

2022年10月1日
此文件在2022年10月1日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 10 OCT 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2302573

28.9.2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C PH/1975
	Date Received 收到日期	10.09.2023

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>),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 樓及新界沙田上禾輋路 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)

中國建築機電工程有限公司
CHINA STATE MECHANICAL & ELECTRICAL ENGINEERING LIMITED

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗八鄉錦田公路丈量約份第111約地段第2962號B分段(部分)、第2965號B分段(部分)、第2966號(部分)、第2967號B分段餘段(部分)、元朗八鄉錦田公路丈量約份第114地段第337號(部分)、第341號(部分)、第342號(部分)、第343號(部分)及毗連政府土地 Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111, Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long
(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 4360 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2996 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)	80 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	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Storage 「露天貯物」
(f) Current use(s) 現時用途	現時空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 11/09/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 28/09/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	Proposed Temporary Shop and Services with Ancillary Storage 擬議臨時商店及服務行業連附屬儲物 (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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2811sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1549sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2996sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2996sq.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)	
..... Please refer to List of Structure	
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	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至六上午9時至下午7時（星期日及公眾假期除外）			
(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)) 從錦田公路轉入	
	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） <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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

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

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

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

Ms Hermose Chong

Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

28/09/2023

(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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗八鄉錦田公路丈量約份第111約地段第2962號B分段(部分)、第2965號B分段(部分)、第2966號(部分)、第2967號B分段餘段(部分)、元朗八鄉錦田公路丈量約份第114地段第337號(部分)、第341號(部分)、第342號(部份)、第343號(部份)及毗連政府土地 Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111, Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long
Site area 地盤面積	4360 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 80 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
Zoning 地帶	Open Storage 「露天貯物」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Storage 擬議臨時商店及服務行業連附屬儲物

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2996 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.687 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.5 % <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		1
	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) _____ _____		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
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。

List of Structures

Structure No.	Usage	Covered Area (m²)	GFA (m²)	Proposed Height
1	Shop and Services with Ancillary Storage	1342	2,684	Not Exceeding 8 m ; 2 Storey
2	F.S. Meter Room	6	6	Not Exceeding 3 m ; 1 Storey
3	Water Tank (2000L)	42	42	Not Exceeding 3 m ; 1 Storey
4	Pump Room	42	42	Not Exceeding 3 m ; 1 Storey
5	CCTV Room	12	12	Not Exceeding 3 m ; 1 Storey
6	Shop and service	105	210	Not Exceeding 7 m ; 2 Storey
Total		1,549	2,996	

有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業連附屬儲物

預計 輕型貨車 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業連附屬儲物

預計 私家車 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	1
18 : 00 - 19 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗八鄉錦田公路丈量約份第 111 約地段第 2962 號 B 分段(部分)、第 2965 號 B 分段(部分)、第 2966 號(部分)、第 2967 號 B 分段餘段(部分)、元朗八鄉錦田公路丈量約份第 114 地段第 337 號(部分)、第 341 號(部分)、第 342 號 (部份)、第 343 號 (部份) 及毗連政府土地

擬議臨時商店及服務行業連附屬儲物 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關元朗八鄉錦田公路丈量約份第 111 約地段第 2962 號 B 分段(部分)、第 2965 號 B 分段(部分)、第 2966 號(部分)、第 2967 號 B 分段餘段(部分)、元朗八鄉錦田公路丈量約份第 114 地段第 337 號(部分)、第 341 號(部分)、第 342 號(部份)、第 343 號(部份)及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業連附屬儲物。
2. 申請地點位於元朗八鄉錦田公路附近，在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「露天貯物」用途。
3. 申請地盤面積為約 4,360 平方米，上蓋面積為 1,549 平方米，露天地方面積為 2,811 平方米，上蓋覆蓋率為 35.5%。
4. 申請地點將設有 6 個構築物，請看附件的 List Of Structure。
5. 申請地點涉及 1 個私家車的停車位及 1 個輕型貨車上落貨位。
6. 申請地點可從錦田公路前往，擬議發展的營運時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 4,360 平方米，根據八鄉分區計劃大綱核准圖編號 S/YL-PH/11，申請地點現時被規劃為「露天貯物」。
2. 擬議申請的臨時商店及服務行業連附屬儲物，屬「露天貯物」地帶的「第二欄用途」，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
3. 申請地點附近已存在商店及儲物等相類似的用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的相關用途都已取得城市規劃委員會的規劃許可。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地發展的關係，擬議發展不會影響用途地帶的長遠規劃意向。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾
7. 申請地點的工作人員約 6-8 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
8. 擬議的商店，主要出售五金零件及工具（附近很多工程/地盤），所以需要一個較大儲物地方存放貨品，方便客人來提貨。
9. 申請地點的營運時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期三年的臨時商店及服務行業連附屬儲物。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段和少許政府土地。如申請獲城規會批准，申請人將會向地政處申請短期豁免書及短期租約。

2. 擬議發展的入口

申請地點有行車通道連接錦田公路，並設有一個入口和一個出口。

3. 擬議發展的交通安排

申請用途涉及 1 個私家車停車位及 1 個輕型貨車上落貨位。

4. 空氣方面

申請地點是臨時商店及服務行業，不涉及任何機械加工，不會對空氣造成污染。

5. 噪音方面

申請地點是臨時商店及服務行業，不會為居民帶來重大的噪音影響。

6. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

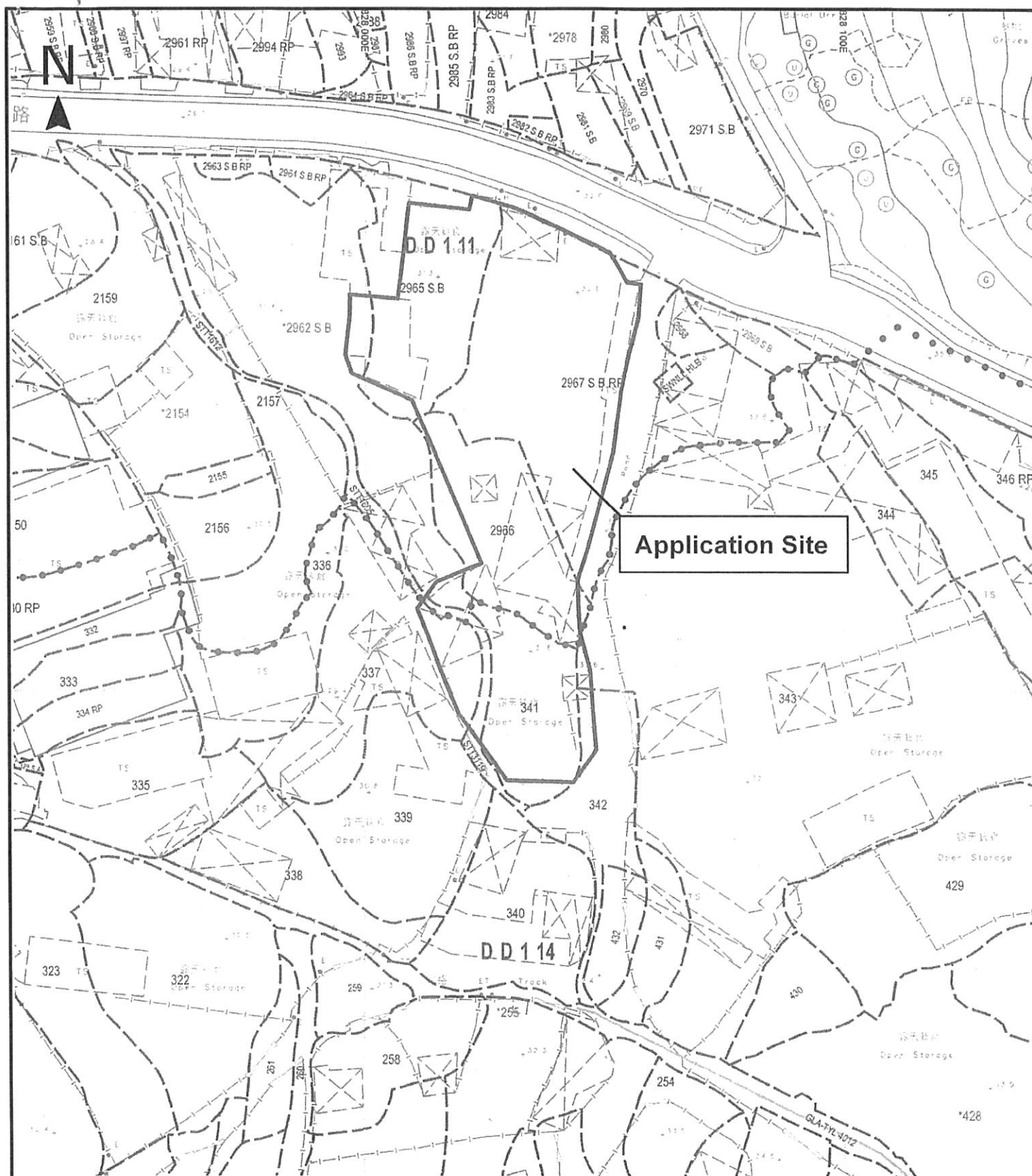
8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元
朗八鄉以上地段作為期不超過三年的臨時商店及服務行業連附屬儲物。



Project 項目名稱:

Proposed Temporary Shop and Services
with Ancillary Storage for a Period of 3
Years at Lots 2962 S.B(Part),
2965 S.B(Part), 2966(Part),
2967 S.B RP(Part) in D.D.111 ,
Lots 337(Part), 341(Part), 342(Part),
343(Part) in D.D.114 and Adjoining
Government Land, Kam Tin Road,
Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Site Plan

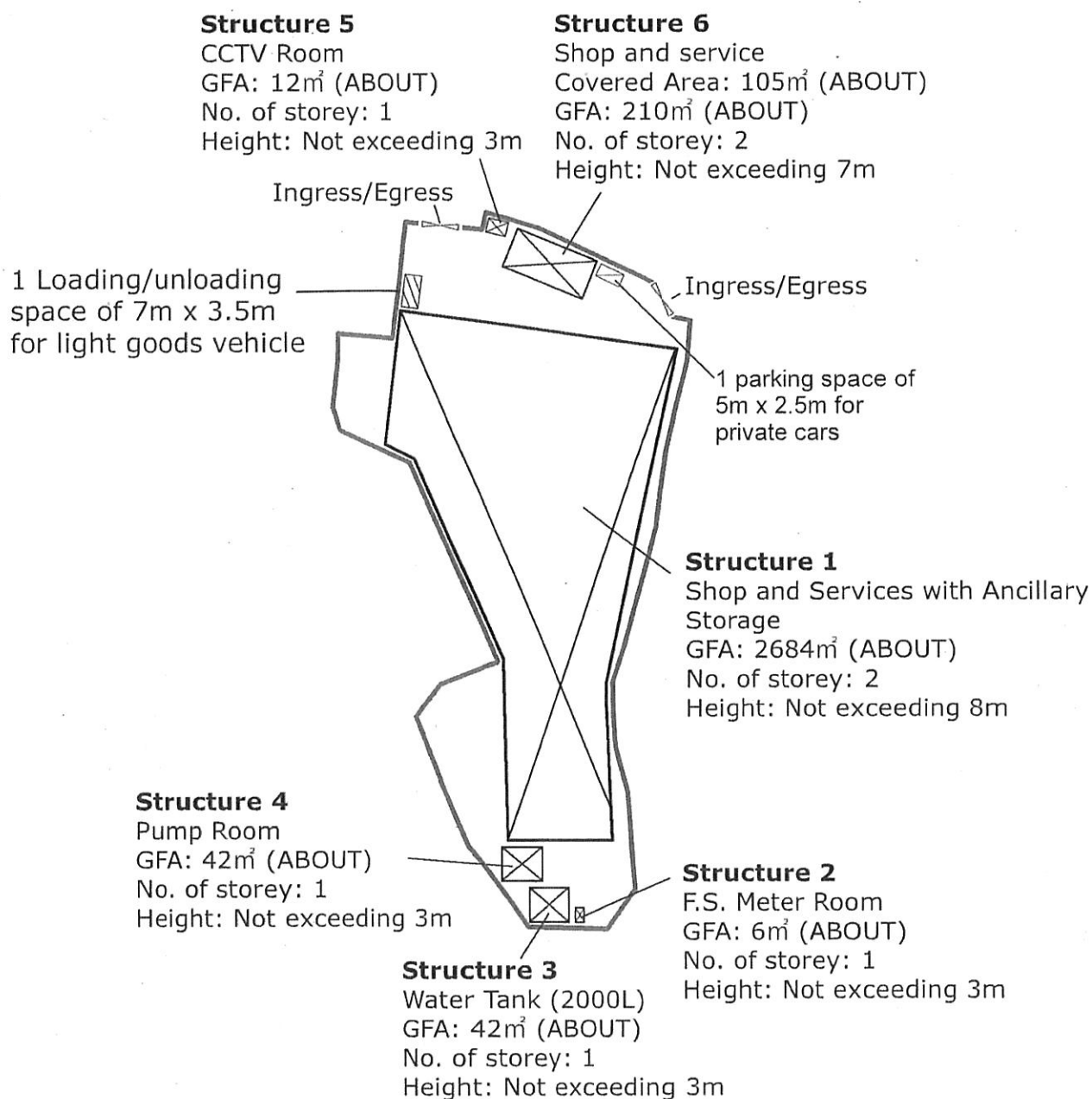


Drawing No. 圖號:

20230926

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Storage for a Period of 3 Years at Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111 , Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230926b

Remarks 備註:



Private car



Structure



Light goods vehicle

Scale 比例:



回覆: S.16 Planning application no. A/YL-PH/975 - Departmental Comments20/11/2023

16:52

From: Chong Hermose <

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

Cc: "ltyip@pland.gov.hk" <ltyip@pland.gov.hk>

4 Attachments



附件1.pdf 附件2.pdf 附件3.pdf 回應部門的意見.pdf

Dear all,

有關規劃申請編號 A/YL-PH/975。
現附上申請人回應部門的意見，請查收。

謝謝你。

Ms Chong

()

寄件者: ltyip@pland.gov.hk <ltyip@pland.gov.hk>

寄件日期: 2023年11月15日 16:47

收件者:

副本: yymo@pland.gov.hk <yymo@pland.gov.hk>

主旨: S.16 Planning application no. A/YL-PH/975 - Departmental Comments

Dear Ms. Chong,

Please find departmental comments attached for your follow up please.

Regards,
YIP Long-ting
PA/FSYLE, FSYLE DPO
Planning Department
3168 4046

Planning Application No. A/YL-PH/975

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Water Supplies Department	
	<p>1. Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</p> <p>2. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>3. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.</p> <p>4. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.</p>	<p>查閱申請地點的照片，水務處的水管設施是位於申請地點外面，並非申請地點裡面。</p> <p>擬議發展的構築物和車位不會影響水務處的設施。</p> <p>水務處可以按照正常情況去維修和檢查相關水管設施。</p> <p>附件 1：申請地點的照片</p>

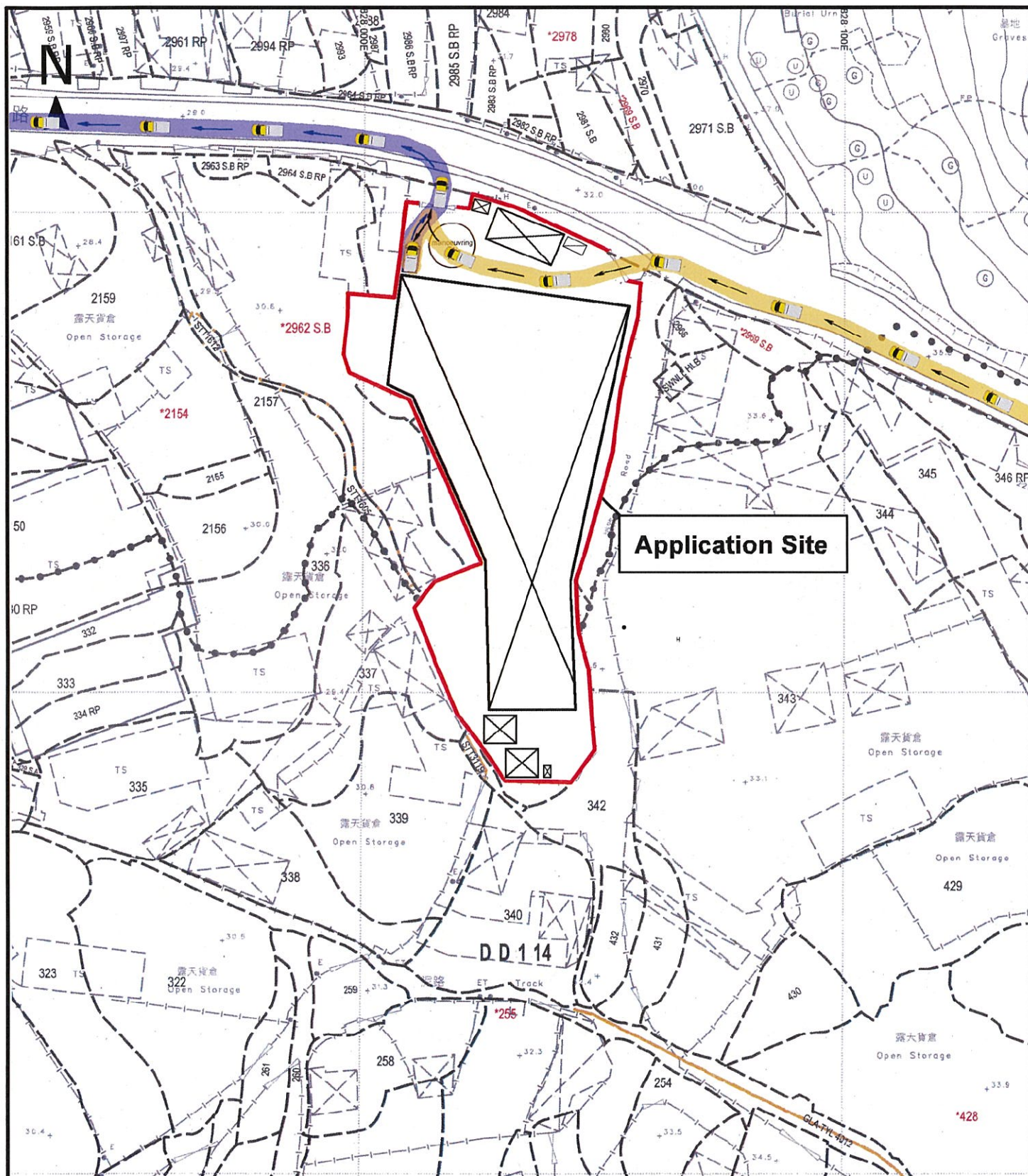
	Departmental Comments	Responses
	Lands Department	
	Comments from Lands Department dated 7.11.2023 LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot 2965 S.B, 2966 and 2967 S.B RP in D.D. 111 which are already subject to lease enforcement actions according to case priority. remedy the lease breaches as demanded by LandsD.	申請人知悉，如獲批後，申請人會拆除相關違規構築物，和正式向地政處申請上蓋的短期豁免書。

	Departmental Comments	Responses
	Transport Department	
(a)	the applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Tin Road, along the local access and within the Site;	請看附件 2。
(b)	the applicant should indicate the clear width of the vehicular ingress/egress on the layout plan; and	請看附件 3。
(c)	the applicant should note the local access between Kam Tin Road and the Site is not managed by this Department.	申請人知悉。









Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Storage for a Period of 3 Years at Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111 , Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Swept Path Analysis

Drawing No. 圖號:

20231117



Remarks 備註:



In

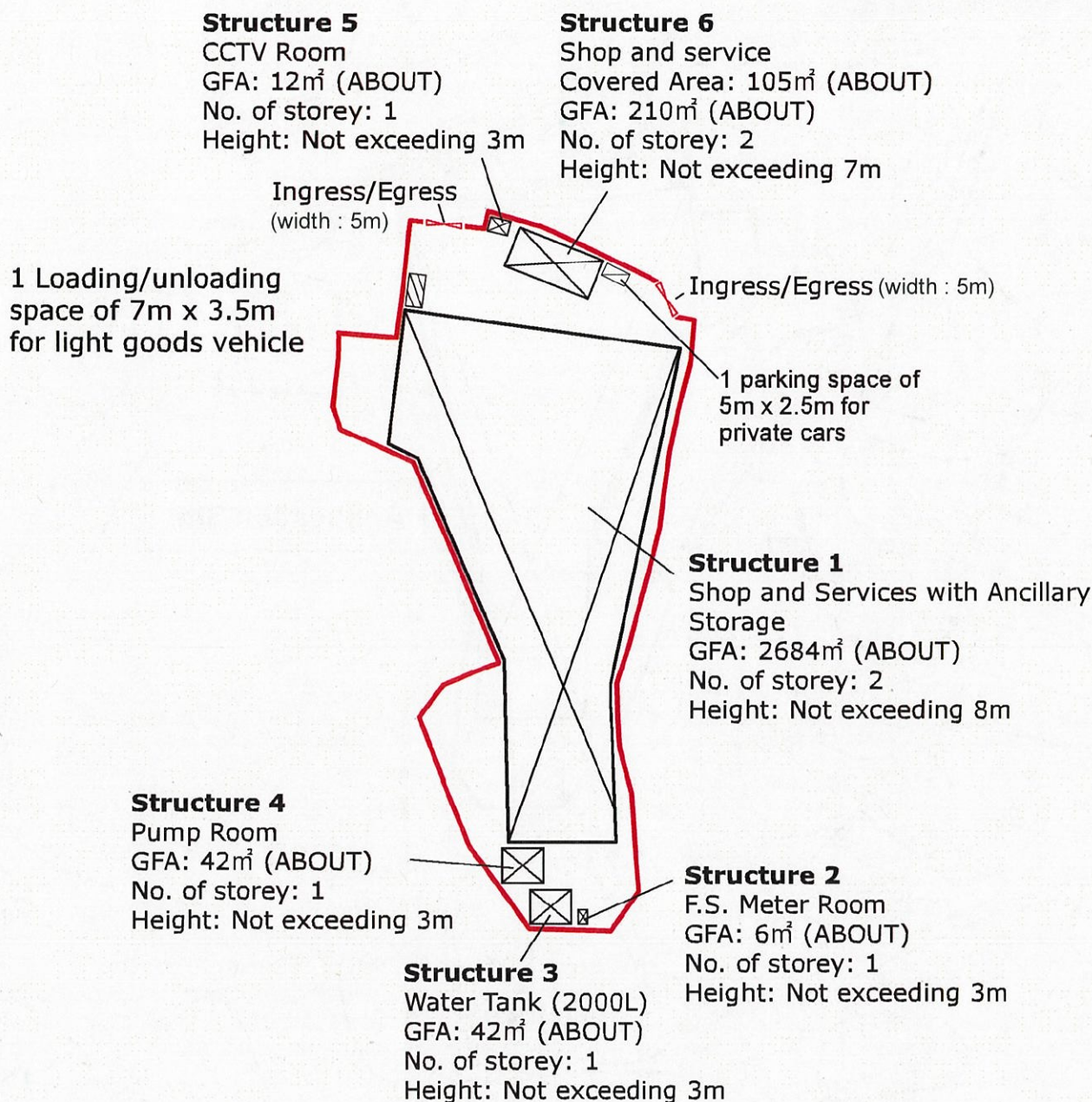


Out



Light Good Vehicle

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Storage for a Period of 3 Years at Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111 , Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230926b

Remarks 備註:



Private car



Structure



Light goods vehicle

Scale 比例:



回覆: S.16 Planning application no. A/YL-PH/975 - Departmental Comments22/11/2023

20:46

From:

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

Cc: "ltyip@pland.gov.hk" <ltyip@pland.gov.hk>

Follow Up:

Normal Priority.

History:

This message has been forwarded.

1 Attachment



20231122_回應部門意見.pdf

Dear all,

有關規劃申請編號 A/YL-PH/975。

現附上申請人回應部門的意見，請查收。

謝謝你。

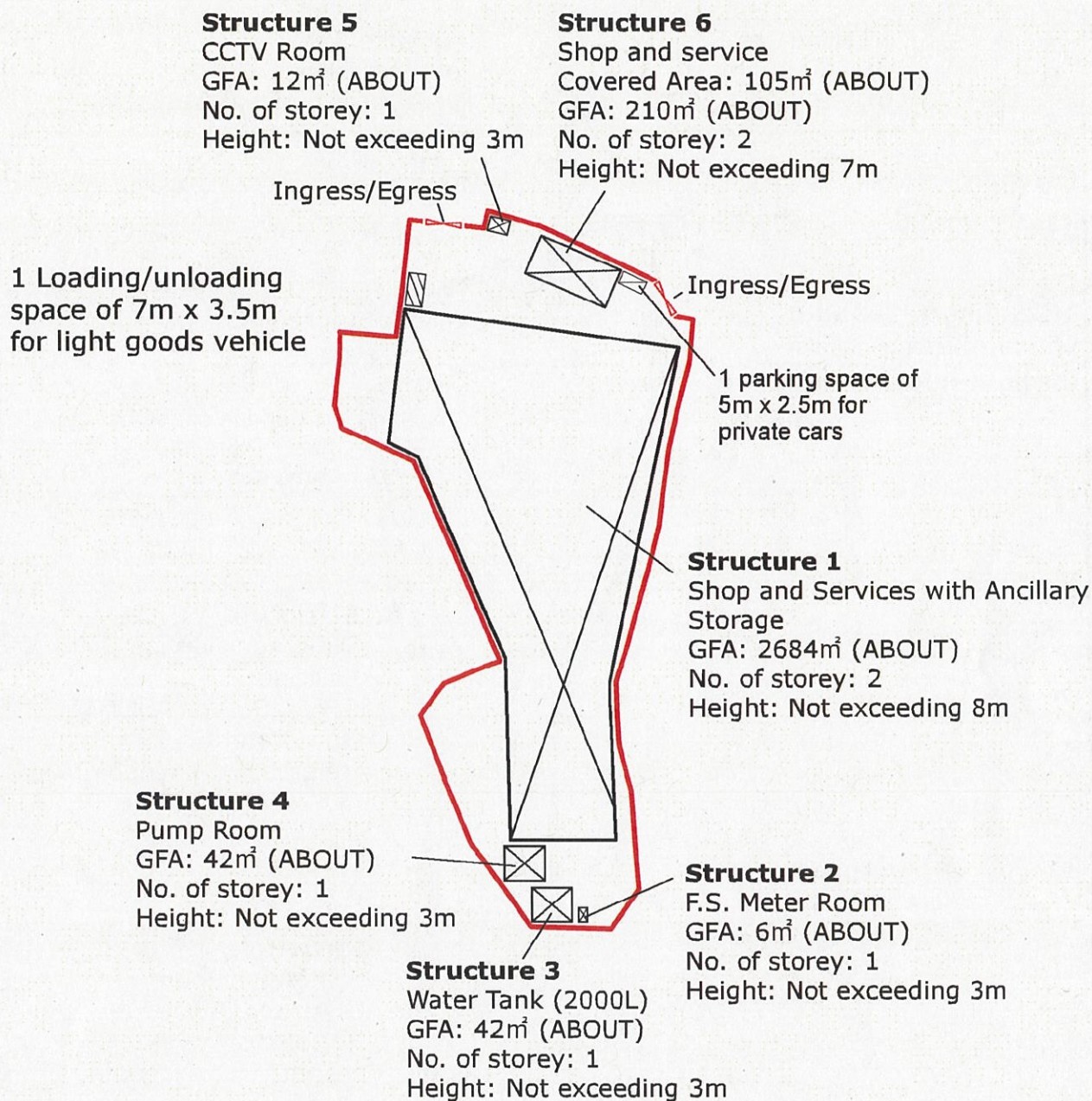
Ms Chong

()

Planning Application No. A/YL-PH/975

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Water Supplies Department	
	According to the water mains record plan W67880/6-NE-14B, there are underground water mains within the site. Should the proposed structures are in conflict with our watermains, as required in our previous comments, the applicant shall liaise with our NTW Regional Office for the diversion/protection of the affected water mains at his own cost before commencement of works.	為了避開水務處的水管設備，申請人已將構築物 6 的位置稍稍往右移，請看附件：最新的 Layout Plan。



Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Storage for a Period of 3 Years at Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111, Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Layout Plan


Drawing No. 圖號:


20231122



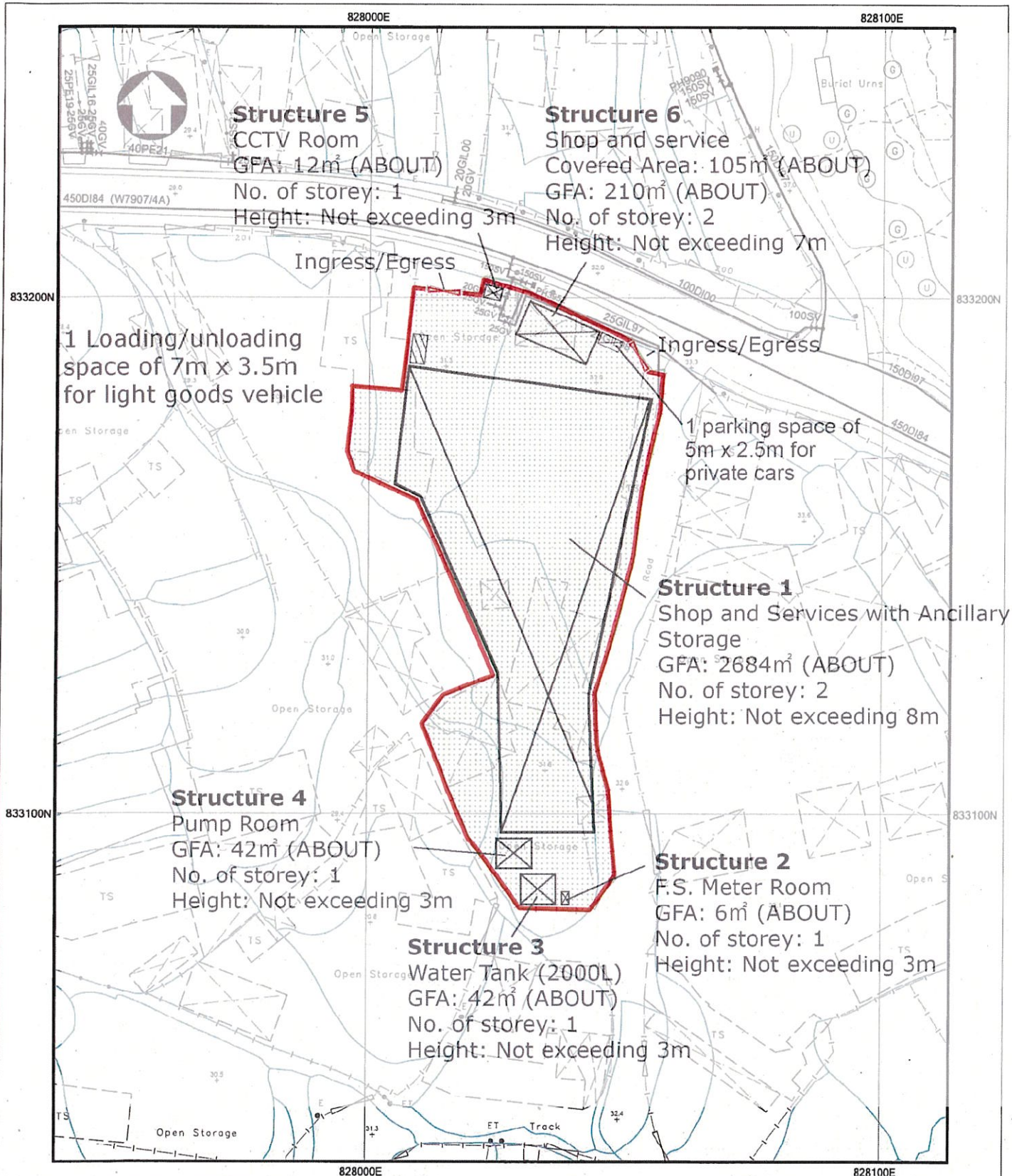
Remarks 備註:

 Private car

 Structure

 Light goods vehicle

Scale 比例:



- | | |
|---------------|--|
| NOTES: | <ol style="list-style-type: none"> 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM. 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED. 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988. 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE. 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE. 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE. 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE. 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS. 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA. 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE. |
|---------------|--|

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/6-NE-14B

FILE REF: (22) IN WSD/M/SP 3051/214/199S/98 PT.4

REF. CODE: 44W23M

SHEET 1 OF 1

SCALE 1:1000



水 務 署
Water Supplies Department



A/YL-PH/975 - swept analysis23/11/2023 14:56

From:

To: "ltyip@pland.gov.hk" <ltyip@pland.gov.hk>

Follow Up:

Normal Priority.

2 Attachments



DD111_2966_Swept_Path_Truck_20231123.pdf DD111_2966_Swept_Path_20231123.pdf

Dear all,

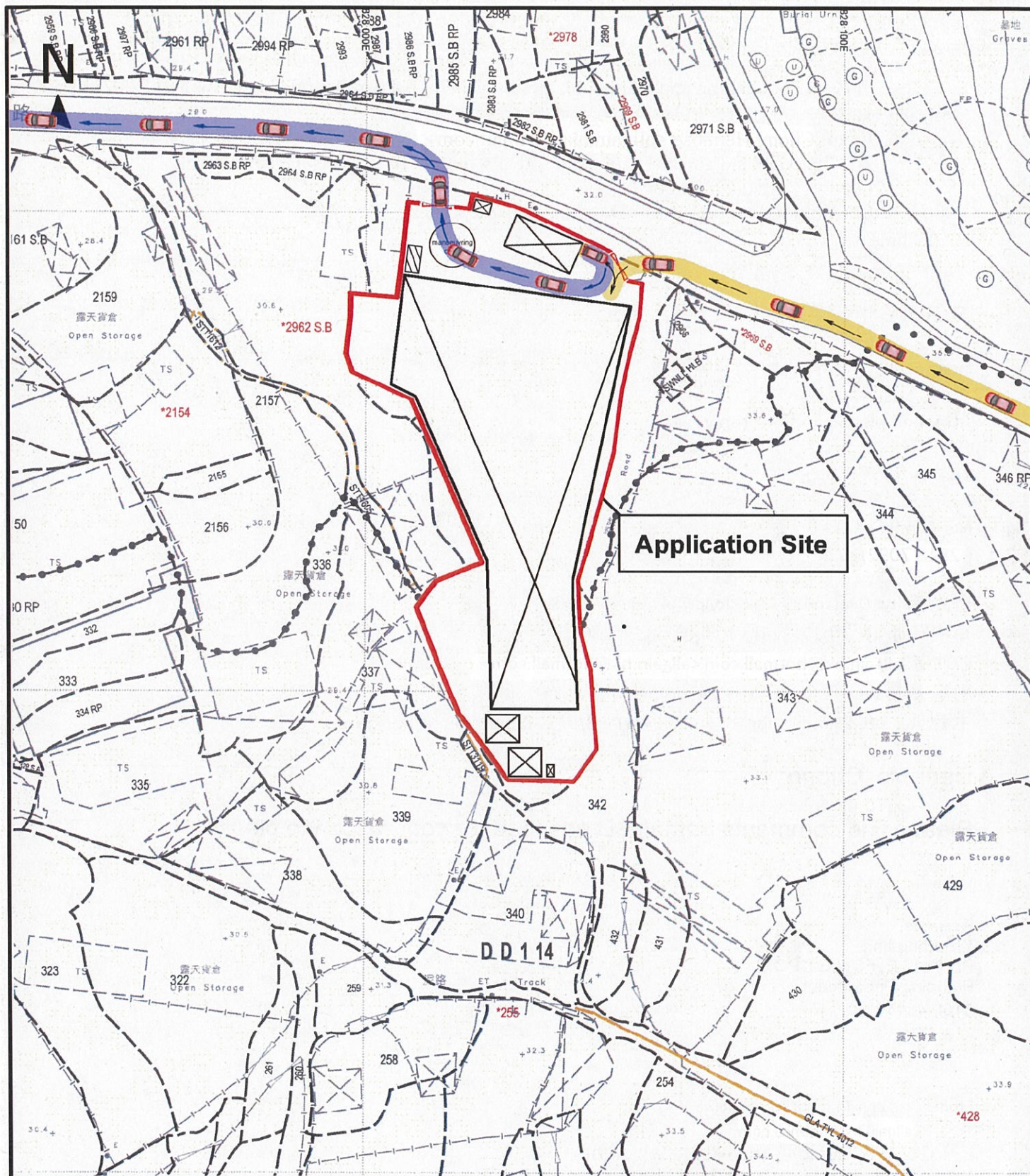
有關規劃申請編號 A/YL-PH/975。

現附上申請人回應部門的意見，請查收。

謝謝你。

Ms Chong

()



Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Storage for a Period of 3 Years at Lots 2962 S.B(Part), 2965 S.B(Part), 2966(Part), 2967 S.B RP(Part) in D.D.111, Lots 337(Part), 341(Part), 342(Part), 343(Part) in D.D.114 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long

Drawing Title 圖紙標題:

Swept Path Analysis

Drawing No. 圖號:

20231123



Remarks 備註:



In



Out



Private car

Scale 比例:



回覆: S.16 Planning application no. A/YL-PH/975 - Departmental Comments 24/11/2023 10:56

From:

To: "ltyip@pland.gov.hk" <ltyip@pland.gov.hk>, "henry_yh_tsui@wsd.gov.hk" <henry_yh_tsui@wsd.gov.hk>

Cc: Ying Yeung MO/PLAND <yymo@pland.gov.hk>

1 Attachment



11.24-回應水務處意見.pdf

Dear all,

Attached please find our reply.

Thanks!!

Ms Chong

()

寄件者: ltyip@pland.gov.hk <ltyip@pland.gov.hk>

寄件日期: 2023年11月24日 10:00

收件者: ,

副本: Ying Yeung MO/PLAND <yymo@pland.gov.hk>

主旨: Re: S.16 Planning application no. A/YL-PH/975 - Departmental Comments

Dear Ms. Chong,

Please find comments from WSD attached for your response please.

Regards,
YIP Long-ting
PA/FSYLE, FSYLE DPO
Planning Department
3168 4046

From: Long Ting YIP/PLAND/HKSARG

To:

Cc: Ying Yeung MO/PLAND/HKSARG@PLAND

Date: 22/11/2023 10:21

Subject: Re: S.16 Planning application no. A/YL-PH/975 - Departmental Comments

Dear Ms. Chong,

Please find departmental comments attached for your response please.

[attachment "Comments_20231122.pdf" deleted by Long Ting YIP/PLAND/HKSARG]

Thanks!

Regards,
YIP Long-ting
PA/FSYLE, FSYLE DPO
Planning Department
3168 4046

From: Long Ting YIP/PLAND/HKSARG
To:
Cc: Ying Yeung MO/PLAND/HKSARG@PLAND
Date: 15/11/2023 16:47
Subject: S.16 Planning application no. A/YL-PH/975 - Departmental Comments

Dear Ms. Chong,

Please find departmental comments attached for your follow up please.

[attachment "Comments_20231115.pdf" deleted by Long Ting YIP/PLAND/HKSARG] [attachment "WSD Comment dated 20231030 plan.pdf" deleted by Long Ting YIP/PLAND/HKSARG]

Regards,
YIP Long-ting
PA/FSYLE, FSYLE DPO
Planning Department
3168 4046

A/YL-PH/975

請查閱現場照片，現場已按申請範圍設置坑板圍網（請看圖片 7）。

現時沒有任何水管在申請範圍的圍網內。（請看圖片 1/2）

在申請範圍外面，有水務處的水管設施。（請看圖片 3/4/5/6）

申請人承諾，如遇到水務處需要維修時，會全力配合水務處工程。

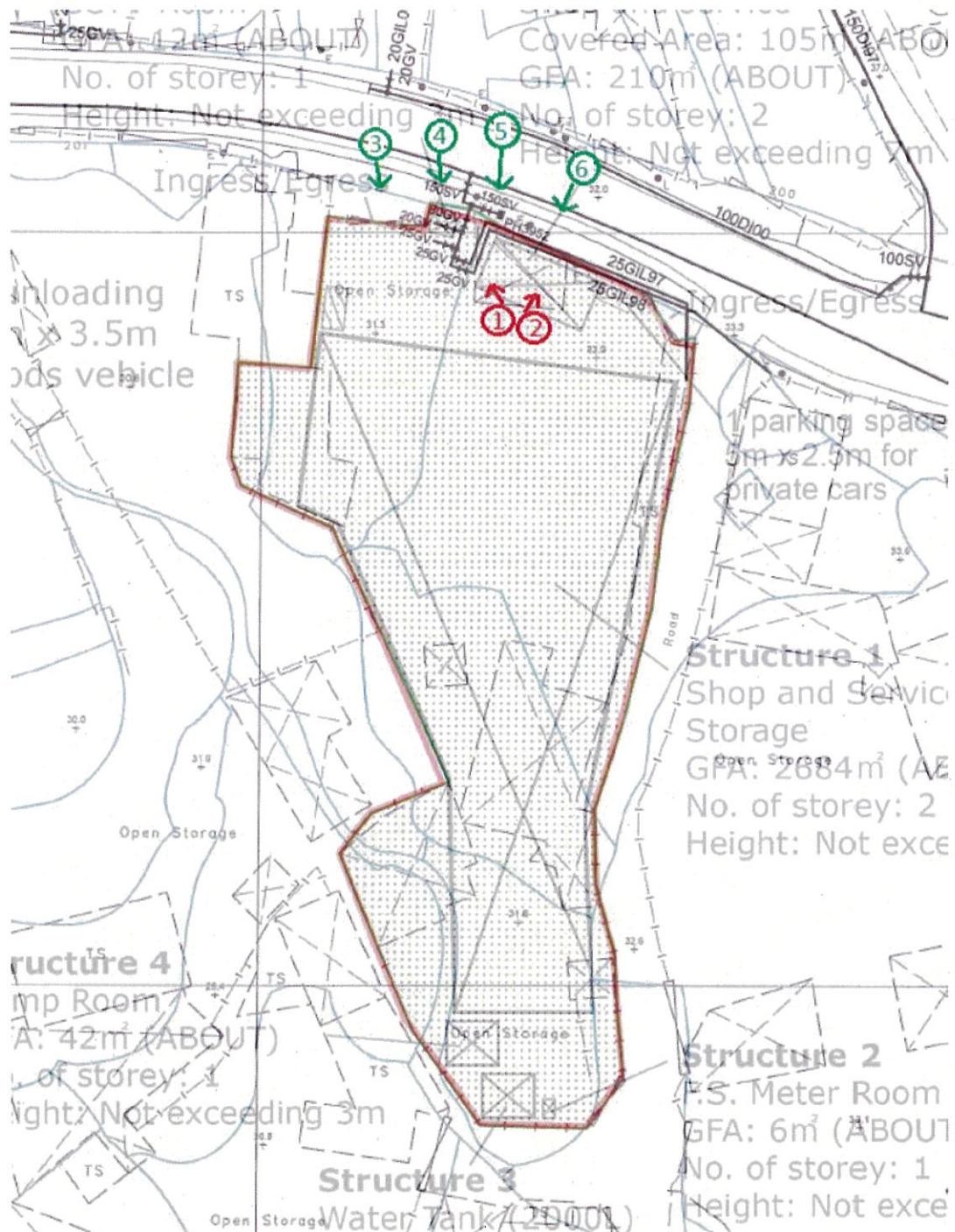


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



寄件者: Chong Hermose < >
寄件日期: 2023年11月30日星期四 12:55
收件者: tpbpd/PLAND
副本: Long Ting YIP/PLAND
主旨: A/YL-PH/975-補充資料

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

城規會/ 規劃處:

大家好。

有關規劃申請 A/YL-PH/975，現附上五金工具的參考照片和種類，請查收。

室內五金：包括門把手、鎖具、門鉸鏈、門磁吸、五金拉手、門鈴等，用於室內門窗的裝飾和功能性。

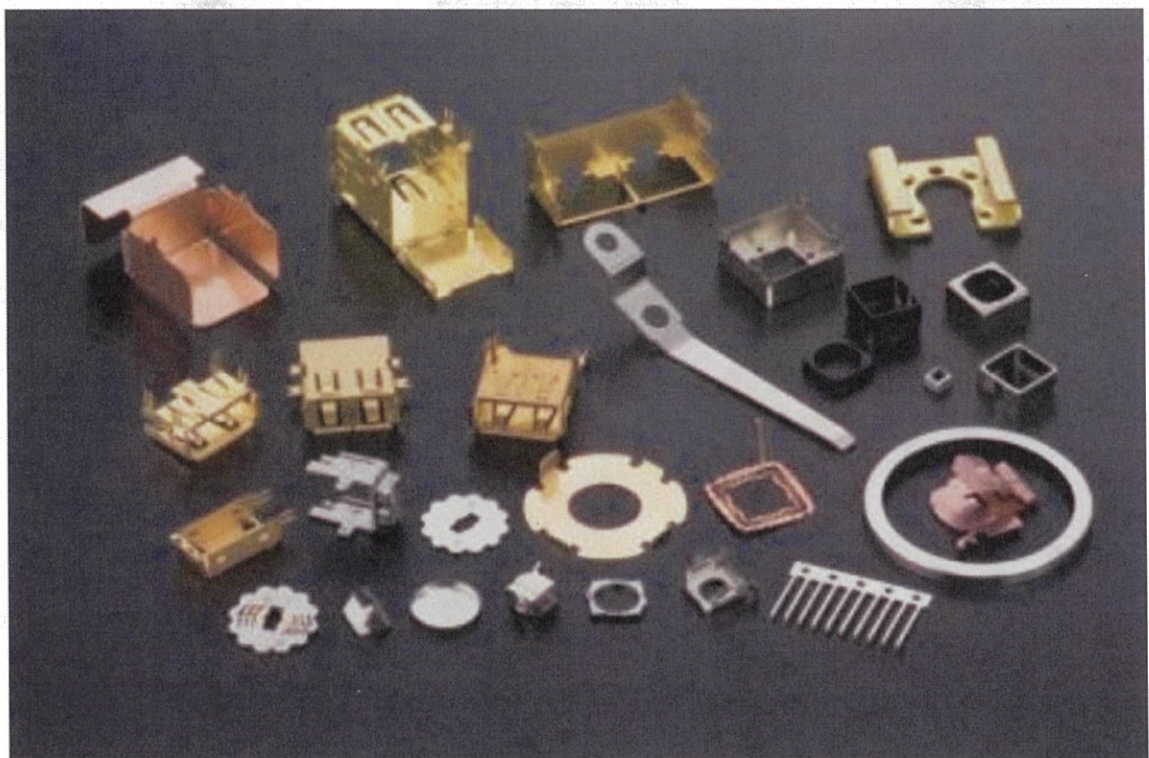
建築五金：主要用於建築物的結構和連接，如緊固螺栓、螺絲、螺母、螺柱、角鐵、拉板、角撐等。

電氣五金：這包括各種電線、插頭、開關、插座、電線管、電線槽等，用於電氣系統的安裝和連接。

其他五金：這包括其他類型的五金，如家具五金、廚房五金、衛浴五金、燈具五金等。

Ms Chong
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Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-PH/126	Open Storage of Vehicles for Sale or Disposal and for Stripping/Breaking or Repair and Workshop	3.10.1997

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective; and
- the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

2. Environment

Comments of Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the application site (the Site) in the past 3 years.

3. Drainage

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

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

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

5. Nature Conservation

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

- the Site falls within the "Open Storage" ("OS") zone and has been paved. He has no comment on the planning application from nature conservation perspective.

6. Landscape

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

- the Site falls within the “OS” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. Building Matters

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

- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use in the application.

8. District Officer's Comments

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

- his office has not received comments from locals on the application and he has no comment on the application.

9. Other Departments

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

- the Project Manager (West), the Civil Engineering and Development Department; and
- the Chief Engineer/Construction, the Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed development at the application site (the Site);
- (b) the permission is given to the proposed development under application. It does not condone any other use currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such use not covered by the permission;
- (c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, the Lands Department (DLO/YL, LandsD) that:
 - the short term waiver (STW) holder(s) will need to apply to his office for modification of the STW's conditions where appropriate and the lot owner(s) of the lots without STW will need to apply to this office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed development 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 (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity 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; and
 - there are unauthorised building works (UBWs) and/or uses on Lot 2965 S.B, 2966 and 2967 S.B RP in D.D. 111 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (e) 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 Lands Department. 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, the Highways Department (CHE/NTW, HyD) that:
 - the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures should be provided at the Site to prevent surface water

flowing from the Site to nearby public roads or exclusive and drains;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Building Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Engineer/Construction, the Water Supplies Department (CE/C, WSD) that:

- existing water mains are affected. The cost of any necessary diversion shall be borne by the proposed development;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on the plan; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

(i) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the Environmental Protection Department; and

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 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 the building plan submission stage;
- if the existing structures are erected on leased land without the approval of Building Authority (BA), they are UBWs under the Building Ordinance and should not be

designated for any proposed use under the application;

- for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs 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 Building Authority should be obtained, otherwise they are UBWs under BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted for office, storage, washroom or other uses are considered as temporary building are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

