

2024年 9月 6日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of

RNTPC Paper No. A/YL-PH/1031

This document is received on 6 SEP 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



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By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PI-11 (031)
	Date Received 收到日期	6 SEP 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

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)	新界元朗八鄉水潤石 丈量約份第111約地段第83號(部分)、第85號餘段(部分)、第86號(部分)、第87號B分段(部分)、第87號餘段(部分)及第92號餘段(部分)和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1318 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	110 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	臨時村民停車場(貨櫃車除外)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 14/08/2024 (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 16/08/2024 (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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時私人停車場(貨櫃車除外)連填土工程  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1318 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.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/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A .....sq.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	15 .....
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 24小時，星期一至星期日，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	<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)) 粉錦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"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/> No 否	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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 ..... 1318 ..... 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"/> No 否	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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。

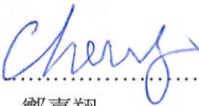
**8. Declaration 聲明**

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

Name in Block Letters

姓名（請以正楷填寫）

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

文員

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



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

28/08/2024

..... (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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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	新界元朗八鄉水潤石丈量約份第111約地段第83號(部分)、第85號餘段(部分)、第86號(部分)、第87號B分段(部分)、第87號餘段(部分)及第92號餘段(部分)和毗連政府土地
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>1318 sq. m 平方米</span> <span><input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地 110 sq. m 平方米)</span> <span><input checked="" type="checkbox"/> About 約</span> </div>
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 <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Year(s) 年 3</span> <span><input type="checkbox"/> Month(s) 月</span> </div> <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 <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Year(s) 年</span> <span><input type="checkbox"/> Month(s) 月</span> </div>
Applied use/ development 申請用途/發展	臨時私人停車場(貨櫃車除外)連填土工程



(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <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		15
	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) _____ _____		15
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<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"/>
場地設計圖則，填土範圍圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，行車通道圖則		
停車場守則位置圖則		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
FS251消防證書		
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，現於新界元朗八鄉丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地，進行規劃申請。

地帶：「鄉村式發展」  
用途：「臨時私人停車場(貨櫃車除外)連填土工程」  
場地面積：「約 1318 平方米」  
期限：「3 年」



## 行政摘要

申請地點位於丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地，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，面積約 1318 平方米，當中政府土地佔約 110 平方米。申請用途為「臨時私人停車場(貨櫃車除外)連填土工程」，為期 3 年。

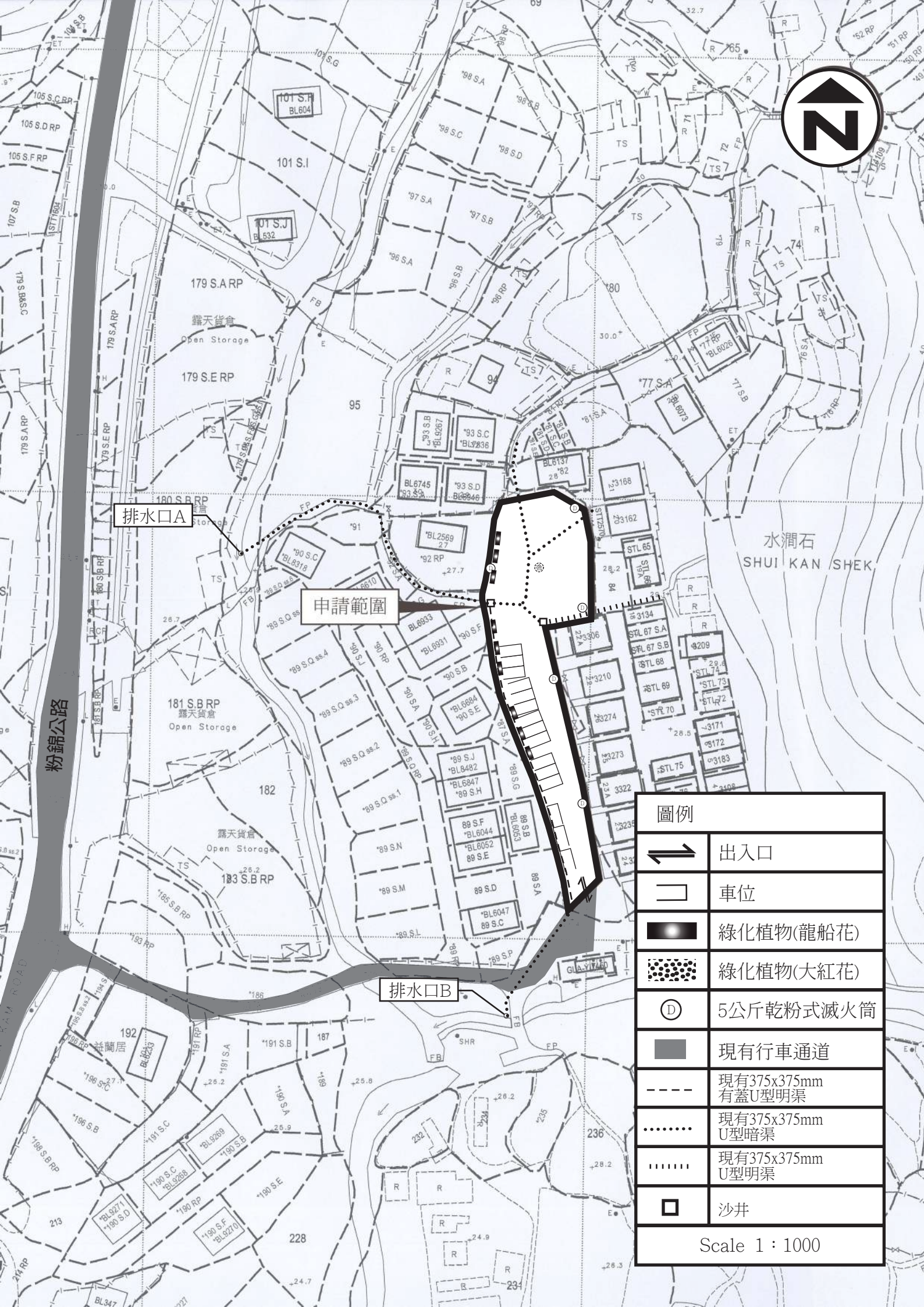
是次申請是作為上次規劃許可申請 A/YL-PH/928 的重新申請，申請用途與上次規劃許可申請 A/YL-PH/928 用途大致相同，唯一的分別是為了申請場地早年已完成的填土工程作出填土工程申請，場地內的設施與上次申請時一樣，沒有任何改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好，於上次申請期間申請人已完成所有的附帶條件，因此希望城市規劃委員會及規劃署可以寬容處理時次的規劃申請。

## 場地設計：

1. 申請地點採用全開放式設計，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。
2. 申請地點主要是為四周的水澗石村村民和居民提供私家車臨時車位，場地開放時間為24小時。
3. 申請地點上的停車場不涉及收費，免費供村民使用，沒有商業利益。
4. 申請地點內的燈火在23：30後將不會開啟，直至翌日08：30。
5. 申請地點內會張貼告示，提醒村民開關車門時要降低聲量及不可響號。
6. 申請地點內會張貼告示，提醒村民車輛在停泊期間，必須將引擎關閉。
7. 申請地點只會停泊私家車和客貨車，不會停泊貨櫃車或重量超過5.5噸的貨車，此資訊會以公告模式張貼於申請地點顯眼處，提醒所有人士。
8. 申請地點的使用守則，會以公告模式張貼於申請地點顯眼處，提醒所有使用者。
9. 申請地點內合共有私家車/客貨車停車位15個，每個車位尺寸為5米x 2.5米。
10. 申請地點內不會停泊重量超過5.5噸的車輛。
11. 申請地點內會時刻確保有一條寬度約4.5米的行車通道。
12. 在規劃申請期內，申請人會維持上次規劃許可申請A/YL-PH/928獲規劃署所批准的環境緩解措施。
13. 申請地點內會種植合適及足夠的綠化植物，以美化環境。
14. 申請地點的填土工作已在多年前完成，翻查記錄，填土厚度約0.1米，場地內的香港主水平基準由+27.9mPD增加至現時的+28.0mPD，填土材料為水泥，場地內不涉及挖土。

詳情請參閱以下圖則。





排水口A

申請範圍

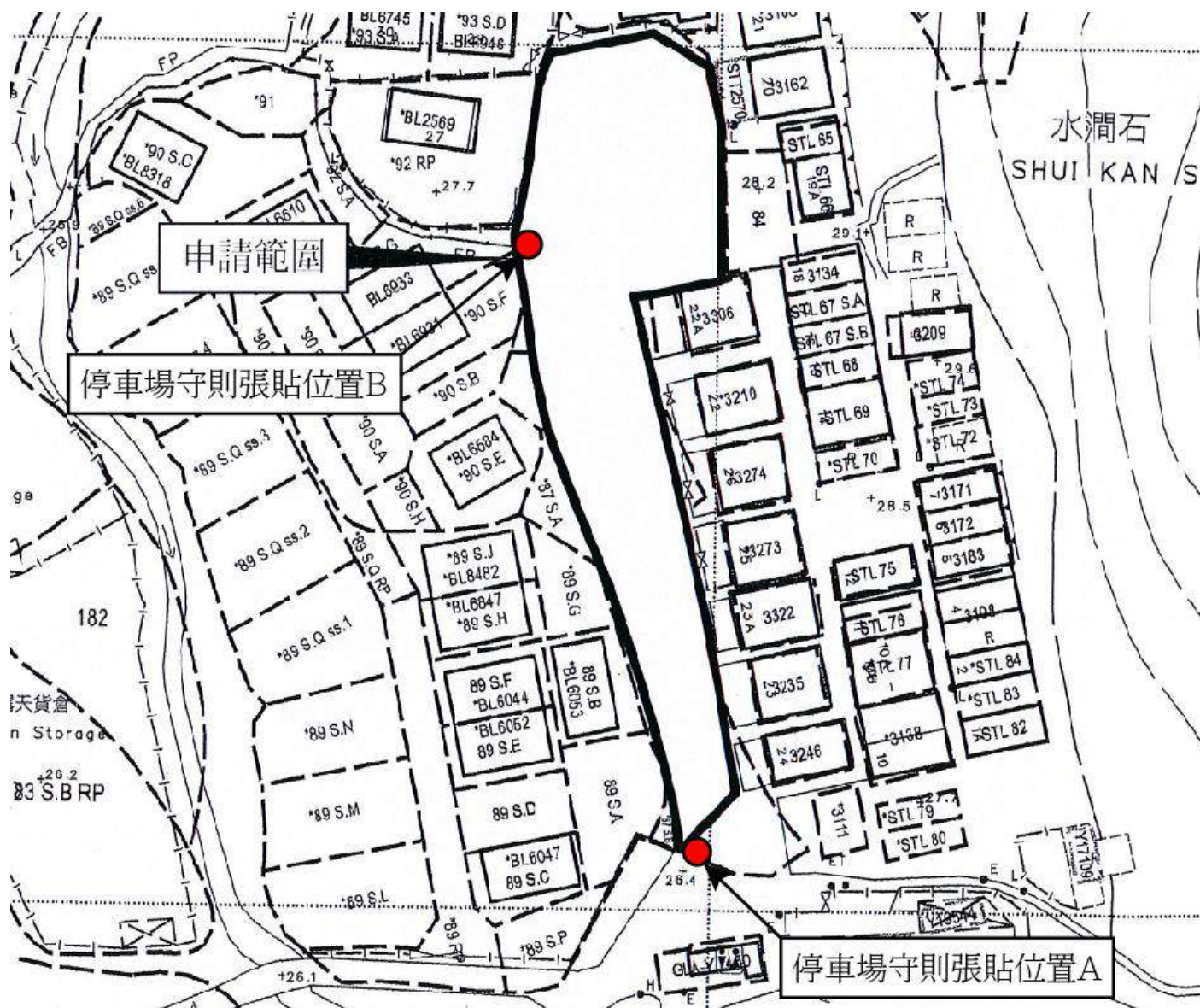
排水口B

圖例

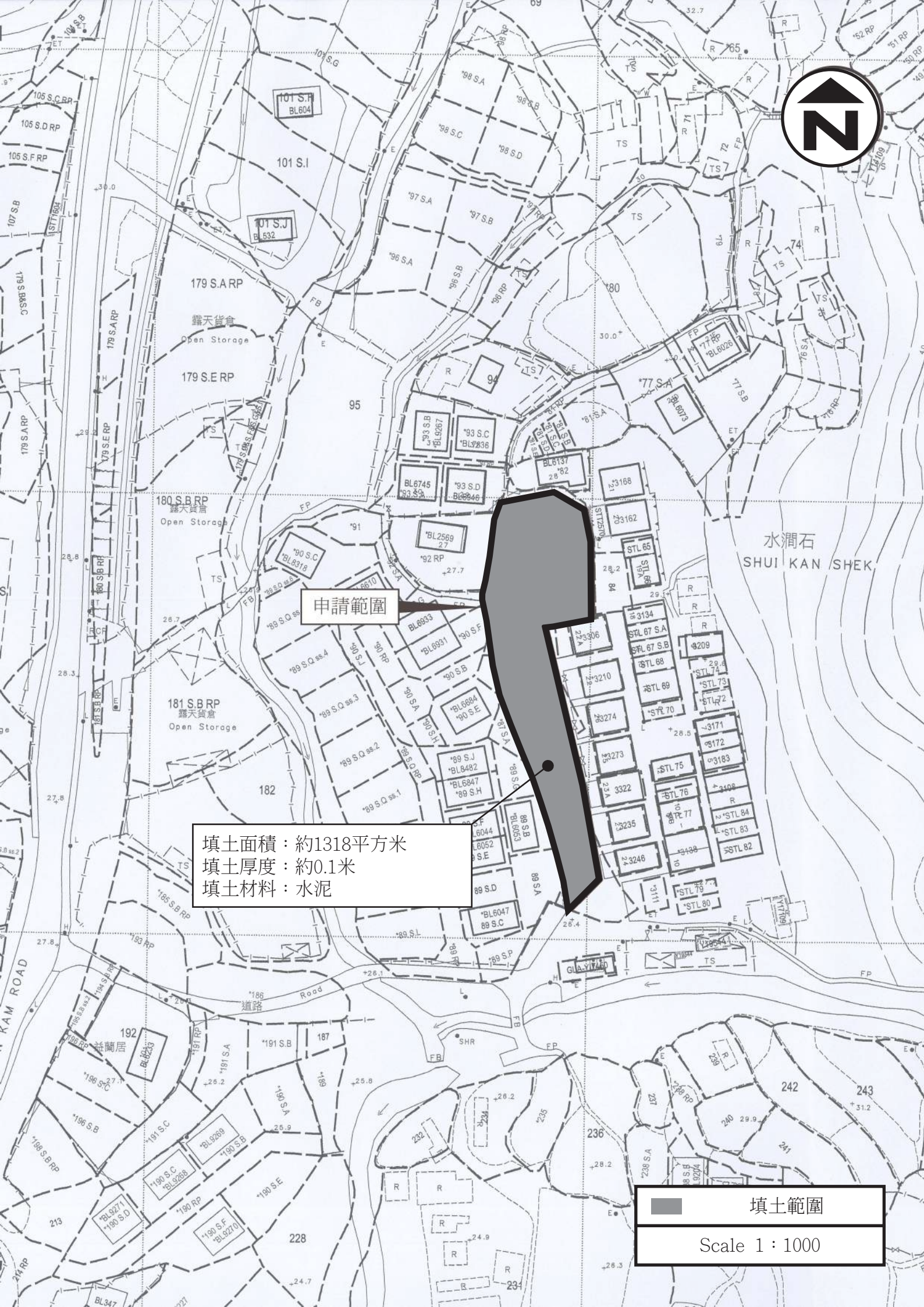
	出入口
	車位
	綠化植物(龍船花)
	綠化植物(大紅花)
	5公斤乾粉式滅火筒
	現有行車通道
	現有375x375mm 有蓋U型明渠
	現有375x375mm U型暗渠
	現有375x375mm U型明渠
	沙井

Scale 1 : 1000










申請範圍

填土面積：約1318平方米  
填土厚度：約0.1米  
填土材料：水泥

水澗石  
SHUI KAN SHEK

 填土範圍

Scale 1 : 1000



## 停車場守則張貼位置 A



## 停車場守則張貼位置 B





## 美化環境：

申請人會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，及根據已於上次規劃申請許可A/YL-PH/792時獲城規會及規劃署接受的美化環境建議，在申請地點邊界種植龍船花及大紅花，其中龍船花以花槽設置，大紅花以護欄圍置，令場地保持綠化、提高空氣質素，使場地與四周環境融為一體，美化環境，並對申請地點內的樹木進行適合的保存和保護。

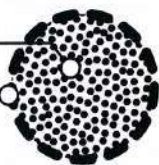
詳情請參閱以下圖則。



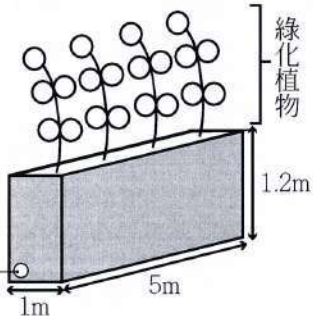


圖示 顏色	植物學名稱	中文名稱	高度(毫米)	間距(毫米)	數量
	<i>Ixora chinensis</i>	龍船花	高於600毫米	約450毫米	81
	<i>Hibiscus rosa-sinensis</i>	大紅花	高於600毫米	約450毫米	6

擬議綠化地帶  
擬議護欄



### 擬議花槽結構圖



排水口  
直徑：80mm

圖例

Scale 1 : 1000

## 渠務排水：

申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第16條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養。

詳情請參閱以下圖則。





排水口A

申請範圍

排水口B

SHUI KAN SHEK

圖例

	圖片拍攝位置
	現有150x150mm U型明渠
	現有375x375mm 有蓋U型明渠
	現有375x375mm U型暗渠
	現有375x375mm U型明渠
	沙井
	坡度
	渠道水流方向
	水流方向
	原有排水渠道

Scale 1 : 1000

U型暗渠  
(375mm; 1 : 154)

U型暗渠  
(375mm; 1 : 154)

U型暗渠  
(375mm; 1 : 154)

U型明渠  
(375mm; 1 : 154)

U型暗渠  
(375mm; 1 : 154)

U型明渠  
(375mm; 1 : 154)

U型明渠  
(150mm; 1 : 154)

U型明渠  
(375mm; 1 : 154)

U型暗渠  
(375mm; 1 : 154)

有蓋U型明渠  
(375mm; 1 : 158)

有蓋U型明渠  
(375mm; 1 : 158)

有蓋U型明渠  
(375mm; 1 : 250)

有蓋U型明渠  
(375mm; 1 : 250)

U型明渠  
(150mm; 1 : 158)

U型明渠  
(375mm; 1 : 158)

U型明渠  
(150mm; 1 : 250)

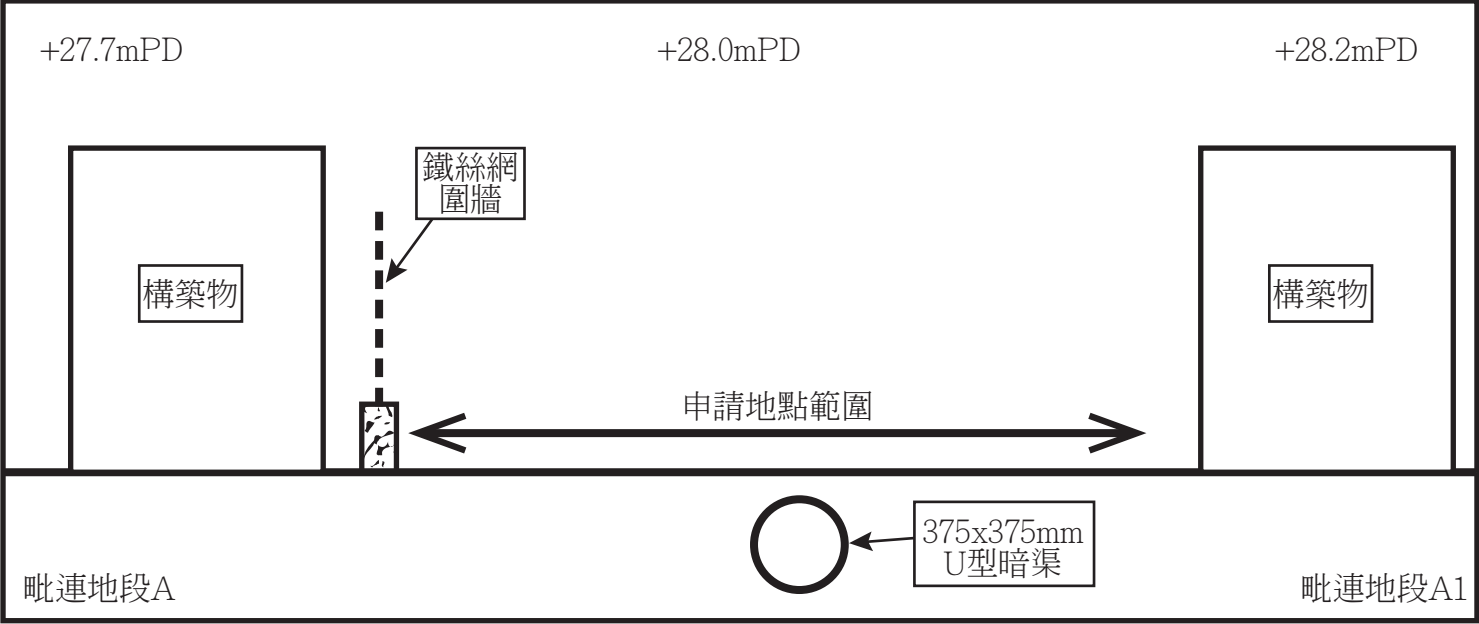
U型明渠  
(375mm; 1 : 250)

有蓋U型明渠  
(375mm; 1 : 250)

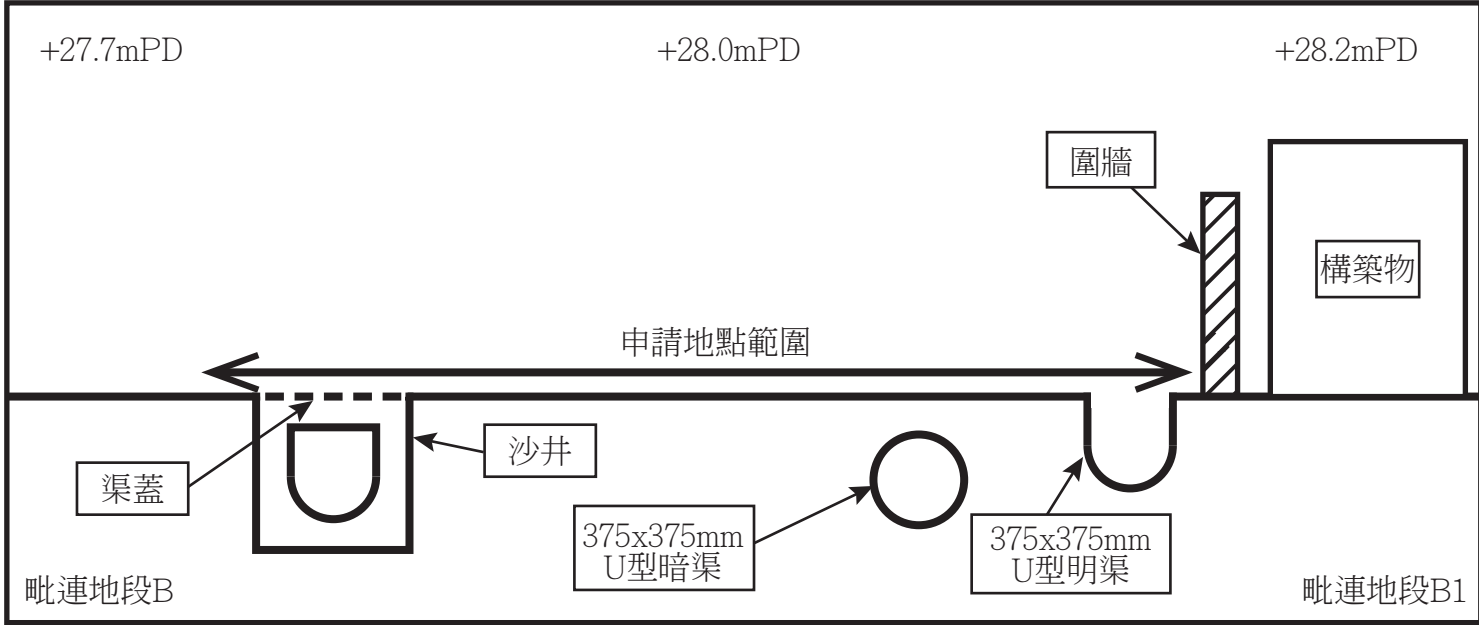
U型暗渠  
(375mm; 1 : 250)

U型暗渠  
(375mm; 1 : 250)

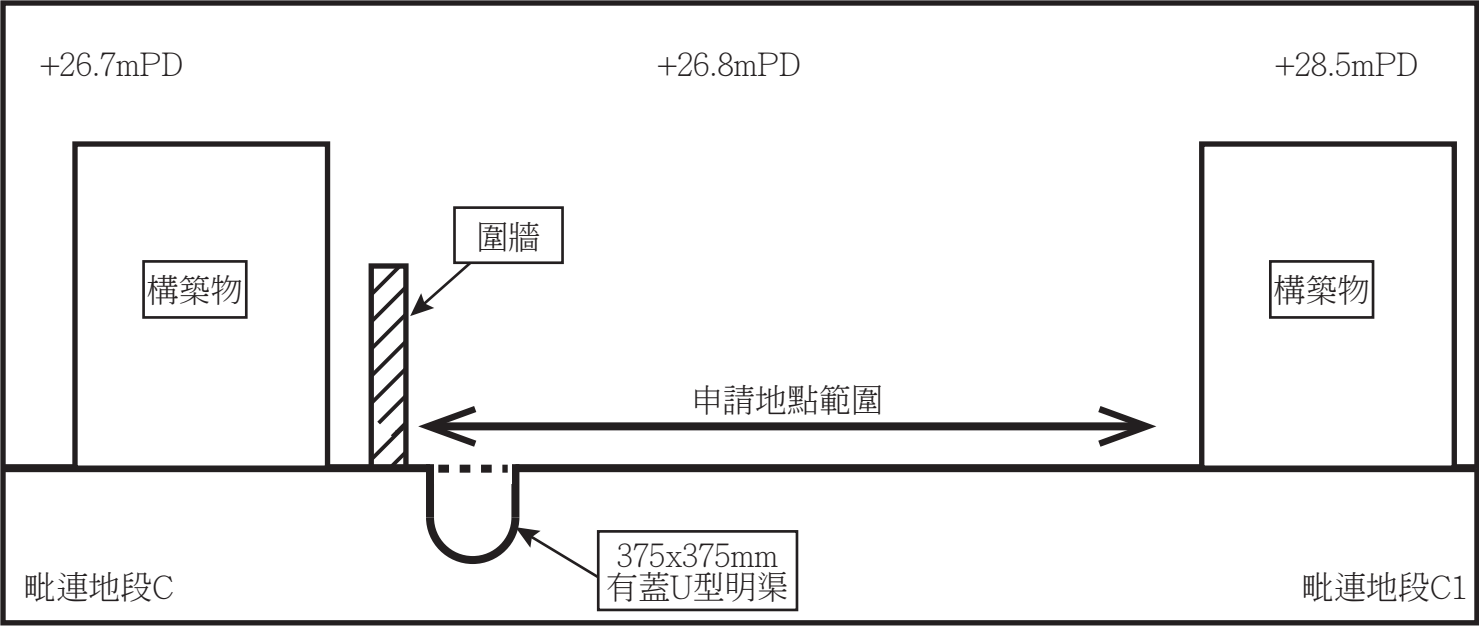




A—A1橫切圖

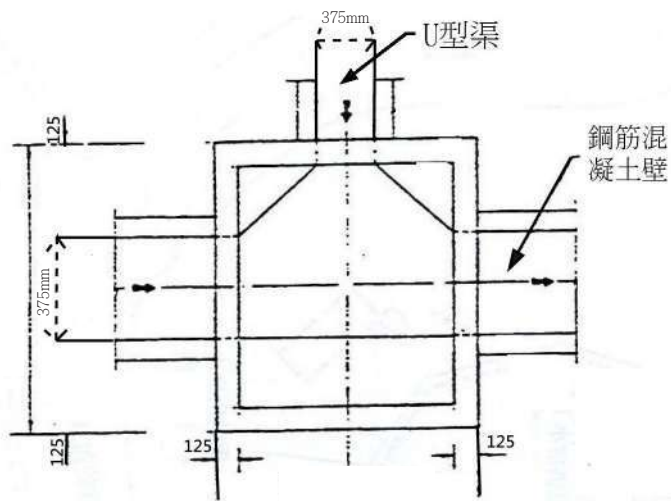


B—B1橫切圖

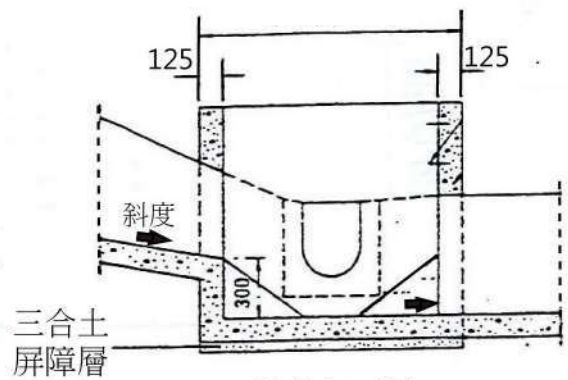


C—C1橫切圖

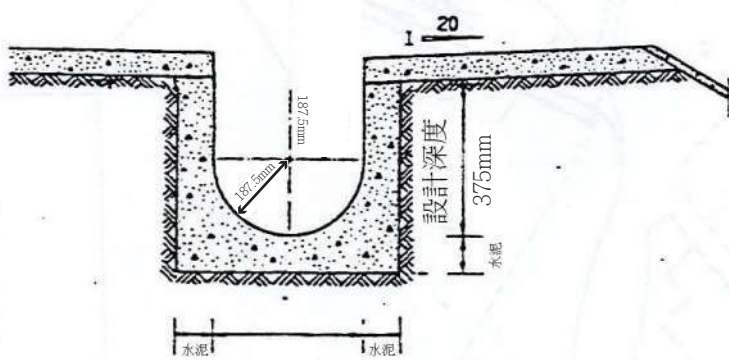




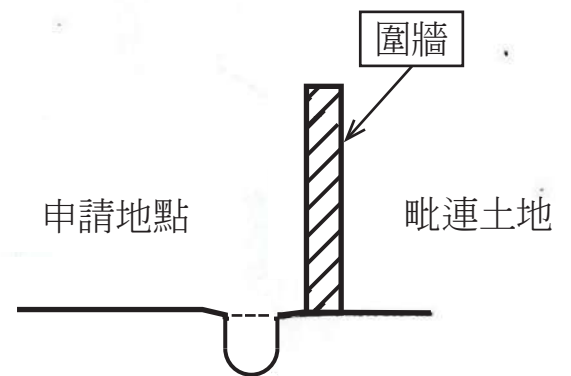
沙井俯視圖



沙井切面圖



U型明渠切面圖



有蓋U型明渠  
切面略圖

+28.2mPD

+26.7mPD

毗連地段

圍欄

構築物

暗渠由混凝土覆蓋

375x375mm  
U型暗渠

原有排水渠道

排水口A橫切面圖

+28.5mPD

+25.8mPD

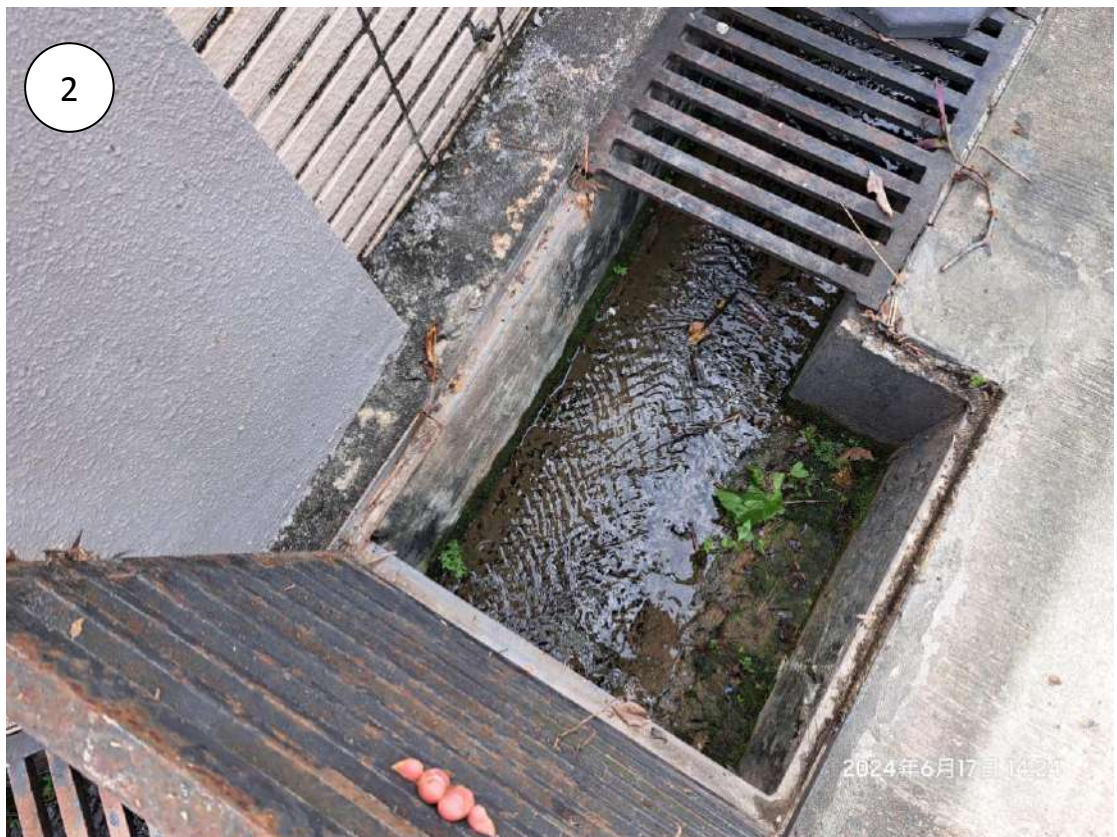
毗連地段

暗渠由混凝土覆蓋

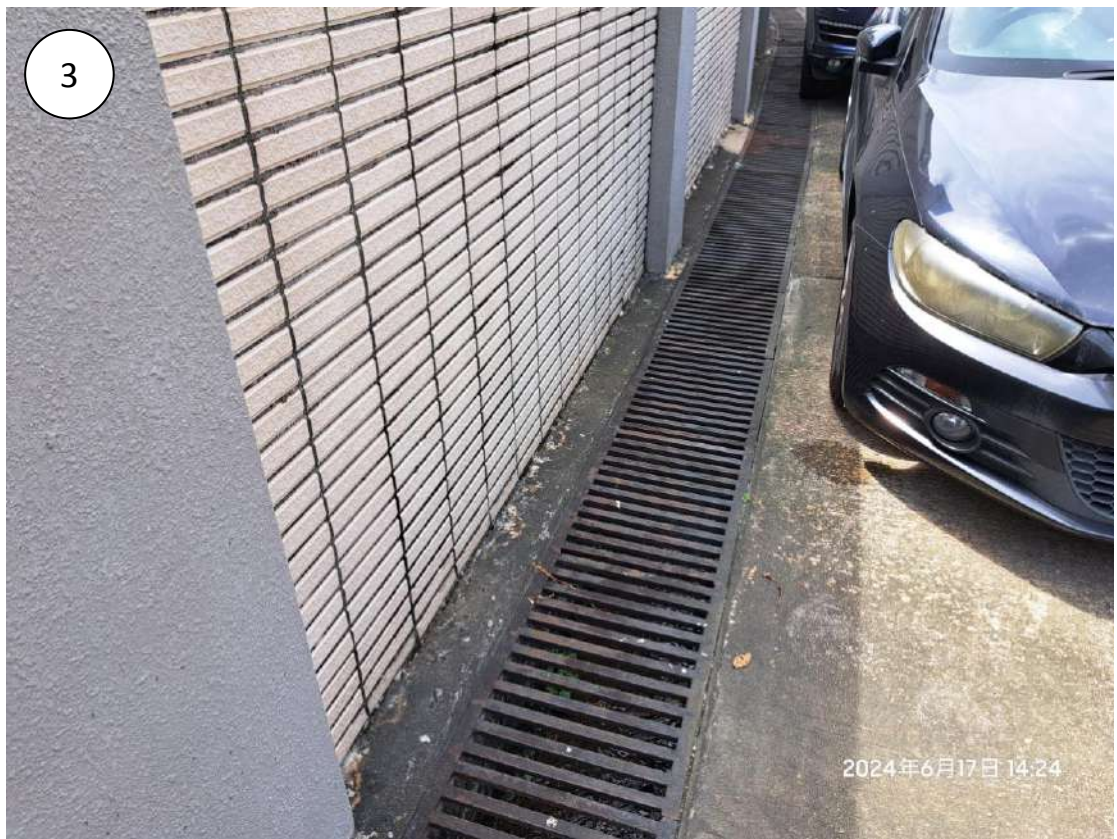
375x375mm  
U型暗渠

原有排水渠道

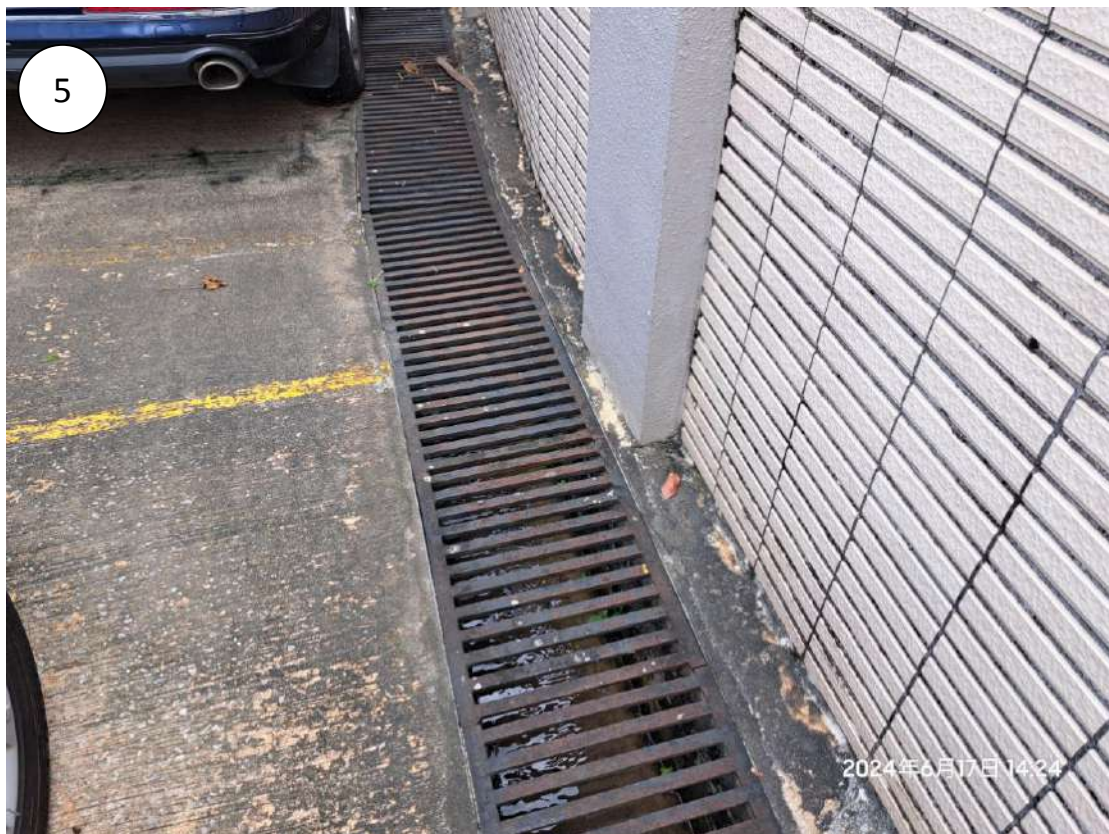
排水口B橫切面圖



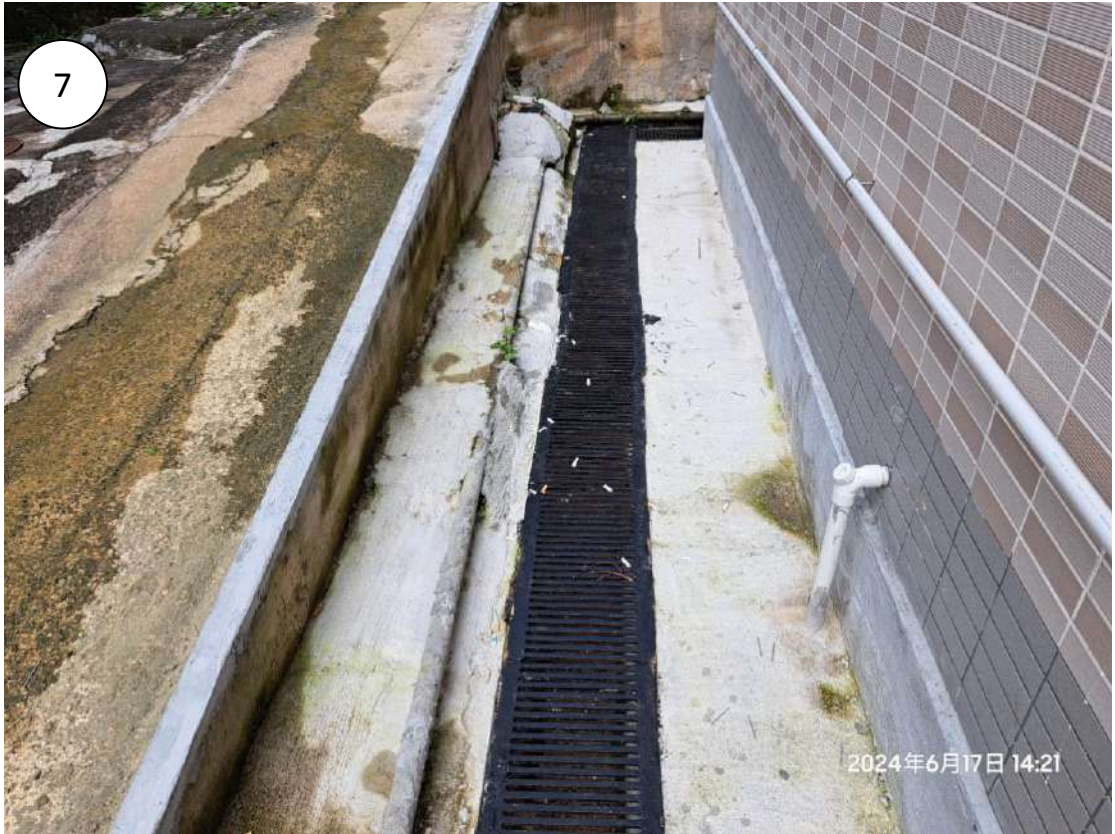












## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-PH/928  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

郵寄及傳真

先生/女士：

### 履行規劃許可附帶條件

#### (i) 項 - 提交現有排水設施的狀況紀錄

在劃為「鄉村式發展」地帶的元朗八鄉水澗石丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地作臨時村民停車場(貨櫃車除外)的規劃許可續期兩年

(規劃申請編號：A/YL-PH/928)

本處收到你提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。部門詳細意見請見附件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。

如你對部門意見有疑問，請直接聯絡渠務署：

規劃署

粉嶺、上水及元朗東規劃專員

(陸國安 )

二零二二年十二月二十日

副本抄送:

渠務署總工程師／新界北



內部抄送:

總城市規劃師/城市規劃委員會

AL/CP/pn

附錄:

*渠務署總工程師／新界北的意見:*

申請人須使排水設施在整個規劃許可有效期內維持於良好狀況。

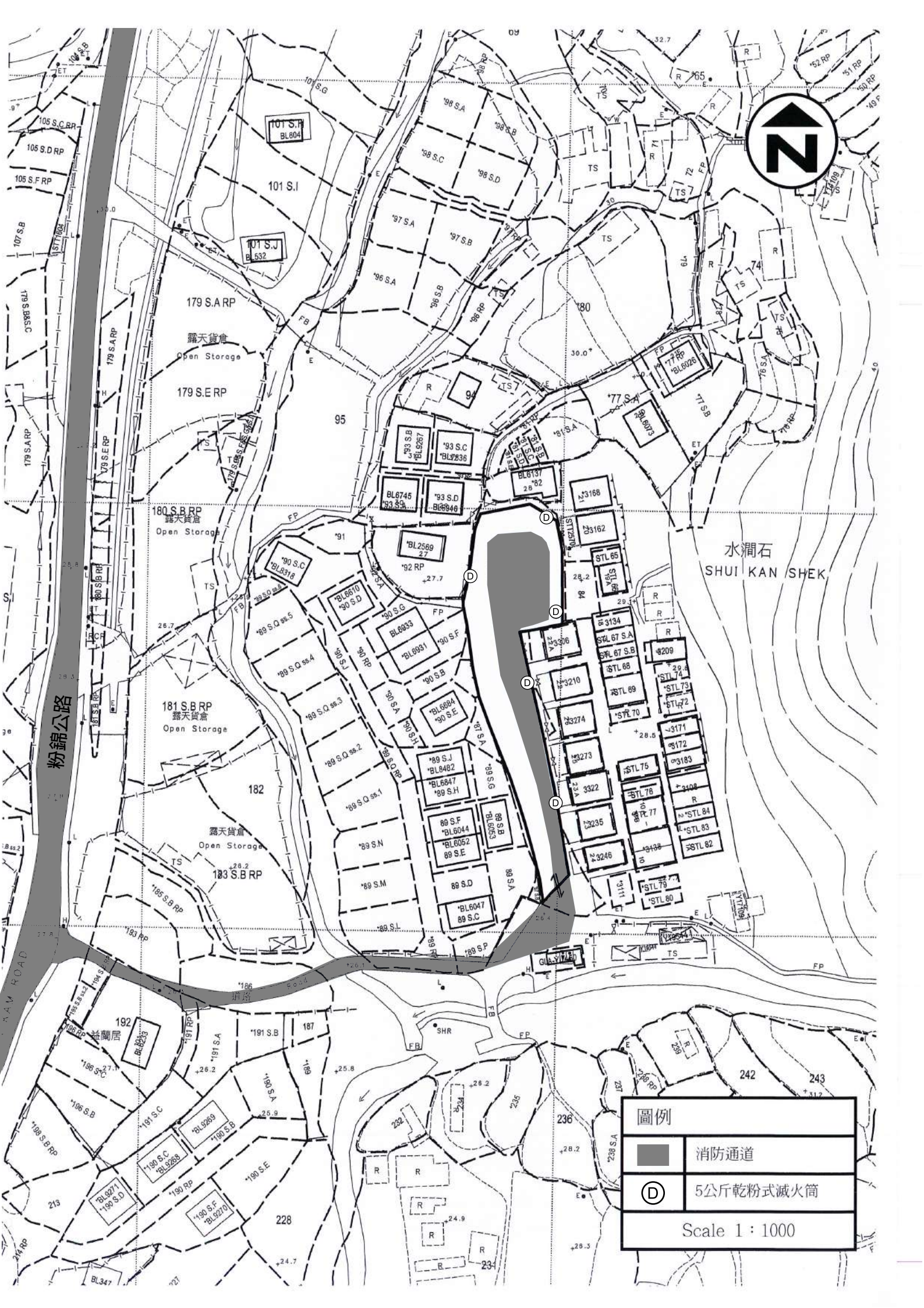


## 消防裝置：

是次申請是作為上次規劃許可申請A/YL-PH/928的重新申請，申請用途與上次規劃許可申請A/YL-PH/928用途大致相同，唯一的分別是為了申請場地早年已完成的填土工程作出填土工程申請，場地內的設施與上次申請時一樣，沒有任何改變；消防設備的數目和種類亦與A/YL-PH/928時一致，沒有任何改變。

提供最新的FS251消防證書。

詳情請參閱以下圖則。



水澗石  
SHUI KAN SHEK

圖例	
	消防通道
	5公斤乾粉式滅火筒
Scale 1 : 1000	



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9131392

FSD Ref.:  
消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

八鄉大馬路第111地段第83號(部份)

Street/Road/Estate Name:

屋苑名稱

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5 NOS X 5KG DRY POWDER TYPE F.E.		CONFORMS WITH FSD REQUIREMENTS	18/9/2023	17/9/2024

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:   
受權人簽署  
Name: **WU KIN YAN**  
姓名  
FSD/RC No.: **RC37671**  
消防處註冊號碼

Company Name:  
公司名稱

**大興消防工程有限公司**

Telephone:  
聯絡電話

Date:  
日期

**20-9-2023**

For FSD  
use only:

Inspected

Key-in

Verified



行車通道：

申請地點的佈局與上次規劃許可申請A/YL-PH/928一樣，沒有任何改變。

申請地點南面有一個明確的出入口，寬度為大約 7 米，可以直通粉錦公路。

申請地點內有足夠的車輛迴旋空間，供車輛進行迴旋調頭。

申請地點內合共有私家車/客貨車停車位 15 個，每個車位尺寸為 5 米 x 2.5 米。

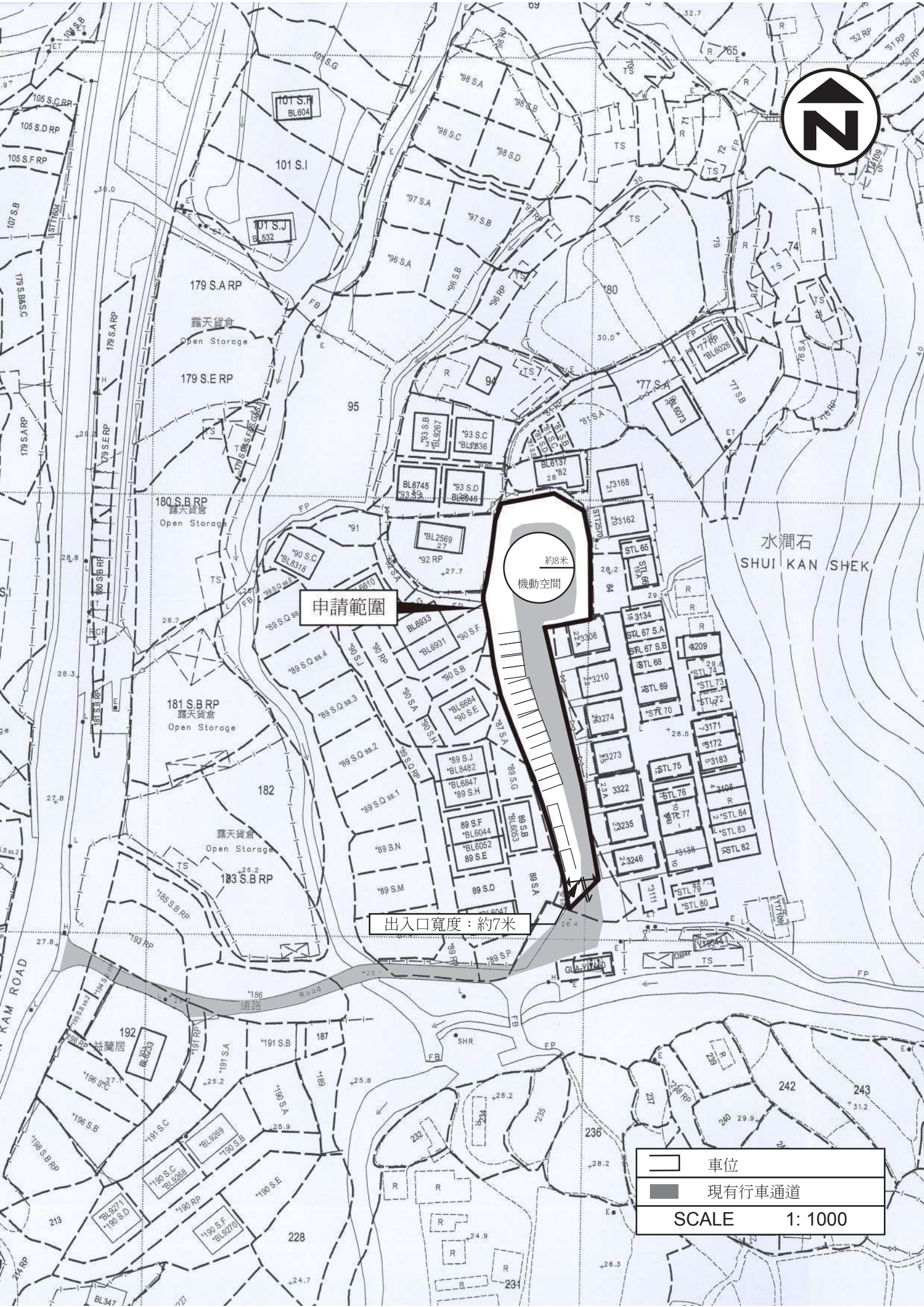
申請地點預計平均每天進出車輛架次大約15輛，不會提高申請地點附近的汽車流量，就整體而言，不會對錦田公路或附近交通造成影響，詳情請參閱下表：

預計申請地點內私家車車流量時間表																								
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	0	5	5	5	0	0	0	0	0	0	5	5	5	0	0	0	0	0

申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與粉錦公路接駁的行車通道。

詳情請參閱以下圖則。





機動空間

出入口寬度：約7米

水澗石  
SHUI KAN SHEK

車位
現有行車通道

SCALE 1: 1000



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1031**  
**規劃申請補充資料**

申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

1. 修正 S16-III 規劃申請表格部份內容。
2. 修正附帶規劃文件部份內容。

隨件附上相關文件以供參考。

申請人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期： 2024 年 09 月 11 日



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1031**  
**規劃申請補充資料**

申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

1. 澄清申請地點中的政府土地上，不會有任何上蓋物搭建。
2. 澄清是次申請是作為上次規劃許可申請 A/YL-PH/928 的重新申請，申請用途與上次規劃許可申請 A/YL-PH/928 用途大致相同，場地內的設施與上次申請時一樣，沒有任何改變，不會對 DD111 LOT NO. 92RP 的相關建屋事宜構成影響。
3. 澄清申請地點內的政府土地，已在 2014 年時已向相關政府部門提出 STT 短期租約申請。
4. 澄清申請地點範圍內沒有任何構築物。

隨件附上相關文件以供參考。

申請人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期： 2024 年 10 月 09 日

公告屆滿日期：2014 年 12 月 19 日

地政總署

公 告

公告張貼於：八鄉上嶺村告示板、元朗地政處告示板、實地

公告送交：元朗八鄉鄉事委員會、八鄉上嶺村原居民、居民代表及檔案存檔

現公布元朗地政處擬向丈量約份第 111 約地段第 85 號餘段、第 86 號及第 87 號餘段毗連政府土地的佔用人發出短期租約，以作臨時村民停車場(貨櫃車除外)用途。有關地點（見附圖藍色虛線所示）已獲城市規劃委員會按照<<城市規劃條例>>批出的「臨時更改土地用途」規劃許可，申請編號為 A/YL-PH/703。短期租約的範圍及發展規範會根據規劃許可處理。

任何人士如有反對，須由本公告發出日期起計 14 日內以書面提交元朗地政處（地址：元朗橋樂坊 2 號元朗政府合署 9 樓）。逾期遞交的反對書概不受理。

如對本公告有任何查詢，請致電 [REDACTED] 與元朗地政處 [REDACTED] 聯絡。

元朗地政專員

2014 年 12 月 5 日

（黃卓強

代行）

Notice Expiry Date: 19 December 2014

LANDS DEPARTMENT

Notice

Notice posted : Pat Heung Sheung Che Tsuen notice board(s), District Lands Office/Yuen Long, the site

Notice served : Yuen Long Pat Heung Rural Committee, Indigenous Inhabitant Representative(s) and Resident Representative(s) of Pat Heung Sheung Che Tsuen and the file

Notice is hereby given that District Lands Office, Yuen Long is considering to issue Short Term Tenancy to the Occupier of the adjoining Government Land of Lots 85RP, 86 and 87RP in D.D. 111 for Temporary Car Park for Villagers(Excluding Container Vehicle) purpose. The subject site (as dotted blue on the attached plan) has obtained planning approval for temporary change of land use from the Town Planning Board under the "Town Planning Ordinance" (Application No.: A/YL-PH/703). The scope and development parameters of the STT will be based on the planning approval.

Any objections should be lodged in writing and reach the District Lands Office, Yuen Long at 9/F., Yuen Long Government Office, No. 2 Kiu Lok Square, Yuen Long, New Territories **within 14 days** from the date of this notice. Late objections will not be considered.

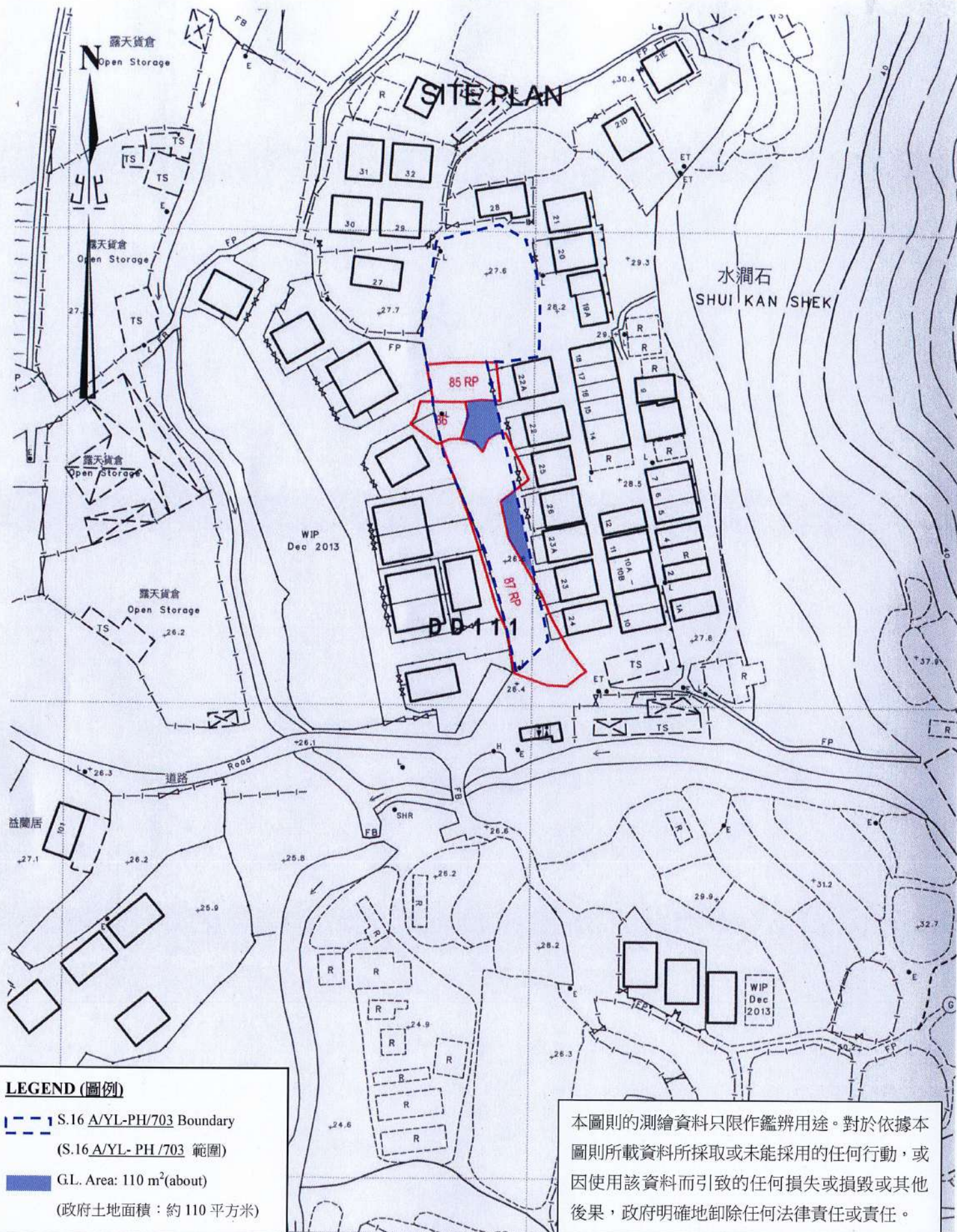
For enquiries about this notice, please contact [REDACTED] of District Lands Office, Yuen Long at Tel No. [REDACTED]

(Nick WONG)

Date: 5 December 2014

for District Lands Officer, Yuen Long







致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1031**  
**規劃申請補充資料**

申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

1. 澄清和修正交通運輸圖則部份內容。

隨件附上相關文件以供參考。

申請人： 志科有限公司

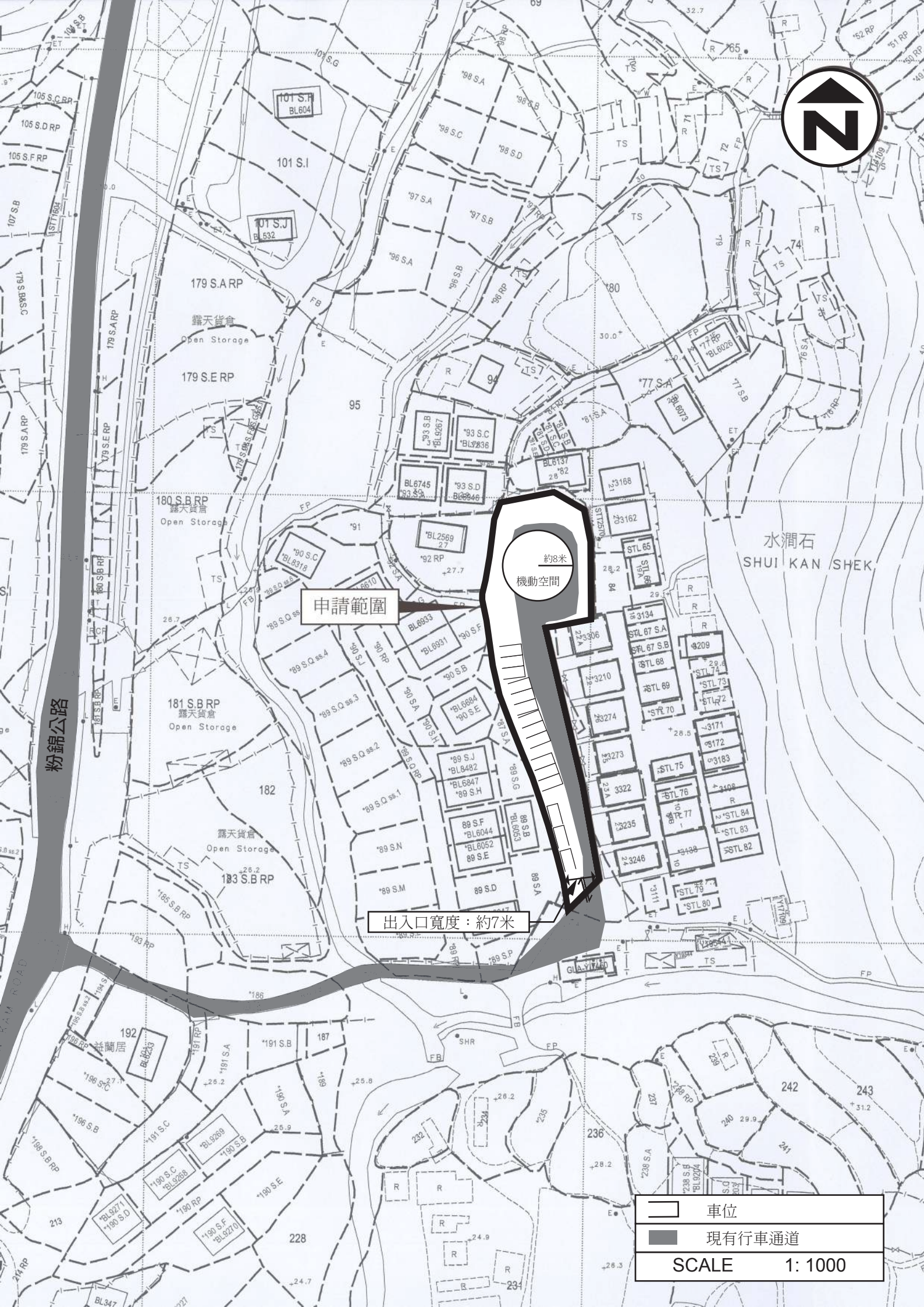
通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期： 2024 年 10 月 22 日



申請範圍

約8米  
機動空間

出入口寬度：約7米

	車位
	現有行車通道
SCALE 1: 1000	



**Previous Applications involving the Site**

**Previous Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-PH/653	Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 3 Years	14.2.2014 (upon review)
2.	A/YL-PH/703	Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	31.10.2014
3.	A/YL-PH/737	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	14.10.2016
4.	A/YL-PH/792	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	5.10.2018
5.	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
6.	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

**Rejected Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
A/YL-PH/642	Public Vehicle Park (Private Cars and Light Goods Vehicles)	20.7.2012	(1) and (2)

**Rejection Reasons**

- (1) The development was not in line with the planning intention of the “Village Type Development” zone which was to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects. Land within this zone was primarily intended for development of Small Houses by indigenous villagers. No strong planning justification had been given in the submission to justify a departure from the planning intention.
- (2) The site was located within a village cluster. The applicants failed to demonstrate that the development would not have adverse environmental impacts on the adjacent residential dwellings.



**Similar Applications within “Village Type Development” Zone  
in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
1.	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
2.	A/YL-PH/982	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	24.5.2024
3.	A/YL-PH/1004	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	21.6.2024

**Government Departments' General Comments**

**1. Traffic**

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

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

**2. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

**3. Drainage**

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

- no objection to the application from public drainage point of view;
- it is noted that the applicant would maintain the same drainage facilities as those maintained under the previous application (No. A/YL-PH/928) and the submitted photo records is found satisfactory; and
- should the application be approved, an approval condition requiring the maintenance of the existing drainage facilities for the development should be included in the planning permission.

**4. Fire Safety**

Comments of the Director of Fire Services:

- 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.



**5. Landscape**

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

- no objection to the application from landscape planning perspective; and
- the Site is within the “Village Type Development” zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

**6. Building Matters**

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

- no comment under the Buildings Ordinance on the application. It is noted that there is no proposed building structure at the Site.

**7. District Office’s Comments**

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

**8. Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application Site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that;
  - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots 83, 85 RP, 86, 87 S.B., 87 RP and 92 RP 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;
  - (ii) Building Licence No. 2569 outside the Site was issued to permit erection of one building not containing more than three storeys, not exceeding 7.62m in height, with a built-over area not exceeding 65.03m<sup>2</sup> for non-industrial purpose on Lot 92 RP in D.D. 111. As stipulated in the above Licence, 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;
  - (iii) no permission is given for occupation of GL (about 110m<sup>2</sup> 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; and
  - (iv) there are unauthorised structure(s) and uses on Lot 83 in D.D. 111 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD. The lot owner(s) shall apply to his office for a Short Term Tenancy (STT) for the occupation of the GL. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD;
- (c) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). 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 (HyD) that:
  - (i) the Site involves GL which is not maintained by the HyD;
  - (ii) the access arrangement to the Site from Fan Kam Road should be commented and approved by TD;



- (iii) HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
- (iv) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisance caused by the applied use;
- (f) to note the comments of the Director of Fire Services that the fire service installations proposal is considered acceptable. The applicant is advised to submit a valid F.S. 251 for the arrangement of the acceptance inspection;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) 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 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 coordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) for UBW erected on leased land, enforcement action may be taken by 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;
  - (v) 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
  - (vi) detailed checking under the BO will be carried out at the building plan submission stage.