

2022年 9月 2 日

此文件在 收到 城市規劃委員會  
原文件 之 校對 正式簽收

22 SEP 2022

The Planning Board formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202341 15/9 by hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/7C-NTM/449 |
|                                 | Date Received<br>收到日期   | 22 SEP 2022  |

- 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 )

柳婷

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

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

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼(如適用)

元朗平潭尾丈量約份第98約地段第504號(部分), 第504號(部分), 第505號, 第506號(部分)和毗連的政府土地

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☐ Site area 地盤面積 1060 sq.m 平方米 ☒ About 約  
☐ Gross floor area 總樓面面積 546.5 sq.m 平方米 ☒ About 約

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

185 sq.m 平方米 ☒ About 約

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | S/YL-NTM/12  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | GB   |
| (f) Current use(s)<br>現時用途   | 露天存放車輛<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|---|--|--|
|   |  |  |
|   |  |  |
|   |  |  |

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|---|--|---|
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>

於 08-09-2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>

於 09-09-2022 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

## 6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時露天存放車輛及存放汽車零件及汽車  
修理工場  
(為期3年) 及填土工程

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

(b) Effective period of  
permission applied for  
申請的許可有效期

☒ year(s) 年 ..... 2 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 513.5 .....sq.m ☒ About 約  
Proposed covered land area 擬議有上蓋土地面積 ..... 546.5 .....sq.m ☒ About 約  
Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 7 .....  
Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☒ About 約  
Proposed non-domestic floor area 擬議非住用樓面面積 ..... 546.5 .....sq.m ☒ About 約  
Proposed gross floor area 擬議總樓面面積 ..... 546.5 .....sq.m ☒ About 約

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

列於布局設計圖

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 .....  
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<br><u>星期一至星期日 上午九点至下午七点 包括公眾假期</u>   |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是<br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><u>古洞路經小路到達</u>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是<br><br><br><br><br>No 否   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是<br><br><br><br><br>No 否   | <input checked="" 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)<br>(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<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 <u>1060</u> sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 <u>0.1</u> m 米 <input checked="" type="checkbox"/> About 約  |   | <input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| No 否 <input type="checkbox"/>  |   | <input type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| 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"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

|  |  |
|--|--|
|  | <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> |
|--|--|

|  |   |
|--|---|
| <b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> |   |
| 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<br>與許可有關的申請編號             | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展                                      |   |
| (e) Approval conditions<br>附帶條件  | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>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。

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



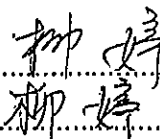
**8. Declaration 聲明**

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

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

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

Date 日期

08-09-2022 (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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |   |
| Location/address<br>位置/地址              | 元朗牛潭尾丈量約份第98約地段第503號(部分), 第504號(部分), 第505號, 第506號(部分)和毗連的政府土地   |   |
| Site area<br>地盤面積                      | 1060<br>(includes Government land of 包括政府土地 185   | sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan<br>圖則                             | S/YL - NTM/12   |   |
| Zoning<br>地帶                           | GB  |   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |   |
| Applied use/<br>development<br>申請用途/發展 | 臨時露天存放車輛及存放汽車零件及<br>汽車修理工場<br>(為期三年) 及填土工程  |   |

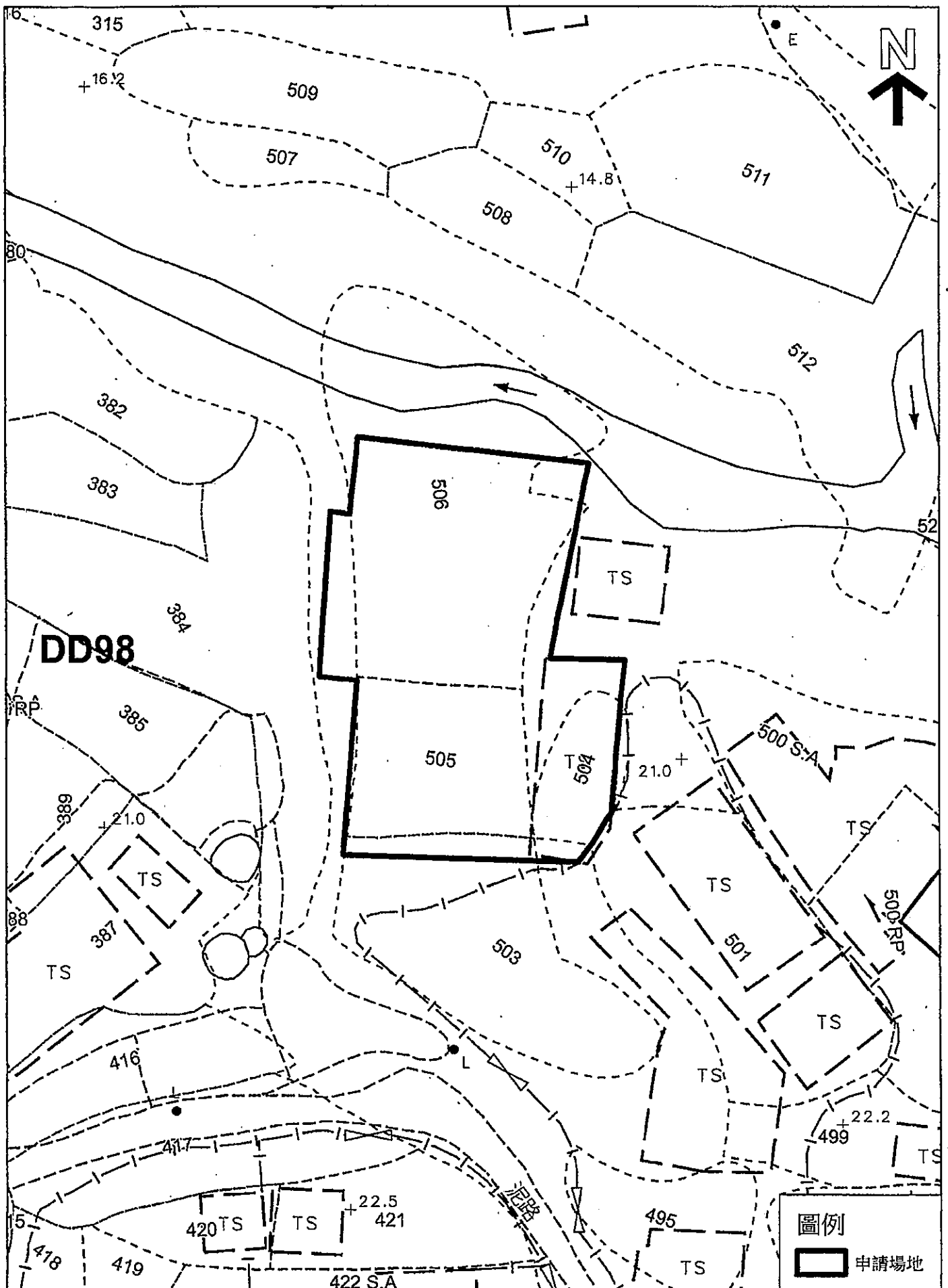
|  |   |  |   |
|--|---|--|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   | Domestic<br>住用  | sq.m 平方米<br><br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於     | Plot Ratio 地積比率<br><br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | 546.5<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                        |
| (ii) No. of block<br>幢數  | Domestic<br>住用  |  |   |
|  | Non-domestic<br>非住用   | 7  |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)  |   |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                       |   |
|  | Non-domestic<br>非住用   | 5.3<br><input checked="" type="checkbox"/> (Not more than 不多於)                                     |   |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                       |   |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約  |  |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |  |   |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                                     |                          |
|--|-------------------------------------|--------------------------|
|  | Chinese<br>中文                       | English<br>英文            |
| <b>Plans and Drawings 圖則及繪圖</b>  |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                    | <input checked="" type="checkbox"/> | <input 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"/> |
| 位置圖、行車路線圖  |                                     |                          |
| <b>Reports 報告書</b>   |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                | <input type="checkbox"/>            | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tree Survey 樹木調查   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Risk Assessment 風險評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                                |                                     |                          |

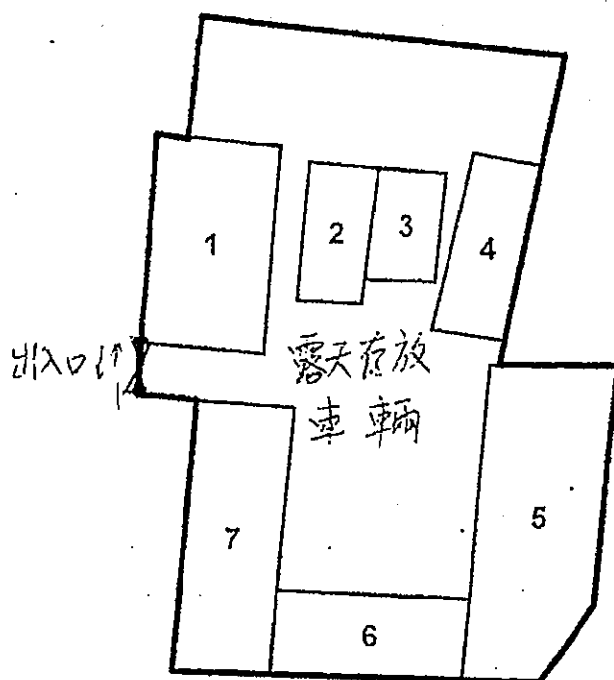
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

# 位置圖



# 布局設計圖



| 構造物 |                | 用途              | GFA (平方米)<br>(約) | 高度 (米)<br>(約) | 層數 | 備注      |
|-----|----------------|-----------------|------------------|---------------|----|---------|
| 1   | 遮雨棚下覆蓋<br>2個貨櫃 | 存放汽車零件          | 75               | 2.6           | 1  |         |
| 2   | 遮雨棚下覆蓋<br>1個貨櫃 | 存放汽車零件          | 36               | 2.6           | 1  |         |
| 3   | 遮雨棚下覆蓋<br>1個貨斗 | 存放汽車零件          | 36               | 2.6           | 1  |         |
| 4   | 開放式棚架          | 存放車輛            | 72               | 3             | 1  | 最多存放4輛車 |
| 5   | 開放式棚架          | 存放車輛及<br>汽車修理工場 | 140.7            | 5.3           | 1  | 最多存放4輛車 |
| 6   | 遮雨棚下覆蓋<br>2個貨櫃 | 存放汽車零件          | 75               | 3             | 1  |         |
| 7   | 開放式棚架          | 存放車輛            | 111.8            | 5.3           | 1  | 最多存放5輛車 |
| 總數  |                |                 | 546.5            |               |    |         |

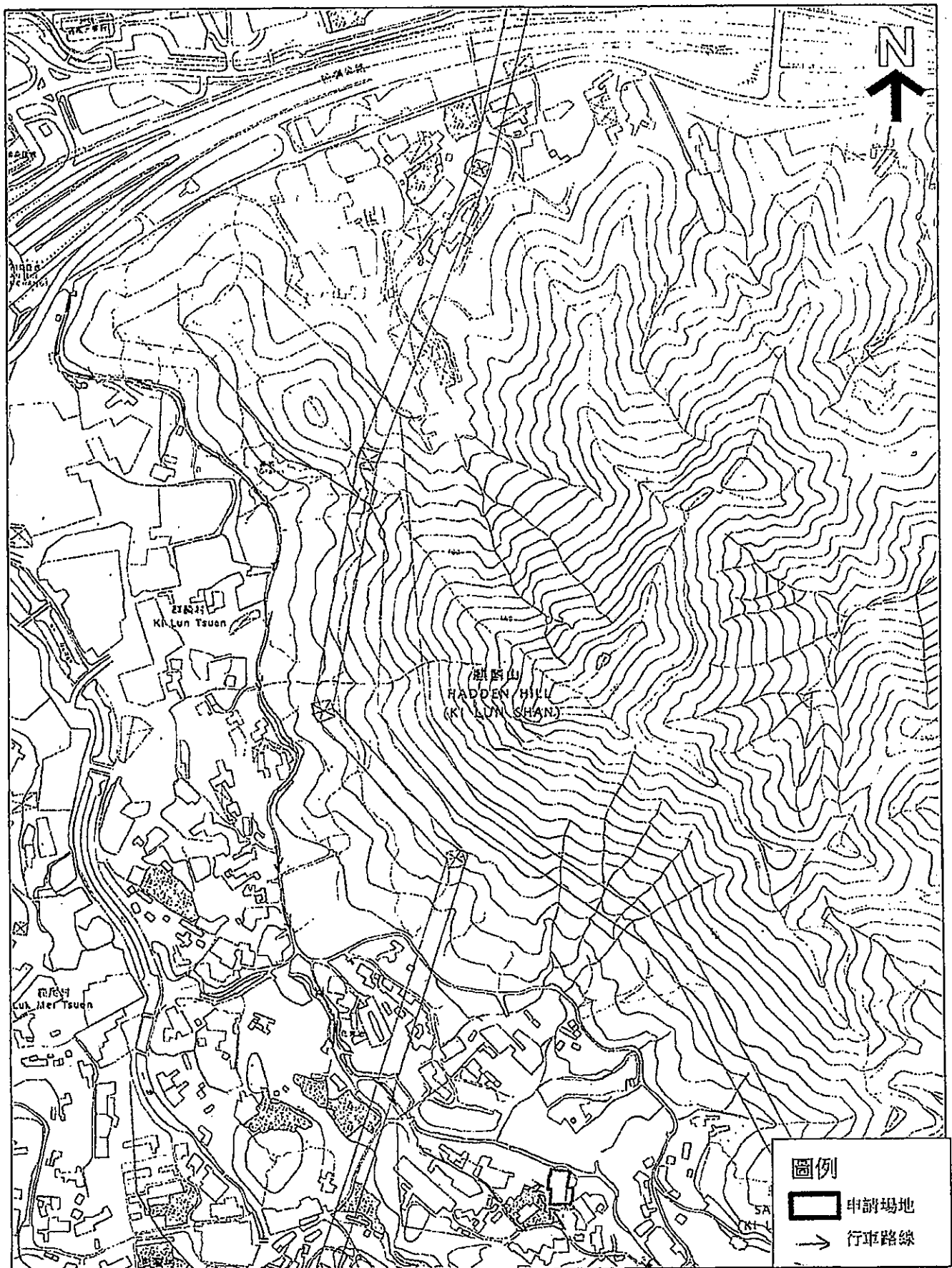
## 圖例



申請場地

臨時構築物

# 行車路線圖



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



**Fw: A/YL-NTM/449**  
29/09/2022 15:19

From: fsyledpo\_pd/PLAND/HKSARG  
To: Gary Tat Leung LAM/PLAND/HKSARG@PLAND, Kitty Yuen Ting  
TANG/PLAND/HKSARG@PLAND  
Sent by: Ka Ki HO/PLAND/HKSARG  
File Ref:

----- Forwarded by Ka Ki HO/PLAND/HKSARG on 29/09/2022 15:19 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>, <kyttang@pland.gov.hk>  
Date: 29/09/2022 11:38  
Subject: FW: A/YL-NTM/449

---

**From:** Liu Ting <  
**Sent:** Thursday, September 29, 2022 11:01 AM  
**To:** tpbpd@pland.gov.hk  
**Subject:** A/YL-NTM/449

我的申請：露天存放車輛  
和汽車修理工場（只限私家車）  
特此声明

发自我的手机



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



**Fw: A/YL-NTM/449**

29/09/2022 15:18

From: fsyledpo\_pd/PLAND/HKSARG  
To: Gary Tat Leung LAM/PLAND/HKSARG@PLAND, Kitty Yuen Ting  
TANG/PLAND/HKSARG@PLAND  
Sent by: Ka Ki HO/PLAND/HKSARG  
File Ref:

----- Forwarded by Ka Ki HO/PLAND/HKSARG on 29/09/2022 15:18 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Date: 29/09/2022 10:29  
Subject: FW: A/YL-NTM/449

---

**From:** Liu Ting <  
**Sent:** Thursday, September 29, 2022 9:53 AM  
**To:** tpbpd@pland.gov.hk  
**Subject:** A/YL-NTM/449

我的申請露天存放車輛只限私家車特此声明

发自我的手机



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Green Belt Zone  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 10)**

According to TPB PG-No. 10, the relevant assessment criteria are summarized as follows:

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area; and
- (f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F)**

According to TPB PG-No. 13F, the Site falls within Category 4. The following criteria are relevant:

- (a) Category 4 areas are areas with ponds or wetland or with extensive vegetation or close to environmentally or ecologically sensitive areas, areas which are mostly used for residential purpose or proposed for such purposes, areas near existing major village settlements or areas subject to extremely high flooding risk. Applications for open storage and port back-up uses in Category 4 areas would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Since the planning intention of Category 4 areas is to phase out the open storage and port back-up uses, a maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.
- (b) Taking into account the demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in areas of close proximity to the border crossing points, such as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraph (a) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

**Similar s.16 Applications within the “GB” Zone**  
**on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12**  
**in the Past Five Years**

**Rejected Application**

| <b>No.</b> | <b>Application No.</b> | <b>Use(s)/Development(s)</b>  | <b>Date of Consideration<br/>(RNTPC/TPB)</b> |
|------------|------------------------|---|--|
| 1.         | A/YL-NTM/394           | Proposed Temporary Open Storage of Construction Materials and Machinery Parts for a Period of 3 Years | 6.3.2020<br>Rejected by RNTPC                |
| 2.         | A/YL-NTM/395           | Proposed Temporary Open Storage of Construction Materials and Machinery Parts for a Period of 3 Years | 6.3.2020<br>Rejected by RNTPC                |
| 3.         | A/YL-NTM/433           | Proposed Filling of Land  | 28.1.2022<br>Rejected by RNTPC               |
| 4.         | A/YL-NTM/447           | Proposed Temporary Open Storage for a Period of 3 Years and Filling of Land                           | 11.11.2022<br>Rejected by RNTPC              |





**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises of Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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 the occupation of the GL in the Site (about 185 m<sup>2</sup> subject to verification). The act of occupation of the above GL without Government's prior approval is not allowed; and
- advisory comments as detailed in **Appendix V**.

**2. Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the Site is located within the proposed boundary of San Tin/ Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint relating to the Site was recorded in the past 3 years;
- in accordance with the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites", she has no objection to the application; and
- advisory comments as detailed in **Appendix V**.

**4. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. Approval of the

drainage proposal must be sought prior to the implementation of drainage works on the Site;

- after completion of the required drainage works, the applicant shall provide DSD sets of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plans for reference; and
- advisory comments as detailed in **Appendix V**.

## **5. Fire Safety**

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, the following approval condition should be added:

‘The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.’

- he noted that the nearest available street fire hydrant is more than 500m away from the site, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site; and
- advisory comments as detailed in **Appendix V**.

## **6. Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owners will need to immediately apply to this office to permit the structures to be erected or regularise any irregularity on the application site (the Site), if any. Also, the applicant has to either exclude the Government Land (GL) from the Site or apply for a formal approval prior to the actual occupation of the concerned GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Project Manager/ North, Civil Engineering and Development Department (PM/N, CEDD) that the subject site is located within the proposed boundary of San Tin/ Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site from Kwu Tung Road should be agreed by Transport Department;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Kwu Tung Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- the application site is connected to public road 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 clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surrounding areas.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape Sections, Planning Department (CTP/UD&L, PlanD) that:
- the applicant is advised to avoid excavation/change of soil level within the Tree Protection Zone (TPZ) of the existing trees. Proper tree preservation measures should be carried out to avoid damage to existing trees during construction. It is advised to refer to guidelines promulgated by the Development Bureau on Tree Preservation during construction; and
  - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the drainage shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:  
  
*[http://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf)*
  - approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
  - after completion of the required drainage works, the applicant should provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the submitted set of photographs;
  - the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;



- the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works to be carried out outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
  - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
  - the existing drainage system outside the lot boundary might be maintained by District Officer/Yuen Long (DO/YL). The applicant shall seek DO/YL's comment if he/she proposes to connect the drainage system within the site with the existing drainage system outside the lot boundary.
- (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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without 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 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; and
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-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 building plan submission stage.
- (i) to note the comments of the Director of Fire Services (D of FS) that
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs to be installed should be clearly

marked on the layout plans; and 'Good Practice Guidelines for Open Storage Sites' should be adhered to;

- the applicant shall submit a valid fire certificate (FS 251) to his Department for approval in order to address the approval condition of provision of fire extinguisher(s);
- as the nearest available street fire hydrant is more than 500m away from the site, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site; and
- if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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

參考編號

Reference Number:

221007-164326-87912

提交限期

Deadline for submission:

21/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 16:43:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/449

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

2

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



**A/YL-NTM/449 DD 98 Ngau Tam Mei GB**

19/10/2022 03:38

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

**A/YL-NTM/449**

Lots 503(Part), 504(Part), 505 and 506(Part) in D.D. 98 and Adjoining Government Land, Ngau Tam Mei, Yuen

Site area: About 1,060sq.m Includes Government Land of about 185sq.m

Zoning: "Green Belt"

Applied use: Open Storage of Vehicles and Warehouse / **Filling of Land**

Dear TPB Members,

Presumably the entire site has been filled in. No indication of STT for the government land. No data on trees.

Strongest objections. No previous history of approvals. Prevailing government policy is to phase out brownfield use. Approval of this application would send out a negative message that policy is elastic.

Members must reject application and question what action is being taken to restore the lots.

Mary Mulvihill

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



**s16 AYL-NTM449 WWF**  
20/10/2022 13:10

From: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



s16 AYL-NTM449\_2022 10(Aug)\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

s16 AYL-NTM449\_2022 10(Aug)\_WWF

Thank you for your attention.

Yours faithfully,

Tobi LAU (Mr.)

Senior Manager, HK Biodiversity/Conservation Policy

WWF-HK

Tele: 2161 9626

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)





**40 YEARS**  
OF ACTION FOR NATURE

世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號  
萬泰中心 15 樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

20 Oct 2022

**Chairman and members  
Town Planning Board**

15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Open Storage of Vehicles and Warehouse (Storage of Vehicle Parts) with Vehicles Repair Workshop for a Period of 3 Years and Filling of Land in "Green Belt" in Yuen Long (AYL-NTM/449)**

WWF would like to raise concern to the captioned application.

**Suspected authorized development**

According to Google Earth (Fig 1), site formation with paving work was underway in July 2016 by comparing the image captured in April 2015. In Dec 2017, land use of the application site was likely modified into open storage which such use had not been permitted in "Green Belt" zone. In Mar 2022, it was found that more structures had been emerged within the application site. Since we don't have the update environmental situation of the application site, we would like to ask the Town Planning Board to request government authorities to check whether the application has been linking with unauthorized development since the mid-2010s. If that was the case, we would like to ask the Town Planning Board to proactively deter such "Destroy first, build later" planning application so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*<sup>1</sup>.

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

**together possible**

贊助人：香港特別行政區行政長官  
林鄭月娥女士、大紫荊勳章 GBS

主席：白丹尼先生

行政總裁：黃碧茵女士

註冊名稱：世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

義務核數師：香港立信德豪會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)



We would be grateful if our concern could be addressed by the Town Planning Board.

**Fig 1 Aerial views of the application site in Apr 2015 when the general environment of the application site was natural and green in character but modified into other use with structures had been emerged ever since July 2016**



Image source: Google Earth. Accessed on 20 Oct 2022.

Yours faithfully,

Tobi LAU

Senior Manager, HK Biodiversity/Conservation Policy

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



### KFBG's comments on three planning applications

20/10/2022 23:07

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

3 attachments



221020 s12a ST 58.pdf 221020 s16 NTM 449.pdf 221020 s17 HLH 58.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

20th October, 2022.

By email only

Dear Sir/ Madam,

**Temporary Open Storage of Vehicles and Warehouse (Storage of Vehicle Parts) with  
Vehicles Repair Workshop for a Period of 3 Years and Filling of Land  
(A/YL-NTM/449)**

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use would not be in line with the planning intention of the Green Belt (GB) zone and we also urge the Board to consider the potential cumulative impacts of approving this application as the approval would set a precedent for similar cases in this GB zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

