

2023年 12月 6日

Appendix I of RNTPC  
Paper No. A/YL-PH/984A

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。 6 DEC 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or 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](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](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

2303084 28/11 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 1984
	Date Received 收到日期	6 DEC 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

CHIEF FORCE LIMITED 志科有限公司

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗八鄉七星崗DD110 LOT NO. 303(部份)
(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 790 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 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)	N/A sq.m 平方米 <input 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	臨時商店及服務行業 (汽車配件展銷場)  (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 13/11/2023 (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 13/11/2023 (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）

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

(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☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 .....

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

**Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

**Proposed number of loading/unloading spaces 上落客貨車位的擬議數目**

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

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

	<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/ <u>YL-PH</u> / <u>874</u>
(b) Date of approval 獲批給許可的日期	<u>26/02/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>02/03/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時商店及服務行業 (汽車配件展銷場)
(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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

詳情請參閱附帶規劃文件。



**8. Declaration 聲明**

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

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

鄭嘉翔

文員

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

志科有限公司

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

Date 日期

27/11/2023

(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 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	新界元朗八鄉七星崗丈量約份DD110 LOT NO. 303(部份)
Site area 地盤面積	790 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(汽車配件展銷場)

(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	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	2.5 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	2 % <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		2
	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 1
	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	English 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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
場地設計圖則，渠務排水圖則，美化環境圖則，消防裝置圖則，行車通道圖則		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# 附帶規劃文件

按城市規劃條例第 16 條，於新界元朗八鄉七星崗，丈量約份 DD110 LOT NO. 303(部份)，申請續期「臨時商店及服務行業（汽車配件展銷場）」用途。

地帶用途：「農業」

地盤面積：約 790 平方米

## 行政摘要

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉第 110 約地段 303 號(部分)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「農業」地帶內，續期申請「臨時商店及服務行業(汽車配件展銷場)」，為期 3 年。

申請地點主要用作汽車配件展示及銷售用途，申請場地面積約 790 平方米。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。

是次申請是作為上次規劃許可申請 A/YL-PH/874 的續期申請，申請用途與前次的申請用途沒有任何改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好，於上次申請期間申請人已完成所有的附帶條件，因此希望城市規劃委員會及規劃署可以寬容處理時次續期申請。

## 規 劃 署

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



## Planning Department

Panling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-PH/874  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

郵寄及傳真(2488 4772)

志科有限公司  
新界元朗八鄉錦田公路  
橫台山新村 40D  
(經辦人：鄭嘉翔先生)

先生/女士：

履行規劃許可附帶條件  
(g) 項 — 提交申請地點現有排水設施記錄

在劃為「農業」地帶的元朗八鄉丈量約份第 110 約地段  
第 303 號 (部分) 作臨時商店及服務行業  
(汽車配件展銷場) 的規劃許可續期 (為期 3 年)  
(規劃申請編號：A/YL-PH/874)

本處收到你於二零二一年四月十二日提交的資料以履行上述規劃許可附帶條件。就  
你提交的資料，本處已諮詢有關部門，有關意見如下：

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

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

規劃署  
粉嶺、上水及元朗東規劃專員

二零二一年四月二十六日

(陸國安

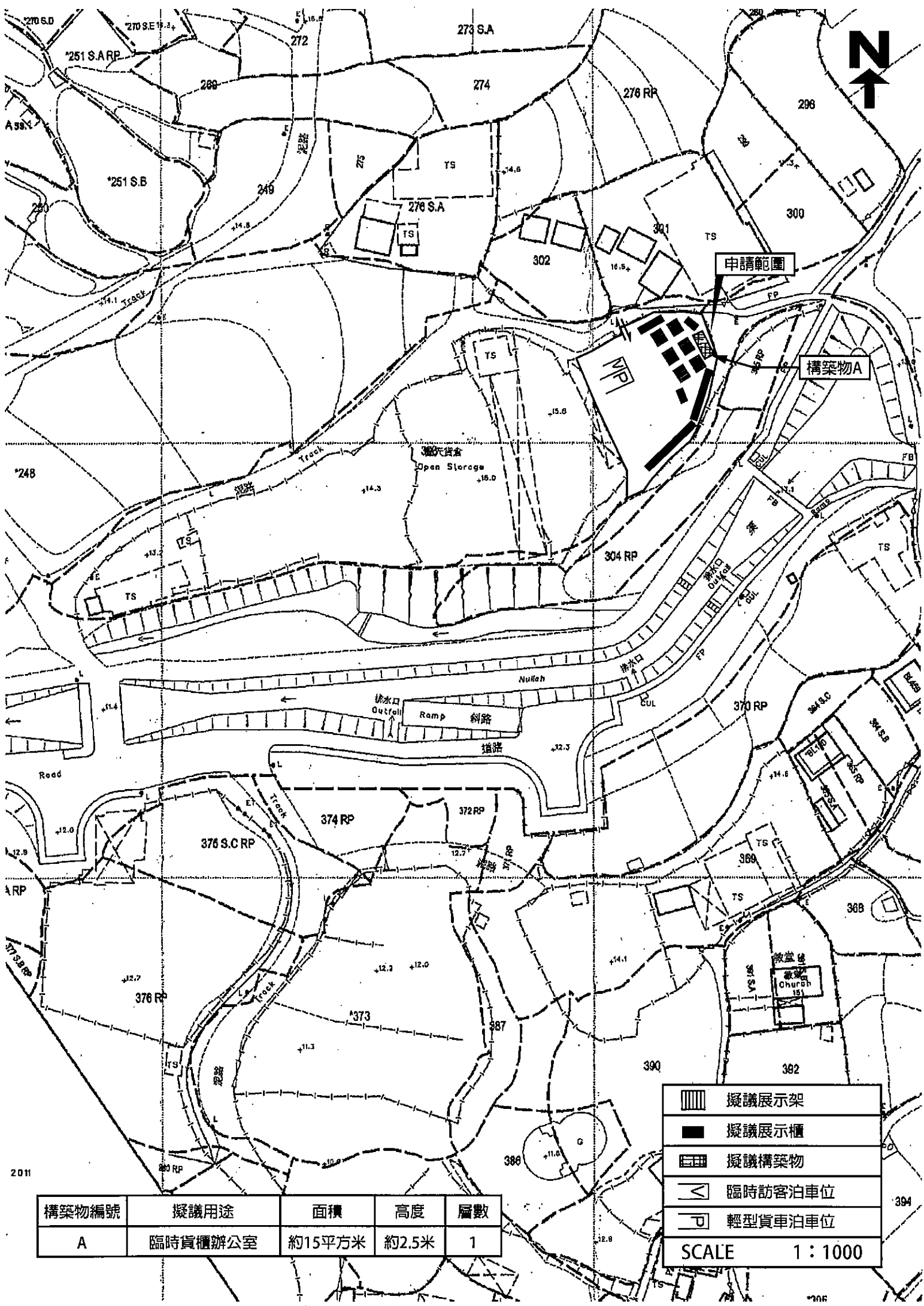


## 場地設計：

1. 申請地點的用途主要作為汽車配件的樣板展示和銷售之用，顧客可以透過互聯網渠道進行看樣和落單。加上申請地點附近亦有汽車陳列室，可以吸引買車人士前來買車之餘，亦可以到申請地點內查看和購買展品。
2. 申請地點設有1個構築物（構築物A），作臨時貨櫃辦公室用途，樓面面積約15平方米，高約2.5米，單層。
3. 申請地點內也設置有展示架及展示櫃，以供顧客到申請地點進行樣板實物觀察。
  - 擬議展示架用途：實地展示各品牌的座椅、方向盤、剎車片、汽車避震等面積較大的汽車配件樣板。
  - 擬議展示櫃用途：實地展示各品牌的霧燈、膠腳踏墊、雨刷、後視鏡等面積較小的汽車配件樣板。
4. 申請地點的臨時貨櫃辦公室內，亦會有少量的小型及電子類汽車配件展示(如手機支架、帶電筒安全錘等)。
5. 申請地點開放時間為星期一至星期六，上午 10 時至下午 6 時，星期日及公眾假期休息。
6. 申請地點不會進出重量超過5.5噸的車輛或貨櫃車。
7. 申請地點內有1個輕型貨車泊車位(尺寸7米x3.5米)和1個臨時訪客泊車位(尺寸5米x2.5米)
8. 申請地點內只會存放汽車配件，不會存放油料等易燃物品，並不會進行拆卸、維修、修理、清洗、噴油等工場作業。

詳情請參閱以下圖則。



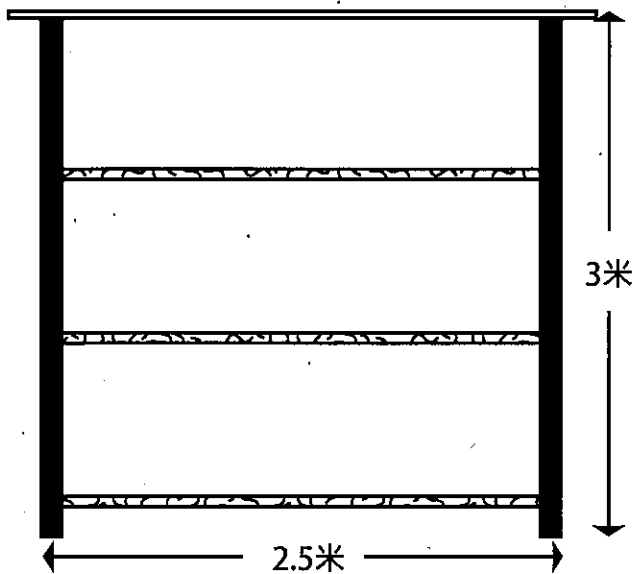


構築物編號	擬議用途	面積	高度	層數
A	臨時貨櫃辦公室	約15平方米	約2.5米	1

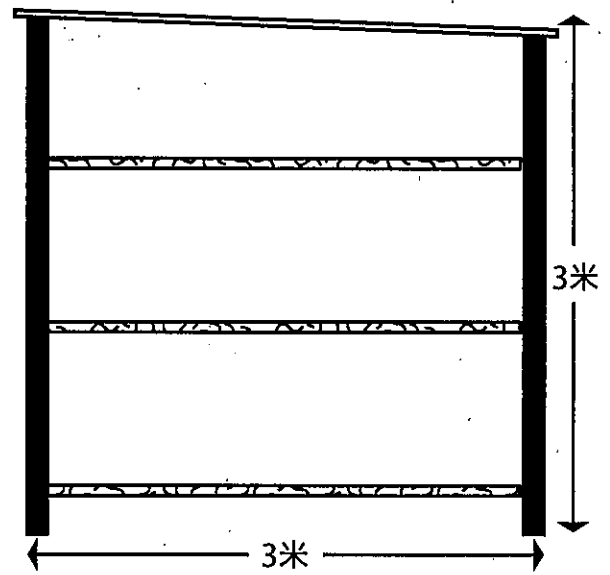
	擬議展示架
	擬議展示櫃
	擬議構築物
	臨時訪客泊車位
	輕型貨車泊車位
SCALE 1 : 1000	

# 擬議展示架結構圖

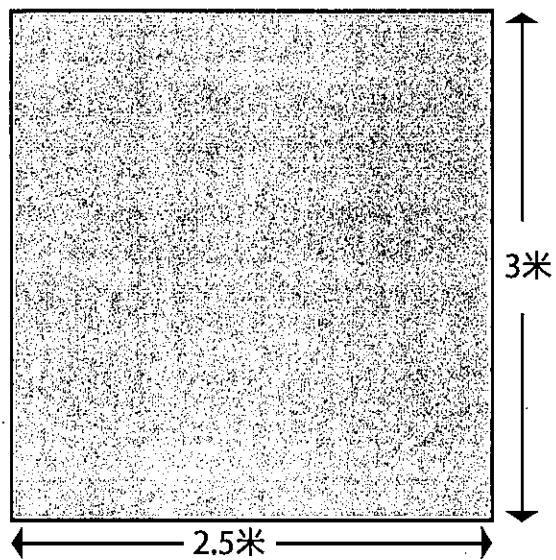
正面



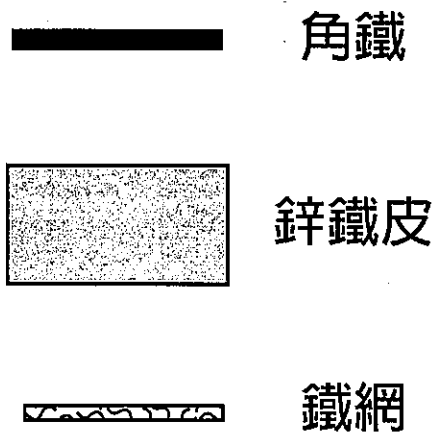
側面



俯視

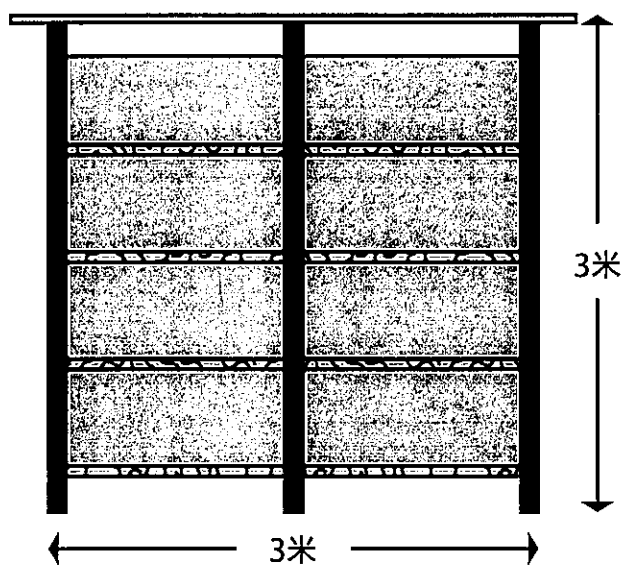


用料

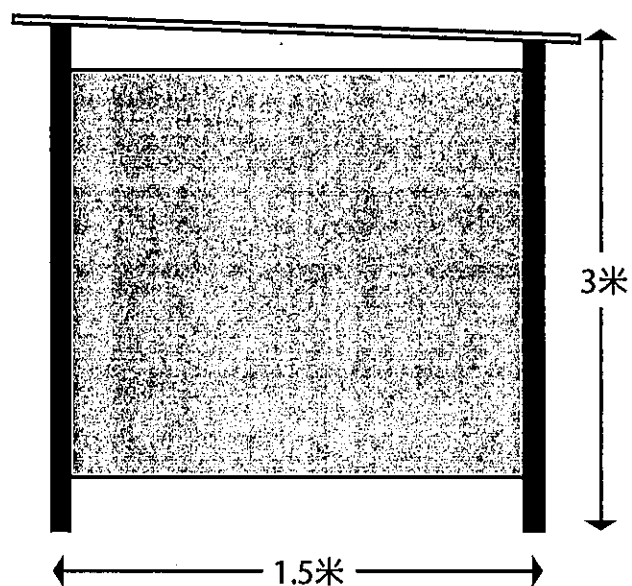


# 擬議展示櫃結構圖

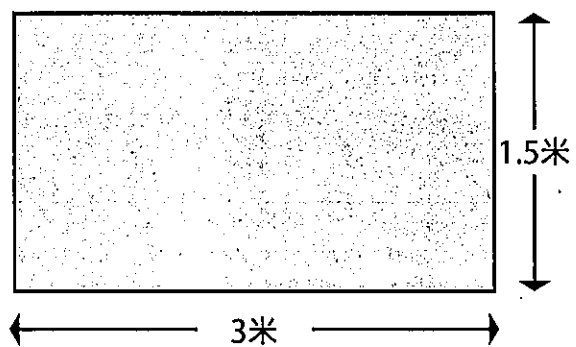
正面



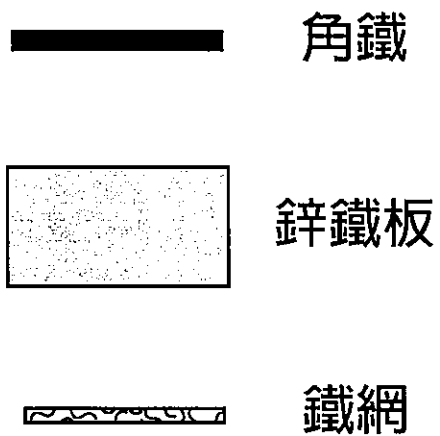
側面



俯視



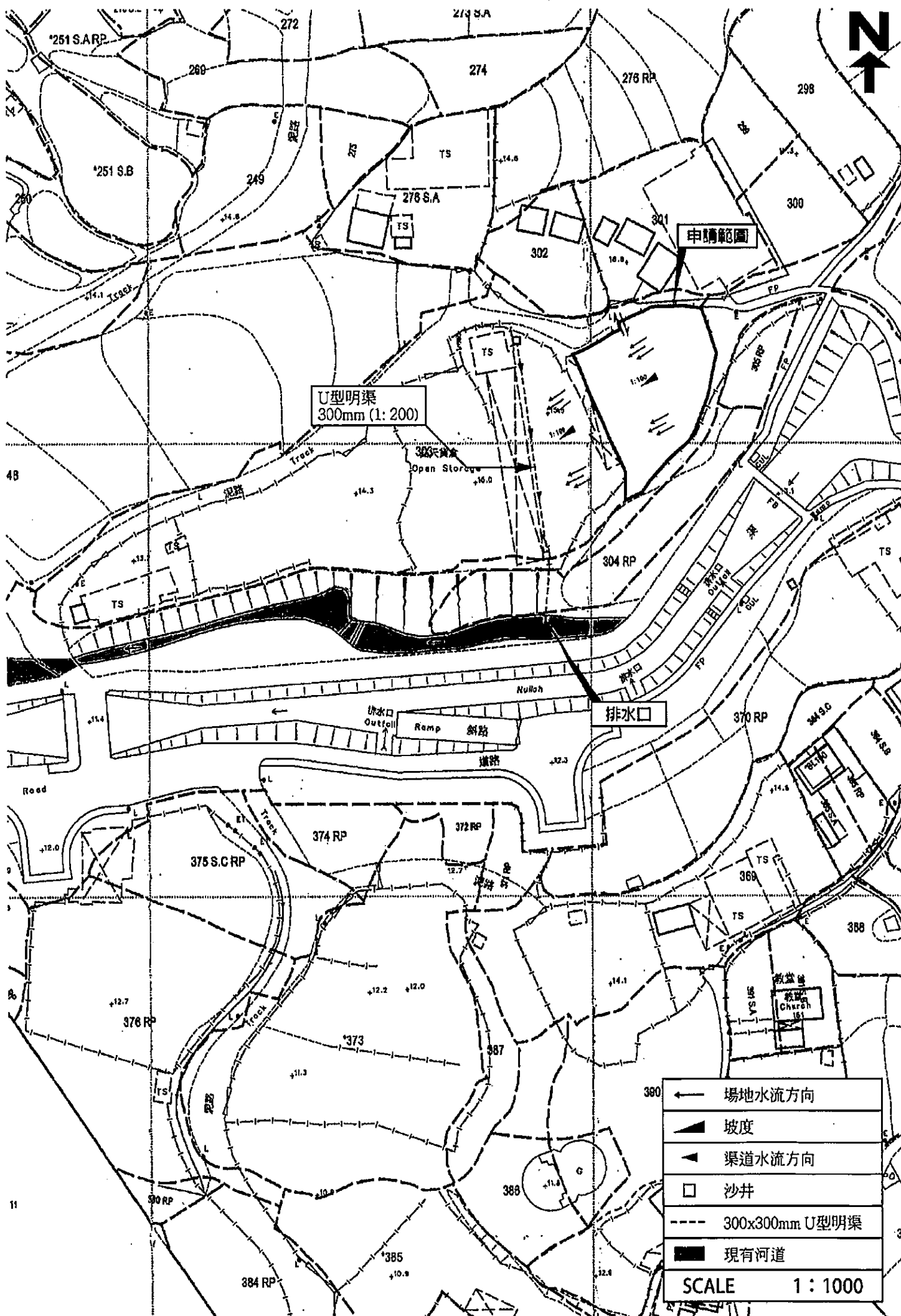
用料



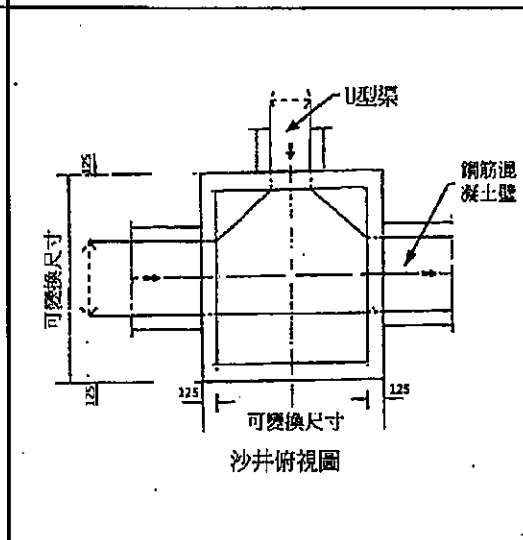
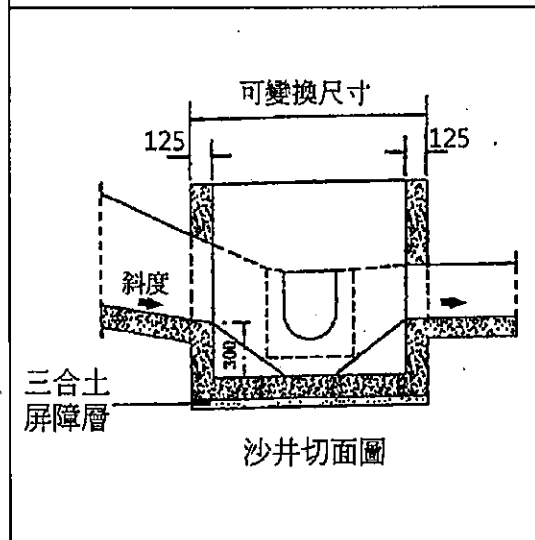
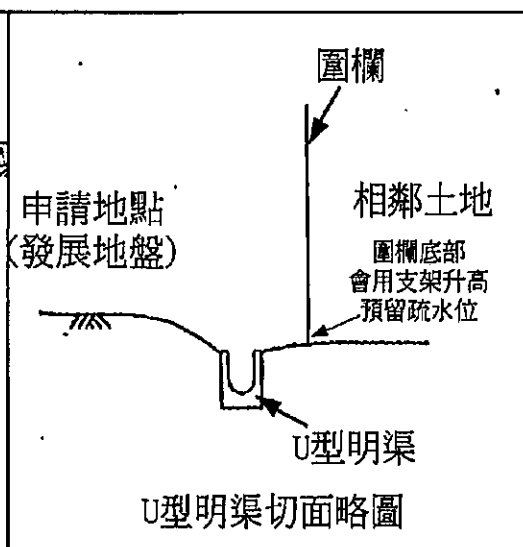
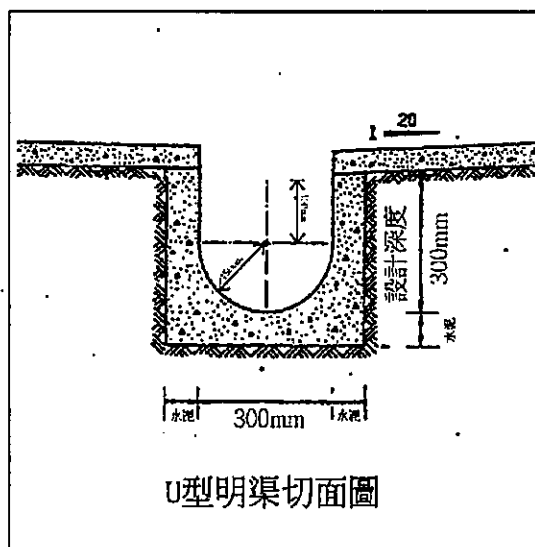
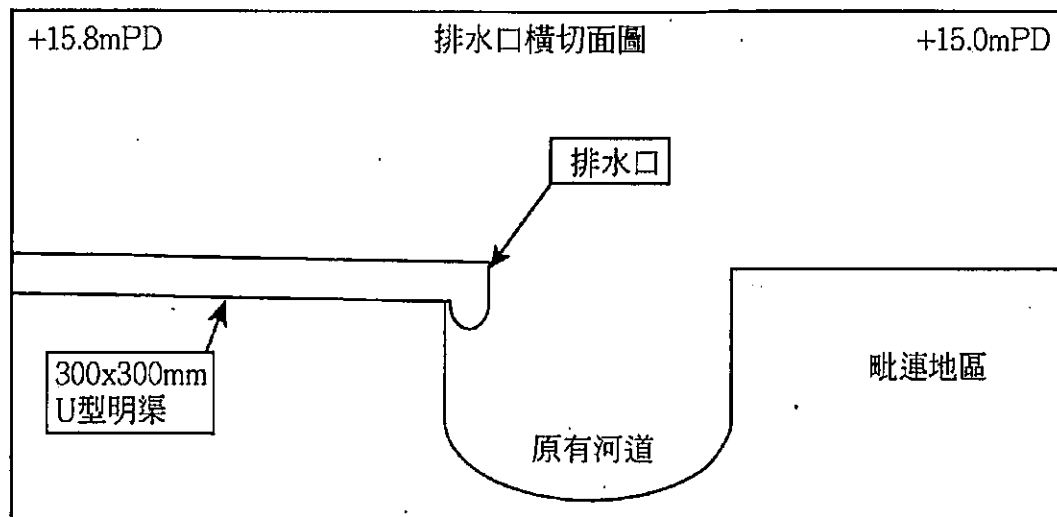
## 渠務排水：

1. 申請地點的面積不大(約790平方米)，加上鄰近的場地有足夠的排水設施，已可以包含本場地內的雨水收集，同時本場地內的雨水也可以透過泥路泥土地吸收，不會形成水浸的情況。
2. 相關的排水設施申不會對附近現有的雨水渠道和河道構成負面影響，排水口處也有設置沙井，可以阻隔沙石枯葉進入現有排水渠道。
3. 申請人已在2023年11月13日就共同使用相關排水設施的事宜向鄰近的土地使用者諮詢意見，相關土地使用人士對此同意及不反對。

詳情請參閱以下圖則。



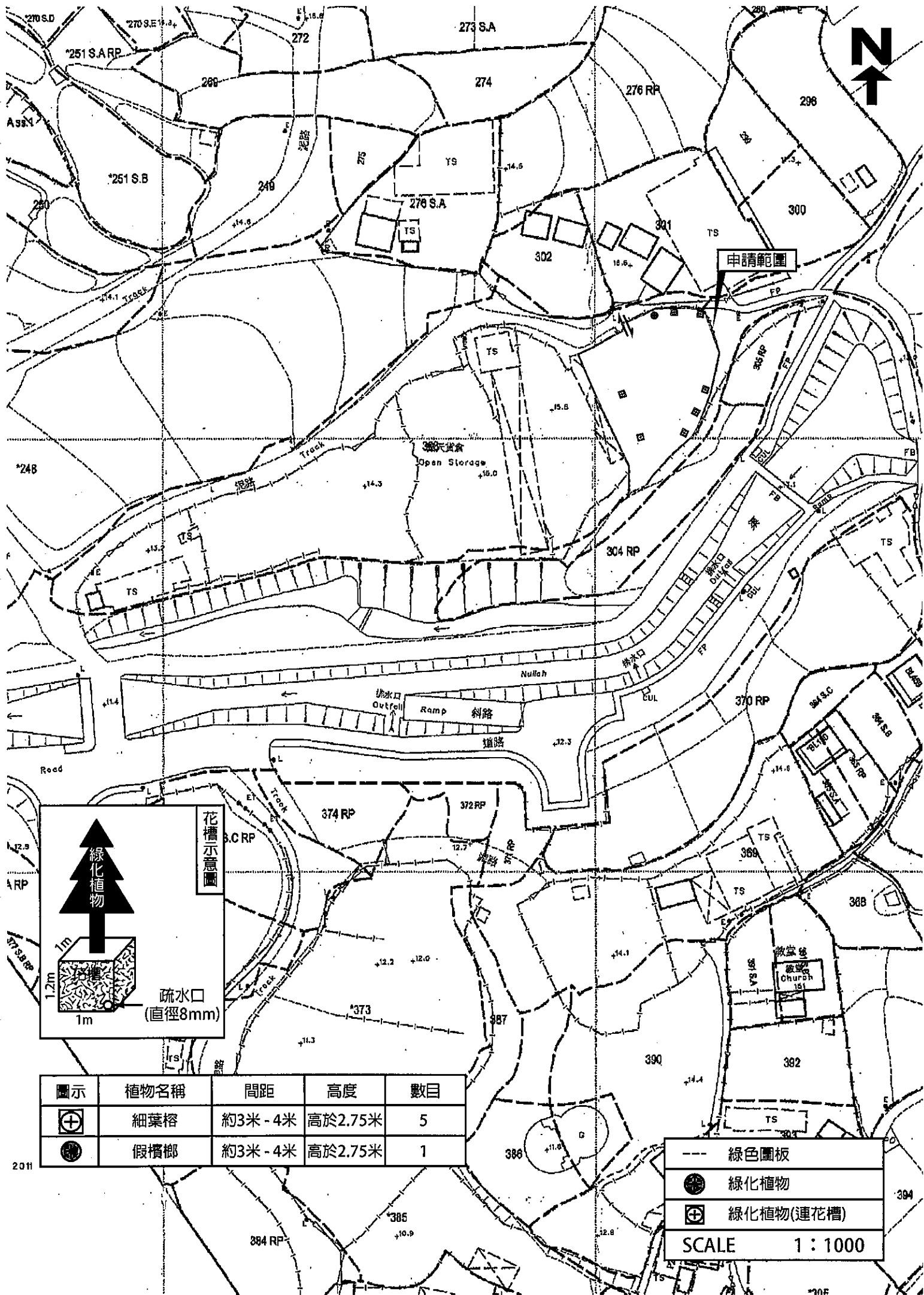
←	場地水流方向
▲	坡度
▶	渠道水流方向
□	沙井
---	300x300mm U型明渠
■	現有河道
SCALE 1 : 1000	



## 美化環境：

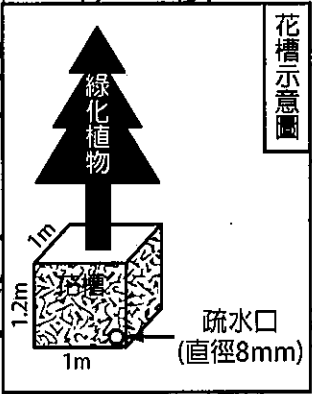
申請人會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，在申請地點邊界種植綠化植物，令場地保持綠化、提高空氣質素，使場地與四周環境融為一體，美化環境，並對申請地點內的樹木進行適合的保存和保護。

詳情請參閱以下圖則。



申請範圍

花槽示意圖



疏水口  
(直徑8mm)

圖示	植物名稱	間距	高度	數目
	細葉榕	約3米 - 4米	高於2.75米	5
	假檳榔	約3米 - 4米	高於2.75米	1

綠色圍板

綠化植物

綠化植物(連花槽)

SCALE 1 : 1000

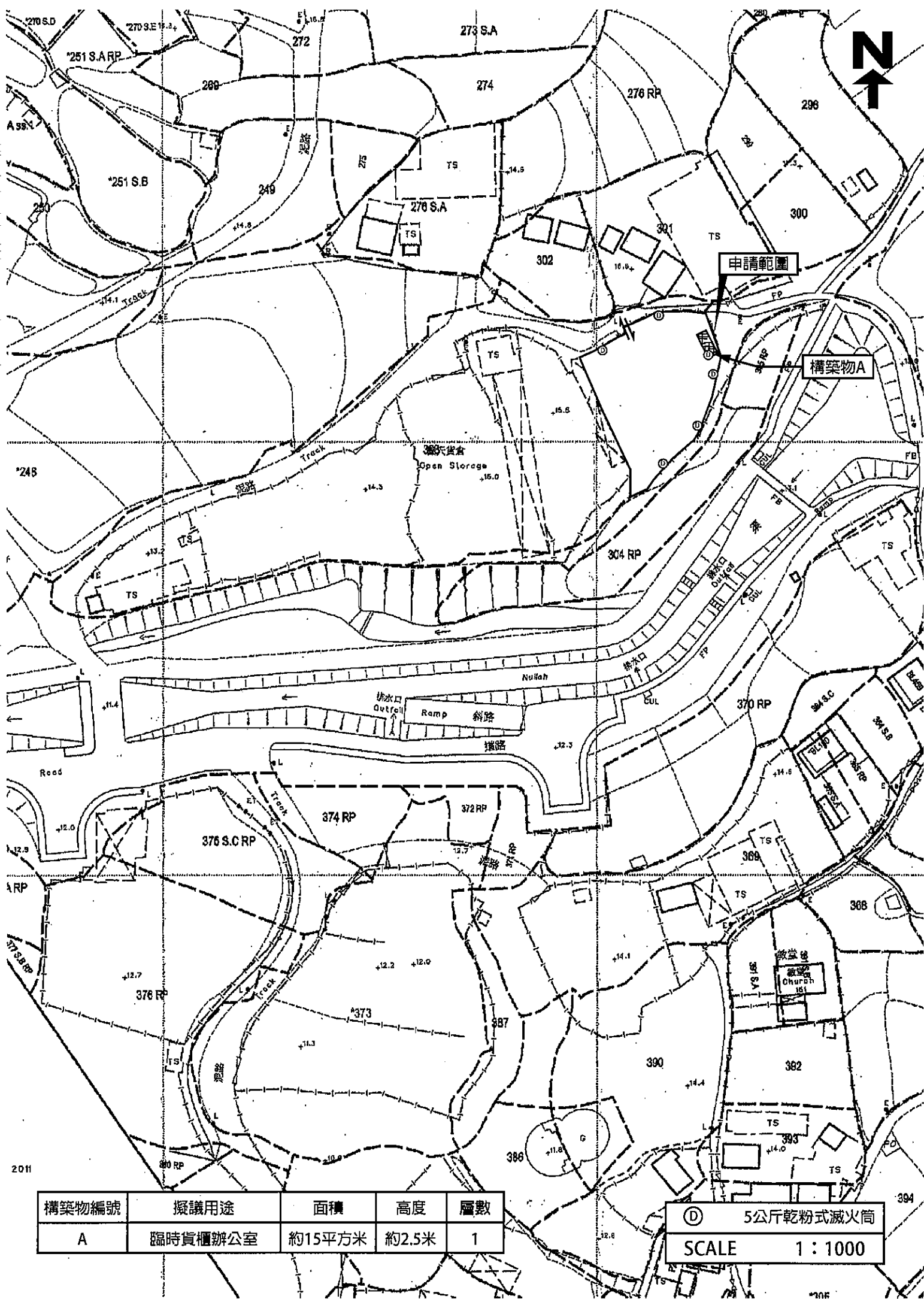


## 消防裝置：

是次規劃申請是作為上次規劃申請A/YL-PH/874的續期申請，相關申請地點的用途和場地佈局設計與上次規劃申請A/YL-PH/874時一致，沒有任何改變；消防設備的位置、數目和種類與A/YL-PH/874時一致，沒有任何改變。

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

詳情請參閱以下圖則。



構造物編號	擬議用途	面積	高度	層數
A	臨時貨櫃辦公室	約15平方米	約2.5米	1

① 5公斤乾粉式滅火筒  
SCALE 1 : 1000

## 行車通道：

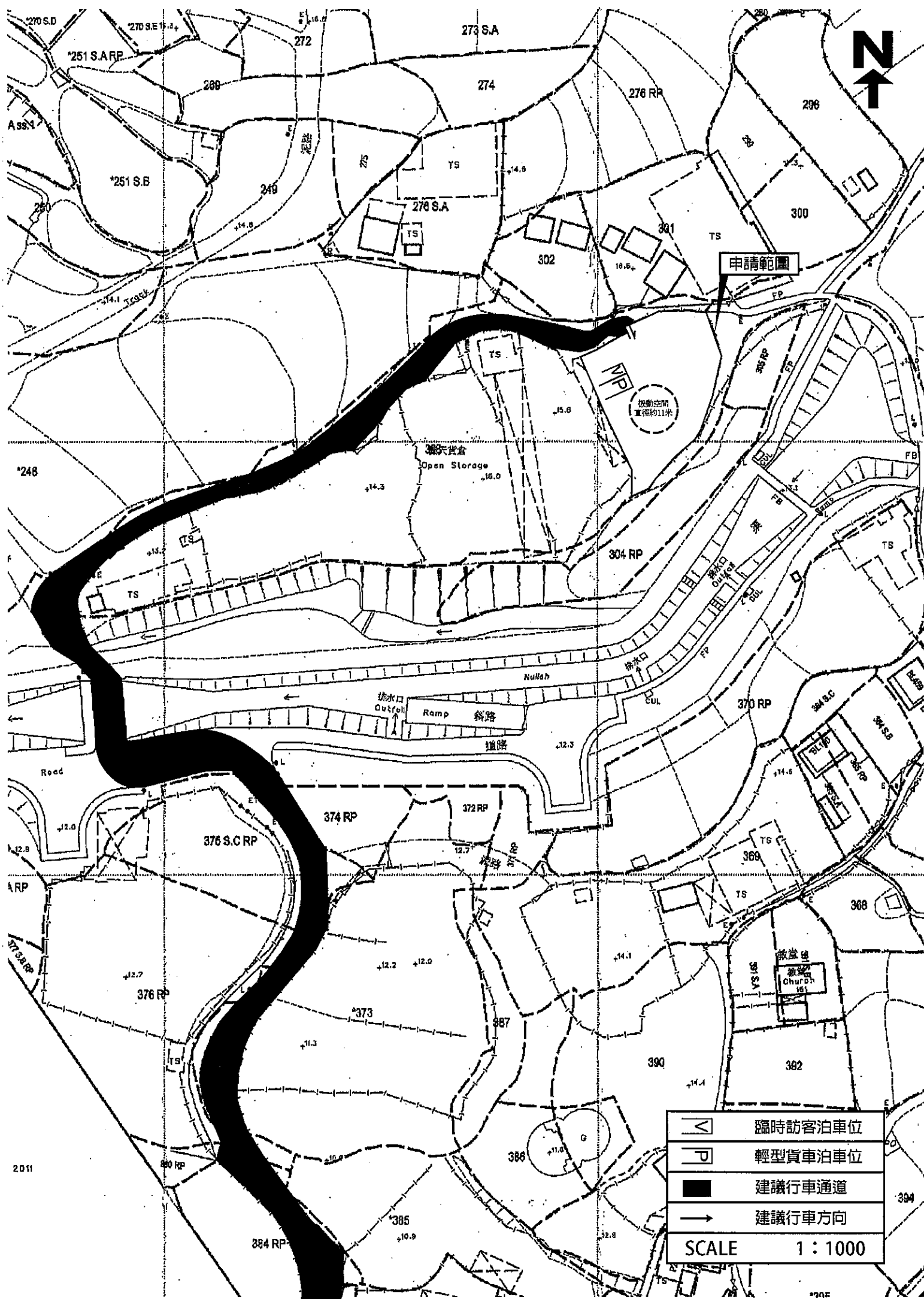
1. 申請地點北面有一個明確的出入口，與錦泰路連接，可以直通錦田公路。
2. 申請地點內有1個輕型貨車泊車位(尺寸7米x3.5米)和1個臨時訪客泊車位(尺寸5米x2.5米)。由於大多數客戶通過電話和網絡查詢配件存貨種類和數量，確定所需後由輕型貨車送往客戶指定的地點，因此不需要太多的訪客泊車位。
3. 訪客如若要步行進入申請地點的方法，可以先乘坐巴士或小巴抵達申請地點南面的站頭後，再步行進入申請地點，隨件附上相關圖則作參考之用。
4. 申請地點內有足夠的機動空間，供予車輛進行機動調轉，隨件附上相關圖則作參考之用。
5. 如是次續期申請獲批，申請人和土地使用者會繼續保養維護申請地點連接至錦田公路的道路。
6. 申請地點預計平均每天約有1輛輕型貨車和1輛私家車(訪客)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。

申請地點內輕型貨車車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

申請地點內私家車(訪客)車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0

詳情請參閱以下圖則。



申請範圍

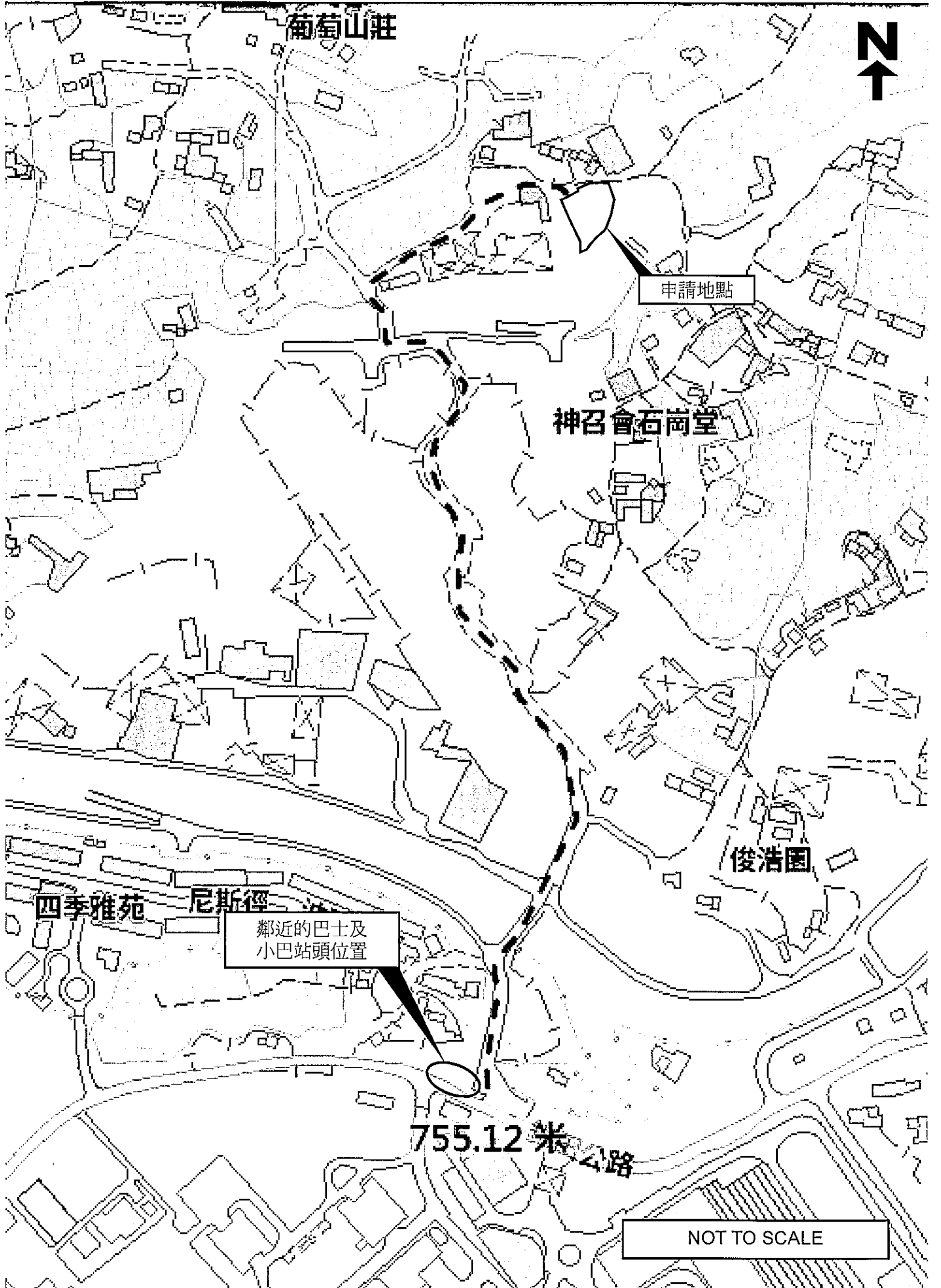
規劃空間  
直徑約11米

388天貨倉  
Open Storage

排水口  
Outfall  
Ramp  
斜路  
擋泥

教堂  
Church

	臨時訪客泊車位
	輕型貨車泊車位
	建議行車通道
	建議行車方向
SCALE 1 : 1000	



葡萄山莊



申請地點

神召會石崗堂

俊浩園

四季雅苑

尼斯徑

鄰近的巴士及  
小巴站頭位置

755.12 米  
公路

NOT TO SCALE

## 總結：

申請地點上並無任何永久性建築物，不會取代該區作「農業」用途的永久規劃意向。若是次申請獲許可，申請人承諾會在期限前盡快完成所有相關的附帶條件，並符合相關政府部門的要求，並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱，因此敬希貴署能夠寬容處理是次之申請。

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關規劃申請 A/YL-PH/984 補充資料

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 澄清是次規劃申請是作為上次規劃申請 A/YL-PH/874 的續期申請，相關申請地點的用途和上次規劃申請一致，沒有任何改變；消防設備的數目和種類與 A/YL-PH/874 時一致，沒有任何改變。
2. 提供最新的 FS251 消防證書。

如造成不便，敬請原諒。

申請人： 志科有限公司

通訊地址： [REDACTED]

傳真號碼： [REDACTED]

聯絡電話： [REDACTED]

電郵地址： [REDACTED]

日期： 2023 年 12 月 19 日

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9293460

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

志科有限公司

Name of Building:

樓宇名稱

\*\*\*\*\*

Street No./Town Lot:

門牌號數/市地段

DD110 LOT 303(部份)

Street/Road/Estate Name:

街道/屋苑名稱

七星崗

Block:

座

District:

分區

元朗, 八鄉

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	6 NOS X 5KG DRY POWDER TYPE F.E.	***	CONFORMS WITH FSD REQUIREMENTS	8/12/2023	7/12/2024

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	*****		*****		*****

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.



Name 姓名  
FSD/RC No.  
消防處註冊號碼

Company Name  
公司名稱

Telephone  
聯絡電話

Date  
日期

For FSD use only:

Inspected

Key-in

Verified

11-12-2023



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/984  
規劃申請補充資料

申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

1. 澄清申請地點和鄰近場地(A/YL-PH/972)重疊的原因，是由於地政署更新和調整地塊數據，因此出現重疊，由於申請地點和鄰近場地屬於同一個申請人，並且都有有效的規劃申請許可，所以在實務上不會構成問題。
2. 澄清申請地點作臨時商店及服務行業(汽車配件展銷場)用途，早前因為受到疫情影響，經營受到很大打擊，因此場地中的展示架和展示櫃才會出現暫時性的減少。現時疫情結束，商業活動慢慢恢復，場地中的展示架和展示櫃陸續回復到場地設計圖則中的數目和位置 (共 19 個展示櫃和展示架)。
3. 申請地點是和鄰近場地(A/YL-PH/972)共用同一條排水渠道，相關的排水渠道和前次申請時一樣沒有任何改變，現在該排水渠道正在按照渠務署指示進行保養維修工程，當工程完成後申請人會馬上提交相關的排水設施記錄。
4. 澄清土地業主已在 2022 年就場地內的構築物事宜向有關部門提出短期豁免書申請，現正等候部門批核中，同時申請人會和地段擁有人溝通，就地段於申請地點範圍以外的違例構築物，進行拆除或規範化。
5. 提供已修正的美化環境圖則。

申請人： 志科有限公司

通訊地址：

傳真號碼：

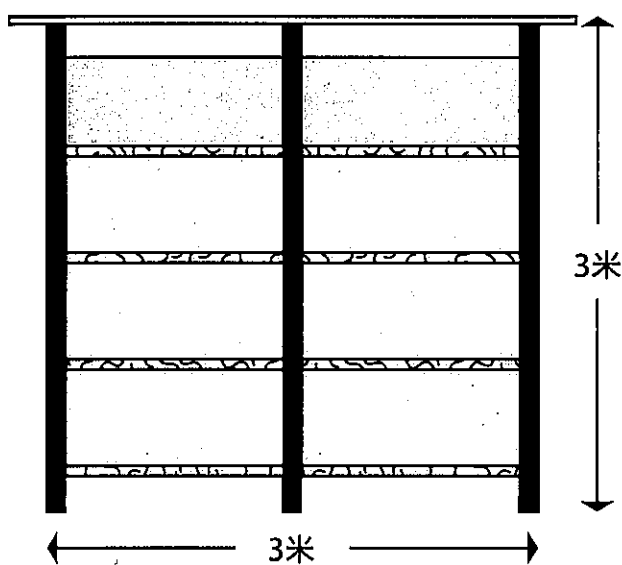
聯絡電話：

電郵地址：

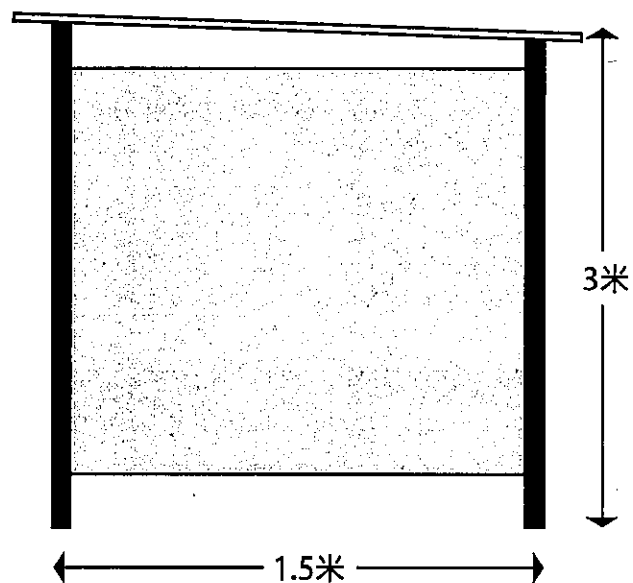
日期： 2024 年 02 月 23 日

# 擬議展示櫃結構圖

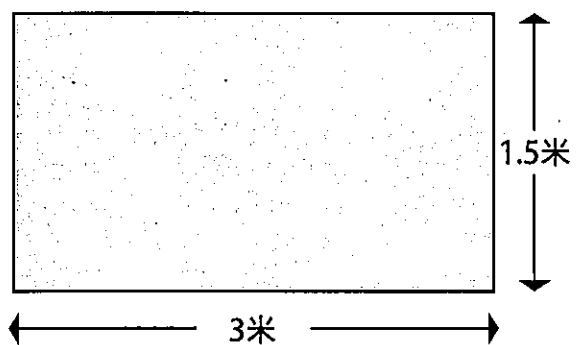
正面



側面



俯視



面積：約4.5平方米

用料

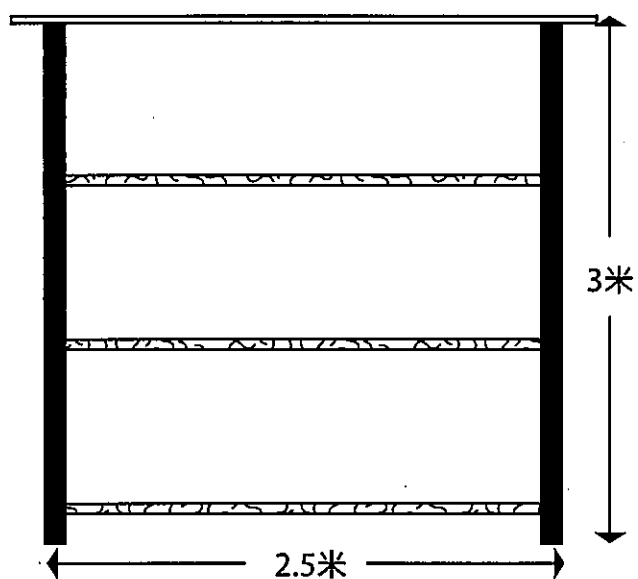
角鐵

鋅鐵板

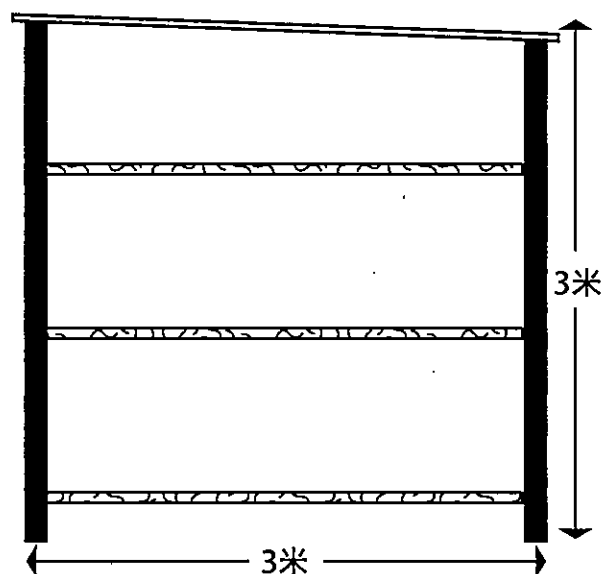
鐵網

# 擬議展示架結構圖

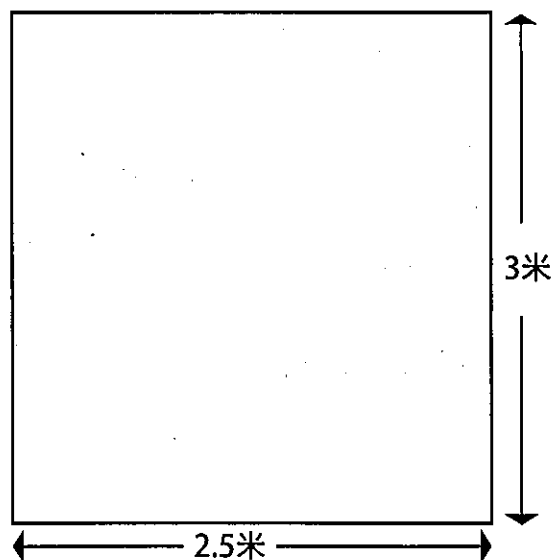
正面



側面

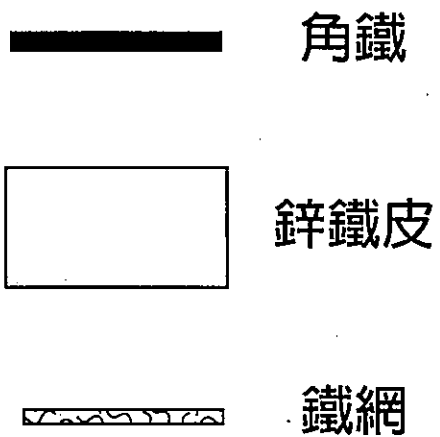


俯視



面積：約7.5平方米

用料



元朗地政處  
地政主任/短期租約 1(2)  
賴嘉佑先生台鑒：

COPY

有關 DD110 LOT NO. 303  
申請短期豁免書(STW)事宜

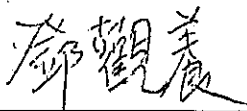
新界元朗八鄉丈量約份 DD110 LOT NO. 303 的擁有人，現就規劃申請編號：A/YL-PH/874 事宜，向貴處提出短期豁免書(STW)申請。涉及有關申請的構築物 1 個，詳情如下：


構築物 - 面積約 15 平方米，作臨時貨櫃辦公室用途，樓面面積約 15 平方米，高約 2.5 米，單層。。

構築物使用臨時物料(工字鐵、鋅鐵板、貨櫃)搭建，不會使用永久性物料。

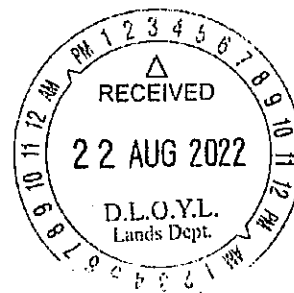
隨件附上圖則作參考之用，如有任何查詢或補充資料，歡迎與我們聯絡。

申請人  
鄧兩勝堂

  
鄧觀養 司理

  
鄧姚生 司理

臨時通訊地址：[REDACTED]  
日期：2022 年 08 月 19 日



元朗地政處  
地政主任/短期租約 1(2)  
賴嘉佑先生台鑒：

有關申請短期豁免書  
擬建構築物方案

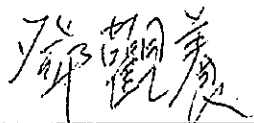
申請人提交有關規劃申請編號：A/YL-PH/874 申請短期豁免書的  
擬建構築物方案。

申請人明白申請短期豁免書屬臨時性質，獲批後亦會按照有關的  
構築物方案進行搭建。相關的構築物全部使用臨時物料進行搭建，不  
會使用永久性的物料作搭建物料，希望貴署可以繼續考慮及批准有關  
申請。

搭建用的主要臨時物料：

- 角鐵
- 鋅鐵板
- 鐵管
- 膠合板
- 貨櫃

申請人  
鄧兩勝堂



鄧觀養 司理



鄧姚生 司理

臨時通訊地址：

日期：2022 年 08 月 19 日



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

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





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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-PH/766	Proposed Temporary Shop and Services (Sales of Vehicle Parts) for a Period of 3 Years	2.3.2018
2.	A/YL-PH/874	Renewal of Planning Approval for Temporary Shop and Services (Sales of Vehicle Parts) for a Period of 3 Years	26.2.2021
3.	A/YL-PH/972	Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	10.11.2023

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection reasons</b>
A/YL-PH/751	Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years	11.8.2017	(1) to (4)

**Rejection Reasons**

- (1) the proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good agricultural land 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;
- (2) the application does not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13E) in that there is no previous approval granted at the site and there are adverse departmental comments and public objections against the application;
- (3) the applicant fails to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas; and
- (4) 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.

**Similar s.16 Application in the vicinity of the Site within the same “AGR” Zone on the Pat Heung OZP**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-PH/851	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	18.9.2020

**Government Departments' General Comments**

**1. Traffic**

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

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

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

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

**2. Drainage**

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

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

**3. Fire Safety**

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

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

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

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

## 5. 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
- based on the aerial photo of 2022, the Site is situated in an area of miscellaneous rural fringe landscape character composed of scattered temporary structures, farmland, open storage and scattered tree groups. Comparing the aerial photos of 2022 and 2021, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the proposed layout, there is no significant change in the layout and the existing trees will be maintained. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

## 6. Nature Conservation

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

- noting the previous application for the same use on the Site was approved, he has no strong view against the application from agricultural and nature conservation perspectives.

## 7. District Officer's Comments

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

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

## 8. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - there are unauthorised structures within the private lot not covered by the planning application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - the lot owner(s)/applicant shall either remove the unauthorised structures not covered by the planning application immediately; or include the unauthorised structure(s) in the planning application for the further consideration by the relevant departments and apply to his office for a Short Term Waiver (STW) to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s) for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD is not and shall not be responsible for the maintenance of any access connecting the Site and sections of Kam Tai Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - 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 respectively; and
  - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.