

2023年 3月 1 5日

此文件在 收到一城市規劃委員會
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。

Appendix I of

RNTPC Paper No. A/YL-PH/945C

This document is received on 15 MAR 2023
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

2300658 7/3 by courier

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-PH/945
	Date Received 收到日期	15 MAR 2003

- 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)

梁琮琮

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

元朗八鄉錦田公路梁屋村
元朗八鄉丈量約份第111約地段編號第1479號B分段(部份)
及毗連的政府土地

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 306.13 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... 15.7 sq.m 平方米 ☐ 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	AGR
(f) Current use(s) 現時用途	臨時露天存放待售私家車及客貨車 (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 2/3/2023 (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 2/3/2023 (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	臨時露天存放待售私家車及客貨車 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3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	291.13sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	15sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1個貨櫃
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	15sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	15sq.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) 1個貨櫃存放雜物，面積約14.86平方米(約20呎長X8呎寬X8呎高)，離地約2米，貨櫃計入有上蓋面積。	
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	7
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 星期一至六上午9時至下午6時，星期日及公眾假期休息																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 綿田公路																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			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"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

7. Justifications 理由

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

本人現向城市規劃委員會申請元朗八鄉丈量約份第111約地段編號第1479號B分段(部份)作臨時露天存放待售私家車家車及客貨車的用途，由於這次申請是臨時性質，他日政府需要徵收土地作其他用途不會構成收地影響。

該地鄰近也有同類型之行業營運，使行業能夠互相照應，有助行業合作及帶動發展。場地內設有渠道，無須擔心造成水浸問題。用途亦不會對環境造成影響。場地內所停放的車輛不會超過3.3噸，因此不會構成交通阻塞，不會為路面帶來負擔引致需要經常維修。星期一至六營業時間為上午9時至下午6時，並不會在星期日及公眾假期運作。

本人謹遵照 貴會批給許可的附帶條件運作，盡力配合 貴會要求，希望這次申請 貴會能批給許可，特此致謝！

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

K

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

梁琮琮

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

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

Date 日期

7 / 13 / 2013

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第111約地段編號第1479號B分段(部份) 及毗連的政府土地
Site area 地盤面積	306.13 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 15.7 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放待售私家車及客貨車

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.049 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.44 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		總數10 7個私家車位 3個輕型客貨車車位
	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/>		NA

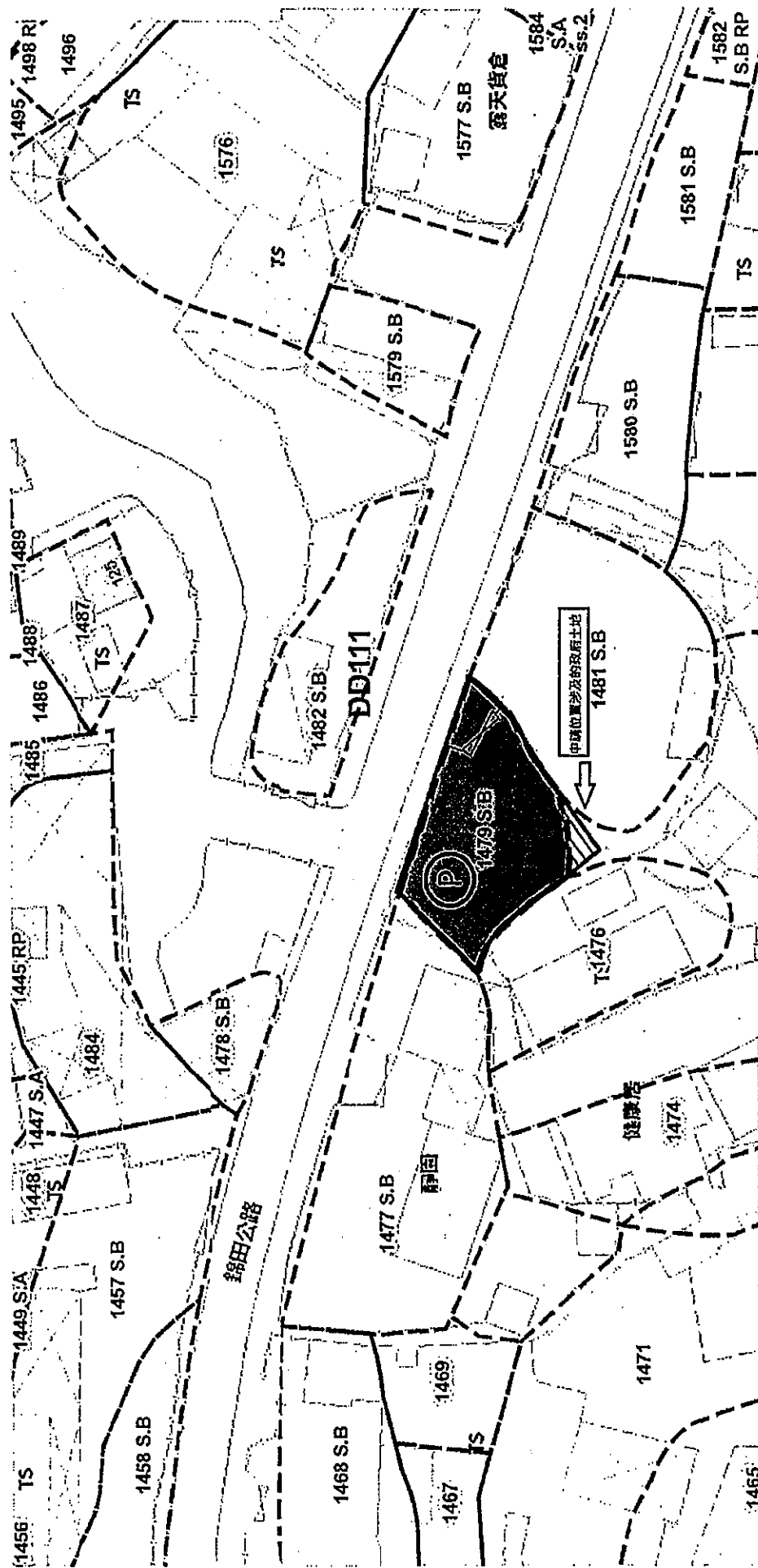
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） 位置圖、地段圖及存放待售汽車平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

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。



地段圖



DD111-LOT1479S.B

門口位置

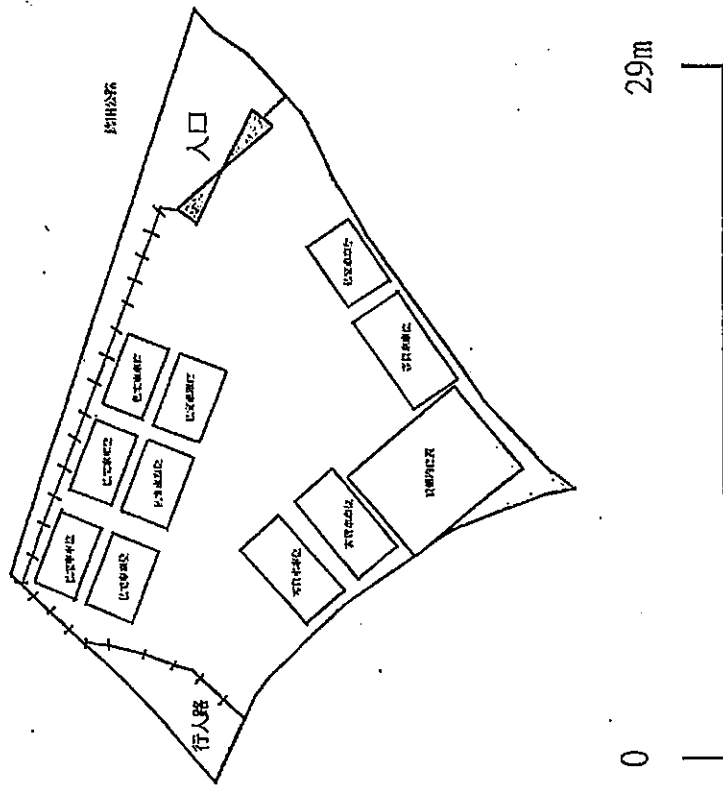


申請位置



申請位置涉及的政府土地面積約15.7平方米，場內的半個貨櫃佔用。

存放待售汽車位置平面圖



圖樣	說明
	申請範圍
	私家車位每部(約12呎長X6呎寬)
	客貨車位每部(約16呎長X6呎寬)
	圍欄
	門口位置，連接錦田公路。
	貨櫃位置(約長20呎X8呎高8呎)

場地內所有停放及運作車輛不會超過3.3噸，私家車7輛和客貨車3輛。
車輛長度不會超過5.3米，寬度不會超過3.3米。

元朗八鄉丈量約份DD111約地段編號第1479號B分段部份及毗連的政府土地

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

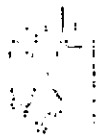


有關丈量約份第111約地段編號第1479號B分段 YL-PH/945
20/03/2023 10:41

From: Tommy Tang
To: "ppingan@pland.gov.hk" <ppingan@pland.gov.hk>
File Ref:

History: This message has been forwarded.

3 attachments



20230320112727449_0001.jpg 20230320112727449_0002.jpg 20230316180911521.pdf

以下附件為更正頁，刪除部份二字。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

梁琮琮

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗八鄉錦田公路梁屋村 元朗八鄉丈量約份第111約地段編號第1479號B分段 及毗連的政府土地
(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 306.13 sq.m 平方米 <input 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) 15.7 sq.m 平方米 <input type="checkbox"/> About 約

Gist of Application 申請摘要

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

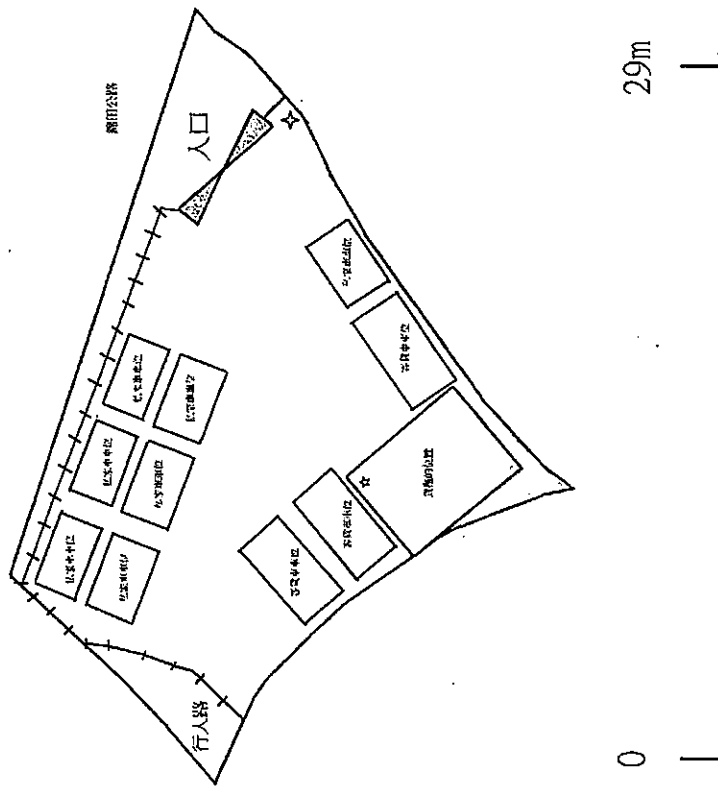
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗八鄉丈量約份第111約地段編號第1479號B分段 及毗連的政府土地
Site area 地盤面積	306.13 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 15.7 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放待售私家車及客貨車

申請編號:YL-PH/945

消防裝置建議

申請位置 距離八鄉消防局步行1分鐘路程

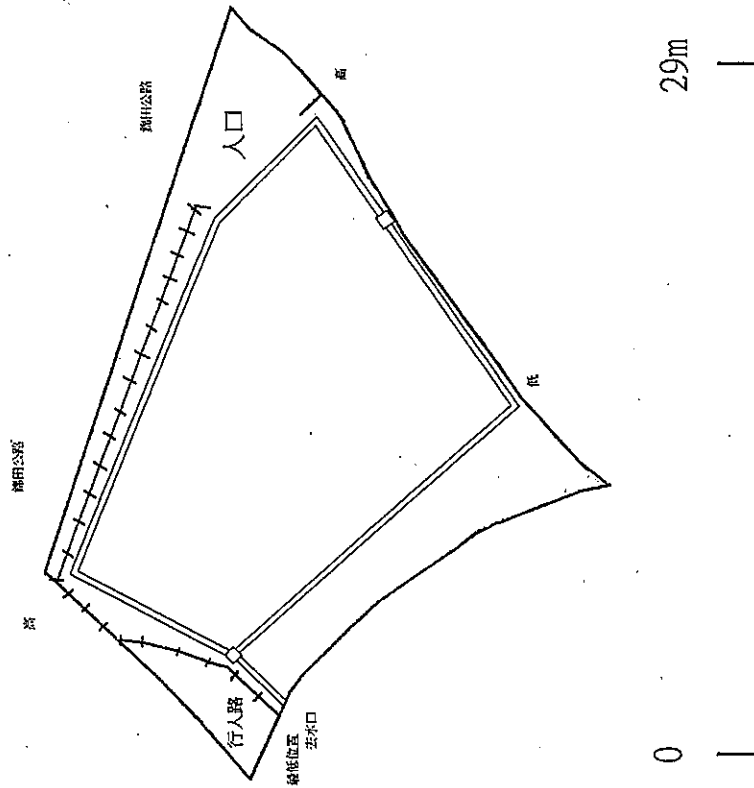


圖樣	說明
	申請範圍 306.13平方米
	圍欄
	門口位置，連接錦田公路。
	貨櫃位置(約長20呎X8呎高8呎) 約15平方米 存物用途
☆	存放5KG 乾粉式滅火筒位置
★	防火沙

元朗八鄉丈量約份DD111約地段編號第1479號B分段及毗連的政府土地

現有排水設施平面圖

檔案編號:
YL-PH/945



圖樣	說明
	申請範圍
	去水渠1呎深X1呎闊
	沙井
	圍欄
	門口位置，連接錦田公路。

元朗八鄉丈量約份DD111約地段編號第1479號B分段及毗連的政府土地

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



Re: 有關丈量約份第111約地段編號第1479號B分段 YL-PH/945
27/03/2023 10:26

From: Tommy Tang
To: "pplingan@pland.gov.hk" <pplingan@pland.gov.hk>
File Ref:

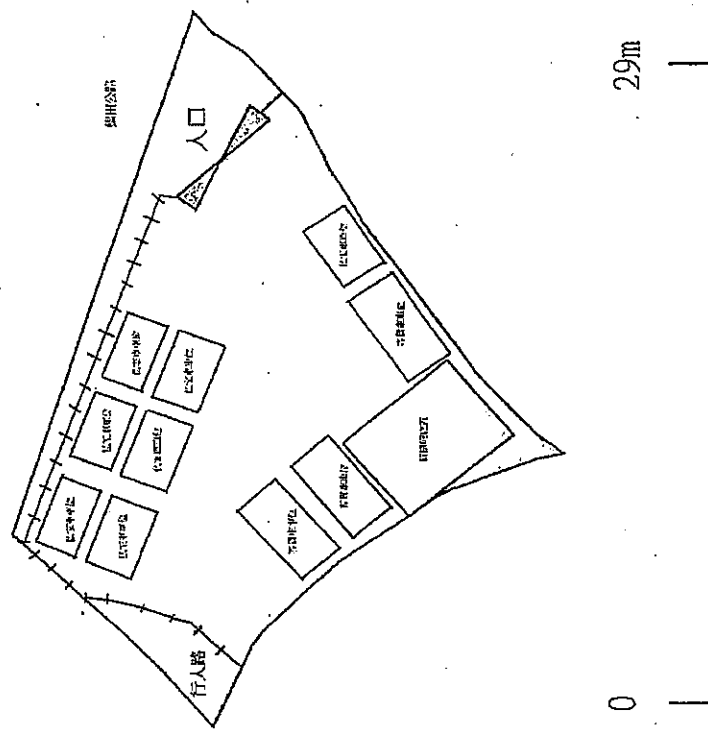
1 attachment



存放待售汽車平面圖.pdf

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存放待售汽車位置平面圖



圖樣	說明
	申請範圍
	私家車位每部(約12呎長X6呎寬)
	客貨車位每部(約16呎長X6呎寬)
	圍欄
	門口位置，連接錦田公路。
	貨櫃位置(約長20呎X8呎高8呎)

場地內所有停放及運作車輛不會超過3.3噸，私家車7輛和客貨車3輛。
車輛長度不會超過5.3米，寬度不會超過3.3米。

元朗八鄉丈量約份DD111約地段編號第1479號B分段及毗連的政府土地

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



A/YL-PH/945
06/07/2023 17:20

From: Tommy Tang
To: "pplngan@pland.gov.hk" <pplngan@pland.gov.hk>
File Ref:

无病毒。 www.avast.com



20230516164832763.pdf 提交排水建議.pdf

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

A 9242750

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

梁琮琮

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

DD111 Lot 1479B

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

八鄉 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編碼 (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	手提滅火筒		4支5公斤 符合消防處規定	27 Apr 2023	26 Apr 2024
25	認可的人手 操作手提器具		4個防火沙桶 符合消防處規定	27 Apr 2023	26 Apr 2024

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

Code編碼 (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)
			N/A		

Part 3 第三部 Defects 損壞事項

Code編碼 (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
			N/A	

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 :
受權人簽署

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



Lee Sai Kong

RC3 / 794

永保消防工程公司

26508368

27 Apr 2023

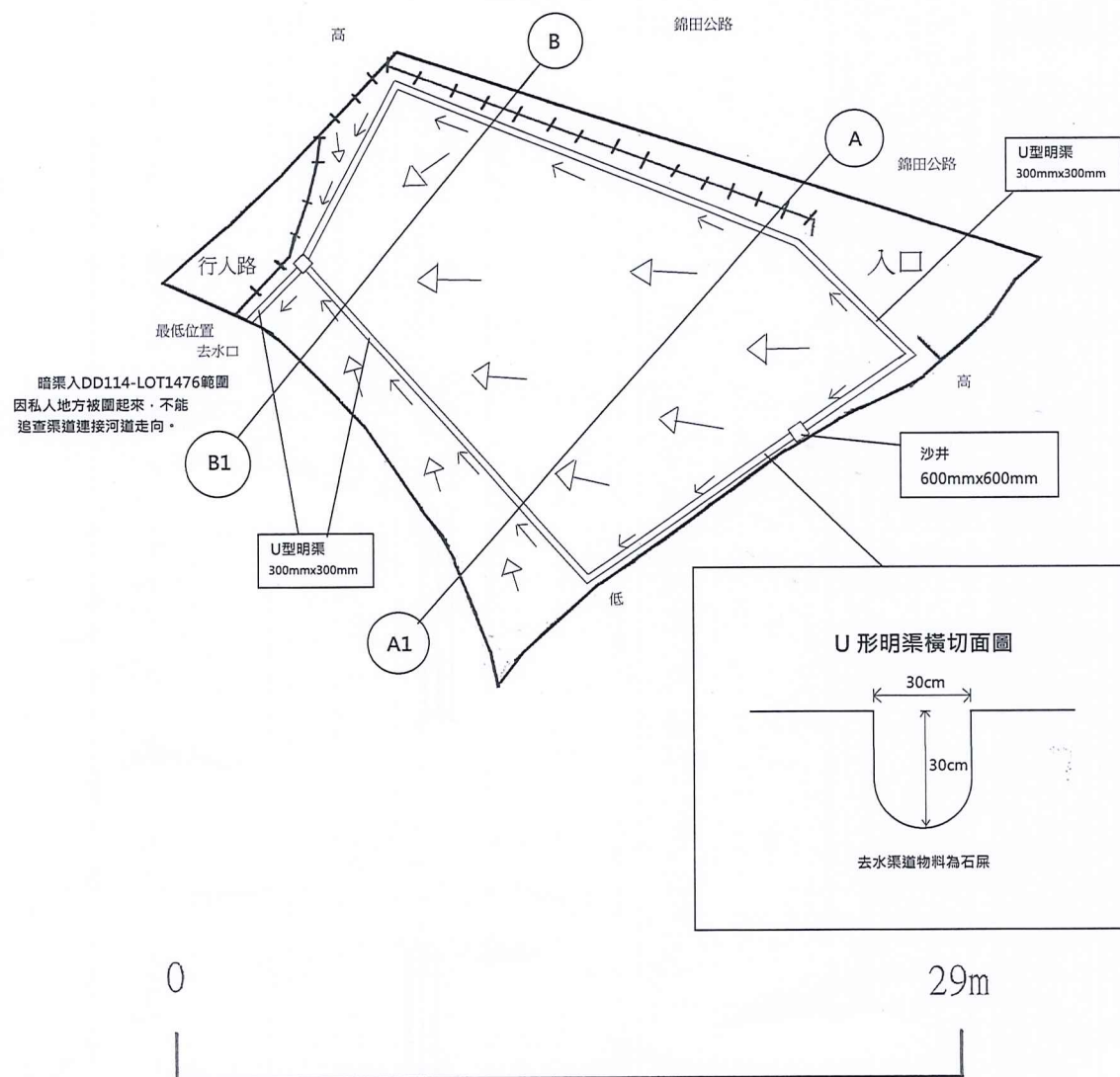
For FSD
use only:

Inspected

Key-in

Verified

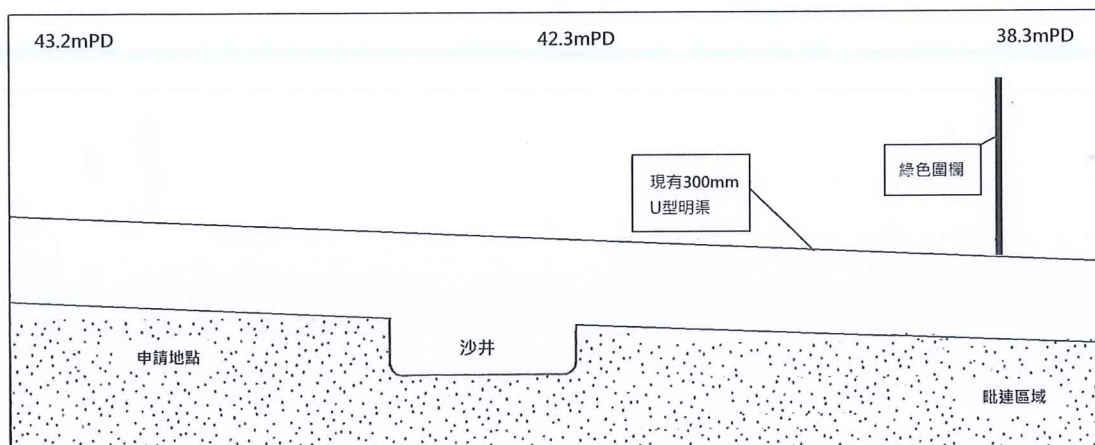
現有排水設施平面圖



檔案編號: YL-PH/945

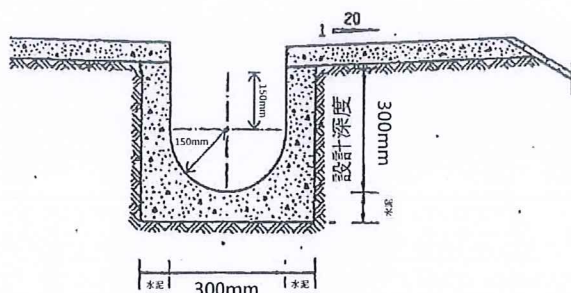
圖樣	說明
	申請範圍
	U形明渠 約30cm深x30cm闊
	沙井 長60cm x 闊60cm x 高60cm
	圍欄
	入口 門口位置，連接錦田公路。
	水流方向
	渠道中的水流方向

元朗八鄉丈量約份DD111約地段編號第1479號B分段及毗連的政府土地

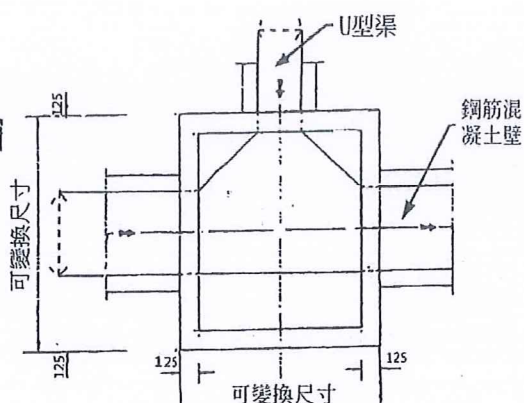


排水口剖面圖

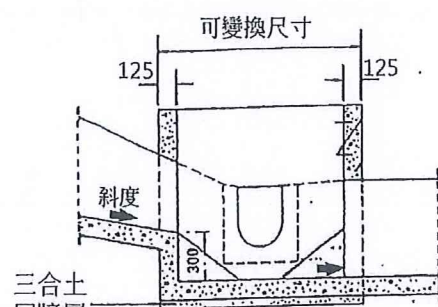
Not To Scale



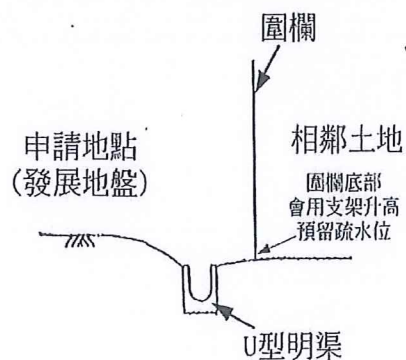
U型明渠切面圖



沙井俯視圖

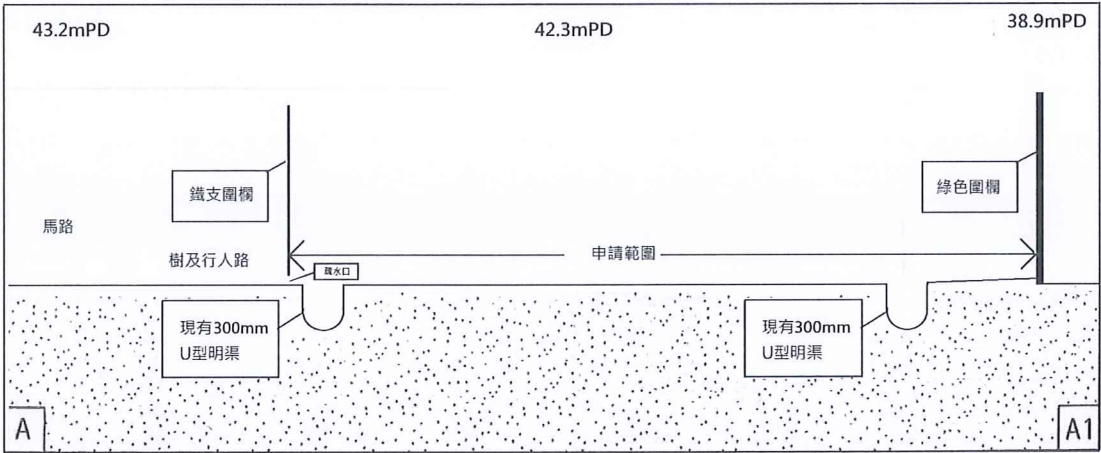


沙井切面圖

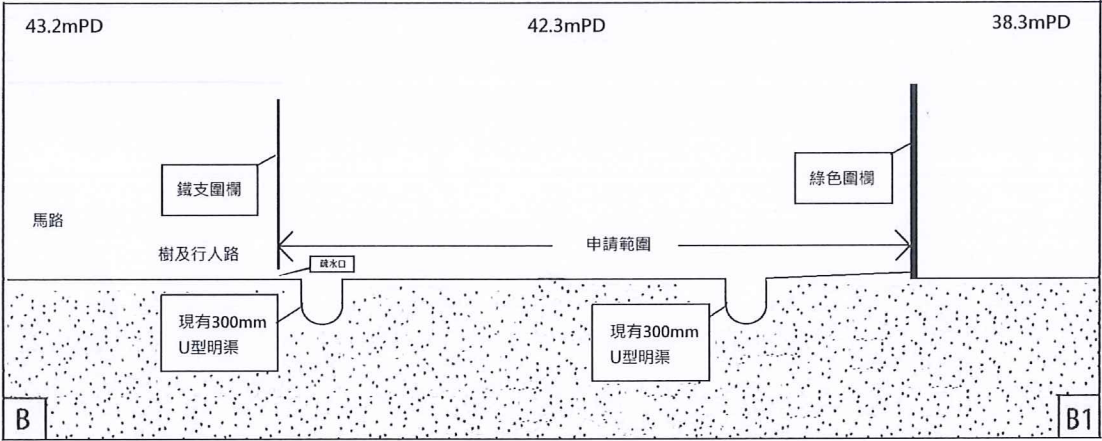


U型明渠切面略圖

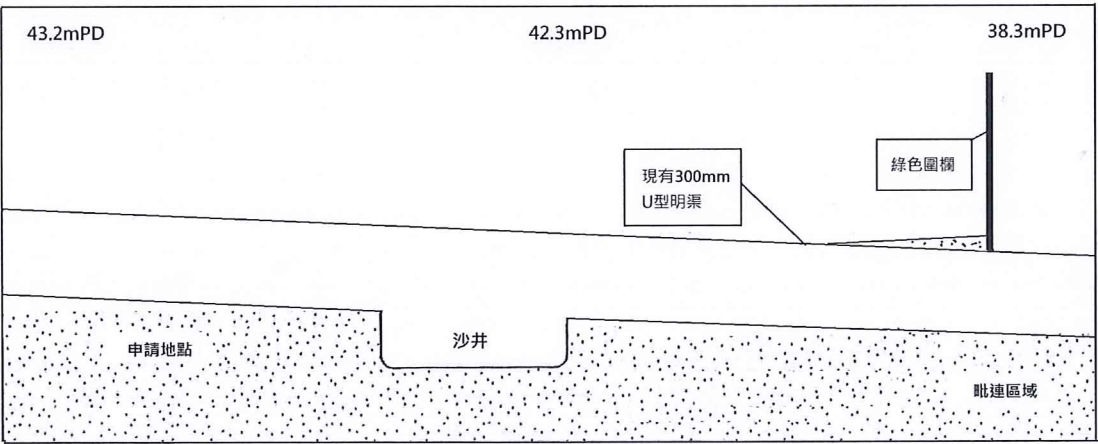
Not To Scale



A-A1橫切面圖



B-B1橫切面圖



排水口剖面圖

Not To Scale

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



Fw: a/yl-ph/945

From: Tommy Tang [REDACTED]
Sent: Wednesday, October 25, 2023 3:55 PM
To: tpbpd@pland.gov.hk
Subject: a/yl-ph/945

你好，我需要撤回下午3:44的EMAIL，現重新提交有關資料。
請查收附件，謝謝。



TEL: [REDACTED] Calculation for runoff.pdf

1. Rainfall Intensity

Refer to Table 2a of the Year's Weather - 2022* issued by Hong Kong Observatory (Appendix 1), the month with maximum rainfall recorded in the year of 2022 is in August, and the total rainfall in that month is 614.8mm

<https://www.hko.gov.hk/en/wxinfo/pastwx/2021/ywx2021.htm>

∴ Rainfall intensity (i) = $614.8 / 31 \text{ days} / 24 \text{ hours}$

= 0.826mm/hr

2. Calculation of Peak Runoff

Site Area (Typical size: 30m(Length)x3m(width) ; Works is divided into stages, typical size of each stage of work is 30m in length and 3m in width; only underground water will be discharge, no tap water will be used; discharge point in work area will be fenced off and will not be available for other party; the water will be directly discharged to storm drainage system and will not leaked in to soil.

Site Area = 307.46m^2

Peak Run Off in m^3/s (Q_p)

Peak Run Off is calculated by Rational method as mentioned in pages 36 & 37 of Storm water Drainage Manual- Planning, Design and Management (2018 edition) by DSD.

$Q_p = 0.278CiA$

Where	Q_p	=	runoff in m^3/s
	C	=	runoff coefficient
	I	=	Rainfall intensity in mm/hr
	iA	=	Catchment area in km^2

Surface characteristics of the site is "Asphalt/Concrete" referring to runoff coefficient(C) on page 37 of Stormwater Drainage Manual – Planning, Design and Management (2018 edition) by DSD (Diagram 1), the runoff coefficient (C)=0.7-0.95. Hence, 0.95 is adopted in this calculation.

<i>Surface Characteristics</i>	<i>Runoff coefficient, C*</i>
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

Diagram 1

$$Q_p = 0.278 C i A$$

$$= 0.278 \times 0.95 \times 0.826 \times 0.00030746$$

$$= 0.0000670714 \text{ m}^3/\text{s}$$

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

**Appendix Ic of
RNTPC Paper No. A/YL-PH/945C**

寄件者: Tommy Tang [REDACTED]
寄件日期: 2023年12月07日星期四 15:42
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: 規劃申請編號：A/YL-PH/945
附件: 20231207140546079.pdf

類別: Internet Email

你好，煩請用這文件取代 2023年12月7日上午11:38、2023年12月5日下午5:17及2023年11月24日下午4:23 用EMAIL遞交之文件，現重新提交有關資料。
請查收附件，謝謝。

[REDACTED]

ATTN: 城市規劃委員會

規劃申請編號：A/YL-PH/945

地點：DD111-LOT 1479 號 B 分段及毗連政府土地

致：城市規劃委員會

提交補充資料

(規劃申請編號：A/YL-PH/945)

1. 申請地點只作存放待售私家車及客貨車、不會噴漆、不會任何拆解車身機械、不會提供車身機械維修，不會做工場用途
2. 根據申請表擬議發展計劃規範去建設，如構築物高度，樓面面積及用途。

回應運輸處問題

A.) 本人會控制車輛出入，分開不同時間進出車輛，要求熟客前往申請地點前必先預約，一定要用往元朗方向行車線進入(出入不能右轉): 當客入由元朗方向前往時，必須經過八鄉警署附近的迴旋處掉頭，用往元朗方向行車線進入申請地點，本人會在申請場地近公路旁豎立指示牌(請從迴轉處掉頭往元朗方向進入本公司)。本人會安排人手觀察交通狀況，指導車輛駛出錦田公路。申請地點出口處右手方向視線沒有遮擋，因此本人要求熟客離開時要用往元朗方向行車線，本人將會在出入口安裝發聲出車注意警示燈。場內有足夠的空間給車輛掉頭。

B.) 場內不會有超過5.5公噸長型貨櫃車和重型車輛進行裝載 / 卸載，只會有輕型客 貨車(即貨 VAN)和私家車進入申請地點。

申請地點停車位，出入時間為早上9時至下午5時止。

時間和進入車輛次數如下:

1:00 至9:00	約0 輛車進入申請地點， 8車輛停泊。
9:00至11:00	約2輛車各1次進入申請地點，10車輛停泊。
11:00 至12:00	約1輛車駛出，1輛進入申請地點，10車輛停泊。
12:00 至13:00	約2輛車各1次走出申請地點，8車輛停泊。
13:00 至14:00	約2輛車各1次進入申請地點，10車輛停泊。
14:00 至15:00	約1輛車駛出，1輛進入申請地點，10車輛停泊。
15:00 至16:00	約0輛車駛出，0輛進入申請地點，10車輛停泊。
16:00 至17:00	約0 輛車進入申請地點，10車輛停泊。
17:00 至17:30	約2輛車各1 次走出申請地點，8車輛停泊。
17:30 後	0 輛車進入申請地點， 8車輛停泊。

實際車輛出入次數會更少。

C.)車輛出入口的淨寬度 (附存放待售汽車位置平面圖中註明)

D.)會於申請地點設立兩個告示牌 (附圖)

1)

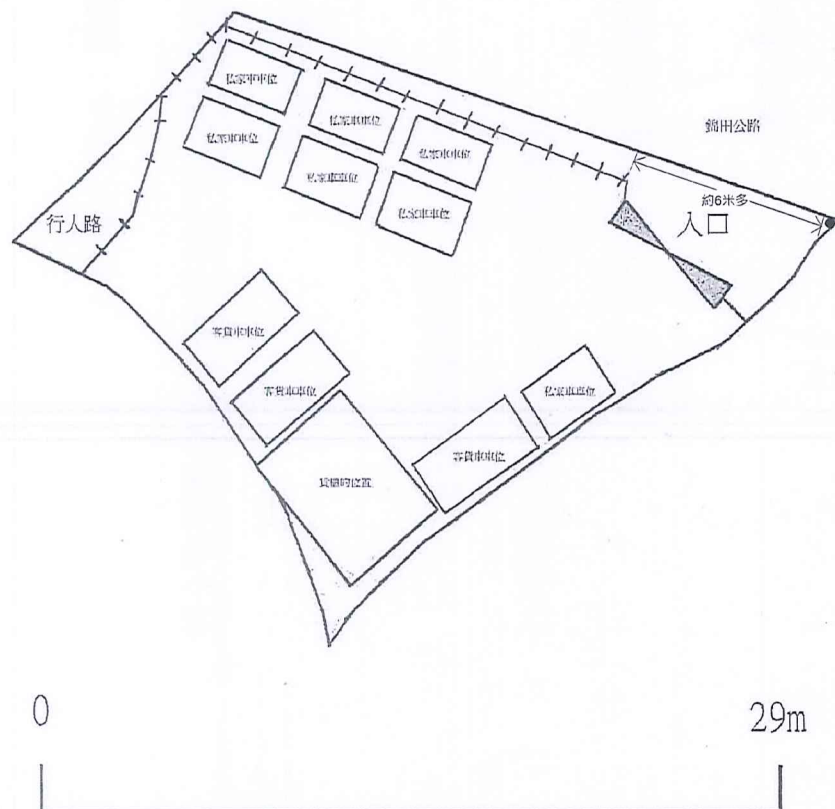


2)文字告示牌 (請從迴轉處掉頭往元朗方向進入本公司。)

梁琮琮

2023 年 12 月 7 日

標誌牌位置圖



圖樣	說明
	不准右轉標誌牌位置 (尺寸60毫米) 文字告示牌
	申請範圍
	私家車位每部 (約12呎長X6呎寬)
	客貨車位每部 (約16呎長X6呎寬)
	圍欄
	門口位置，連接錦田公路。
	貨櫃位置 (約長20呎X8呎高8呎) 貨櫃作儲物用途

場地內所有停放及運作車輛不會超過3.3噸，私家車7輛和客貨車3輛。
車輛長度不會超過5.3米，寬度不會超過3.3米。
此地不會用作工場用途。

元朗八鄉丈量約份DD111約地段編號第1479號B分段及毗連的政府土地

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, 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. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, 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;
 - (b) 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;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) 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 notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/345	Temporary Open Storage of Private Cars and Lorries for 3 Years	27.10.2000 (Approved for 2 Years)
A/YL-PH/443	Temporary Open Storage of Private Cars and Lorries for 3 Years	19.9.2003
A/YL-PH/535	Temporary Open Storage of Private Cars and Vans for 3 Years	2.2.2007
A/YL-PH/603	Renewal of Planning Approval for “Temporary Open Storage of Private Cars and Lorries” for 3 Years	29.1.2010
A/YL-PH/658	Renewal of Planning Approval for “Temporary Open Storage of Private Cars and Lorries” for 3 Years	25.1.2013 [Revoked on 29.7.2013]
A/YL-PH/680	Proposed Temporary Open Storage (Private Cars and Lorries) for a Period of 3 Years	13.12.2013 [Revoked on 13.11.2015]
A/YL-PH/724	Temporary Open Storage (Private Cars and Lorries) for a Period of 3 Years	22.1.2016 [Revoked on 22.12.2017]
A/YL-PH/783	Temporary Shop and Services (Car Beauty) for a Period of 3 Year	15.6.2018 [Revoked on 15.9.2020]
A/YL-PH/865	Temporary Open Storage (Private Cars and Vans Prior to Sale) for a Period of 3 Years	8.1.2021 [Revoked on 8.2.2023]

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/770	Temporary Open Storage of Private Cars and Lorries for a Period of 3 Years	16.3.2018	(1) and (2)

Rejection Reasons:

- (1) The development is not in line with the planning intention of the “AGR” zone and no strong justification has been given in the submission for a departure from the planning intention, even on temporary basis.
- (2) Previous planning permissions granted to the applicant were revoked due to non-compliance with approval conditions and approval of the application with repeated non-compliances would set an undesirable precedent for temporary uses which are also subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control.

Similar s.16 Applications within or straddling the same “AGR” Zone in the vicinity of the Site in the past 5 years

Approved Applications

Application No.	Use/Development	Date of Consideration
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/803	Temporary Open Storage of Backdrop Screen, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years	12.4.2019 [Revoked on 12.9.2021]
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/873	Temporary Open Storage of Construction Machinery for a Period of 3 Years	5.2.2021 [Revoked on 5.3.2023]
A/YL-PH/885	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	9.7.2021
A/YL-PH/914	Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years	20.5.2022
A/YL-PH/916 [#]	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	20.5.2022
A/YL-PH/941	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Second-hand Vehicles and Automotive Parts with Ancillary Staff Canteen for a Period of 3 Years	31.3.2023

[#] The site falls within the “AGR” zone and the adjoining “OS” zone

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government land (GL);
- it is noticed that the applicant has applied for a Short Term Tenancy for occupation of GL (about 15.7m² subject to verification) included in the Site; and
- Lot 1479 S.B. in D.D. 111 is covered by Short Term Waiver (STW) No. 4652 for the purpose of “Temporary Open Storage (Private Car and Vans)”.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Environment

Comments of the Director of Environmental Protection Department (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the application (the Site) received in the past three years.

4. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of his department should be stipulated.

5. **Fire Safety**

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

- no objection in-principle to the proposal subject to the existing fire service installations (FSIs) implemented on the site being maintained in an efficient working order at all times.

6. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- it is observed that there is no significant change of landscape character and vegetation coverage within the site since the last approved application. There is no significant change in the broad development parameters and layout of the applied use. Further adverse landscape impact arising from the proposed temporary use within the site is not anticipated.

7. **Building Matters**

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

- no objection to the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- the Director of Electrical and Mechanical Services (DEMS); and
- the Commissioner of Police (C of P)

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the planning application, the Short Term Waiver's (STW's) holder(s) will need to apply to this office for modification of the STW conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (f) 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. The proposed traffic signs shall be erected within the site as per the proposal submitted by the applicant;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Kam Tin Road is not/shall not be maintained by his office;
 - the applicant should provide the run in/out at Kam Tin Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent

pavement; and

- adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (h) 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;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for tree removal/tree works should be submitted direct to relevant authority(ies) for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - 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;
 - if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - 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(R); and
 - detailed checking under the BO will be carried out at building plan submission stage.

Fire Services Department's Good Practice Guidelines for Open Storage Sites

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

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

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



A/YL-PH/945 DD 111 Kam Tin Road
17/04/2023 03:57

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

Dear TPB Members,

Despite a history of failure to comply with conditions you again rolled over application on 8 Jan 2021. And again conditions were not fulfilled.

For some reason the approval has not been revoked?

The integrity of the board and PlanD will definitely be in question if a further roll over is granted. I would remind members that we are bombarded with propaganda about how the HK is now a model of rule of law. However the trajectory of applications like this indicate otherwise.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 11 December 2020 3:17 AM CST
Subject: A/YL-PH/865 DD 111 Kam Tin Road

A/YL-PH/865
Lot 1479 S.B in D.D. 111 and adjacent Government Land, Leung Uk Tsuen, Kam Tin Road, Pat Heung
Site area : 306.13sq.m Includes Government Land of 18.13sq.m
Zoning : "Agriculture"
Applied use : Open Storage (Private Car and Vans)

Dear TPB Members,

This ongoing operation has a history of applications, rejections, approvals, failure to comply with conditions.

But what the heck, just file another application and keep the show on the road.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, March 1, 2018 2:15:17 AM
Subject: A/YL-PH/770 DD 111 Kam Tin Road
A/YL-PH/770

Lot 1479 S.B (Part) in D.D. 111, Leung Uk Tsuen, Kam Tin Road, Pat Heung
Site area : 288m²
Zoning : "Agriculture"
Applied Use: 11 Vehicle Parking

Dear TPB Members,

So a few months ago it was open storage, now its parking?

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, December 29, 2015 12:18:20 AM
Subject: A/YL-PH/724 Kam Tin Road

A/YL-PH/724
Lot 1479 S.B (Part) in D.D.111, Leung Uk Tsuen, Kam Tin Road, Pat Heung
Site area : 288 m²
Zoning : "Agriculture"
Applied Use : Open Storage

Dear TPB Members,

Another example of the rolling over of misuse of zoning. When OZPs are approved it is after extensive consultation so the expectation is that the designated use is the optimal one for the site and the district.

If NT residents want to have cars then they can park them on the ground floor of their very large by Hong Kong standards 2,100sqft homes. This is in line with international practice whereby vehicle owners are obliged to provide their own parking spaces.

TPB by continuing to give approval on temporary basis is part of the current land use problem.

Rejecting this and similar applications will encourage both government officials and applicants to finally address planning issues and find solutions.

Mary Mulvihill