

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

8 AUG 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-PH/1928
	Date Received 收到日期	8 AUG 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)

CHIEF FORCE LIMITED 志科有限公司

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

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

3. Application Site 申請地點

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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	臨時村民停車場(貨櫃車除外) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 01/08/2022 (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 01/08/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land). (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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.....	
.....	
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ YL-PH / 853
(b) Date of approval 獲批給許可的日期	09/10/2020 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	31/10/2022 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時村民停車場(貨櫃車除外)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 2 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

詳情請參閱附帶規劃文件。

8. Declaration 聲明

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

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

Signature
簽署

Chif
鄭嘉翔

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

文員

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

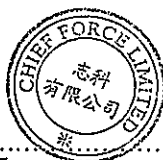
☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



志科有限公司

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

Date 日期

01/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉水潤石丈量約份第111約地段第83號(部分)、第85號餘段(部分)、第86號(部分)、第87號B分段(部分)、第87號餘段(部分)及第92號餘段(部分)和毗連政府土地
Site area 地盤面積	約1318 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 約110 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	鄉村式發展
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>2</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時村民停車場(貨櫃車除外)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		15 15
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖則，場地設計圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，行車通道圖則		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地，進行續期申請。

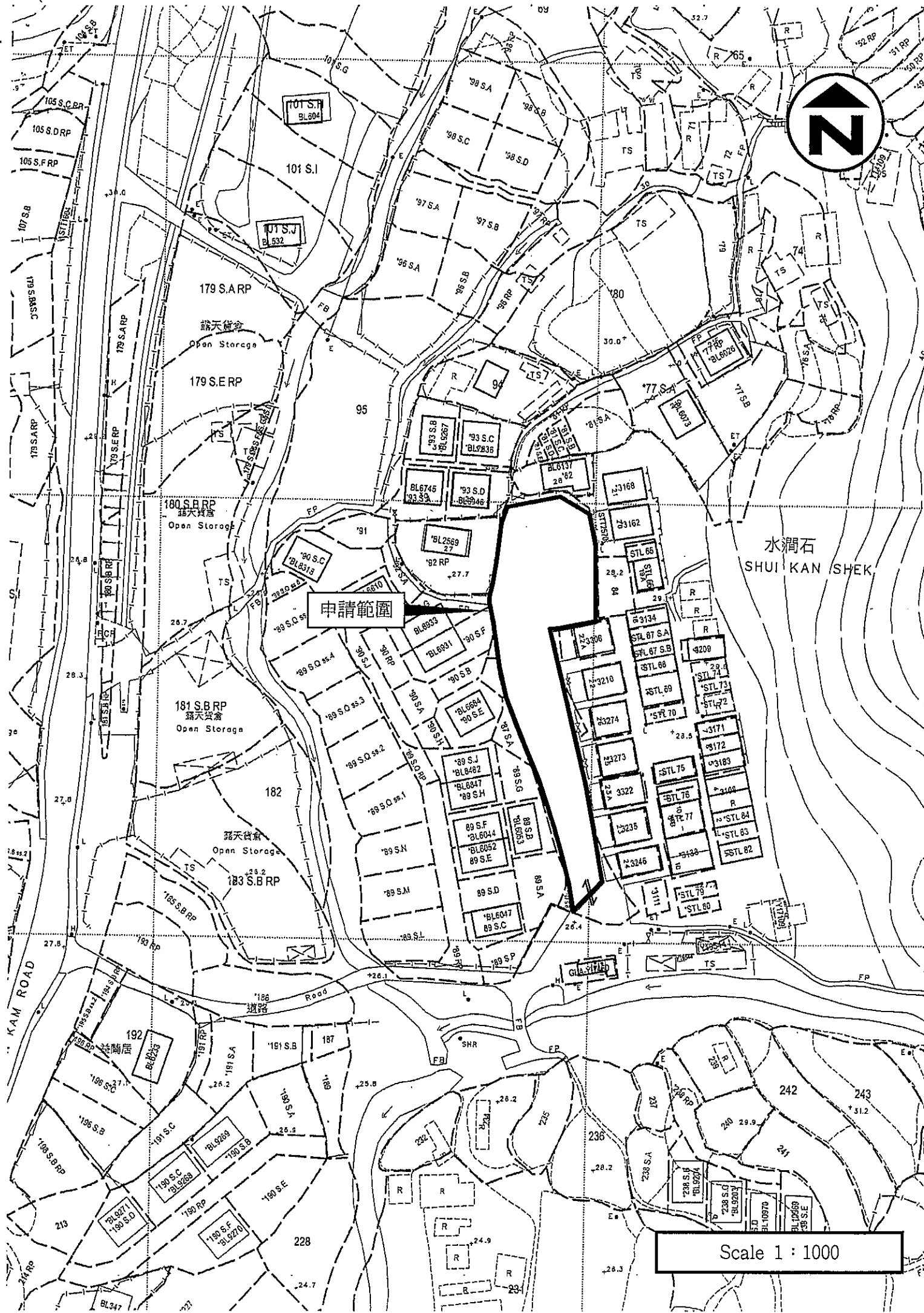
地帶：「鄉村式發展」
用途：「臨時村民停車場(貨櫃車除外)」
場地面積：「約 1318 平方米」
續期時間：「2 年」

行政摘要

申請地點位於丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地，八鄉分區計劃大綱核准圖編號：S/YL-PH/11「鄉村式發展」地帶內，面積約 1318 平方米，當中政府土地佔約 110 平方米。申請用途為「臨時村民停車場(貨櫃車除外)」，為期 2 年。

是次申請是作為上次規劃許可申請 A/YL-PH/853 的續期申請，申請用途與前次的申請用途沒有任何改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好，於上次申請期間申請人已完成所有的附帶條件，因此希望城市規劃委員會及規劃署可以寬容處理時次的規劃續期申請。

申請地點位置請參閱以下圖則。



水潤石
SHUI KAN SHEK

申請範圍

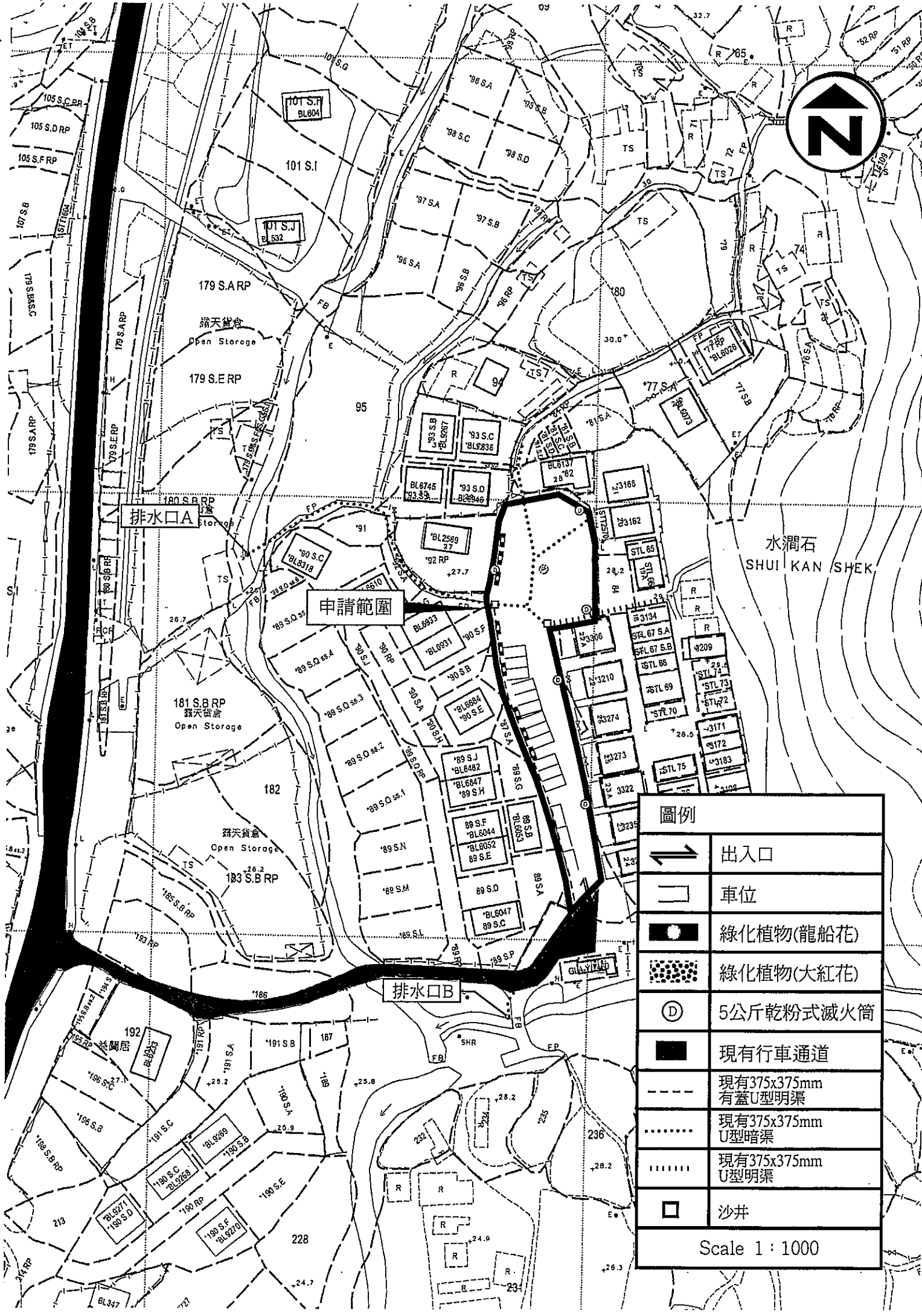
Scale 1 : 1000

場地設計：

申請地點採用全開放式設計，主要用作臨時村民停車場之用，申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

1. 申請地點作為「臨時村民停車場(貨櫃車除外)」用途，為四周的水潤石村村民和居民提交私家車臨時車位，開放時間為24小時。
2. 申請地點上的停車場不涉及收費，免費供村民使用，沒有商業利益。
3. 申請地點內的燈火在23：30後將不會開啟，直至翌日08：30。
4. 申請地點內會張貼告示，提醒村民開關車門時要降低聲量及不可響號。
5. 申請地點內會張貼告示，提醒村民車輛在停泊期間，必須將引擎關閉。
6. 申請地點只會停泊私家車和客貨車，不會停泊貨櫃車或重量超過5.5噸的貨車，此資訊會以公告模式張貼於申請地點顯眼處，提醒所有人士。
7. 申請地點的使用守則，會以公告模式張貼於申請地點顯眼處，提醒所有使用者。
8. 申請地點內合共有私家車停車位15個，每個車位尺寸為5米x 2.5米。
9. 申請地點內會時刻確保有一條寬度約4.5米的行車通道。
10. 在規劃申請期內，申請人會維持現有獲有關規劃署所批准的環境緩解措施。
11. 申請地點內會種植合適及足夠的綠化植物，以美化環境。

詳情請參閱以下圖則。



申請範圍

排水口A

排水口B

水潤石
SHUI KAN SHEK



圖例	
	出入口
	車位
	綠化植物(龍船花)
	綠化植物(大紅花)
	5公斤乾粉式滅火筒
	現有行車通道
	現有375x375mm 有蓋U型明渠
	現有375x375mm U型暗渠
	現有375x375mm U型明渠
	沙井
Scale 1 : 1000	

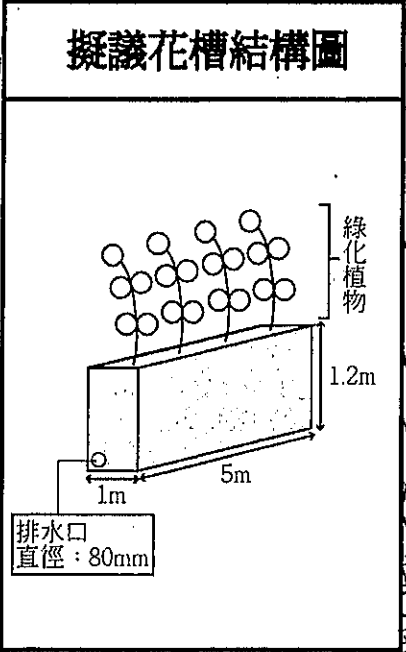
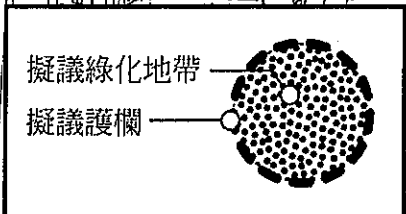
美化環境：

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

詳情請參閱以下圖則。



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



水澗石
SHUI KAN SHEK

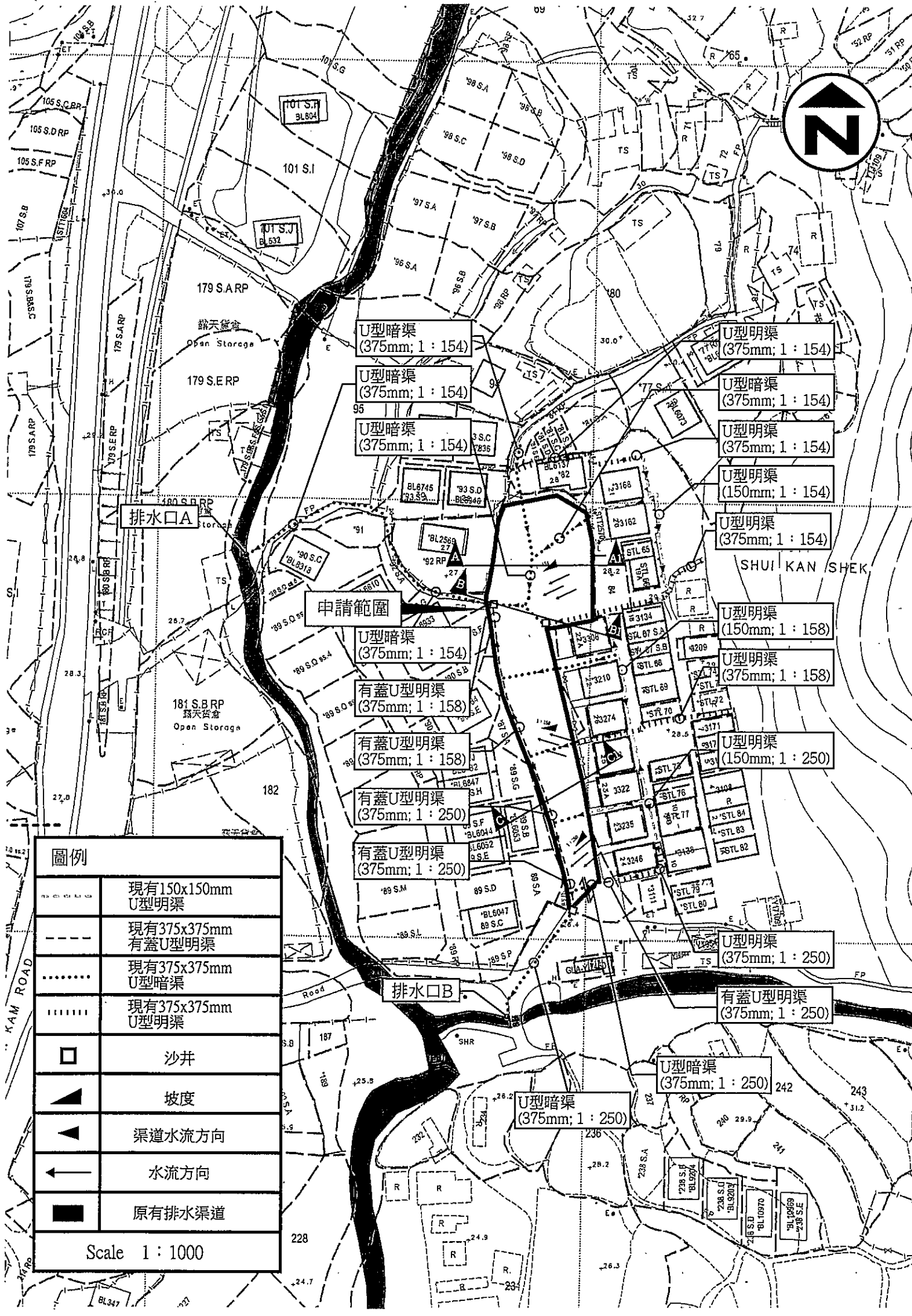
圖例

Scale 1 : 1000

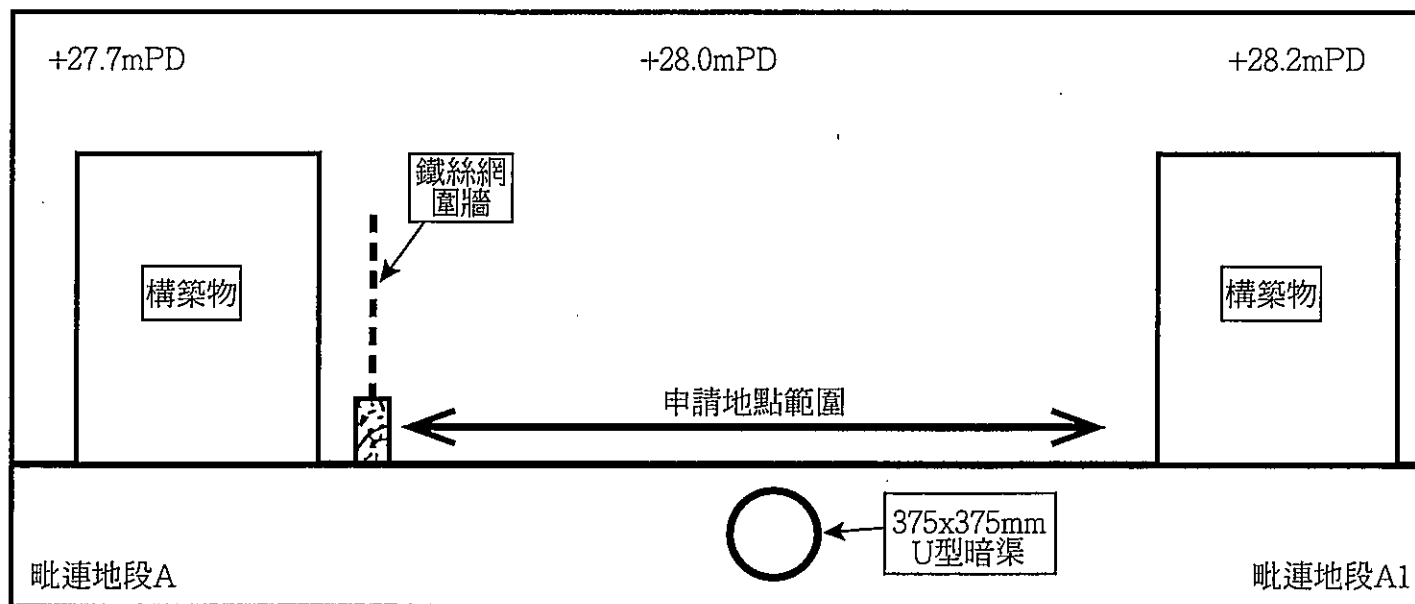
渠務排水：

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

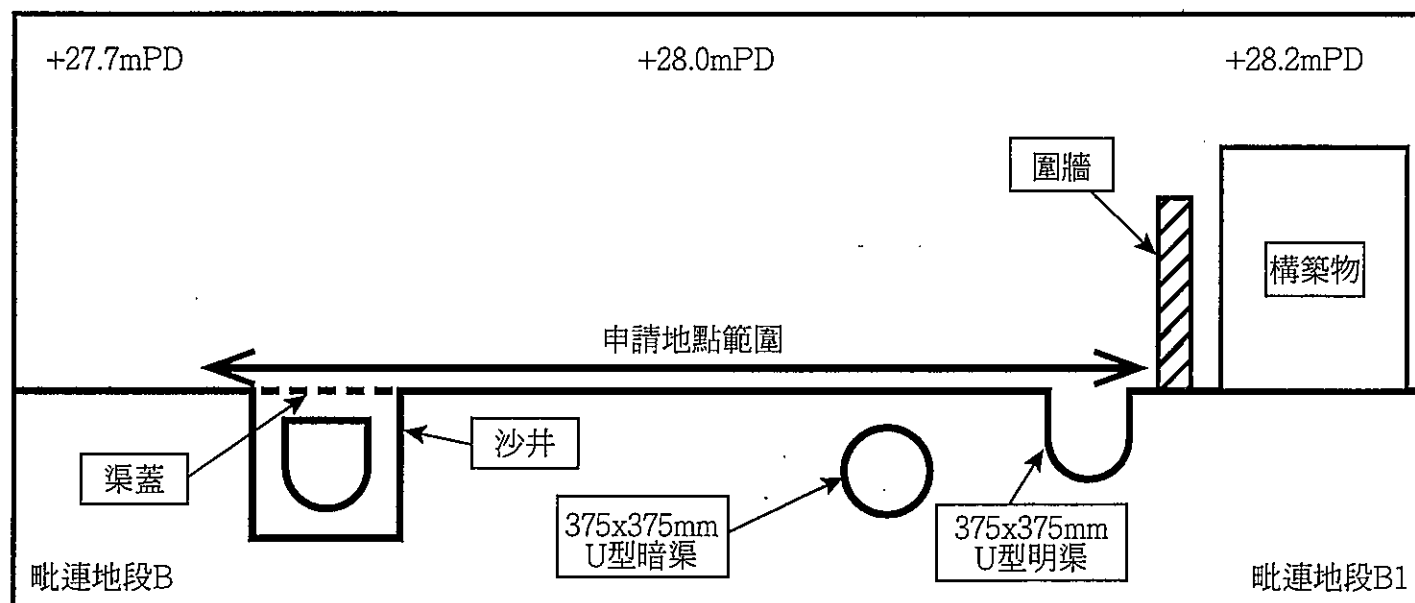
詳情請參閱以下圖則。



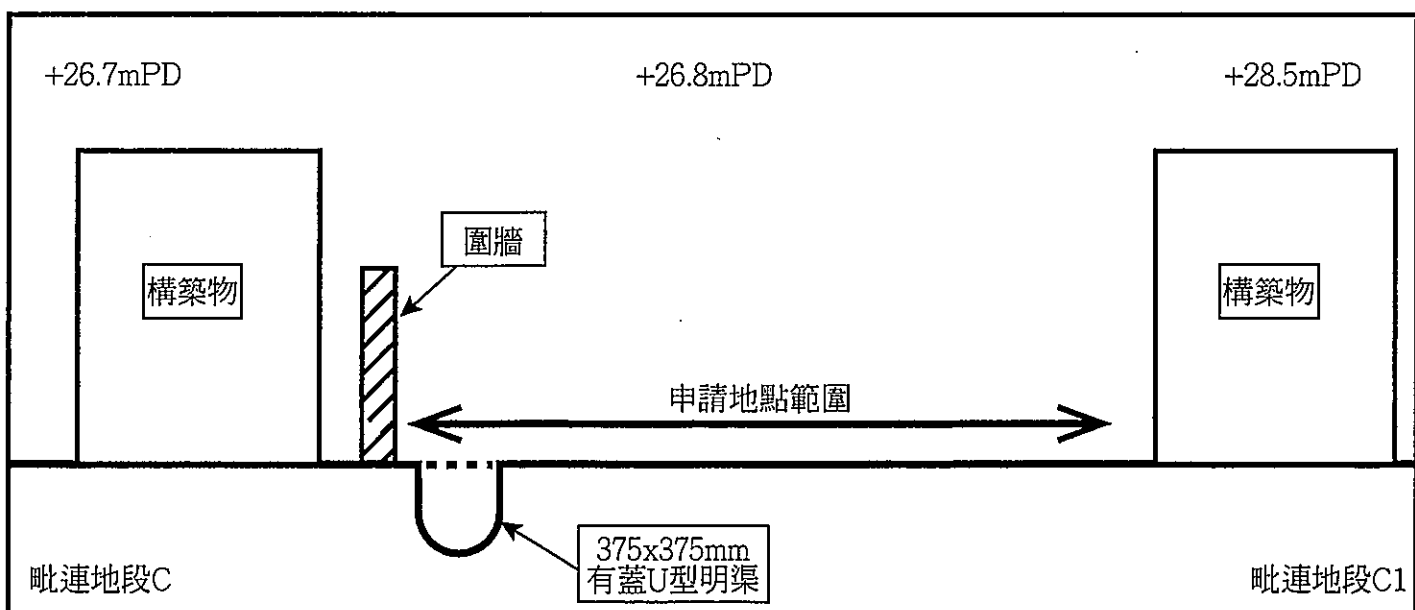
圖例	
	現有150x150mm U型明渠
	現有375x375mm 有蓋U型明渠
	現有375x375mm U型暗渠
	現有375x375mm U型明渠
	沙井
	坡度
	渠道水流方向
	水流方向
	原有排水渠道
Scale 1 : 1000	



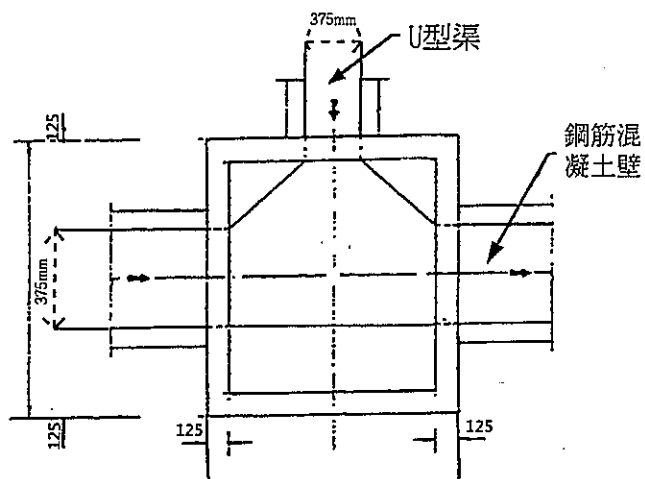
A—A1橫切圖



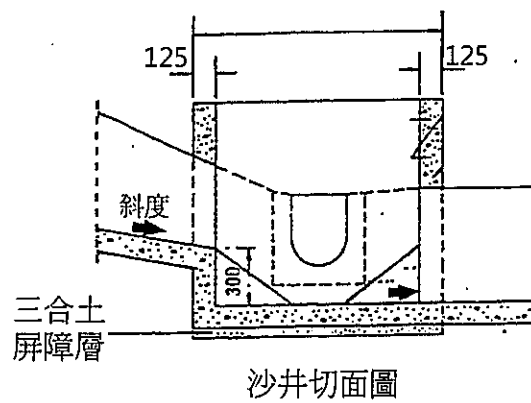
B—B1橫切圖



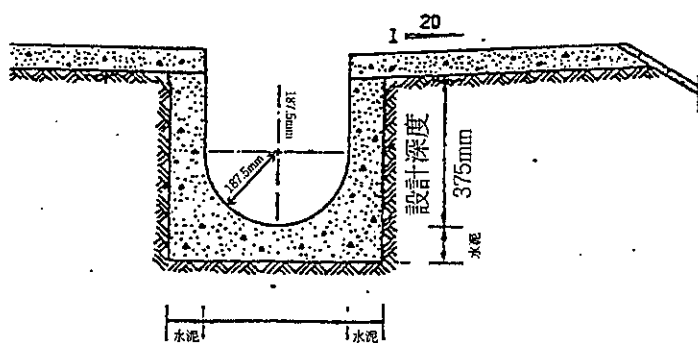
C—C1橫切圖



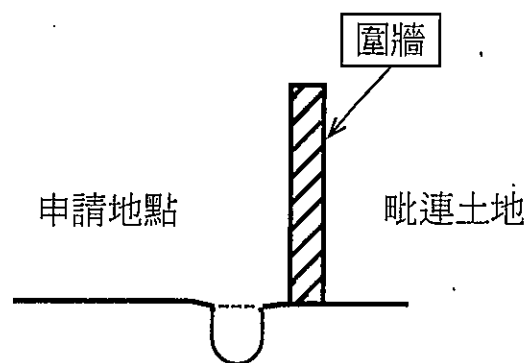
沙井俯視圖



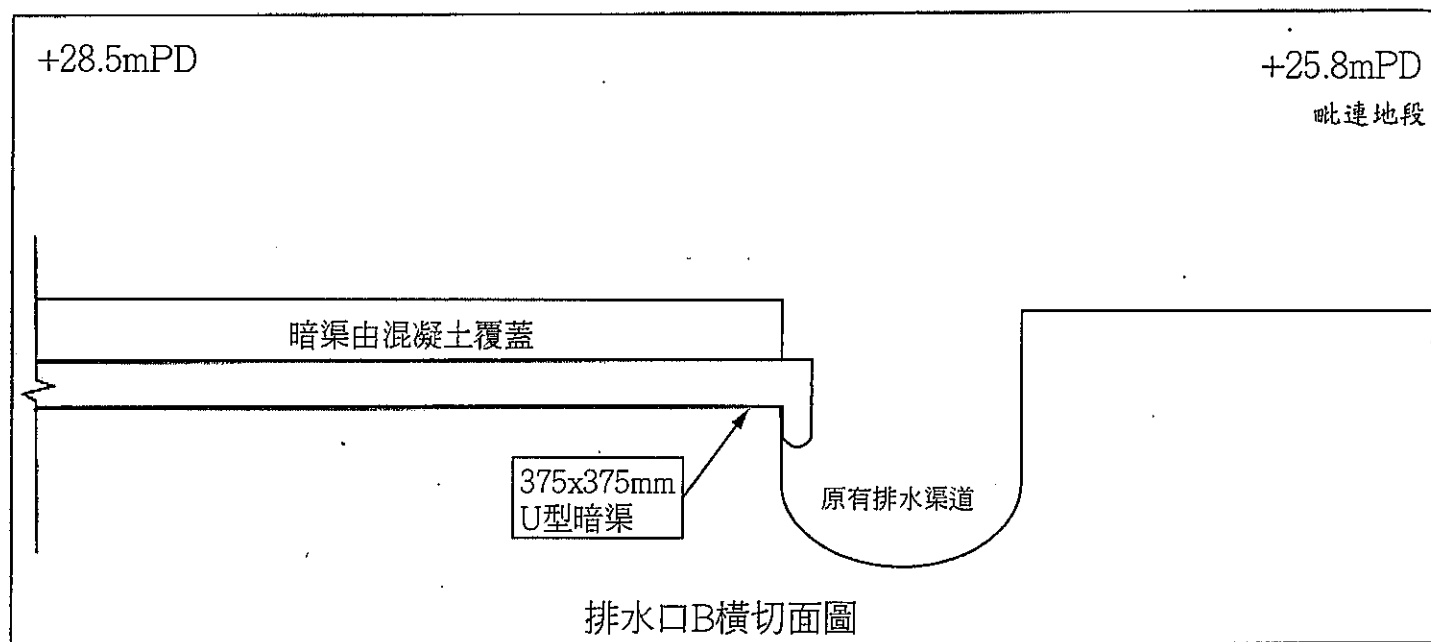
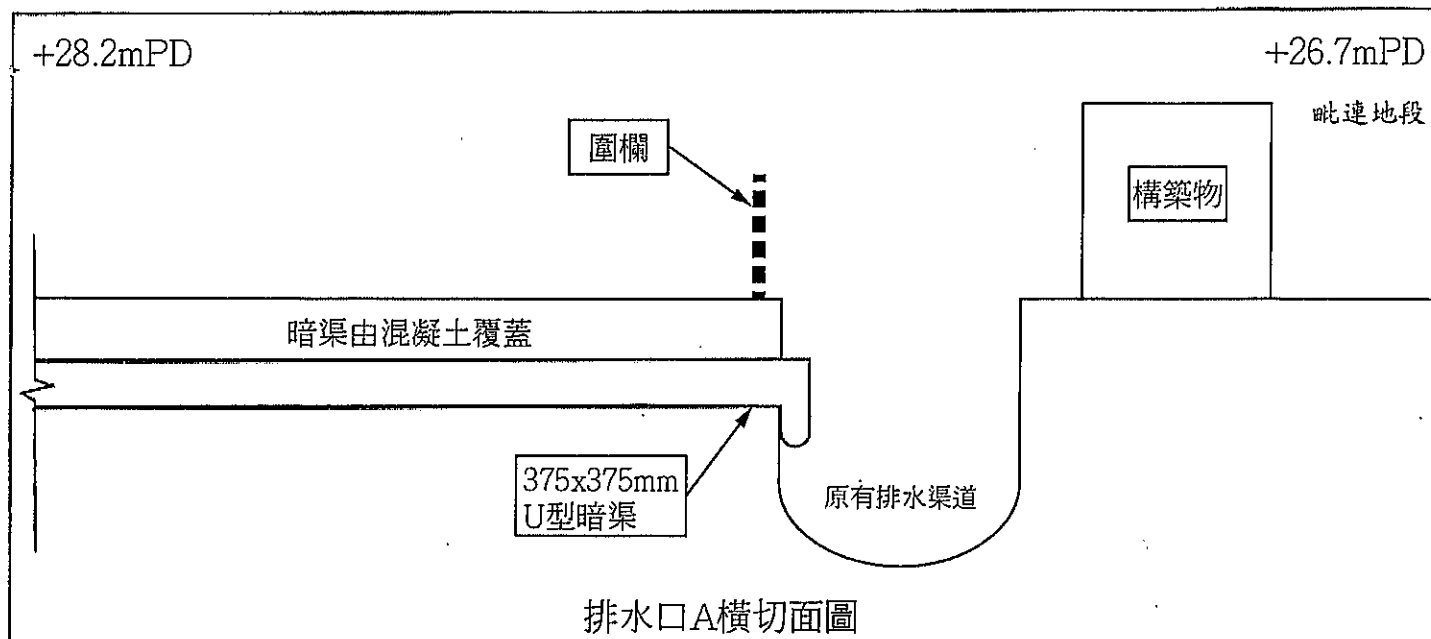
沙井切面圖



U型明渠切面圖



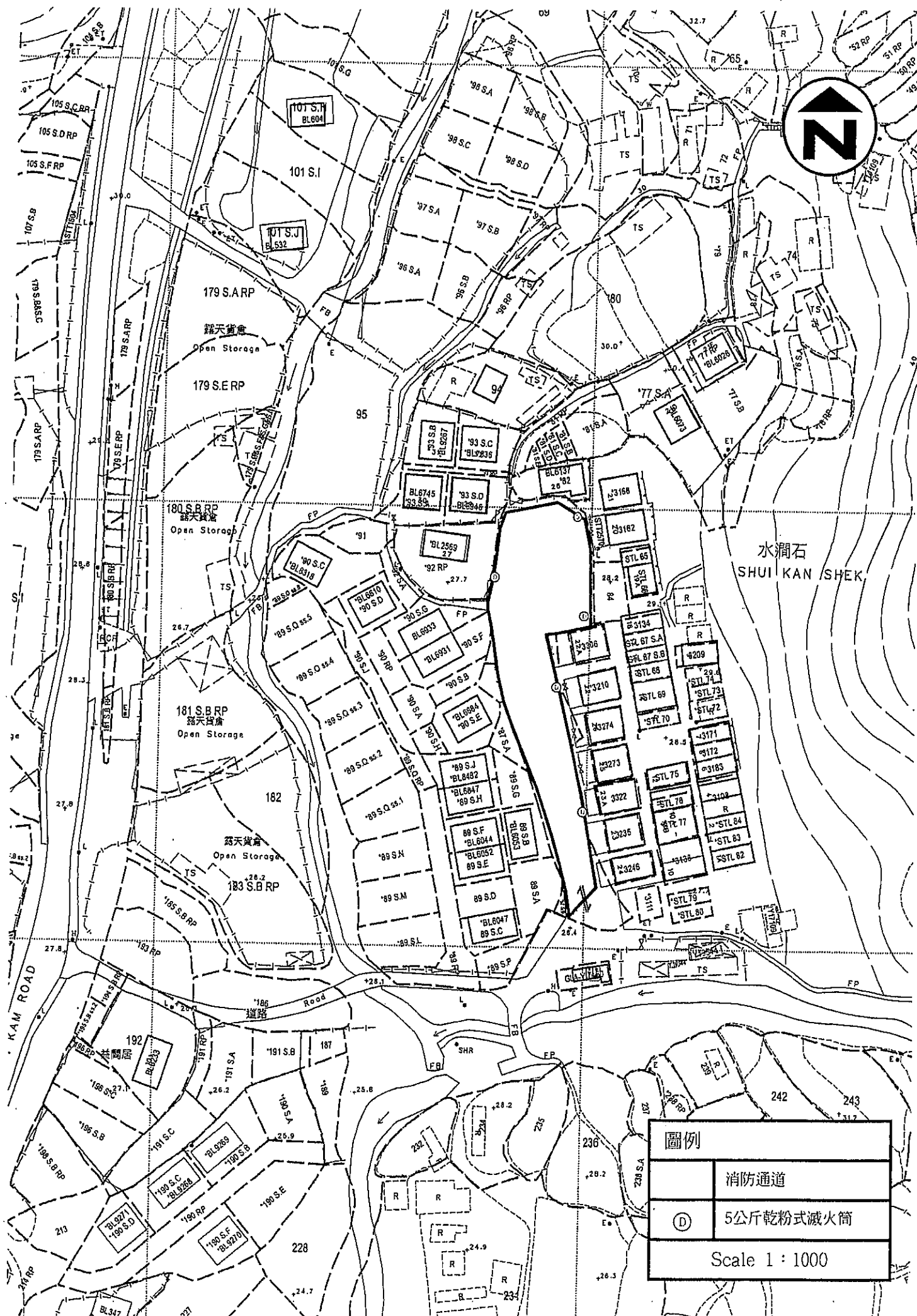
有蓋U型明渠
切面略圖



消防裝置：

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

詳情請參閱以下圖則。



水澗石
SHUI KAN SHEK

圖例	
	消防通道
	5公斤乾粉式滅火筒
Scale 1 : 1000	

行車通道：

申請地點南面有一個明確的出入口，可以直通粉錦公路。

申請地點的出入口寬度為大約 7 米。

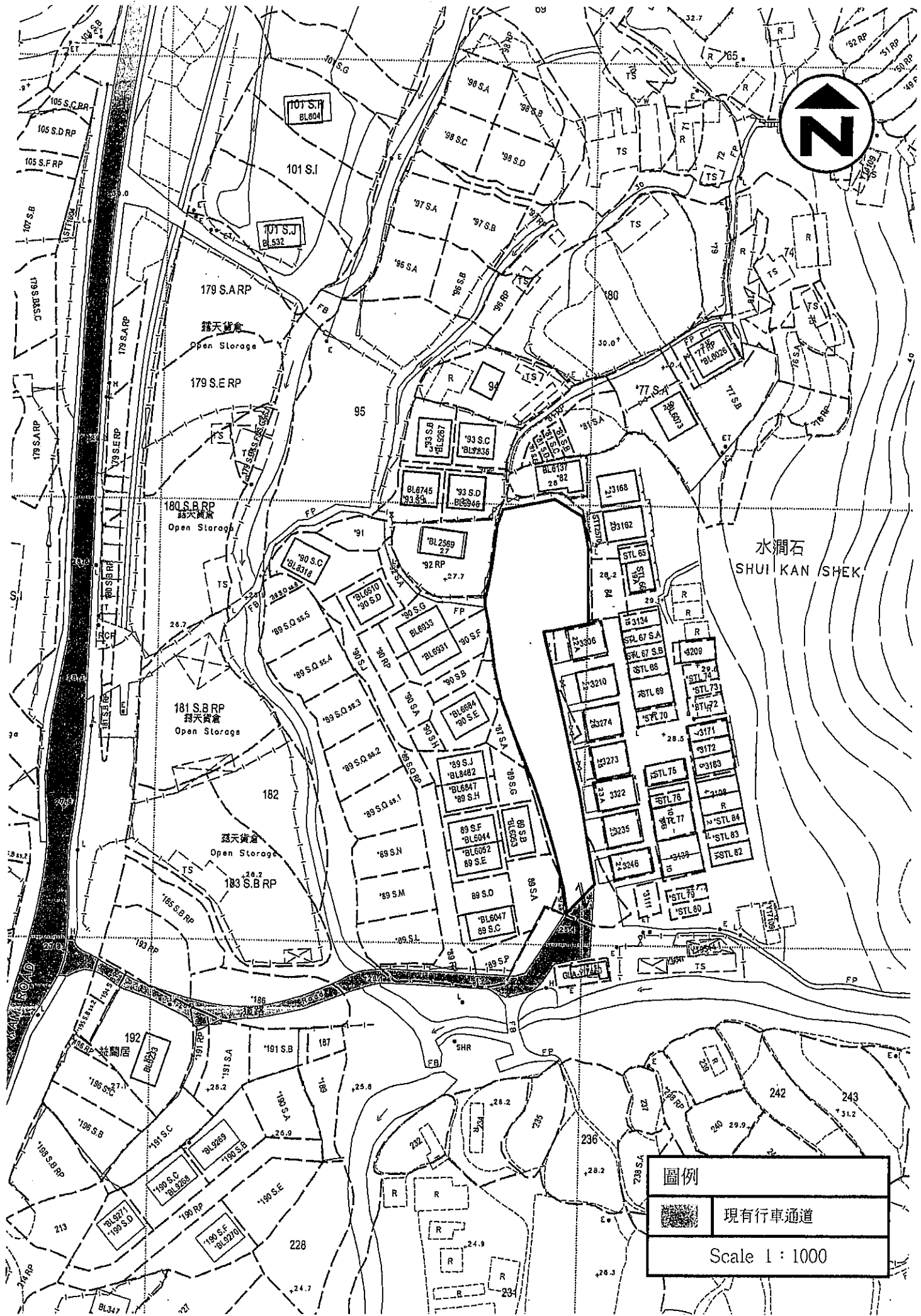
申請地點內合共有私家車停車位 15 個，每個車位尺寸為 5 米 x 2.5 米。

申請地點內有足夠的空間，供車輛機動。

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

預計申請地點內私家車車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	5	5	5	0	0	0	0	0

詳情請參閱以下圖則。



水澗石
SHUI KAN SHEK

圖例	
	現有行車通道
Scale 1 : 1000	

總結：

申請地點上並無任何永久性建築物，主要用途是為申請地點四周的水澗石村村民和居民提供私家車臨時車位，以供日常生活使用。申請地點只會停泊重量不超過5.5噸的私家車，不會停泊貨櫃車或重量超過5.5噸的貨車，也不會進行車輛拆卸、保養、修理、清潔、噴漆和其他工場活動。

今次的申請地點面積和用途，與上次申請規劃許可 A/YL-PH/853申請地點的面積沒有任何改變，若是次申請獲許可，申請人承諾會在期限前盡快完成所有相關的附帶條件，並符合相關政府部門的要求，因此敬希貴署能夠寬容處理時次之申請，謝謝。

隨件附上上次規劃許可申請已完成的附帶條件，以茲參考。

規 劃 署

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



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, 'Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/853
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

郵寄及傳真

(經辦人：鄭嘉翔先生)

先生/女士：

履行規劃許可附帶條件 (j) 項

- 提交申請地點的現有排水設施記錄

在劃為「鄉村式發展」地帶的元朗八鄉水潤石丈量約份第 111 約地段第 83 號 (部分)、第 85 號餘段 (部分)、第 86 號 (部分)、第 87 號 B 分段 (部分)、第 87 號餘段 (部分) 及第 92 號餘段 (部分) 和毗連政府土地的

臨時村民停車場 (貨櫃車除外) 的規劃許可續期 (為期 2 年)

(規劃申請編號：A/YL-PH/853)

本處收到你二零二一年一月二十日提交的資料，以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

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

如你對部門意見有疑問，請直接聯絡渠務署阮銳泰先生(電話: 2300 1235)。

規劃署

粉嶺、上水及元朗東規劃專員

(陸國安先生



二零二一年二月二十四日



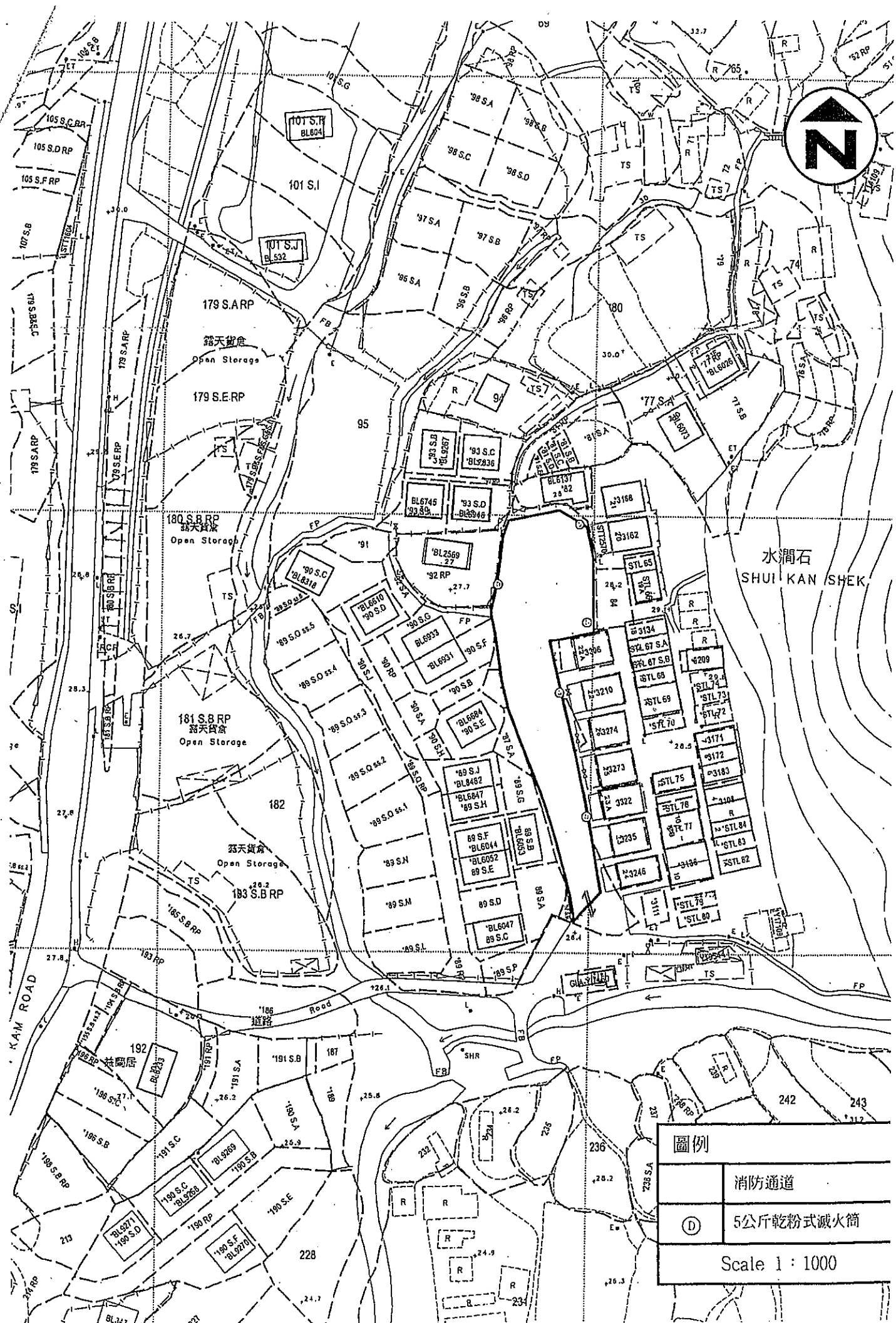


水澗石
SHUI KAN SHEK

圖例

	消防通道
①	5公斤乾粉式滅火筒

Scale 1 : 1000



**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-PH/853**
關於申請編號 A/YL-PH/853 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-PH/853		
Location/address 位置/地址	Lots 83 (Part), 85 RP (Part), 86 (Part), 87 S.B (Part), 87 RP (Part) and 92 RP (Part) in D.D. 111 and Adjoining Government Land, Shui Kan Shek, Pat Heung, Yuen Long 元朗八鄉水澗石丈量約份第 111 約地段第 83 號(部分)、第 85 號餘段(部分)、第 86 號(部分)、第 87 號 B 分段(部分)、第 87 號餘段(部分)及第 92 號餘段(部分)和毗連政府土地		
Site area 地盤面積	About 約 1,318 sq. m 平方米 (Includes Government Land of about 包括政府土地約 110 sq. m 平方米)		
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Type of Application 申請類別	Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 2 Years 位於鄉郊地區臨時用途/發展的規劃許可續期為期 2 年		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years 臨時村民停車場(貨櫃車除外)的規劃許可續期(為期 2 年)		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
Building height/ No. of storeys 建築物高度/層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數	15
	Private Car Parking Spaces 私家車車位	15

* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

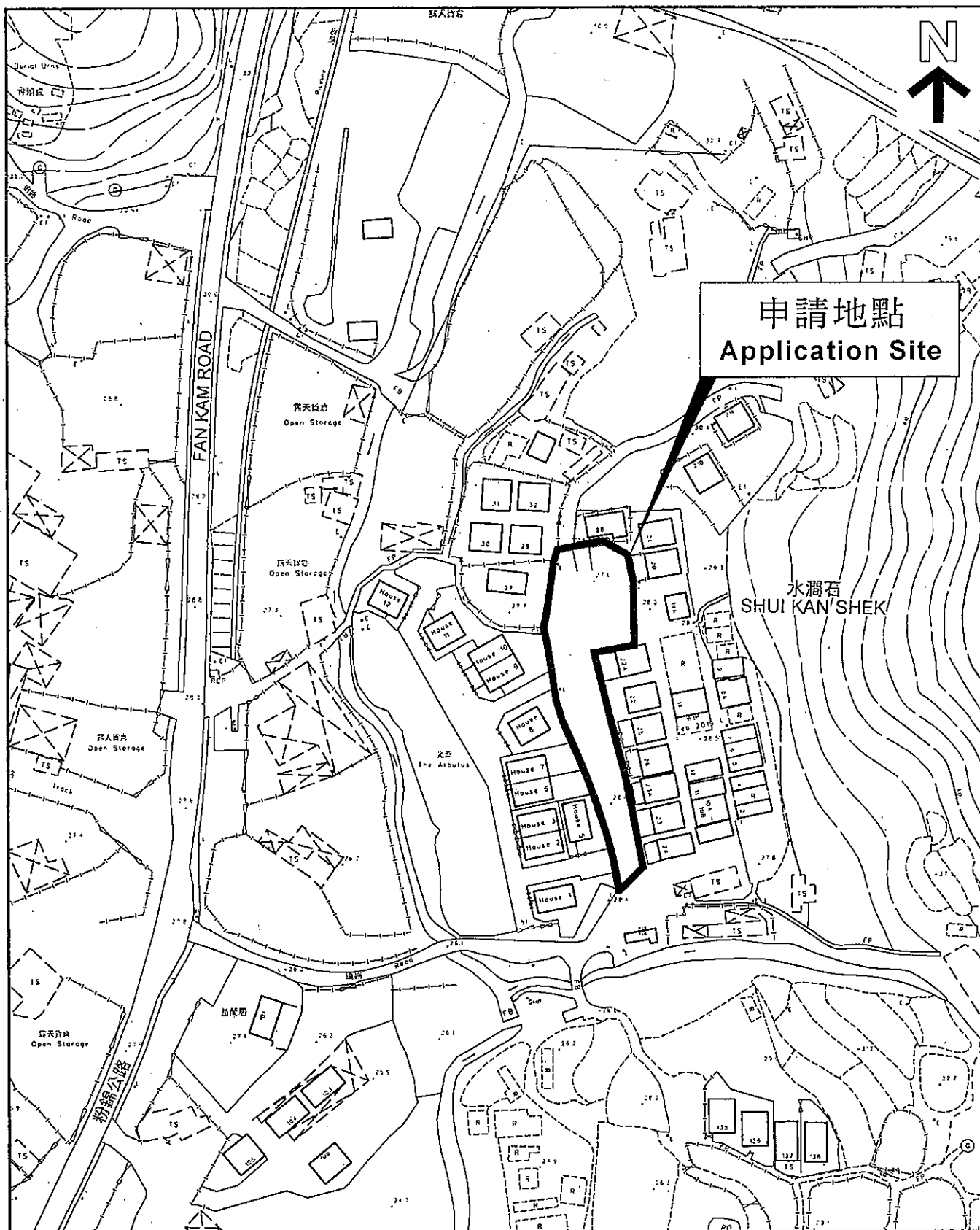
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

A/YL-PH/853



申請編號 Application No. : A/YL-PH/853

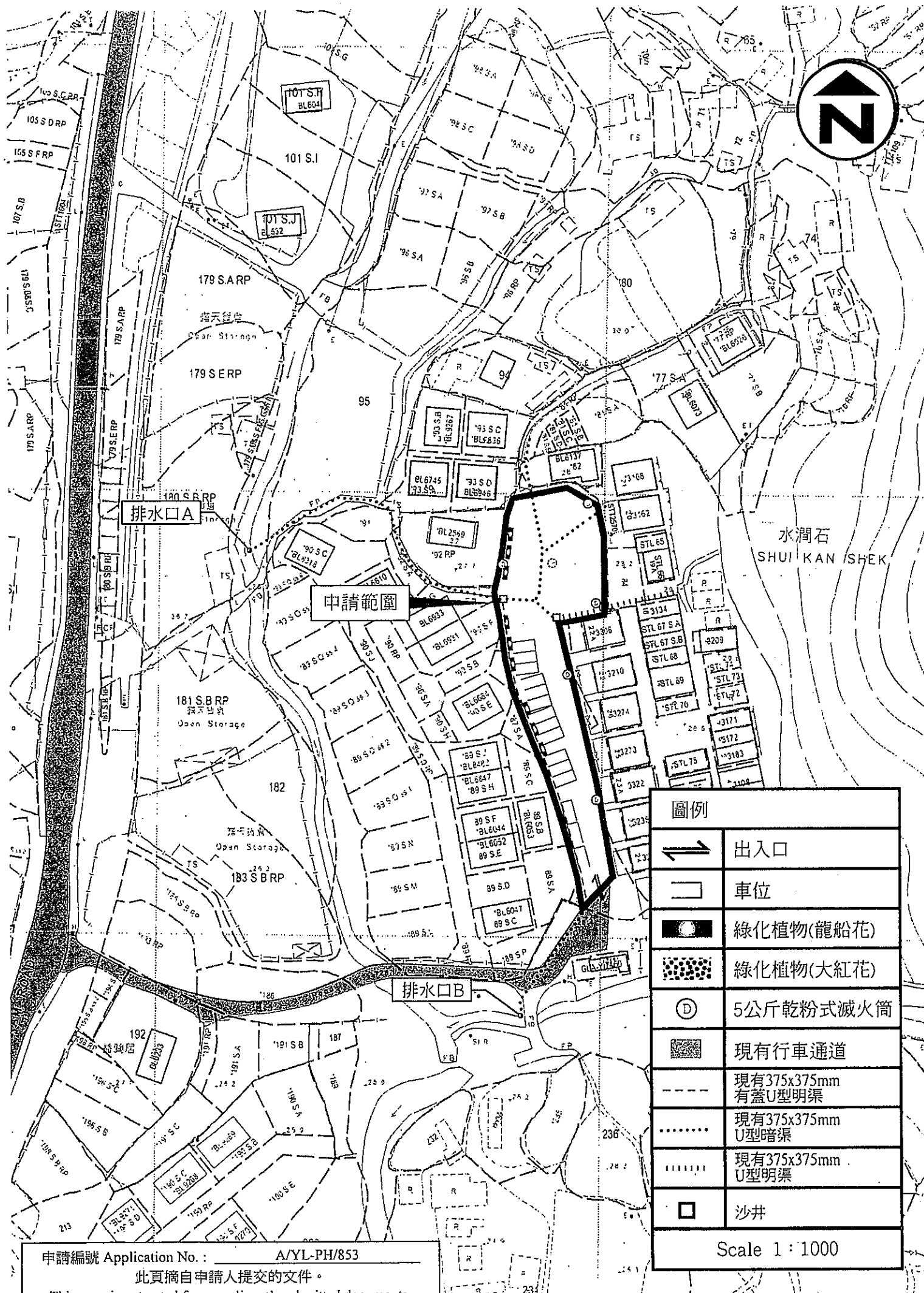
備註 Remarks

申請人申請規劃許可續期，准許繼續把申請地點用作臨時村民停車場(貨櫃車除外) (為期 2 年)。申請地點可從錦田公路前往。申請地盤面積約 1,318 平方米 (包括政府土地約 110 平方米)。申請地點提供 15 個私家車停車位。場地全年每天 24 小時營業。

The applicant seeks renewal of planning permission to continue using the application site (the Site) for temporary car park for villagers (excluding container vehicle) for a period of 2 years. The Site is accessible via Kam Tin Road. The Site area is about 1,318m² (including about 110 m² of government land). A total of 15 private car parking spaces are provided within the Site. The applied use operates 24 hours a day throughout the year.

有關資料是為方便市民大眾參考而提供。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。

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圖例	
	出入口
	車位
	綠化植物(龍船花)
	綠化植物(大紅花)
	5公斤乾粉式滅火筒
	現有行車通道
	現有375x375mm 有蓋U型明渠
	現有375x375mm U型暗渠
	現有375x375mm U型明渠
	沙井
Scale 1 : 1000	

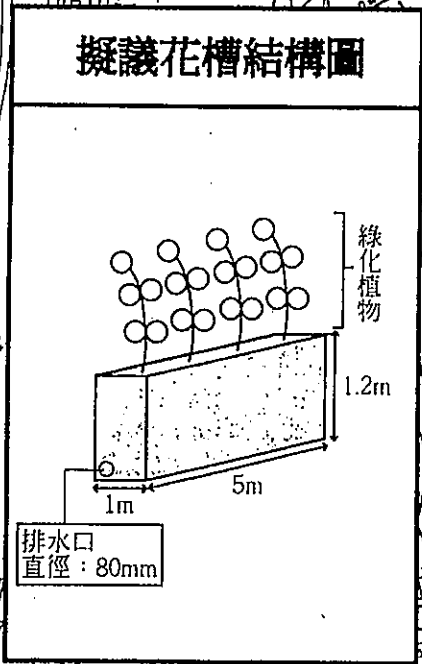
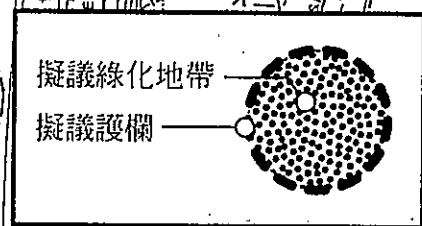
申請編號 Application No. : A/YL-PH/853

此頁摘自申請人提交的文件。

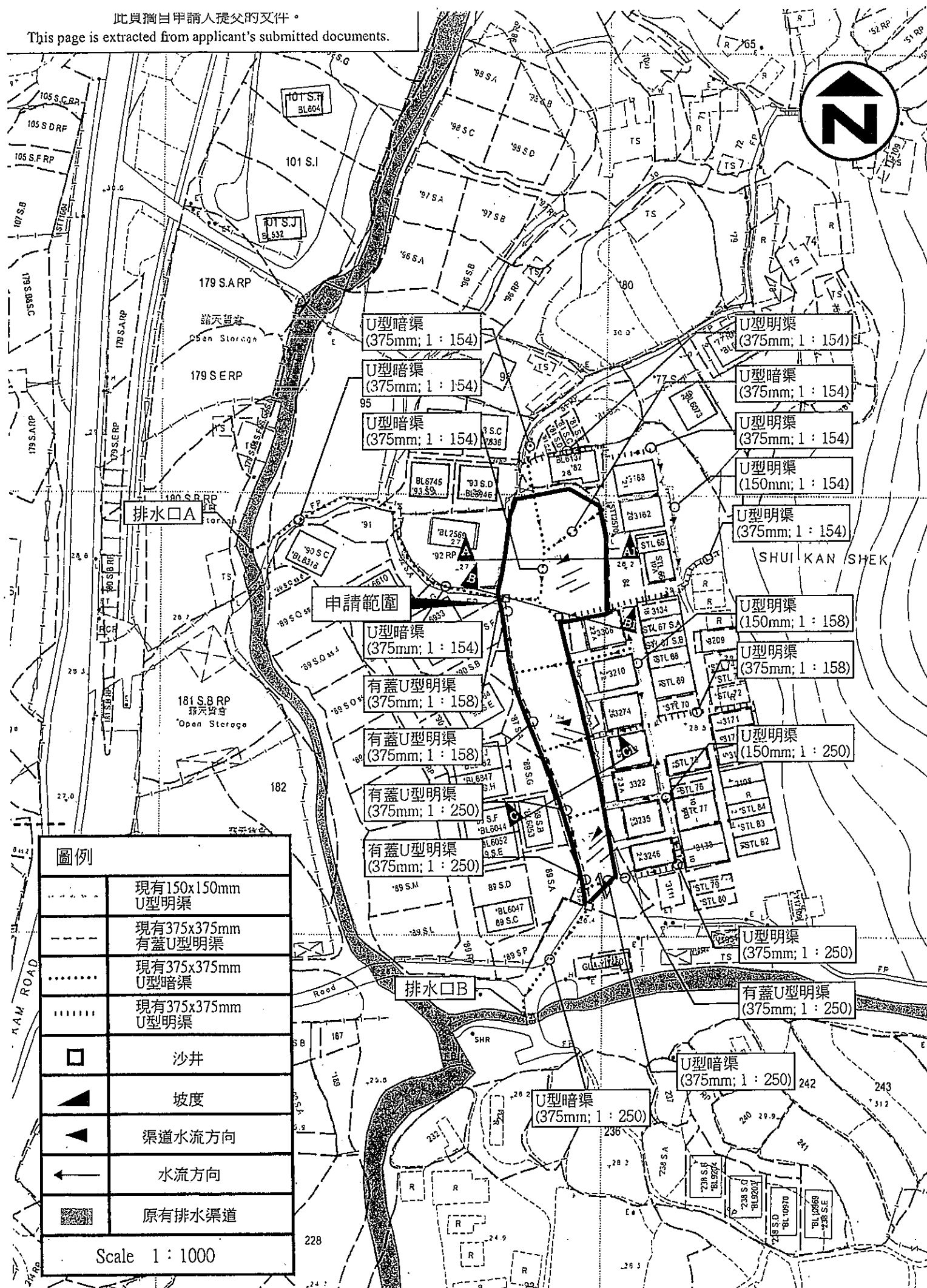
This page is extracted from applicant's submitted documents.

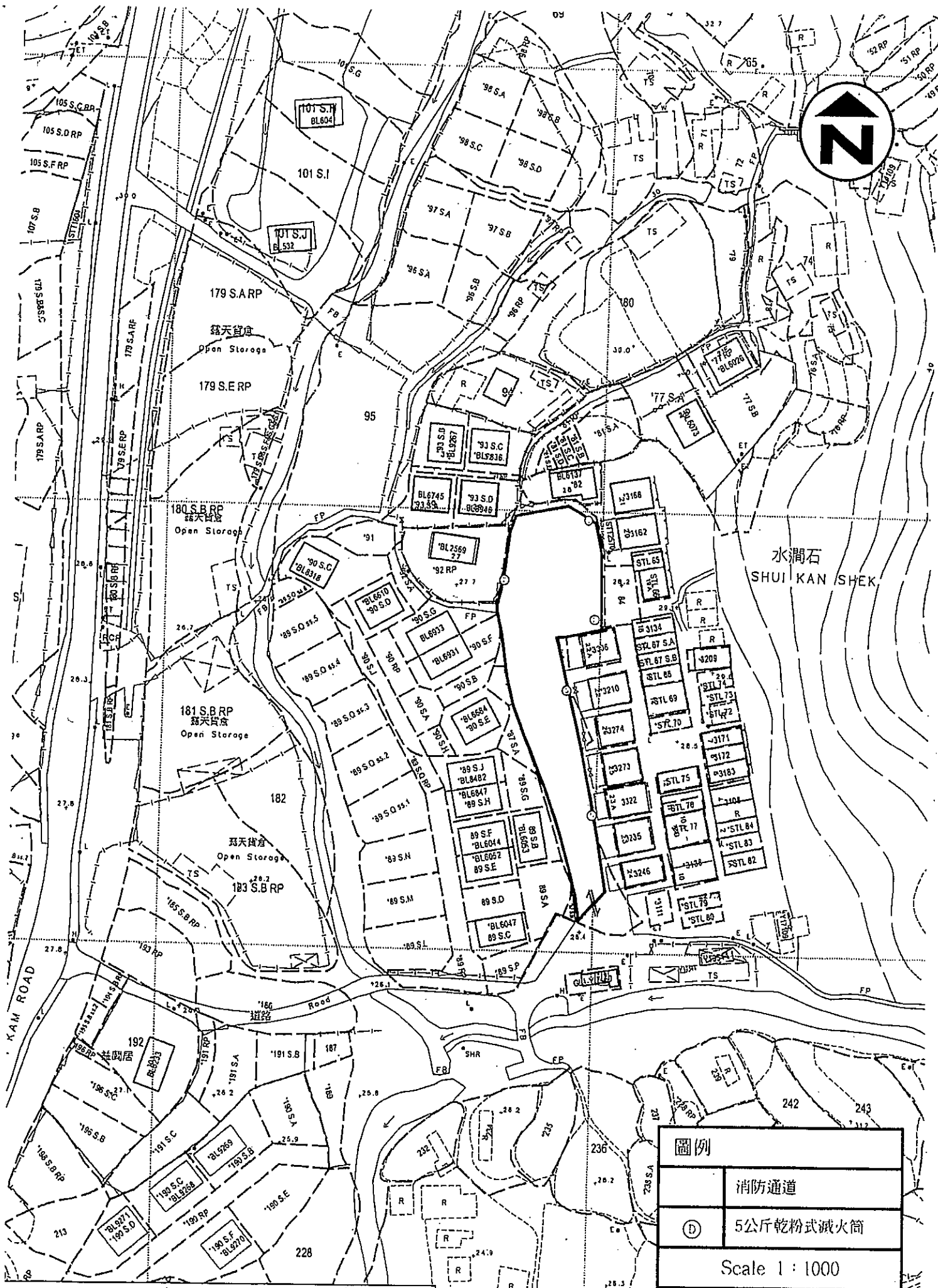


圖示 顏色	植物學名稱	中文名稱	高度(毫米)	間距(毫米)	數量
	<i>Ixora chinensis</i>	龍船花	高於600毫米	約450毫米	81
	<i>Hibiscus rosa-sinensis</i>	大紅花	高於600毫米	約450毫米	6



圖例
Scale 1 : 1000





申請編號 Application No. : A/YL-PH/853

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

申請編號 Application No. : A/YL-PH/853

與申請地點/處所有關的先前申請

Previous Application(s) Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-PH/642	公眾停車場(私家車及輕型貨車) Public Vehicle Park (Private Cars and Light Goods Vehicles)	拒絕/不同意 Rejected/Not agreed (20.7.2012)
A/YL-PH/653	臨時村民停車場(貨櫃車除外) (為期 3 年) Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 3 Year	拒絕/不同意 Rejected/Not agreed (7.12.2012) 經覆核後在有條件下批給 臨時性質的許可，為期 1 年 Approved on review with condition(s) on a temporary basis for a period of 1 year (14.2.2014)
A/YL-PH/703	臨時村民停車場(貨櫃車除外) (為期 2 年) Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	在有附帶條件下批給 臨時性質的許可，為期 2 年 Approved with condition(s) on a temporary basis for a period of 2 years (31.10.2014)
A/YL-PH/737	臨時村民停車場(貨櫃車除外)的 規劃許可續期(為期 2 年) Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years	在有附帶條件下批給 臨時性質的許可，為期 2 年 Approved with condition(s) on a temporary basis for a period of 2 years (14.10.2016)
A/YL-PH/792	臨時「村民停車場(貨櫃車除外)」用途的 規劃許可續期(為期 2 年) Renewal of Planning Approval for Temporary "Car Park for Villagers (Excluding Container Vehicle)" for a Period of 2 Years	在有附帶條件下批給 臨時性質的許可，為期 2 年 Approved with condition(s) on a temporary basis for a period of 2 years (5.10.2018)

有關資料是為方便市民大眾參考而提供。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。

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(k) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(l) if the above planning condition (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice."

top

Previous Case(s)
A/YL-PH/792

Subsequent Case(s)
A/YL-PH/853-1

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/853 續期規劃申請之補充資料

申請人現就日前政府部門的意見/查詢，作出以下補充/修改：

1. S16-III 申請表格部份內容。
2. 告示文件。
3. 行車通道圖則。

隨件附上相關文件以作參考，如造成不便，敬請原諒。

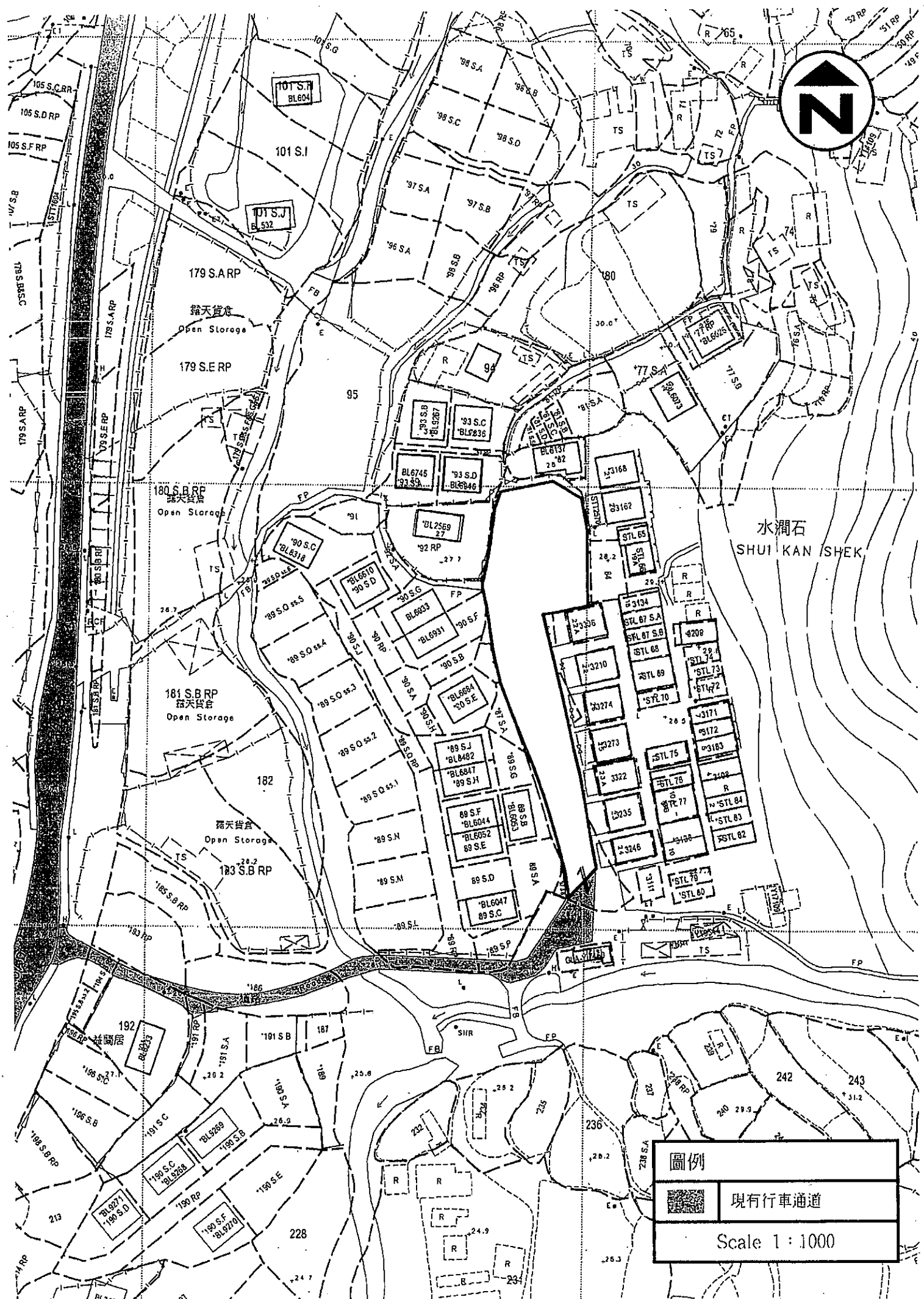
申請人： 志科有限公司
通訊地址：
電郵：
傳真號碼：
聯絡電話：
日期： 2022 年 08 月 05 日

2022年 8月 8日

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

8 AUG 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.



致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/928 續期規劃申請之補充資料

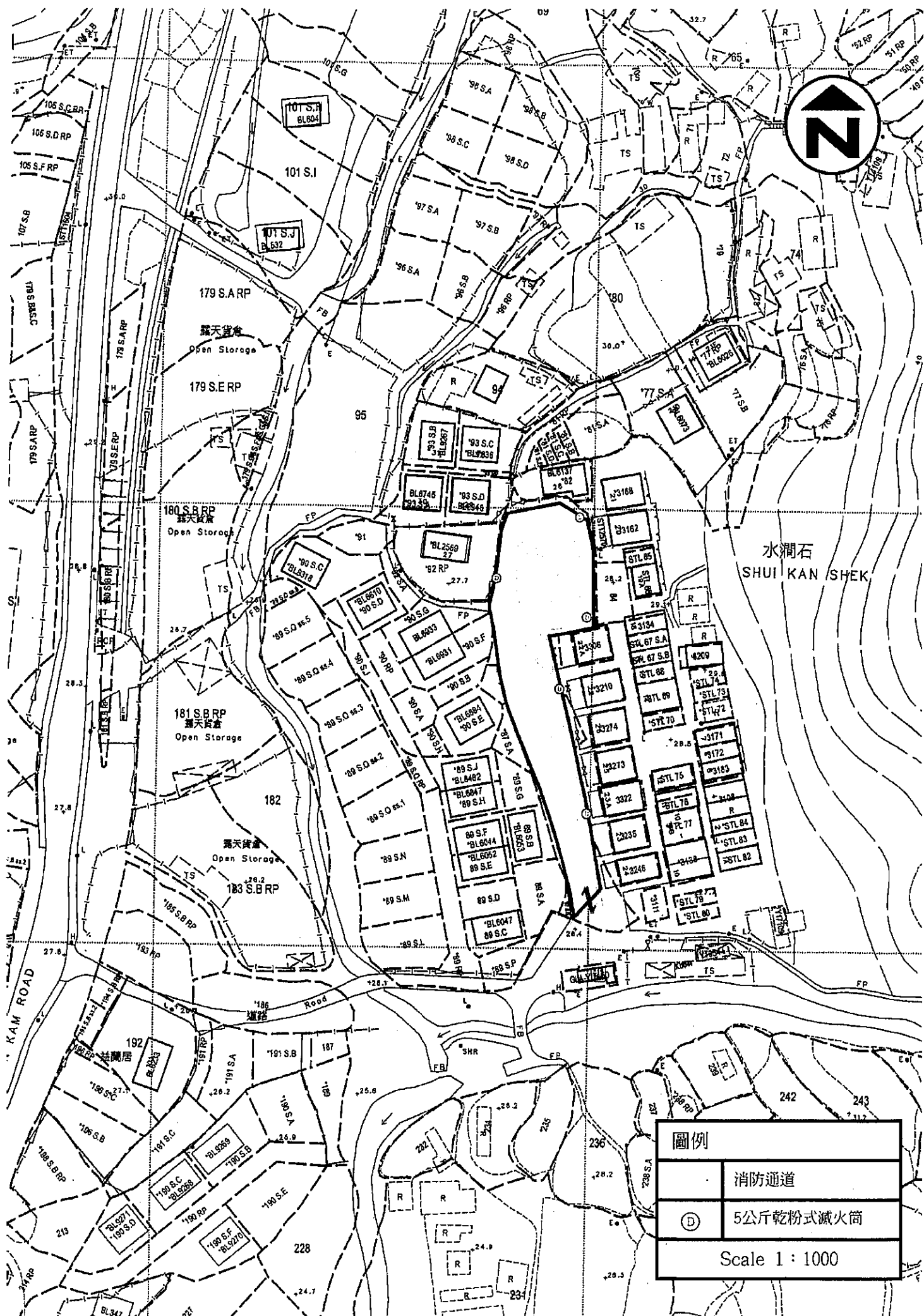
申請人現就日前政府部門的意見/查詢，作出以下補充/修改：

1. 澄清是次規劃申請是作為上次規劃申請 A/YL-PH/853 的續期申請，相關申請地點的用途和上次規劃申請 A/YL-PH/853 時一致，沒有任何改變；消防設備的數目和種類與 A/YL-PH/853 時一致，沒有任何改變。
2. 提供最新的 FS251 消防證書。
3. 提供現時最新的渠務排水設施狀況記錄。

隨件附上相關文件以作參考，如造成不便，敬請原諒。

申請人： 志科有限公司

日期： 2022 年 08 月 22 日



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A

Name of Client:

顧客姓名

張瑞邦祖

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

八都才廣的份第11(約地段第83號(部份)
第85號地段(部份),第86號(部份),
第87號B分段(部份),第87號地段(部份)及第92號地段(部份)和毗連政府土地

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	3 NOS X 5KG DRY POWDER TYPE F.E.	****	CONFORMS WITH FSD REQUIREMENTS	19/8/2022	18/8/2023

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	2 NOS X 5KG DRY POWDER TYPE F.E.	****	TO SUPPLY	CONFORMS WITH FSD REQUIREMENTS	22/8/2022

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

WILL KIN YAN

TAI HING FIRE ENGINEERING LTD

大興消防工程有限公司

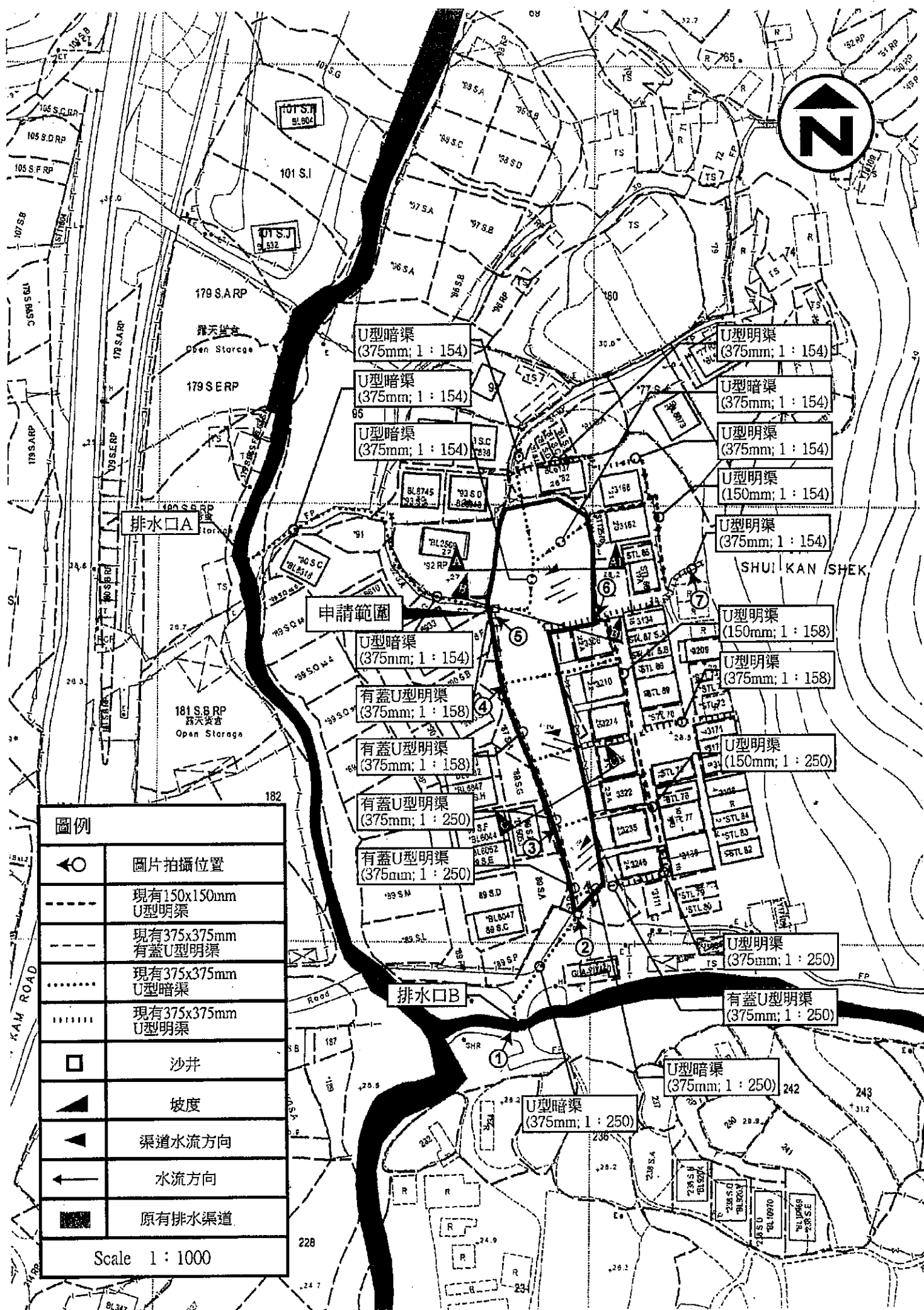
22-8-2022

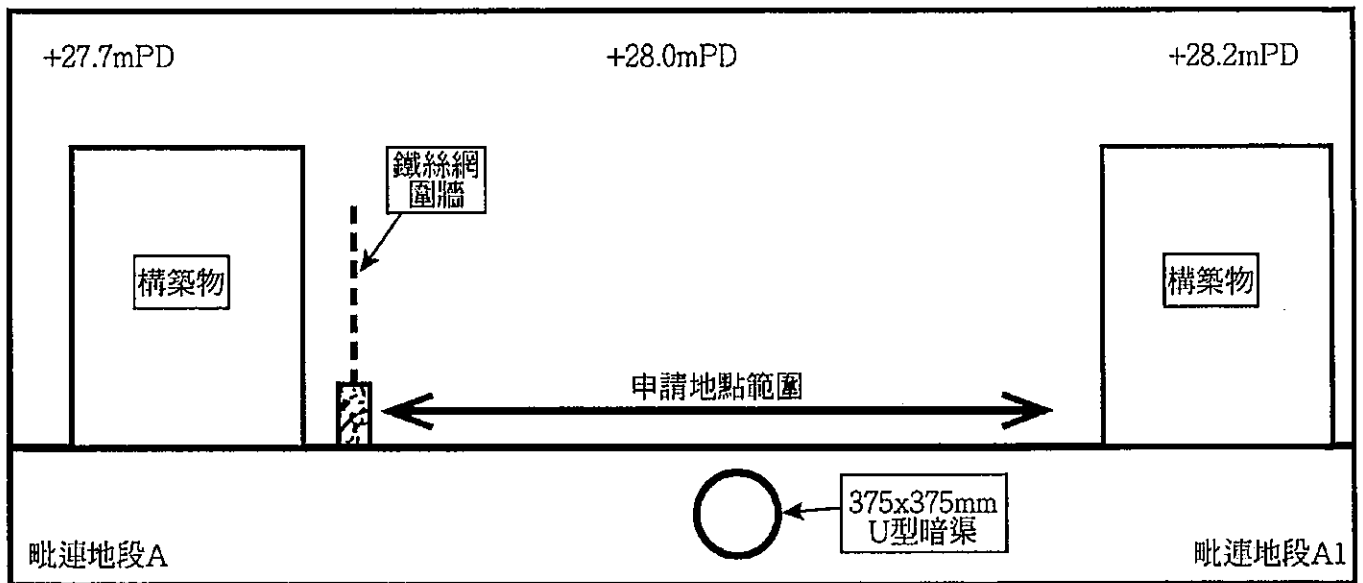
For FSD
use only:

Inspected

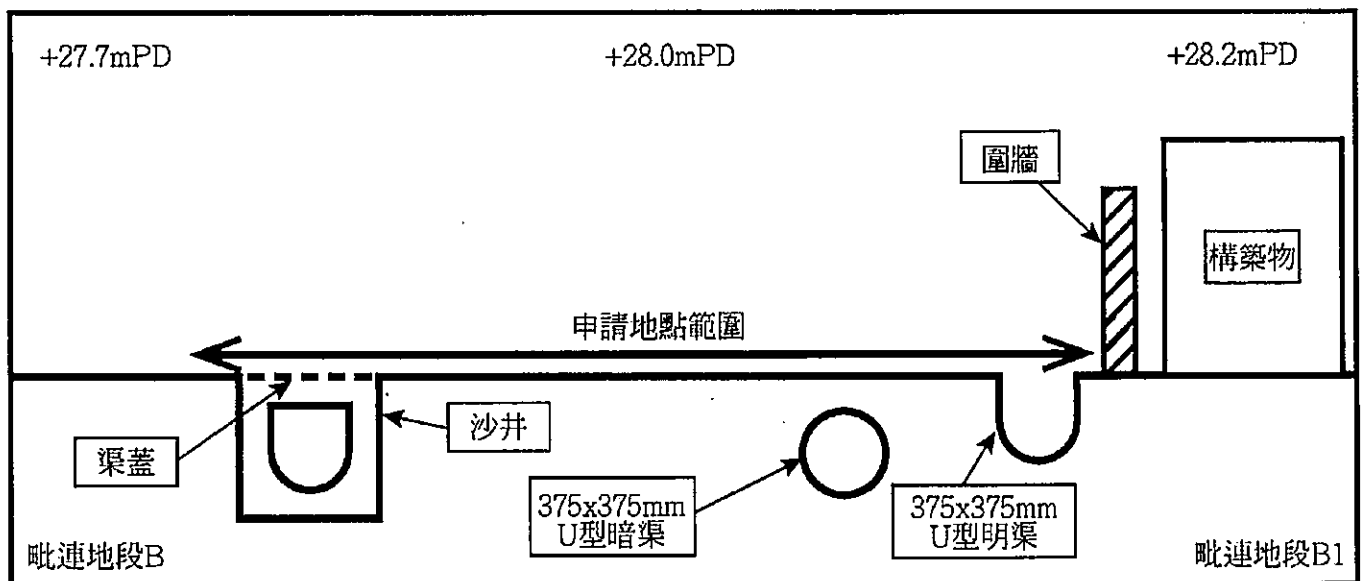
Key-in

Verified

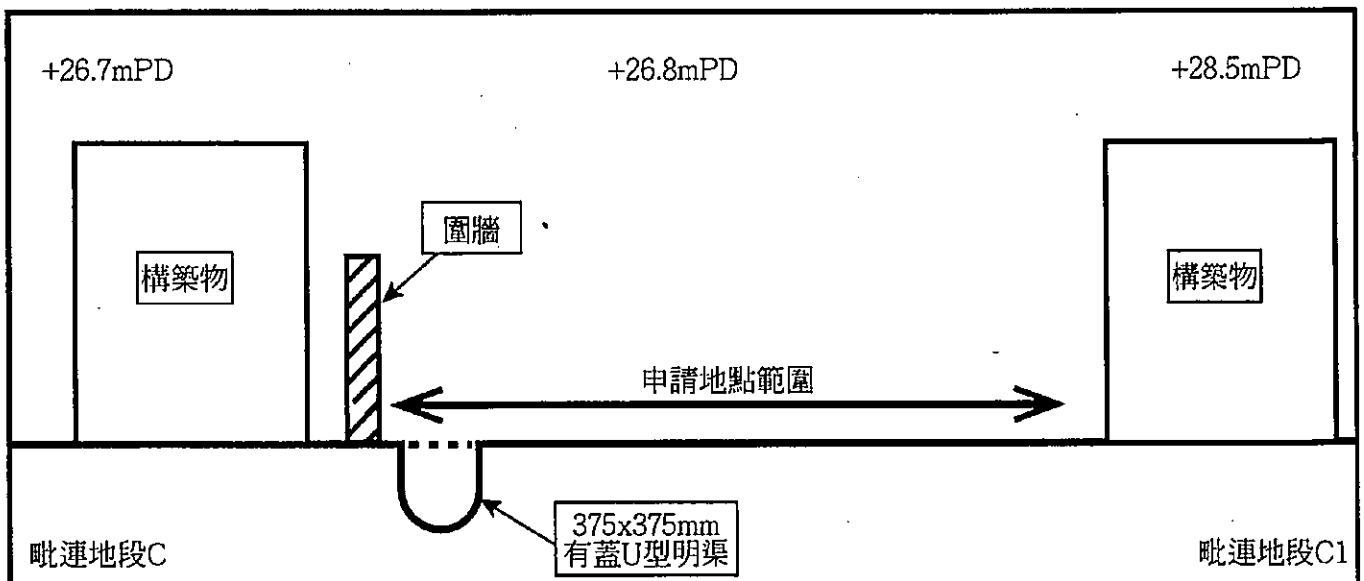




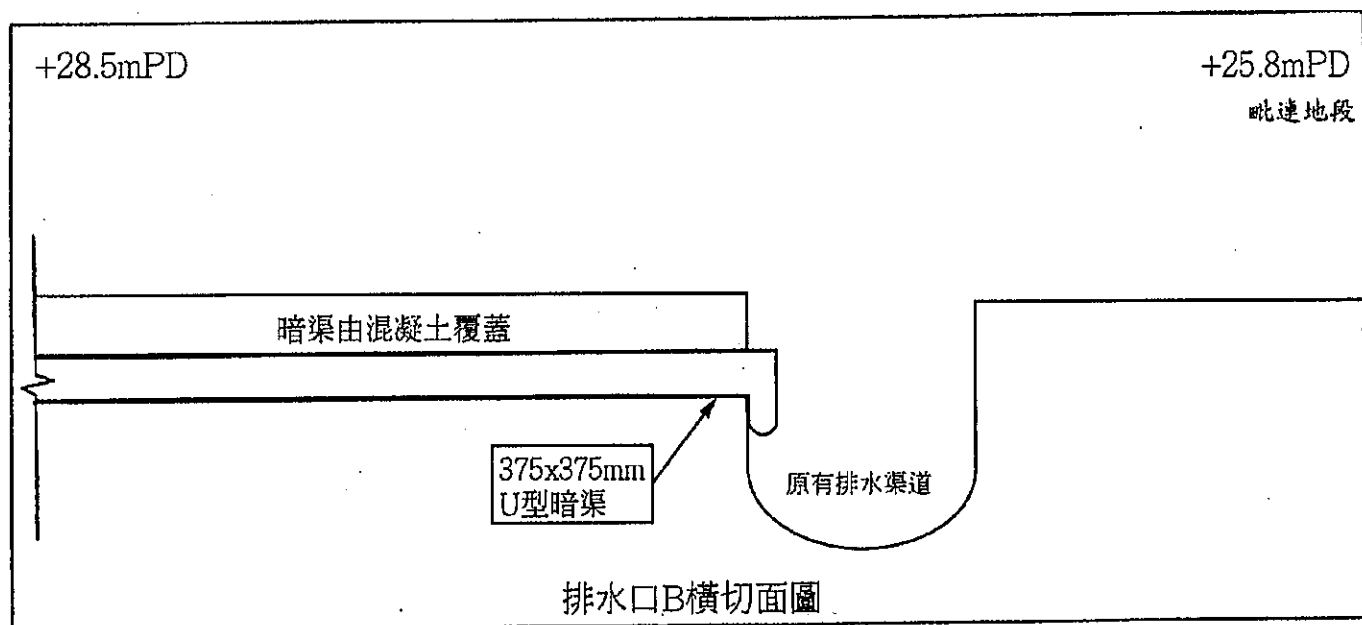
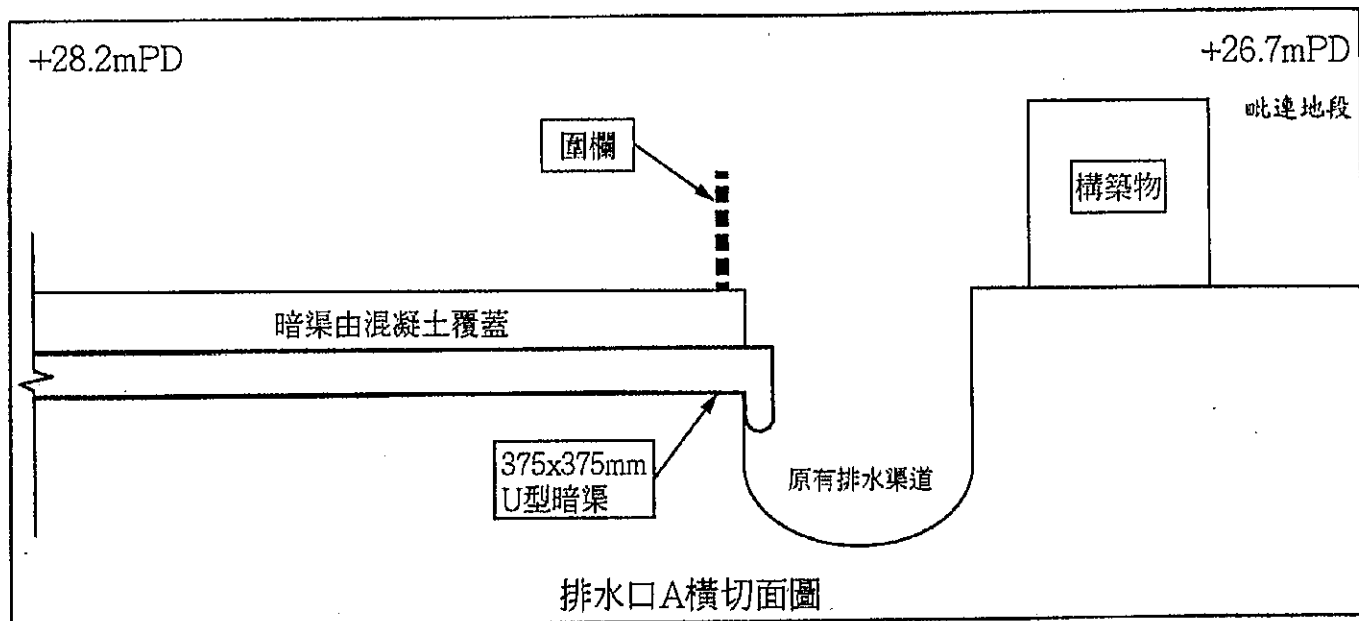
A—A1橫切圖

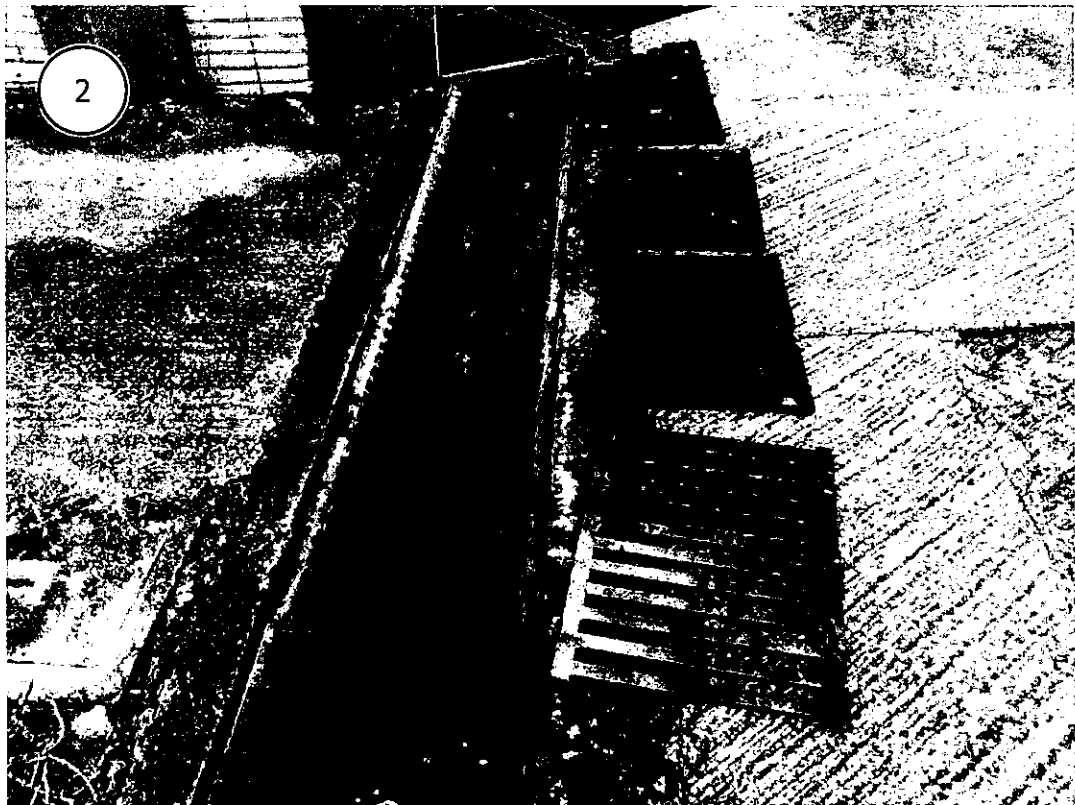
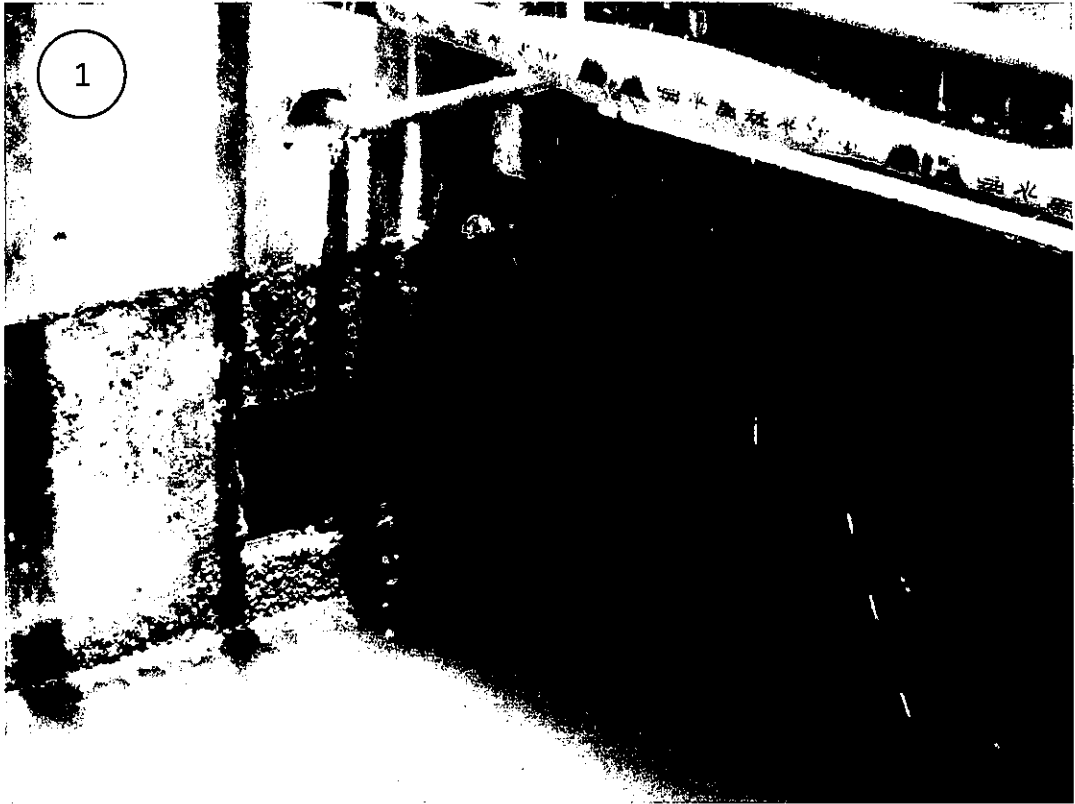


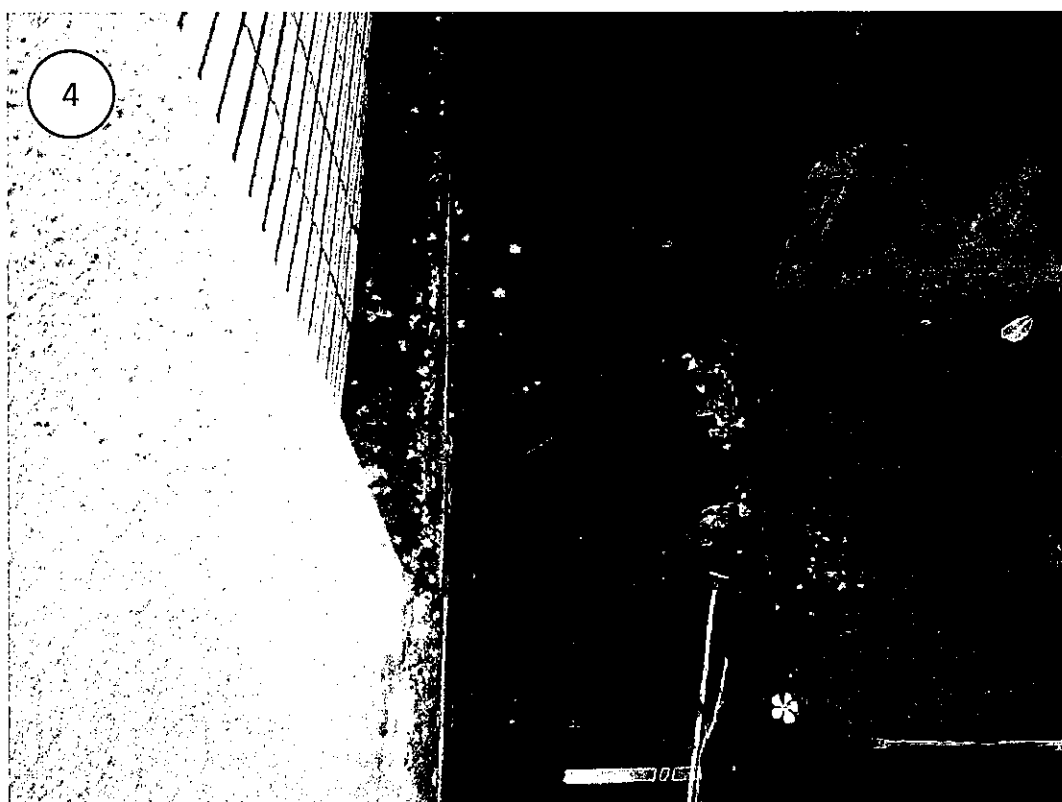
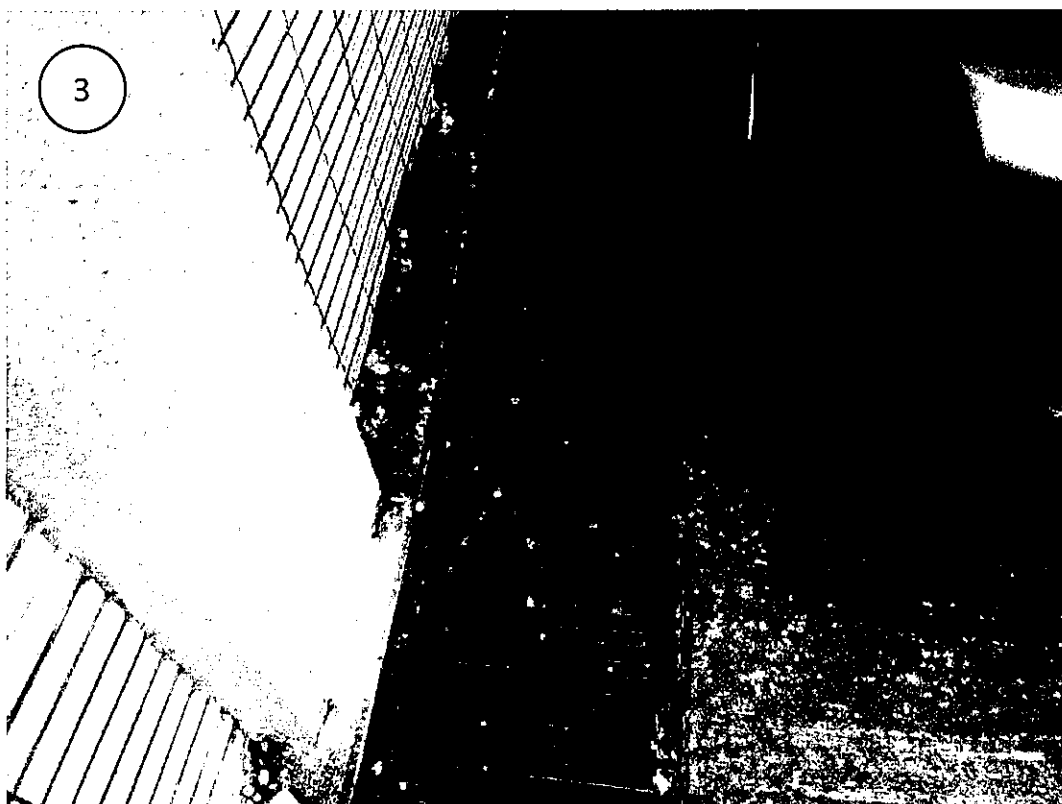
B—B1橫切圖

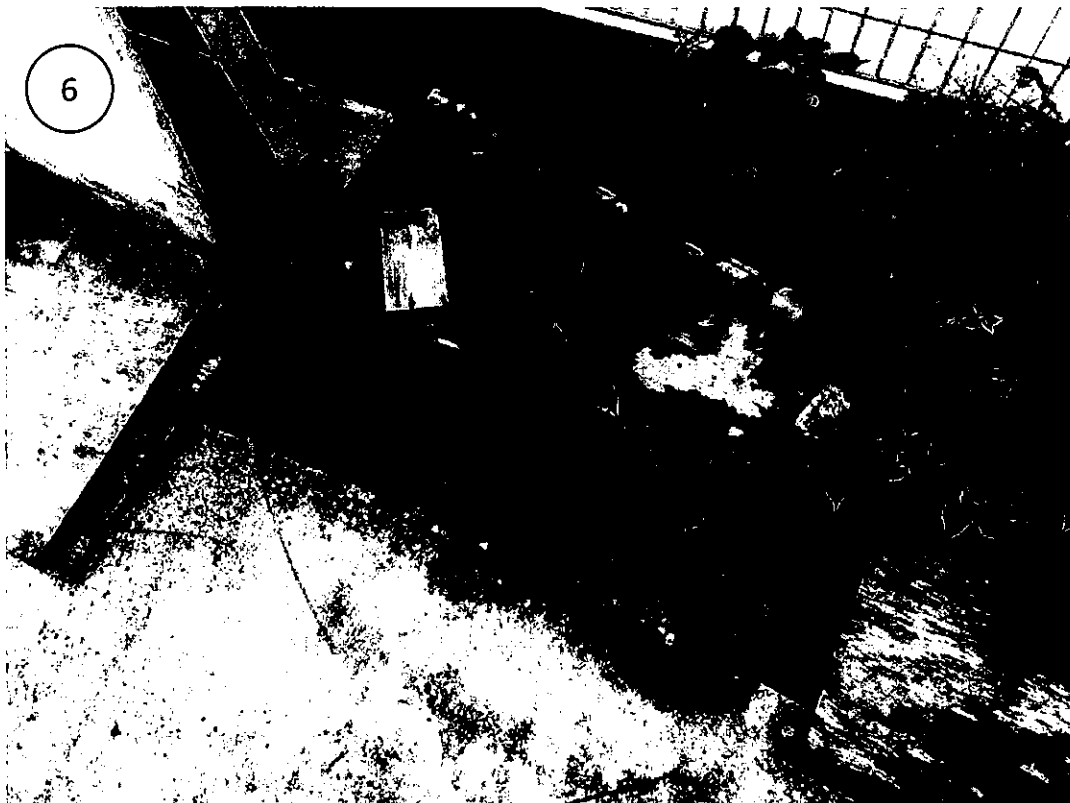


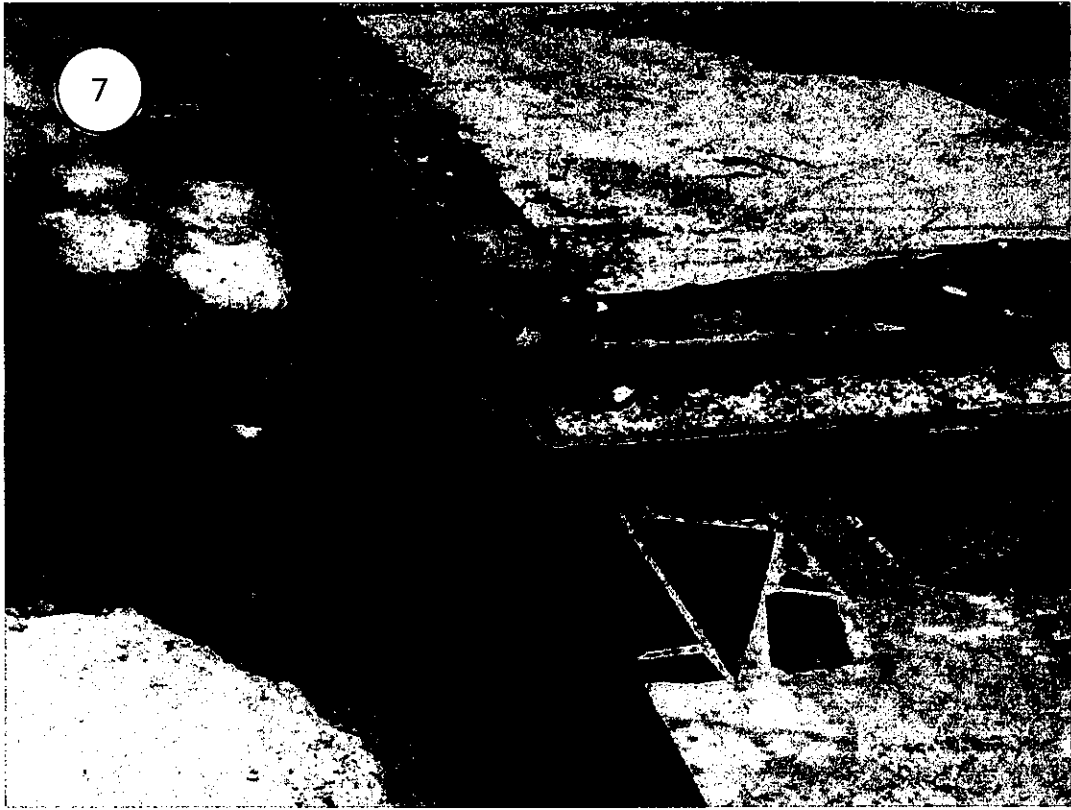
C—C1橫切圖











致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/928 續期規劃申請之補充資料

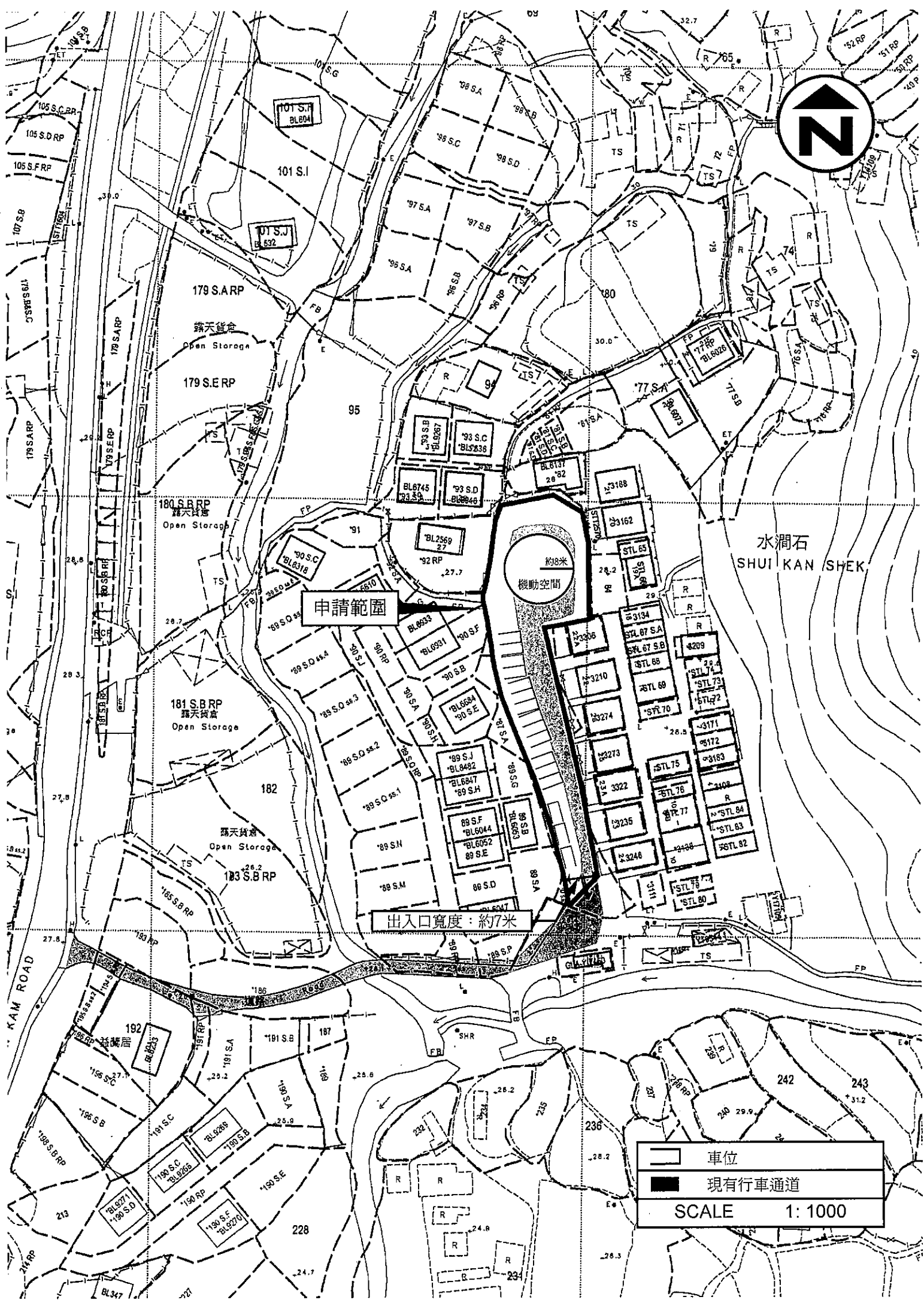
申請人現就日前政府部門的意見/查詢，作出以下補充/修改：

1. 申請地點內有足夠的車輛迴旋空間，供車輛進行迴旋調頭。
2. 申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與粉錦公路接駁的行車通道。

隨件附上相關文件以作參考，如造成不便，敬請原諒。

申請人： 志科有限公司

日期： 2022 年 09 月 13 日



申請範圍

機動空間
約8米

出入口寬度：約7米

水澗石
SHUI KAN SHEK

	車位
	現有行車通道
SCALE 1: 1000	

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

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

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/653	Temporary Car Park For Villagers (Excluding Container Vehicles for a Period of 1 Year	14.2.2014 (on review)
A/YL-PH/703	Temporary Car Park for Villagers (Excluding Container Vehicles for a Period of 2 Year	31.10.2014
A/YL-PH/737	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicles for a Period of 2 Year	14.10.2016
A/YL-PH/792	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicles for a Period of 2 Year	5.10.2018
A/YL-PH/853	Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicles for a Period of 2 Year	9.10.2020

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/642	Public Vehicle Park (Private Cars and Light Goods Vehicles)	20.7.2012	(1), (2)

Rejection Reasons

- (1) the development was not in line with the planning intention of the "Village Type Development" zone. No strong planning justification had been given in the submission to justify a departure from the planning intention; and
- (2) the site was located within a village cluster. The applicant failed to demonstrate that the development would not have adverse environmental impacts on the adjacent residential dwellings.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

- he is supportive of the application from traffic engineering perspective to meet public demand of car parking spaces.

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

- no objection to the application.

3. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- he has no objection in-principle to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

5. Environment

Comments of the Director of Environmental Protection (DEP):

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

6. Water Supplies

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

- no objection to the application.

7. Building Matters

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. 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.

9. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Director of Electrical and Mechanical Services (DEMS); the Director of Agriculture, Fisheries and Conservation (DAFC); 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) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Government Land (GL) and Old Scheduled 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;
 - no permission is given for occupation of GL (about 110m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - should the planning application be approved, the lot owner(s) will need to apply to his office to permit the structure(s) 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. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department shall not be responsible for maintenance of any access connecting the Site and Fan Kam Road; and
 - adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department

(CE/C, WSD) that:

- existing water mains will be affected as shown on **Plan A-2**. A waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built and no materials shall be stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved 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;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

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

參考編號

Reference Number:

220822-150636-93564

提交限期

Deadline for submission:

06/09/2022

提交日期及時間

Date and time of submission:

22/08/2022 15:06:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/928

「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，郊區設停車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。

