

2024年 4月 23日

Appendix I of RNTPC
Paper No. A/YL-PH/1004

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。

23 APR 2024

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC PH/1004
	Date Received 收到日期	23 APR 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 樓及新界沙田上禾輋路 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)

CHIEF FORCE LIMITED 志科有限公司

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) | 新界元朗八鄉上竹頭DD111 LOT NO. 2630 S.A ss.1(部份), 2630 S.A RP(部份), 2630 RP(部份), 2631(部份), 2633(部份), 2634(部份), 2642 S.A, 2643 RP(部份), 2649(部份), 2650 S.A, 2650 S.B, 2650 S.C(部份), 2650 RP, 2651, 2653 S.A(部份), 2653 S.B(部份), 2653 S.C(部份), 2653 S.D, 2653 S.E, 2653 RP(部份) 和毗鄰政府土地 |
| (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 2268sq.m 平方米 <input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Gross floor area 總樓面面積 N/Asq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)
所包括的政府土地面積 (倘有) | 134sq.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	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	閒置土地 (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 05/04/2024 (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 05/04/2024 (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	擬議臨時公眾停車場(貨櫃車除外)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	<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	2268sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/Asq.m <input 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) N/A	
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 38 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 4 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

星期一至星期日，全天24小時，公眾假期照常開放。

(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 No 否	<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)) 錦田公路經鄉村道路進入。 <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input 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 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) (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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2268 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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 <input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>
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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）。

詳情請參閱附帶規劃文件。

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


.....
鄭嘉翔

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

文員

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



志科有限公司

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

Date 日期

21/03/2024

..... (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	新界元朗八鄉上竹頭DD111 LOT NO. 2630 S.A ss.1(部份), 2630 S.A RP(部份), 2630 RP(部份), 2631(部份), 2633(部份), 2634(部份), 2642 S.A, 2643 RP(部份), 2649(部份), 2650 S.A, 2650 S.B, 2650 S.C(部份), 2650 RP, 2651, 2653 S.A(部份), 2653 S.B(部份), 2653 S.C(部份), 2653 S.D, 2653 S.E, 2653 RP(部份)和毗鄰政府土地
Site area 地盤面積	2268 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 134 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	鄉村式發展
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	擬議臨時公眾停車場(貨櫃車除外)及填土工程

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		42 38 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

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） 場地設計圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉上竹頭 DD111 LOT NO. 2630 S.A ss.1(部份)，2630 S.A RP(部份)，2630 RP(部份)，2631(部份)，2633(部份)，2634(部份)，2642 S.A，2643 RP(部份)，2649(部份)，2650 S.A，2650 S.B，2650 S.C(部份)，2650 RP，2651，2653 S.A(部份)，2653 S.B(部份)，2653 S.C(部份)，2653 S.D，2653 S.E，2653 RP(部份)和毗鄰政府土地，進行規劃申請。

地帶：「鄉村式發展」

用途：「擬議臨時公眾停車場(貨櫃車除外)及填土工程」

場地面積：「約 2268 平方米」

期限：「3 年」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉上竹頭 DD111 LOT NO. 2630 S.A ss.1(部份)，2630 S.A RP(部份)，2630 RP(部份)，2631(部份)，2633(部份)，2634(部份)，2642 S.A，2643 RP(部份)，2649(部份)，2650 S.A，2650 S.B，2650 S.C(部份)，2650 RP，2651，2653 S.A(部份)，2653 S.B(部份)，2653 S.C(部份)，2653 S.D，2653 S.E，2653 RP(部份)和毗鄰政府土地，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「鄉村式發展」地帶內申請作為「擬議臨時公眾停車場(貨櫃車除外)及填土工程」，為期三年。

申請地點位於八鄉分區計劃大綱核准圖編號 S/YL-PH/11「鄉村式發展」地帶內，申請用途屬於第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「公眾停車場(貨櫃車除外)」用途。

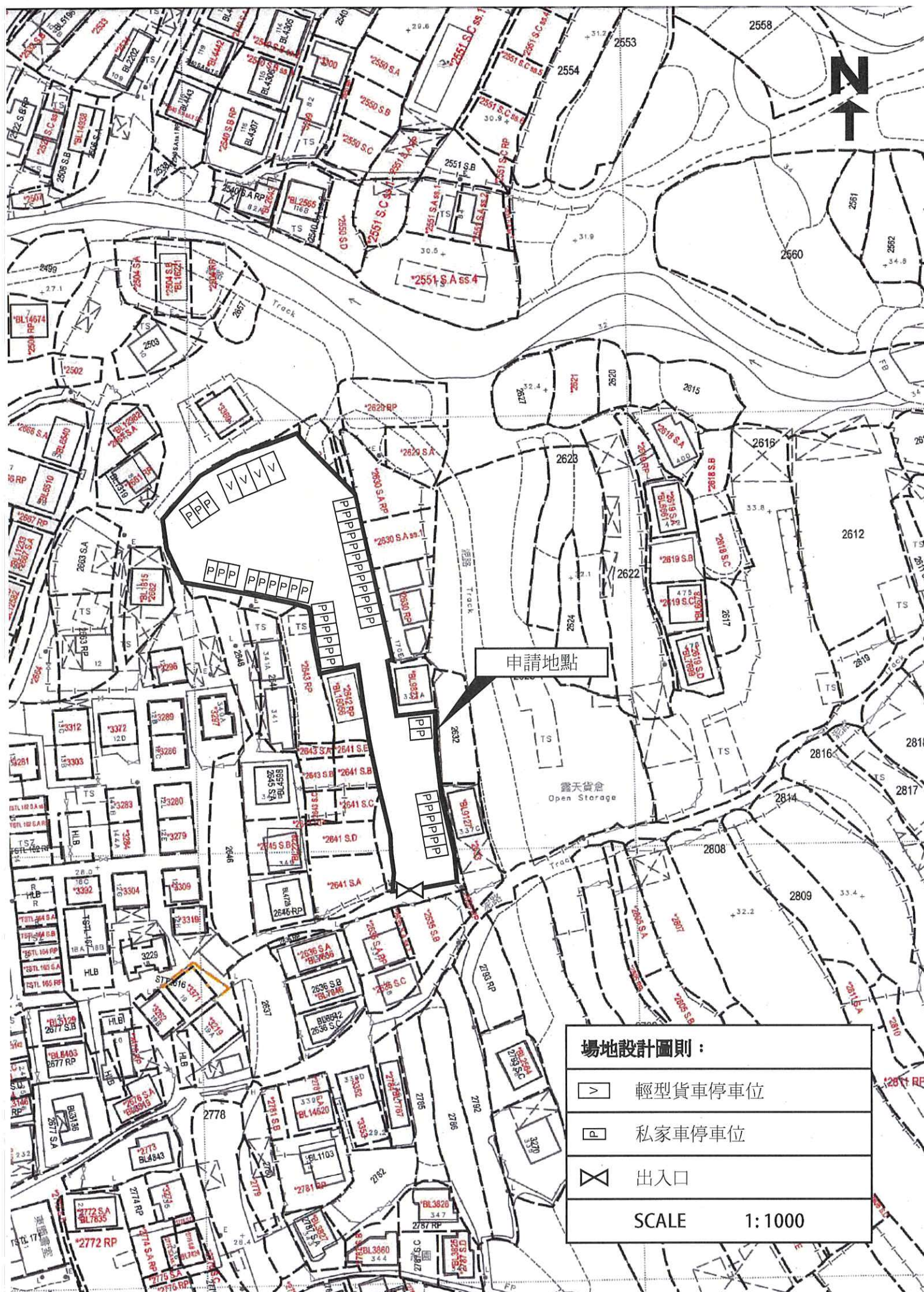
主要的服務對象是申請地點附近居住的村民，場地內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，希望貴署可以酌情處理是次申請。

場地設計

1. 申請地點內設有私家車停車位38個，每個車位長約5米，闊約2.5米。
2. 申請地點內設有輕型貨車停車位4個，每個車位長約7米，闊約3.5米。
3. 申請場地的停車位只會停泊私家車、輕型貨車或重量不超過5.5噸的車輛，不會停泊貨櫃車。
4. 申請地點會進行填土，填土區域將作為通道和汽車停泊用途，填土厚度約0.1米，填土材料為瀝青和水泥，場地內不涉及挖土。
5. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。




詳情請參閱以下圖則。



申請地點

露天貨倉
Open Storage

場地設計圖則：

-  輕型貨車停車位
-  私家車停車位
-  出入口

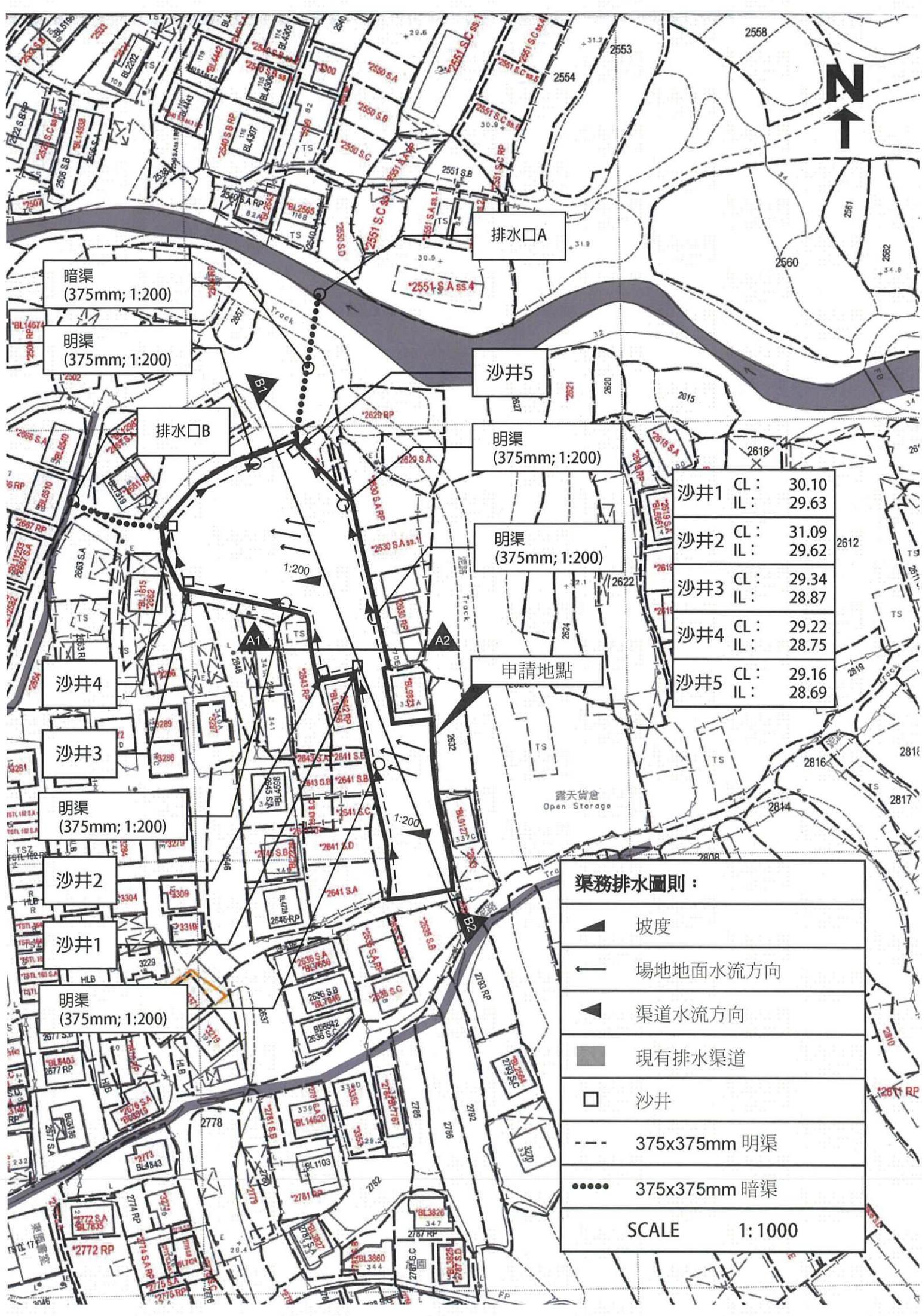
SCALE 1:1000



渠務排水

1. 申請人會依照渠務署所提供的「排水系統設計建議書」，為申請地點設置適合的渠務排水設施。
2. 申請地點面積約 1999 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 2400 平方米以內的場地配置尺寸 375 毫米的明渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 375 毫米的排水渠，可以應付申請地點內的雨水量。
3. 申請地點中的擬議排水設施是用於收集場地中及相鄰土地流經的地面水流，並疏導至附近的現有河道中，不會對申請地點附近的排水道或河流溪澗構成影響。
4. 如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。

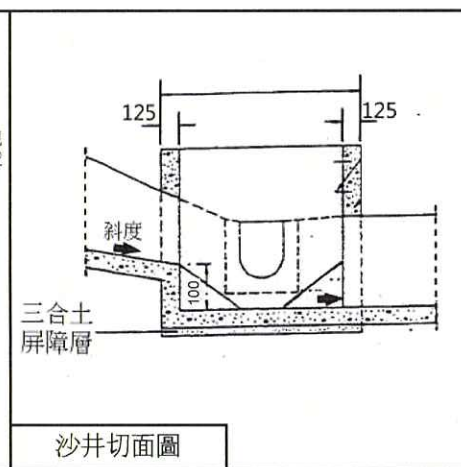
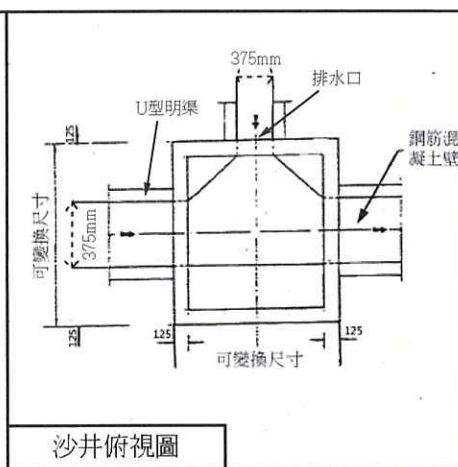
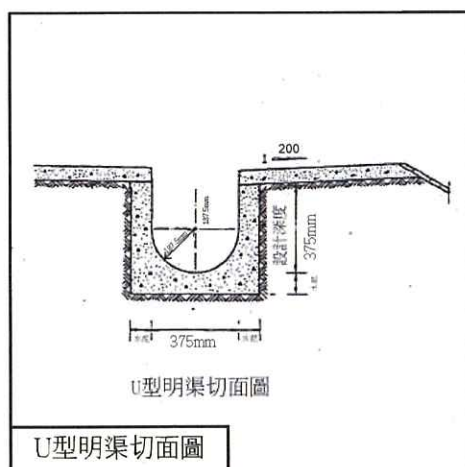
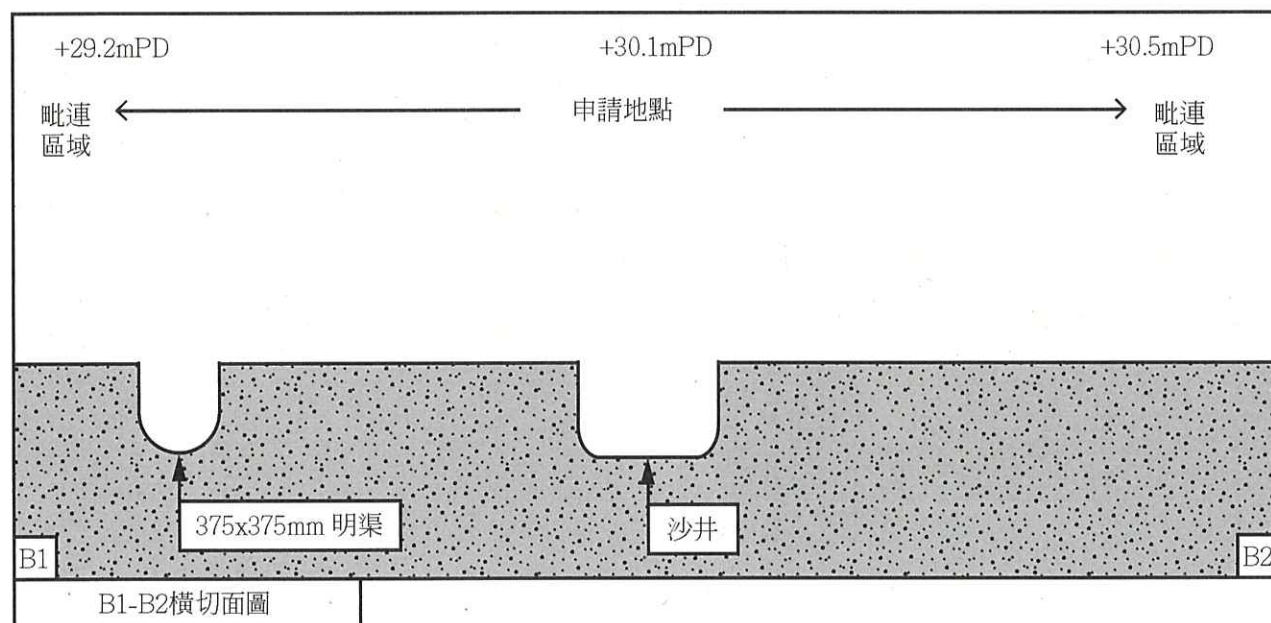
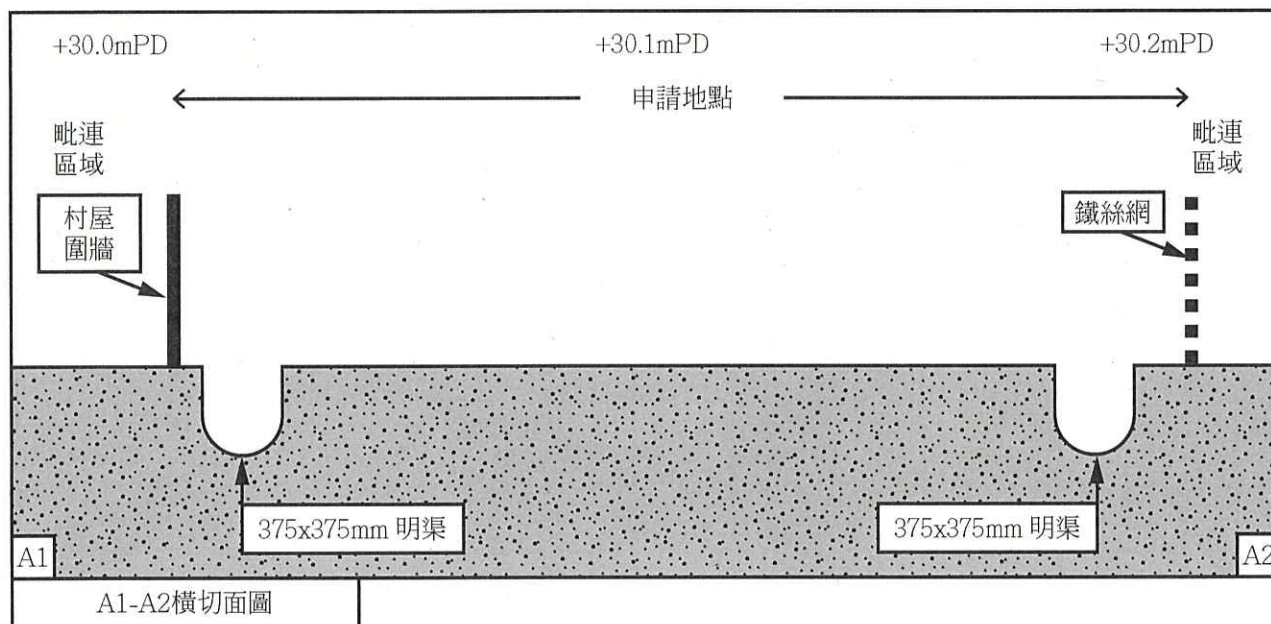
詳細請參閱以下圖則。



沙井1	CL :	30.10
	IL :	29.63
沙井2	CL :	31.09
	IL :	29.62
沙井3	CL :	29.34
	IL :	28.87
沙井4	CL :	29.22
	IL :	28.75
沙井5	CL :	29.16
	IL :	28.69

渠務排水圖則：

	坡度
	場地地面水流方向
	渠道水流方向
	現有排水渠道
	沙井
	375x375mm 明渠
	375x375mm 暗渠
SCALE 1:1000	



消防裝置

1. 申請人會依照消防處所提供的意見，聘請合資格消防承辦商為申請地點裝設符合消防處標準和規格的消防設備，並會定期為相關的消防設備進行維護及保養。
2. 申請地點東南面有一個現有消防栓(編號2203)，可提供消防水源。

詳情請參閱以下圖則。



申請地點

現有消防栓
編號：2203

消防裝置圖則：

① 五公斤乾粉式滅火筒

SCALE 1:1000

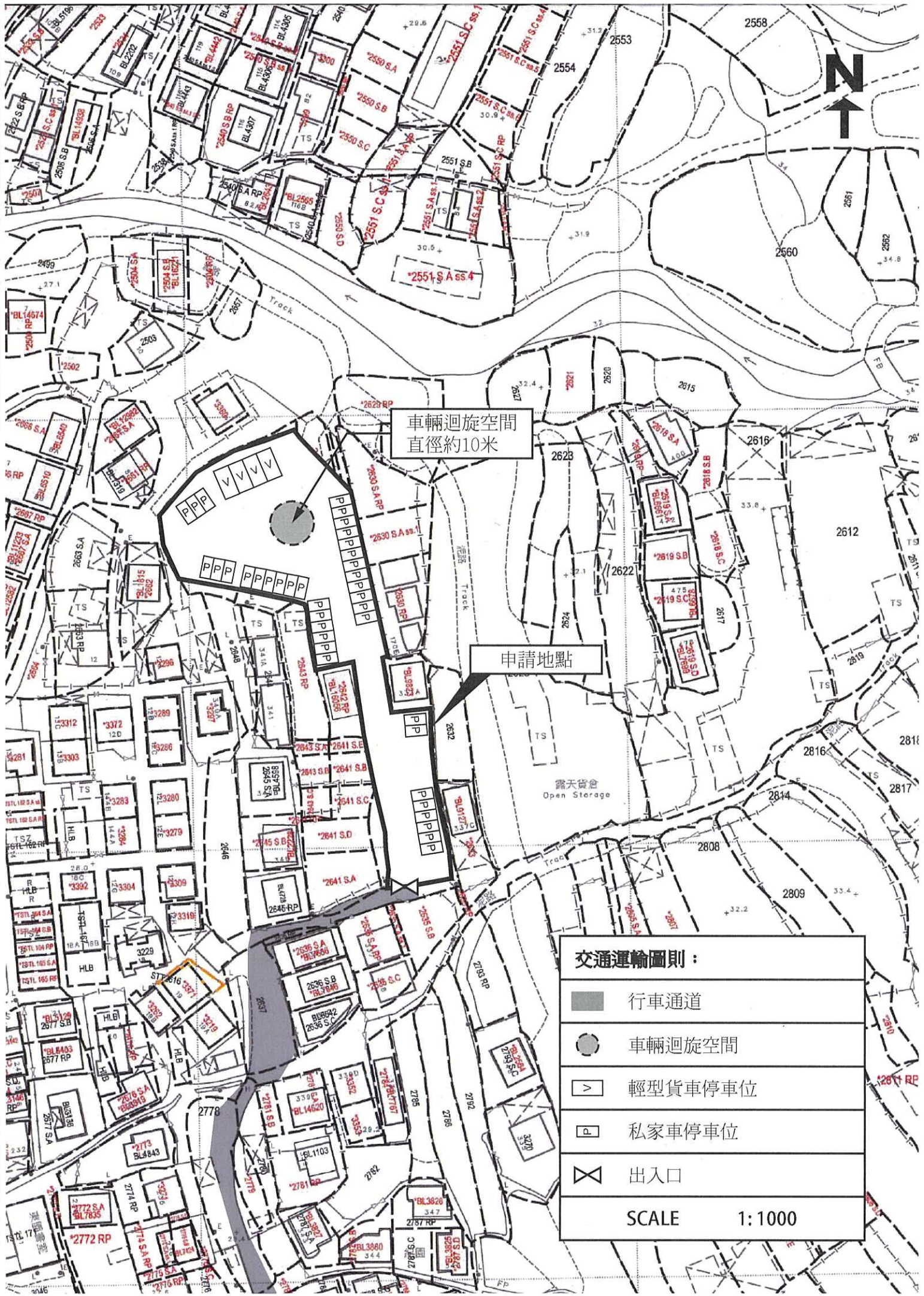
交通運輸

- 1. 申請地點南面有一個明確的出入口，出入口寬度約 6 米，可以直通錦田公路。
- 2. 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。
- 3. 申請地點內設有私家車停車位38個，每個車位長約5米，闊約2.5米。
- 4. 申請地點內設有輕型貨車停車位4個，每個車位長約7米，闊約3.5米。
- 5. 申請地點預計平均每天進出約42輛汽車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內私家車及輕型貨車車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	10	20	8	4	0	0	0	0	0	0	6	12	20	4	0	0	0	0

- 6. 申請地點內不會停泊貨櫃車，或重量超過5.5噸的車輛。
- 7. 申請人和土地使用人承諾在申請獲批准後，會自行維修和保養申請地點附近的道路。

詳情請參閱以下圖則。

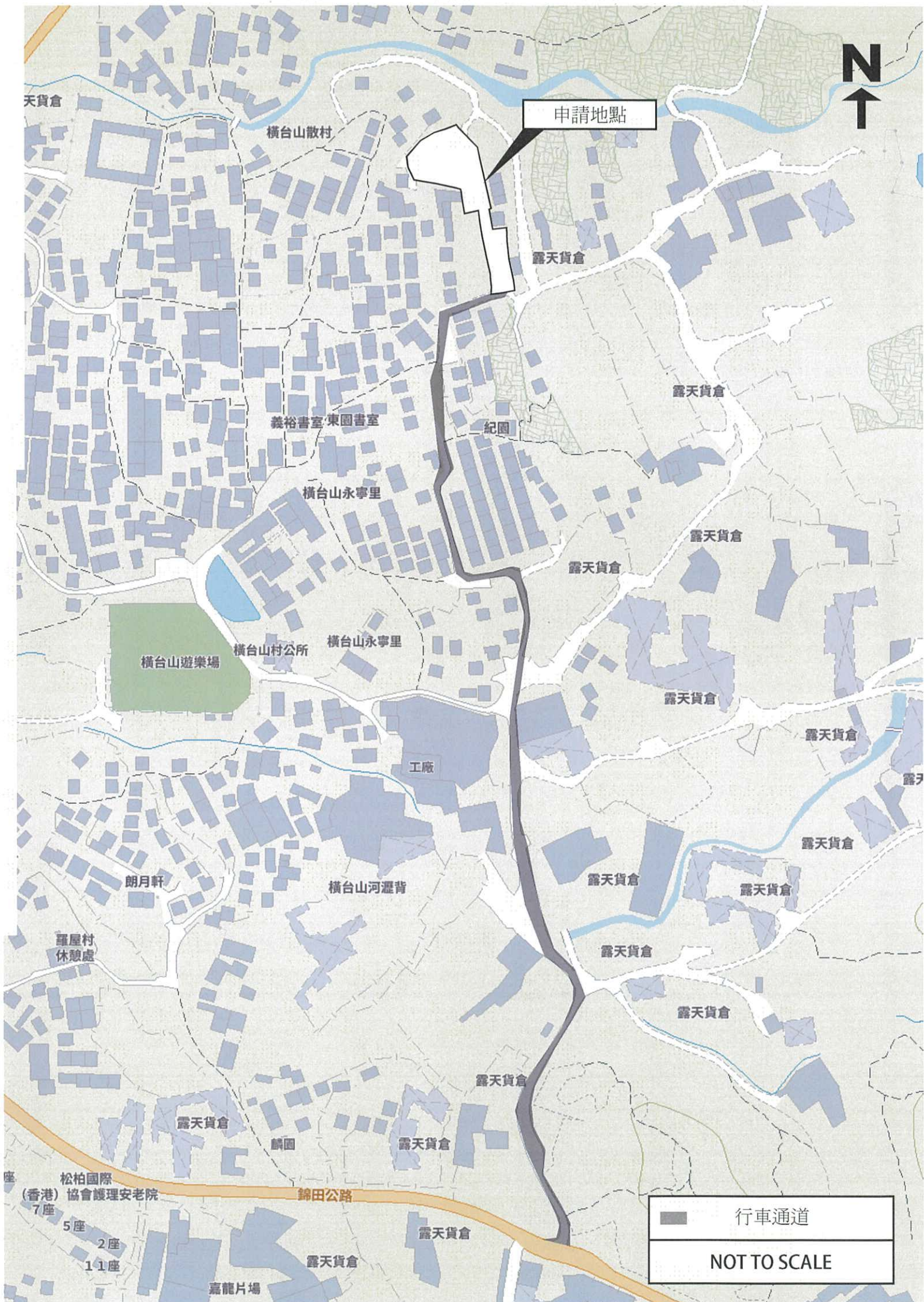


車輛迴旋空間
直徑約10米

申請地點

交通運輸圖則：

	行車通道
	車輛迴旋空間
	輕型貨車停車位
	私家車停車位
	出入口
SCALE 1:1000	



寄件日期: 2024年05月30日星期四 16:40
收件者: tpbpd/PLAND

附件: 2024-05-30_PH1004補充資料.pdf

Subject: 回覆: Departmental Comments - A/YL-PH/1004

煩請閣下檢閱，並以本次補充資料取代在 30/05/2024 中午 12:15 所提交的補充資料文件，如造成不便，敬請原諒。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1004
規劃申請補充資料

申請人現就近日政府部門人員和公眾人士的意見，作出以下補充/澄清：

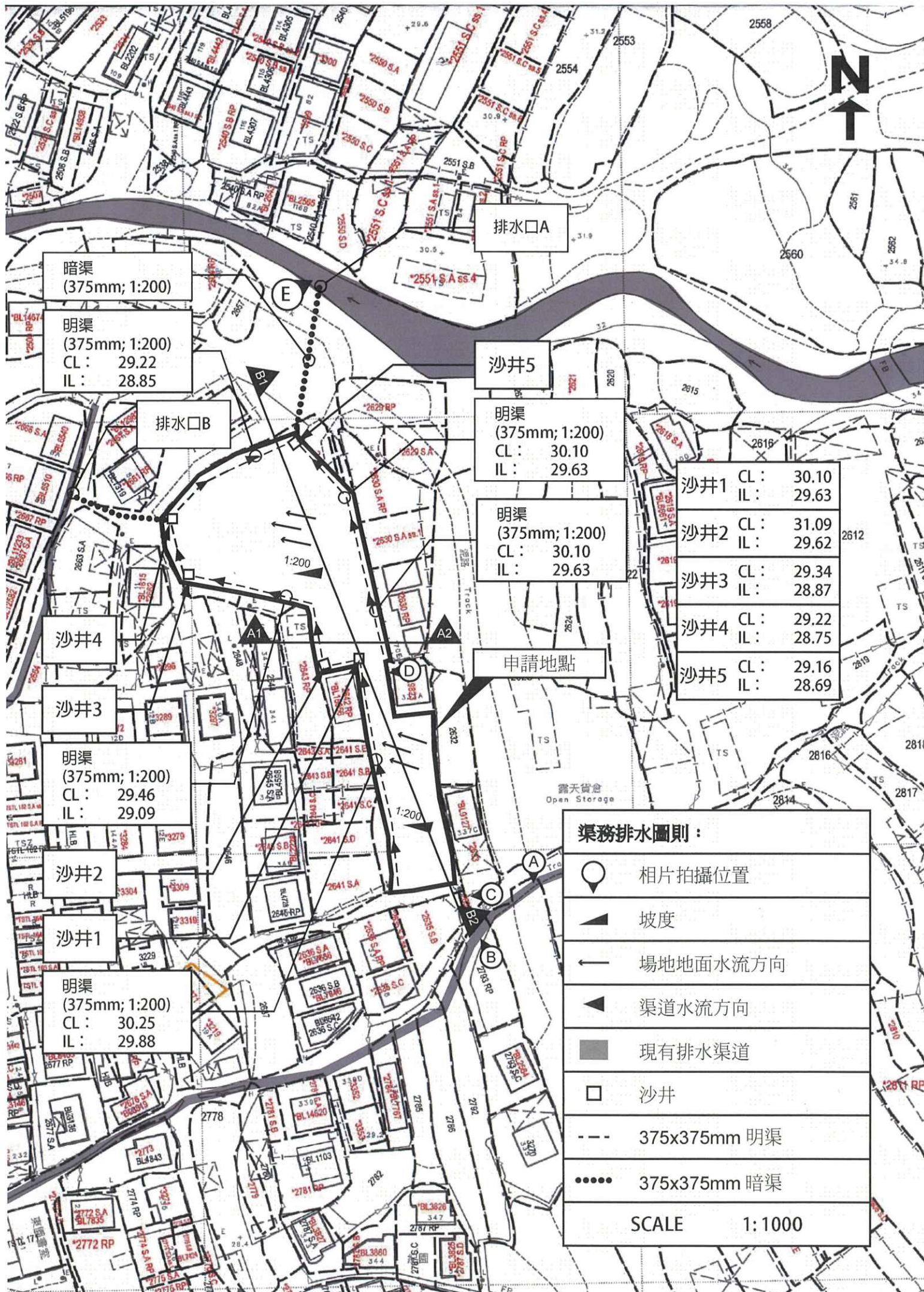
渠務署意見：	回覆：
(a)	提供現有排水渠道相片。
(b)(c)	申請地點面積約 2268 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 2400 平方米以內的場地，配置尺寸 375 毫米的 U 型渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 375 毫米的排水渠已可以應付申請地點內的雨水量。
(d)(e)	申請地點東面為小型屋宇群落，其屋宇範圍內各自設有排水設施，可以收集申請地點東面以外的地面雨水；申請地點南面有一條現有排水渠道，足夠收集申請地點南面以外的地面雨水。
(f)	澄清申請地點已於多年前已完成了相關的填土工作，填土是用作申請地點的場地平整，提供給車輛行駛。場地內的香港主水平基準由+30.0mPD 增加至現時的+30.1mPD。
(g)(i)(j)	修正渠務排水圖則。
(h)	申請地點用作擬議臨時公眾停車場用途，主要的服務對象是申請地點附近居住的村民，因此申請地點邊界不設有圍牆或圍板。
(k)	申請地點擬議設置的渠務排水設施，不會對附近天然溪流和現有排水渠道構成負面影響。
(l)	就申請地點排水渠接駁至附近的現有排水渠道一事，申請人已在 2024 年 05 月 07 日向元朗民政事務處人員作出查詢，相關人員對此沒有意見。
(m)	如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。

1. 澄清申請地點位於鄉村式發展用途地帶內，申請人明白場地中包含的地段有機會有小型屋宇的申請，而是次規劃申請屬於三年期限的臨時性質用途，並不會影響相關小型屋宇申請。如申請地點中有小型屋宇申請獲得相關政府部門批准，相關的土地用途就會馬上停止運作並撤離場。
2. 澄清申請地點用於公眾停車場用途，申請地點不會進行圍封，行人依然可以經申請地點出入。

隨件附上相關文件，以作參考。

申請人： 志科有限公司

日期： 2024 年 05 月 30 日



排水口A

沙井5

明渠
(375mm; 1:200)
CL : 30.10
IL : 29.63

明渠
(375mm; 1:200)
CL : 30.10
IL : 29.63

沙井1	CL : 30.10 IL : 29.63
沙井2	CL : 31.09 IL : 29.62
沙井3	CL : 29.34 IL : 28.87
沙井4	CL : 29.22 IL : 28.75
沙井5	CL : 29.16 IL : 28.69

申請地點

沙井4

沙井3

明渠
(375mm; 1:200)
CL : 29.46
IL : 29.09

沙井2

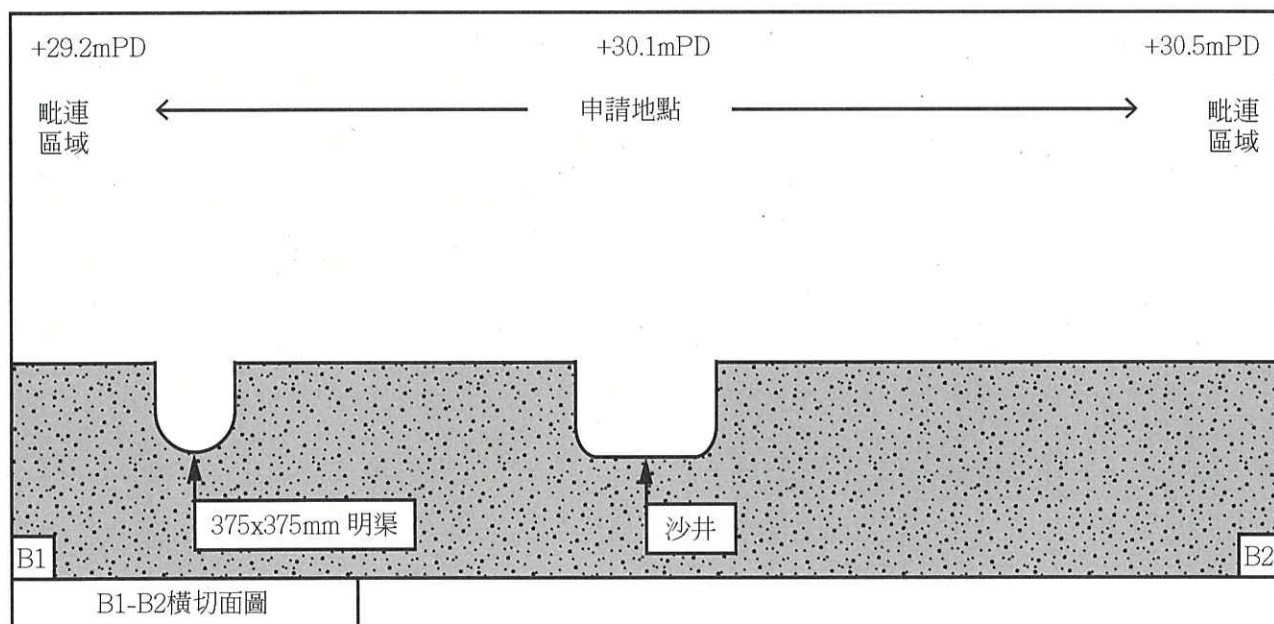
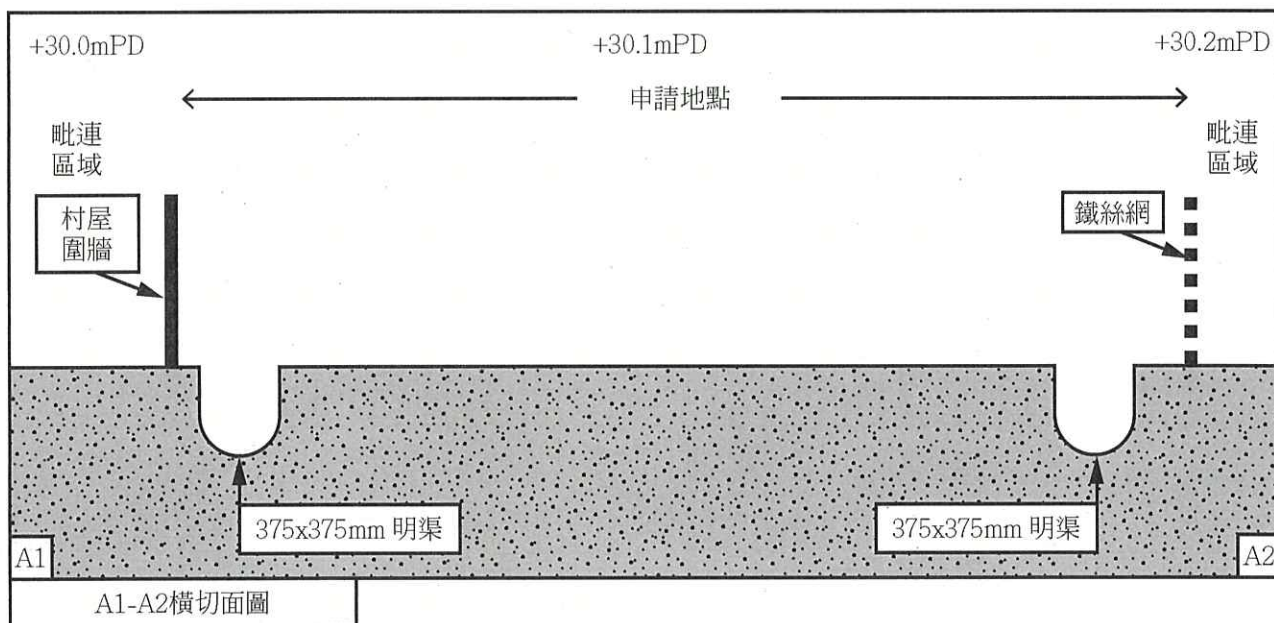
沙井1

明渠
(375mm; 1:200)
CL : 30.25
IL : 29.88

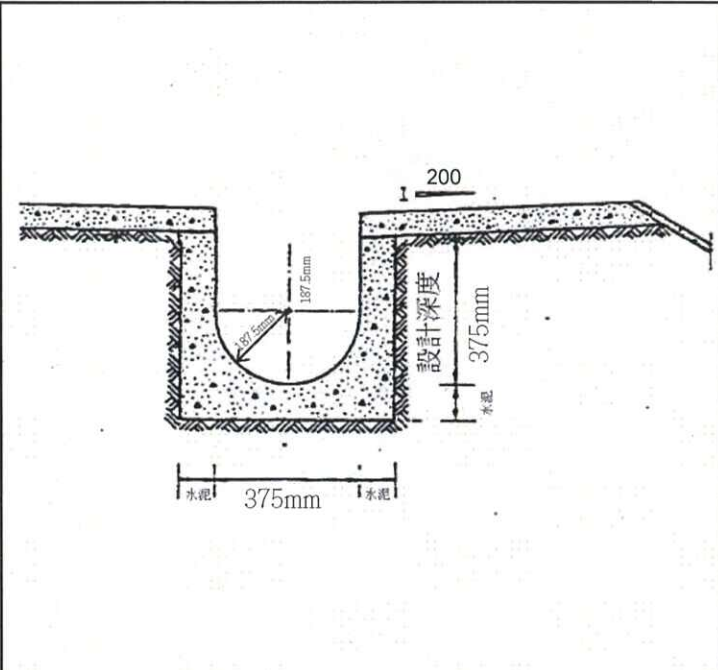
渠務排水圖則：

- 相片拍攝位置
- 坡度
- 場地地面水流方向
- 渠道水流方向
- 現有排水渠道
- 沙井
- 375x375mm 明渠
- 375x375mm 暗渠

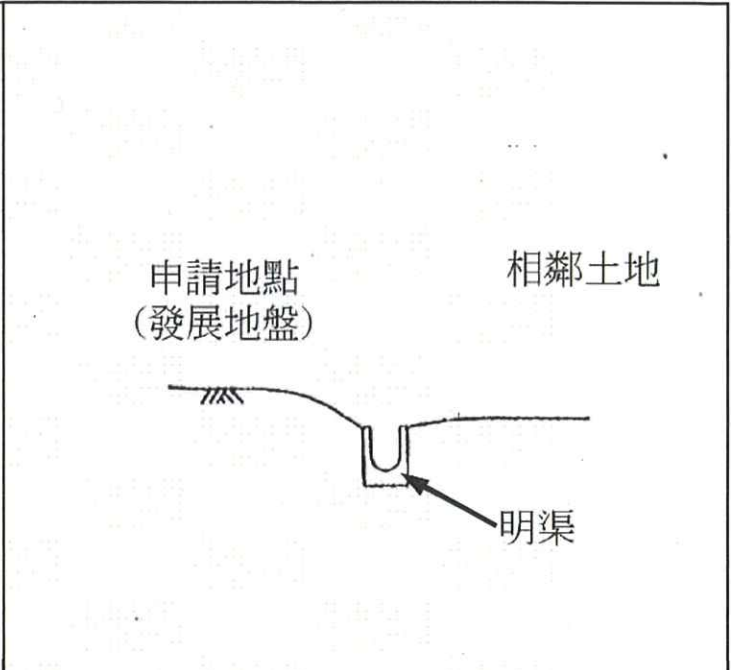
SCALE 1:1000



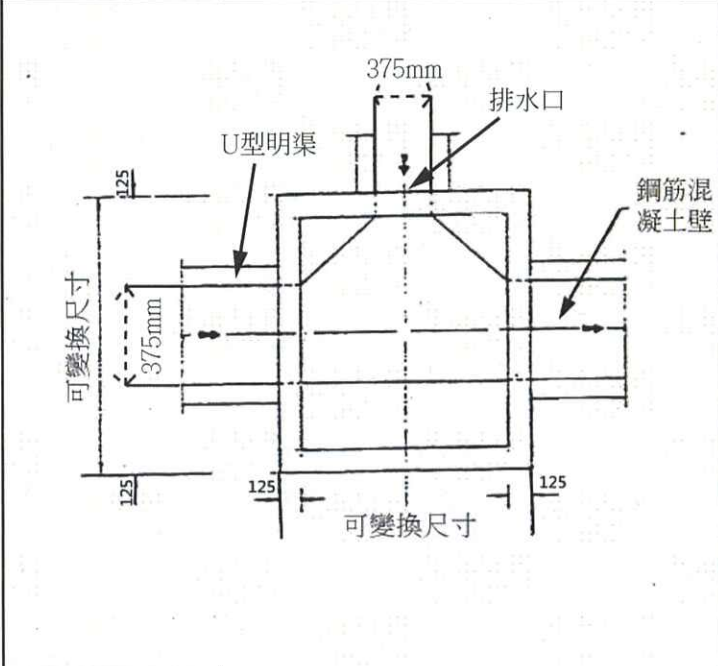
申請地點之U型明渠及沙井切面圖



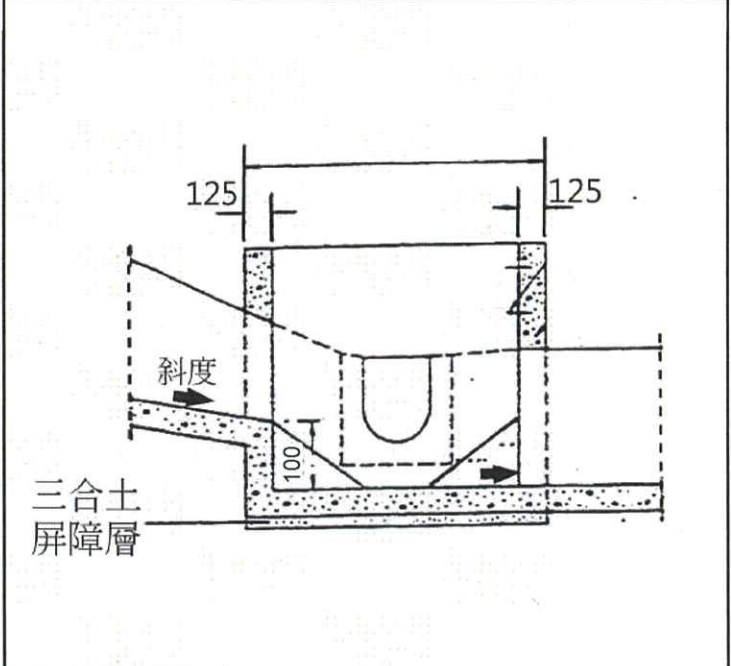
U型明渠切面圖



U型明渠切面略圖

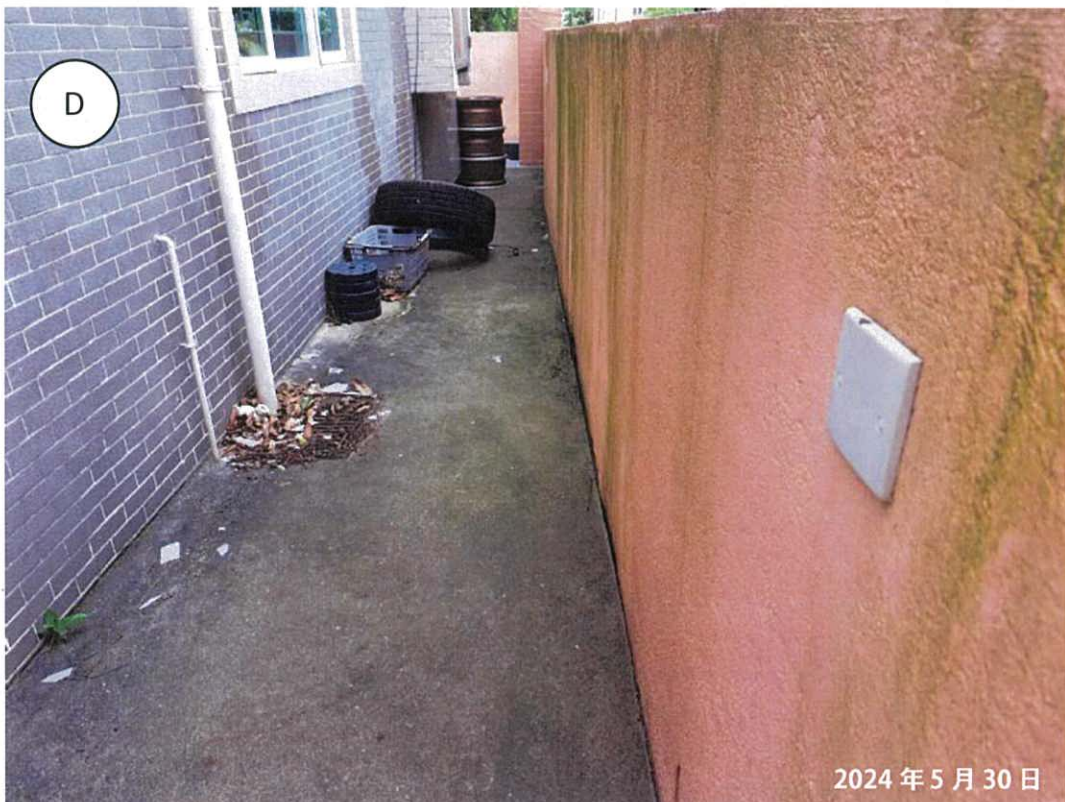


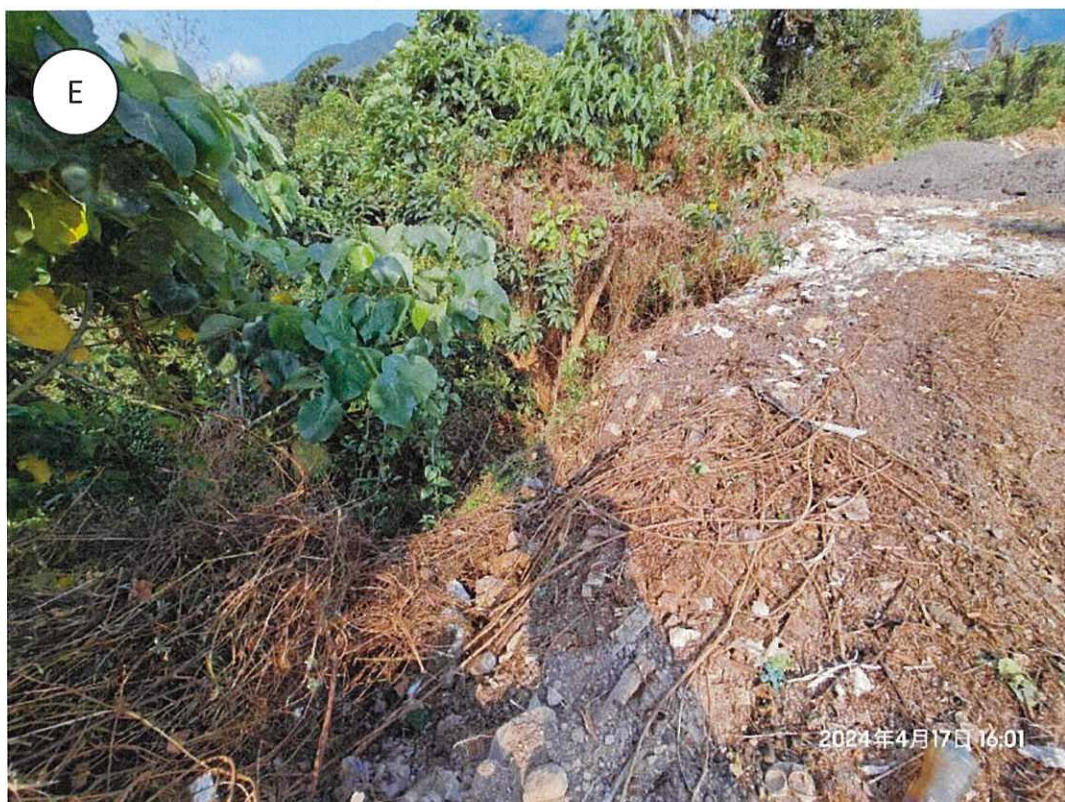
沙井俯視圖



沙井切面圖







收件者: tpbpd/PLAND
副本: Ying Yeung MO/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: 有關A/YL-PH/1004 規劃申請補充資料
附件: 2024-06-07_PH1004補充資料.pdf

From: Cheng Johnny

Sent: Friday, June 7, 2024 9:38 AM

Subject: 有關 A/YL-PH/1004 規劃申請補充資料

煩請閣下檢閱，並以本次補充資料取代昨天所提交的補充資料文件，如造成不便，敬請原諒。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1004
規劃申請補充資料**

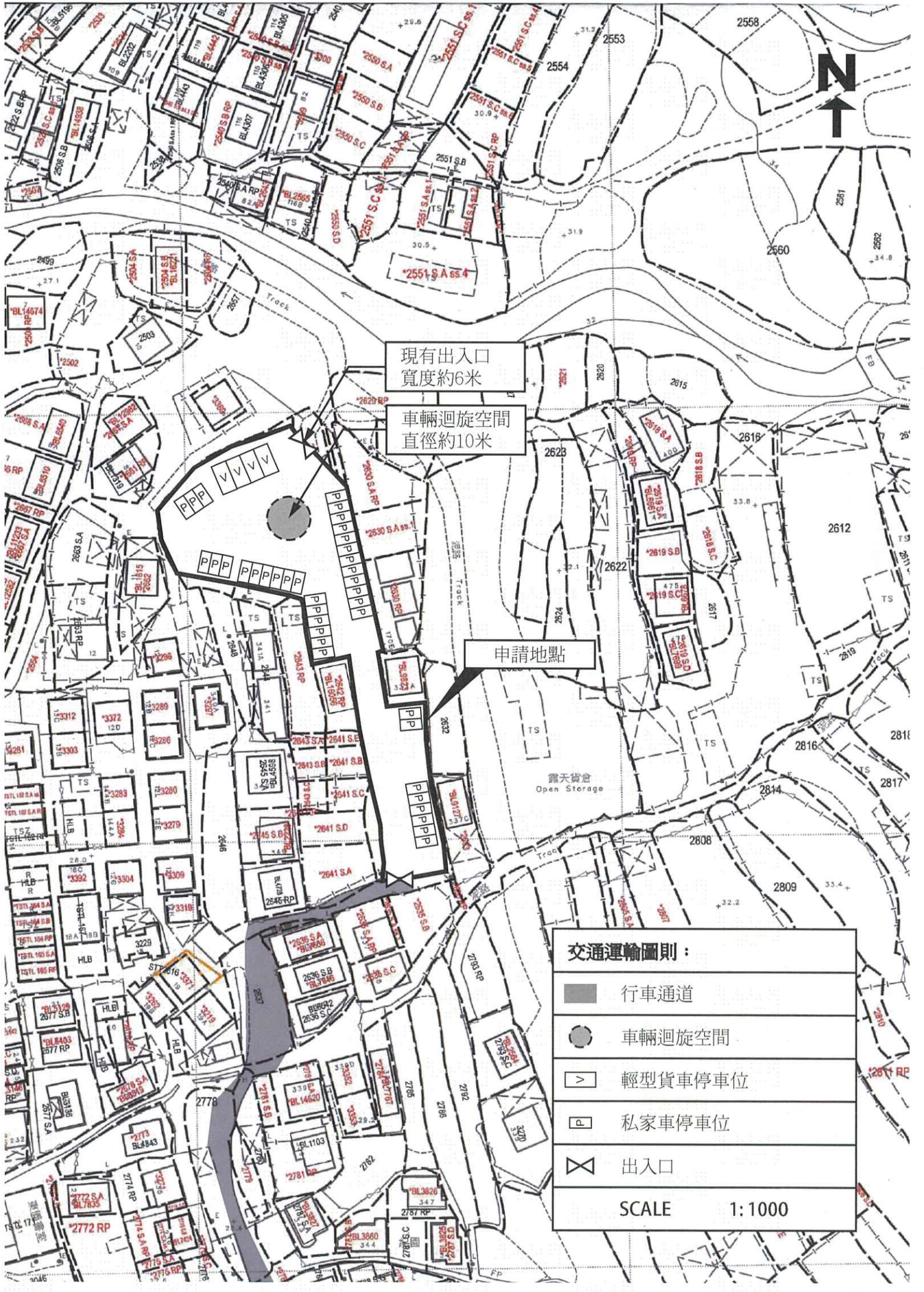
申請人現就近日政府部門人員和公眾人士的意見，作出以下補充/澄清：

1. 澄清申請地點邊界不會進行圍封，附近居民可以隨時進出。
2. 澄清申請地點北面的現有出入口不會圍封，附近居民和車輛可以隨時通過其途經申請地點進入錦田公路。
3. 澄清申請地點附近現有行車通道寬度不足以供中型或大型車輛進出，因此申請地點不會有中型或大型車輛進出。
4. 澄清申請地點位於鄉村式發展用途地帶內，申請人明白場地中包含的地段部份有小型屋宇的申請，而是次規劃申請屬於三年期限的臨時性質用途，並不會影響相關小型屋宇申請。申請人會和相關業主進行緊密溝通，如申請地點中有小型屋宇申請獲得相關政府部門批准，相關的土地用途就會馬上停止運作，並在相關業主開始建屋階段進行清理。
5. 由於電動車的需求量不大，因此申請地點不會設有電動車充電裝置。
6. 澄清申請地點不會進行任何樹木移除工程。

隨件附上相關文件，以作參考。

申請人： 志科有限公司

日期： 2024 年 06 月 07 日



現有出入口
寬度約6米

車輛迴旋空間
直徑約10米

申請地點

露天貨倉
Open Storage

交通運輸圖則：

- 行車通道
- 車輛迴旋空間
- 輕型貨車停車位
- 私家車停車位
- 出入口

SCALE 1:1000

Similar s.16 Applications in the Vicinity of the Application Site within the same “Village Type Development” Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-PH/853	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	9.10.2020
2.	A/YL-PH/912	Proposed Temporary Private Car Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	22.4.2022
3.	A/YL-PH/928	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	23.9.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and various Old Schedule Agricultural Lots in D.D. 111 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 134m² 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;
- Building Licence Nos. 9823 and 9127 were issued to permit erection of 3-storey building not exceeding a height of 8.23m with a roofed-over area not exceeding 65.03 square metres for non-industrial purpose to Lot Nos. 2631 and 2633 both in D.D. 111 respectively. They are the New Territories Exempted House (NTEHs) governed by Cap. 121. As stipulated in the above Licences, except for the building site, the remainder of the lot shall not be built upon and shall continue to be used for agricultural or garden purposes; and
- there are Small House applications under processing within the Site.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- the advisory comments are at **Appendix IV**; and
- there was no environmental complaint received against the Site in the past three years.

3. Traffic

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

- no adverse comment on the application from highways maintenance perspective.

4. Drainage

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

- no in-principle objection to the application from public drainage point of view; and

- should the application be approved, conditions should be stipulated requiring the applicant to submit a revised 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.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the submitted FSIs proposal is considered acceptable.

6. **Landscape**

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

- the Site falls within “Village Type Development” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- no proposed building structure under the current application is noted. He has no comment under the Buildings Ordinance.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received comment from locals upon close of consultation and he has no particular comment on the application.

9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and occupation of the Government land. The applications 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with 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. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed on the Site during the planning approval period;
 - no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities shall be carried out on the Site at any time during the planning approval period; and
 - 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 DEP;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - the installation/maintenance/modification/repair work of fire service installations

shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;

- (g) to note the comments of the the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - the existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed use;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity or the Site;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - before any new building works (including containers/open sheds as temporary building, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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 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.

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

From: [REDACTED]
Sent: 2024-05-16 星期四 23:36:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1004 DD 111 Wong Toi Shan San Tsuen

A/YL-PH/1004

Various Lots in D.D. 111 and Adjoining Government Land, Wong Toi Shan San Tsuen, Pat Heung

Site area: About 2,268sq.m Includes Government Land of about 134sq.m

Zoning: "VTD"

Applied use: 42 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

As the site comprises a number of public passage ways, it is difficult to see how it can work as a composite parking facility.

Members should question if there will be impediments to existing rights of way.

No mention of the provision of EV charging, surely a must with any new parking facility going forward.

There are trees on the site but no mention of how many to be felled and no trees appear on the plan.

Members cannot allow this application to be auto approved while there are so many unresolved issues.

Mary Mulvihill

