

2023年 5月 2 日

收到・城市規劃委員會  
的資料及文件後才正式確認收到

Appendix I of RNTPC  
Paper No. A/YL-PH/955A

The document is received on 24 MAY 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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a «✓» at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-PH/155
	Date Received 收到日期	24 MAY 2023

- 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)

中匯智能科技有限公司

SINO EXPRESS INTELLIGENCE CO., LTD

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

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

## 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)	新界元朗八鄉橫台山梁屋村DD111 LOT NO. 1689S.A (部分), 1689S.B, 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地	
(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 9983 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 661 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	2331	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	農業
(f) Current use(s) 現時用途	閒置土地  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 15/05/2023 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 15/05/2023 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	擬議臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施  (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 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	9322 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 ..... 0
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過180平方米，高度不超過5米，單層； 構築物B：商店及服務行業(零售商店)用途，樓面面積不超過180平方米，高度不超過5米，單層； 構築物C：換電站用途，樓面面積不超過121平方米，高度不超過7米，單層。 構築物D：中電變電站及電掣房(9000A)用途，樓面面積不超過180平方米，高度不超過5米，單層。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	128
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期日，上午6時至晚上11時，公眾假期照常開放																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有連建築物？	Yes 是  No 否	<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)) 梁盛路經小路進入 <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"/>																															
(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  No 否	<input type="checkbox"/> Please provide details 請提供詳情   <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  No 否	<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 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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



Please state measure(s) to minimise the impact(s). For tree felling, please state the 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、及胸幹直徑及品種(倘可)

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
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

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



中匯智能科技有限公司

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

Date 日期

15/05/2023

(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

- 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：
  - 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
  - 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。
- 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。
- 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 新界元朗八鄉橫台山梁屋村DD111 LOT NO. 1689S.A (部分), 1689S.B, 1689S.Bss.1, 1689S.C, 1689S.D, 1695, 1696(部份) 和毗鄰政府土地

Site area 地盤面積 9983 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 2331 sq. m 平方米 ☒ About 約)

Plan 圖則 S/YL-PH/11

Zoning 地帶 農業

Type of Application 申請類別 ☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月

Applied use/development 申請用途/發展 擬議臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外) 及電動車充電站連附屬設施



(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	661 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.067 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	<input checked="" type="checkbox"/> (Not more than 不多於) 7 m 米	
		<input checked="" type="checkbox"/> (Not more than 不多於) 1 Storeys(s) 層	
(iv) Site coverage 上蓋面積	6.7 % <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		128
	Motorcycle Parking Spaces 電單車車位		128
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

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

	Chinese 中文	Engl 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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)		
場地設計圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則		
<b>Reports 報告書</b>		
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)		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



# 附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B, 1689S.B ss.1, 1689S.C, 1689S.D, 1695, 1696(部份)和毗鄰政府土地, 進行規劃申請。

地帶： 農業

用途： 擬議臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施

場地面積： 約 9983 平方米

申請時間： 3 年

## 行政摘要

擬在新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B, 1689S.B ss.1, 1689S.C, 1689S.D, 1695, 1696(部份)和毗鄰政府土地, 八鄉分區計劃大綱圖編號: S/YL-PH/11, 「農業」地帶內申請作「擬議臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施」用途, 為期三年。

申請地點位於城市規劃委員會規劃指引擬作露天貯物及港口後勤用途的第2類地區中, 屬於未有清晰規劃意向或既定發展計劃的地區, 須先向城市規劃委員會進行規劃許可申請。

是次申請是為響應特區政府推廣電動車輛普及化的政策, 支援香港電動汽車充電網絡拓展及幫助推廣電動車輛, 為市民提供停泊電動汽車的場地及配套的充電設備, 推動香港電動汽車長遠可持續發展, 以加快邁向碳中和的步伐。

現時香港電動車數目增多, 對充電泊位有迫切需求, 如是次申請獲得部門批准, 可以在一定程度上分流電動車對公共充電設施的需求, 並能幫助帶動推廣電動車普及, 因此希望貴處能批准是次申請。



### 場地設計圖則：

申請地點位於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，1689S.B，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)和毗鄰政府土地，場地面積約 9983 平方米，當中佔用政府土地約 2331 平方米。

申請地點主要作臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施用途，提供 128 個私家車電動車充電車位。

申請地點上擬議設有 4 個上築物，分別為：

- 構築物 A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 B：商店及服務行業(零售商店)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 C：換電站用途，樓面面積不超過 121 平方米，高度不超過 7 米，單層。
- 構築物 D：中電變電站及電掣房(9000A)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層。

申請地點開放時間為星期一至星期日，上午 6 時至晚上 11 時，公眾假期照常開放。

申請地點不會停泊貨櫃車或重量超過 5.5 噸的車輛。

申請地點只為臨時性質，不會取代該區作農業用途的永久規劃意向。

詳情請參閱以下圖則。

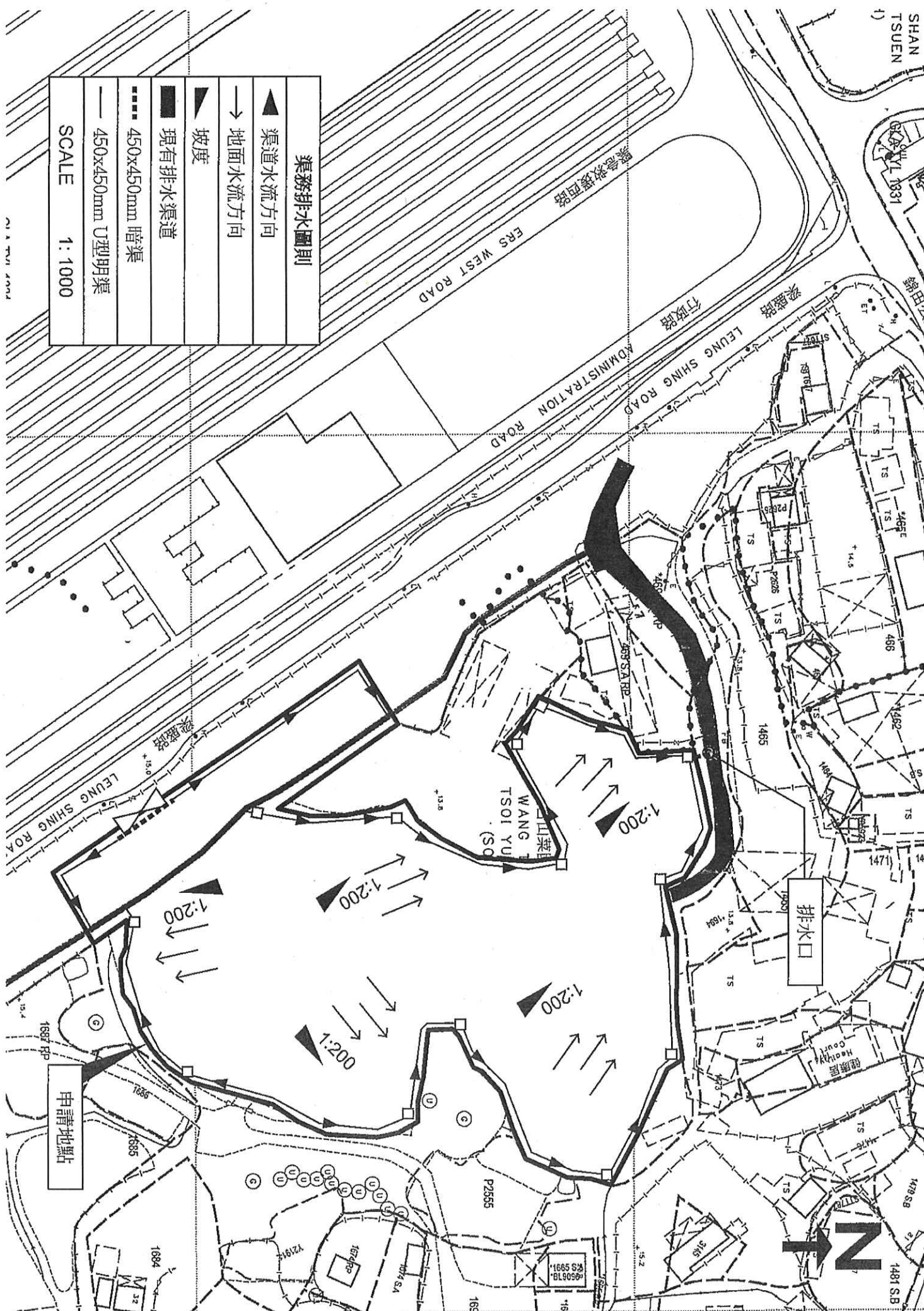




### 渠務排水圖則：

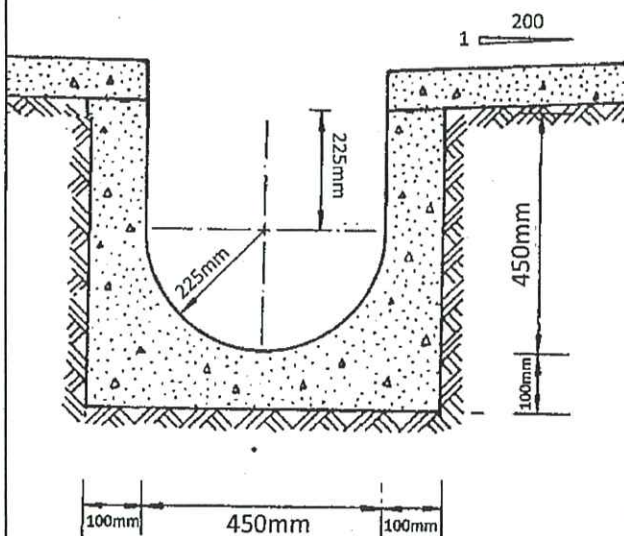
申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第 16 條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的渠務排水設施進行維護及保養，並會定期派員清理渠道，不會有任何積水導致蚊患。

詳情請參閱以下圖則。

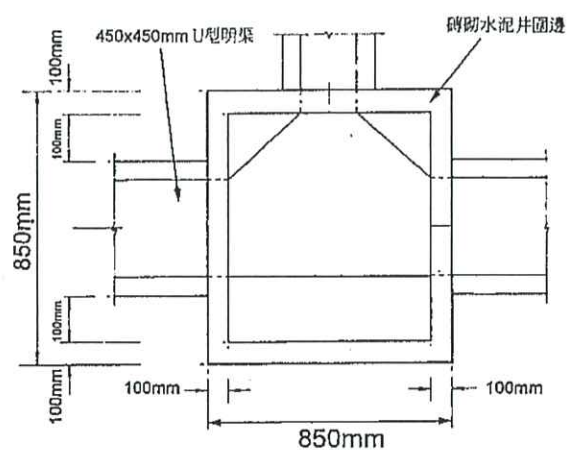




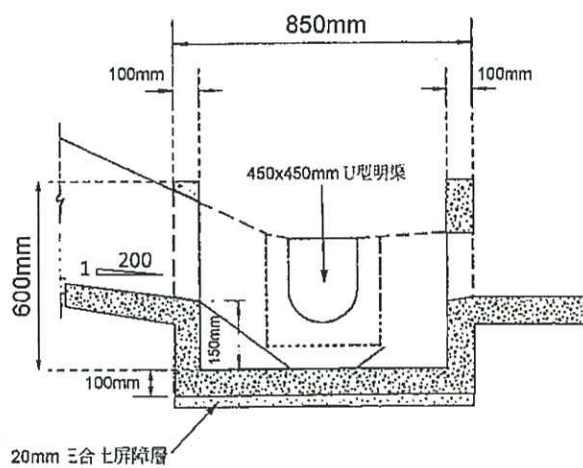
U型明渠橫切面圖



沙井俯視圖

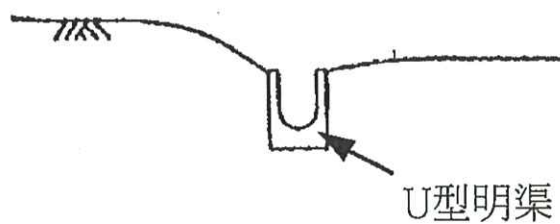


沙井橫切面圖



U型明渠切面略圖

申請地點



### 消防裝置圖則：

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置，並定期進行維護及保養。

詳情請參閱以下圖則。



構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
構築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
構築物C	換電站	約121平方米	不超過7米	一層
構築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

## 消防裝置圖則



緊急照明燈



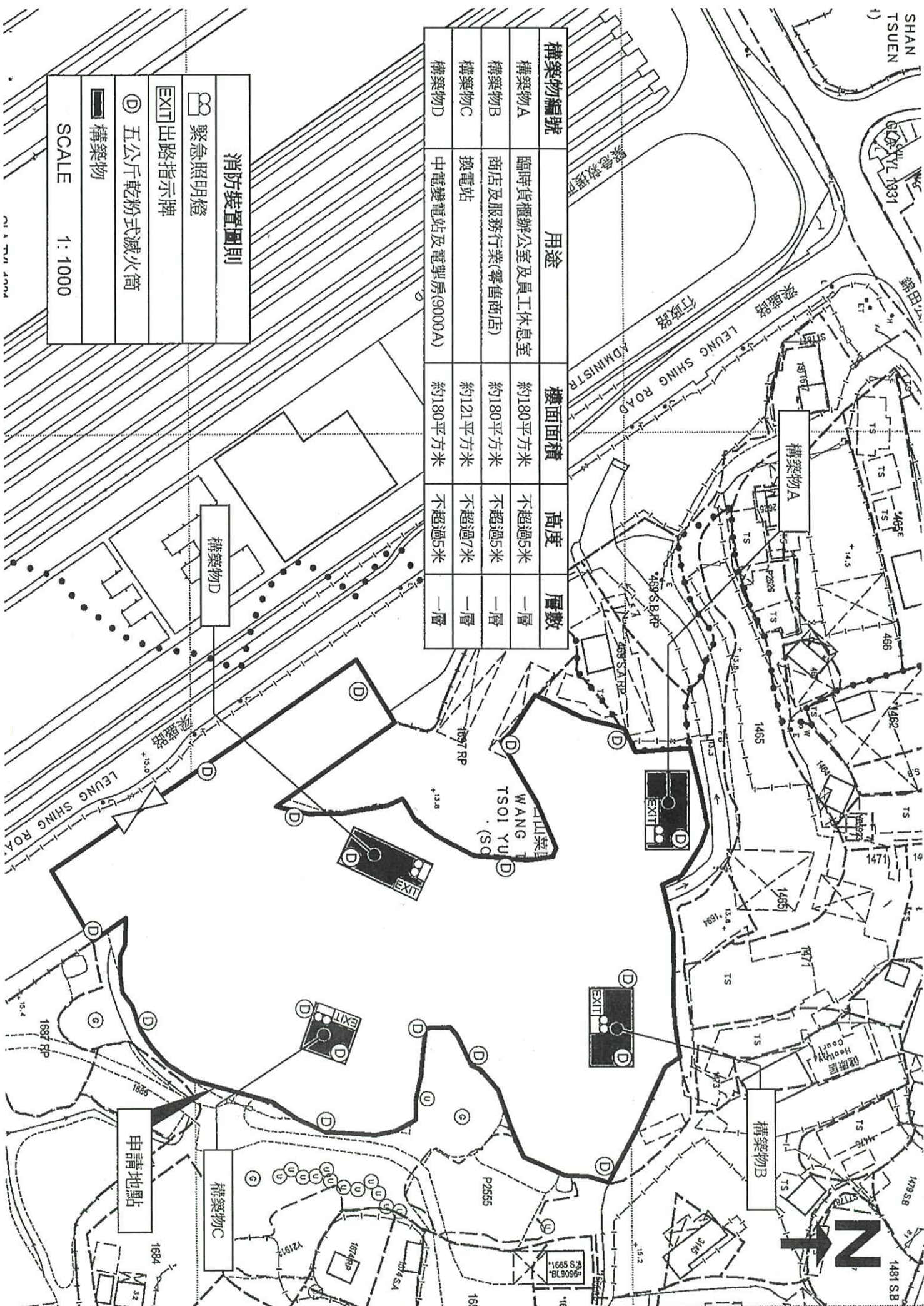
三 出路指示牌

⑤ 五公斤乾粉式滅火筒



國 構 築 物

SCALE 1:1000



### 交通運輸圖則：

申請地點擬議於西面設有一個出入口，出入口寬度約 12 米，與梁盛路連接，通往錦田公路，接駁至元朗道路網。

申請地點內提供下列車位：

- 128 個私家車電動車充電車位，每個車位尺寸約 5 米 x2.5 米；

申請地點預計平均每天約有 128 輛私家車進出，就整體而言，不會提高申請地點附近的汽車流量，不會對附近交通構成影響。車流量詳情請參閱下表：

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	8	20	20	40	30	10	0	0	0	20	8	20	20	20	20	10	10	0	0

申請地點只會停泊私家車，不會停泊貨櫃車或重量超過 5.5 噸的車輛，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。

申請地點內會張貼告示，提醒泊車人士開關車門時要降低聲量及不可響，車輛在停泊期間必須將引擎關閉。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。

詳情請參閱以下圖則。





車輻機動空間  
直徑約16米

申請地點

車輛機動空間  
直徑約16米

交通運輸圖則
● 車輛機動空間
⋈ 出入口
● ● 擬議行車通道
□ 私家庭車單位 (電動車充電車位及等候位)
SCALE 1:1000



## 《梁屋村 1689 停車場使用守則》

任何使用本停車場之人士必須同意及遵守以下之使用條款：

1. 任何人士使用本停車場時，須遵守道路交通法則(香港法則三七四章)。
2. 使用人士必須遵照本公司指示停泊車輛。
3. 使用人士不得滋擾本停車場內之其他車輛。
4. 本停車場只限私家車進入，5.5 噸以上的車輛將不批准進入。
5. 車主/司機必須把車輛停泊於指定車位界線內。
6. 停車場內不准吸煙。
7. 使用人士不得在本停車場內遊蕩。
8. 任何人士停泊車輛或使用本停車場，需自行負責。對停泊車輛所受任何損壞，車輛或車輛物品之被盜竊，任何使用人士或其他人士因任何原因而受傷，本停車場概不負責。
9. 若使用人士在使用本停車場時導致停車場之結構或設施受到破壞或損毀，必須向本停車場賠償維修或更換費用，本停車場擁有評估有關費用之一切權利，若出現拖欠有關費用情況，本停車場會採取適當措施追討。
10. 本停車場有權扣留或移走任何不依條款停泊之車輛及任何停放於停車場內非指定車位之車輛，本停車場會依據香港特別行政區法例向有關車輛徵收罰款，待罰款清繳後，車輛始可放行。若期間車輛或車內物品有任何損失或損毀，本停車場並毋須向任何人士負責任何因此而引起之損失。
11. 在本停車場停泊車輛期間，所有車主/司機須將汽車引擎關掉，及不得響號，開關車門時也要輕力。
12. 本停車場有權拒絕任何人士使用本停車場而毋須給予任何理由。
13. 車主/司機必須遵守及留意上述泊車守則，為更有效管理此停車場令泊車者能有所裨益，本停車場保留在任何時間修訂上述使用條款而不另行通知。



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



有關新界元朗八鄉橫台山梁屋村DD111 LOT NO. 1689S.A (部分), 1689S.B ,  
1689S.B ss.1 , 1689S.C , 1689S.D , 1695 , 1696(部份) 和毗鄰政府土地規劃申  
請補充資料  
30/05/2023 16:59

From: Cheng Johnny <[pplingan@pland.gov.hk](mailto:pplingan@pland.gov.hk)>  
To: "pplingan@pland.gov.hk" <[pplingan@pland.gov.hk](mailto:pplingan@pland.gov.hk)>  
File Ref:

1 attachment



有關新界元朗八鄉橫台山梁屋村DD111 LOT NO. 1689多個地段規劃申請補充資料.pdf

煩請閣下檢閱，並以本次文件內容為準，謝謝。

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，  
1689S.B，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)  
和毗鄰政府土地規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點中的換電站，是裝置有自動化設備的構築物，協助取出電動車中的電池，進行站內充電。
2. 澄清申請地點預計填土厚度約 0.25 米，預計填土面積約 8648 平方米，使用填土物料為瀝青。
3. 修正 S-16III 申請表格部份內容。
4. 修正附帶規劃文件部份內容

隨件附上相關文件，以作參考。

申請人： 中匯智能科技有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵：

日期： 2023 年 05 月 30 日



SHAN  
TSUEN

628 YL 1831

梁盛路

行政路

ERS WEST ROAD

梁盛路

梁盛路

梁盛路

梁盛路

梁盛路

梁盛路

梁盛路

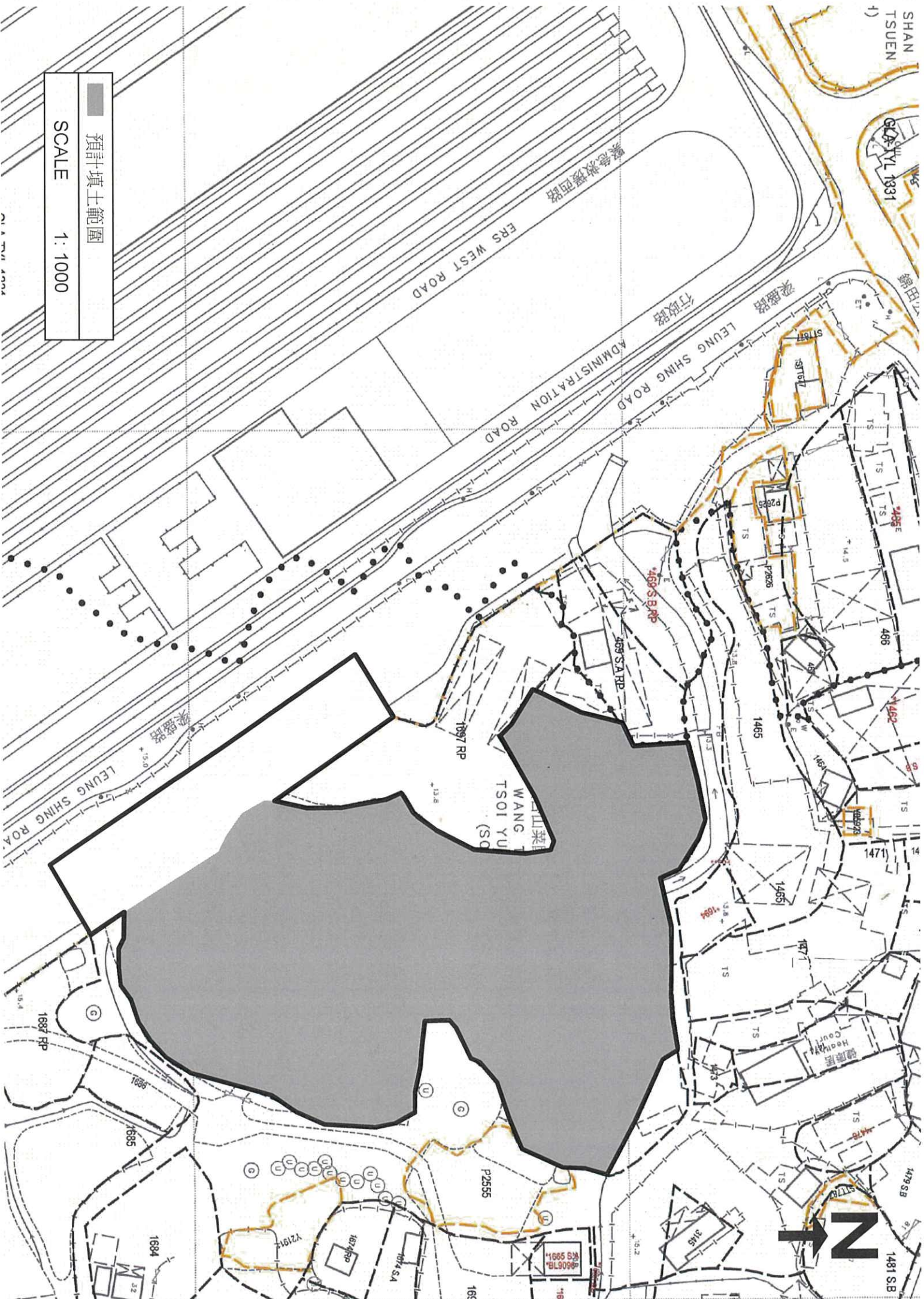
梁盛路

梁盛路



預計填土範圍

SCALE 1:1000





**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	擬議臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施		
	(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	.....
	<input type="checkbox"/> month(s) 個月		.....
<b>(c) Development Schedule 發展細節表</b>			
Proposed uncovered land area 擬議露天土地面積	9322	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	661	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....	
Proposed domestic floor area 擬議住用樓面面積	0	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	661	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	661	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
構築物A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過180平方米，高度不超過5米，單層；			
構築物B：商店及服務行業(零售商店)用途，樓面面積不超過180平方米，高度不超過5米，單層；			
構築物C：換電站用途，樓面面積不超過121平方米，高度不超過7米，單層。			
構築物D：中電變電站及電掣房(9000A)用途，樓面面積不超過180平方米，高度不超過5米，單層。			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	128	.....	
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	8	.....	
Others (Please Specify) 其他 (請列明)		.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位		.....	
Coach Spaces 旅遊巴車位		.....	
Light Goods Vehicle Spaces 輕型貨車車位		.....	
Medium Goods Vehicle Spaces 中型貨車車位		.....	
Heavy Goods Vehicle Spaces 重型貨車車位		.....	
Others (Please Specify) 其他 (請列明)		.....	



Proposed operating hours 擬議營運時間 星期一至星期日，上午6時至晚上11時，公眾假期照常開放			
(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)) 梁盛路經小路進入	
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 8648 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.25 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		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"/>

(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	661 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.067 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	6.7 % <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		136
	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) _____ _____		128     8
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

## 場地設計圖則：

申請地點位於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，1689S.B，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)和毗鄰政府土地，場地面積約 9983 平方米，當中佔用政府土地約 2331 平方米。

申請地點主要作臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施用途，提供 128 個私家車電動車充電車位、8 個中型/重型貨車電動車充電車位。

申請地點上擬議設有 4 個上築物，分別為：

- 構築物 A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 B：商店及服務行業(零售商店)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 C：換電站用途，樓面面積不超過 121 平方米，高度不超過 7 米，單層。
- 構築物 D：中電變電站及電掣房(9000A)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層。

申請地點開放時間為星期一至星期日，上午 6 時至晚上 11 時，公眾假期照常開放。

申請地點不會停泊貨櫃車或重量超過 26 噸的車輛。

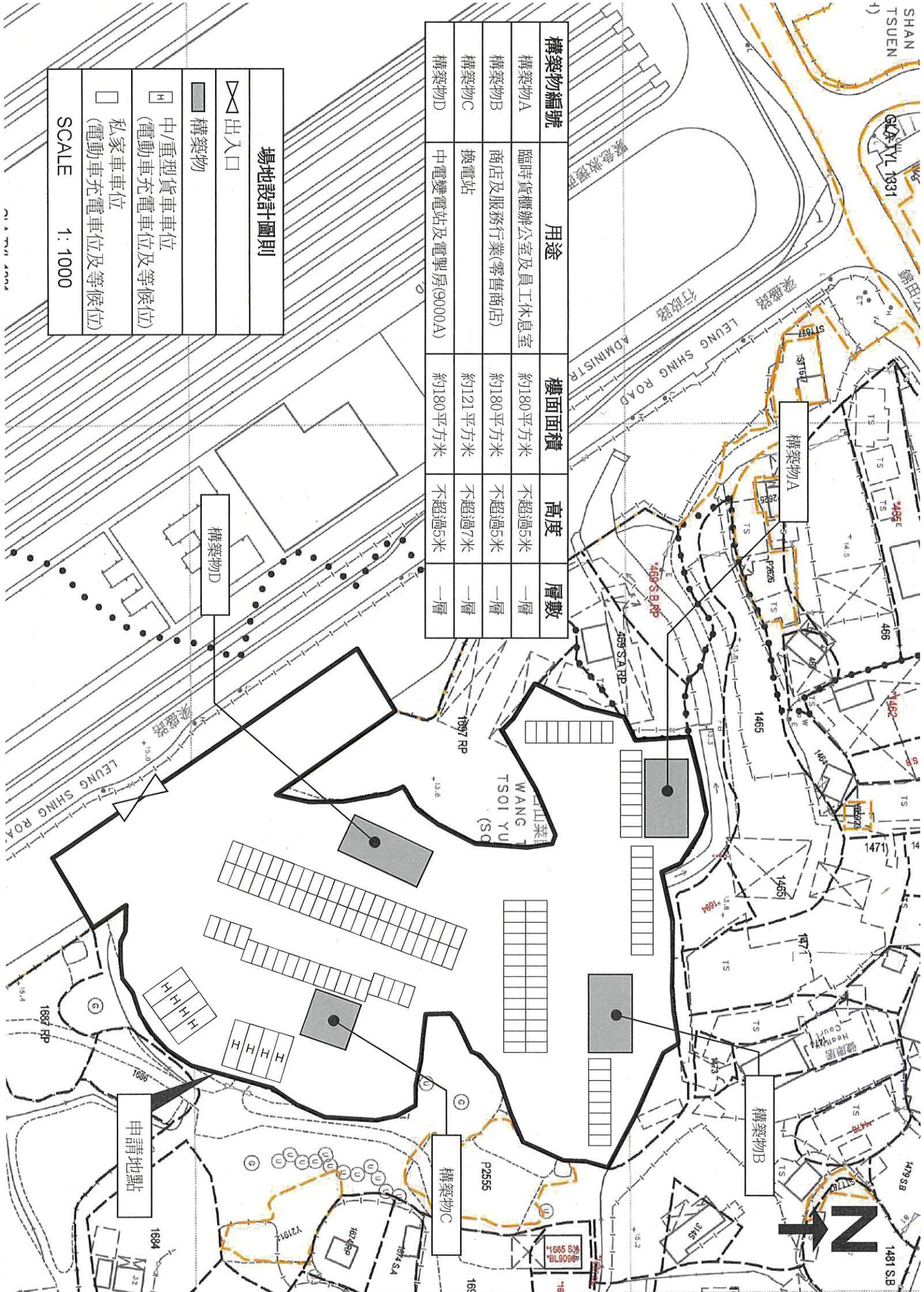
申請地點只為臨時性質，不會取代該區作農業用途的永久規劃意向。

詳情請參閱以下圖則。



建築物編號	用途	樓面面積	高度	層數
建築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
建築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
建築物C	換電站	約121平方米	不超過5米	一層
建築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

場地設計圖則	
	出入口
	建築物
	中/重型貨車車位
	(電動車充電車位及等候位)
	私家車車位
	(電動車充電車位及等候位)
SCALE 1:1000	





## 交通運輸圖則：

申請地點擬議於西面設有一個出入口，出入口寬度約 12 米，與梁盛路連接，通往錦田公路，接駁至元朗道路網。

申請地點內提供下列車位：

- 128 個私家車電動車充電車位，每個車位尺寸約 5 米 x2.5 米；
- 8 個中型/重型貨車電動車充電車位，每個車位尺寸約 11 米 x3.5 米。

申請地點預計平均每天約有 128 輛私家車和 8 輛中型/重型貨車進出，就整體而言，不會提高申請地點附近的汽車流量，不會對附近交通構成影響。車流量詳情請參閱下表：

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	8	20	20	40	30	10	0	0	0	20	8	20	20	20	20	10	10	0	0

預計申請地點內中型/重型貨車流量時間表																								
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	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	3	0

申請地點只會停泊私家車和中型/重型貨車，不會停泊貨櫃車或重量超過 26 噸的車輛，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。

申請地點內會張貼告示，提醒泊車人士開關車門時要降低聲量及不可響，車輛在停泊期間必須將引擎關閉。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。

詳情請參閱以下圖則。



SHAN  
TSUEN

GLA YL 1331

豪逸豪逸西路

ERS WEST ROAD

行政路

ADMINISTRATION ROAD

### 交通運輸圖則

● 車輛機動空間

⋈ 出入口

●● 擬議行車通道

⊞ 中/重型貨車車位  
(電動車充電車位及等候位)

□ 私家車車位  
(電動車充電車位及等候位)

SCALE 1:1000

車輛機動空間  
直徑約16米

WANG  
TSOI YU  
(SO)

申請地點

車輛機動空間  
直徑約16米

N



## 《梁屋村 1689 停車場使用守則》

任何使用本停車場之人士必須同意及遵守以下之使用條款：

1. 任何人士使用本停車場時，須遵守道路交法則(香港法則三七四章)。
2. 使用人士必須遵照本公司指示停泊車輛。
3. 使用人士不得滋擾本停車場內之其他車輛。
4. 本停車場只限私家車和中型/重型貨車進入，26 噸以上的車輛將不批准進入。
5. 車主/司機必須把車輛停泊於指定車位界線內。
6. 停車場內不准吸煙。
7. 使用人士不得在本停車場內遊蕩。
8. 任何人士停泊車輛或使用本停車場，需自行負責。對停泊車輛所受任何損壞，車輛或車輛物品之被盜竊，任何使用人士或其他人士因任何原因而受傷，本停車場概不負責。
9. 若使用人士在使用本停車場時導致停車場之結構或設施受到破壞或損毀，必須向本停車場賠償維修或更換費用，本停車場擁有評估有關費用之一切權利，若出現拖欠有關費用情況，本停車場會採取適當措施追討。
10. 本停車場有權扣留或移走任何不依條款停泊之車輛及任何停放於停車場內非指定車位之車輛，本停車場會依據香港特別行政區法例向有關車輛徵收罰款，待罰款清繳後，車輛始可放行。若期間車輛或車內物品有任何損失或損毀，本停車場並毋須向任何人士負責任何因此而引起之損失。
11. 在本停車場停泊車輛期間，所有車主/司機須將汽車引擎關掉，及不得響號，開關車門時也要輕力。
12. 本停車場有權拒絕任何人士使用本停車場而毋須給予任何理由。
13. 車主/司機必須遵守及留意上述泊車守則，為更有效管理此停車場令泊車者能有所裨益，本停車場保留在任何時間修訂上述使用條款而不另行通知。





致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/955 規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點內的水平高度大約是+15.80mPD，加上填土約 0.25m，因此構築物高度不超過 +23.05mPD。
2. 提供申請地點與石崗軍營機場跑道的直線距離(見附件一)。
3. 修正申請地點出入口位置(見附件二)。
4. 澄清申請地點有足夠的空間，提供給車輛進行機動調頭(見附件二)。
5. 申請地點北面有一個巴士站和小巴站，距離申請地點約 267 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內(見附件三)。
6. 申請人和土地使用者承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。
7. 消防緊急中斷電力開關將會設置在申請地點的電動汽車充電設施附近及構築物 A 內，以提高安全保障(見附件四)。
8. 由於需要在是次規劃申請獲批後才能夠向中電公司提出於申請地點內設置變壓器，因此現時未能提供相關的變壓器樣式予部門審閱，但申請人承諾在是次申請獲批後，會馬上向中電公司提出要求提供變壓器樣式圖則，以供相關部門審閱。
9. 就有關政府部門提出需要提供交通報告和渠道報告文件的事宜，在經過與發展局及運輸及物流局方面商討後，申請人會在是次規劃申請獲批後以附帶條件方式盡快提供。
10. 澄清申請地點中的構築物是停車場的附屬設施。
11. 澄清非電動車可以進入申請地點進行停泊。
12. 澄清申請地點中的臨時貨櫃辦公室及員工休息室用途的構築物只作員工短暫休息之用，不提供任何住宿服務。
13. 修正擬議填土面積和範圍(見附件五)。
14. 申請地點會採用緩解措施以減低中/重型貨車對附近環境的影響，包括在申請地點邊界設置隔音圍板、使用瀝青鋪設場地地面。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司  
通訊地址：  
傳真號碼：  
聯絡電話：  
電郵：  
日期： 2023 年 06 月 15 日





石崗軍營

機場跑道

550.27 米

石崗列車停放處及  
緊急救援處

行政路

橫台山

豐盈小築  
鹿苑

翠苑

梁屋村

申請地點

NOT TO SCALE



SHAN  
TSUEN

SC 1831

附件(二)

建築物A

建築物B

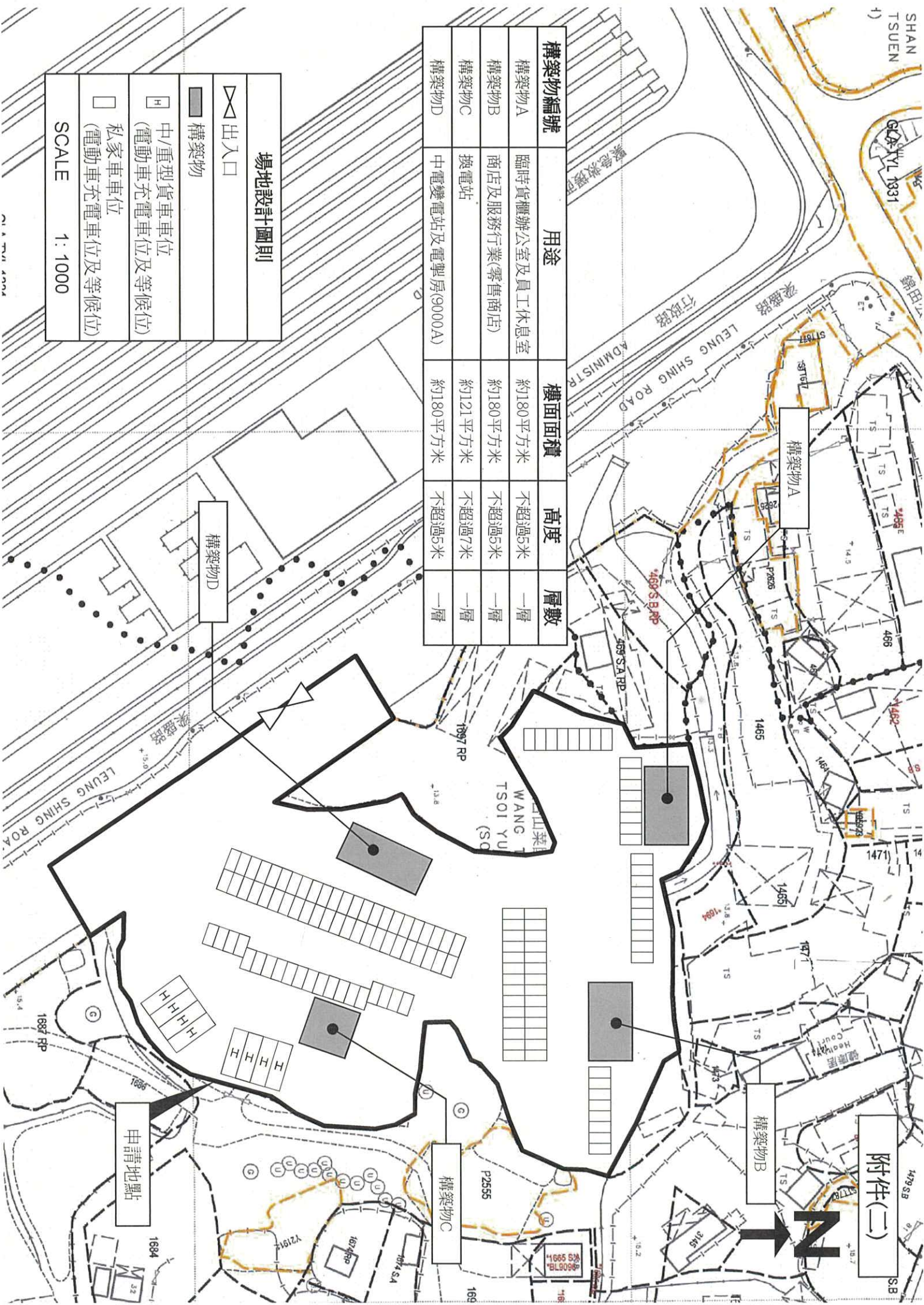
建築物C

建築物D

申請地點

建築物編號	用途	樓面面積	高度	層數
建築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
建築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
建築物C	換電站	約121平方米	不超過7米	一層
建築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

場地設計圖則	
	出入口
	建築物
	中/重型貨車車位
	(電動車充電車位及等候位)
	私家車車位
	(電動車充電車位及等候位)
SCALE 1: 1000	








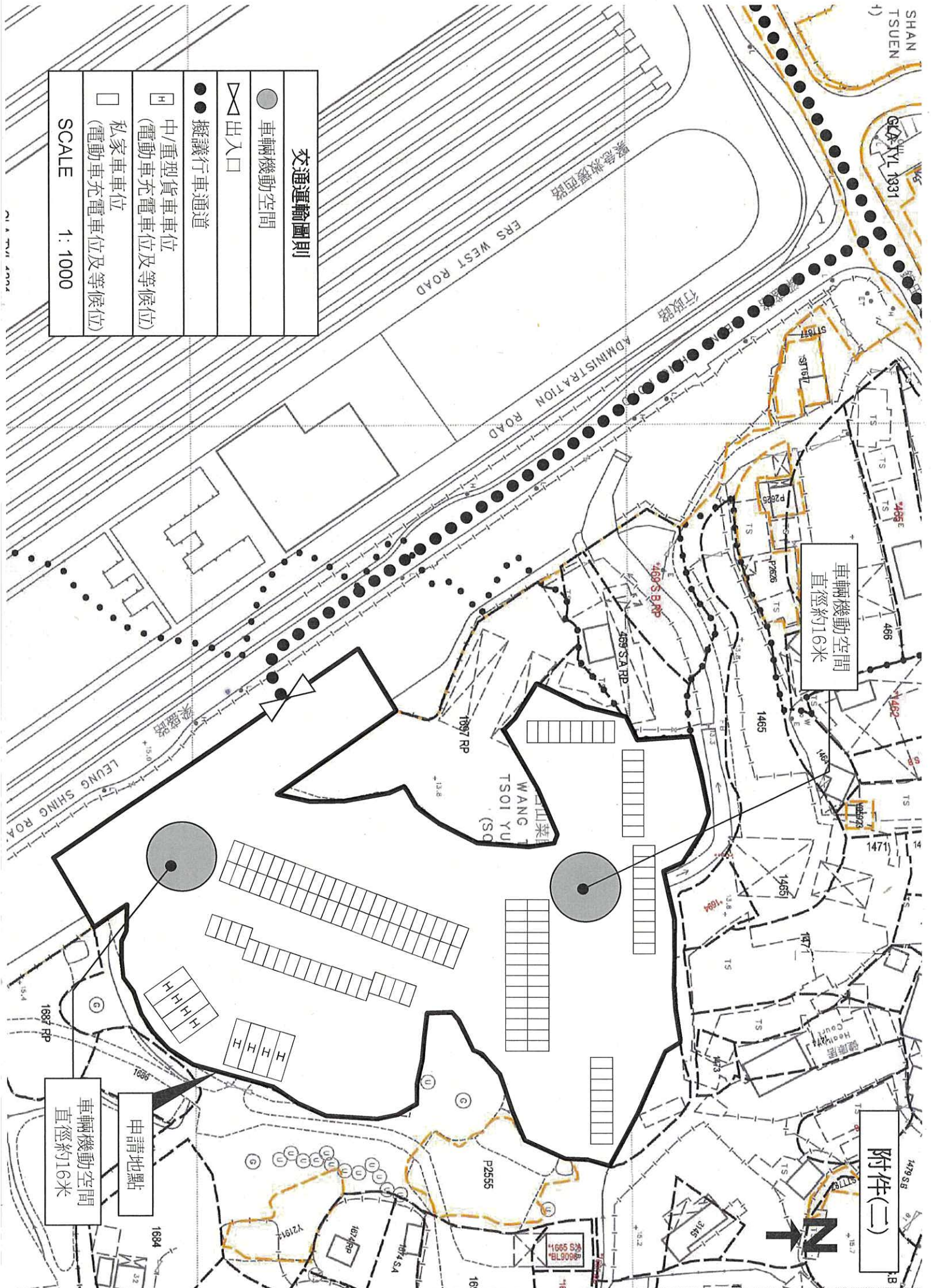


車輛機動空間  
直徑約16米

車輛機動空間  
直徑約16米

申請地點

交通運輸圖則	
	車輛機動空間
	出入口
	擬議行車通道
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE 1:1000	











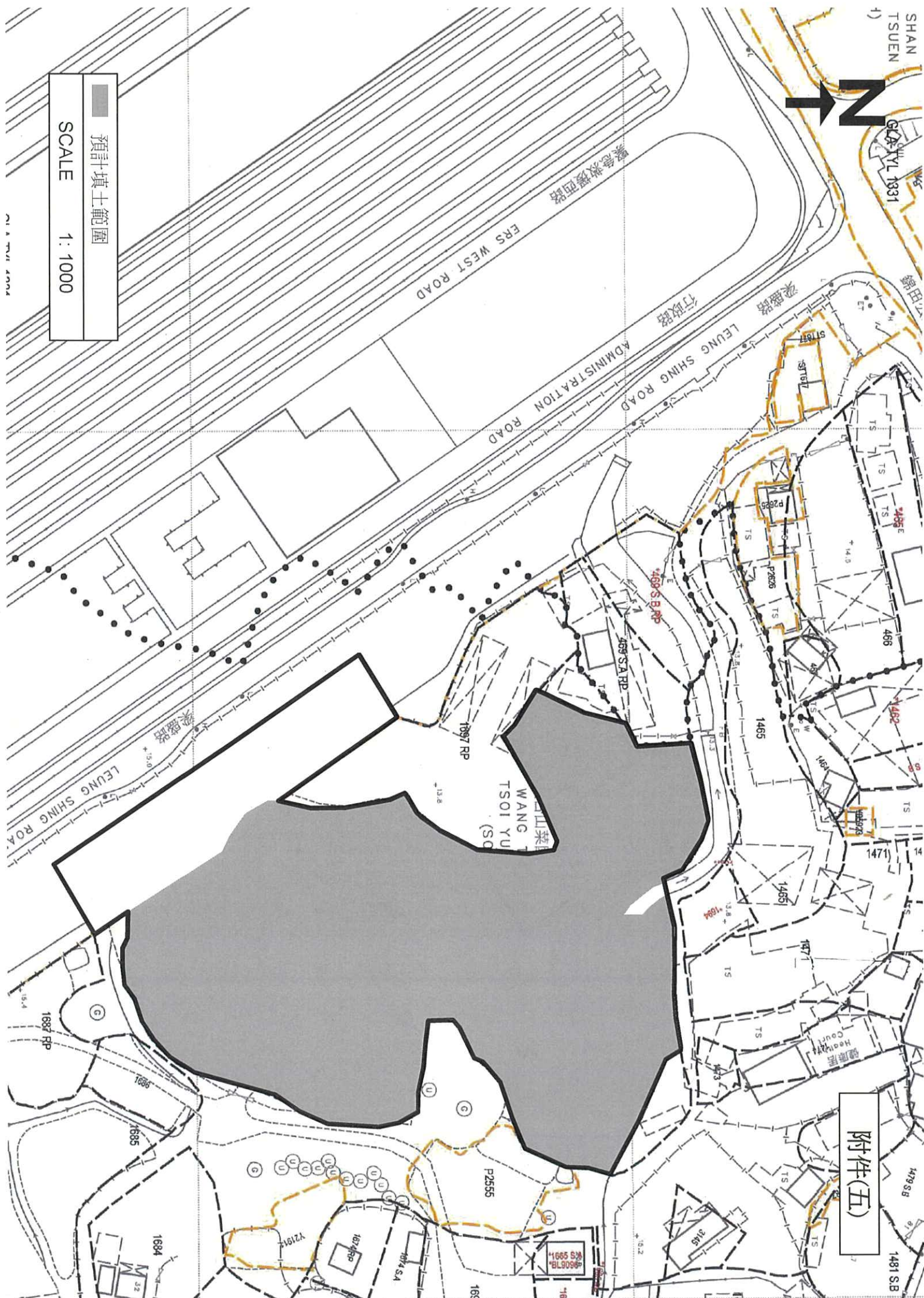


SHAN  
TSUEN

628 YL 1831



預計填土範圍  
SCALE 1:1000





Proposed operating hours 擬議營運時間 星期一至星期日，上午6時至晚上11時，公眾假期照常開放			
(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)) 梁盛路經小路進入	
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 8617 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.25 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 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"/>		
	..... .....		

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

### 有關 A/YL-PH/955 規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點內的水平高度大約是+15.80mPD，加上填土約 0.25m，因此構築物高度不超過+23.05mPD。
2. 提供申請地點與石崗軍營機場跑道的直線距離(見附件一)。
3. 修正申請地點出入口位置(見附件二)。
4. 澄清申請地點有足夠的空間，提供給車輛進行機動調頭(見附件二)。
5. 申請地點北面有一個巴士站和小巴士站，距離申請地點約 245 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內(見附件三)。
6. 申請人和土地使用者承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。
7. 消防緊急中斷電力開關將會設置在申請地點的電動汽車充電設施附近及構築物 A 內，以提高安全保障，並提供中電公司所供應的變壓器類型(見附件四)。
8. 就有關政府部門提出需要提供渠道報告文件的事宜，在經過與發展局及運輸及物流局方面商討後，申請人會在是次規劃申請獲批後以附帶條件方式盡快提供。
9. 提供交通報告文件(見附件五)。
10. 回覆環保署意見文件(見附件六)。
11. 澄清申請地點中的構築物是停車場的附屬設施。
12. 澄清非電動車可以進入申請地點進行停泊。



13. 澄清申請地點中的臨時貨櫃辦公室及員工休息室用途的構築物只作員工短暫休息之用，不提供任何住宿服務。
14. 修正擬議填土面積和範圍(見附件七)。
15. 申請地點會採用緩解措施以減低中/重型貨車對附近環境的影響，包括在申請地點邊界設置隔音圍板、使用瀝青鋪設場地地面。
16. 申請地點中的 8 個中型/重型貨車電動車充電車位設置於申請地點南面，遠離北面的民居聚落。
17. 澄清申請地點中的中型/重型貨車流動每天不超過 16 架次。
18. 提供申請地點邊界設置隔音圍板的位置圖則(見附件八)。
19. 澄清申請地點的填土工作不會對附近現有河道構成負面影響。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司

通訊地址：

傳真號碼：

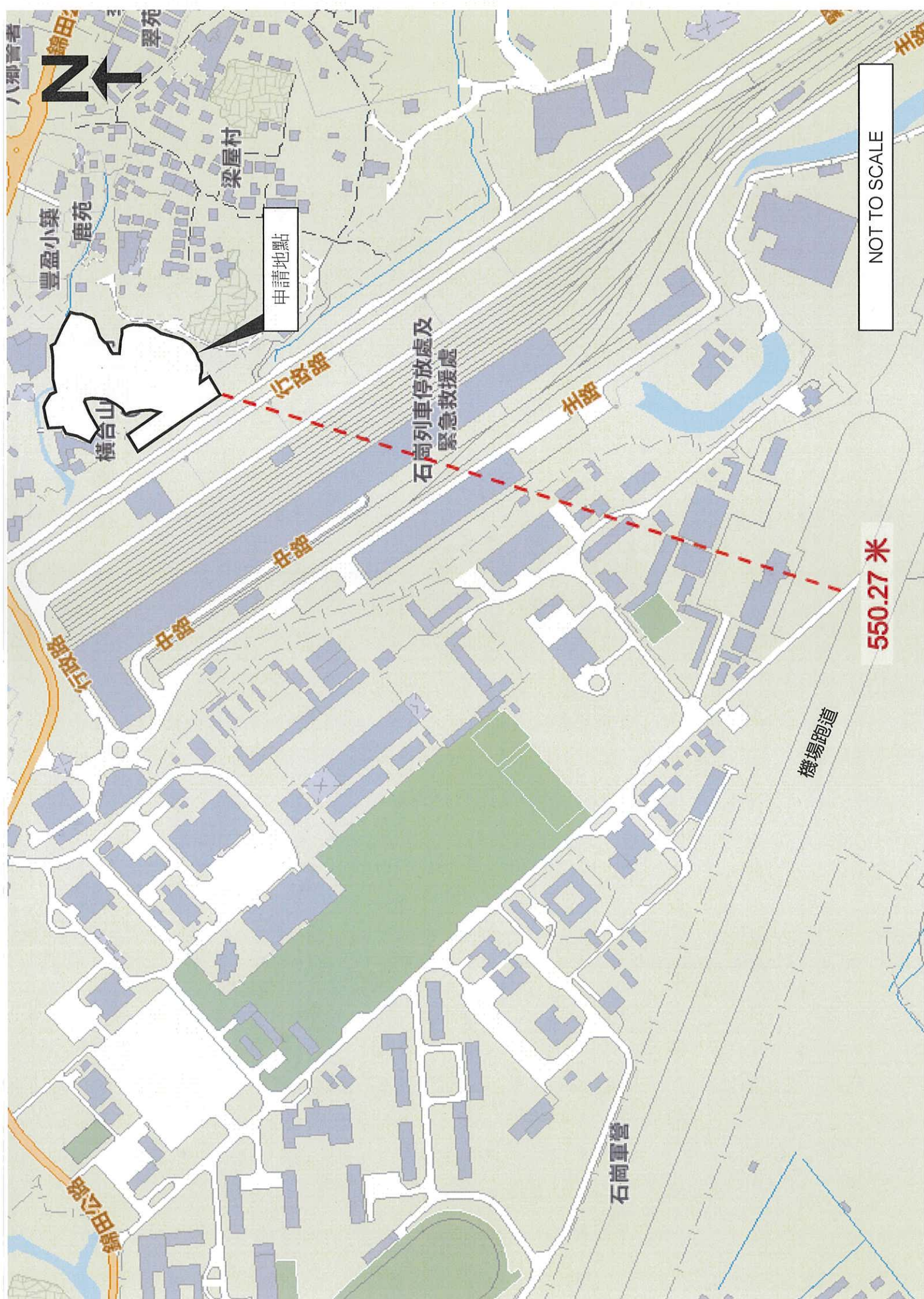
聯絡電話：

電郵：

日期： 2023 年 07 月 11 日

# 附件一





申請地點

石崗列車停放處及  
緊急救援處

NOT TO SCALE

550.27 米

機場跑道

石崗軍營

行政路

錦田公路

豐盈小築

鹿苑

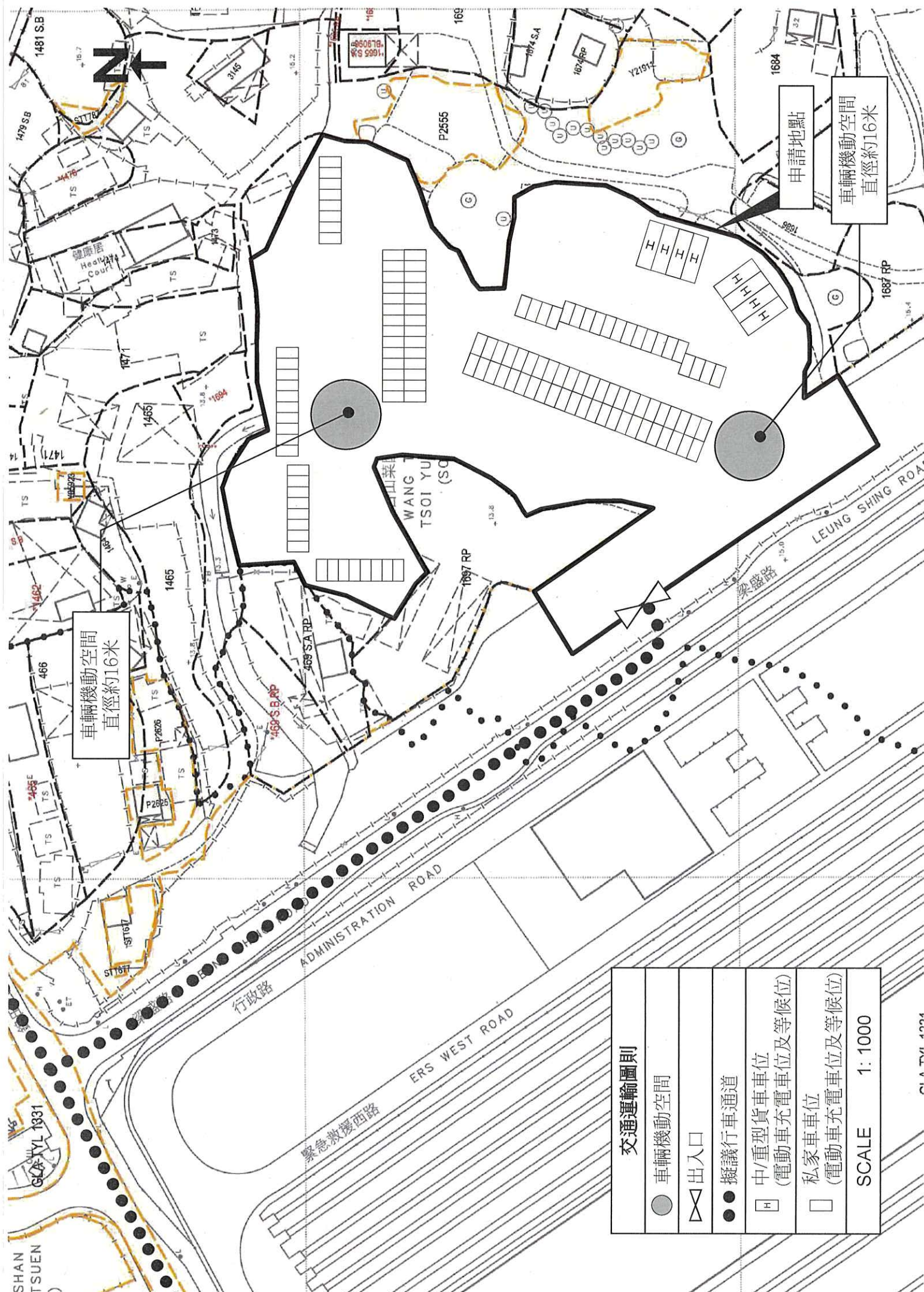
翠苑

梁屋村

橫台山

# 附件二





車輛機動空間  
直徑約16米

申請地點  
車輛機動空間  
直徑約16米

交通運輸圖則	
	車輛機動空間
	出入口
	擬議行車通道
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE	1: 1000

# 附件三

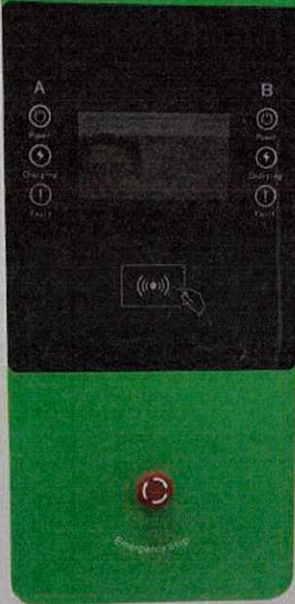




# 附件四



[www.new-energyap.com](http://www.new-energyap.com)



**NEW ENERGY**  
ASIA PACIFIC



DC Charging Station

← Leung, Vivian Sin Yee



收件者: ChenVincent 及其他 8 位



## RE: Comments from Fire Services Department for Leung Uk Tsuen

2023年7月7日 週五 18:41

Hi Vincent.

As discussed with Kenji during site visit yesterday, for (b), CLP will adopt Silicon Oil type of transformer in this project.

Regards

Vivian

---

**From:** ChenVincent

<[REDACTED]>

**Sent:** Friday, July 7, 2023 10:41 AM





# 附件五

Proposed Temporary Shop and Services  
(Convenience Store), Public Vehicle Park  
(Excluding Container Vehicle) cum Electric  
Vehicle Charging Station with Ancillary Facilities  
for a Period of 3 Years and Filling of Land in  
"Agriculture" Zone, Lots 1689 S.A (Part), 1689  
S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695,  
1696 (Part) in D.D. 111 and Adjoining  
Government Land, Leung Uk Tsuen, Pat Heung,  
Yuen Long  
Traffic Technical Note

2023/7/6



## **1. Introduction**

### **1.1 Background**

The owner of various lots in DD111 and adjoining Government Land located at Wang Toi Shan Tsoi Yuen Tsuen (South) intends to develop the site into a temporary public carpark with 128 and 8 car parking spaces for private car and MGV/HGV respectively.

Tin Lee Consulting (HK) Limited was commissioned by the Applicant to carry out a Traffic Technical Note, which forms part of the planning application for the proposed development.

The purpose of this technical note is to assess the traffic and transport implications of the proposed development on the surrounding road network and transport facilities.

## **2. The Proposed Development**

### **2.1 The Site**

The subject site is bounded by Kam Tin Road to the north and east and Leung Shing Road to the west. The site area is about 10,720 sqm.

According to the Approved Pat Heung Outline Zoning Plan (S/YL-PH/11), the zoning of the site area of the proposed development is "Agriculture". The Site location is illustrated in **Figure 1**.

### **2.2 The Proposed Development**

The site will be developed into temporary public carpark, which will comprise of 128 and 8 car parking spaces for private car and MGW/HGV respectively. Each parking space will be equipped with EV charging stalls.

The internal layout has been shown in **Figure 2.1**.



### **3. Existing Traffic Situation**

#### **3.1 Existing Road Network**

The existing access to the Application Site is from Kam Tin Road via Leung Shing Road. The Proposed Development will provide a direct access from Leung Shing Road to the Application Site.

Leung Shing Road is a single-track access road (with passing bays) about 6m width running in the north-south direction. It links Kam Tin Road on the north and Ko Sheung Road on the south.

Kam Tin Road is classified as a rural road which is mainly a single-two carriageway running in north-south direction. It is a prime access road from Yuen Long, Sheung Shui and Tai Po to/from Shek Kong and Pat Heung.

#### **3.2 Public Transport**

The public transport facilities in the vicinity have been shown in Figure 2.

#### **3.3 Traffic Count Surveys**

In order to appraise the existing traffic conditions, classified turning movement count surveys have been carried out at Leung Shing Road, on 4 July 2023 from 7:30am to 9:30am in the morning and from 17:00pm to 19:00pm in the evening. The morning and evening peak hours of the road network have been identified as 8:30am to 9:30am and 17:30pm to 18:30pm, respectively. The 2023 observed peak hours traffic flows in the study area are presented in Figure 3.1

## 4. Future Traffic Situation

### 4.1 2026 Design Year Traffic Situation

Since 3 years of temporary waiver would be applied for the proposed development, year 2026 is adopted as the design year of this study.

### 4.2 Development Traffic Generation

For the proposed development, reference was made to a in-house traffic survey record for the temporary public car park in Lot 1495 S.B. RP in D.D. 76, Ng Uk Tsuen, Sha Tau Kok Road, Fanling with 34 nos. of parking spaces, in October 2022. The development traffic for the proposed development has been shown in Table 4.1

**Table 4.1 – Development Traffic Generation**

	Generation		Attraction	
	AM Peak	PM Peak	AM Peak	PM Peak
Trip Rate (PCU /Parking Space)	0.2500	0.0367	0.0441	0.1103
Trips (PCU)	34	5	6	15

Based on the adopted trip rates and the parameters of the proposed 136 no. of parking spaces, the estimated traffic generations and attractions due to the proposed development are summarized in Table 4.1. The Auxiliary development inside the site such as back-up patrol room and small retail shops would not generate/ attract additional traffic.

### 4.3 Regional Traffic Growth

For the estimation of traffic flows in the design year of 2026, it is proposed to adjust the existing traffic flows to take into account of the natural traffic growth which is related to the increase in car usage.



### Annual Traffic Census (ATC)

Reference has been made to the 2017 to 2021 Annual Traffic Census Reports. The traffic data recorded at counting stations adjacent to the Site are shown in Table 4.2.

**Table 4.2 - Annual Traffic Census Data**

Stn. No.	Road	Road Section		AADT <sup>1</sup>					Average Growth 2017-2021
		From	To	2017	2018	2019	2020	2021	
5254	Kam Tin Road	Fan Kam Road	Kam Sheung Road Eastern Junction	14,540 (+1.8%)	15,210 (+1.5%)	16,510 (+4.2%)	18,330 (+1%)	19,540 (+2.2%)	5.07%
6110	Kam Tin Bypass	Kam Tin Road	Kam Tin Road	14,120 (+0.8%)	15,470 (+9.6%)	14,990 (-3.1%)	12,810 (-14.6%)	12,450 (-2.8%)	-3.10%
6212	Fan Kam Road	Kam Tin Road	Fanling Highway	10,780 (+8.4%)	11,570 (7.3%)	11,000 (-5.0%)	12,200 (+11%)	12,450 (+2.1%)	3.67%
6207	Kam Tin Road	Kam Sheung Road Western Junction	Fan Kam Road	22,000 (+2.4%)	20,380 (-7.4%)	21,300 (+4.5%)	21,640 (+1.6%)	23,480 (+8.5%)	-0.07%
Total				59,880 (+0.5%)	63,040 (+5.1%)	63,400 (+0.6%)	65,020 (+2.5%)	64,420 (-0.9%)	1.00%

It is noted from Table 4.4 that the traffic flows record over the past five years shows an overall average annual growth rate of 1.80%. For the purpose of a conservative assessment, an annual growth rate of 2% was adopted. This growth factor will apply on 2023 observed traffic flows.

#### 4.4 Reference and Design Flows

The growth factor will be applied to the 2023 observed peak hours traffic flows to estimate the 2026 reference flows.

The reference and design flows for the design year 2026 are calculated from the following formulae:

2026 Reference Flows (**Fig. 3.2**) = 2023 Observed Flows x (1+2%)<sup>3</sup> (**Fig 3.2**)

2030 Design Flows (**Fig. 3.3**) = 2026 Reference Flows (**Fig. 3.2**) + Proposed Development Traffic (Table 4.1)

**Figure 3.2** shows the 2026 Reference Peak Hours Flows at Leung Shing Road. By adding the net development traffic, **Figure 3.3** shows the 2026 Design Peak Hours Traffic Flows.

As Shown in **Figure 3.3**, the design flows at Leung Shing Road is relatively low and the traffic impact to the vicinity due to the development would be minimal.

## 5. Access Arrangement

A 6.5m wide run in-out would be provided to cater MGV/HGV as shown in **Figure 1.1**. The design and construction of the proposed run in-out would be according to the current Highways Standard.



## 6. Summary and Conclusion

### 6.1 Summary

The subject site is located at Leung Shing Road in Wang Toi Shan Tsoi Yuen Tsuen (South). The Applicant intends to develop the site into a temporary car park with 128 and 8 car parking spaces for private car and MGW/HGV respectively. (hereafter "the proposed development").

In order to appraise the existing traffic conditions, classified turning movement count surveys have been carried out at Leung Shing Road on 4 July 2023 from 7:30am to 9:30am in the morning and from 17:00pm to 19:00pm in the evening. The morning and evening peak hours of the road network have been identified as 8:30am to 9:30am and 17:30pm to 18:30pm, respectively.

Year 2026 is used as the design year of the traffic impact assessment. Based on the historical data, an annual growth rate of 2% was adopted for this study. This growth factor has been applied to the observed traffic flows in 2023 to determine the 2026 anticipated traffic flows.

As Shown in **Figure 3.3**, the design flows at Leung Shing Road is relatively low and the traffic impact to the vicinity due to the development would be minimal.

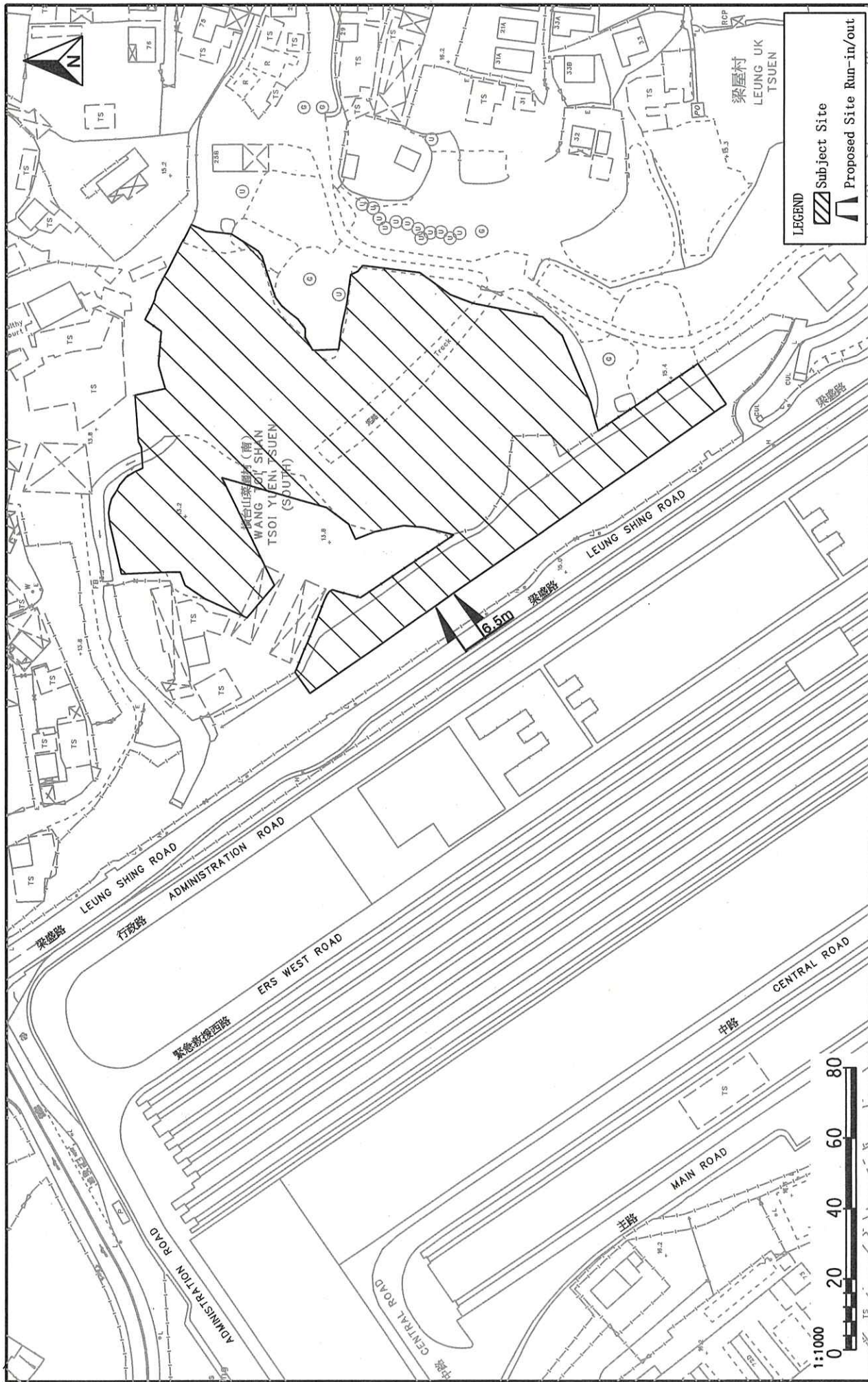
### 6.2 Conclusion

The findings of the traffic impact assessment indicate that the proposed development would not generate unacceptable traffic impact to the surrounding road network. It can therefore be considered that the Proposed Car Park Development is acceptable from the traffic point of view.

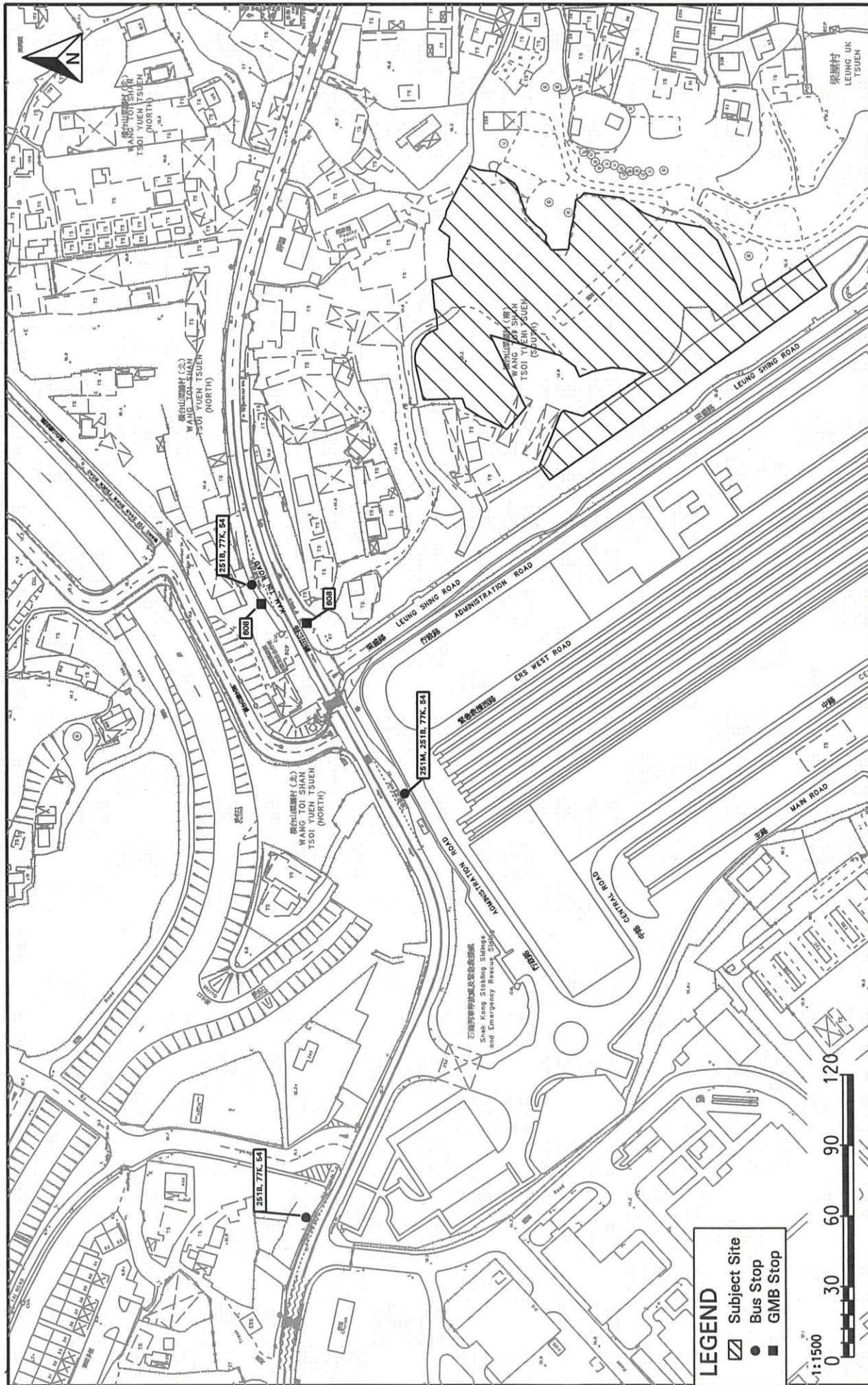












**LEGEND**

- ▨ Subject Site
- Bus Stop
- GMB Stop

Scale: 1:1500

**FIGURE 2**

**PROJECT TITLE :** Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) and Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zones, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B as.1, 1689 S.C, 1689 S.D, 1695, 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long

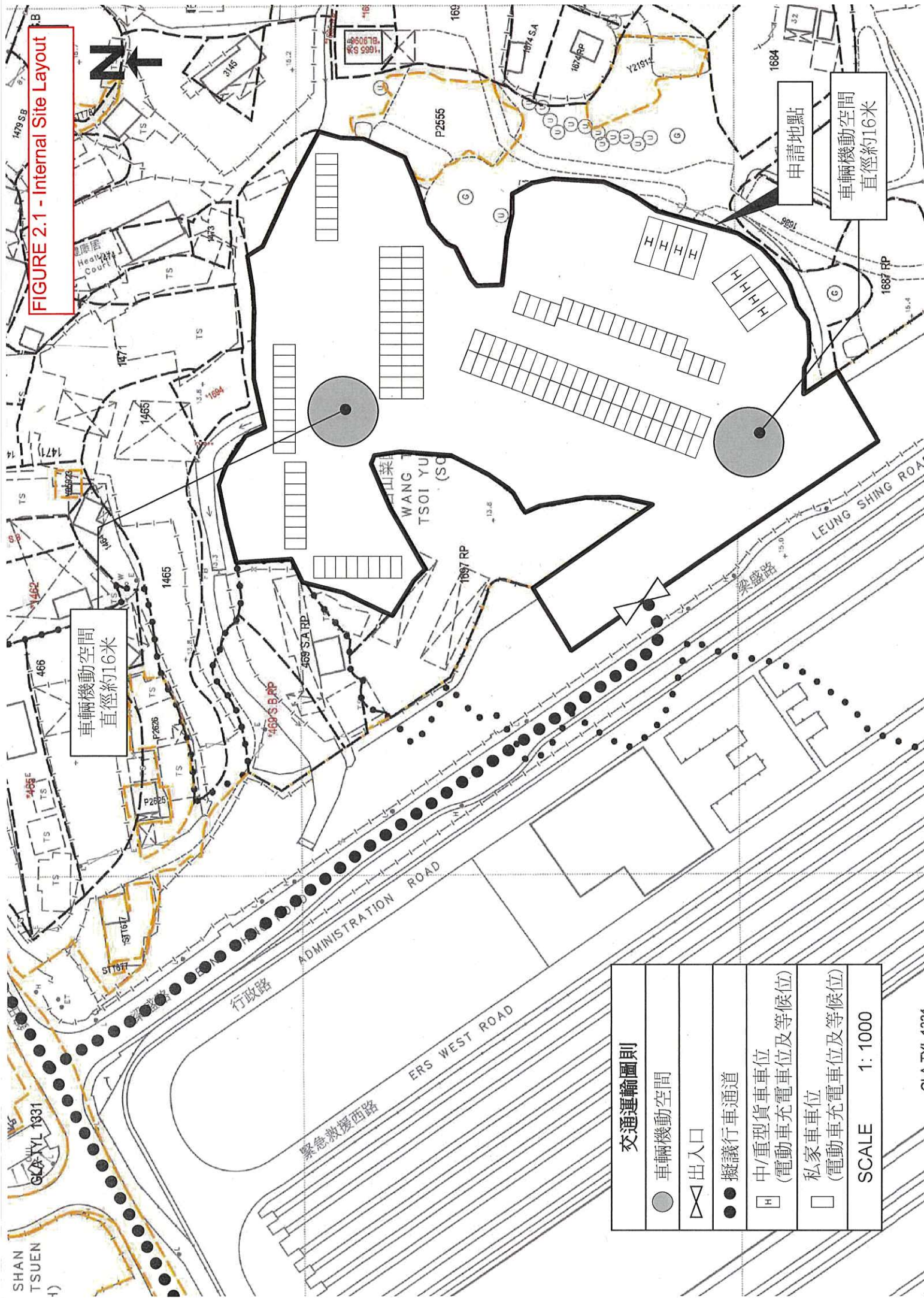
**TIN LEE CONSULTING (HONG KONG) LIMITED**  
天利顧問(香港)有限公司

**DRAWING TITLE :** Existing Franchised Buses and GMB Stops  
Scale: 1:1500

DESIGNED
DRAWN
CHECKED
DATE



FIGURE 2.1 - Internal Site Layout



交通運輸圖則	
	車輛機動空間
	出入口
	擬議行車通道
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE 1: 1000	

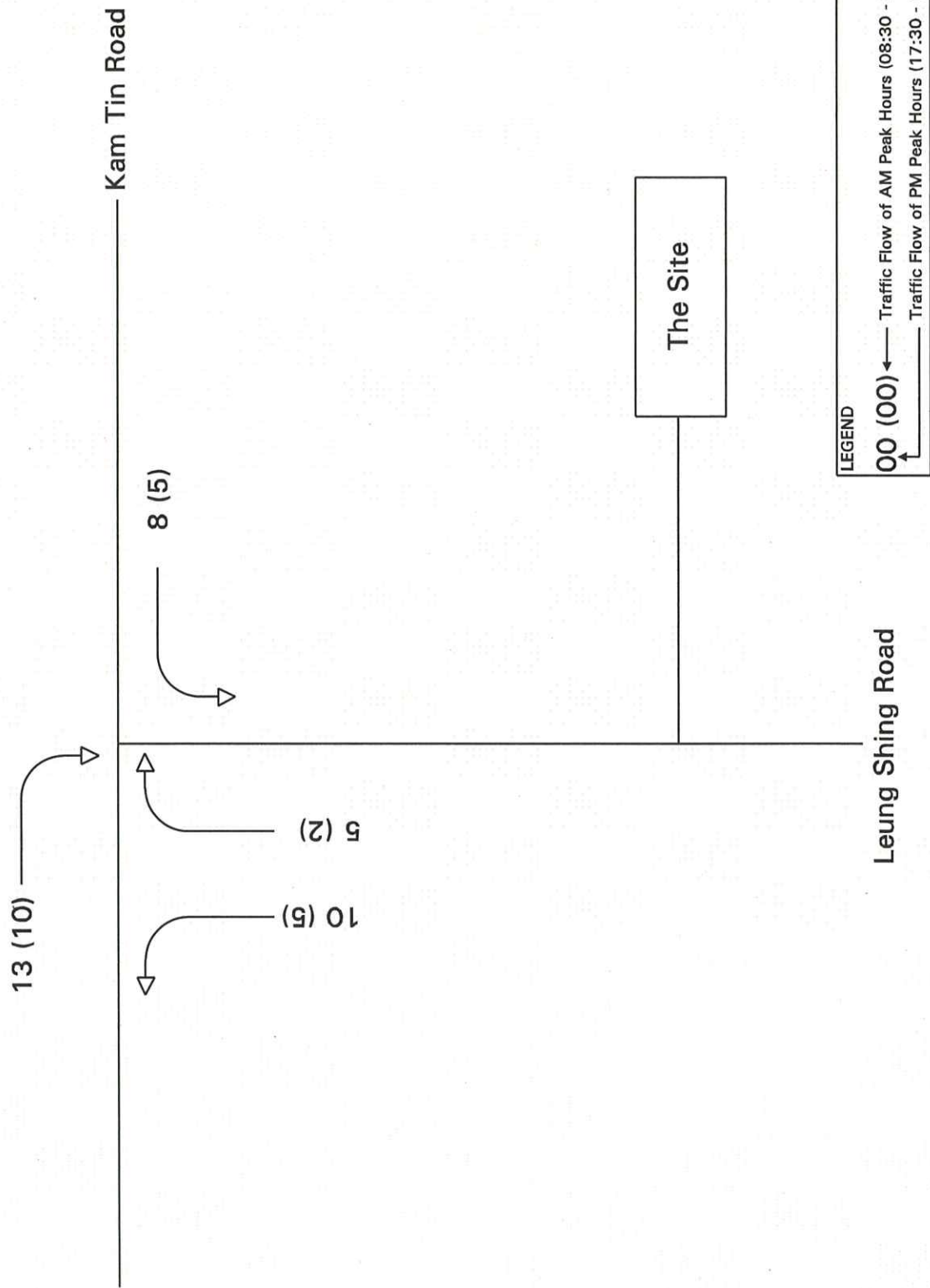


FIGURE 3.1

PROJECT TITLE : Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) and Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in Agriculture Zone, Lots 1689 S.3 (Part), 1689 S.4, 1689 S.5 and 1689 S.6 at 1, 1689 S.C, 1689, S.D, 1695, 1696 (Part) in S.D. 111 and Adjacent Government Land, Leung Uk Tsuen, Fat Chung, Yuen Long

DRAWING TITLE : 2023 Observed Peak Hours Traffic Flows

DESIGNED	
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DATE	



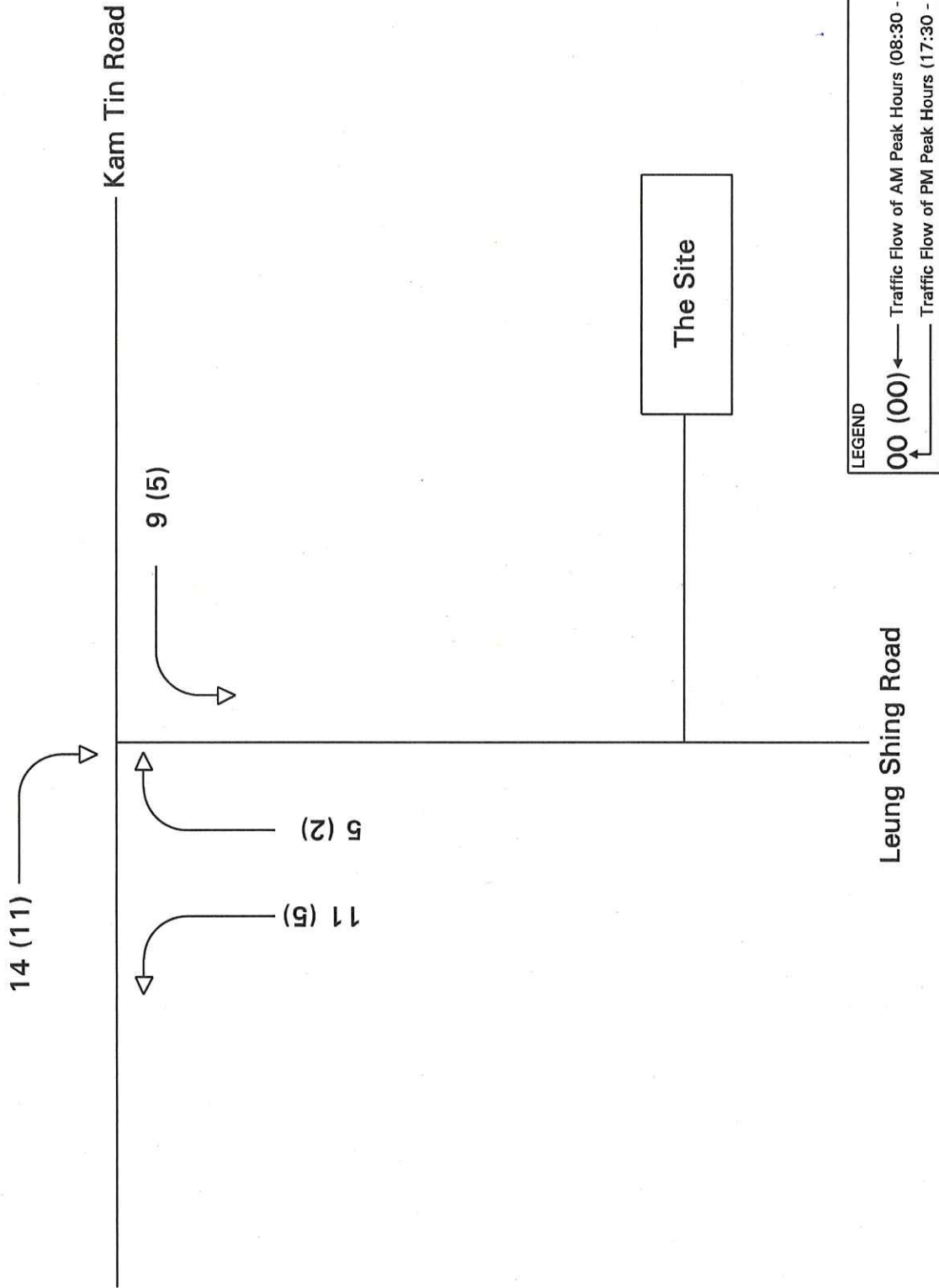


FIGURE 3.2

DESIGNED

DRAWN

CHECKED

DATE

PROJECT TITLE : Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) cum Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B as.1, 1689 S.C, 1689, S.D, 1695, 1696 (Part) in D.D. III and Adjoining Government Land, Leung Uk Tsuen, Yuen Long

DRAWING TITLE : 2026 Reference Peak Hours Traffic Flows





## Comment and Response for the Comment by TD

### Comment by TD:

-I note that the revised location of the run-in/out is away from the passing bay. The applicant is reminded to design the run-in/out with sufficient width to cater for the smooth manoeuvring of MGW/HGV, to the satisfaction of relevant department(s).

### Response by the Applicant:

Noted. A 6.5m run in-out would be provided as shown in Figure 1.2 of the Traffic Technical Note. The run-in out shall be designed and constructed as according to current Highways Standard.

### Comment by TD:

- The applicant shall submit supplementary information to demonstrate that the existing traffic condition could tolerate the additional generated traffic flow arising from the development. The supplementary information shall include: traffic survey of existing traffic flow at Leung Shing Road during peak hours (8:00-10:00 and 17:00-19:00) including the numbers of PC, MGW and HGV, and the envisaged future traffic flow combining existing and development traffic.

### Response by the Applicant:

Please note that a classified traffic survey (in 11 types of vehicles as stipitate in TPDM Volume 2 Chapter 2.3.1.1) at Leung shing Road on 4 July 2023 from 7:30am to 9:30am in the morning and from 17:00pm to 19:00pm in the evening. The morning and evening peak hours of the road network have been identified as 8:30am to 9:30am and 17:30pm to 18:30pm, respectively. Please refer to the Section 3 of the Traffic Technical Note. The observed traffic count at Leung Shing Road is listed as below:-

#### Leung Shing Road Northbound

	PC	LGV	MGV	HGV/ Container/ Bus
AM Peak	4	3	3	0
PM Peak	8	4	4	0

#### Leung Shing Road Southbound

	PC	LGV	MGV	HGV/ Container/ Bus
AM Peak	4	3	3	0
PM Peak	4	3	3	0

# 附件六



S.16 Application No. A/YL-PH/955

**Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) cum Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695, 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long**

Contact Person: KH SIU

Contact Number: 2594 6770

Comments from the Environmental Protection Department  
Please find our comment as appended below.

Reply to EPD

1. What is the planned operation capacity of the battery swapping station? That is how many battery swapping process can be performed during the operating hours daily?  
**Reply : Based on our initial assessment, we estimate that the charging station will have a daily capacity of approximately 6 vehicles during its initial construction phase. From time to time the capacity will then be increased to about 30 vehicles at the end of 2024.**
2. Other than the proposed battery swapping station to be constructed, how many EV chargers will also be equipped for the parking spaces of private cars and goods vehicles respectively.  
**Reply : DC chargers : 15 ; AC chargers : 40**
3. What are the output power of the proposed EV chargers to be installed for these parking spaces?  
**DC Chargers : 180KW  
AC Chargers : 22KW**
4. What are the EV chargers to be served for (internal staff use and/or open to public for charging or others)? Please provide breakdown if available.  
**Reply: The EV chargers will be available for use by our internal staff and public.**
5. Any fee-charging payment will be implemented for these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability in formation, occupancy sensors, etc.) including payment system will be installed?  
**Reply: We have developed a mobile application that enables electric vehicle owners to check the usage status of our charging stations, including the availability of charging spaces, and charging progress. The payment system accepts various payment methods, including credit cards, and various mobile payments.**

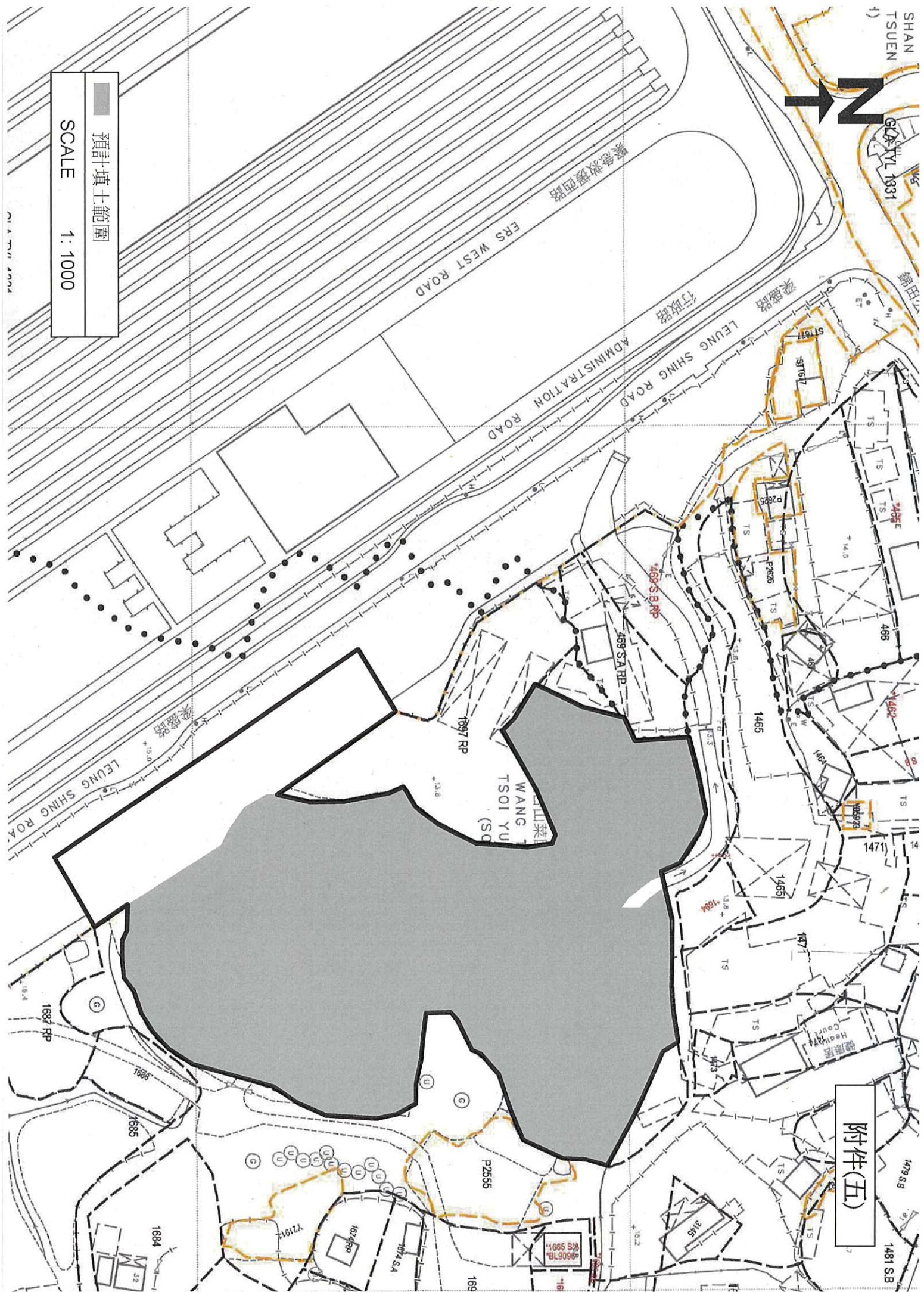
# 附件七



SHAN  
TSUEN  
1831



預計填土範圍  
SCALE 1:1000



附件(五)



Proposed operating hours 擬議營運時間 星期一至星期日，上午6時至晚上11時，公眾假期照常開放 ..... .....			
(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)) 梁盛路經小路進入 ..... <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 ..... ..... ..... 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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 8617 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.25 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
	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 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"/> ..... .....		



# 附件八

附件(五)

健康居  
Healthy  
— Cou

WANG T  
TSOI YU  
(SQ)

# 擬議隔音畫板

SCALE  
1: 1000

1964 1965 1966





致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/955 規劃申請補充資料**

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

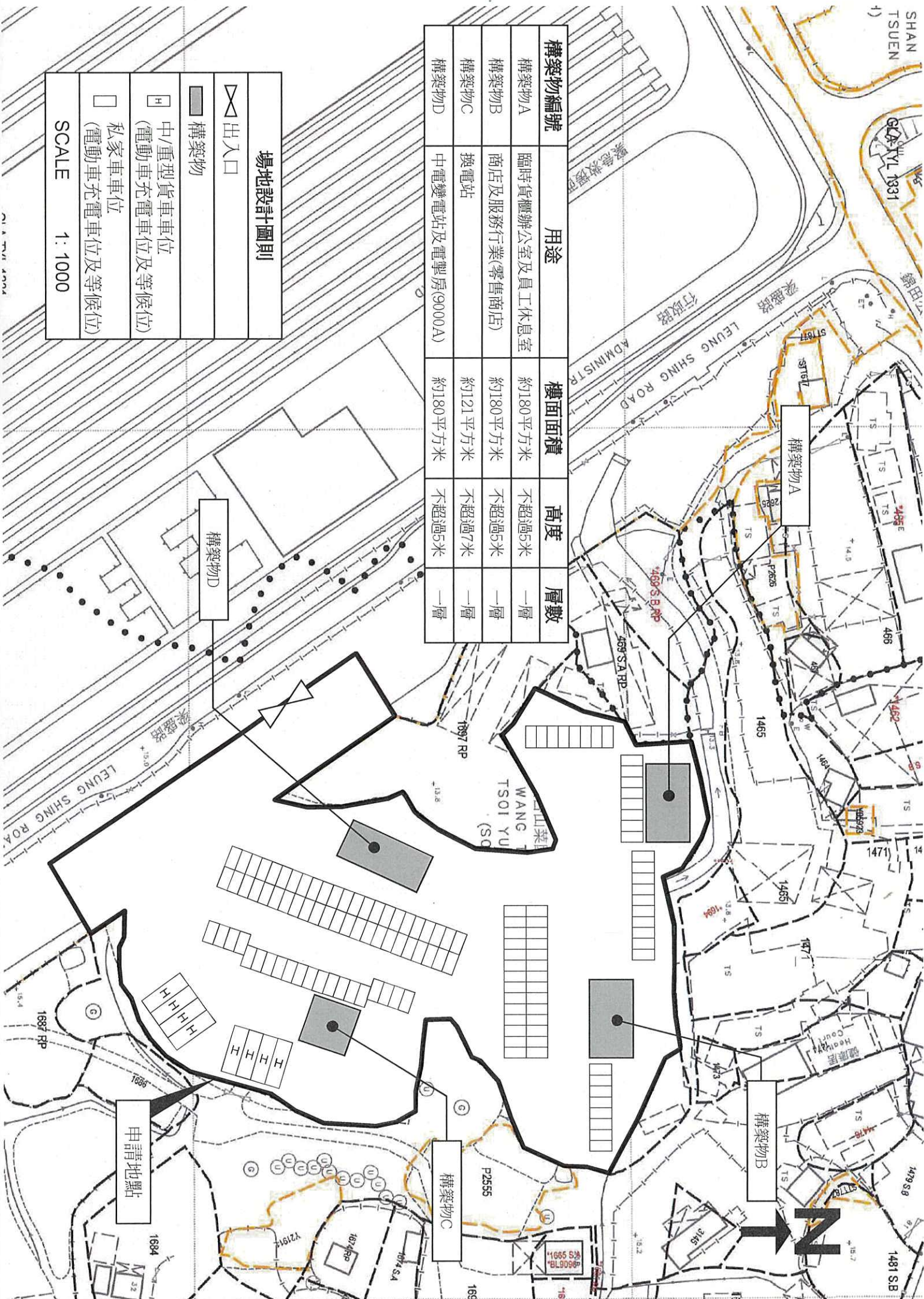
1. 提供更新的場地設計圖則。
2. 澄清消防員開關制將會設置在申請地點的出入口及構築物 A 內，以提高安全保障。
3. 澄清中電公司所供應的變壓器類型為「Silicon Oil Type」。
4. 澄清申請地點中的車位全部可提供充電服務，其中 15 個 DC 充電裝置為 30 個私家車車位提供充電服務，40 個 AC 充電裝置為 8 個中/重型貨車車位及 98 個私家車車位提供充電服務。
5. 澄清申請人所提供的網絡 App 中設置有電子付款方式，包括支付寶、信用卡電子錢包等。
6. 澄清申請地點現場不提供繳款服務。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司  
通訊地址：  
傳真號碼：  
聯絡電話：  
電郵：  
日期： 2023 年 07 月 28 日



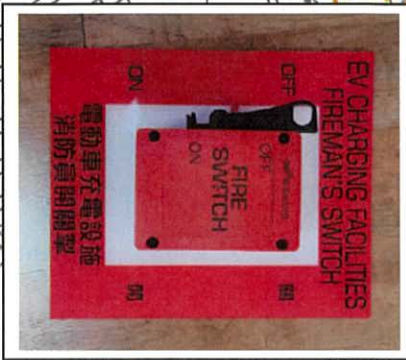
構築物C





GA-XL 1831

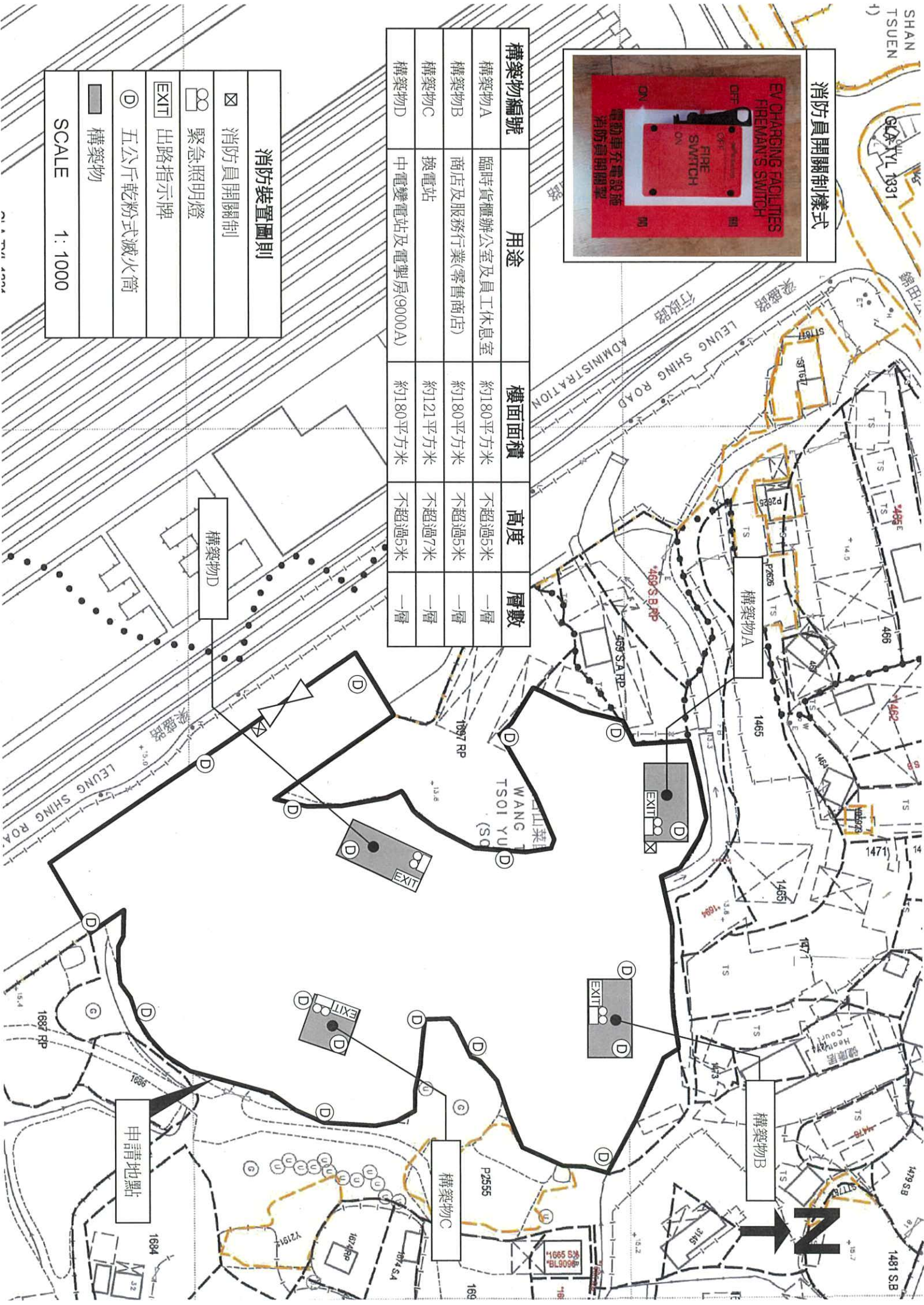
消防員開關制樣式



建築物編號	用途	樓面面積	高度	層數
建築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
建築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
建築物C	換電站	約121平方米	不超過7米	一層
建築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

消防裝置圖則

☒	消防員開關制
☒	緊急照明燈
EXIT	出路指示牌
①	五公斤乾粉式滅火筒
■	建築物
SCALE 1:1000	





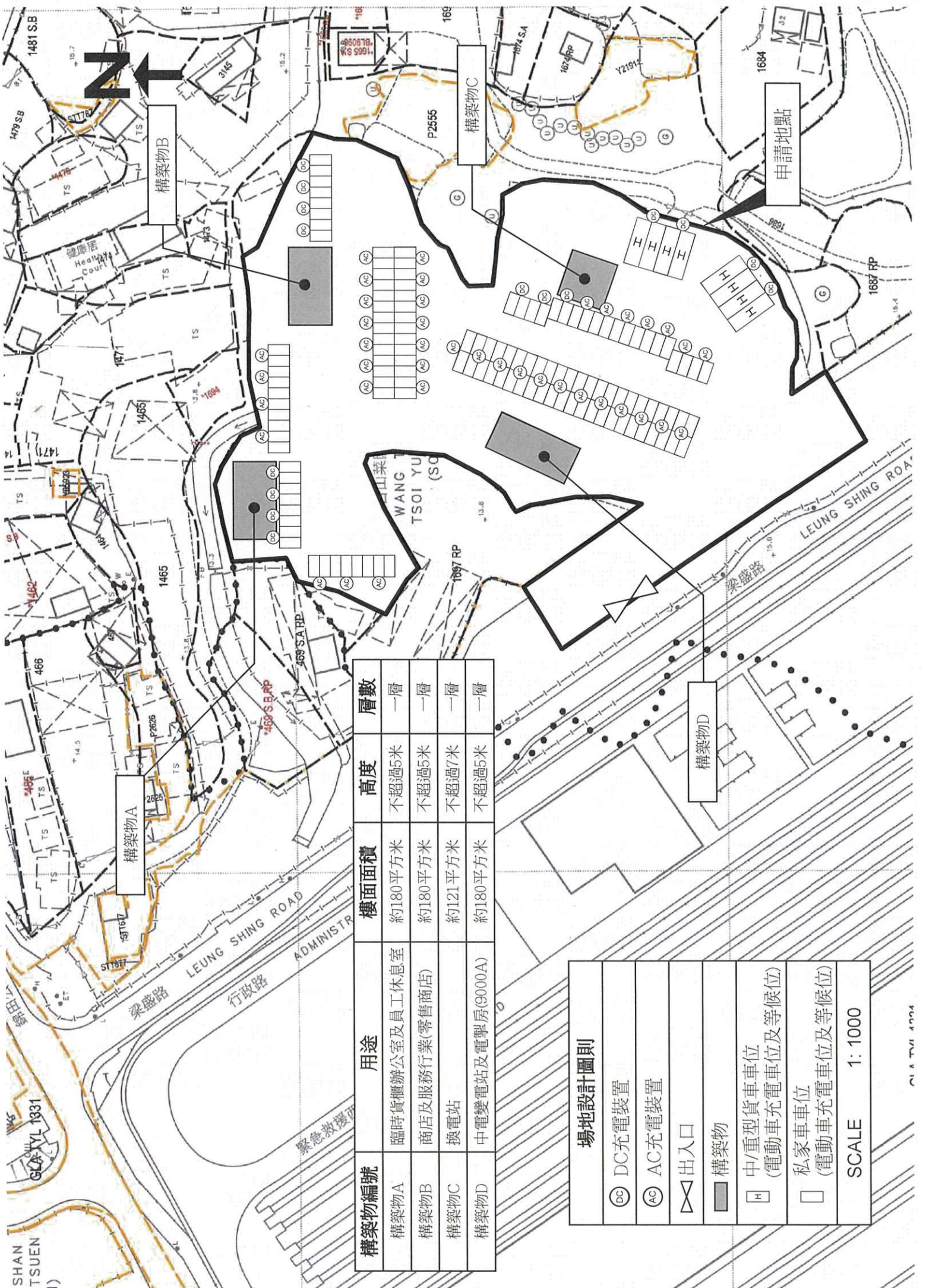
致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/955 規劃申請補充資料**

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點中的車位全部可提供充電服務，其中 15 個 DC 充電裝置為 8 個中/重型貨車車位及 22 個私家車車位提供充電服務，40 個 AC 充電裝置為 106 個私家車車位提供充電服務，並會因應市場的需求分階段在申請地點內新增更多充電裝置。
2. 提供更新的場地設計圖則。  
隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司  
通訊地址：  
傳真號碼：  
聯絡電話：  
電郵：  
日期： 2023 年 08 月 02 日



構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
構築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
構築物C	換電站	約121平方米	不超過7米	一層
構築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

場地設計圖則	
Ⓢ	DC 充電裝置
Ⓐ	AC 充電裝置
⚡	出入口
■	構築物
H	中/重型貨車車位 (電動車充電車位及等候位)
□	私家車車位 (電動車充電車位及等候位)
SCALE 1: 1000	





致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/955 規劃申請補充資料**

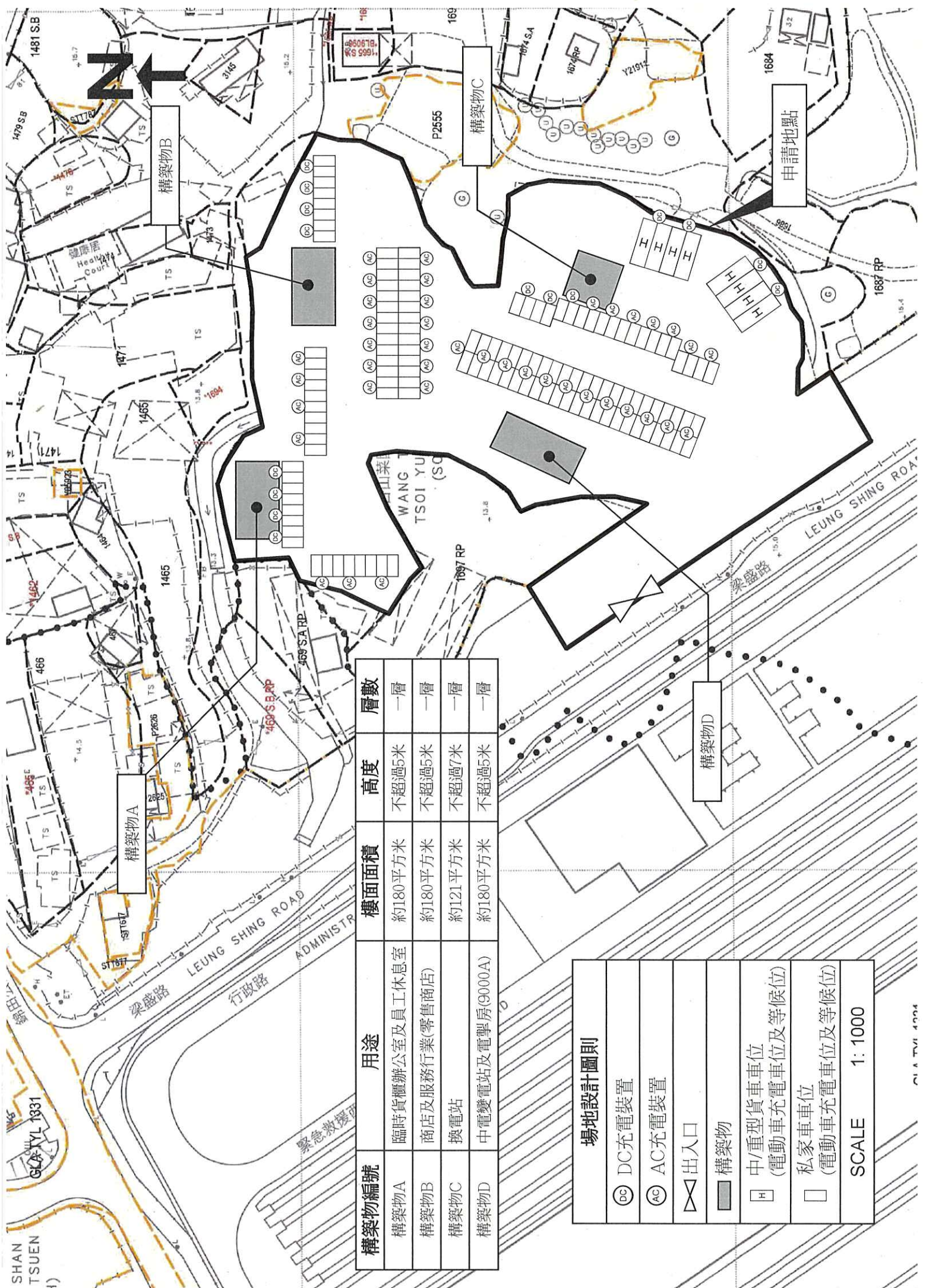
申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點電動的士亦可進入進行充電和停泊。
2. 提供更新的場地設計、隔音圍板及交通運輸圖則。
3. 澄清申請地點的服務對象主要是八鄉及錦田區域的居民和工作人員。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司  
通訊地址：  
傳真號碼：  
聯絡電話：  
電郵：  
日期： 2023 年 08 月 31 日





構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃辦公室及員工休息室	約180平方米	不超過5米	一層
構築物B	商店及服務行業(零售商店)	約180平方米	不超過5米	一層
構築物C	換電站	約121平方米	不超過7米	一層
構築物D	中電變電站及電掣房(9000A)	約180平方米	不超過5米	一層

場地設計圖則	
DC	DC充電裝置
AC	AC充電裝置
	出入口
	構築物
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE 1: 1000	



The map displays a complex urban area with several roads and landmarks. Key features include:

- Roads:** LEUNG SHING ROAD, ADMINISTRATION ROAD, ERS WEST ROAD, and 緊急救援西路 (Emergency Relief West Road).
- Landmarks:** 健康居 (Healthy Court), WANG YU TSOI YU (S), and 梁盛路 (Leung Shing Road).
- Proposed Sound Barriers:** Indicated by dashed lines along the roads.
- Other Labels:** 1481 SB, 1479 SB, 1684, 1685, 1687 RP, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800.

Legend:  
--- 擬議隔音圍板  
SCALE 1: 1000

## 擬議隔音圍板

SCALE 1: 1000

1997-1998





**Previous Applications covering the Application Site**

**Approved Application**

Application No.	Use/Development	Date of Consideration
A/YL-PH/919	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land	12.8.2022 [Revoked on 12.8.2023]

**Rejected Applications**

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-PH/645	Proposed Temporary Open Storage of Soil from Cut-and-Cover Method and Building Materials for a Period of 3 Years	24.8.2012	(1) to (4)
A/YL-PH/678	Temporary Open Storage of Soil and Construction Materials with Ancillary Site Office and Staff Rest Room for a Period of 3 Years	8.11.2013	(1) to (4)
A/YL-PH/687	Proposed Temporary Open Storage of Horticultural Plants with Greenhouse for a Period of 3 Years	25.4.2014	(1) to (4)

**Rejection Reasons:**

- (1) The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development did not comply with the then Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’.
- (3) The applicant failed to demonstrate that the proposed development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the applicant would set an undesirable precedent for other similar uses to proliferate into this part of the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.



### **Similar Applications in the vicinity of the Site**

#### **Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-PH/857	Proposed Temporary Public Vehicle Park with Ancillary Site Office for a Period of 3 Years	23.7.2021

#### **Rejected Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/YL-PH/758	Temporary Public Vehicle Park (Private Cars, Lorries and Coaches) for a Period of 3 Years	24.11.2017  9.3.2018 [on review]	(1) to (3)
A/YL-PH/791	Proposed Temporary Shop and Services (Second-Hand Motor Vehicles Showroom) for a Period of 3 Years	5.10.2018	(1)
A/YL-PH/799	Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	18.1.2019	(1) and (3)

#### **Rejection Reasons:**

- (1) The development was not in line with the planning intention of the “AGR” zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The applicant failed to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.
- (3) The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications to proliferate into this part of the “AGR” zone. The cumulative effect of approving such application would result in a general degradation of the rural environment of the area.

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 2,331m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
- Letter of Approval (LoA) MT/LM 16070 was given for erection of structures for agricultural purposes on Lots 1689 S.B, 1689 S.B ss.1, 1689 S.C and 1695 in D.D. 111.

**2. Traffic**

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

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

Comments of the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD):

- no comment on the application.

Comments of the Chief Engineer Railway Development 2-1, Railway Development Office, Highways Department (CE/RD 2-1, RDO, HyD):

- no adverse comment on the application.

**3. Drainage**

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

- no objection in-principle to the application; and
- in view of the large site area for the application, should the application be approved, approval conditions requiring the submission of a drainage impact assessment (DIA) and drainage proposal and the implementation and maintenance of the drainage facilities proposed in the DIA for the development to the satisfaction of his department should be imposed.



#### 4. **Fire Safety**

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

- no objection in-principle to the application subject to the fire service installations (FSIs) being provided to the satisfaction of D of FS; and
- the FSIs proposal in **Appendix Ic** is considered acceptable.

#### 5. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

#### 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
- the Site is located in a rural inland plains landscape character comprising village houses, temporary structures, vacant lands, scattered tree groups and Shek Kong Sidings to the west. The Site is vacant and covered by wild grass. No significant landscape resources are observed within the Site. Significant adverse landscape impact on the landscape character and landscape resources arising from the proposed use is not anticipated.

#### 7. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- no particular comment from electricity supply safety aspect.

#### 8. **Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application.

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

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

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

particular comment on the application.

**10. 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;
- the Chief Engineer/Construction, Water Supplies Department; and
- the Commissioner of Police.





**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing proposed development at the Site;
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the Government land from the Site or immediately apply for a formal approval prior to the actual occupation of the Government land. 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(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 LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - Leung Shing Road is not maintained by his office. Any access connecting the Site and Kam Tin Road is not and shall not be maintained by his office; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (f) to note the comments of the Secretary for Environment and Ecology (SEE) that:
  - the applicant is suggested to install quick chargers (e.g. with output power of 100kW or higher) at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles, to act in concert with the Government's policies and directions in promoting the wider use of electric vehicles in Hong Kong;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary



uses and Open Storage Sites” issued by DEP;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
  - the applicant is reminded to avoid polluting or disturbing the watercourse nearby during construction and operation;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
  - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - the installation/ maintenance/ modification/ repair work of fire service installations (FSIs) shall be undertaken by an Registered FSI Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - proper license/permit issued by his Department is required if there is any food business/catering service/activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business license is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business license from the Food and Environmental Hygiene Department (FEHD) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for license, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the license will be issued upon compliance of all the requirements;
  - depending on the mode of operation, generally there are several types of food business license/permits that the operator of a convenience store may apply for under the Food Business Regulation;
    - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;

- (ii) if food is only prepared for sale for consumption off the premises, a food factory license should be obtained;
  - (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop license should be obtained; and
  - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematography or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
  - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expense; and
- (1) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Sites shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at 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 (BA), they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by 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 BO;
  - before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the



proposed building works in accordance with BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

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A/YL-PH/955 DD 111 Pat Heung  
20/06/2023 03:01

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

A/YL-PH/955

Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 9,983sq.m Includes Government Land of about 2,331sq.m

Zoning : "Agriculture"

Applied development : Convenience Store / 136 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So the transitional housing approved 12 Aug 2022 is out the window and some of the Government Land dropped. An now, no doubt having already excavated the site, applicant is back with the true intention, brownfield use.

**Approval despite "there was no information at hand regarding the background of the applicant.** In general, transitional housing projects were carried out by non-government organisations. In vetting applications for financial funding on transitional housing projects, the Housing Bureau would assess the background of these organisations to ensure that they were capable of delivering the project, from construction to future housing operation and management "

There were also issues with drainage.

As this is a large site zoned Agriculture, are member going to award the applicant for abusing the cause of providing homes for the needy to get approval to excavate the site?

Supporting such shameful practice would certainly send out a clear message to developers that this is a fast track option to getting approval to trash land intended for farming.

That government land is included in the abuse is alarming.

Mary Mulvihill

From: [REDACTED]



To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 25 May 2022 11:33 PM CST

Subject: A/YL-PH/919 DD 111 Pat Heung Transitional Housing

A/YL-PH/919

Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 10,721.42sq.m Includes Government Land of about 3,095sq.m

Zoning : "Agriculture"

Applied development : 607 Units Transitional Housing / Eating Place / Convenience Store / Community Centre / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots were part of various applications for open storage over the years, rejected or withdrawn. But now there is a new dollar generating option up for grabs.

Another TH scam whereby the wheels will be greased for the rezoning of the lots for private residential in a few years' time. Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

The tenants will still have to be housed when their allotted staycation time is up.

So we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies.

30% of the site is government land. Perhaps members could question why the government is not using its powers of compulsory purchase to acquire all the site. While it is too close to the airfield for high rise towers, it could certainly be developed into medium height PH units.

Mary Mulvihill



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

21st June 2023.



Dear Sir/ Madam,

**Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park  
(Excluding Container Vehicle) cum Electric Vehicle Charging Station with  
Ancillary Facilities for a Period of 3 Years and Filling of Land  
(A/YL-PH/955)**

1. We refer to the captioned.
2. There are several rejected applications covering the current site and the reasons to reject one of them (A/YL-PH/687; Proposed Temporary Open Storage of Horticultural Plants with Greenhouse for a Period of 3 Years) are reproduced below:

*(a) the proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;*

*(b) the application does not comply with the Town Planning Board Guidelines No. 13E in that the proposed development is not compatible with the surrounding land uses which are predominated by residential structures/dwellings and agricultural land. There is also no previous approval granted at the site and there are adverse departmental comment and public objection against the application;*

*(c) the applicant fails to demonstrate that the proposed development would not generate*





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

*adverse environmental and drainage impacts on the surrounding areas; and*

*(d) the approval of the application, even on a temporary basis, would set an undesirable precedent for other similar uses to proliferate into this part of the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.*

3. We urge the Board to reject this application as the proposed uses are not in line with the planning intention of the Agriculture (AGR) zone and to consider the potential cumulative impacts of approving this application as the approval would set a precedent for similar cases in this AGR zone.

4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Seg. 2 3

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**A/YL-PH/955 DD 111 Pat Heung**

24/08/2023 03:09

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

That the size of the site is disproportionate to the footprint of the store and parking should ring alarm bells, 70sqmts per vehicle?

You can fool some of the the people some of the time but surely TPB members are supposed to be savvy and knowledgeable when it comes to planning issues.

Application is all about brownfield.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Tuesday, 20 June 2023 3:01 AM CST

**Subject:** A/YL-PH/955 DD 111 Pat Heung

A/YL-PH/955

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**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 25 May 2022 11:33 PM CST

**Subject:** A/YL-PH/919 DD 111 Pat Heung Transitional Housing

A/YL-PH/919

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Mary Mulvihill



