

此文件在 收到。城市規劃委員會  
已於 22 MAR 2022 正式確認收到

22 MAR 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or 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](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A17L-PH/1914 |
|                                 | Date Received<br>收到日期   | 22 MAR 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

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

KARSON CORPORATION LIMITED 加順有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

### 3. Application Site 申請地點

|                                                                                                              |                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>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111約地段第1831號餘段、第1832號餘段(部分)、第1867號(部分)、第1868號(部分)、第1869號(部分)、第1870號(部分)、第1871號(部分)、第1872號(部分)、第1873號(部分)、第1874號餘段、第1875號餘段(部分)                                                                                  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積                                            | <input checked="" type="checkbox"/> Site area 地盤面積 約5232 .....sq.m 平方米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 約1652 .....sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)                                             | ..... sq.m 平方米 <input type="checkbox"/> About 約                                                                                                                                                                            |

|                                                                      |                                                                                                                                                                                                                |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | S/YL-PH/11                                                                                                                                                                                                     |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 農業                                                                                                                                                                                                             |
| (f) Current use(s)<br>現時用途                                           | 臨時貨倉及露天存放背景板、廣告專用鉛架及建築材料<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |                                                                                                                                                |                                                                |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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 16/03/2022 (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 16/03/2022 (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

|                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>6. Type(s) of Application 申請類別</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展                                                                                                                                                                                                                                                                                                                                                        | 臨時貨倉及露天存放背景板、廣告專用鋁架及建築材料<br><br>(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<br>申請的許可有效期                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> year(s) 年 ..... 3<br><input type="checkbox"/> month(s) 個月 .....            |
| <b>(c) Development Schedule 發展細節表</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |
| Proposed uncovered land area 擬議露天土地面積                                                                                                                                                                                                                                                                                                                                                             | 3580 .....sq.m <input checked="" type="checkbox"/> About 約                                                     |
| Proposed covered land area 擬議有上蓋土地面積                                                                                                                                                                                                                                                                                                                                                              | 1652 .....sq.m <input checked="" type="checkbox"/> About 約                                                     |
| Proposed number of buildings/structures 擬議建築物/構築物數目                                                                                                                                                                                                                                                                                                                                               | 9                                                                                                              |
| Proposed domestic floor area 擬議住用樓面面積                                                                                                                                                                                                                                                                                                                                                             | 0 .....sq.m <input type="checkbox"/> About 約                                                                   |
| Proposed non-domestic floor area 擬議非住用樓面面積                                                                                                                                                                                                                                                                                                                                                        | 1652 .....sq.m <input checked="" type="checkbox"/> About 約                                                     |
| Proposed gross floor area 擬議總樓面面積                                                                                                                                                                                                                                                                                                                                                                 | 1652 .....sq.m <input checked="" type="checkbox"/> About 約                                                     |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)                                                                                                                                                                                               |                                                                                                                |
| 構築物A：臨時存放背景板及廣告專用鋁架，面積約200平方米，高約5米，單層<br>構築物B：臨時存放背景板及廣告專用鋁架，面積約200平方米，高約5米，單層<br>構築物C：臨時存放背景板及廣告專用鋁架，面積約150平方米，高約5米，單層<br>構築物D：臨時存放背景板、廣告專用鋁架和辦公室及員工休息室，面積約160平方米，高約5米，單層<br>構築物E：臨時存放背景板及廣告專用鋁架，面積約170平方米，高約5米，單層<br>構築物F：臨時存放背景板及廣告專用鋁架，面積約200平方米，高約5米，單層<br>構築物G：臨時存放背景板及廣告專用鋁架和辦公室及員工休息室，面積約150平方米，高約5米，單層<br>構築物H：臨時存放背景板及廣告專用鋁架，面積約216平方米，高約5米，單層<br>構築物I：臨時存放背景板及廣告專用鋁架，面積約316平方米，高約5米，單層 |                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                 | 2個，每個尺寸約7米x3.5米                                                                                                |
| Medium Goods Vehicle Spaces 中型貨車車位                                                                                                                                                                                                                                                                                                                                                                | .....                                                                                                          |
| Heavy Goods Vehicle Spaces 重型貨車車位                                                                                                                                                                                                                                                                                                                                                                 | .....                                                                                                          |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                                                                                                                                                  | .....                                                                                                          |

Proposed operating hours 擬議營運時間  
星期一至星期六，上午9時至下午6時，星期日和公眾假期休息。

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
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| <p>(d) Any vehicular access to the site/subject building?<br/>是否有車路通往地盤/<br/>有關建築物?</p>                                                                                                                                                                                            | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br/>有一條現有車路。(請註明車路名稱(如適用))<br/>現有行車道路(經錦田公路八鄉羅屋村牌坊對面路口進入)</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br/>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| <p>(e) Impacts of Development Proposal 擬議發展計劃的影響<br/>(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。)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| <p>(i) Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>                                                                                                                                                                          | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| <p>(ii) Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?</p>                                                                                                                                                                                   | <p>Yes 是<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/>No 否</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><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)<br/>(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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p> |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| <p>(iii) Would the development proposal cause any adverse impacts?<br/>擬議發展計劃會否造成不良影響?</p>                                                                                                                                                                                         | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境                                                                                                                                                                                                                                                                 | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On traffic 對交通                                                                                                                                                                                                                                                                     | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On water supply 對供水                                                                                                                                                                                                                                                                | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On drainage 對排水                                                                                                                                                                                                                                                                    | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On slopes 對斜坡                                                                                                                                                                                                                                                                      | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Affected by slopes 受斜坡影響                                                                                                                                                                                                                                                           | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Landscape Impact 構成景觀影響                                                                                                                                                                                                                                                            | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Tree Felling 砍伐樹木                                                                                                                                                                                                                                                                  | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Visual Impact 構成視覺影響                                                                                                                                                                                                                                                               | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                                   | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |

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

**(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<br>與許可有關的申請編號 | A/ _____ / _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (c) Date of expiry<br>許可屆滿日期                                         | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (d) Approved use/development<br>已批給許可的用途/發展                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>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:<br/>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)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

詳情請參閱附帶規劃文件。

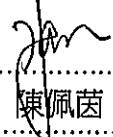


**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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

  
.....  
陳佩茵  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

文員

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
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 .....

加順有限公司

on behalf of  
代表



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

Date 日期

10/02/2022

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                            | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                          | 新界元朗八鄉丈量約份第111約地段第1831號餘段、第1832號餘段(部分)、第1867號(部分)、第1868號(部分)、第1869號(部分)、第1870號(部分)、第1871號(部分)、第1872號(部分)、第1873號(部分)、第1874號餘段、第1875號餘段(部分)                                                                                                                                                                                                                                                                                                                      |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                                  | 約5232 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                                 |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                         | S/YL-PH/11                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                       | 農業                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Type of Application<br>申請類別                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展                                                                                                                                                                                                                                                                                                                                                                             | 臨時貨倉及露天存放背景板、廣告專用鋁架及建築材料                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                          |                                                                                                                                                                                                                                                                                                                    |                                                                                                |                                                                                |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |                                                                                                                                                                                                                                                                                                                    | sq.m 平方米                                                                                       | Plot Ratio 地積比率                                                                |
|                                                                          | Domestic<br>住用                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                | 1652 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                                  | Domestic<br>住用                                                                                                                                                                                                                                                                                                     |                                                                                                |                                                                                |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                | 9                                                                                              |                                                                                |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用                                                                                                                                                                                                                                                                                                     | m 米<br><input type="checkbox"/> (Not more than 不多於)                                            |                                                                                |
|                                                                          |                                                                                                                                                                                                                                                                                                                    | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |                                                                                |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                | 約5 m 米<br><input type="checkbox"/> (Not more than 不多於)                                         |                                                                                |
|                                                                          |                                                                                                                                                                                                                                                                                                                    | 1 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                 |                                                                                |
| (iv) Site coverage<br>上蓋面積                                               | % <input type="checkbox"/> About 約                                                                                                                                                                                                                                                                                 |                                                                                                |                                                                                |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/> |                                                                                                |                                                                                |
|                                                                          | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/>                               |                                                                                                | 2                                                                              |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                          |
|-------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
|                                                                                     | Chinese<br>中文                       | English<br>英文            |
| <b>Plans and Drawings 圖則及繪圖</b>                                                     |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖                                                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sectional plan(s) 截視圖                                                               | <input type="checkbox"/>            | <input type="checkbox"/> |
| Elevation(s) 立視圖                                                                    | <input type="checkbox"/>            | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/>            | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他（請註明）                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 場地摘要圖則，渠務排水圖則，消防裝置圖則，行車通道圖則                                                         |                                     |                          |
| <b>Reports 報告書</b>                                                                  |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據                                           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/>            | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估                                                     | <input type="checkbox"/>            | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估                                                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tree Survey 樹木調查                                                                    | <input type="checkbox"/>            | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估                                               | <input type="checkbox"/>            | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估                                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估                                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Risk Assessment 風險評估                                                                | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他（請註明）                                                     | <input type="checkbox"/>            | <input type="checkbox"/> |
| Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號                               |                                     |                          |

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

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

# 附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉丈量約份第 111 約地段第 1831 號餘段、第 1832 號餘段(部分)、第 1867 號(部分)、第 1868 號(部分)、第 1869 號(部分)、第 1870 號(部分)、第 1871 號(部分)、第 1872 號(部分)、第 1873 號(部分)、第 1874 號餘段、第 1875 號餘段(部分)，進行規劃申請。

地帶：「農業」

用途：「臨時貨倉及露天存放背景板、廣告專用鋁架及建築材料」

場地面積：「約 5232 平方米」

申請時間：「3 年」

## 行政摘要

擬在新界元朗八鄉丈量約份第 111 約地段第 1831 號餘段、第 1832 號餘段(部分)、第 1867 號(部分)、第 1868 號(部分)、第 1869 號(部分)、第 1870 號(部分)、第 1871 號(部分)、第 1872 號(部分)、第 1873 號(部分)、第 1874 號餘段、第 1875 號餘段(部分)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「農業」地帶內申請作為「臨時貨倉及露天存放背景板、廣告專用鋁架及建築材料」，為期三年。申請的用途和之前的規劃申請 TPB/A/YL-PH/803 大致相同。

自 2011 年 1 月 28 日至今，申請地點都沒有任何政府部門及附近市民的反映和投訴，一直使用良好。申請地點只屬於臨時性質，用途也不會對區內的規劃意向有任何抵觸，而且顧及四周自然景色，附帶條件亦能有效改善環境，與附近地區和諧無間，申請人提出的申請是與四周的環境相符，不會對附近居民造成負面影響。

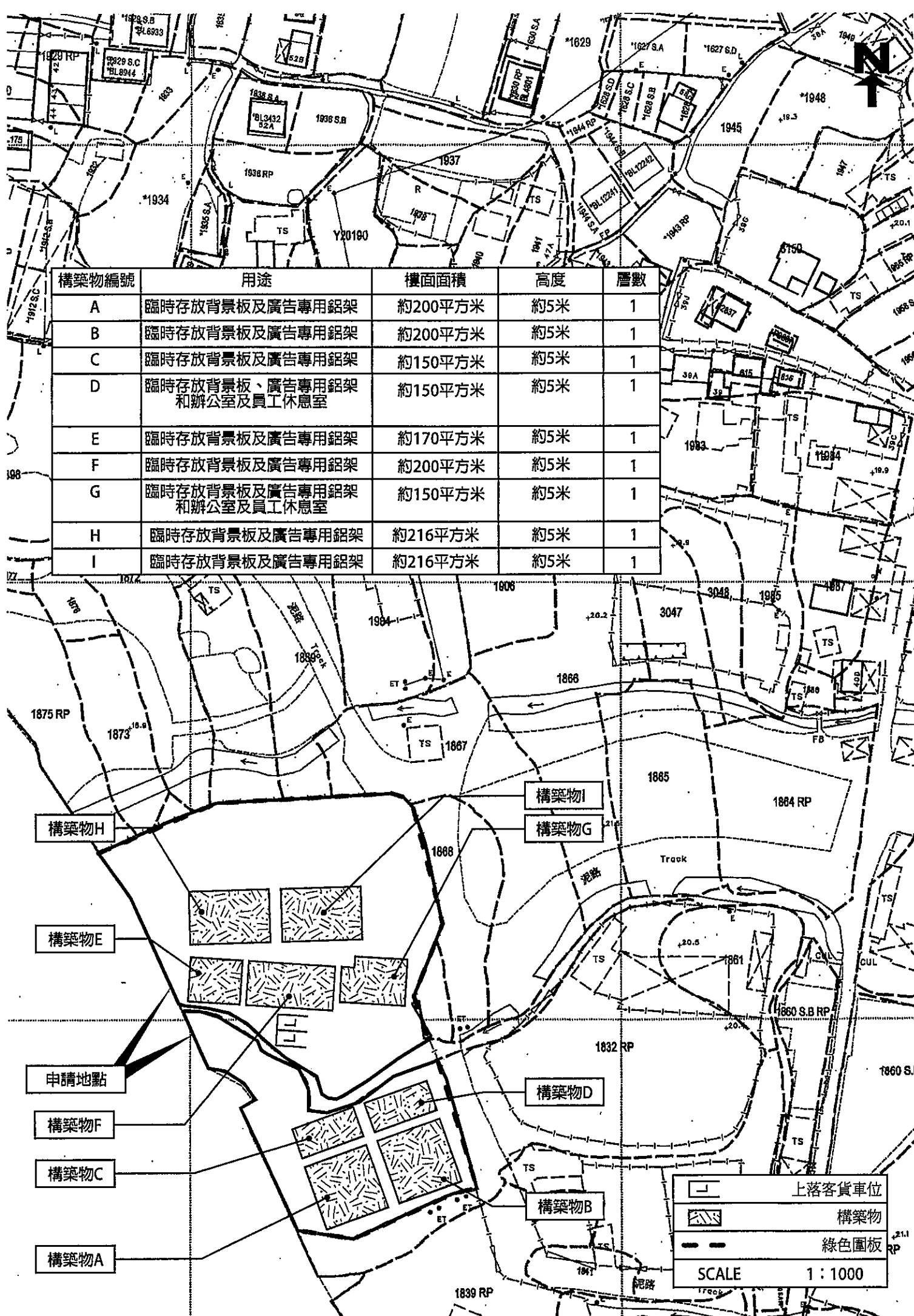
## 場地設計

申請地點地盤面積約 5232 平方米，當中沒有佔用政府土地。

申請地點主要用作臨時露天存放背景板、廣告專用鋁架及建築材料之用，建築材料為工字鐵及鐵器（申請地點內的構築物主要用來存放背景板等容易受潮的物品，而露天區域則是用來存放廣告專用鋁架及建築材料等不易受天氣影響的物品）。

申請地點只為臨時性質。申請場地的開放時間為星期一至星期六，上午 9 時至下午 6 時，星期日和公眾假期休息。

詳細請參閱以下圖則。

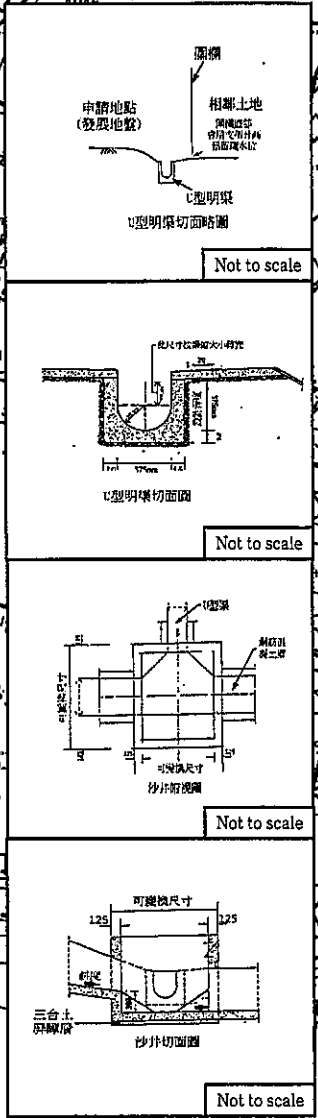
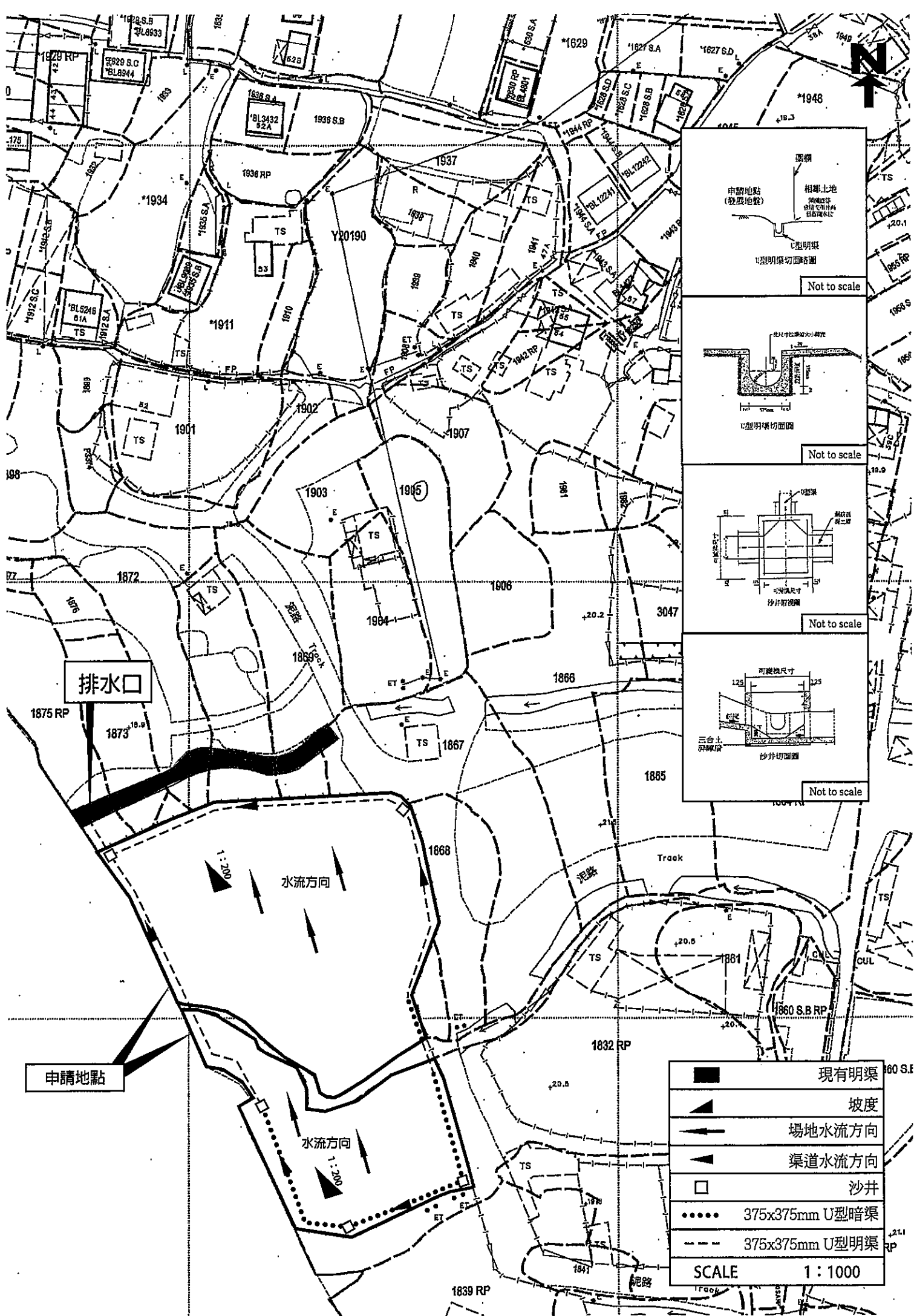




### 渠務排水：

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。

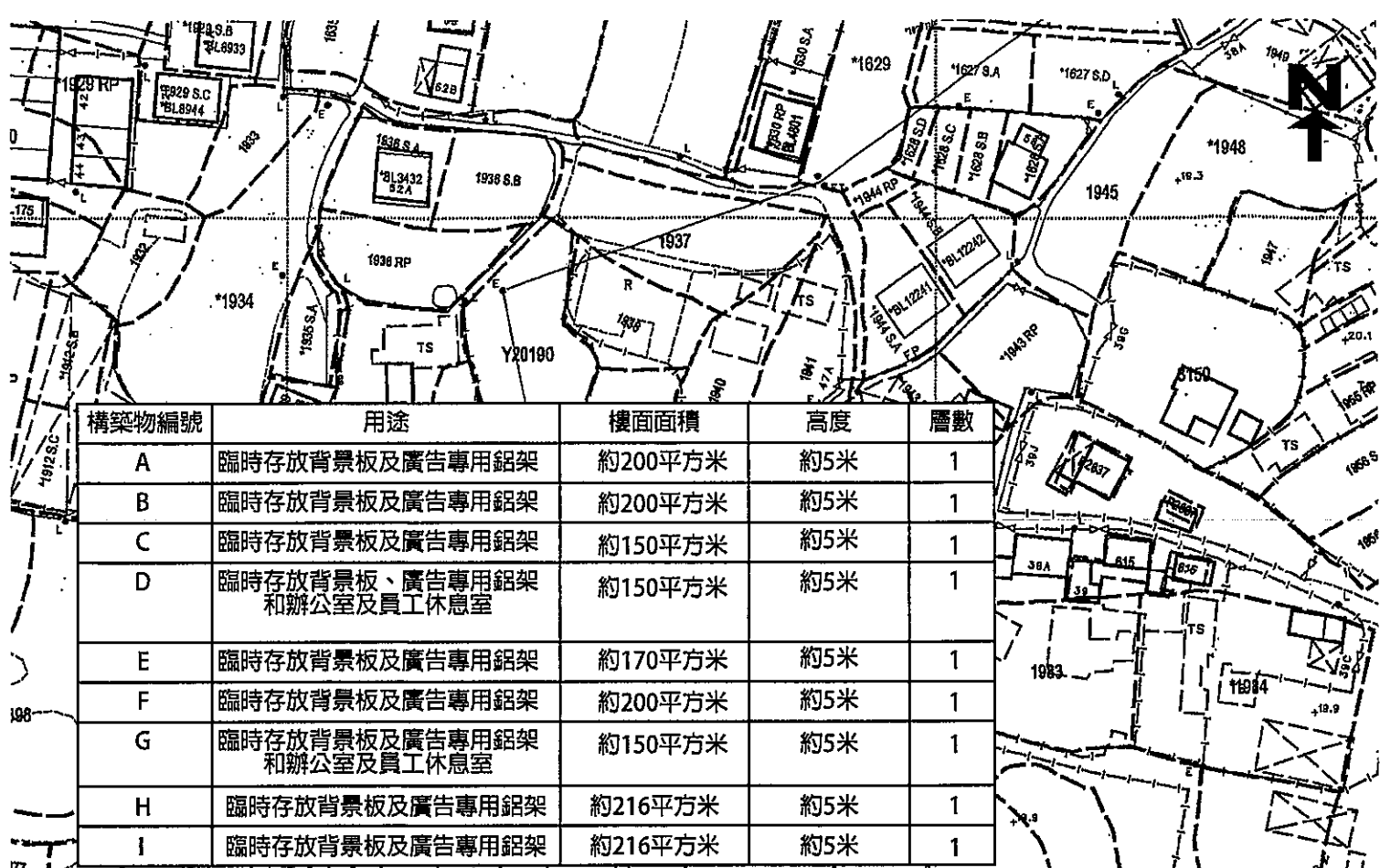


|                |                |
|----------------|----------------|
|                | 現有明渠           |
|                | 坡度             |
|                | 場地水流方向         |
|                | 渠道水流方向         |
|                | 沙井             |
|                | 375x375mm U型暗渠 |
|                | 375x375mm U型明渠 |
| SCALE 1 : 1000 |                |

### 消防裝置：

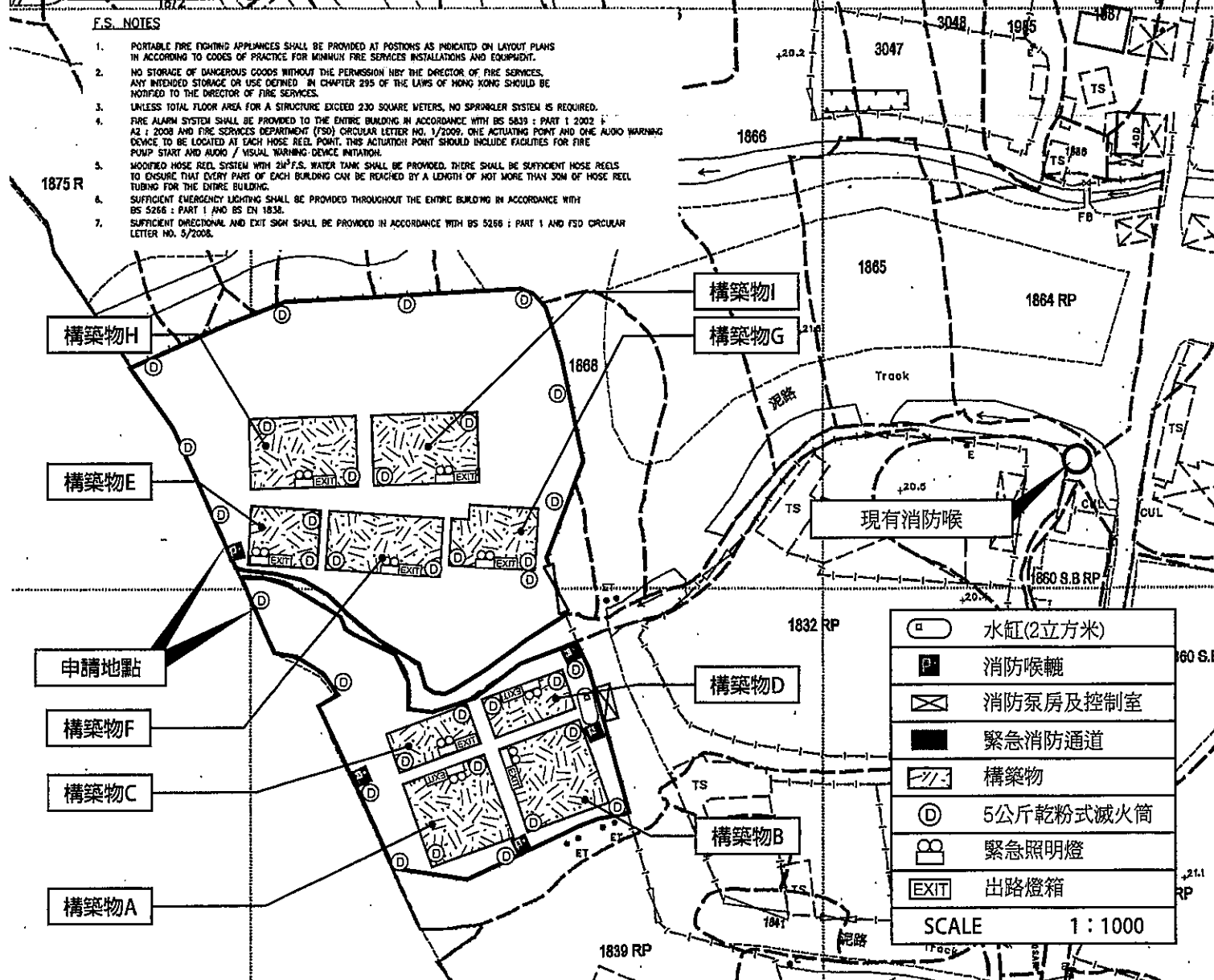
申請人會依照消防處所提供的意見，聘請合資格的消防承辦商為申請地點安裝合適的消防裝置，並會在定時為申請地點內的人員進行消防演習。

詳情請參閱以下圖則。



#### F.S. NOTES

1. PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLANS IN ACCORDANCE TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
2. NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION WRITTEN BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
3. UNLESS TOTAL FLOOR AREA FOR A STRUCTURE EXCEED 230 SQUARE METERS, NO SPRINKLER SYSTEM IS REQUIRED.
4. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839 : PART 1 2002 : A2 : 2008 AND FIRE SERVICES DEPARTMENT (FSD) CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
5. MODIFIED HOSE REEL SYSTEM WITH 2M<sup>3</sup> F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR THE ENTIRE BUILDING.
6. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.
7. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.



### 行車通道：

申請地點東面有一個明確的出入口，出入口闊度約8.5米，與錦田公路連接。

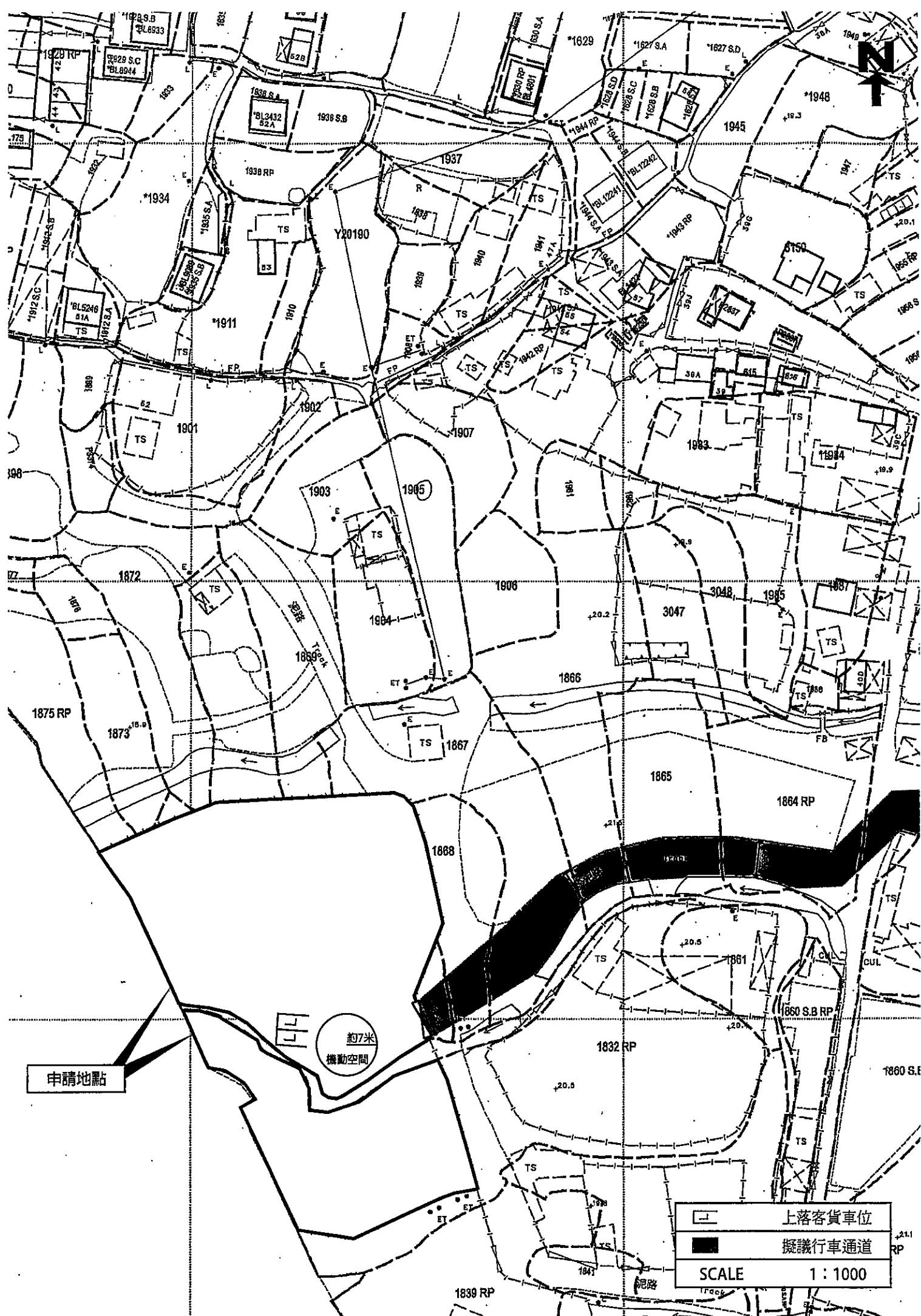
申請地點內設有上落客貨車位2個，每個尺寸約7米x2.5米。

申請地點內有足夠的空間給予車輛進行迴旋調頭。

申請地點只會停泊輕型貨車，不會停泊重型貨車、拖頭或重量超過 5.5 的車輛。申請地點平均每天約有 2 輛車輛進出，不會提高申請地點附近的汽車流量，就整體而言，不會對附近交通構成影響。詳情請參閱下表：

| 預計申請地點內汽車流量時間表 |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 時間             | 01<br>00 | 02<br>00 | 03<br>00 | 04<br>00 | 05<br>00 | 06<br>00 | 07<br>00 | 08<br>00 | 09<br>00 | 10<br>00 | 11<br>00 | 12<br>00 | 13<br>00 | 14<br>00 | 15<br>00 | 16<br>00 | 17<br>00 | 18<br>00 | 19<br>00 | 20<br>00 | 21<br>00 | 22<br>00 | 23<br>00 | 24<br>00 |
| 車輛數            | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 2        | 0        | 0        | 0        | 0        | 0        | 0        | 2        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |

詳情請參閱以下圖則。



申請地點

約7米  
機動空間

|                |        |
|----------------|--------|
|                | 上落客貨車位 |
|                | 擬議行車通道 |
| SCALE 1 : 1000 |        |

申請地點

施山十

梁屋村

梁苑  
10號

橫台山新村

松柏園  
松柏園(香港)  
松柏園



NOT TO SCALE

## 總結：

申請地點主要用作臨時露天存放背景板、廣告專用鋁架及建築材料之用，申請地點上並無任何永久性建築物，場地內不會進行拆卸、保養、修理、清潔、噴漆和其他工場活動。

若是次申請獲許可，申請人會遵從新的規劃申請附帶條件，並承諾會在期限前盡快完成相關的附帶條件，以符合相關政府部門的要求，並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱，因此敬希貴署能夠寬容處理時次之申請，謝謝。



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/914  
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

- (a) 澄清申請人和過去申請人士沒有聯繫。
- (b) 澄清申請地點附近有足夠的公共交通工具，申請地點的人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內，因此申請地點內不提供訪客/員工泊車位。
- (c) 澄清申請地點內有足夠的空間給予車輛進行迴旋調頭。
- (d) 澄清申請地點的出入口寬度約 8.5 米。
- (e) 澄清除了現有行車通道外，來訪者也可以透過梁盛路由錦田公路抵達申請地點。
- (f) 申請地點北面有一個巴士站和一個小巴站頭，距離申請地點約 670 米，工作人員可以透過乘坐巴士和小巴抵達申請地點附近後，再步行進入申請地點。
- (g) 申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與錦田公路接駁的行車通道。
- (h) 提供申請地點現有排水設施現況相片。
- (i) 提供申請地點與錦田公路接駁現場相片。

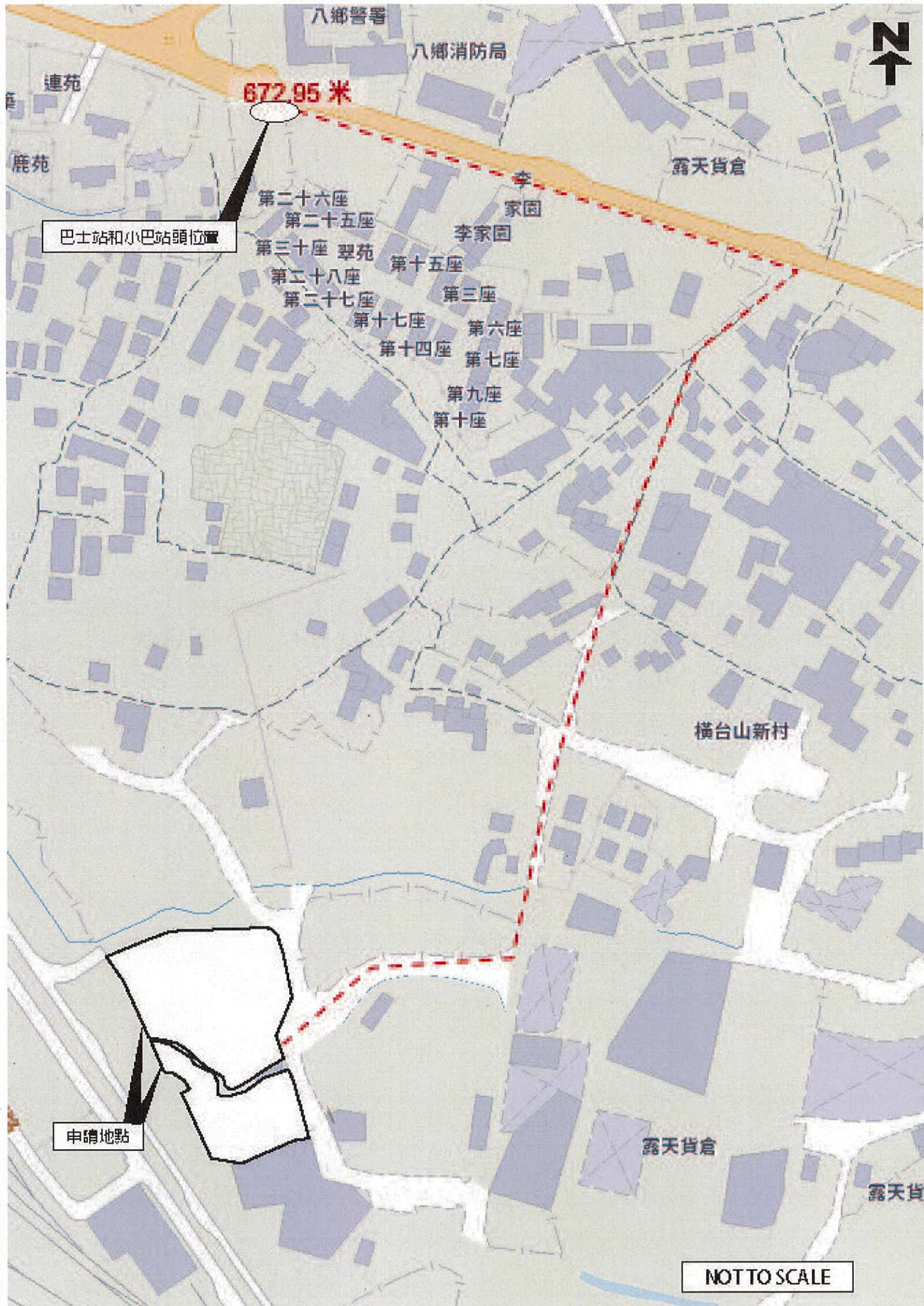
隨件附上相關文件，以作參考。

申請人： 加順有限公司



日期： 2022 年 5 月 17 日





八鄉警署

八鄉消防局



連苑

672.95 米

露天貨倉

鹿苑

李家園

巴士站和小巴士站頭位置

第二十六座  
第二十五座  
第三十座 翠苑  
第二十八座  
第二十七座

李家園

第十五座

第三座

第十七座

第六座

第十四座

第七座

第九座

第十座

橫台山新村

申請地點

露天貨倉

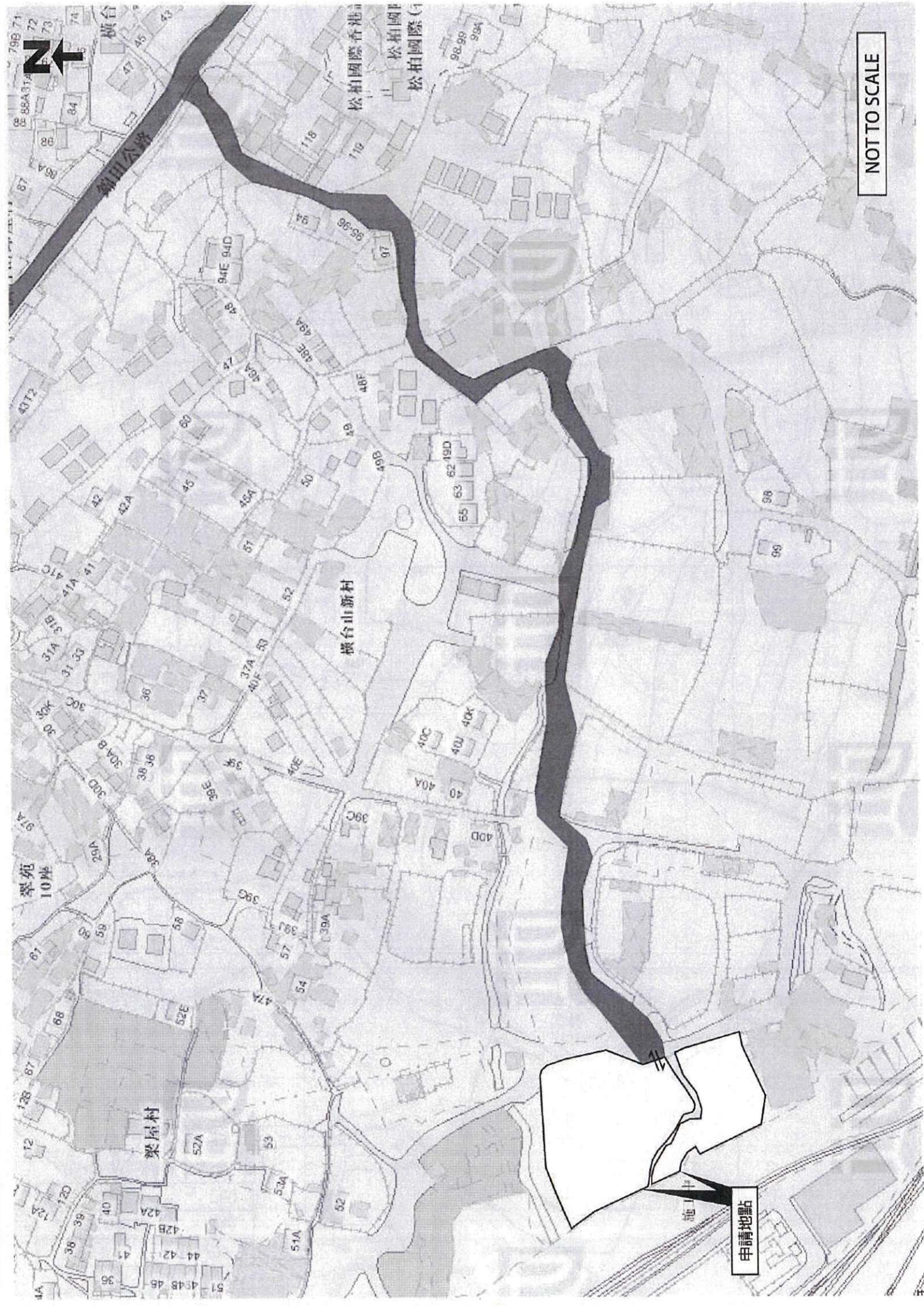
露天貨

NOT TO SCALE









NOT TO SCALE

橫台山新村

松柏國際  
松柏國際

翠苑

申請地點





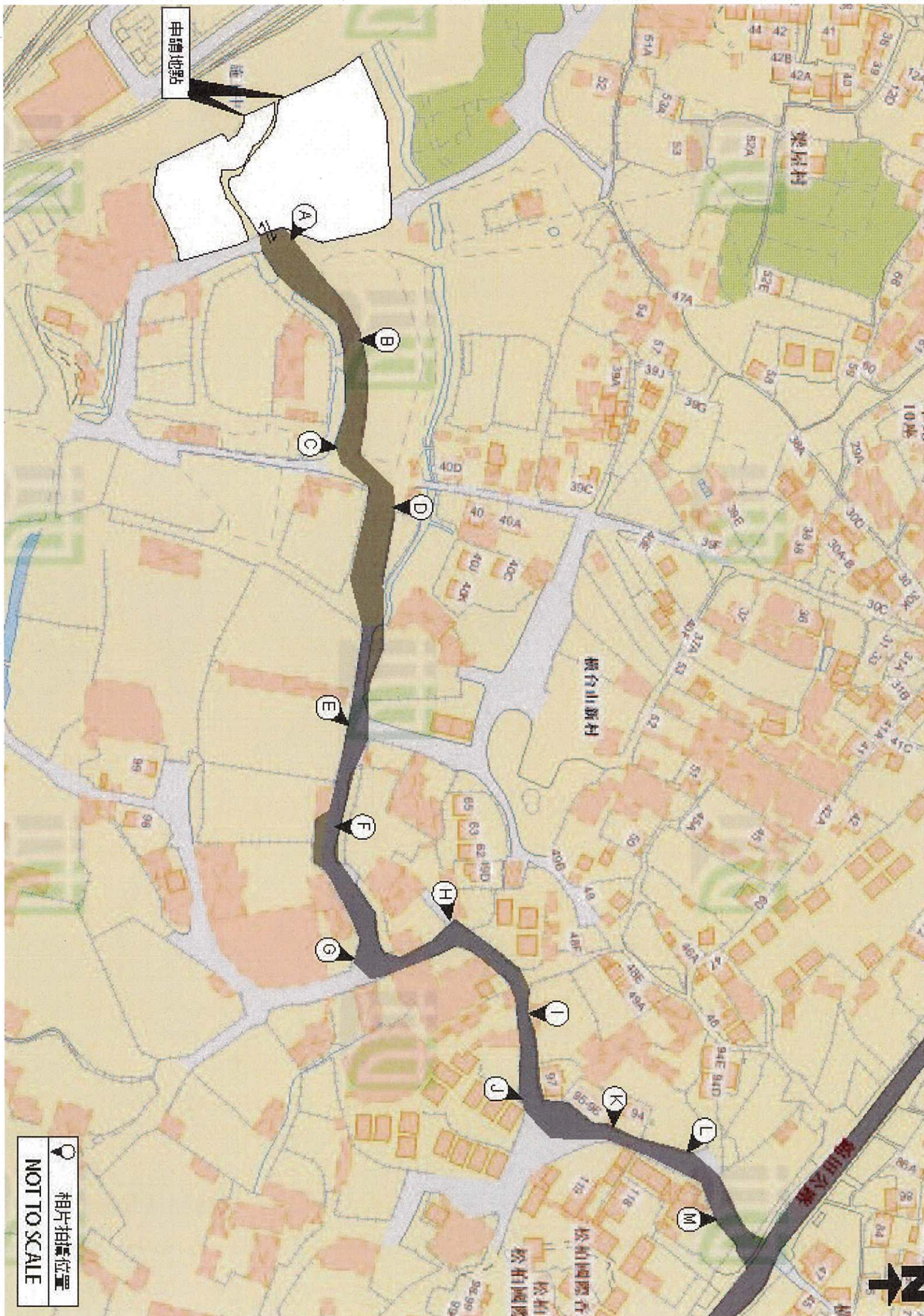
申請地點

梁盛路接駁圖則

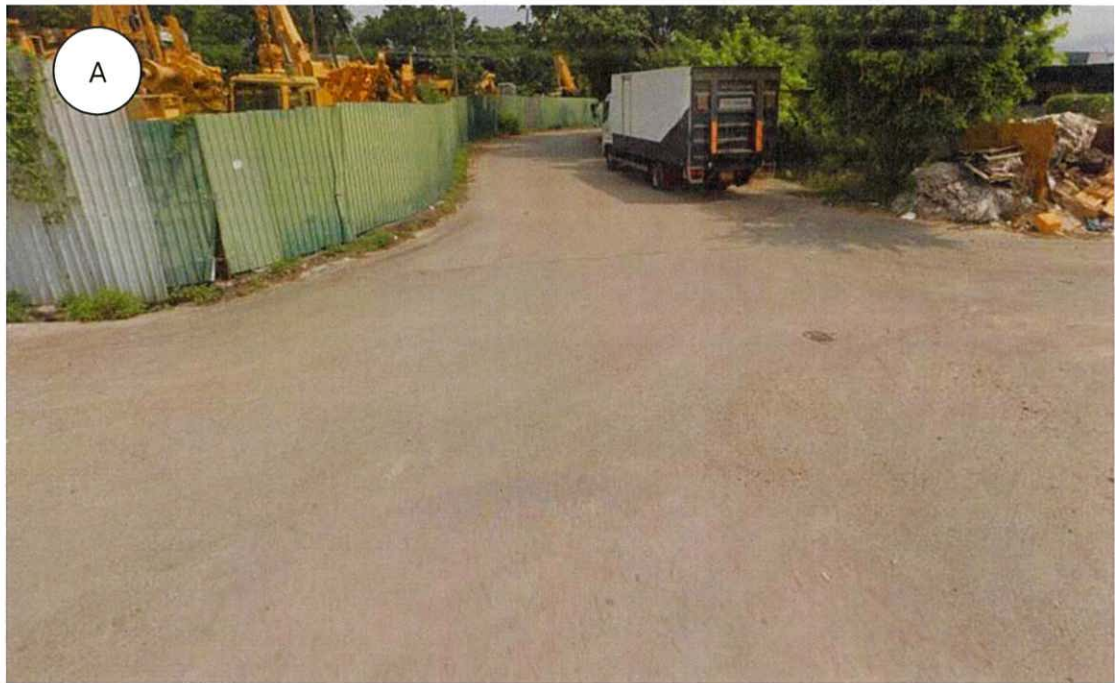
行車通道 (梁盛路)

NOT TO SCALE





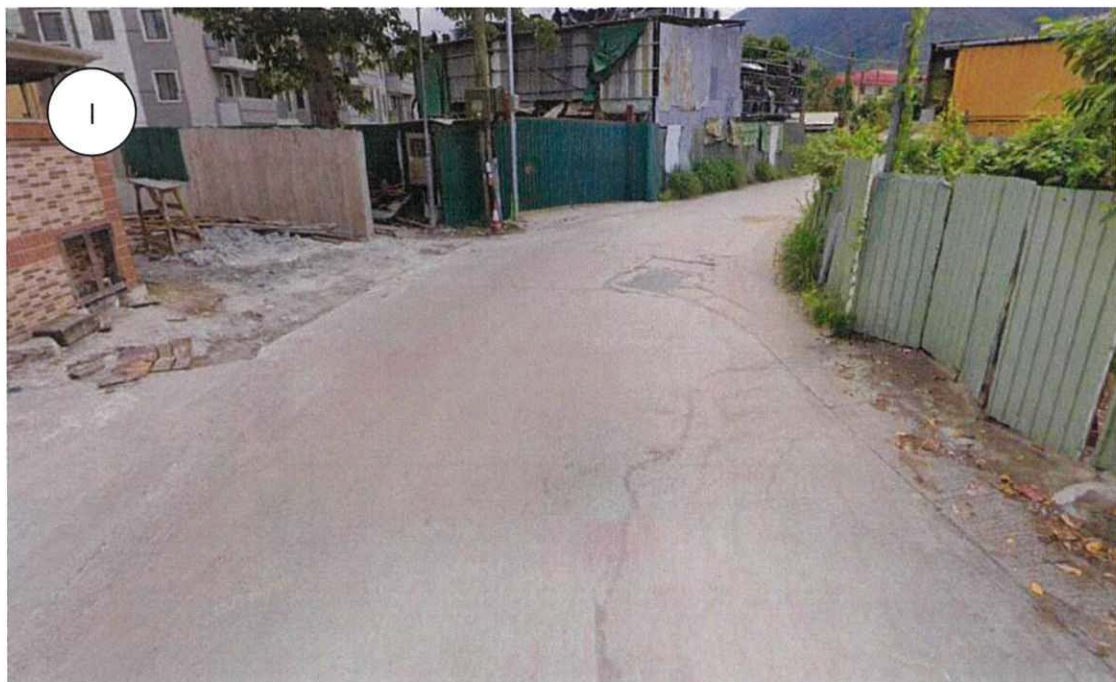
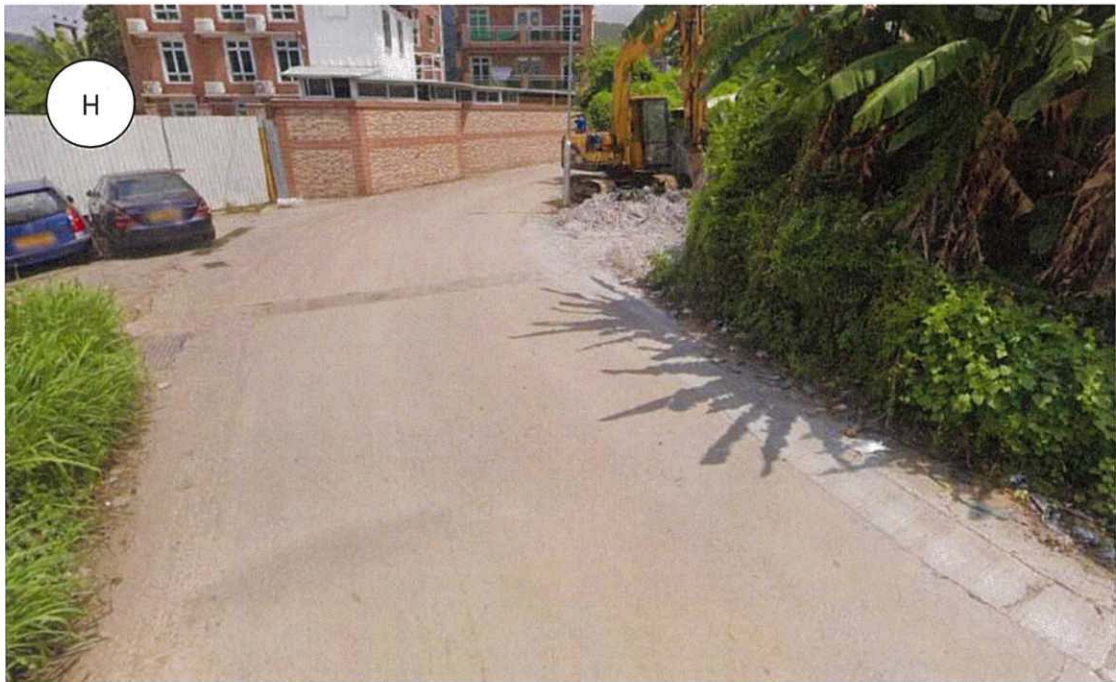




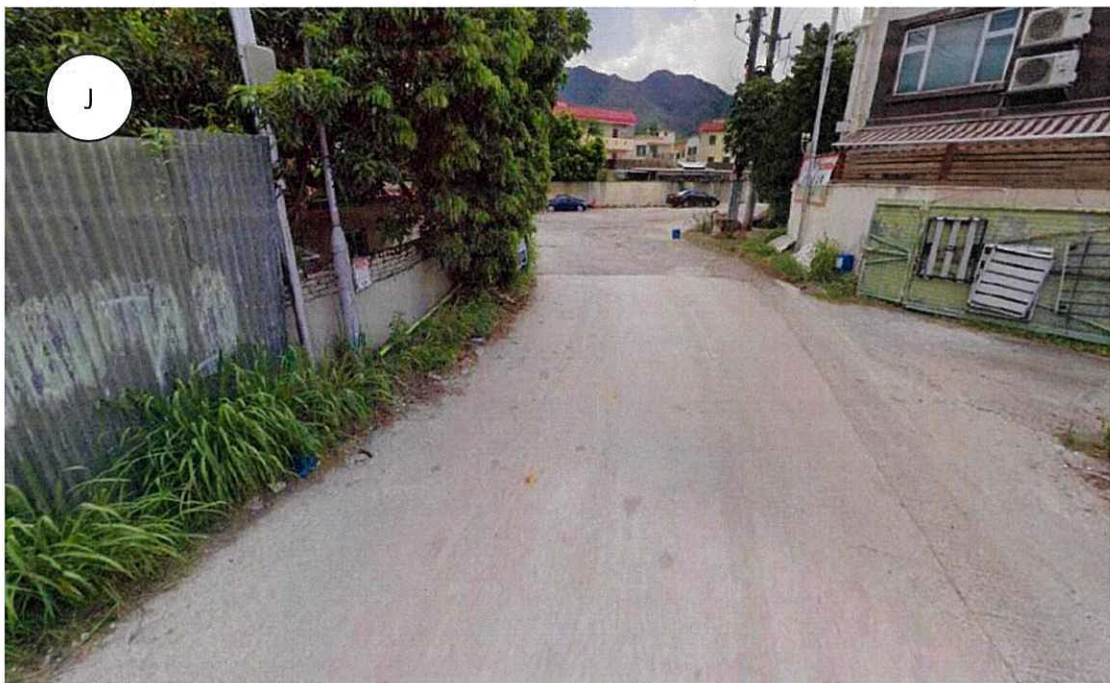


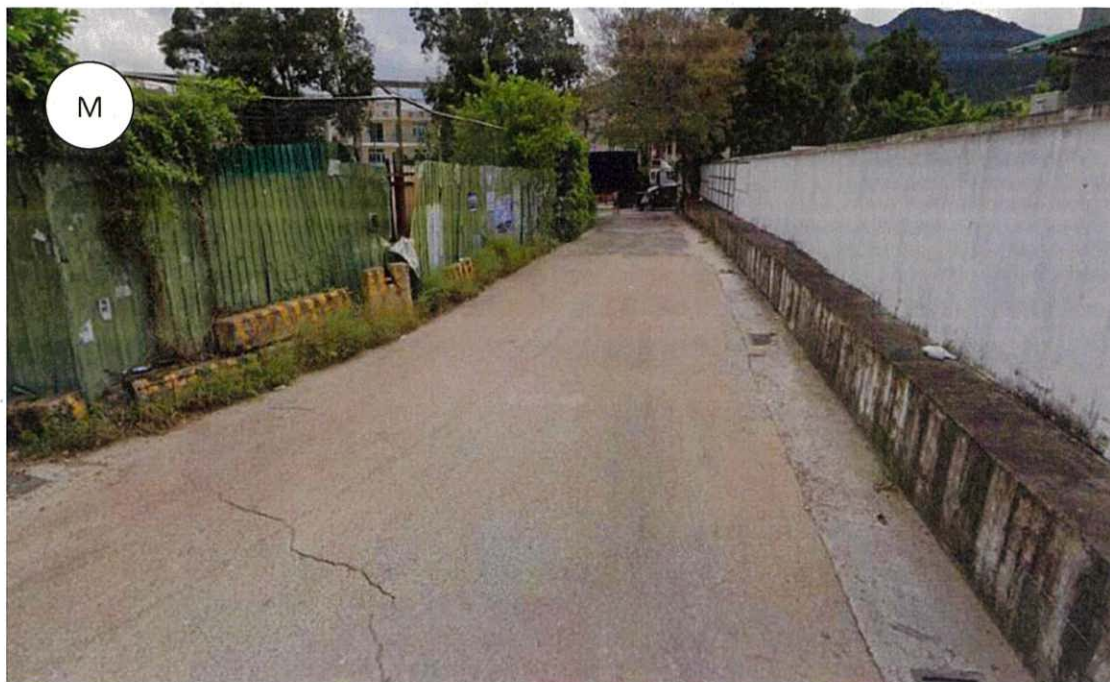




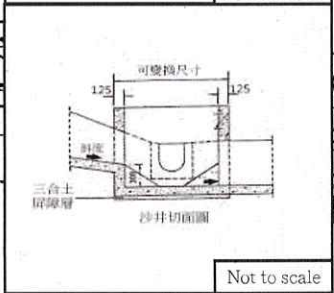
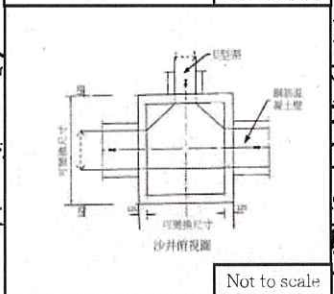
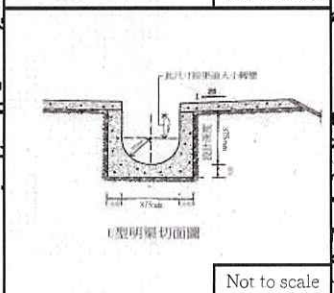
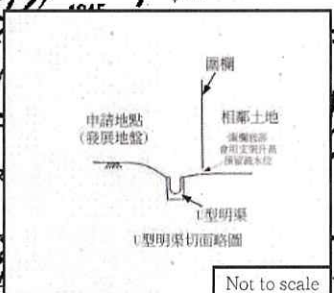
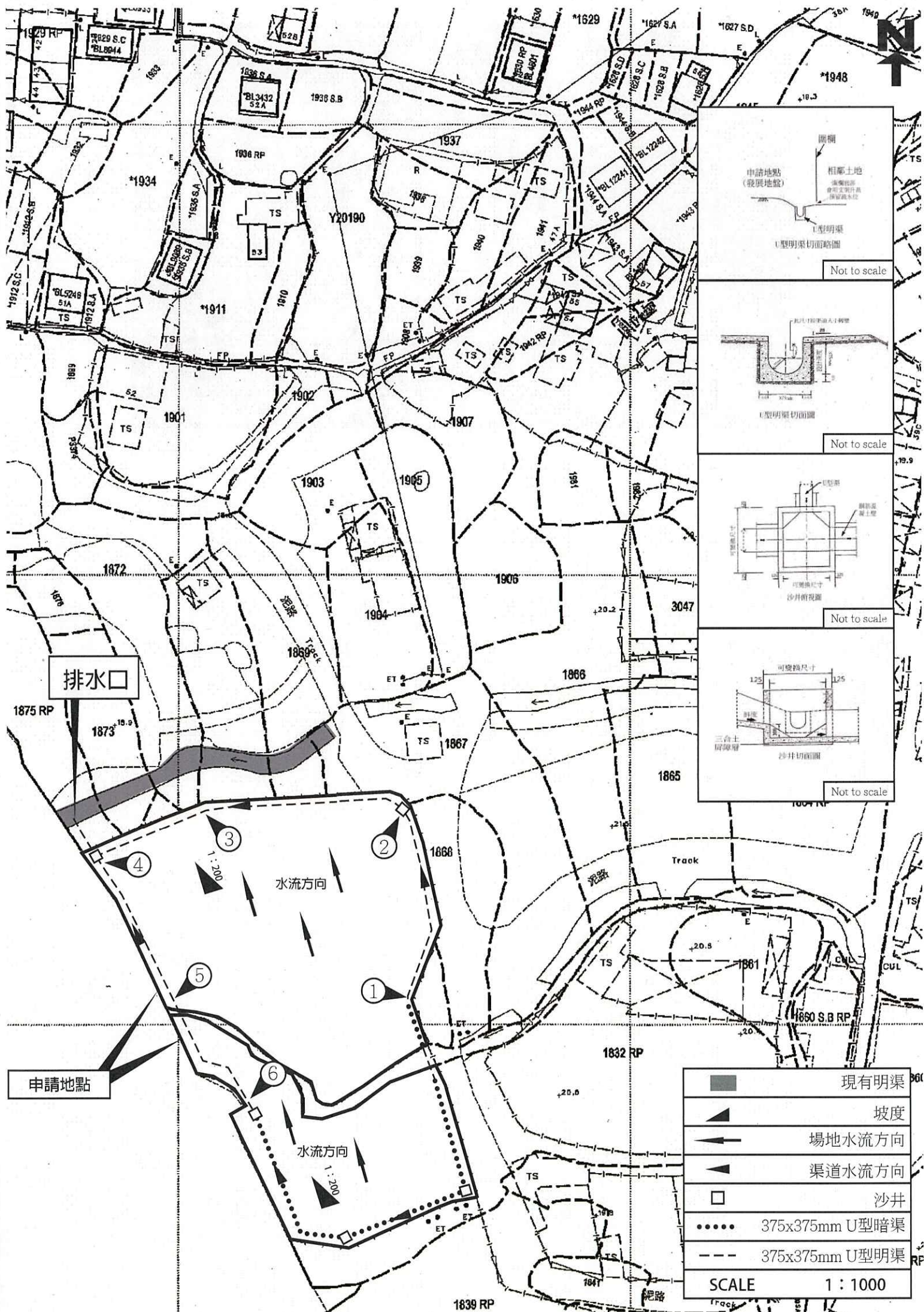












申請地點

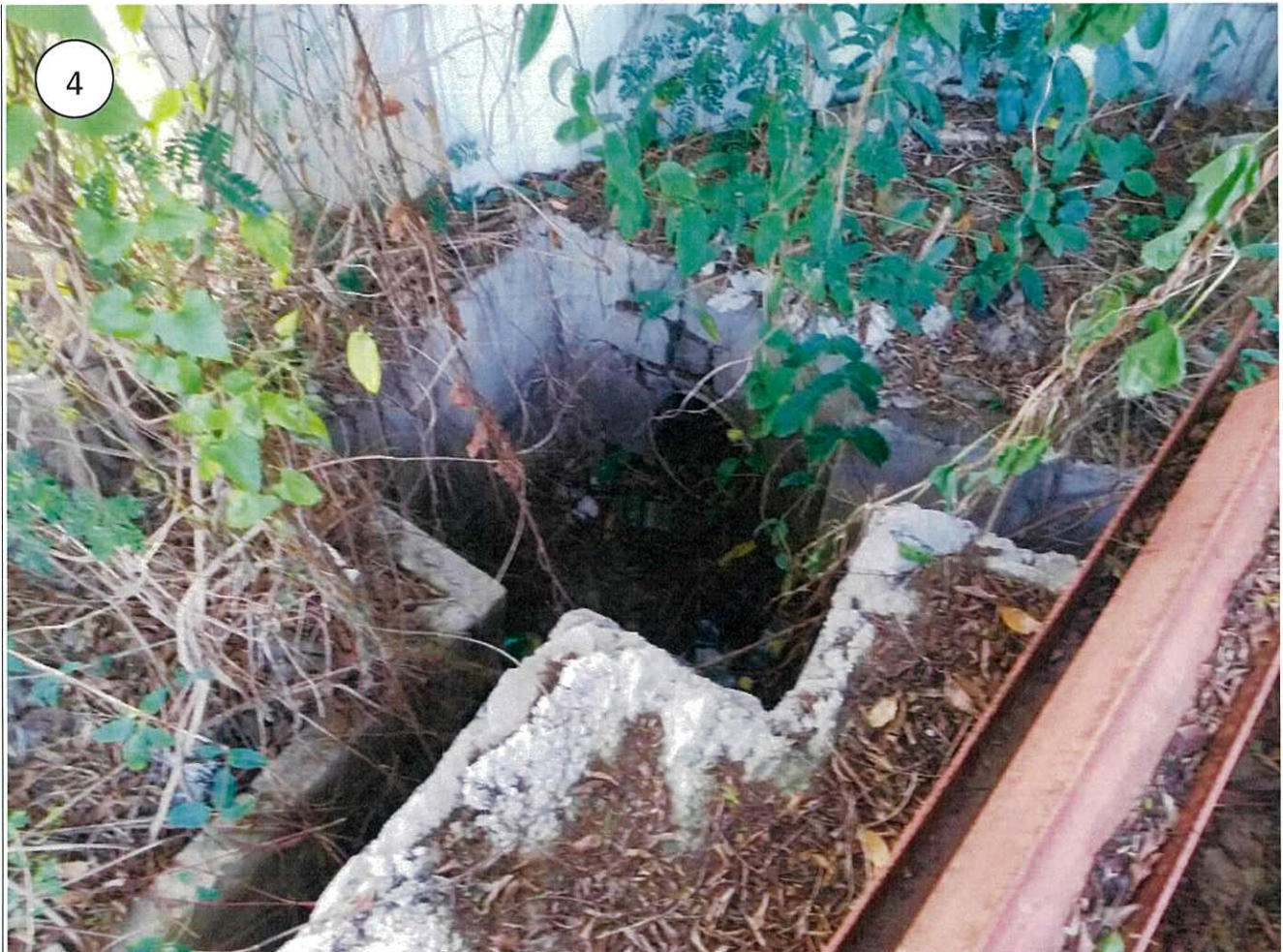
排水口

|                |                |
|----------------|----------------|
|                | 現有明渠           |
|                | 坡度             |
|                | 場地水流方向         |
|                | 渠道水流方向         |
|                | 沙井             |
|                | 375x375mm U型暗渠 |
|                | 375x375mm U型明渠 |
| SCALE 1 : 1000 |                |

















**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-backup 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 local 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 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> 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.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

| <b>Application No.</b> | <b>Use/Development</b>                                                                                                      | <b>Date of Consideration</b>        |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| A/YL-PH/616            | Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years | 28.1.2011                           |
| A/YL-PH/686            | Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years | 4.4.2014<br>[Revoked on 4.10.2014]  |
| A/YL-PH/701            | Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years | 26.9.2014<br>[Revoked on 26.2.2017] |
| A/YL-PH/756            | Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years | 22.9.2017<br>[Revoked on 22.6.2019] |
| A/YL-PH/803            | Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years | 12.4.2019<br>[Revoked on 12.9.2021] |

**Rejected Application**

| <b>Application No.</b> | <b>Use/Development</b>                                                                | <b>Date of Consideration</b> | <b>Rejection Reasons</b> |
|------------------------|---------------------------------------------------------------------------------------|------------------------------|--------------------------|
| A/YL-PH/235*           | Nine Temporary Open Storage Yards of Construction Materials for a Period of 12 Months | 30.10.1998                   | (1) to (5)               |

\* Remark: The site falls largely within “AGR” zone with a minor portion within the “V” zone

**Rejection Reasons:**

- (1) The development was not in line with the planning intention for the area.
- (2) The development did not comply with the TPB guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (3) The development would generate adverse noise and traffic impacts on the nearby village settlements.
- (4) Insufficient 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.

**Similar s.16 Applications involved in the “AGR” Zone in the vicinity of the Site on approved Pat Heung Outline Zoning Plan in the Past 5 Years**

**Approved Applications**

| Application No. | Use/Development                                                                                                                                                               | Date of Consideration                |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| A/YL-PH/763*    | Proposed Temporary Warehouse for Construction Materials for a Period of 3 Years                                                                                               | 22.12.2017<br>[Revoked on 22.5.2020] |
| A/YL-PH/782     | Renewal of Planning Approval for Temporary “Open Storage of Construction Materials” for a Period of 3 Years                                                                   | 1.6.2018                             |
| A/YL-PH/805#    | Renewal of Planning Approval for Temporary “Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials” for a Period of 3 Years                | 3.5.2019                             |
| A/YL-PH/834     | Renewal of Planning Approval for Temporary Open Storage of Building Materials, Second-hand Vehicles and Automotive Parts with Ancillary Staff Canteen for a Period of 3 Years | 24.4.2020                            |
| A/YL-PH/844*    | Temporary Warehouse for Construction Materials for a Period of 3 Years                                                                                                        | 10.7.2020                            |
| A/YL-PH/865     | Temporary Open Storage (Private Car and Vans Prior to Sale) for a Period of 3 Years                                                                                           | 8.1.2021                             |
| A/YL-PH/873     | Temporary Open Storage of Construction Machinery for a Period of 3 Years                                                                                                      | 5.2.2021                             |
| A/YL-PH/885     | Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years                                                                     | 9.7.2021                             |

\* The site falls largely within “V” zone with a minor portion within the “AGR” zone

# The site falls largely within “AGR” zone with a minor portion within the “OS” zone

**Rejected Applications**

| Application No. | Use/Development                                                                   | Date of Consideration | Rejection Reasons |
|-----------------|-----------------------------------------------------------------------------------|-----------------------|-------------------|
| A/YL-PH/752#    | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 11.8.2017             | (1) to (3)        |
| A/YL-PH/770     | Temporary Open Storage (Private Cars and Lorries) for a Period of 3 Years         | 16.3.2018             | (1) and (4)       |

#The site falls largely within “AGR” zone with a minor portion within the “OS” zone

**Rejection Reasons:**

(1) The development is not in line with the planning intention for the area.

- (2) The development does not comply with the TPB Guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (3) Approval of the application would set an undesirable precedent.
- (4) Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning applications.



**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.

**2. Traffic**

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

- based on the FI (**Appendix Ia**) submitted by the applicant, he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received in the past 3 years; and
- 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.

**4. 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 as no further significant adverse landscape impact arising from the temporary development is anticipated.

**5. Drainage**

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

- no objection in-principle to the application;

- the submitted drainage proposal and condition records of existing drainage facilities in **Appendix I** and **Ia** are considered acceptable; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities at all times during the planning approval period.

#### 6. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to the satisfaction of his department;
- the submitted FSIs proposal in **Appendix I** is considered acceptable;
- 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” should be imposed; and
- should the application be approved, the applicant is required to implement the accepted FSIs proposal to the satisfaction of the D of FS or of the Town Planning Board.

#### 7. **Building Matters**

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

- no objection to the application.

#### 8. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

#### 9. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no comment on the application.

#### 10. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owners of the Site;
- (b) should the applicant fail to comply with the approval condition again resulting in the revocation of the planning permission, sympathetic consideration would not be given by the Committee to any further similar applications;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD), that:
  - the Site comprises Old Schedule Agricultural Lots 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;
  - within the Site, the private lots 1831 RP, 1870, 1871 and 1874 RP, and 1832 are currently covered by Short Term Waivers (STWs) No. STW 3769, 4047, 4048, 4046 respectively. The permitted use under No. STW 3769, 4047 and 4048 is temporary open storage of backdrop screens, advertising aluminium frames and construction materials, whereas that under STW 4046 is temporary open storage of backdrop screens, advertising aluminium frames and construction materials & temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen; and
  - should the application be approved, the STW holder(s) will need to apply to his office for modifications of the STW(s) 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 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 landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) 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;
- (d) 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 Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - his department does not and will not maintain any access connecting the Site and Kam Tin Road. The applicant should be responsible for his own access arrangement; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) 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;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation (**Plan A-2**);
- (i) 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 FSIs proposal, the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (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 the Director of Fire Services; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the 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 BD 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 considered as two separate sites and 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 two sites do not abut on a specified street of not less than 4.5m wide and the 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 are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.



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

## 參考編號

Reference Number:

220411-151630-10182

## 提交限期

Deadline for submission:

19/04/2022

## 提交日期及時間

Date and time of submission:

11/04/2022 15:16:30

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/914

## 「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。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-PH/914 DD 111 Pat Heung**  
14/04/2022 02:24

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

So 903 was deferred and its back again. The game plan now appears to be file application, procrastinate, file another and meanwhile business as usual.

Milking the system is far too easy. It looks like the much vaunted law and order been restored that we hear so much about applies to only Hong Kong Island and Kowloon.

Mary Mulvihill

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Monday, 10 January 2022 3:05 AM CST  
Subject: A/YL-PH/903 DD 111 Pat Heung

Dear TPB Members,

Again conditions were not fulfilled, TWELVE extensions of time recorded.

Do members intend to reward the applicant AGAIN with an auto roll over?

What is the point of imposing conditions in the first place if they are subsequently considered to be irrelevant and expendible?

Mary Mulvihill

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Wednesday, 3 November 2021 2:12 AM CST  
Subject: A/YL-PH/894 DD 111 Pat Heung

Dear TPB Members,

Yet another operator relying in the lax enforcement of conditions via the tried and successfully tested roll over formula.

Application 756 was revoked for failure to comply with Fire and Tree Preservation conditions.

So another application submitted. This has clocked up an impressive **ELEVEN** extensions of time. But no man tai, withdraw and submit yet another application.

However in view of the recent concern with regards to abuse of the system a decision was made recently to address the issue.

Members must ask questions and do their part in halting operations that are a threat to public security.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, March 17, 2019 2:57:33 AM  
**Subject:** A/YL-PH/803 DD 111 Pat Heung

A/YL-PH/803

Lots 1831 RP, 1832 RP (Part), 1867 (Part), 1868 (Part), 1869 (Part), 1870 (Part), 1871 (Part), 1872 (Part), 1873 (Part), 1874 RP and 1875 RP (Part) in D.D. 111, Pat Heung

Site area : About 5,232m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Open Storage Construction Materials / 2 Vehicle Parking

Dear TPB Members,

This is a roll over application for a business that has obviously been operating for decades.

The district is obviously completely given over to warehouse, storage and other brownfield uses.

So when can we expect a plan to amalgamate these sites and activities into a dedicated compound with appropriate high rise facilities, industrial lifts, toilets, canteens and all the amenities that should be provided in a modern city?  
Roll over applications is encouraging the status quo and with it temporary uses that inhibit investment and upgrading of the activities.

Mary Mulvihill

