

This document is received on 12 APR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YC-PH/880 |
| | Date Received 收到日期 | 12 APR 2021 |

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

1. Name of Applicant 申請人姓名/名稱

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

華東發展投資有限公司 WAH TUNG DEVELOPMENT COMPANY LTD.

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)

N.A. 不適用

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) | 新界元朗八鄉丈量約份第III約 第582號B分段 第582號C分段及 毗連政府土地 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 350 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 85 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 94.5 sq.m 平方米 <input 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 | 八鄉分區計劃大綱圖 (S/YL-PH/11) |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | 鄉村式發展 ("V") |
| (f) Current use(s) 現時用途 | 空置 |

(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 24/3/2021 (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 25/3/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時商店及服務行業(汽車展銷場)

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 265sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 85sq.m ☐ 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 ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 85sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 85sq.m ☐ About 約

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

共建有兩個上蓋物，上蓋物1樓高一層，高約3米，佔面積約85平方米，為一涼棚，涼棚下有一以貨櫃改建的上蓋物A(即位於上蓋物1之內)上蓋物A樓高一層，高約2.6米，佔面積約15平方米，用作商店。

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 2

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 星期一至日 (包括公眾假期), 每天上午九時至下午六時 | | | |
| (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)) 可經由物錦公路到達中環地點 | |
| | 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

| | |
|--|---|
| (a) Application number to which the permission relates 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）。

可參考附頁申請理由

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

華康發投資有限公司 WAH TUNG DEVELOPMENT CO. LTD.

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

Date 日期

26/3/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | 元朗十八鄉丈量約份第111約地段第582號B分段、 第582號C分段及毗連政府土地 |
| Site area 地盤面積 | 350 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 94.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | 十八鄉分區計劃大綱圖(S/L-PH/11) |
| Zoning 地帶 | 鄉村式發展("V") |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | 臨時商店及服務行業(汽車展銷場) |

| | | | |
|--|---|--|--|
| (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 | 85 <input checked="" 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 block 幢數 | Domestic 住用 | / | |
| | Non-domestic 非住用 | 2 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | / <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | / <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 3 <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | { <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (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 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) _____ _____ | | 2 |
| | 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 |
|---|-------------------------------------|--------------------------|
| 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"/> |
| <hr/> | | |
| 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"/> |
| <hr/> | | |
| 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。

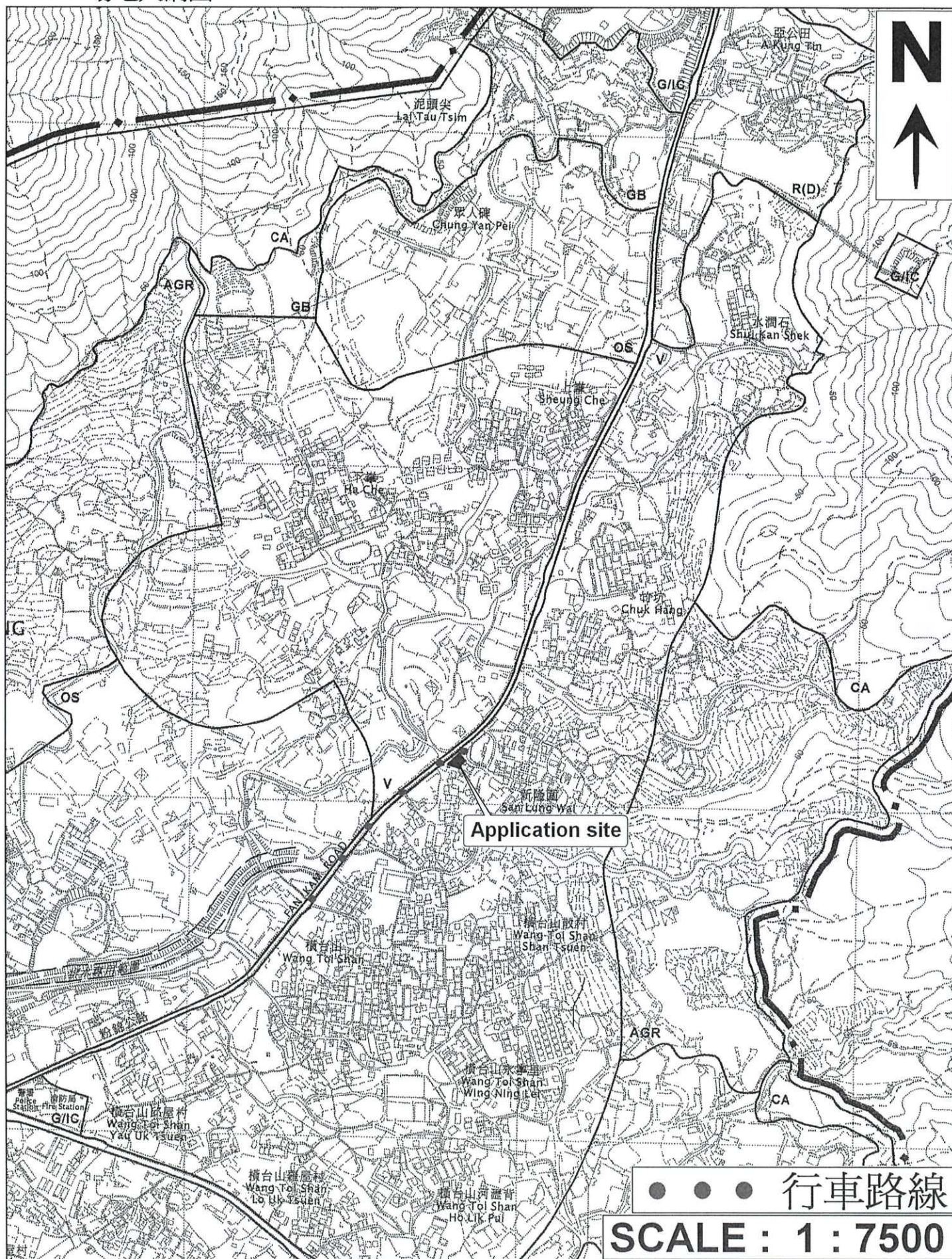
申請理由

1. 此申請由華東發展投資有限公司 (WAH TUNG DEVELOPMENT COMPANY LIMITED)提出，發展作為期三年的臨時商店及服務行業(汽車展銷場)用途。申請地點位於新界元朗八鄉丈量約份第 111 約地段第 582 號 B 分段、第 582 號 C 分段及毗連政府土地。總面積約 350 平方米，當中涉及 94.5 平方米政府土地。根據土地註冊處記錄，申請地點屬集體官約農業用地，租期由 1898 年 7 月 1 日起至往後的 75 年減三天，可續租 24 年。除了一般性的不得違法貿易條款外，並無其他限制。(可參閱：場地大綱圖及場地位置圖)
2. 此申請發展並非「露天貯物及港口後勤用途」類別的發展。申請地點位於八鄉分區計劃大綱圖(S/YL-PH/11)的「鄉村式發展」(V)地帶內。申請用途屬臨時性質，與「鄉村式發展」地帶的規劃意向並無衝突，發展能善用鄉郊土地，與四周具鄉郊特色的土地用途並非不相協調，不會妨礙落實「鄉村式發展」的長遠規劃意向。為期三年的臨時商店及服務行業(汽車展銷場)用途的申請，屬於「鄉村式發展」內第二欄的用途類別，須先按條例 16 向城規會申請，可能在有附帶條件下獲准的用途類別。
3. 申請地點位於粉錦公路沿線，可經由粉錦公路連接元朗道路網。同一「鄉村式發展」(V)地帶內，即同屬粉錦公路沿線，都有一個用作臨時「商店及服務行業(地產代理)」用途的申請(檔案編號：A/YL-PH/813)，在有條件下一再取得臨時性質的許可。這些個案對此申請具有一定的參考價值。
4. 前申請(檔案編號：A/YL-PH/850)於 20/11/2020 取得許可作為期三年的臨時商店及服務行業(汽車美容服務)，取得許可後，由於疫情影響，原來的發展計劃有改變，申請地點需要因應社區需求作修正。申請地點現時空置，為名正言順地發展；遂再次提交其他發展用途的規劃申請，申請人希望將發展繼續納入規管。
5. 申請地點基本設施齊備(水電供應)，無須進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。發展屬臨時性質，從事工作整齊，設施簡單容易還完，不會有任何損害環境設施。此申請發展，純粹用作汽車展銷；除標題發展外，不涉其他用途。不會有員工留宿。不會安裝霓虹燈光管招牌。不會有晚間照明裝置，不會產生光害滋擾。申請地點不會進行工場的發展，包括不會在申請地點從事維修、噴漆及拆卸等工作。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

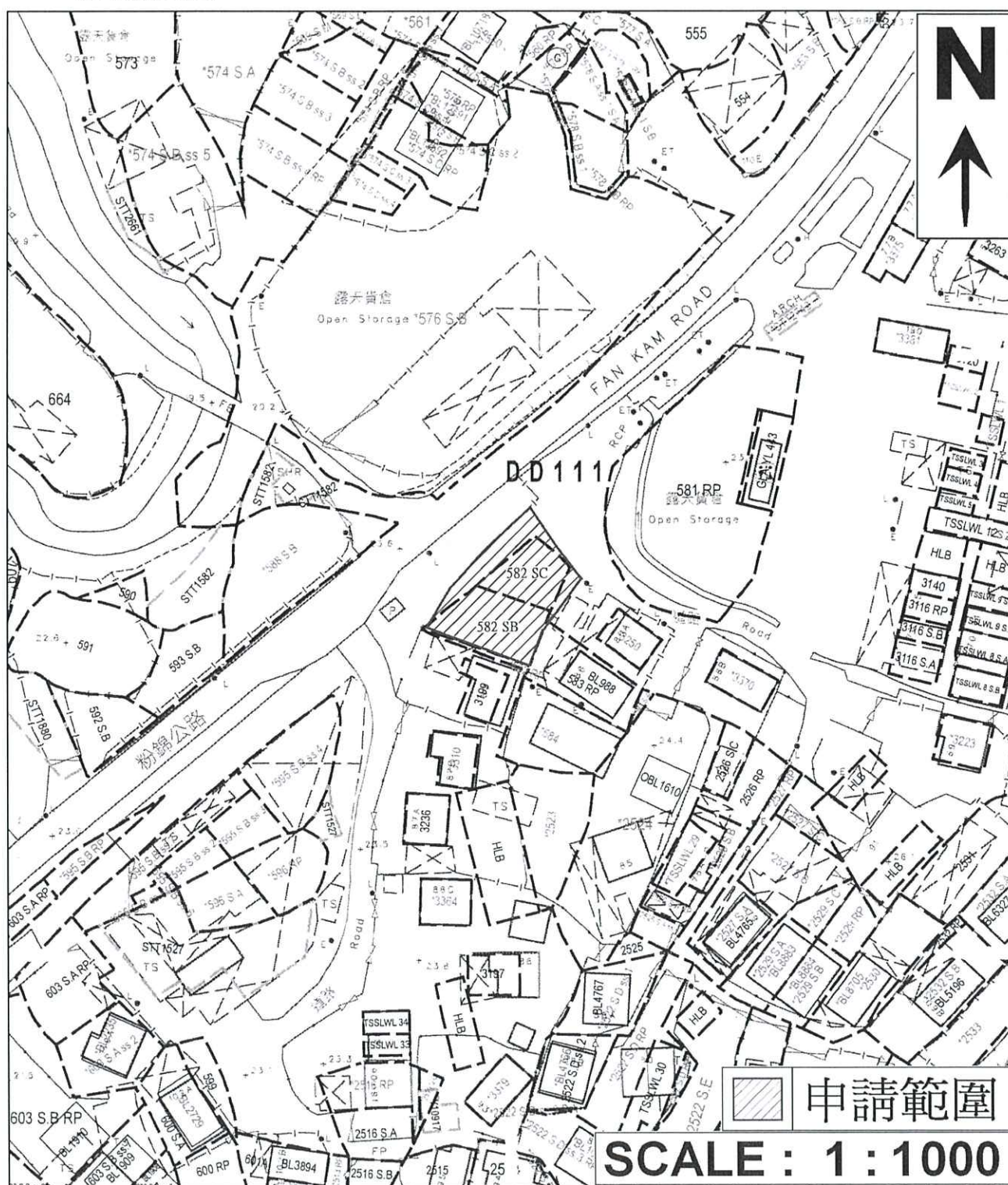
6. 申請地點發展作為期三年的臨時商店及服務行業(汽車展銷場)用途。申請地點設計力求簡單，當中建有一個以金屬搭建物的上蓋物 1。上蓋物 1 樓高一層，高約 3 米，佔面積約 85 平方米，為一涼棚。涼棚下有一以貨櫃改建的上蓋物 A。上蓋物 A 即位於上蓋物 1 之內。上蓋物 A 樓高一層，高約 2.6 米，佔面積約 15 平方米，用作商店，負責一般銷售工作。上蓋物 1 與上蓋物 A 與粉錦公路距離不足 30 米。(可參閱：場地設計圖)
7. 申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照 (STW) 申請，及進行涉及政府土地的租用申請 (STT)。包括繳付地價或費用。
8. 申請地點開放時間為星期一至星期日(包括及公眾假期)，每日上午九時至下午六時。申請地點的工作人員約 1-2 人，均為附近居民。申請地點會設兩個私家車泊車位，供員工泊車。私家車泊車位每個佔面積 2.5 米 X 5 米，佔面積約 25 平方米。
9. 擬議臨時商店及服務行業(汽車展銷場)用途，服務對象只限於 4.3 噸以下車輛。汽車展銷的比例佔 90%屬私家車，10%屬 4.3 噸的輕型貨車。所有展銷車輛，都有行車証。汽車展銷場以宣傳為主，一般情況下，只有幾類型的汽車作樣品供客戶接觸和選擇。如有需要購買，會將客戶轉介到市區的汽車公司試車和購買。汽車展銷場純粹作宣傳展銷，涉及的運輸活動，只有每三至四個月更換一次展銷車輛，運輸活動時間約一小時，會安排在日間非繁忙時間進行。
10. 除了上述的運輸活動外，就只有員工上下班及午膳會使用車輛，申請地點並無其他運輸活動。所有交通運作只會在申請地點的開放時間內進行，晚上不會有任何運輸或商業活動。不會造成環境噪音滋擾，影響鄉郊安寧。
11. 申請地點位於新界鄉郊，臨時商店及服務行業(汽車展銷場)，服務對象屬附近居民。申請地點不會提供訪客泊車位。申請地點位於粉錦公路沿線，有公共交通工具行駛，客戶可乘公共交通工具到申請地點參觀。
12. 出入口設於申請地點西北面，位置與粉錦公路平衡。出入口(閘門)闊度約 6 米，位置均寬敞明確，有足夠空間供如消防車之類的緊急車輛進入。
13. 申請地點內設有直徑 8 米的迴旋空間，供車輛調頭及停泊。申請地點有足夠空間，車輛不會亦不許以倒車方式進入申請地點。

14. 申請地點位於粉錦公路沿線，由一小段行車通道連接。行車通道全長約 7 米，闊度達 10 米或以上。行車通道兩邊均無上蓋物阻擋視線，車輛由行車通道出粉錦公路，有良好而足夠的視野。
15. 於前申請(檔案編號：A/YL-PH/850)申請時，申請人已了解申請地點有部份範圍所在，有現有水利工程設備（WWR）。吸收前申請(檔案編號：A/YL-PH/850)的經驗，擬議佈局有特別安排，以避免影響現有水利工程設備（WWR），確保供水設施不受影響。涉及（WWR）的場地範圍，不會搭建任何結構物，亦不會在該區域內作存放用途。汽車展銷、泊車位及車輛迴旋空間會保留，因這些設施並不存在結構物或存放用途。
16. 申請人可保證，在規劃許可有效期內，水務監督及其官員和承包商，其工作人員。基於鋪設，修理和維護自來水管，可隨時自由進入並帶同必要設備和車輛進入申請地點內的水利工程儲備（WWR）範圍。而且此申請所有發展，如涉及水利工程儲備（WWR）範圍，都會先取得水務署的授權才會展開。申請人明白，政府對因該地點內及 / 或附近的公共供水總管爆裂或漏水而引起的任何損害或損失概不負責。
17. 申請地點會委託專業管理公司負責管理，按時派員收集和清理垃圾，確保環境衛生及美觀。相信場地發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。
18. 此申請能有意義及靈活地善用地點資源，善用鄉郊土地。政府亦可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。
19. 此申請經過周詳計劃，顧慮周全，對各方面都能平衡及協調，不會影響附近環境風貌。發展符合規劃大綱圖的要求，不會對規劃及地方環境帶來負面影響。於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。

場地大綱圖



場地位置圖



Manoeuvring Circle

7m

1

A

10m

North

Legend:

- 泊車位 (Parking Space)
- 上蓋物 (Covered Area)
- 汽車展銷範圍 (Car Sales Area)

SCALE : 1 : 100



S.16 Planning application
no. A/YL-PH/880 就運輸
署意見提交補充資料
03/06/2021 11:15

To: tpbpd
<tpbpd@pland.gov.hk>,
ochlung@pland.gov.hk
File Ref:

1 Attachment



補充資料26-5-2021.pdf

file:///D:/temp/notes... 03/06/2021

敬啟者：

就運輸署的意見，申請人有以下補充：

1. The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics of vehicles to be sold on site.

申請地點位於新界鄉郊，申請地點的發展服務對象為附近居民。為免引起車流，申請地點不會提供訪客泊車位。申請地點位於粉錦公路沿線，有公共交通工具行駛，客戶可乘公共交通工具到申請地點參觀。申請地點的使用者會透過通訊程式教導訪客如何使用公共交通工具到達申請地點。如有特別要求，申請地點的使用者亦會駕車接載。申請地點的工作人員約 1-2 人，均申請地點會設兩個私家車泊車位，供員工泊車。私家車泊車位每個佔面積 2.5 米 X 5 米，佔面積約 25 平方米。

2. The applicant should provide the proposed the trip generation and attraction due to the development and assess the traffic impact to FAN KAM road

擬議臨時商店及服務行業(汽車展銷場)用途。申請地點位於新界鄉郊，服務對象屬附近居民。申請地點不會提供訪客泊車位。申請地點位於粉錦公路沿線，有公共交通工具行駛，客戶可乘公共交通工具到申請地點參觀。

申請地點位於新界鄉郊，不可能吸引區外的車輛使用。事實上，於港九新界不同地區都有類似的汽車展銷場。故此到訪申請地點的，都是同區人士。

申請地點展銷的車輛，佔 90%屬私家車，佔 10%屬 4.3 噸的輕型貨車。一般情況下，只有幾類型的汽車作樣品供客戶接觸和選擇。汽車展銷場純粹作宣傳展銷，涉及的運輸活動，只有每三至

四個月更換一次展銷車輛，運輸活動時間約一小時，會安排在日間非繁忙時間進行。汽車展銷場以宣傳為主，如有需要購買，會將客戶轉介到市區的汽車公司試車和購買。

到訪申請地點的顧客，旨在親身接觸展銷車輛，了解車輛的真實設計，以便作最後的購買決定。按其他汽車展銷場的實際經驗，一天最多約有八個單位的顧客到訪(每個單位約 3 至 4 人)，平均每小時最多有一個單位的顧客。由於所有到訪的顧客都需要預約，故此不會出現擠湧或同一時間超過兩個單位的顧客的情況。一般而言，顧客都會使用公共交通工具到訪，偶爾有特別情況，例如下大雨，會由申請地點的使用者接送。申請地點吸引顧客，卻不會增加汽車流量，因為接近 90% 以上的顧客人次，都會融合到公共交通工具當中。申請地點的發展，不會對附近交通構成影響。

員工上下班及午膳會使用車輛，員工上下班及午膳的汽車流量，會出現在上午九時、中午一時及下午五時，使用車輛約一至兩輛私家車，每小時有不多於兩駕次的汽車流量。除此以外，申請地點並無其他運輸活動，除上述的估計外不會有額外的汽車流量。申請幾點開放時間為，上午九時至下午六時，星期日及公眾假期照常開放。所有交通運作只會在申請地點的開放時間內進行，晚上不會有任何運輸或商業活動。

3. The applicant should demonstrate the smooth manoeuvring of vehicles to / from FAN KAM road.

申請地點至粉錦公路，需經過一小段行人路，該一小段行人路可視作行車通道。行車通道全長約 4 米，闊度達 6 米或以上。行車通道連接粉錦公路，屬小路出大路。小路路口兩邊均無上蓋物阻擋視線。行車通道連接粉錦公路的一段屬直路，並無彎位，車輛由行車通道出粉錦公路，有良好而足夠的視野，車輛可順利駛入粉錦公路。

1. 出入口望向粉錦公路



2. 駕駛者右邊視野



3. 駕駛者左邊視野



4. The applicant should provide nearest public transport services and indicate on the layout plan

現有與場地有關的公共交通服務，包括的士、紅色小巴和九巴 77K 號路線巴士。的士或紅色小巴會在粉錦公路沿路上落客，並無固定位置。而九巴 77K 號路線巴士，在粉錦公路來回線路旁都設有巴士站，申請人在附圖中列出粉錦公路來回線最接近申請地點的巴士站：下輦站(Ha Che)，以便有關方面了解。

(可參閱：場地大綱圖 (26/5/2021)，附圖中，綠色圓點代表元朗至上水粉錦公路沿路巴士站。藍色圓點代表上水至元朗粉錦公路沿路巴士站)



圖中紅圈所示，即粉錦公路來回線的下輦巴士站位置。

如有任何疑問，歡迎致電與 聯絡。

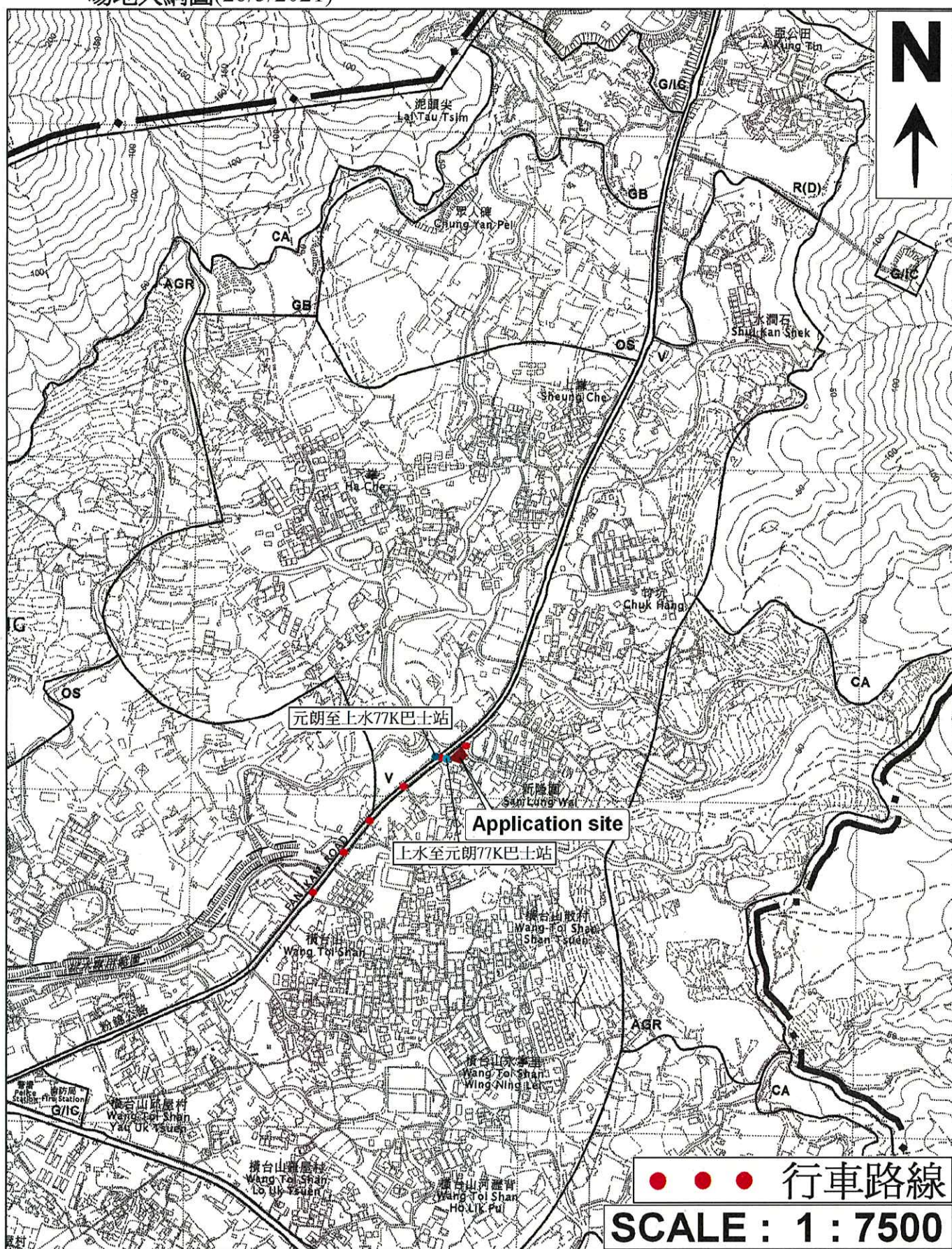
此致

城市規劃委員會
規劃署 / 屯門及元朗 /



華東發展投資有限公司
Wah Tung Development Co. Ltd.
26/5/2021

場地大綱圖(26/5/2021)



**Appendix II of RNTPC
Paper No. A/YL-PH/880**

Previous Applications covering the Application Site

Approved Applications

| No. | Application No. | Proposed Use(s)/Development(s) | Date of Consideration by RNTPC / TPB | Approval Conditions |
|------------|------------------------|--|---|------------------------------|
| 1 | A/YL-PH/130 | Temporary Open Storage of Building Materials (Glass Sheets) for a Period of 12 Months | 27.2.1998 (on review) | (1), (2), (3) |
| 2 | A/YL-PH/265 | Temporary Open Storage of Building Materials (Glass Sheets) for a Period of 12 Months | 12.3.1999 | (1), (2), (3) |
| 3 | A/YL-PH/321 | Temporary Open Storage of Building Materials (Glass Sheets) for a Period of 3 Years | 3.3.2000 [Revoked on 3.12.2000] | (1), (2), (3), (4) |
| 4 | A/YL-PH/349 | Temporary Open Storage of New Vehicles (Light Goods Vehicles and Private Cars) Prior to Sale for a Period of 3 Years | 22.12.2000 | (1), (2), (3), (4) |
| 5 | A/YL-PH/455 | Temporary Open Storage of New Vehicles (Light Goods Vehicles and Private Cars) Prior to Sale for a Period of 3 Years | 9.1.2004 (for a period of 12 months) | (1), (2), (3), (4) |
| 6 | A/YL-PH/488 | Temporary Open Storage of New Vehicles (Light Goods Vehicles and Private Cars) Prior to Sale for a Period of 3 Years | 28.1.2005 (for a period of 12 months) | (1), (2), (3), (4), (5) |
| 7 | A/YL-PH/514 | Temporary Open Storage of New Vehicles (Light Goods Vehicles and Private Cars) Prior to Sale for a Period of 3 Years | 9.6.2006 (for a period of 1 year) (on review) | (1), (2), (3), (4), (5) |
| 8 | A/YL-PH/850 | Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years | 20.11.2020 | (2), (4), (5), (6), (7), (8) |

Approval Conditions

- (1) Submission / implementation of landscape proposal / maintenance of landscape planting
- (2) Submission / implementation of drainage proposal / provision of drainage facilities / maintenance of drainage facilities
- (3) Reinstatement of the application site upon expiry of the planning permission
- (4) Revocation of planning approval if condition is not complied with at any time/by specified date
- (5) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (6) Restriction on operation hours/time
- (7) No reversing of vehicles into/out from the site/queue back to or reverse onto/from public road
- (8) Submission and implementation of fire service installations proposal/fire extinguisher(s)

Rejected Applications

| No. | Application No. | Proposed Use(s)/Development(s) | Date of Consideration by RNTPC / TPB | Rejection Reasons |
|------------|------------------------|--|---|--------------------------|
| 1 | A/YL-PH/541 | Temporary Open Storage of Private Cars Prior to Sale for a Period of 3 Years | 27.7.2007 9.11.2007 (on review) | (1), (2) |
| 2 | A/YL-PH/563 | Temporary Car Trading for a Period of 2 Years | 20.6.2008 26.9.2008 (on review) Dismissed by Appeal Board on 17.1.2011 | (1), (2), (3) |

Rejected Reasons

- (1) The continuous occupation of the site for temporary open storage use was not in line with the planning intention of the "V" zone.
- (2) The development was also not in line with the TPB Guidelines for "Application for Open Storage and Port Back-up Uses" in that the site fell within Category 4 areas, the intention of which was to encourage the phasing out of such non-conforming uses as early as possible. Sufficient time had already been given to provide time to relocate the use to other location and there was no information in the submission to demonstrate why suitable sites within "Open Storage" zones could not be made available for the applied use.
- (3) Approval of the application would set an undesirable precedent for other similar uses to proliferate into this part of the "V" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Appendix III of
RNTPC Paper No. A/YL-PH/880**

**Similar Applications within the Same “V” Zone
on the Pat Heung Outline Zoning Plan**

Approved Applications

| | Application No. | Proposed Use(s) | Date of Consideration (RNTPC/TPB) | Approval Condition(s) |
|---|------------------------|--|--|--|
| 1 | A/YL-PH/672 | Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years | 6.9.2013 (for a period of 3 years) | (1), (2), (6), (7) |
| 2 | A/YL-PH/708 | Temporary Shop and Services for a Period of 3 Years | 16.1.2015 (revoked on 16.4.2017) | (1), (2), (3), (4), (5), (6), (7) |
| 3 | A/YL-PH/744 | Temporary Shop and Services (Provision Store) for a Period of 3 Years | 23.6.2017 | (1), (2), (3), (4), (5), (6), (7), (8) |
| 4 | A/YL-PH/788 | Temporary Shop and Services (Daily Supplies and Food Retail Shop) for a Period of 3 Years | 7.9.2018 | (1), (2), (4), (5), (6), (7), (8) |
| 5 | A/YL-PH/813 | Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | 5.7.2019 | (1), (2), (4), (6), (9) |
| 6 | A/YL-PH/816 | Temporary Shop and Services for a Period of 3 Years | 4.10.2019 | (1), (2), (4), (5), (6), (8), (10) |
| 7 | A/YL-PH/839 | Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years | 12.6.2020 | (1), (5), (6), (7), (8), (9), (11), (12) |

| | Application No. | Proposed Use(s) | Date of Consideration (RNTPC/TPB) | Approval Condition(s) |
|---|------------------------|---|--|------------------------------|
| 8 | A/YL-PH/867 | Proposed Temporary Shop and Services (Bicycle goods shop and convenience store) for a Period of 3 Years | 8.1.2021 | (1), (2), (4), (6), (8) |

Approval Conditions

1. Restriction on operating hours
2. Submission / implementation of fire service installations proposal
3. Submission / implementation of tree preservation proposal
4. Submission / implementation of drainage proposal / maintenance of drainage facilities
5. No medium and heavy goods vehicle exceeding 5.5 tonnes are allowed
6. Revocation of planning approval if any of the planning conditions are not complied with during the planning approval period / by the specified date
7. Reinstatement of the application Site upon expiry of the planning permission
8. No vehicle is allowed to queue back to or reverse onto / from public road at any time
9. Submission of a record of the existing drainage facilities
10. Submission / implementation of a run-in / out proposal
11. Existing trees at the site shall be maintained at all times
12. Existing fire service installations implemented on the Site shall be maintained in efficient working order at all times
13. No dismantling, maintenance, repairing, car washing, paint spraying or other workshop activities shall be carried out on the site

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

參考編號

Reference Number:

210507-160041-58583

提交限期

Deadline for submission:

11/05/2021

提交日期及時間

Date and time of submission:

07/05/2021 16:00:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/880

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時商店及服務行業（汽車展銷場），必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 94.5m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance any access connecting the Site and Fan Kam Road. If the proposed run-in/out is agreed by TD, the applicant should provide the run in/out at Fan Kam Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. His Work Division is revisiting the technical feasibility statement for the improvement to Fan Kam Road between Po Kin Road and Kam Tin Road (the FKR project). It is noted that the Site is located in the vicinity of Section 4 of Fan Kam Road (i.e. the section between Shui Kan Shek and Kam Tin Road) to be improved. Therefore, interface may exist between the application and the FKR project. The applicant is required to provide the detailed scheme of the application once available for necessary coordination works. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisance;
- (d) note D of FS' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to

his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (e) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.