2024

Town Planning Board,
15/F North Point Government Office,
333 Java Road, North Point,
Hong Kong

By Post & By Fax: 2877 0245

Dear Sirs,

Re: Application No. A/YL-NSW/336 (the “Application”)

Introduction

1. We act for the Lau Family (the “**Lau Family**”), being the descendants of the late Lau Wai Chau, the founder of the Tung Shing Lane Village (the “**Village**”).
2. We refer to the subject Application. We are given to understand that the application concerns plots of land known as Lots 614 RP, 615 RP, 616 RP, 617 RP, 618 (Part), 619 and 620 RP (Part) and adjoining Government Land in D.D. 115, Nam Sang Wai, Yuen Long (the “**Subject Land**”). We understand that the Applicant is seeking to build a temporary green house with ancillary store room and staff rest rooms on the Subject Land. We are instructed to set out the Lau Family’s representations hereinbelow.

Locus Standi

3. By way of background, we are instructed that, since the early 1930s, the Lau Family has been, and to date remains to be, one of the major landowners in the Village. They have built up strong roots in the area. To this date, various members of the Lau Family still reside in the Village. For the others who no longer reside there, they would spend time in the Village from time to time. For these reasons the Lau Family has *locus* to make representations and we submit that their *bona fide* concerns should be given full weight.
4. For reasons given below, the Lau Family invites the Town Planning Board to reject the Application.

PRINCIPALS

Lau Yue Sum LL.B (Hons)
Lung Man On LL.B (Hons)
Li Chun Tak CIAB, CIMA

劉汝琛律師#
龍文安律師#
李駿德律師#

CONSULTANTS

Yau Man Fai LL.B (Hons)
Lee Kwong Yiu Philip BBA, ACI Arb
Chan Suk Kam Ida CPA, HKACG

游文輝律師
李廣耀律師**
陳淑琴律師

ASSISTANT SOLICITORS

Lay Lee Wai LL.B (Hons), CIAB
Wong Wai Ching LL.B (Hons)

賴莉慧律師
王煒澄律師

* China-Appointed Attesting Officer 中國委託公証人

Civil Celebrants of Marriages 婚姻監禮人

劉 汝 琛 律 師 行
Y. S. LAU & PARTNERS
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/2024/MIS(5)

Your Ref.: A/YL-NSW/336

Date: 28th November 2024

Continuation Sheet 2

Ground 1: Incompatibility of the Development with the Locality

5. Ever since the foundation of the Village, it was all along used as a low-density residential area consisting of village houses. This has remained to be the case to date. Throughout the last 80 years, there has been no major business activities in the Village.
6. Given so, we do not believe that the Application is consistent with the locality. It would introduce much traffic, noise and uncertainty to the area.

Ground 2: Lack of Overall Town Planning

7. It is also clear from the Application that it only concerns one discrete plot of land in an entire area which remains undeveloped.
8. We submit that it would not be conducive for the Town Planning Board to approve the Application on a piece-meal basis, singling out a relatively small piece of land (about 3,100 square meters) without regard to the entire locality.
9. Instead, should the Town Planning Board consider it fit, it should conduct a wholesale review of the entire planning before granting specific planning permissions.

Ground 3: Traffic & Safety Concerns

10. We are instructed that there is insufficient traffic support for the Subject Land. As can be seen from the Site Plan prepared based on Survey Sheets No. 6-NE-6A, 6C, 6-NW-10B & 10D and submitted with the Application, it appears that the Subject Land is connected only to a small road known as Long Fai Road. Long Fai Road in turn relies on the same narrow access road as the Village in general.
11. In addition, the increased traffic would also pose a significant risk to pedestrians. We note also that the Applicant has neither submitted any traffic impact assessment on vehicles or on pedestrians in support of the Application.

Ground 4: Infrastructure Concerns

12. Last but not least, the Lau Family also has huge doubts as to whether the current infrastructure can support the new developments as contemplated under the Application.

劉 汝 琛 律 師 行
Y. S. LAU & PARTNERS
SOLICITORS, AGENT FOR TRADEMARKS & PATENTS

Our Ref.: YSL/2024/MIS(5)

Your Ref.: A/YL-NSW/336

Date: 28th November 2024

Continuation Sheet 3

13. To be specific, we are instructed that some matters that have caused serious concerns on the Lau Family's part include:

- (a) Whether water / electricity and other utility supplies would be sufficient. If no, what measure would be introduced to improve such.
- (b) Whether the existing sewage treatment / drainage system would be adequate. If no, what measures would be introduced to improve such.
- (c) Whether there are sufficient telephone and/or internet connection, given that internet connection in the area had consistently been poor.
- (d) Whether there would be any impediments to the existing (limited) access to emergency services such as Fire Services and Ambulances.

Conclusion

14. We respectfully ask the Town Planning Board to take into account the Lau Family's submissions as stated above when considering the Application.

15. We look forward to hearing favourably from you soon. Please let us know if we could provide any further responses to assist the Town Planning Board.

Yours faithfully,



Y.S. Lau & Partners
YSL/sy
c.c. client



2024年 10月 3 日

Appendix I of RNTPC
Paper No. A/YL-NSW/336

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 31 OCT 2024.
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 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.tpb.gov.hk/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.tpb.gov.hk/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

2402450

10/10 By Post

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/YC-NSW/336
	Date Received 收到日期	31 OCT 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。
- 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)

LAU CHI WING 劉志榮

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)

WAI SIU YIU 韋小堯

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)	元朗南生圍, 丈量約份第115約, 地段第614號餘段、第615號餘段、第616號餘段、第617號餘段、第618號(部份)、第619號、第620號餘段(部份)及毗連政府土地
(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 3100 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1395 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)	..... 10 sq.m 平方米 <input checked="" 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	南生圍分區計劃大綱草圖編號 S/YL-NSW/9
(e) Land use zone(s) involved 涉及的土地用途地帶	未決定用途
(f) Current use(s) 現時用途	溫室種植 (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 04/09/2024 (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 04/09/2024 (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 or Regulated Areas**

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

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

(如屬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，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時農業用途(溫室)連附屬儲物室及休息室(為期三年)
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	

(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
--	---

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1705	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1395	.....sq.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	不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1395	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1395	.....sq.m	<input checked="" type="checkbox"/> About 約

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

構築物A：電錶房、儲物室、休息室，共4個，1層(3米高)

構築物C：溫室1個，1層(4.5米高)

構築物D：洗手間，1層(2.3米高)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 辦公時間星期一至星期日包括公眾假期早上6時至晚上7時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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)) 元朗東成里路及朗成路直接到達	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(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？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

申請臨時農業用途(溫室)連附屬儲物室及休息室(為期三年)：

1. 現場已經是一個溫室種植場，因為地理位置沒有更適合的其他用途，最合適的用途就是種植；
2. 這個申請是承接之前獲批的申請，申請編號：TPB/A/YL-NSW/294;
3. 當時因為疫情關係，所訂購的物料都失去預算，未能在限期內完成；
4. 當時的規劃都不太理想，因為不是溫室，這個實際上行不通；
5. 在這極端的天氣沒有溫室的保護，要種植有機的食物是很困難的，蟲害或雨水太多都影響收成；
6. 這個溫室種植方法都是專業人士用心和新科技去調配營養劑去種植的，也是給一班大學生做研習中心之用；
7. 希望可以善用土地，同時支持本地種植，讓市民多一個機會食到新鮮有機蔬果；
8. 現場不會有大型的施工，對環境不會有影響；
9. 對於各政府部門對此申請要求落實的附帶條件亦可以修整至各部門接受。

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

.....
WAI SIU YIU 韋小堯

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

04/10/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗南生圍，丈量約份第115約，地段第614號餘段,第615號餘段,第616號餘段,第617號餘段,第618號(部份),第619號、第620號餘段(部份)及批連政府土地。
Site area 地盤面積	3100 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 10 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	南生圍分區計劃大綱草圖編號 S/YL-NSW/9
Zoning 地帶	未決定用途
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	臨時農業用途(溫室)連附屬儲物室及休息室(為期三年)

(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	1395 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	45 % <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 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) _____ _____		1 1
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
消防裝置圖、申請位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
消防裝置證書(FS 251)		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

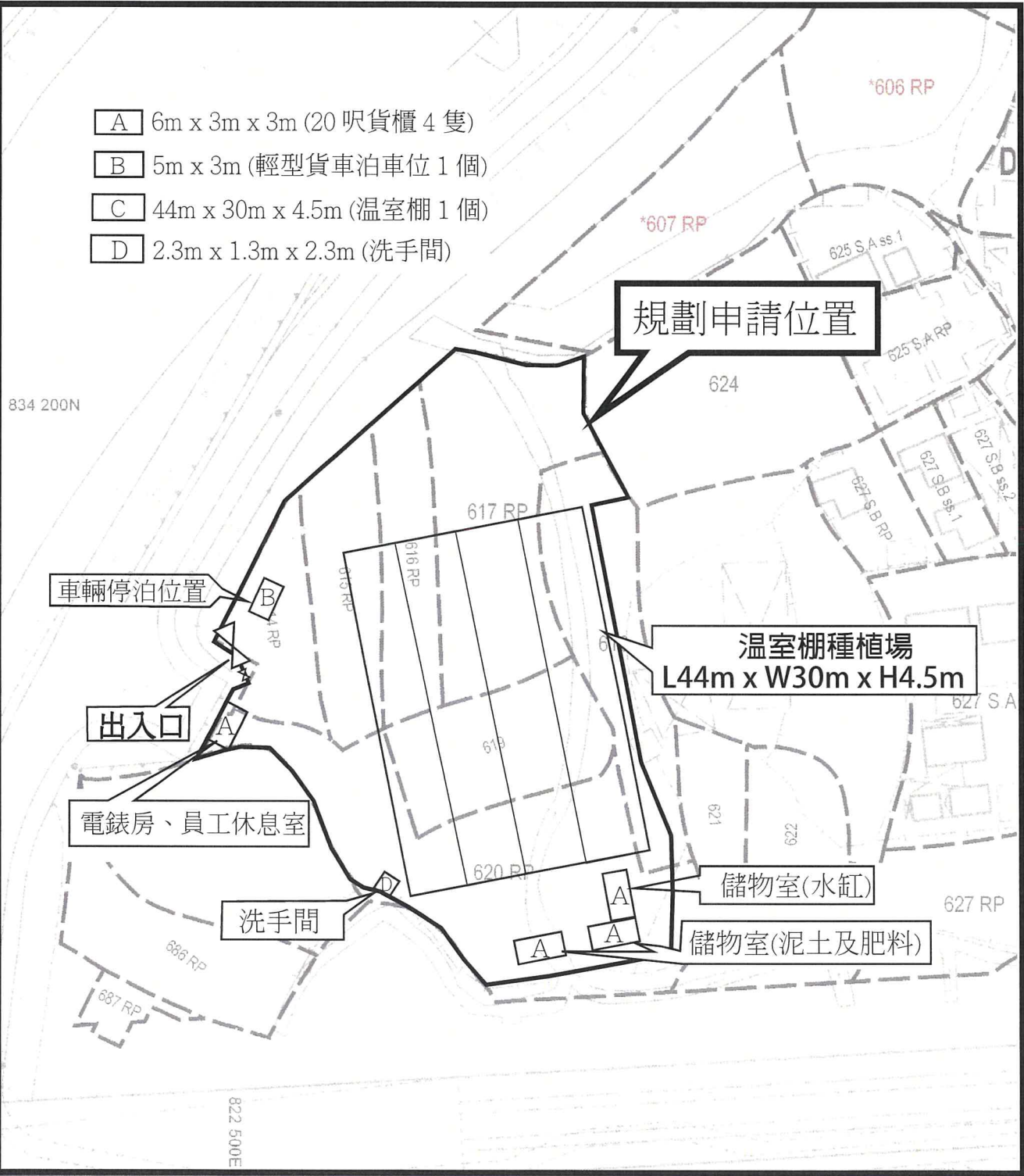
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

申請位置圖



佈局設計圖



消防裝置圖



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9392325

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

東成里

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	6nos x 9Litre Water F.E.	DD115 Lot 614RP, 615RP, 616RP, 617RP 618RP, 619RP, 620RP	Newly Installed	Conforms with FSD requirements	12-Aug-2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

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

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

CHARM Sze Wah

RC3/643

for FSD
use only:

Inspected

Planning Application No. TPB/A/YL-NSW/336

Responses to Comments for Fire Services Department

Please clarify whether the greenhouse is an enclosed structure; and If the total floor area of enclosed structures exceeds 230m ² , additional FSLs (i.e. sprinkler system, modified hose reel system, fire alarm system, emergency lighting and exit signs) should be provided.	溫室棚的面積是 L44 米 x W30 米 x H4.5 米 (1320 平方米) 有關結構支撐是用鐵通，頂部是膠幕防雨的，四周是透風的防蟲網，溫室內基本上是不用照明，因為放工後不會有人在天黑環境中工作的，現在提交的消防設置都是諮詢了有關專業人士的意見去做的。
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Responses to Comment for District Lands Officer/Yuen Long, Lands Department

It is noticed that staff resting rooms were proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural land will not be entertained. Hence, even if TPB approves the subject planning application, this office will not consider approving/ regularizing any structure(s) erected/ to be erected on the lots for domestic/residential uses.	申請場地的其中一個構築物所定的用途是電錶房和員工休息室，用途是存放工具和中場有地方可以讓員工休息一下，不會有人在申請場地內作住宅/住宅用途的，收工後也不會有人留守或過夜。
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Responses to Comment for Director of Planning Department

Please clarify the nature of the staff resting room, whether there would be any overnight stay.	用途是存放工具和中場有地方可以讓員工休息一下，不會有人在申請場地內作住宅/住宅用途的，收工後也不會有人留守或過夜。
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Responses to Comments for the Commissioner for Transport

(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road - Yuen Long and the local access;	營業時間每天最多只有一轉車，未必每天都有車出入的，所以對現有的道路不會有影響；
(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road - Yuen Long , along the local access and within the site;	申請場地內近入口處有一大塊吉地，大約 330 平方米有足夠空間位置讓車輛在場內掉頭，不會阻礙出面的道路；
(c) The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	申請場地車輛出入口的寬度有 6 米寬；
(d) The applicant should provide the routing between Castle Peak Road - Yuen Long and the site	由青山公路左轉入東成里路，到西鐵橋底左轉朗成路去到盡頭，右轉朗暉路向前行大約 70 米，右邊就是申請場地的出入口；
(e) The applicant should provide nearest public transport services and indicate on the layout plan;	在青山公路轉入東成里路前是巴士站，也可以由申請場地步行 15 分鐘內可到達元朗西鐵站；
(f) The applicant should note the local access between Castle Peak Road - Yuen Long and the site is not managed by this Department	申請人清楚知道由青山公路轉入至申請場地所經的道路不是全部都在運輸署所管轄的範圍。

以上的意見已包括在行車路線圖內

Date: 13/12/2024

規劃申請編號：A/YL-MSW/336

交通路線圖

