

2024年12月23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。
23 DEC 2024
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402/34 9/12 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	1708 A/16-P-1/1043
	Date Received 收到日期	23 DEC 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)

Consense Development Limited / 港昇發展有限公司

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)	元朗八鄉丈量約份第 111 約地段第 2612 號 (部分), 2616 號 (部分), 第 2819 號 (部分) 連毗鄰政府土地
(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 1369 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 155 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)	..... 12 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 111
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Uzone 農業 AGR
(f) Current use(s) 現時用途	汽車商店

(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 19/11/2024 (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&
31/12/2024
- ☒ 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 19/11/2024 (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	擬議區臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期三年)及相關的填土工程 (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	1249 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	120 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	155 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	155 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
① 遮蔭棚 擬定高度 2.5 米 ② 每個車位 2.5 x 5 米	
③ 辦公室 擬定高度 5 米，分 2 層 每層 2.5 米高	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	5 (4 個展示車位) (1 個停車位)
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 星期一至星期日包括公眾假期上午八時至下午六時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路轉入鰲魚路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... 13.69 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.23 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 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>
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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。

附件中請理電

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


.....
Tang Sang Leung
Name in Block Letters
姓名（請以正楷填寫）

Consultant
.....
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

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



Date 日期

5/12/2024
..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第III約地段第2612号(部分), 第2616号(部分), 第2819号(部分)連毗鄰政府土地
Site area 地盤面積	1369 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 12 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/KL - PH111
Zoning 地帶	鄉村式發展 V2 zone + 農業 AGR
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	擬建議臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期三年)及相關的填土工程

(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	155 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.113 <input type="checkbox"/> About 約 <input checked="" 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	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	5 <input checked="" type="checkbox"/> m 米 (Not more than 不多於)	
		2 <input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	8.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		5 4 (原車位) 1 (停車位)
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <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)	<input type="checkbox"/>	<input type="checkbox"/>
位置圖, 填土範圍圖, 路線圖		
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。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗八鄉丈量約份第 111 約地段第 2612 號(部分)、第 2616 號(部分)、第 2819 號(部分)連毗鄰政府土地

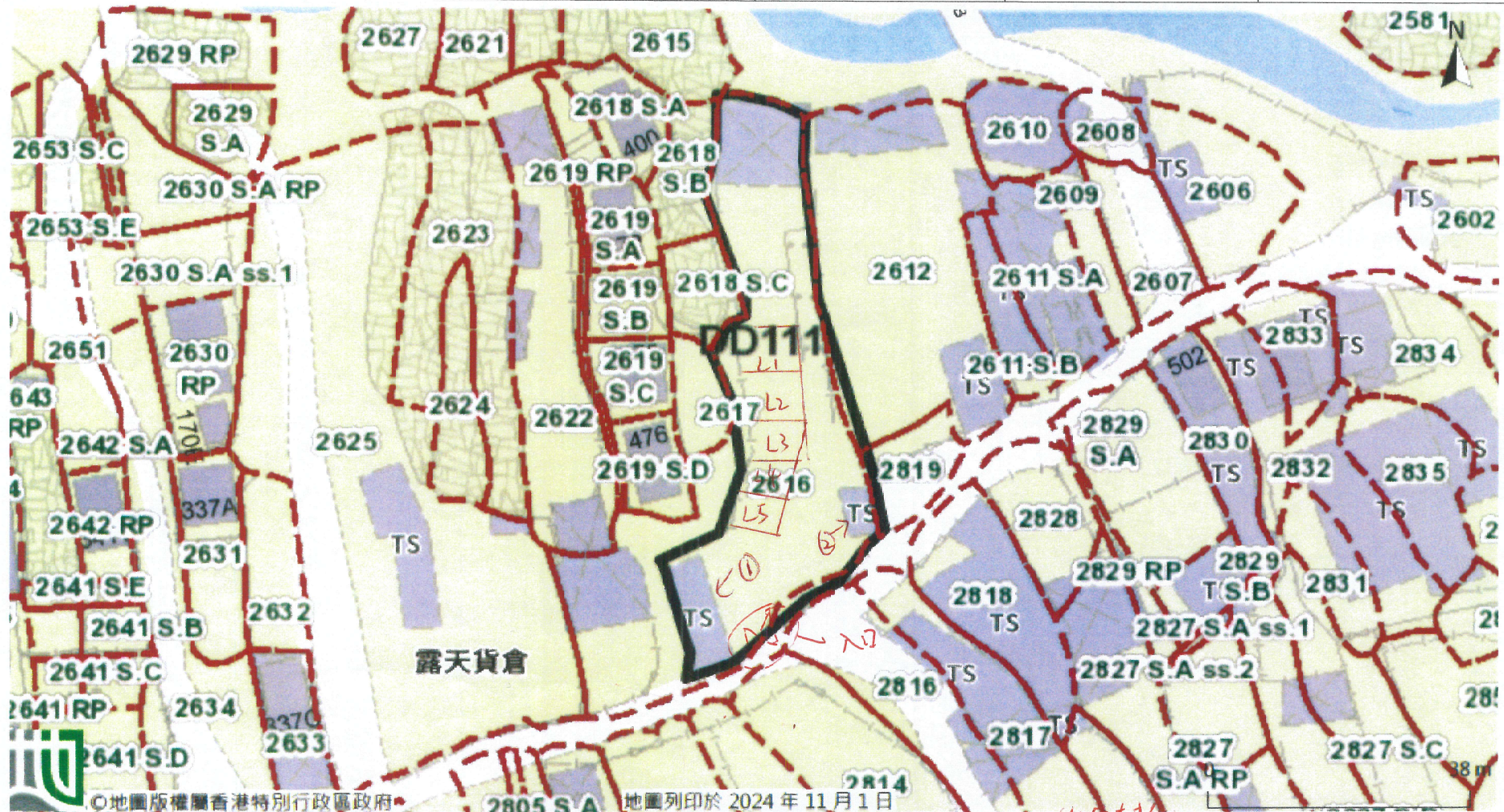
擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期三年)及相關的填土工程

- 申請地點的面積約為 1369 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-PH/11，申請地點現時被規劃作「鄉村式發展」地帶及「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作商業及服務行業之用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，上述開發申請仍然符合租約。
- 擬議申請的汽車陳列室在「鄉村式發展」地帶及「農業」地帶。城市規劃委員會曾批准相類似，申請包括: A/YL-PH/955 (2023 年 9 月 11 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段將設有 2 個擬議建築物。
- 遮蔭棚計劃放置例如汽車等減慢因日曬雨淋而受到損耗的情況。辦公室用作員工休息及存放文件的地方，部分位置用作存放汽車零件/工具等。
- 申請地點主要用作汽車陳列展示及銷售用途，不會進行拆卸、保養、修理、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作農業用途的規劃意向。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.03 米，申請期限結束後會將混凝土打碎並運走，已使用混凝土平整的範圍不會再進行平整工程。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。

- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗八鄉丈量約份第 111 約地段第 2612 號(部分)、第 2616 號(部分)、第 2819 號(部分)連毗鄰政府土地擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期三年)及相關的填土工程。
- 申請場地不會進行涉及回收，修理，拆卸及其他工場活動。
- 場地足夠安排私家車/輕盈貨車進出場地。車輛機動空間直徑為 10 米。

布局設計圖

臨時構築物	用途	樓面面積 (約平方米)	覆蓋面積 (約平方米)	構築物高度 (約米)	樓層
1	遮蔭棚	85	85	2.5	1
2	辦公室	70	35	5	2
總數		155	120		



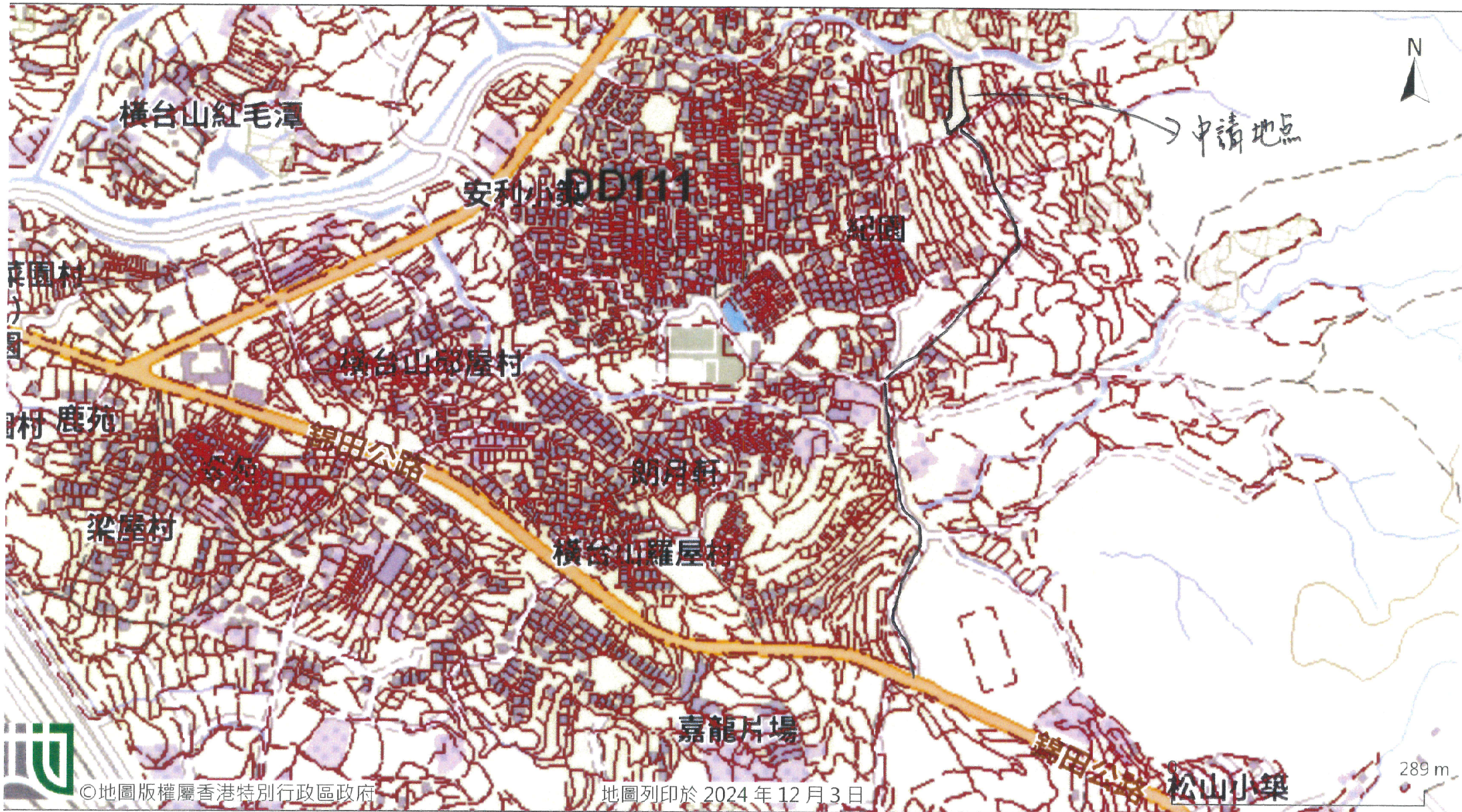
15 停車位

11-14 展示車位

11-15 停車位 (私家車位)

申請範圍





©地圖版權屬香港特別行政區政府

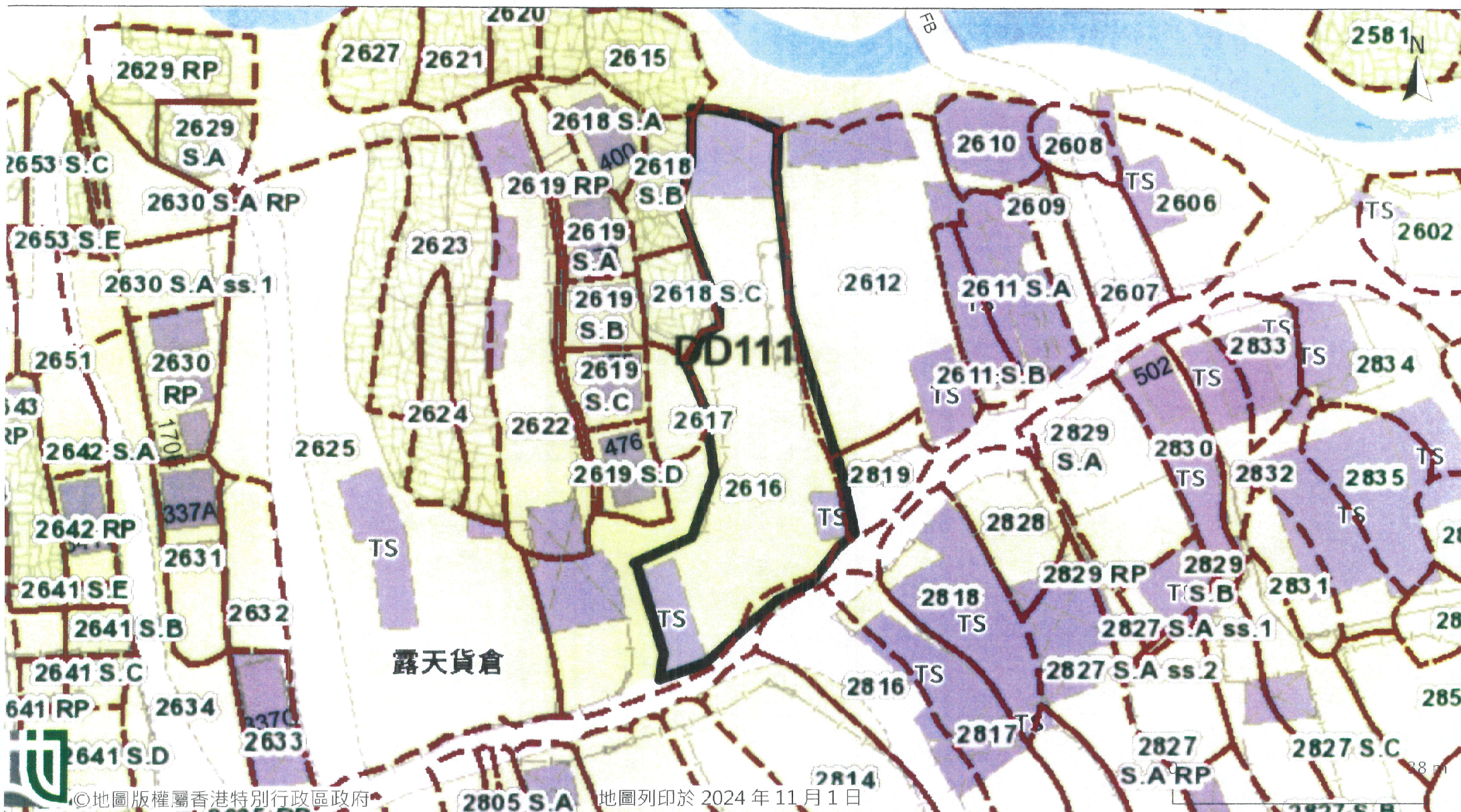
地圖列印於 2024 年 12 月 3 日

289 m

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

申請範圍



用混凝土作填土物料
填土厚度為0.03米
申請範圍 = 填土範圍

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

From: [REDACTED]
Sent: 2025-02-07 星期五 17:52:42
To: [REDACTED]
Subject: Further Information of PH/1043
Attachment: 布局設計圖 (3).pdf; image.png; 路線圖.jpeg; 車輛流量表
2616.pdf

致規劃署

申請商店用途主要服務附近村民及上班人士。

回覆地政署的問題

我地會安排拆除，當通過規劃署申請後向地政署申請 STW/STT。
之後亦只會搭建臨時性的構築物。不會造成任何不可復完的影響。

回覆運輸署的問題

場地未設有卸貨落貨區

入口位置約 6.5 米闊

早前因為規劃處到場發現有不少車輛在現場，亦有拍照存檔。

在場最窄空間不少於 10 米

可証明場內空間足夠車輛進出

場內空間足夠車輛進出

附上路線圖，有明顯路線抵達場地。鄰近成功申請規劃的土地更不時有大車進出反映道路沒有空間狹窄的問題。

附上車輛流量表，不會對鄰近地方做成交通問題

道路為本村的公家地，所以不需擔心路權問題

Best regards

[REDACTED]



位置搜尋 > 地段及政府撥地

簡稱

DD111

編號

2616

☒ 顯示所有地段及政府撥地

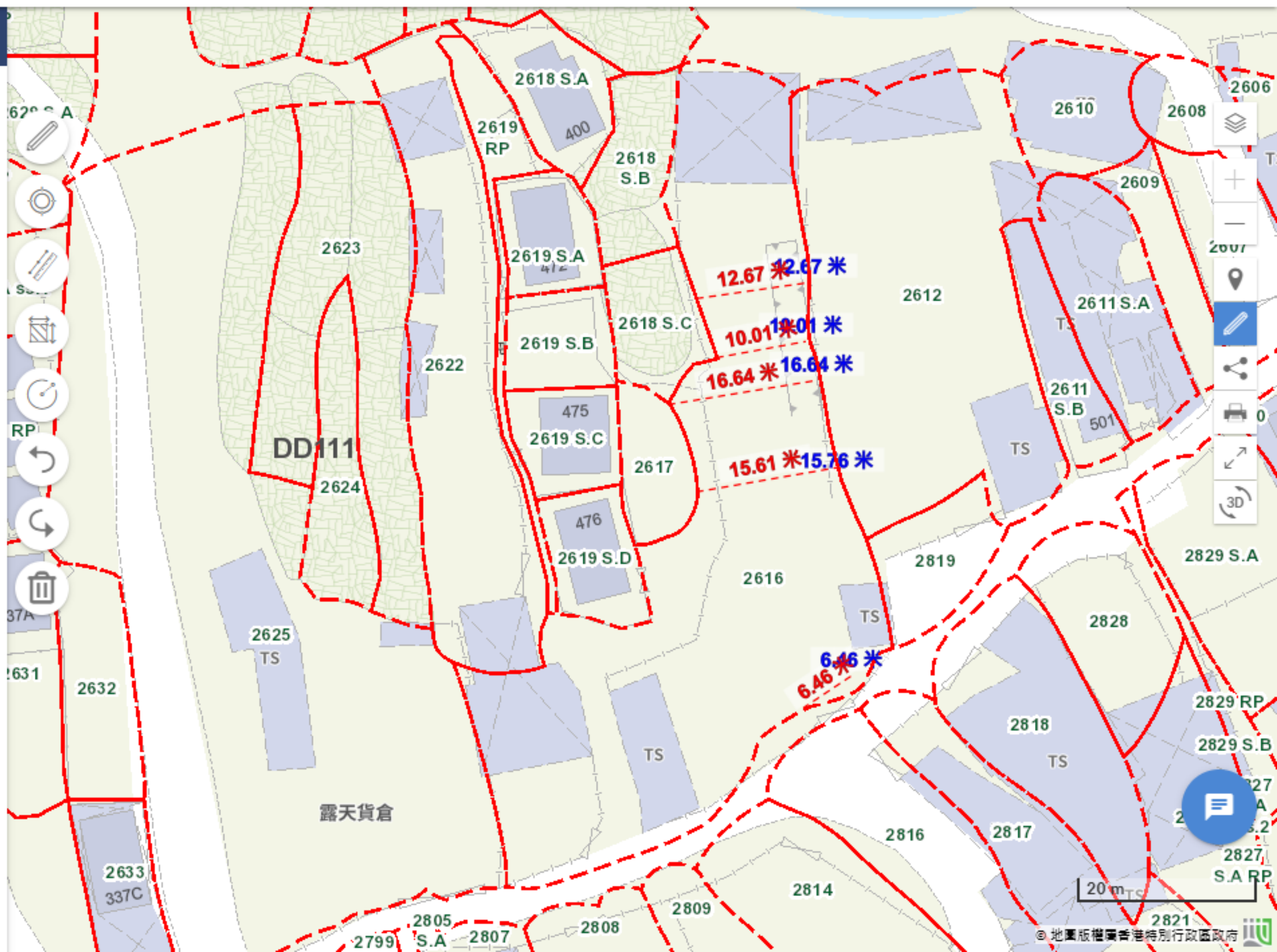
請放大地圖以顯示地段及政府撥地圖層

注意

本網站顯示的多邊形只提供該地段及政府撥地的大概位置，並不代表任何它的實際範圍或界線。詳情請參閱「[地理資訊地圖](#)」的[使用條款及條件](#)。如需更多關於新界舊有地界記錄的資料，請參閱【[參考便覽](#)】。

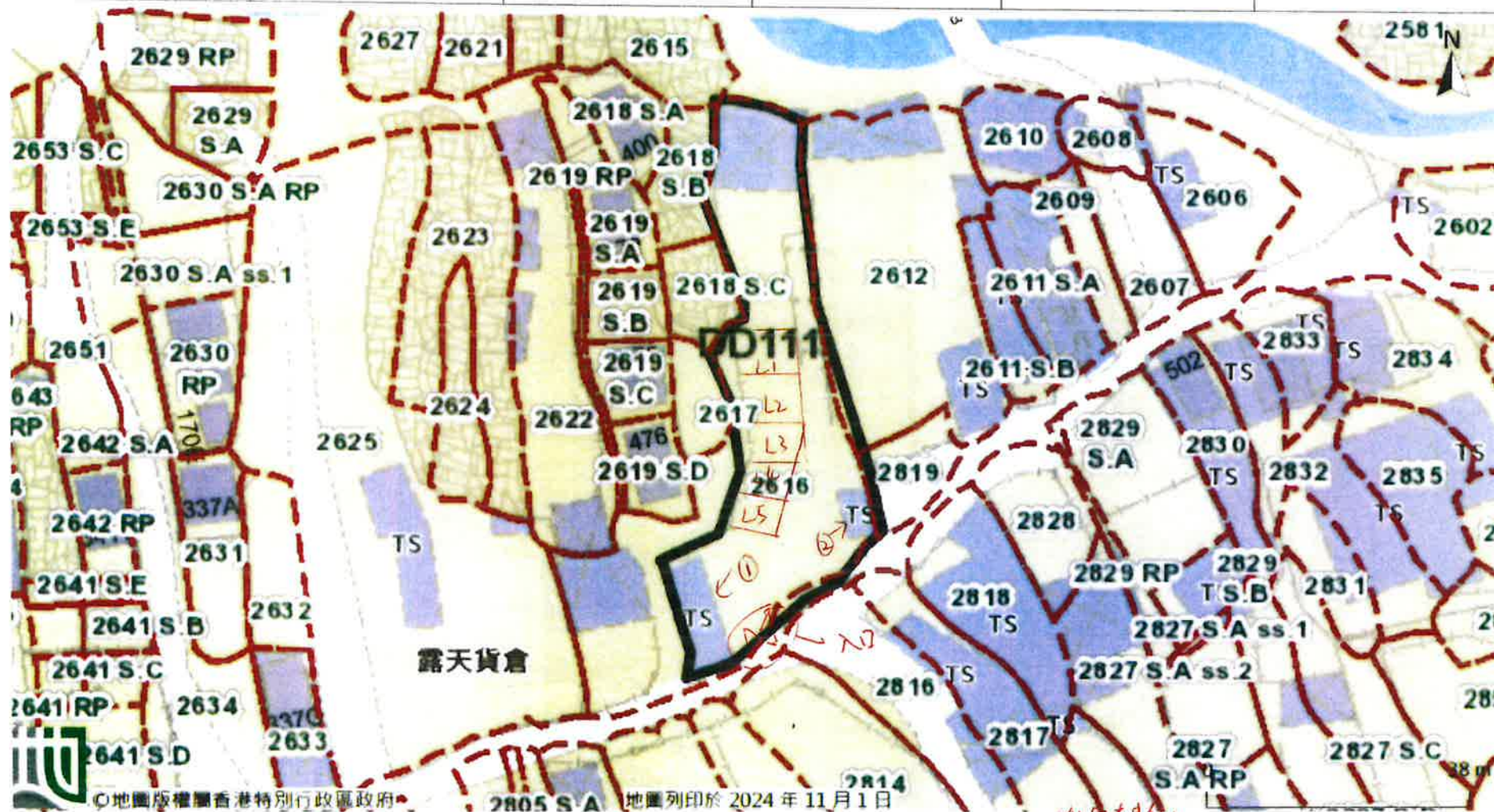
返回

搜尋



布局設計圖

臨時構築物	用途	樓面面積 (約平方米)	覆蓋面積 (約平方米)	構築物高度 (約米)	樓層
1	遮蔭棚	85	85	2.5	1
2	辦公室	70	35	5	2
總數		155	120		



入口開 6.5 米約 45 停車位

L1-L4 展示車位

L1-L5
(數字車位)
停車位

申請範圍

出入車輛流量

時間和進入車輛次數如下：

09:00 至 18:00	估計約 1 輛車出入申請地點，5 車輛停泊。
18:00 至 09:00	估計約 0 輛車出入申請地點，4 車輛停泊

主要出入為 9 時-18 時，營業時間。其餘時間預計出入都是最多 0 架車，不會對周遭做成交通問題。

因為主要其餘 4 個車位都為展示車位，基本上不會有進出場地的問題。

此外因為到場參觀人士都需提前預約。所以可以做得更好
的安排。不會有同時大量車輛的進出的問題。



大廈、設施、地址等



台山紅毛潭



安利小築

義裕書室

紀園

橫台山邱屋村

橫台山遊樂場

朗月軒

橫台山河瀝背

橫台山羅屋村

嘉龍片場

錦田公路



100 m

Previous Applications involving the Site

Rejected Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reason
A/YL-PH/587	Temporary Open Storage of Recyclable Office Equipment for a Period of 3 Years	21.8.2009	(1) to (4)
A/YL-PH/624	Temporary Open Storage of Recyclable Office Equipment with Ancillary Workshop for a Period of 3 Years	18.11.2011	(1) to (4)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “Village Type Development” and “Agriculture” zones. Approval of the application would frustrate the planning intention of the zones and there was no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development did not comply with the then Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E) in that the applied use was not the subject of any previous planning approval on-site and there were local objections and adverse departmental comments against the application.
- (3) There were residential dwellings in the vicinity of the site and along the access road. The development would pose adverse environmental, traffic and landscape impacts to the surrounding areas, and no technical assessments had been conducted to demonstrate the applied use would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.
- (4) The approval of the application would set an undesirable precedent for similar uses to proliferate into the zones. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

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

Approved Applications

	Application No.	Zoning	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/818	“V”	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 5 Years	3.1.2020 (Revoked on 3.10.2023)
2.	A/YL-PH/837	“V”	Proposed Temporary Shop and Services for a Period of 3 Years	4.9.2020
3.	A/YL-PH/839	“V”	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	12.6.2020
4.	A/YL-PH/850	“V”	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
5.	A/YL-PH/867	“V”	Proposed Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	8.1.2021 (Revoked on 8.1.2022)
6.	A/YL-PH/880	“V”	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.6.2021 (Revoked on 11.11.2023)
7.	A/YL-PH/889	“V”	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021 (Revoked on 24.12.2023)
8.	A/YL-PH/925	“V”	Proposed Temporary Shop and Services for a Period of 3 Years	23.9.2022 (Revoked on 23.6.2024)
9.	A/YL-PH/927	“V”	Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	17.2.2023
10.	A/YL-PH/948	“V”	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	19.5.2023
11.	A/YL-PH/964	“V”	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	25.8.2023
12.	A/YL-PH/966	“V”	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	26.1.2024

	Application No.	Zoning	Proposed Uses/Developments	Date of Consideration (RNTPC)
13.	A/YL-PH/970	“V”	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	13.10.2023
14.	A/YL-PH/988	“V”	Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	22.11.2024
15.	A/YL-PH/994	“V”	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 3 Years and Filling of Land	16.8.2024
16.	A/YL-PH/1029	“V”	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	4.10.2024
17.	A/YL-PH/1039	“V”	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years and Associated Filling of Land	10.1.2025

Rejected Application

Application No.	Zoning	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reason
A/YL-PH/879	“AGR”	Proposed Temporary Shop and Services (Construction Materials and Metalware Retail Shop) with Ancillary Office and Staff Rest Room for a Period of 3 Years	30.4.2021	(1), (2)

Rejection Reasons

- (1) The proposed use is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use is not compatible with the surrounding area which is mainly vacant/unused land with “Conservation Area” zone and Lam Tsuen Country Park in the vicinity.

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

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

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

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the development should be included in the planning permission.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. Landscape Aspect

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of October 2023, the Site is located in a miscellaneous rural fringe landscape character comprising of village houses, temporary structures, open storages, vacant lands and scattered tree groups. Temporary structures and cars parking are observed at the south and the west peripheries respectively within the Site. According to the site photos taken in December 2024, the Site has been hard paved with concrete. The proposed temporary use is considered not incompatible with the landscape setting in the proximity and no significant landscape impact arising from the proposed use is anticipated; and
- advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

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 and their advisory comments, if any, are in **Appendix V**:

- 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 proposed use 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) there is/are unauthorized structure(s) on the private lot(s) which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD; ~~and~~
 - (ii) the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Waiver (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and/or 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/or 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 in temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) *the irregularities not covered by the subject planning application have been detected by this office. There is/are unauthorized structures within/extended from the three private lots not covered by the subject planning application. The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and*
 - (iv) *the lot owner(s)/applicant shall remove the unauthorized structure(s) not covered by the subject planning application immediately; or include the unauthorized structure(s) in the current application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;*
- (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 proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD is not responsible for the maintenance of any access connecting the Site to Kam Tin Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that the applicant shall:
 - (i) follow 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;
 - (ii) follow the relevant guidelines and requirements in relevant Professional Persons

Environmental Consultative Committee Practice Notes (ProPECC PNs) in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;

- (iii) provide adequate supporting infrastructure facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal is anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized 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) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use

under the subject application;

- (v) 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;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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

From: [REDACTED]
Sent: 2025-01-20 星期一 03:23:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1043 DD 111 Wang Toi Shan San Tsuen

A/YL-PH/1043

Lots 2612 (Part), 2616 (Part) and 2819 (Part) in D.D. 111 and Adjoining Government Land, Wang Toi Shan San Tsuen, Pat Heung

Site area: About 1,369sq.m Includes Government Land of about 12sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Motor-vehicle Showroom / 5 Vehicle Parking / Filling of Land

Dear TPB Members,

While there were previous applications for brownfield use on site which were rejected, the operations went ahead.

Members should question if any enforcement action was taken.

Mary Mulvihill

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



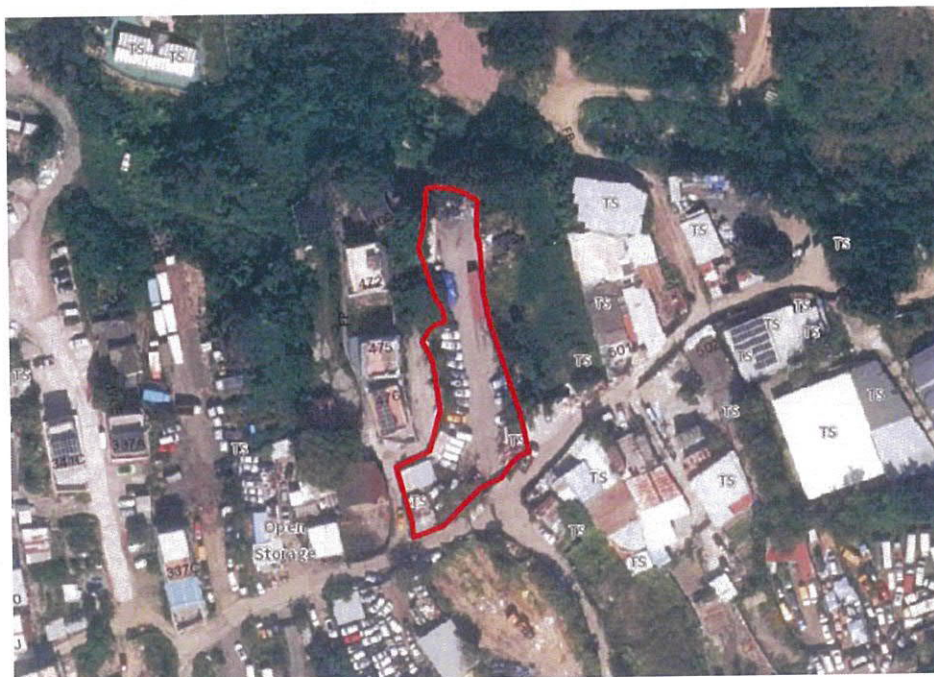
21st January, 2025.

By email only

Dear Sir/ Madam,

Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land
(A/YL-PH/1043)

1. We refer to the captioned.
2. We would like the Board to look at the below photo extract from the Town Planning Board Planning Portal 3, which shows the application site (bounded by the red line).



3. We also urge the Board to note that as shown in the Town Planning Board Planning Portal 3 there were two previous applications covering the current application site but both were rejected; the reasons for the rejection of the latter one (A/YL-PH/624, Temporary Open Storage of Recyclable Office Equipment with Ancillary Workshop for a Period of 3 Years) are as follows:

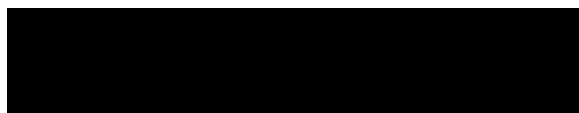
(a) the development was not in line with the planning intention of the "Village Type Development" zone which was to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects. Land within this zone was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. Approval of the application would frustrate the planning intentions of the zones and there was no strong planning justification given in the submission for a departure from the planning intentions, even on a temporary basis;

(b) the development did not comply with the Town Planning Board Guidelines No. 13E for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that there were no exceptional circumstances that warranted sympathetic consideration, and the applied use was not the subject of any previous planning approval on-site and there were adverse departmental comments against the application;

(c) there were residential dwellings in the vicinity of the site. The development would pose adverse environmental, landscape and drainage impacts to the surrounding areas, and no technical assessment had been submitted to demonstrate that the applied use would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues; and

(d) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses to proliferate into the zones. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

4. We urge the Board to investigate with relevant authorities the current site status and to



investigate whether there are unauthorised activities/ uses or ongoing enforcement case covering the application site; if yes, then to consider whether it is appropriate to approve this application. We also urge the Board to see whether any of the above reason(s) is still applicable.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden