

2022年 2月 1 8日

Appendix I of RNTPC
Paper No. A/YL-PH/909

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接收收到
申請的日期。

This document is received on 18 FEB 2022.
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 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/PL-PH/1909
	Date Received 收到日期	18 FEB 2022

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
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)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	新界元朗八鄉打石湖丈量約份第108約地段第159號(部分)、第160 號(部分)、第162號(部分)、第163號(部分)及第164號(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 4460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 150 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)	845 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	住宅(丁類)
(f) Current use(s) 現時用途	臨時露天存放挖泥機及起重機 (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 03/01/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ 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 03/01/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

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	(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 type="checkbox"/> year(s) 年 <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
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	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....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)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
(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 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)) <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 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 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 type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	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) 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)
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(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/ <u>YL-PH</u> / <u>801</u>
(b) Date of approval 獲批給許可的日期	<u>08/03/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22/04/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放挖泥機及起重機
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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 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

Ching

鄭嘉翔

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

文員

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

志科有限公司

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

Date 日期

20/01/2022

(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	新界元朗八鄉打石湖丈量約份第108約地段第159號(部分)、第160號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地
Site area 地盤面積	4460 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 845 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	住宅(丁類)
Type of Application 申請類別	<input 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 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放挖泥機及起重機

(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	150 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" 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	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	2.5 - 5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input checked="" 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 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) _____ _____		
	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 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"/>
行政摘要及申請位置，場地設計圖則，美化環境圖則，渠務排水圖則，消防裝置圖則， 行車通道圖則		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條，於新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地，續期申請「臨時露天存放挖泥機及起重機」，為期 3 年。

地帶用途：住宅(丁類)

地盤面積：約 4460 平方米

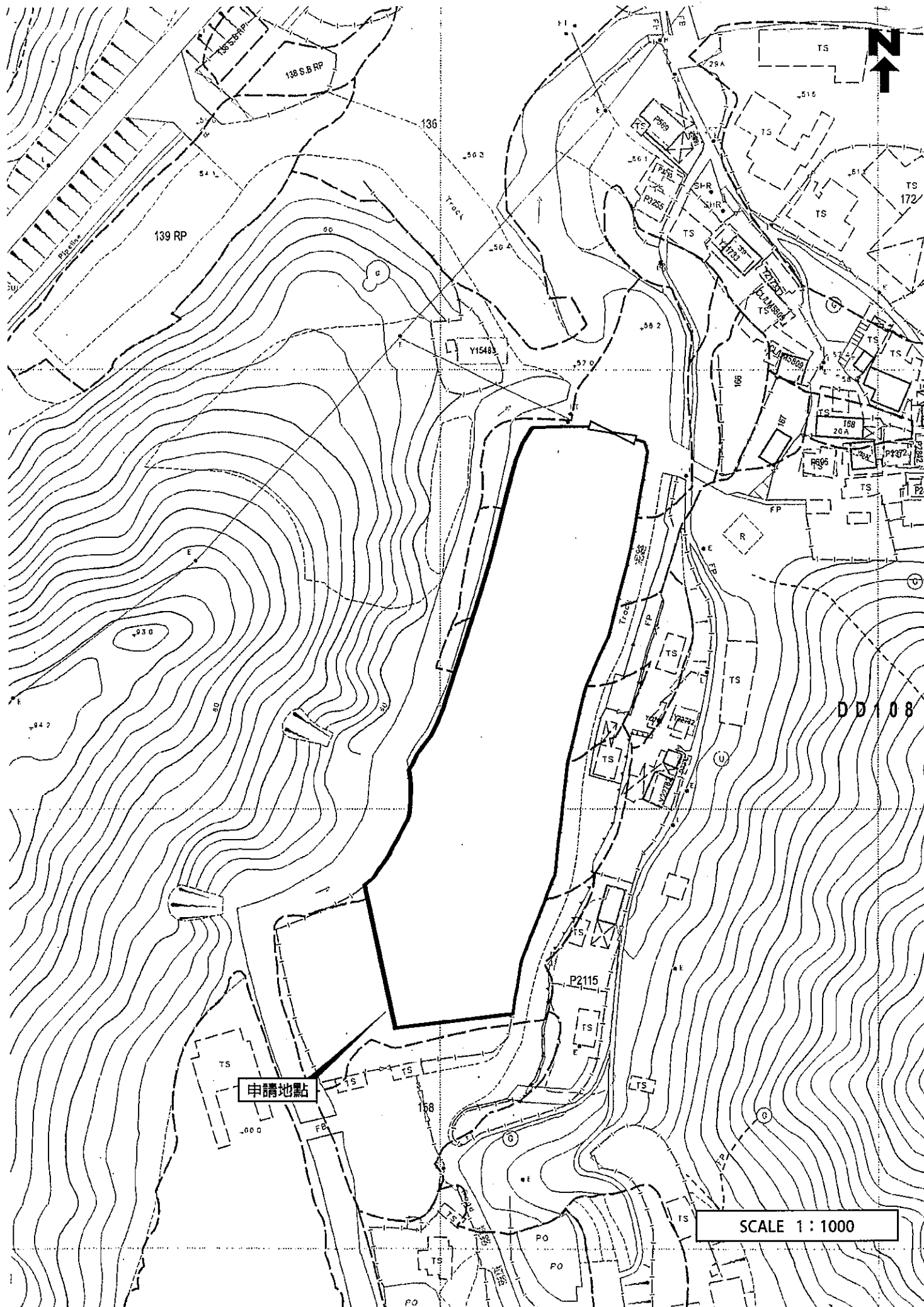
行政摘要及申請位置：

擬在新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(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，「住宅(丁類)」地帶內，續期申請「臨時露天存放挖泥機及起重機」，為期三年。

是次申請是作為上次規劃許可申請 A/YL-PH/801 的續期申請，今次的申請用途與前次的申請用途沒有任何重大的改變。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，亦在期限內完成所有的規劃附帶條件。

申請地點位於新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地，當中涉及政府土地約 845 平方米。

詳細請參閱以下圖則。

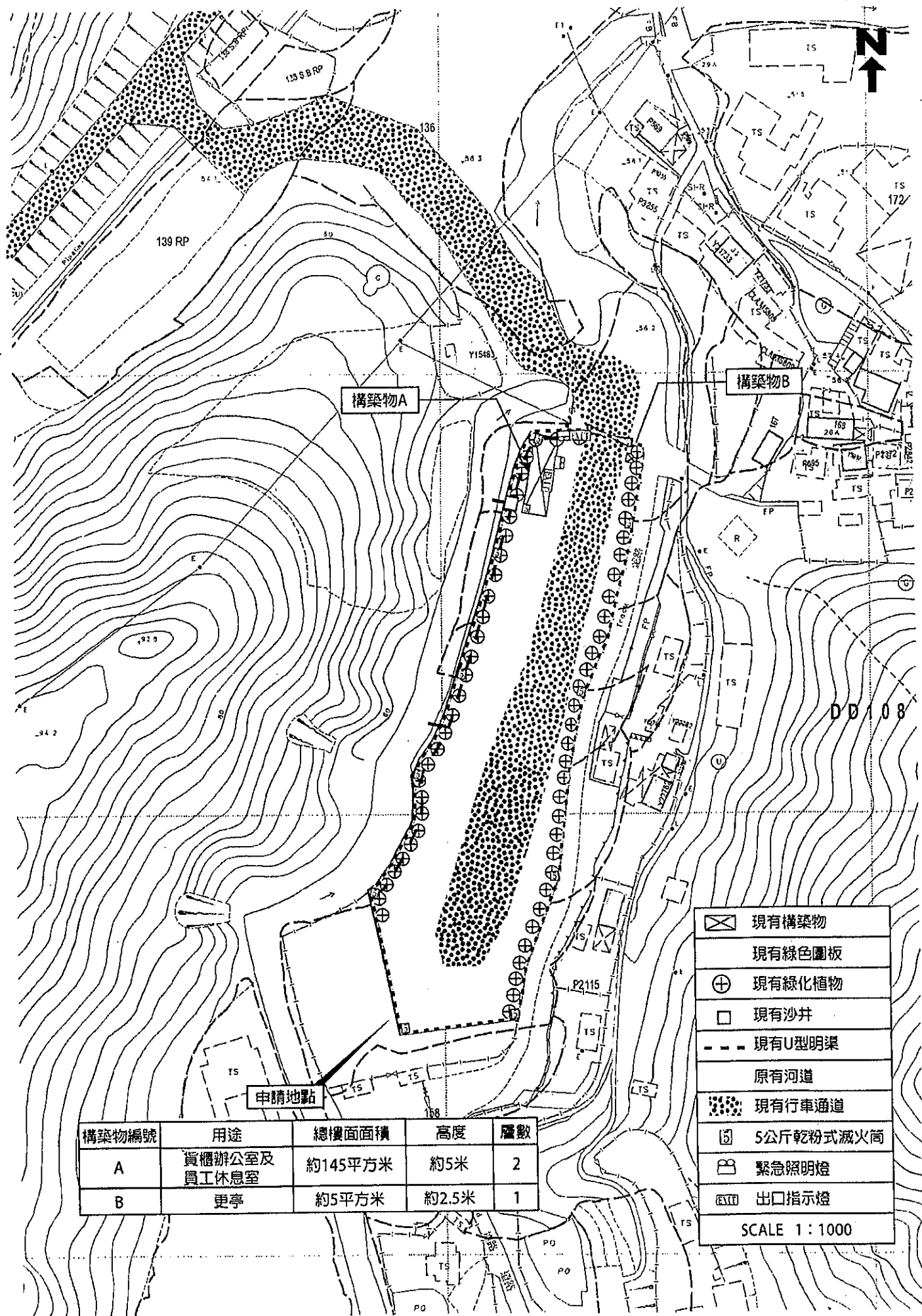


場地設計：

申請地點主要用作臨時露天存放挖泥機及起重機之用，場地面積約 4460 平方米。申請地點內有 2 個上蓋物，分別作為臨時貨櫃辦公室及員工休息室、以及更亭使用，合共總樓面面積約 150 平方米，總上蓋面積約 105 平方米。

申請地點只為臨時性質，開放時間為星期一至星期六、上午 9 時至下午 6 時，星期日及公眾假期不會開放，申請地點內只作存放挖泥機及起重機用途，也不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

詳情請參閱以下圖則。



構築物編號	用途	總樓面面積	高度	層數
A	貨櫃辦公室及員工休息室	約145平方米	約5米	2
B	更亭	約5平方米	約2.5米	1

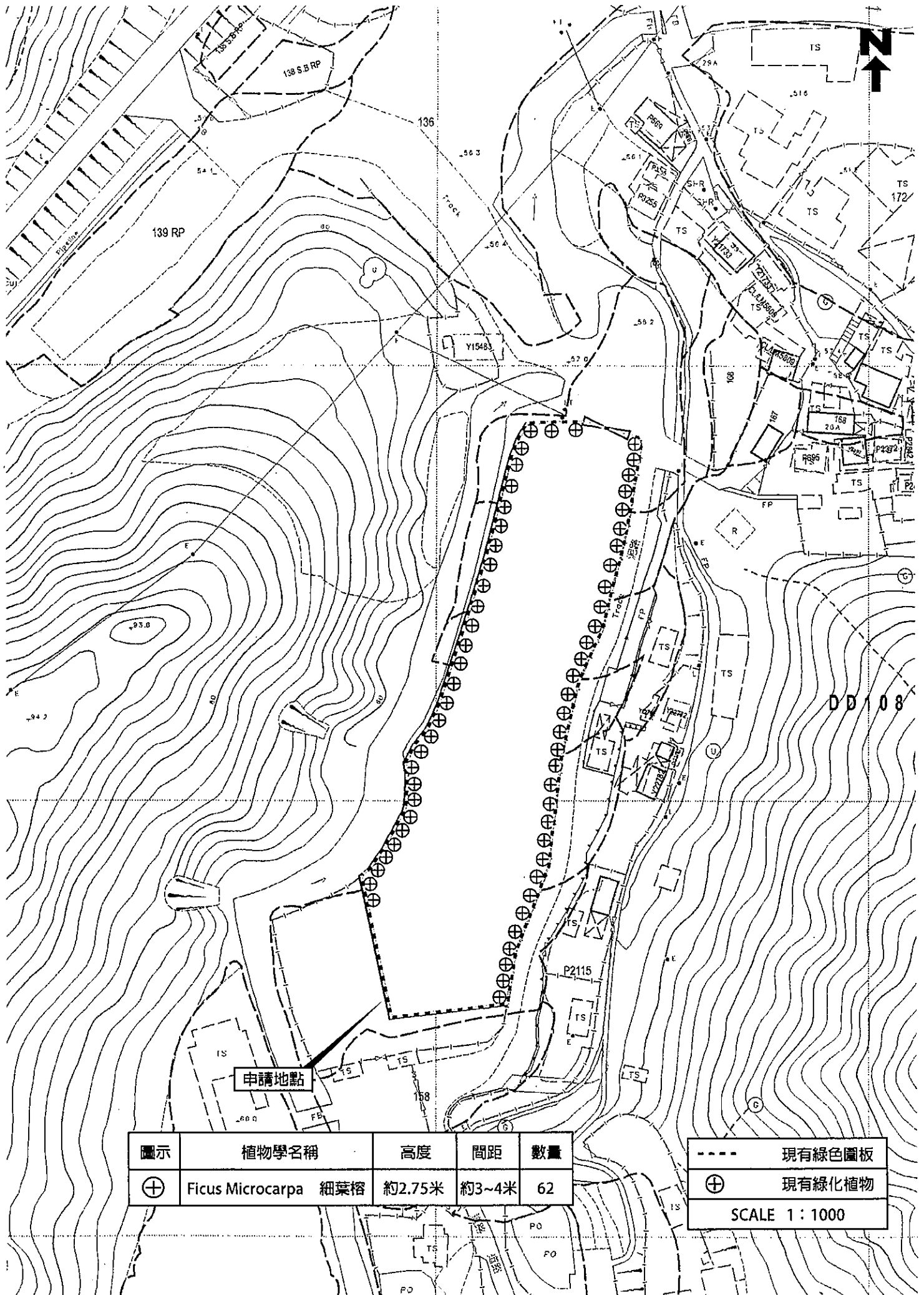
	現有構築物
	現有綠色圍板
	現有綠化植物
	現有沙井
	現有U型明渠
	原有河道
	現有行車通道
	5公斤乾粉式滅火筒
	緊急照明燈
	出口指示燈
SCALE 1 : 1000	

美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依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」，對申請地點內的現有的 16 棵綠化植物進行保存和保護。

申請人亦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」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。



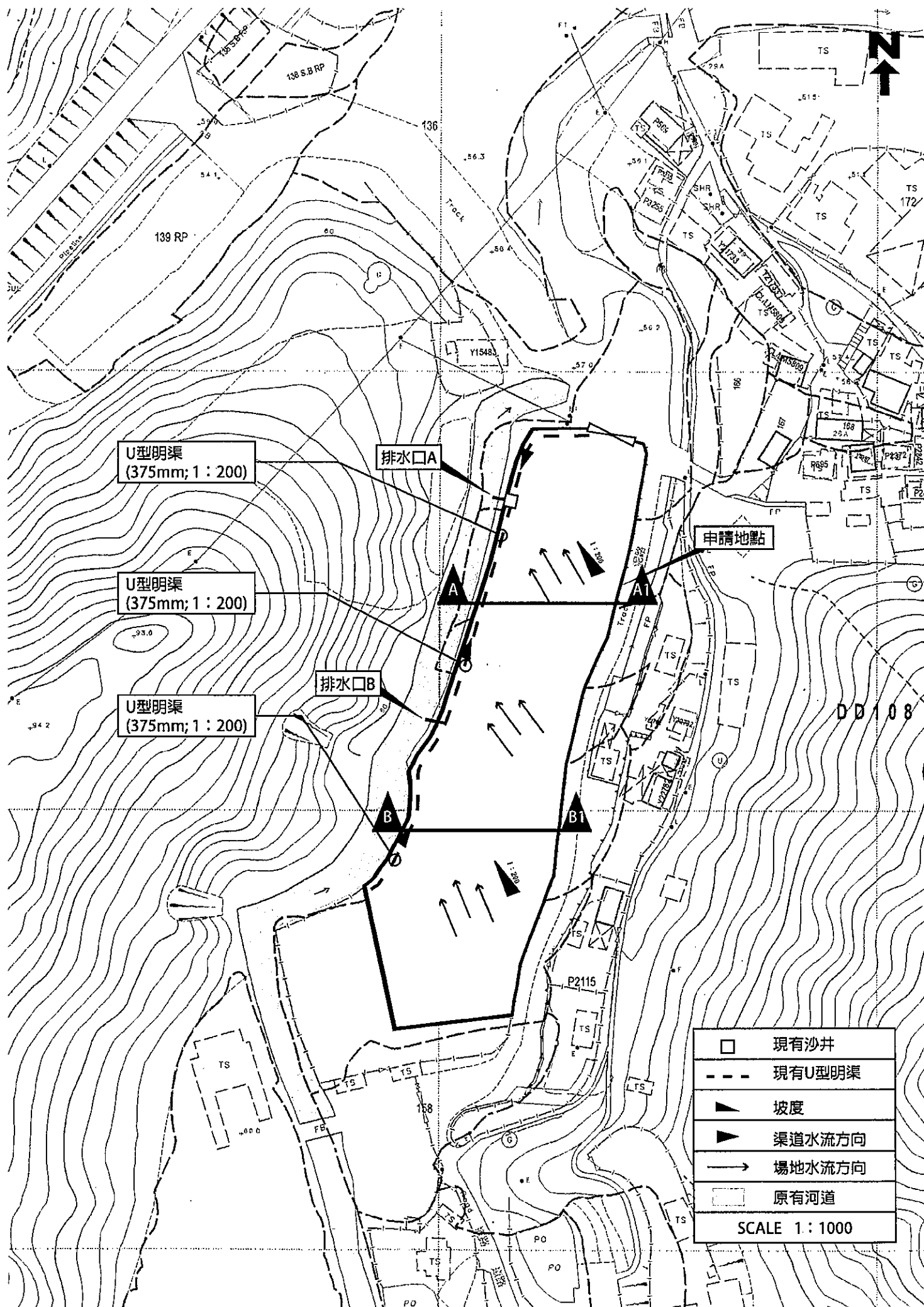
圖示	植物學名稱	高度	間距	數量
⊕	Ficus Microcarpa 細葉榕	約2.75米	約3~4米	62

---	現有綠色圍板
⊕	現有綠化植物
SCALE 1 : 1000	

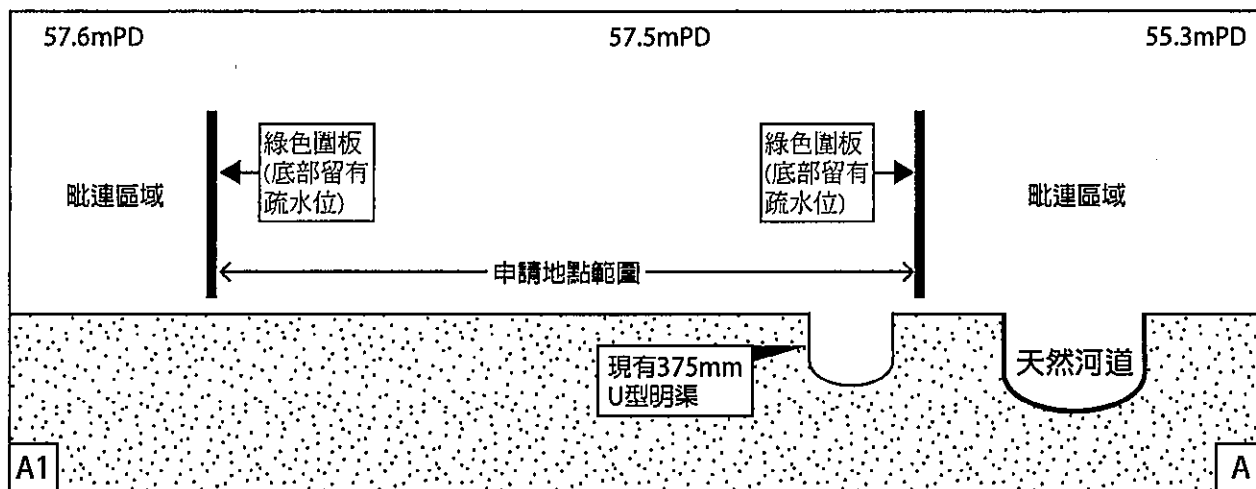
渠務排水：

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。

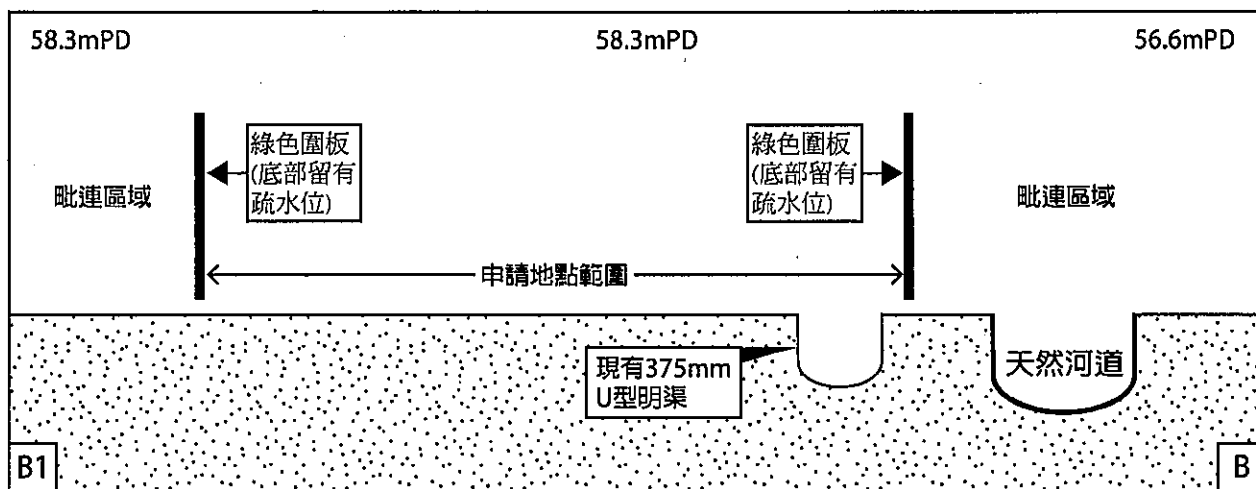
詳情請參閱以下圖則。



A - A1橫切面圖

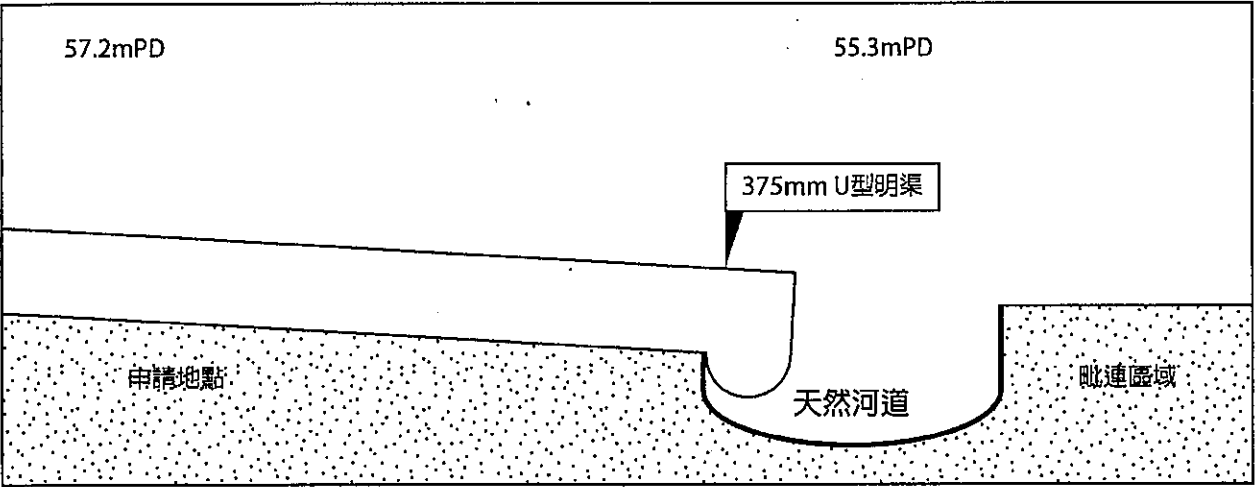


B - B1橫切面圖

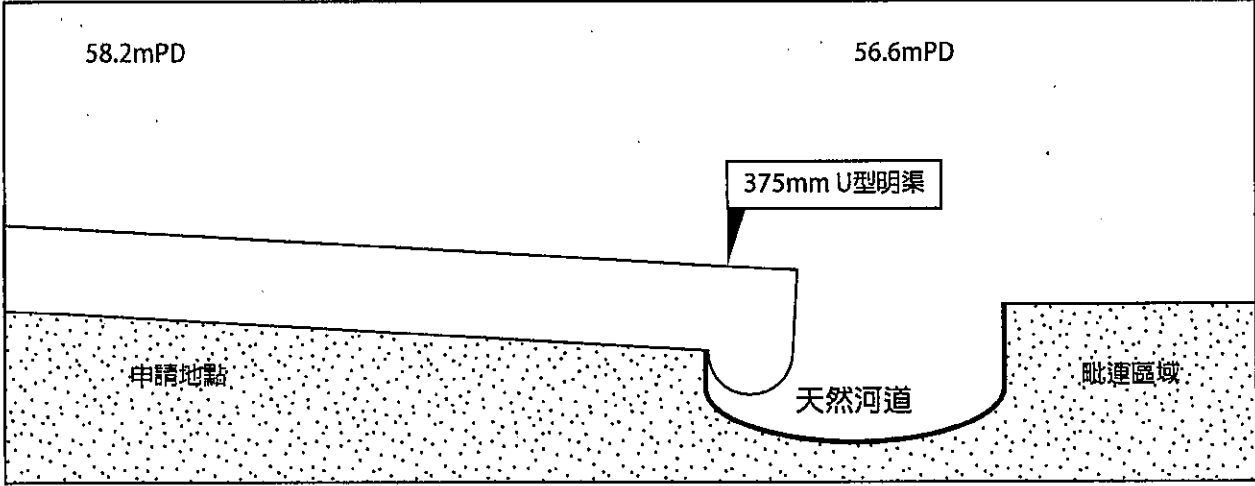


NOT TO SCALE

排水口A剖面圖



排水口B剖面圖



NOT TO SCALE

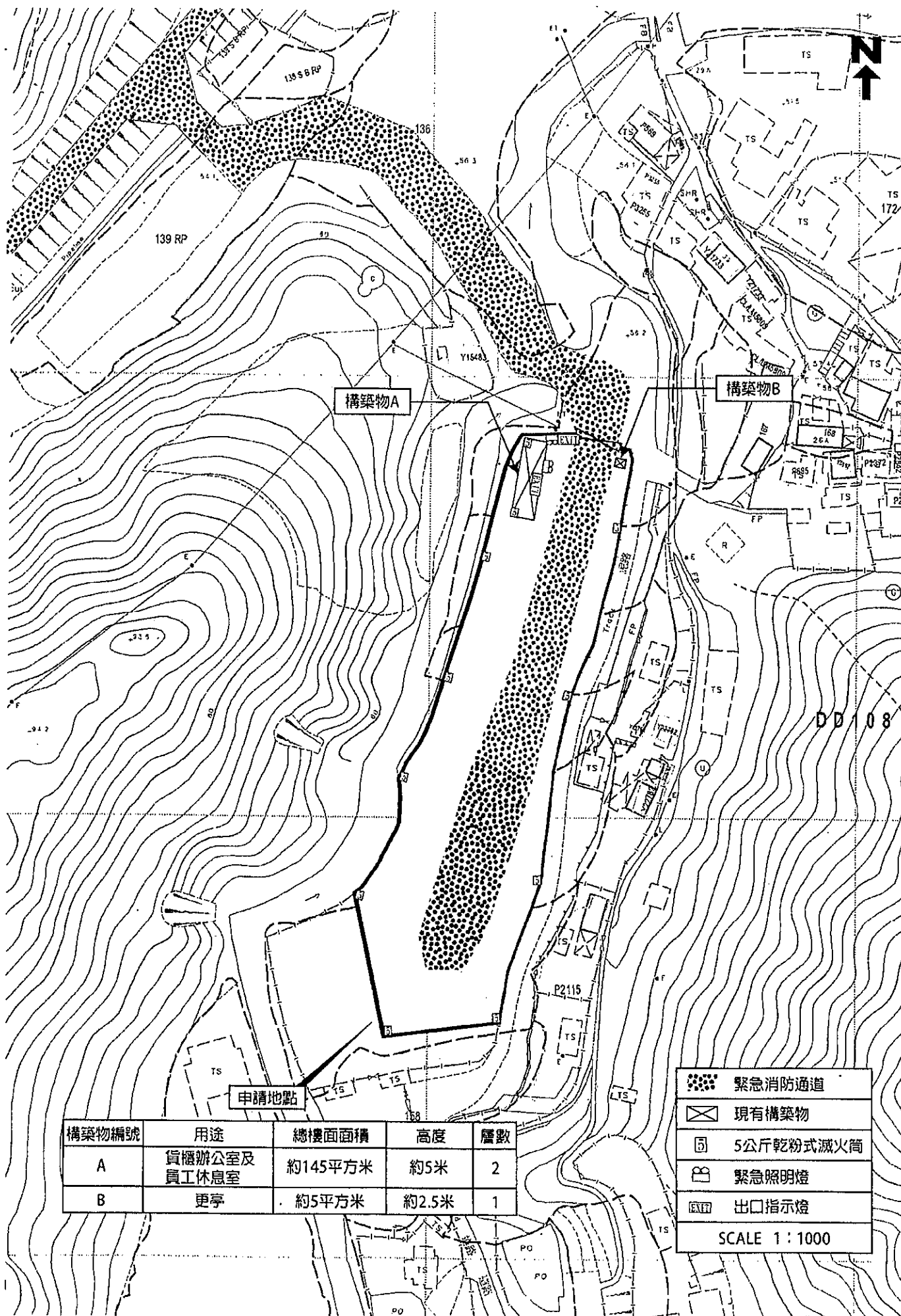
消防裝置：

申請地點內裝設有2套緊急照明燈、2套出口指示燈和5公斤乾粉式滅火筒共11支，分別裝設於申請地點的各個位置內，並設有一條緊急消防通道，和粉錦公路連接。

申請人亦依照消防處所提供的意見，對申請地點內的消防裝置進行維護及保養，並會在定時為申請地點內的人員進行消防演習。申請地點只會存放挖泥機及起重機，場內不會存放任何可燃物品。

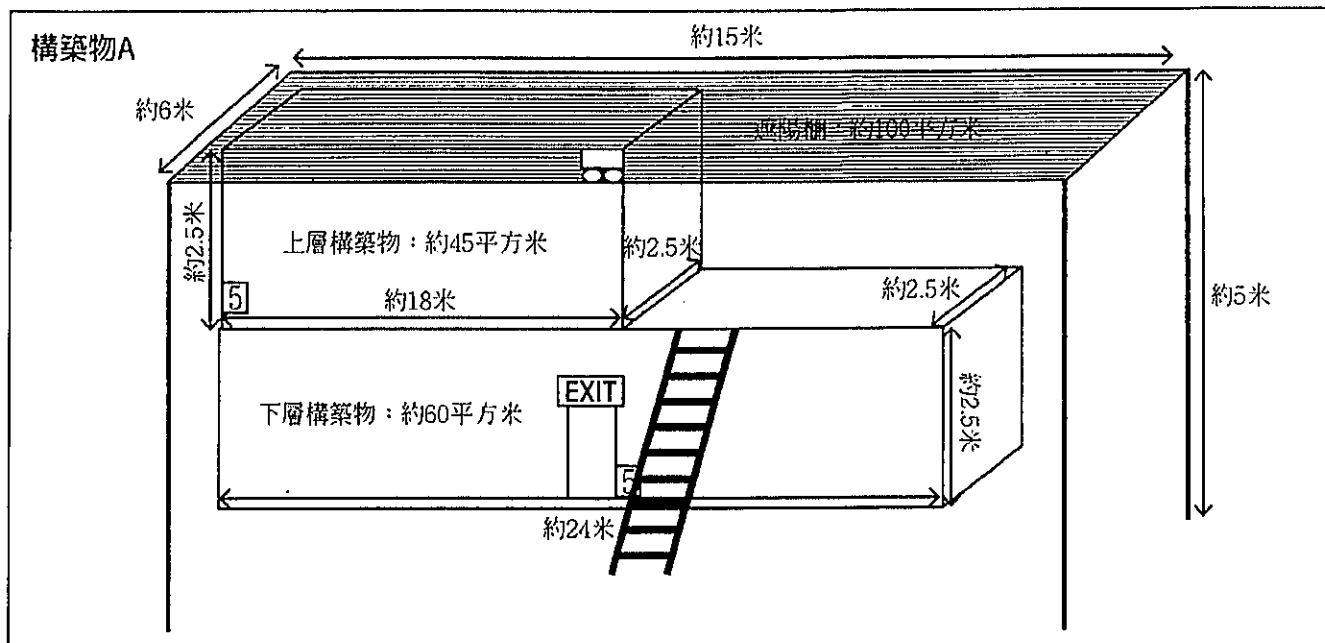
申請人亦會依照消防處所提供的意見，對申請地點內的現有消防裝置進行維護及保養，並會在定時為申請地點內的人員進行消防演習。

詳情請參閱以下圖則。



構築物編號	用途	總樓面面積	高度	層數
A	貨櫃辦公室及員工休息室	約145平方米	約5米	2
B	更亭	約5平方米	約2.5米	1

	緊急消防通道
	現有構築物
	5公斤乾粉式滅火筒
	緊急照明燈
	出口指示燈
SCALE 1 : 1000	



行車通道：

申請地點北面有一個明確的出入口，可以直通粉錦公路。

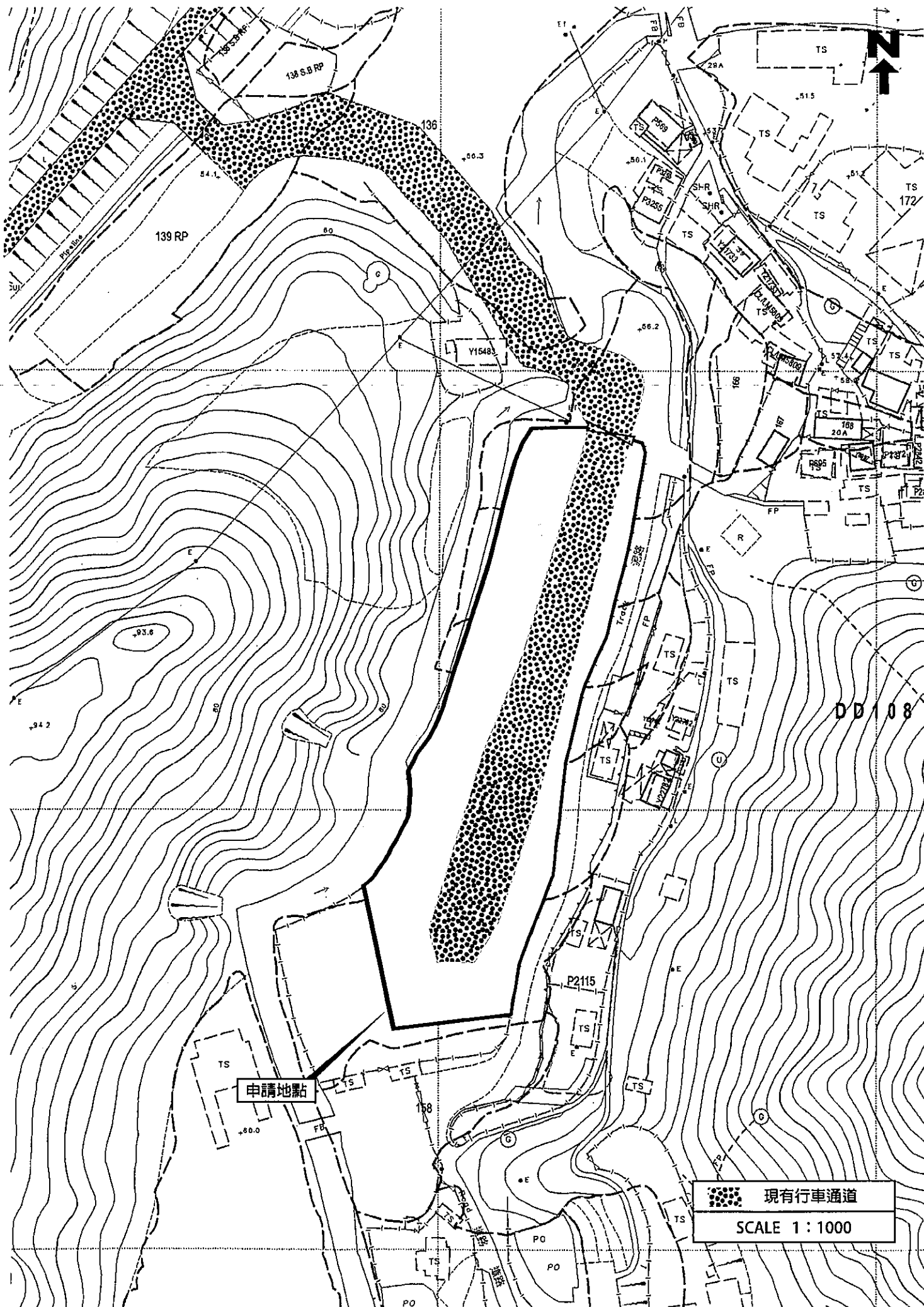
申請地點的出入口寬度為大約 7 米。

申請地點內不會停泊車輛，運輸載具在將貨品存入申請地點後，就會馬上離開不作停留。

申請地點預計每個月約有 1 輛拖車進出，在將貨品存入申請地點後，就會馬上離開不作停留。每次進出均於下午非繁忙時間，不會提高申請地點附近的汽車流量，就整體而言，不會對粉錦公路或附近交通造成影響。

申請人承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。

詳情請參閱以下圖則。



總結：

今次的申請地點用途，與上次規劃許可A/YL-PH/801申請地點的用途相同，申請地點面積和上次規劃許可申請的面積相同，申請地點上無任何永久性建築物，地點開放時間為星期一至星期六，上午9時至下午6時，星期日與公眾假期休息。申請地點內也不會進行拆卸、保養、修理、噴漆或其他工場作業。

倘若時次申請成功，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱。

隨件附上上次規劃許可申請已完成的附帶條件，以茲參考。

規 劃 署

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



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/11, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/801
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

郵寄及傳真:

志科有限公司
(經辦人: 鄭嘉翔先生)

鄭先生:

履行規劃許可附帶條件 (h) 項
- 提交申請地點現有排水設施的狀況記錄

為批給在劃為「住宅(丁類)」地帶的元朗八鄉打石湖第 108 約
地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、
第 163 號(部分)及第 164 號(部分)和毗連政府土地
作臨時「露天存放挖泥機及起重機」用途的規劃許可續期三年
(規劃申請編號: A/YL-PH/801)

閣下於二零一九年十月八日提交資料,以履行上述規劃許可附帶條件。就提交的資料,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。

很抱歉因為人手短缺,我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問,請直接聯絡渠務署阮銳泰先生(電話: 2300 1235)。

規劃署

粉嶺、上水及元朗東規劃專員

(劉寶儀女士)

二零一九年十月十八日

規 劃 署

粉嶺、上水及元朗東規劃處
香港特別行政區
新界粉嶺上水公路11號



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12-1, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.L.

Your
Reference :
Our Reference : TPB/A/YL-PH/801
電話號碼 Tel No. : 2158 6271
傳真號碼 Fax No. : 3105 0057/ 3106 4153

郵寄及傳真(

志科有限公司
(經辦人: 鄭嘉翔先生)

鄭先生:

履行規劃許可附帶條件 (i) 項 - 設置滅火筒, 並提交有效的消防證書 (FS 251)

在劃為「住宅(丁類)」地帶的元朗八鄉打石湖第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地
臨時「露天存放挖泥機及起重機」用途的規劃許可續期(為期 3 年)

(規劃申請編號: A/YL-PH/801)

本處收到你於二零一九年四月十日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。
- ☐ 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。部門詳細意見請見附件。

很抱歉因為人手短缺, 我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問, 請直接聯絡消防處周諺禧先生(電話: 2733 7737)。

規劃署
粉嶺、上水及元朗東規劃專員

(葉子季



)

二零一九年五月二十日

規劃署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fairling, Sheung Shui & Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

Your
來函編號 Reference :
本署編號 Our Reference : TPB/A/YL-PH/801
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057/ 3106 4153

郵寄及傳真

志科有限公司
(經辦人: 鄭嘉翔先生)

鄭先生:

履行規劃許可附帶條件(j)項
- 落實已獲接納的消防裝置建議

在劃為「住宅(丁類)」地帶的元朗八鄉打石湖第108約地段第159號(部分)、第160號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地臨時「露天存放挖泥機及起重機」用途的規劃許可續期(為期3年)

(規劃申請編號: A/YL-PH/801)

閣下於二零一九年五月二十一日提交資料,以履行上述規劃許可附帶條件。就提交的資料,本處已諮詢有關部門,有關意見如下:

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- ☐ 不接受。因此,上述附帶條件未能被視作已履行。部門詳細意見請見附件。

如你對部門意見有疑問,請直接聯絡消防處周謬禧先生(電話: 2733 7737)。

規劃署

粉嶺、上水及元朗東規劃專員

(葉子季



)

二零一九年七月三日

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

1. On 27.3.2020, the Town Planning Board Guidelines for application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning

permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) the use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

**Relevant Extract of the Town Planning Board Guidelines No. 34D on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/404	Proposed Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	15.11.2002 on review for 2 years
A/YL-PH/487	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	28.1.2005 for 2 years
A/YL-PH/556	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	7.3.2008 [revoked on 7.3.2009]
A/YL-PH/602	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	29.1.2010
A/YL-PH/664	Temporary Open Storage of Excavators, Loaders and Construction Materials for a Period of 3 years	19.4.2013
A/YL-PH/731	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	22.4.2016
A/YL-PH/801	Renewal of Planning Approval for Temporary "Open Storage of Excavators and Loaders" for a Period of 3 Years	8.3.2019

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/240	Temporary Open Storage of Construction Materials (Iron Frames) for 12 Months	13.11.1998	1 to 5

Main Rejection Reasons

1. The proposed development was not in line with the planning intention of the “Residential (Group D)” zone which was to improve and upgrade the existing domestic accommodations and to cater for low-rise, low-density residential development. No strong justification had been given in the submission for departure from such planning intention, even on a temporary basis.
2. The proposed development was not compatible with the nearby village houses.
3. There was insufficient information in the submission to demonstrate that a proper vehicular access road could be provided to connect the application site with Fan Kam Road.
4. There was no information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
5. Approval of the application would set an undesirable precedent for other similar applications and the cumulative impact of approving such similar applications would result in a general degradation of the environment of the area.

Similar s.16 Applications within “R(D)” Zone on the Pat Heung OZP in the Past 5 Years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/741	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	3.3.2017
A/YL-PH/742	Temporary Open Storage of Containers for Storing Sauces with Canteen for a Period of 3 Years	28.7.2017 [revoked on 28.1.2018]
A/YL-PH/757	Renewal of Planning Approval for Temporary “Open Storage of Building Materials and Vehicles for Sale” for a Period of 3 Years	27.10.2017
A/YL-PH/765	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	6.4.2018 [revoked on 6.7.2020]
A/YL-PH/776	Renewal of Planning Approval for Temporary “Open Storage of Construction Material and Vehicle Parts” for a Period of 3 Years	20.4.2018
A/YL-PH/781	Renewal of Planning Approval for Temporary “Open Storage of Goods Vehicles for Sale” for a Period of 3 Years	1.6.2018

Application No.	Use/Development	Date of Consideration
A/YL-PH/789	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	21.9.2018 [revoked on 21.3.2019]
A/YL-PH/810	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	20.9.2019
A/YL-PH/814	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	16.8.2019
A/YL-PH/817	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Landscape Plant Materials for a Period of 3 Years	1.11.2019
A/YL-PH/831	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	26.5.2020
A/YL-PH/855	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Vehicles for Sale for a Period of 3 Years	6.11.2020
A/YL-PH/869	Proposed Temporary Open Storage of Construction Machinery for a Period of 3 Years	22.1.2021
A/YL-PH/878	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicles Parts and Ancillary Office for a Period of 3 Years	9.7.2021
A/YL-PH/881	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years	11.6.2021
A/YL-PH/883	Renewal of Planning Approval for Temporary Open Storage of Goods Vehicles for Sale for a Period of 3 Years	9.7.2021

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-PH/760	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	23.3.2018 (on review)	(1), (2), (3), (4)
A/YL-PH/821	Temporary Open Storage of Scrap Vehicles for a Period of 3 Years	29.11.2019	(1), (2), (4)

Rejection Reasons

- (1) the development is not in line with the planning intentions of the "Residential (Group D)" ("R(D)") and/or "Agriculture" ("AGR") zones. No strong planning justification has been given in the submission for a departure from the planning intention(s), even on a temporary basis;
- (2) the application does not comply with the then Town Planning Board PG-No. 13E in that no previous approval has been granted at the site and there is/are adverse departmental comment(s) and public objection against the application. The development is also not compatible with the surrounding land uses which are rural and natural in character with residential structures/dwellings;
- (3) the applicant fails to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas; and
- (4) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "R(D)" zone and/or "AGR" zone, and the cumulative effect of which would result in a general degradation of the rural environment of the area;

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- within the Site, the Government Land (GL) and private lots are partly covered by the following Short Term Tenancy (STT) and Short Term Waiver (STW):

STT/STW Nos.	Location	Permitted Use
STT 2812	GL in D.D. 108	Temporary Open Storage of Excavators, Loaders and Construction Materials
STW 3983	Lot No. 164 in D.D. 108	Temporary Open Storage of Excavators, Loaders and Construction Materials

- should the application be approved, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the applied 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no objection from traffic engineering point of view.

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

- no objection to the application.

3. Landscape

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

- no objection to the application from the landscape planning perspective; and
- should the application be approved, it is considered not necessary to impose a landscape condition as no adverse landscape impact arising from the proposed use within the Site is anticipated in the subject "R(D)" zone.

4. Drainage

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

- no objection in-principle to the development from the public drainage point of view;
- according to the submission, the applicant would maintain the same drainage facilities as those implemented under the previous Planning Application No. A/YL-PH/801; and
- should the application be approved, the applicant is required to maintain the drainage facilities and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no objection to the application noting that the Site has been used for similar open storage purposes for a number of years and the current application is a renewal application for the previously approved uses.

6. Fire Services

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

- no objection in-principle to the proposal subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all times;
- the submitted FSIs proposal is considered acceptable; and

- having considered the nature of open storage, the approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS or of the Board shall be imposed.

7. Building Matters

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

- no objection to the application.

8. District Officer's Comments

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

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

9. Other Departments

- The following government departments have no comment on / no objection to the application:
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
 - Commissioner of Police (C of P); and
 - Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without prior approval of the Government; and
 - should the application be approved, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the applied 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road;
 - the portion of slope feature no.6NE-B/F8 under HyD's maintenance should not be affected; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should be reminded to avoid polluting or disturbing the adjacent watercourse during the operation;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- to address the condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS 251) to his department for approval;
 - regarding the implementation of the accepted Fire Services Installations (FSIs) proposal, the applicant is advised that the installation/maintenance/modification/repair work of FSI shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. Nevertheless, the good practice guidelines for open storage sites in **Appendix VIII** should be adhered to; and
 - the applicant is reminded that if the 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise, they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Building Ordinance (BO);

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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;
- 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; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220311-150000-59552

提交限期**Deadline for submission:**

22/03/2022

提交日期及時間**Date and time of submission:**

11/03/2022 15:00:00

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PH/909

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

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2022年03月22日星期二 2:58
 收件者: tpbpd
 主旨: A/YL-PH/909 DD 108 Ta Shek Wu FAILURE TO PROVIDE PLANNING HISTORY

Dear TPB Members,

Again no details provided with regard to previous application causing members of the public stress in tracking down the data.

Many developments are planned for Pat Heung. Is this site part of bigger picture?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 6 February 2019 3:37 AM CST
Subject: A/YL-PH/801 DD 108 Ta Shek Wu

A/YL-PH/801

Lots 159 (Part), 160 (Part), 162 (Part), 163 (Part) and 164 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung

Site area : About 4,460m² Includes Government Land of about 845m²

Zoning : "Res (Group D)"

Applied Use : "Open Storage of Excavators and Loaders"

Dear TPB Members,

This 'temporary' use has existed for more than 20 years.

Res Group D : This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

It is quite obvious that this large site is in a very pleasant setting, surrounded by green and wooded slopes on the fringes of country parks. Surely it should be put to a more compatible use?

Storage of heavy equipment should be confined to less desirable locations, rock caverns anyone?

Rolling over the brownfield use for 3 years is perpetuating the cycle that has resulted in severe degradation of our countryside.

TPB should reject the application to encourage the operator to invest in permanent and compatible facilities and to release this site for its intended purpose.

Mary Mulvihill

FSD's Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

