

The application is received on 8 FEB 2024  
The 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

2400287 29/1 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4-PH / 991
	Date Received 收到日期	8 FEB 2024

- 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)

志科有限公司 CHIEF FORCE 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)

### 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)	新界元朗八鄉丈量約份第111約地段第1869號(部分)、第1870號(部分)、第1872號(部分)、第1873號(部分)、第1875號餘段(部分)、第1876號及第1877號
(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 3526 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 .....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	臨時公眾停車場連附屬辦公室  (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)"#  
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<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 12/01/2024 (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 12/01/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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	擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室及填土工程  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3496 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 .....
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物A，作附屬辦公室用途，一層，總樓面面積不超過30平方米，高度不超過2.5米。 ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	5 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	60個私家車展銷陳列車位 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

**Proposed operating hours 擬議營運時間**  
星期一至星期六、上午9時至下午6時，星期日及公眾假期休息。

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(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   No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經梁盛路由鄉村道路進入 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是   No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是   No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3526 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b>	
<b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

7. Justifications 理由

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

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

*Cheng*  
鄭嘉翔

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

文員

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....



on behalf of  
代表

志科有限公司

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

Date 日期

26/01/2024

(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	新界元朗八鄉丈量約份第111約地段第1869號(部分)、第1870號(部分)、第1872號(部分)、第1873號(部分)、第1875號餘段(部分)、第1876號及第1877號
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>3526 sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
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 <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> <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 <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div>
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室及填土工程

(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	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.008 <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	0.8 % <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		68
	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) 私家車展銷陳列車位		5 3 60
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

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、排水設施圖則、消防裝置圖則、交通運輸圖則。		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<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，於新界元朗八鄉丈量約份第 111 約地段第 1869 號(部分)、第 1870 號(部分)、第 1872 號(部分)、第 1873 號(部分)、第 1875 號餘段(部分)、第 1876 號及第 1877 號，申請作「擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室及填土工程」用途，為期 3 年。

地帶用途：「農業」

地盤面積：約 3526 平方米

## 行政摘要：

擬在新界元朗八鄉丈量約份第 111 約地段第 1869 號(部分)、第 1870 號(部分)、第 1872 號(部分)、第 1873 號(部分)、第 1875 號餘段(部分)、第 1876 號及第 1877 號，八鄉分區計劃大綱核准圖編號 S/YL-PH/11，「農業」地帶內，申請作「擬議臨時商店及服務行業(汽車陳列室)連附屬辦公室及填土工程」用途，為期 3 年。

申請地點位於城規會規劃指引編號 13G「擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請」中第 1 至 4 類地區內的第 2 類地區中，位置屬於坐落或鄰近露天貯物、港口後勤或其他類型棕地／臨時用途的地點群的地區，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。

申請地點開放時間為開放時間為星期一至星期六、上午9時至下午6時，星期日及公眾假期休息。

申請地點主要用作汽車陳列展示及銷售用途，顧客可以透過互聯網渠道進行看樣和落單，並到現場進行實地視察，服務對象為附近居民及附近地區的人士。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。申請地點內也不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，希望貴署可以酌情處理是次申請。

## 場地設計圖則：

申請地點地盤面積約 3526 平方米，當中不佔用任何政府土地。

申請地點內擬議設置有 1 個臨時性質的構築物：

- 構築物 A，作附屬辦公室用途，一層，總樓面面積不超過 30 平方米，高度不超過 2.5 米。

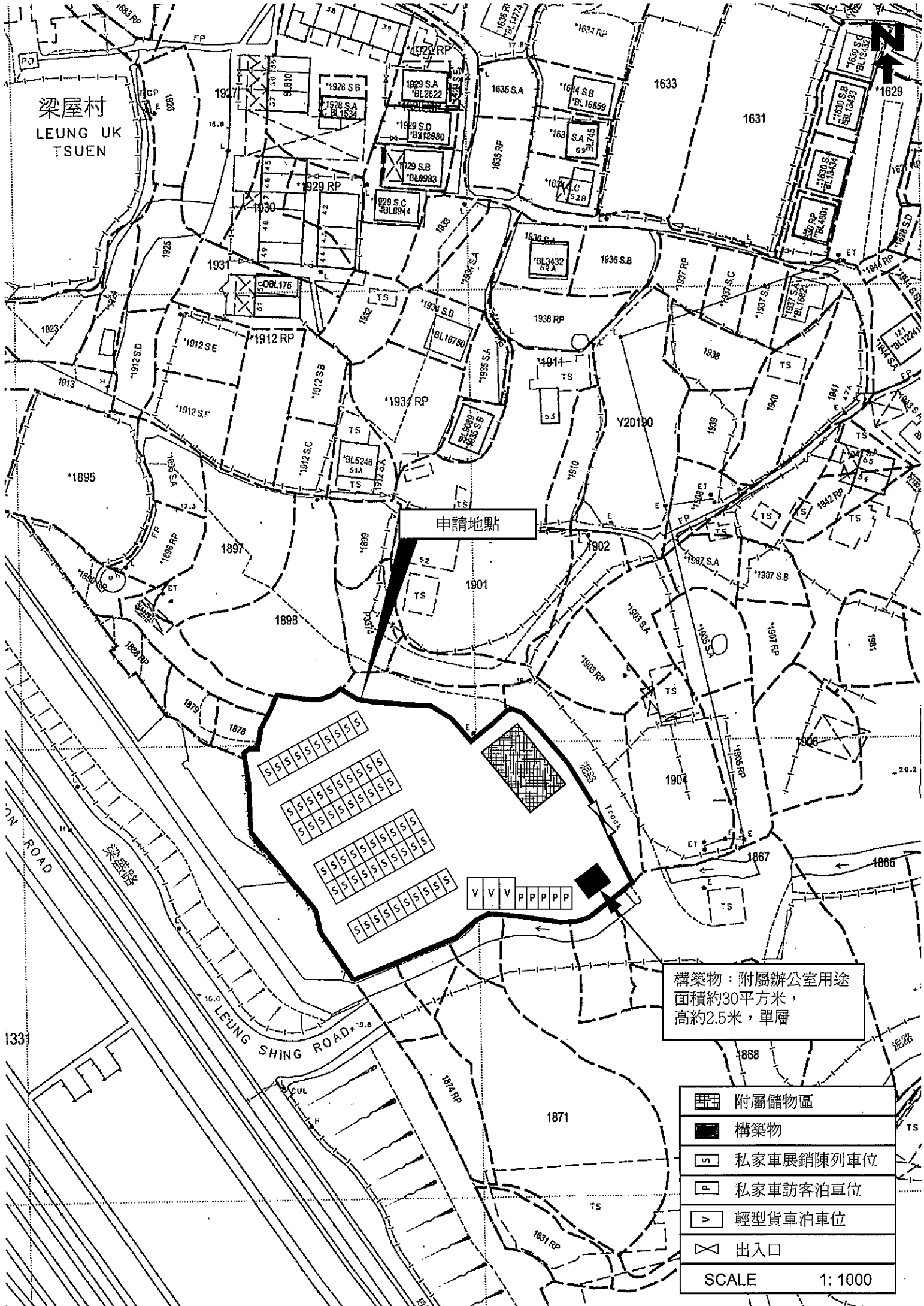
申請地點內設有 3 個輕型貨車泊車位，每個車位尺寸約 7 米 x3.5 米。

申請地點內設有 5 個私家車訪客泊車位，每個車位尺寸約 5 米 x2.5 米。

申請地點內設有 60 個私家車展銷陳列車位，每個車位尺寸約 5 米 x2.5 米。

申請地點內設有一個面積約 170 平方米的附屬儲物區，佔申請地點總場地面積約 5%，作放置汽車用品(如防滑墊、車牌架、太陽擋等)用途。

詳細請參閱以下圖則。



申請地點

構築物：附屬辦公室用途  
面積約30平方米，  
高約2.5米，單層

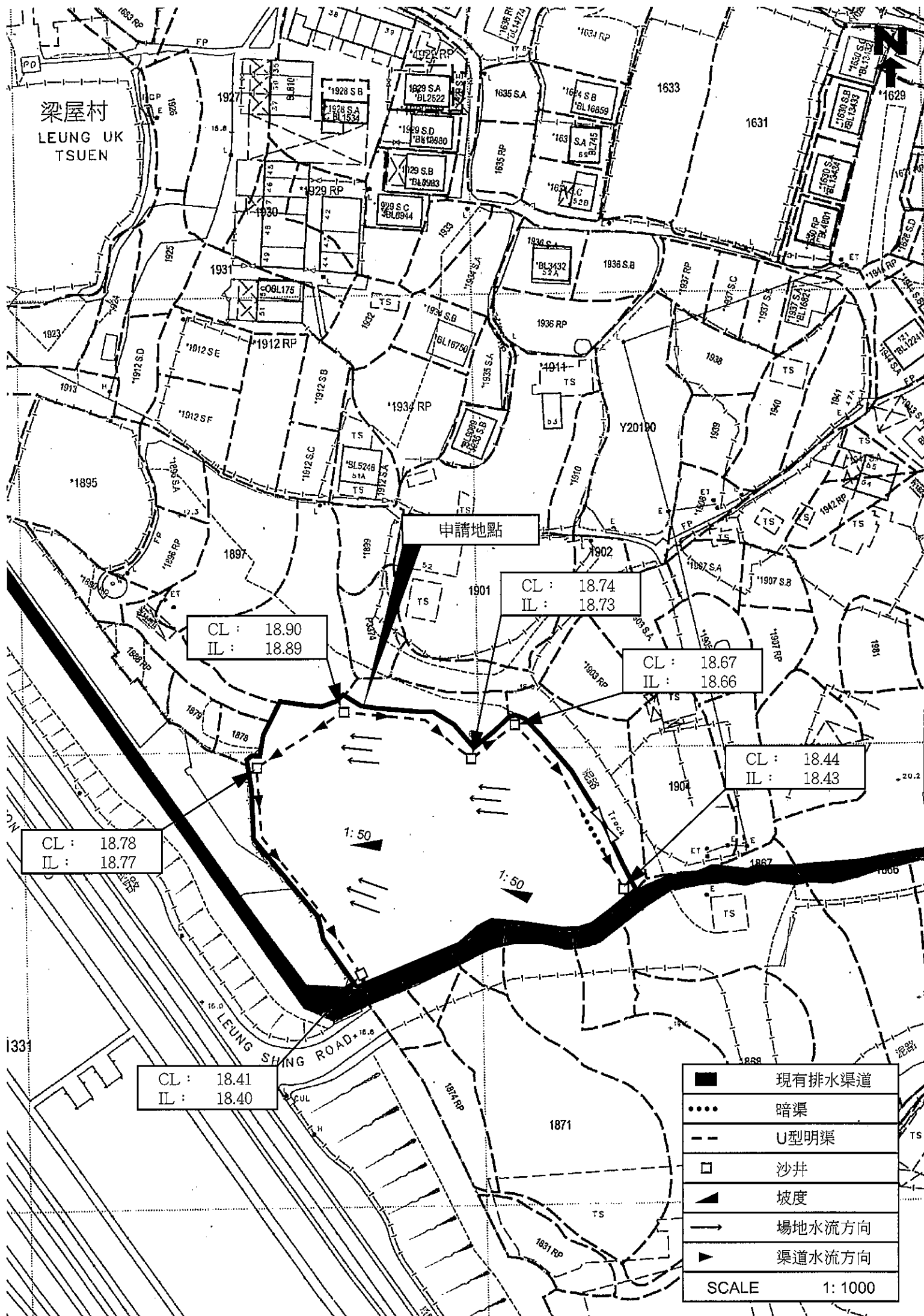
- |               |           |
|---------------|-----------|
|               | 附屬儲物區     |
|               | 構築物       |
|               | 私家車展銷陳列車位 |
|               | 私家車訪客泊車位  |
|               | 輕型貨車泊車位   |
|               | 出入口       |
| SCALE 1: 1000 |           |

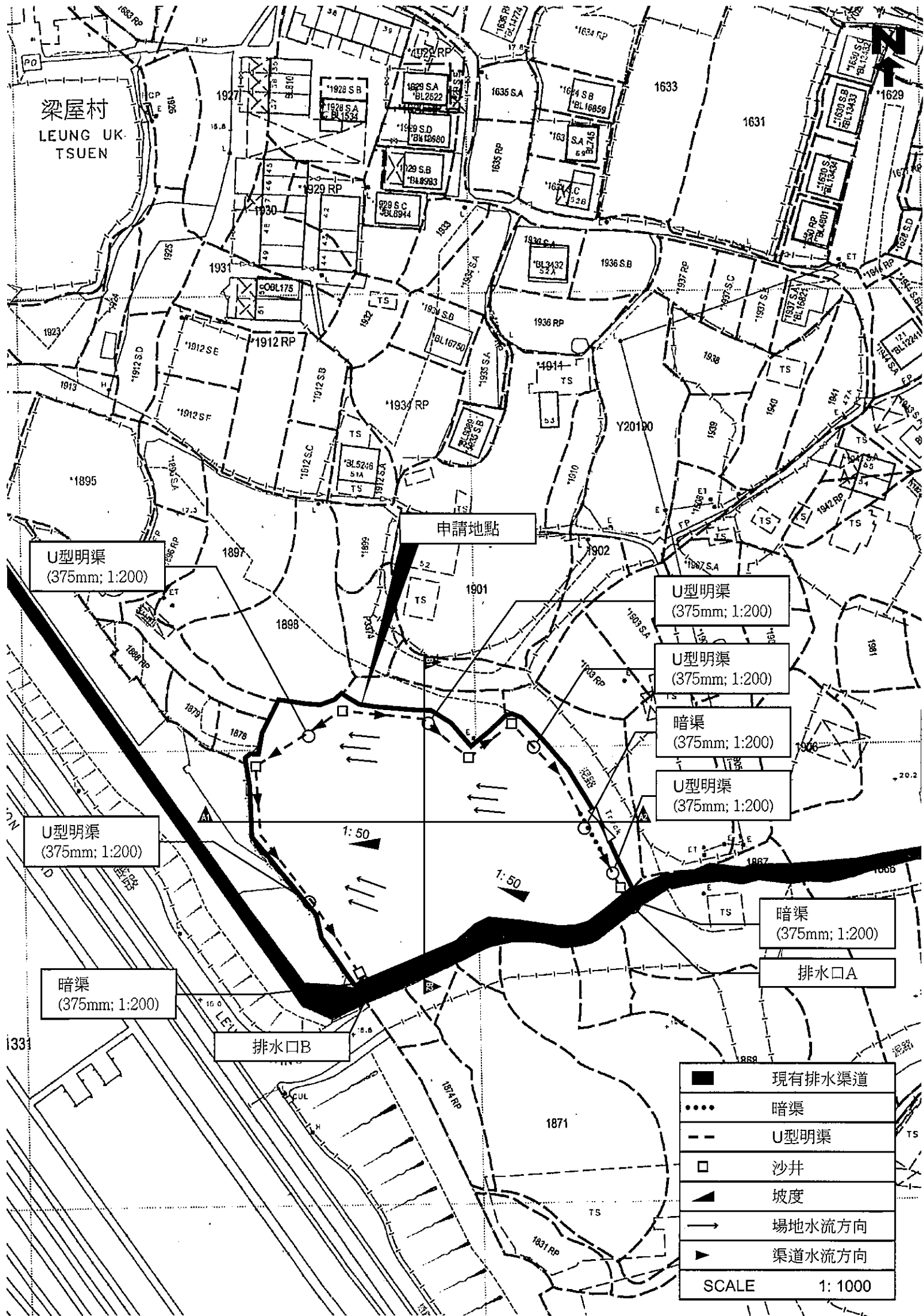


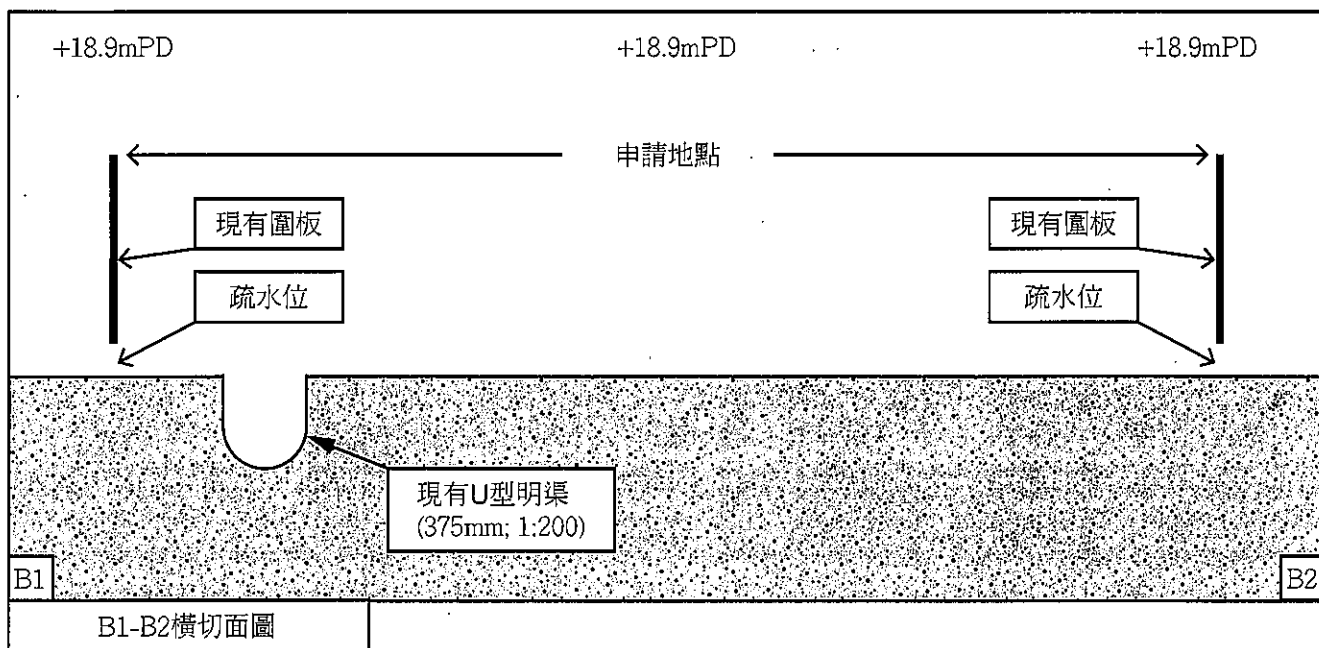
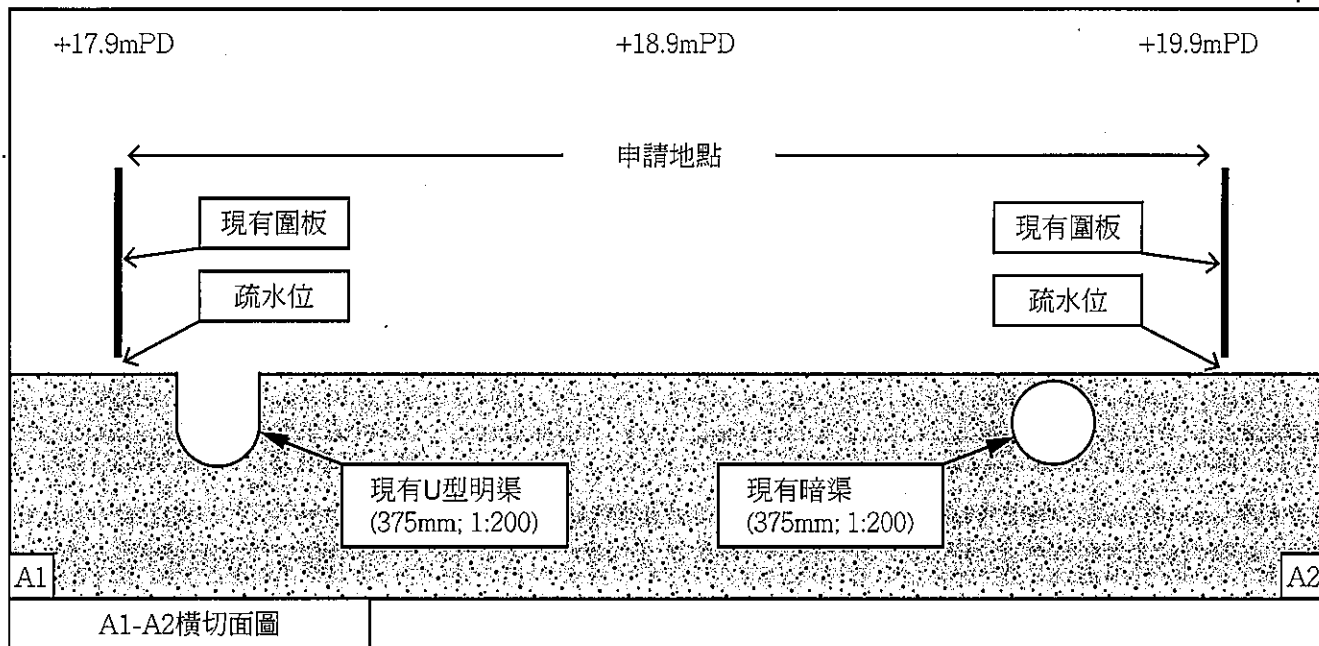
## 排水設施圖則：

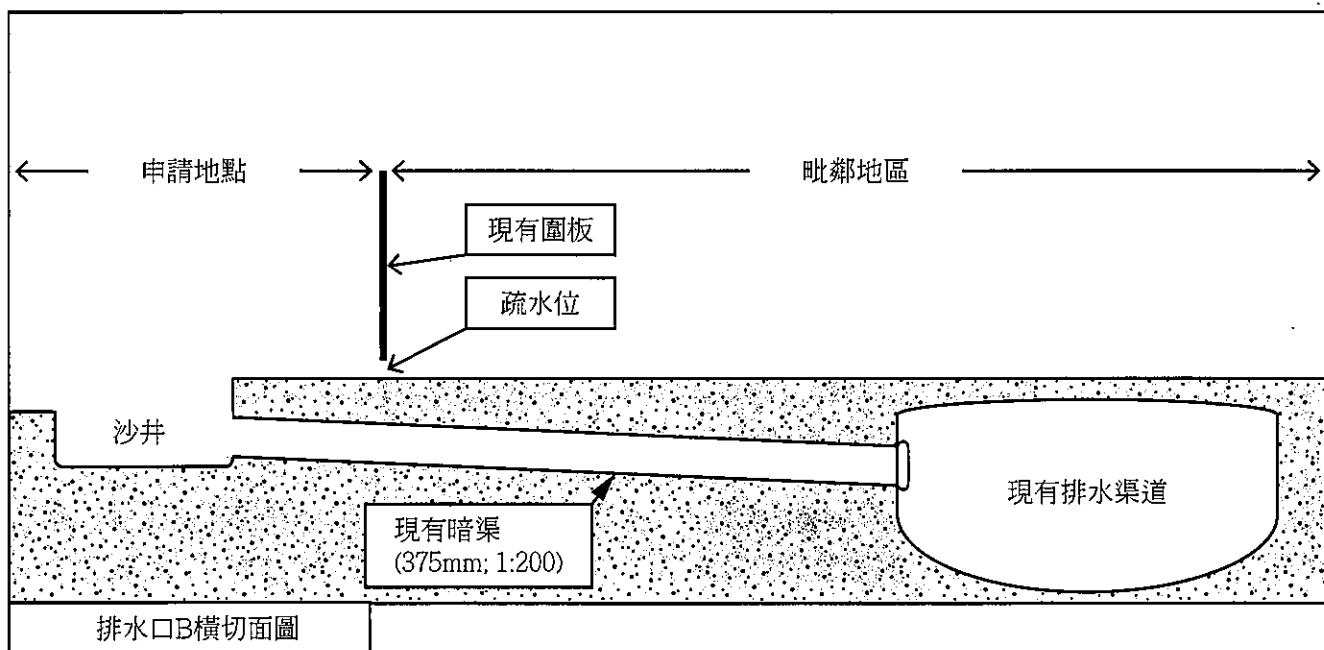
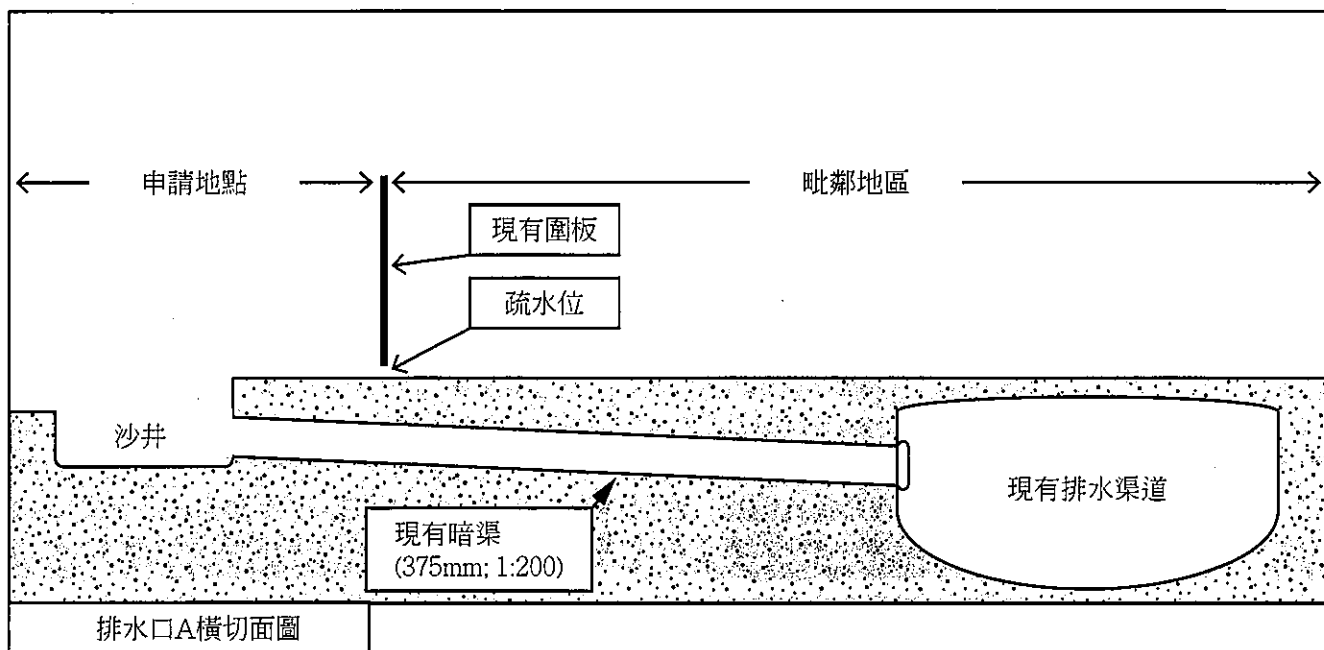
申請地點已於前次規劃申請許可 A/YL-PH/857 時，完成並履行排水建議，申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第 16 條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養，並會定期派員清理渠道，不會有任何積水導致蚊患。

詳情請參閱以下圖則和文件。

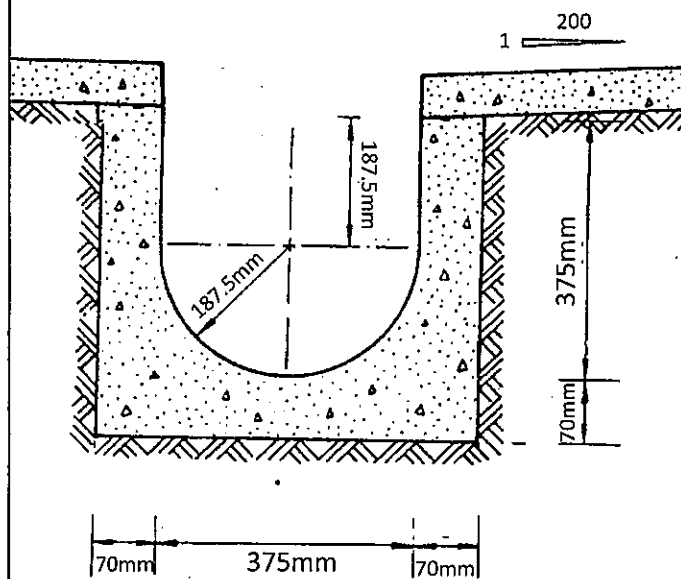




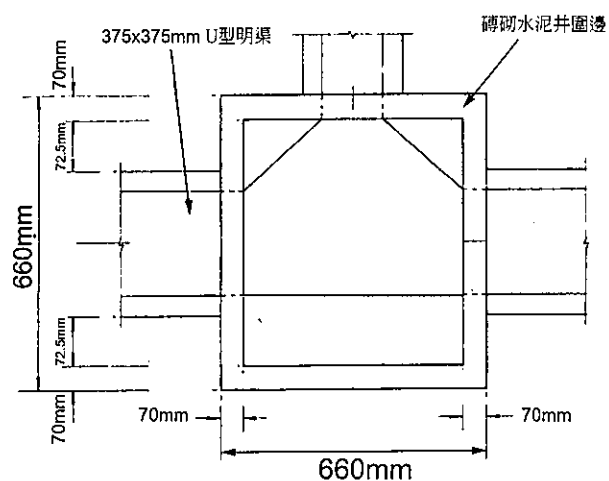




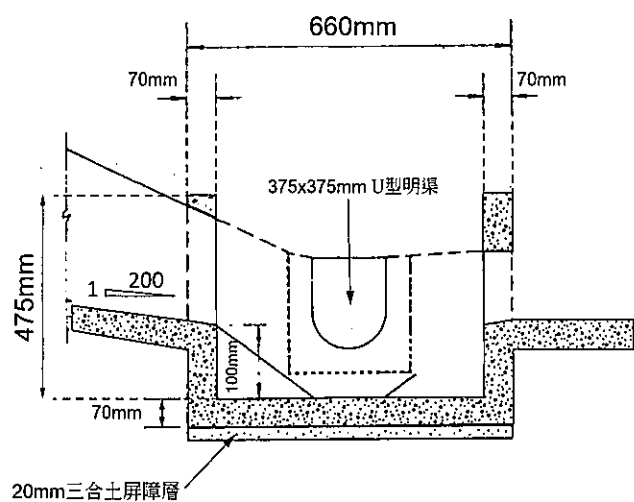
U型明渠橫切面圖



沙井俯視圖

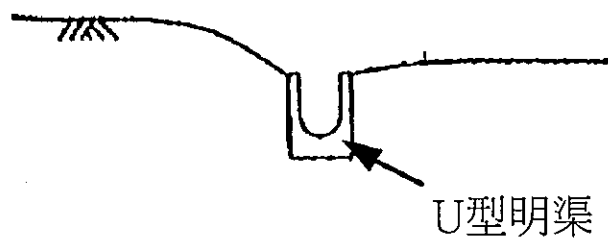


沙井橫切面圖



U型明渠切面略圖

申請地點



## 規劃署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : A/YL-PH/857  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

郵寄及傳真

志科有限公司

鄭先生：

履行規劃許可附帶條件 (f) 項  
- 落實排水建議

擬在劃為「農業」地帶的元朗八鄉丈量約份第 111 約地段  
第 1869 號 (部分)、第 1870 號 (部分)、第 1872 號 (部分)、  
第 1873 號 (部分)、第 1875 號餘段 (部分)、第 1876 號及  
第 1877 號作擬議臨時公眾停車場連附屬辦公室 (為期 3 年)

(規劃申請編號：A/YL-PH/857)

本處收到你提交的資料，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。

如你對部門意見有疑問，請直接聯絡渠務署謝志威先生 (電話: 2300 1627)。

規劃署  
粉嶺、上水及元朗東規劃專員

(陸國安



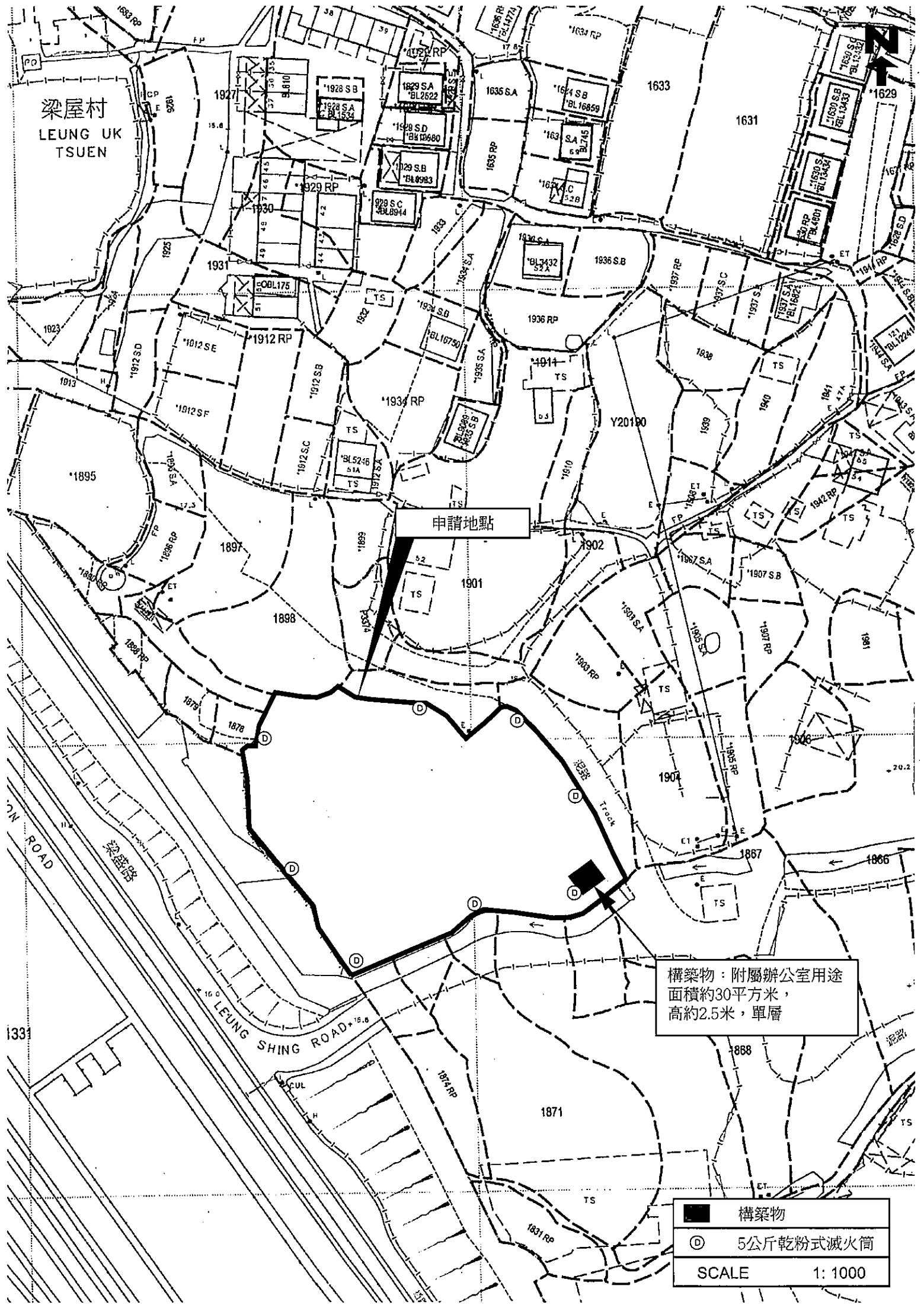
二零二三年三月二十八日

### 消防裝置圖則：

申請地點已於前次規劃申請許可A/YL-PH/857時，完成並履行消防裝置建議，申請人會依照消防處所提供的意見，為申請地點現有的消防裝置進行維護及保養。

詳情請參閱以下圖則。





梁屋村  
LEUNG UK  
TSUEN

申請地點

構築物：附屬辦公室用途  
面積約30平方米，  
高約2.5米，單層



構築物



5公斤乾粉式滅火筒

SCALE

1: 1000

# 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

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

來函檔號 Your Reference :  
本署檔號 Our Reference : A/YL-PH/857  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

郵寄及傳真

志科有限公司

鄭先生：

## 履行規劃許可附帶條件 (i) 項 - 落實消防裝置建議

擬在劃為「農業」地帶的元朗八鄉丈量約份第 111 約地段  
第 1869 號 (部分)、第 1870 號 (部分)、第 1872 號 (部分)、  
第 1873 號 (部分)、第 1875 號餘段 (部分)、第 1876 號及  
第 1877 號作擬議臨時公眾停車場連附屬辦公室 (為期 3 年)

(規劃申請編號：A/YL-PH/857)

本處收到你二零二二年四月二十一日提交的資料，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。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。

如你對部門意見有疑問，請直接聯絡消防處黃浩然先生 (電話: 2733 7737)。

規劃署  
粉嶺、上水及元朗東規劃專員

(陸國安



二零二二年五月十八日



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處接號

A 02 75-10

Name of Client:

顧客姓名

志科有限公司

Name of Building:

樓宇名稱

\*\*\*\*\*

Street No./Town Lot No. (門牌號碼/市地段號碼):

第1111的地段第1869號(部份) - 第1870號(部份) 第1872號(部份) - 第1873號(部份) 第1875號(部份) - 第1876號(部份) 第1877號

Street/Road/Estate Name:

街道/屋苑名稱

\*\*\*\*

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	5 NOS X 5KG DRY POWDER TYPE F.E.	***	CONFORMS WITH FSD REQUIREMENTS	28/12/2023	27/12/2024

## 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)
24	3 NOS X 5KG DRY POWDER TYPE F.E.	***	TO SUPPLY & REPLACE	CONFORMS WITH FSD REQUIREMENTS	28/12/2023

## 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.

Authorized  
Signature:  
受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified

3-1-2024

## 交通運輸圖則：

申請地點東面有一個明確的出入口，可以經鄉村道路直通錦田公路，出入口寬度約8米。

申請地點內有足夠的空間讓車輛進行迴旋調頭。

申請地點內設有 3 個輕型貨車泊車位，每個車位尺寸約 7 米 x3.5 米。

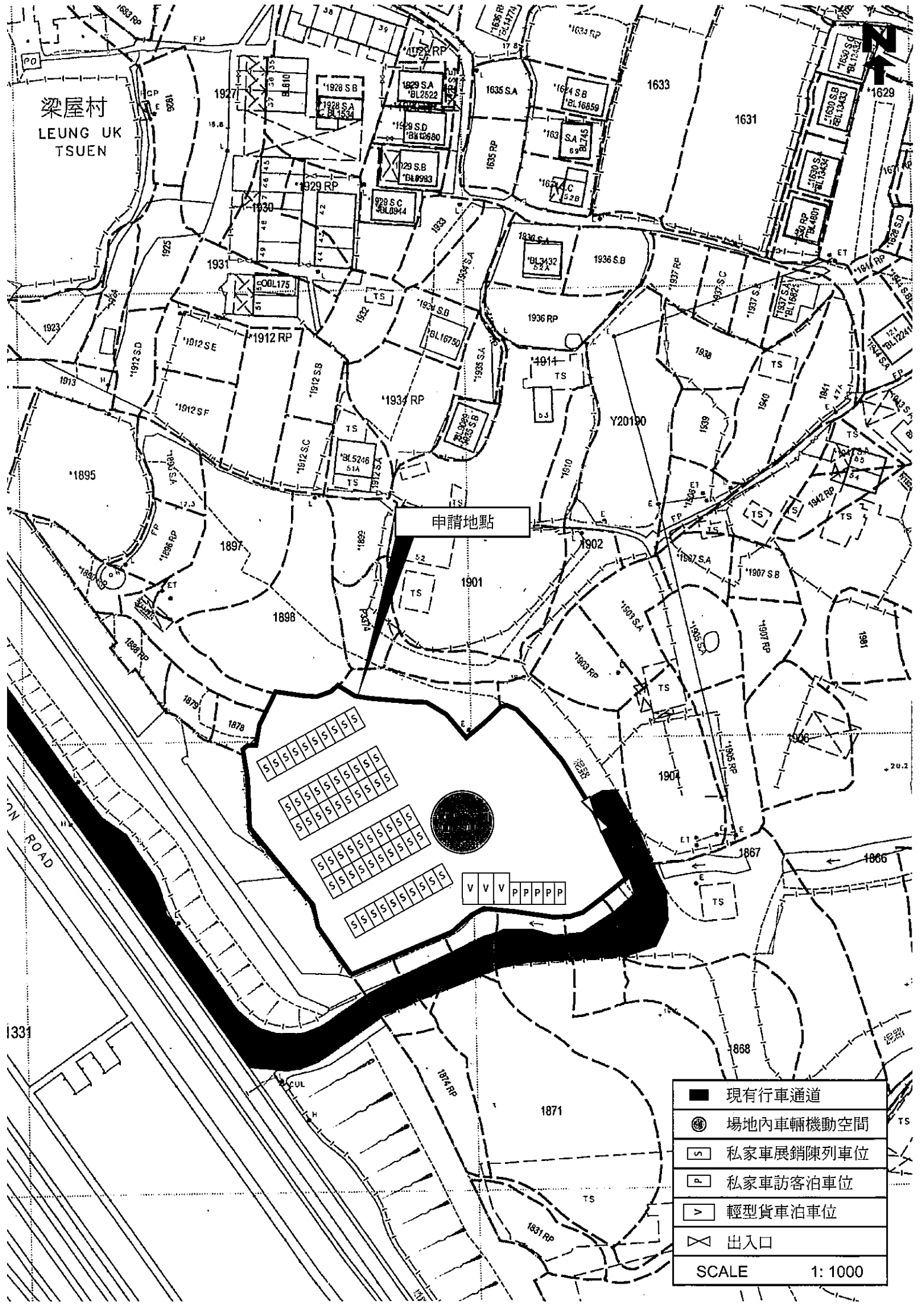
申請地點內設有 5 個私家車訪客泊車位，每個車位尺寸約 5 米 x2.5 米。

申請地點內設有 60 個私家車展銷陳列車位，每個車位尺寸約 5 米 x2.5 米。

申請地點預計平均每天進出約3輛輕型貨車和5輛私家車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內車流量時間表																								
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	3	3	2	0	0	0	0	0	2	3	3	0	0	0	0	0	0

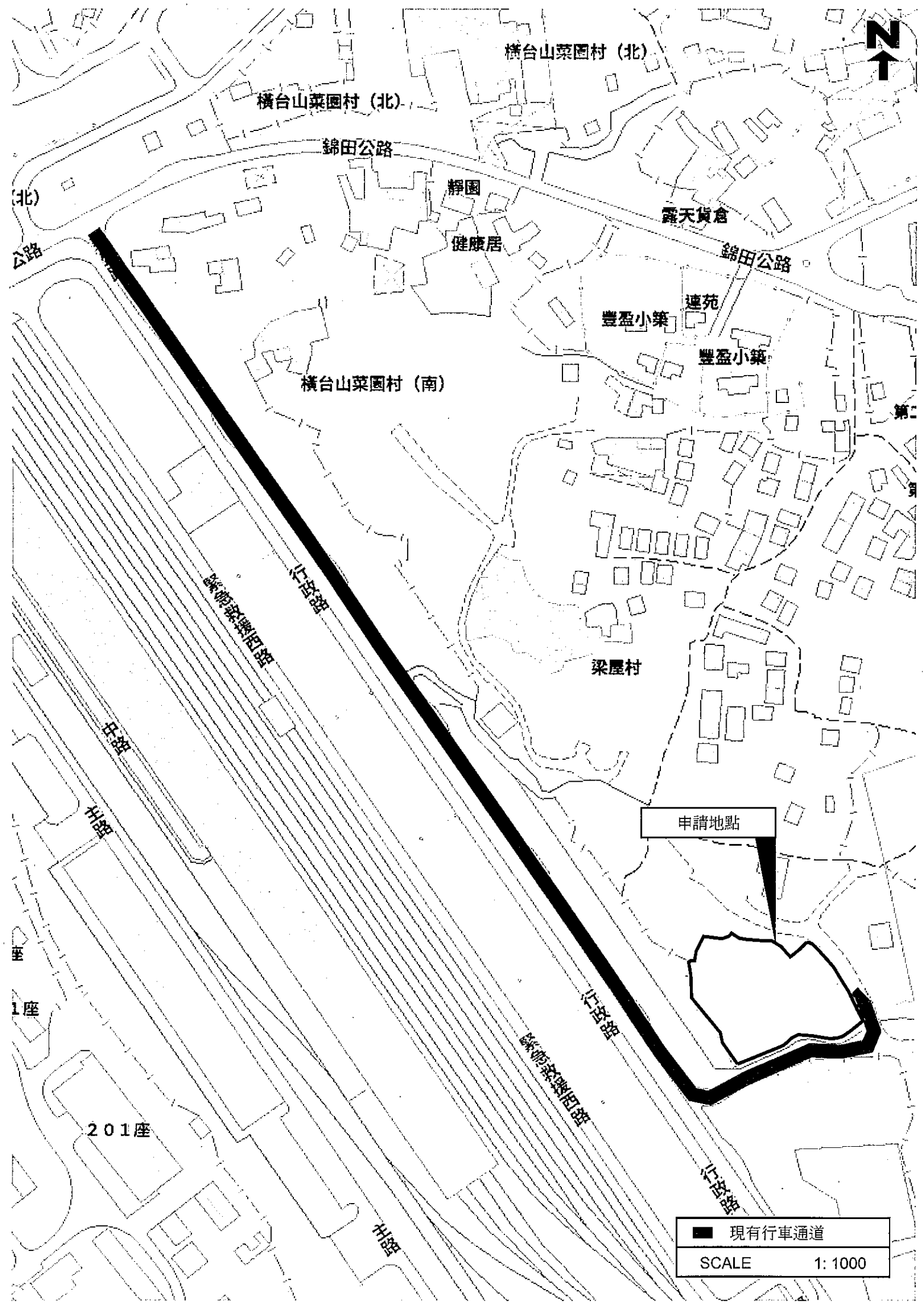
詳情請參閱以下圖則。



梁屋村  
LEUNG UK  
TSUEN

申請地點

	現有行車通道
	場地內車輛機動空間
	私家車展銷陳列車位
	私家車訪客泊車位
	輕型貨車泊車位
	出入口
SCALE 1: 1000	



橫台山菜園村 (北)

橫台山菜園村 (北)

錦田公路

靜園

健康居

露天貨倉

錦田公路

豐盈小築

連苑

豐盈小築

橫台山菜園村 (南)

梁屋村

申請地點

● 現有行車通道

SCALE 1: 1000

(北)

公路

村路

田路

村路

村路

座

1座

201座

村路

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

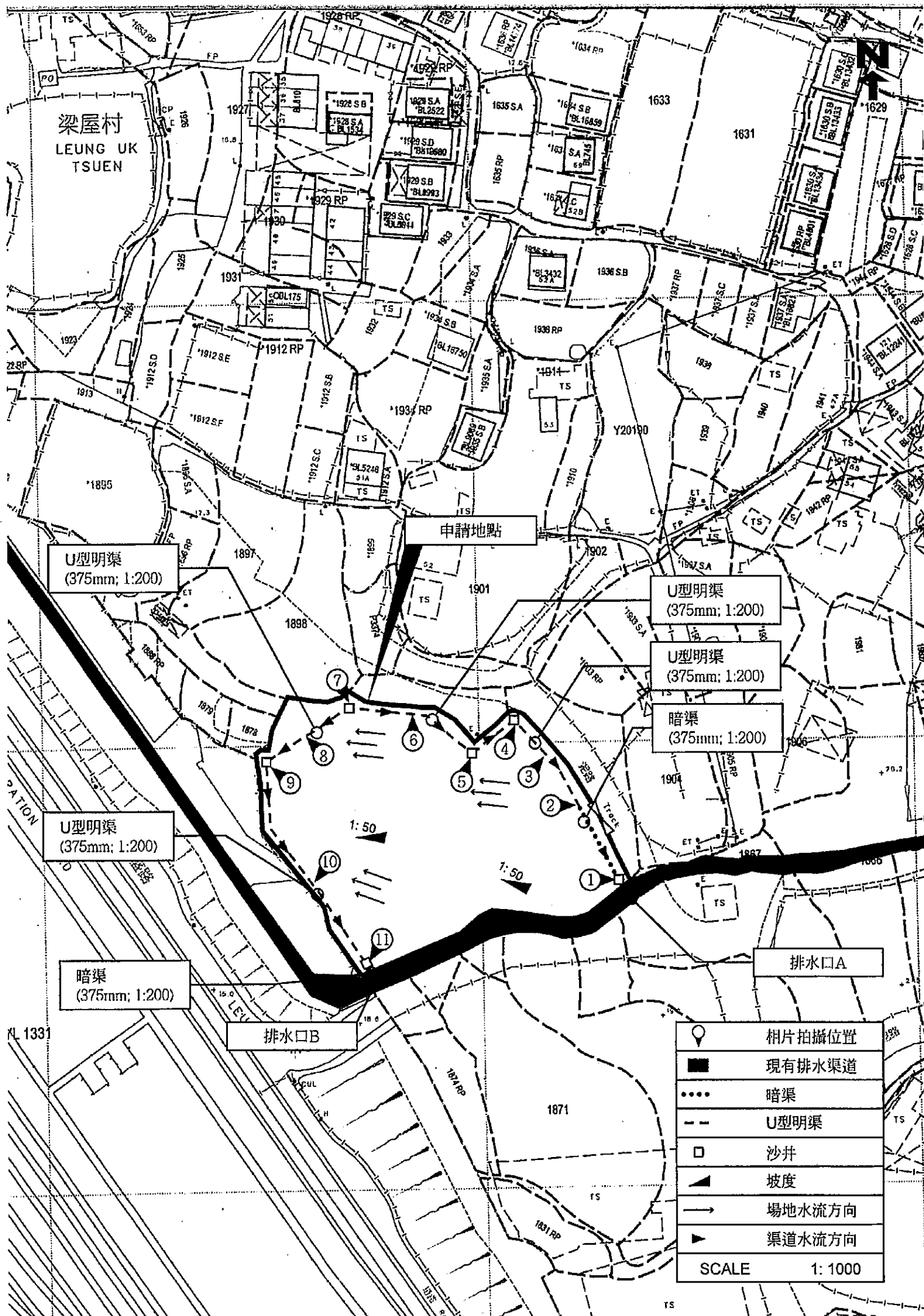
有關 A/YL-PH/991  
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清是次規劃申請轉為臨時商店及服務行業(汽車陳列室)的原因，是由於土地使用人因應現時市場經濟大環境的影響，作出行業轉型，因此需要進行重新規劃申請。
2. 提供申請地點現有排水設施相片。

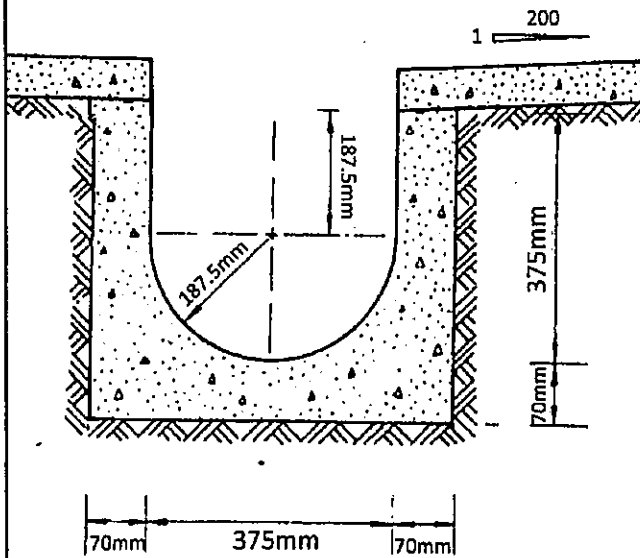
隨件附上相關文件，以作參考。

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： [REDACTED]  
日期： 2024 年 02 月 14 日

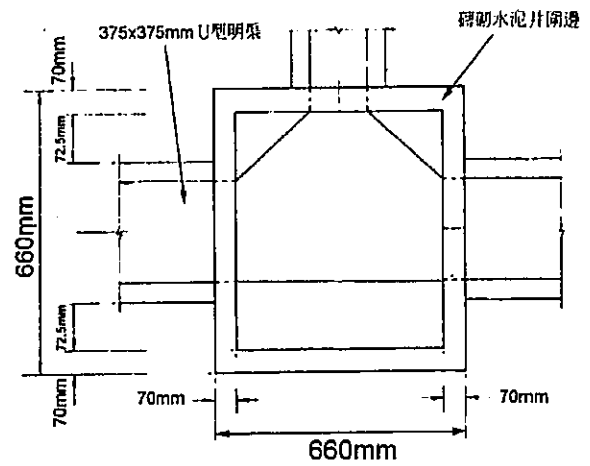




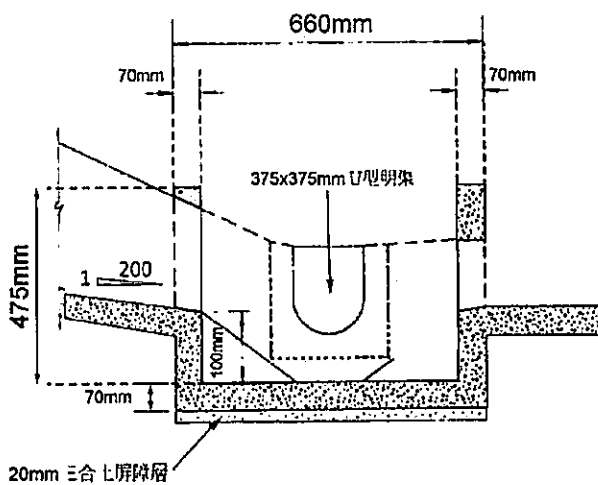
U型明渠橫切面圖



沙井俯視圖

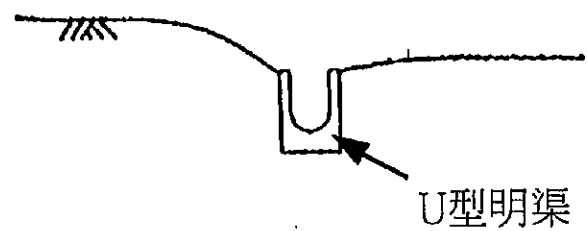


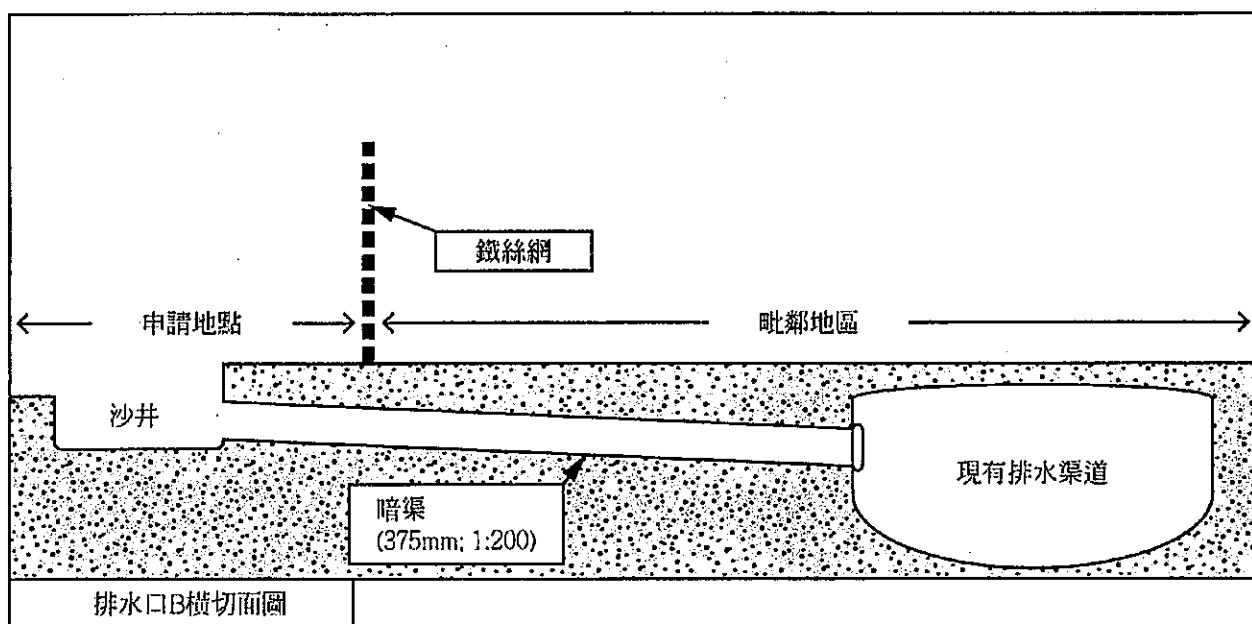
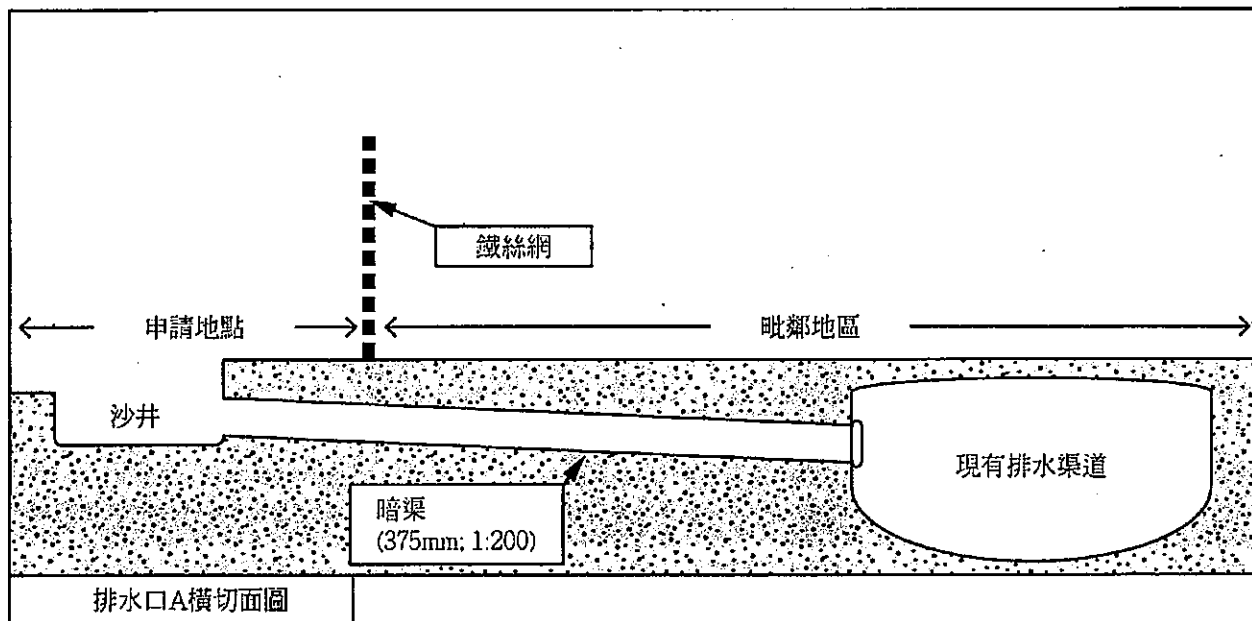
沙井橫切面圖

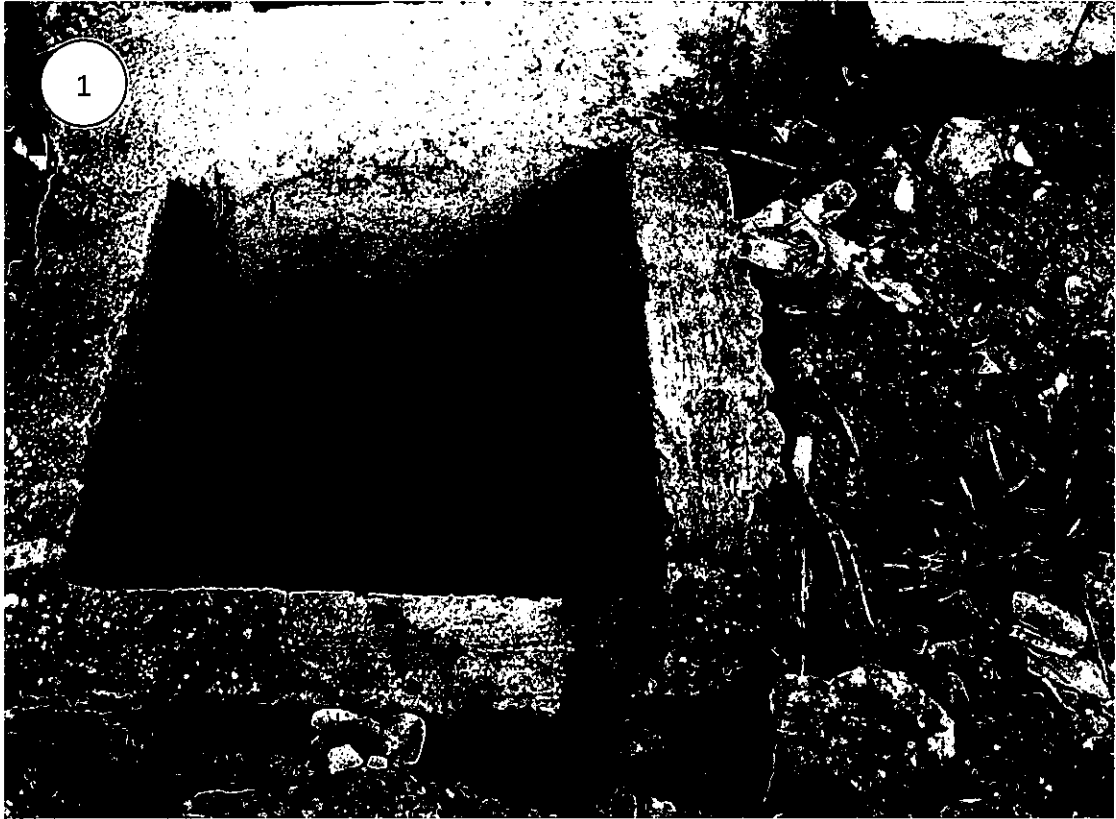


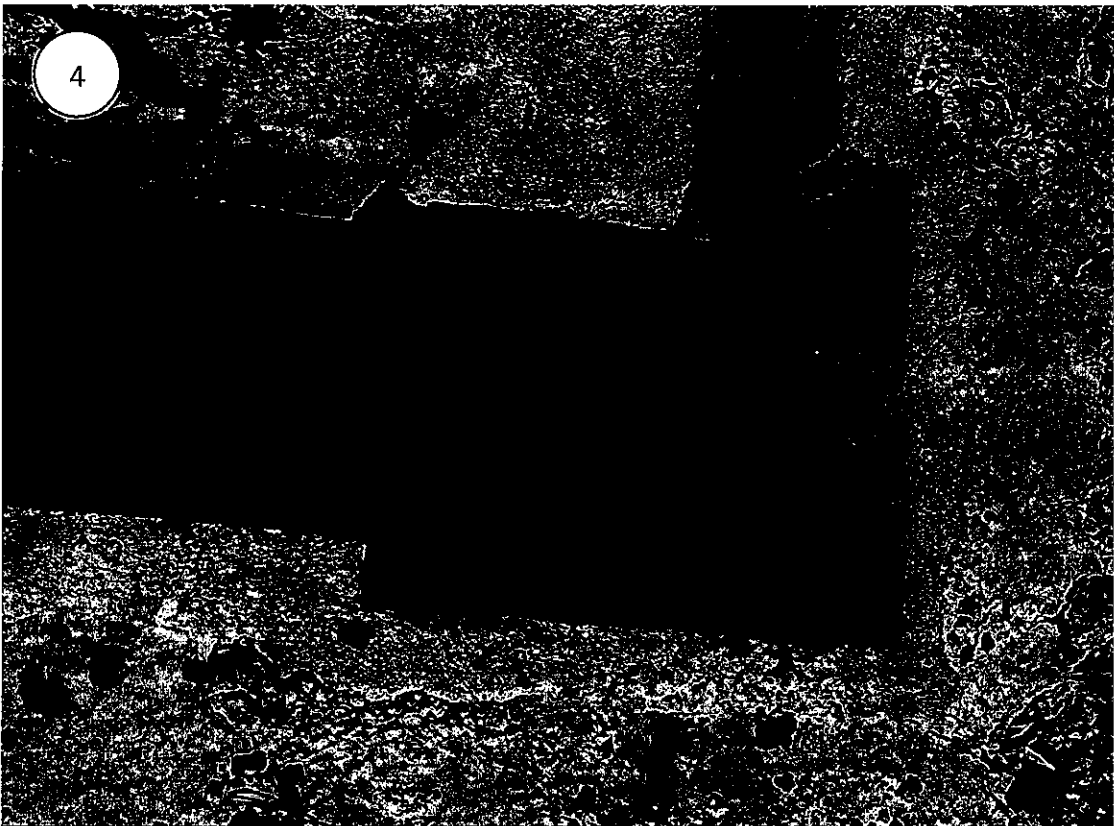
U型明渠切面略圖

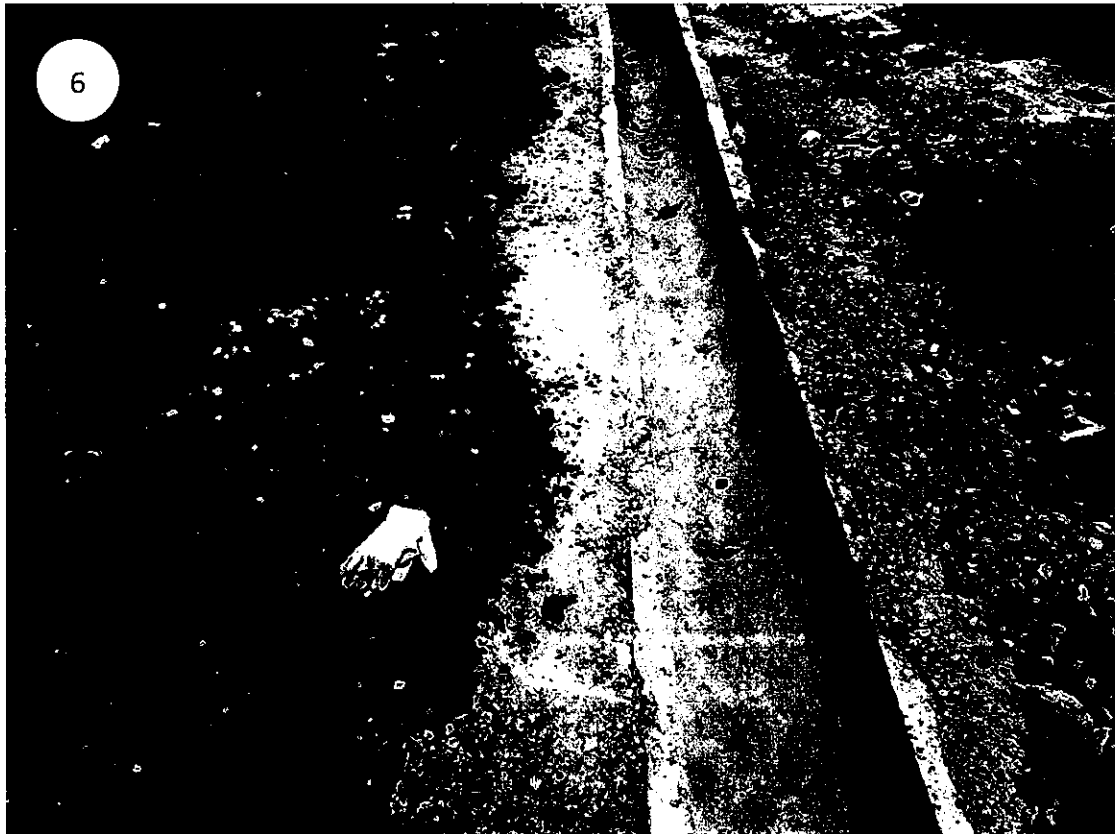
申請地點

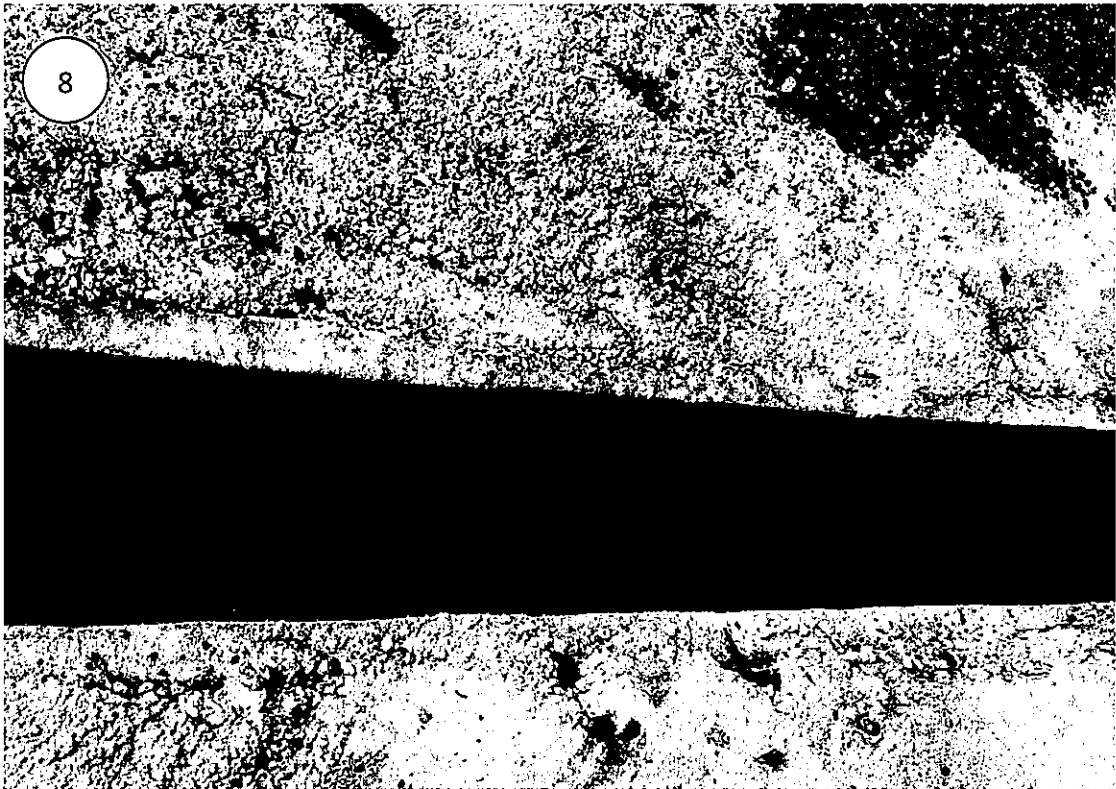
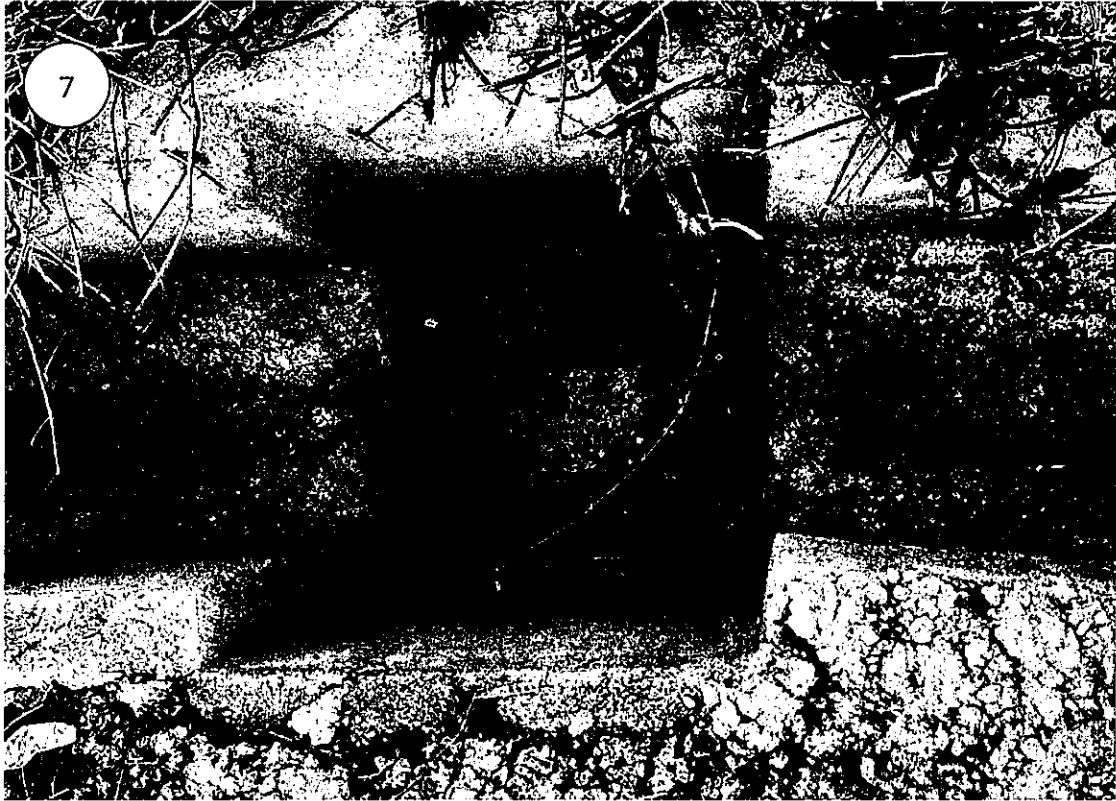


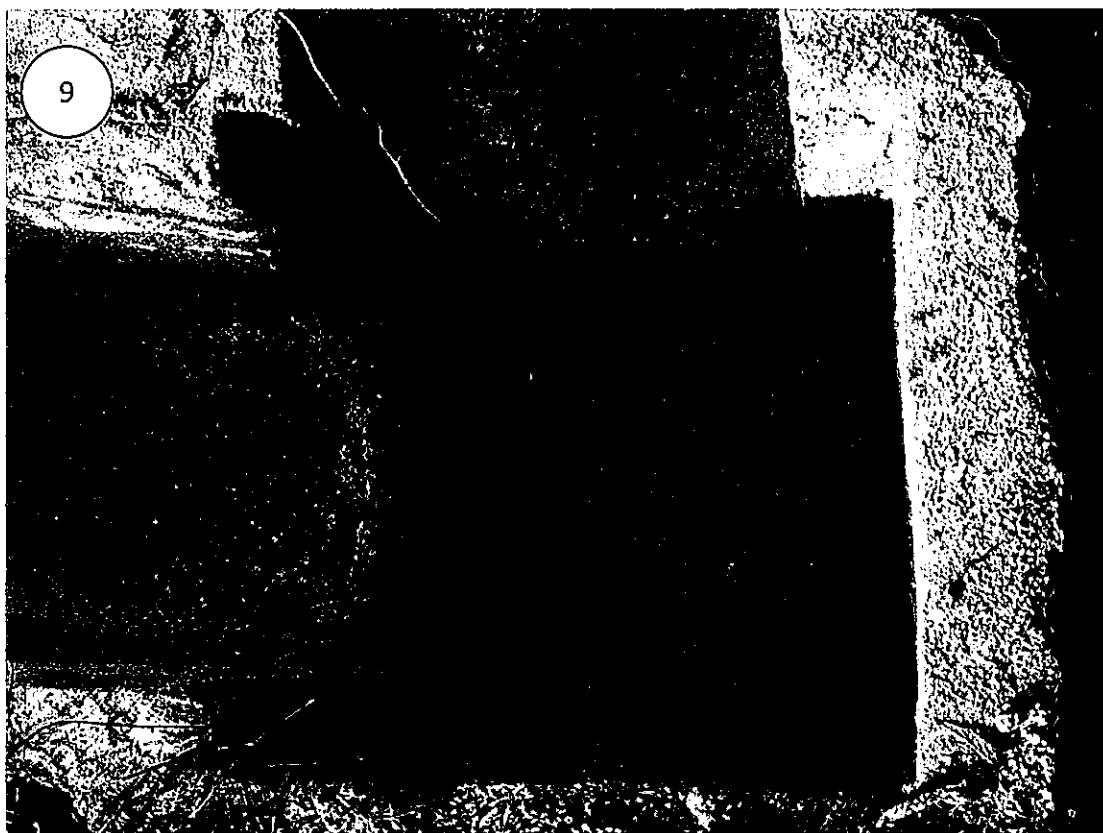






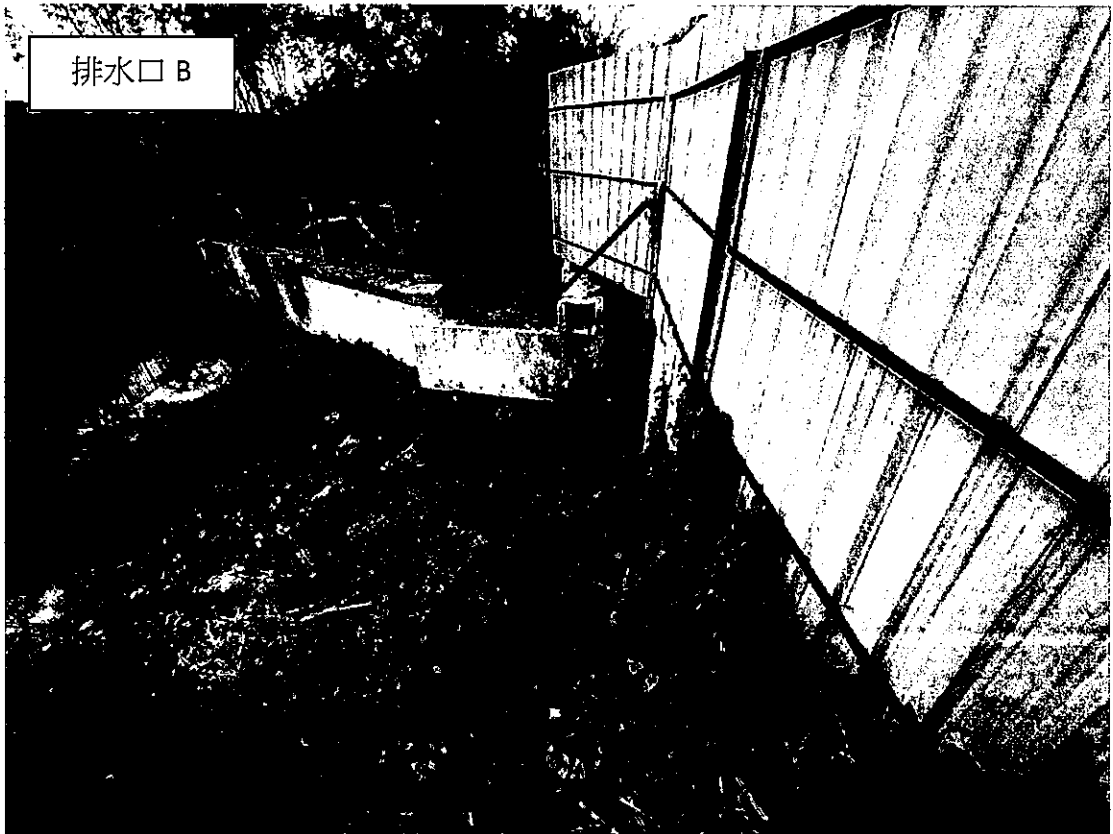
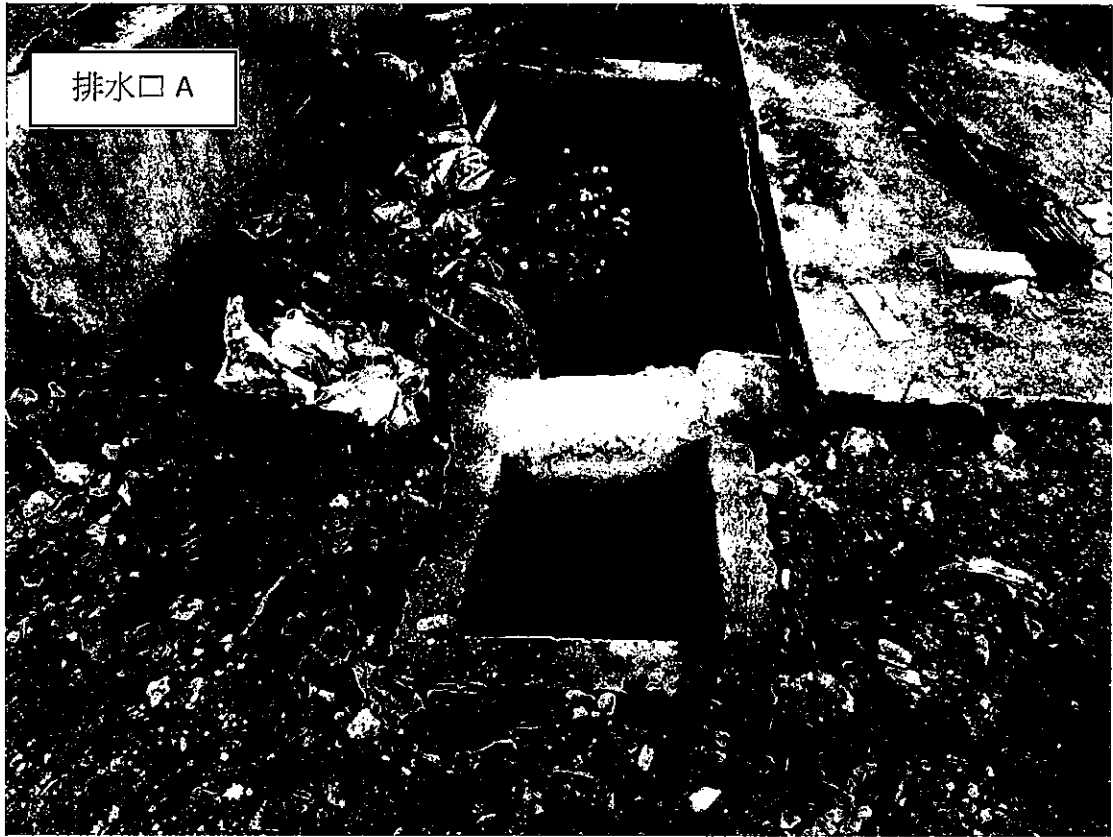














*[Pending Formal FI]*

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/991  
規劃申請補充資料

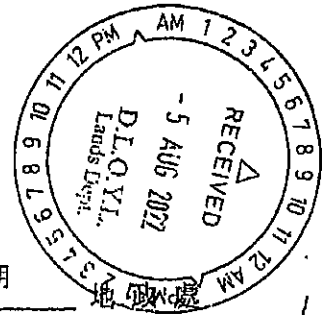
申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 申請人和土地擁有人已在 2022 年 08 月 04 日向相關政府部門就地段 DD111 LOT NO.1869 的上蓋物提出 STW 短期豁免書申請，現正等候部門回覆。至於其他的地段如果其上有上蓋物，申請人會通知該地段擁有人，進行移除或提出 STW 短期豁免書申請。
2. 澄清申請地點內不會停泊或進出貨櫃車或重量超過 5.5 噸的車輛。
3. 澄清申請地點場地已在前次申請許可 A/YL-PH/857 期間，完成了對申請地點的填土工作，不會再有填土，填土用的物料為瀝青，填土是作為場地平整用途，現時場地內的香港主水平基準由+18.70mPD 增加至現時的+18.90mPD。

隨件附上相關文件，以作參考。

申請人：  
通訊地址：  
傳真號碼：  
聯絡電話：  
電郵：  
日期：

COPY



# 豁免個案標準申請表格

元朗

地政處

888/2022

## 注意：

1. 本表格須以中文或英文填寫，一式兩份。
2. 本表格須由有關地段 / 物業的所有業主或有關地段 / 物業業主的受託人或遺產管理人或遺產代理人填寫及簽署。
3. 填妥後，可將表格寄回或親自交回地政總署屬下的地政處。
4. 應保留一份填妥的表格，以備參考。
5. 政府不一定接納任何一份提交的申請表格。

元朗 地政專員

本人 / 我們 鄧達林祖 (申請人姓名) ( (為 (地段第 DD111 LOT 1869 號 / 位於 \_\_\_\_\_ 的物業) \* 的 (全權業主 / 共同業主) \* ) 或 (為 (地段第 \_\_\_\_\_ 號 / 位於 \_\_\_\_\_ 的物業) \* 的業主 (受託人 / 遺產管理人 / 遺產代理人 / 其他 (請說明) \_\_\_\_\_ ) \* ) ) \*。

現謹申請豁免，豁免規管 (地段第 DD111 LOT 1869 號 / 位於 \_\_\_\_\_ 的物業) \* 的 (租契 / \_\_\_\_\_ 條件中特別條件第 \_\_\_\_\_ 條 / 新批約第 \_\_\_\_\_ 號中特別條件第 \_\_\_\_\_ 條) \* 所載的 (用途限制 / 其他限制 (請說明) \_\_\_\_\_ ) \*，俾使 (上述地段 / 物業 / 上述地段 / 物業的一部分) \* 可作 ( (附屬辦公室 用途) 或 (其他目的 (請說明) \_\_\_\_\_ ) ) \*。

為方便你考慮本人 / 我們的申請，本人 / 我們付上下列文件，以供參考：

- a. 一份或多份契約登記冊 / 業主記錄的真確副本，顯示在上述地段 / 物業項下註冊的所有文件的文書性質及註冊摘要編號；
- b. 一份或多份信託契據 / 授權書 / 遺囑認證 / 遺產管理書的真確副本（如適用）；
- c. 一份或多份關於上述地段 / 物業的租契或新批約或條件（包括所有修訂書及附件）的真確副本；
- d. 一份申請人的商業登記證影印本（如適用）；
- e. 城市規劃委員會發出的規劃批准（如有的話）；
- f. 建議計劃的（建築圖則 / 地盤平整工程圖則 / 渠務工程圖則）\*（如有的話）。

本人 / 我們現明確保證及聲明，以上提供藉以支持本人 / 我們的申請的資料真確無訛。本人 / 我們明確表示知悉，本人 / 我們知道並接受貴署會根據本人 / 我們提供的資料批出所申請的豁免書。倘發現該等資料屬虛假或有誤導性，貴署會立即取消豁免書。

本人 / 我們並明確表示知悉，地政總署在處理本人 / 我們的上述申請時，會使用本人 / 我們在本豁免書申請表格上提供的個人資料。提供本申請表格所要求的個人資料純屬自願。本人 / 我們明白，本人 / 我們如不提供足夠的資料，地政總署可能無法處理本人 / 我們的申請。

本人 / 我們現授權地政總署，向獲該署憑其絕對酌情決定權認為適當的政府部門及任何其他團體、組織或人士，披露本人 / 我們在本申請表格上提供的個人資料，以獲取在政策上或任何其他方面視為與本人 / 我們的申請有關的資料。

本人 / 我們進一步授權、指示及要求任何由地政總署接洽的政府部門或其他團體，提供任何及所有該署要求的資料。

\* 刪去不適用者

申請人簽署：

鄧春年

( 香港身分證號碼：

申請人姓名 ( 請用正楷填寫 )：

鄧春年

地址：

\_\_\_\_\_

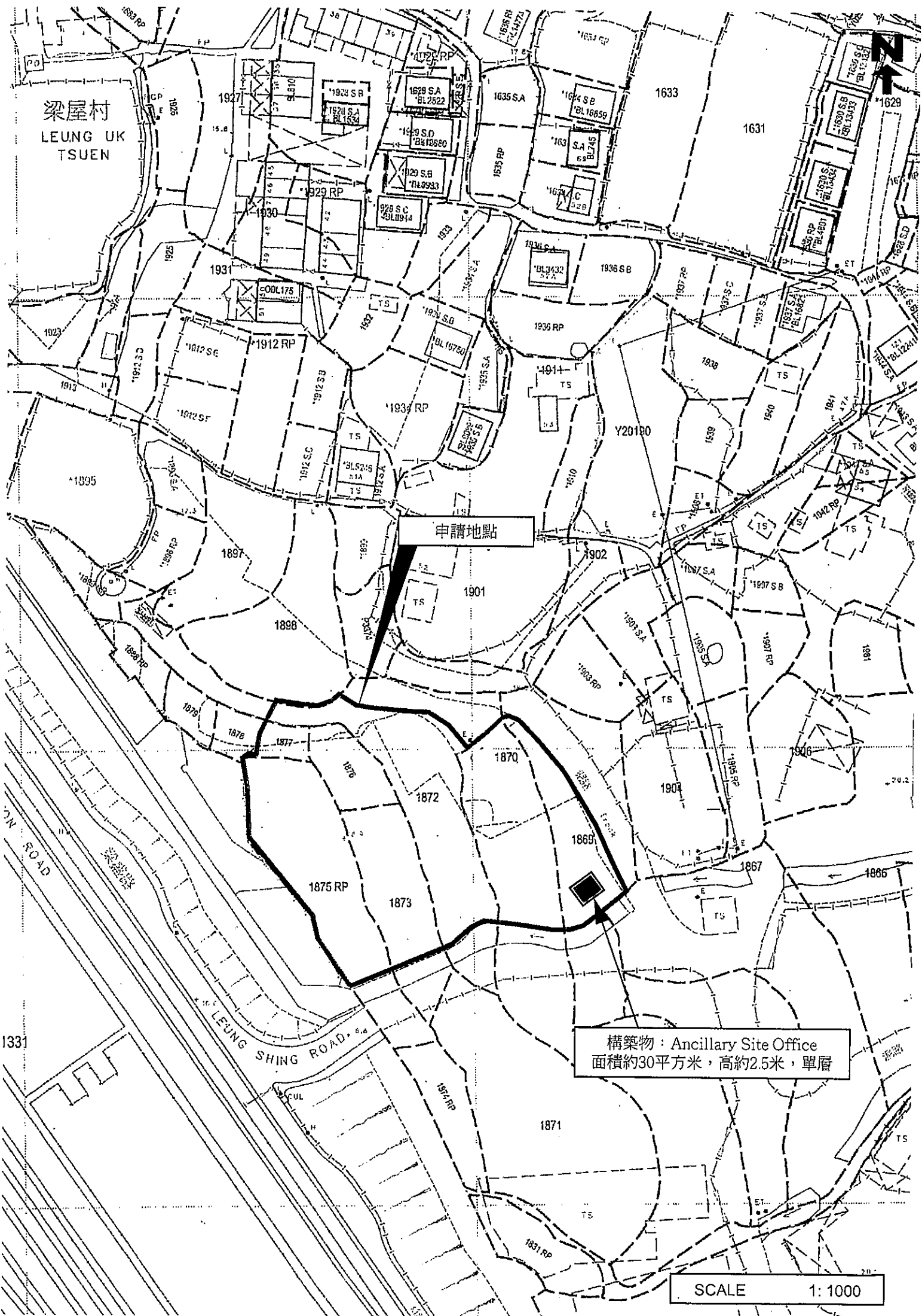
\_\_\_\_\_

電話號碼：

\_\_\_\_\_

日期：

4/8/2022



梁屋村  
LEUNG UK  
TSUEN

申請地點

構築物：Ancillary Site Office  
面積約30平方米，高約2.5米，單層

SCALE 1: 1000





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

**Approved Application**

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

**Rejected Applications**

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1	A/YL-PH/235	Nine temporary open storage yards of construction materials for a period of 12 months	30.10.1998	(1) to (5)
2	A/YL-PH/566	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.8.2008	(1), (6) to (8)

**Rejection Reasons:**

- (1) The proposed development is not in line with the planning intention of the "Agriculture" and/or "Village Type Development" zone(s). No strong justification has been given in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The proposed development does not comply with the Town Planning Guidelines for "Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance" in that it is incompatible with the village settlements of Leung Uk Tsuen and the nearby domestic structures.
- (3) The proposed vehicular access leading to the site from Kam Tin Road would be via a sub-standard track passing through the existing village settlements in Wang Toi Shan San Tsuen. The frequent transportation of construction materials to and from the site in large quantities would generate adverse noise and traffic impacts on the nearby village settlements.
- (4) There is insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for similar uses to penetrate into the "AGR" and "V" zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

- (6) The proposed development was also not in line with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No.13D) in that there was no previous planning approval covering the site and there were adverse departmental comments on the impacts brought about by the proposed development;
- (7) There was no information in the submission to demonstrate that the proposed development would not cause adverse environmental, drainage and landscape impacts on the surrounding areas.
- (8) Approval of the application would set an undesirable precedent for similar uses to proliferate into the zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

**Similar s.16 Application in the vicinity of the Application site within the same "AGR" Zone in the Past 5 Years**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-PH/955	Proposed Public Vehicle Park (Excluding Container Vehicle) and Temporary Shop and Services (Convenience Store) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.9.2023

**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. Environment**

Comments of the 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 three years.

**3. Drainage**

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

- no objection in-principle to the application;
- the implementation of the drainage facilities at the Site was considered satisfactory at the time of inspection; and
- should the application be approved, approval conditions should be stipulated requiring the maintenance of the drainage facilities implemented for the development to the satisfaction of his department or of the Town Planning Board.

**4. Fire Safety**

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

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

## 5. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective; and
- the Site is located in a rural inland plains landscapes character comprising village houses, temporary structures, open storage, scattered tree group and Shek Kong Stabling Sidings. The proposed use is not incompatible with the surrounding landscape character; and
- based on the site photos in February 2024, the Site is fenced off and occupied by vehicle parking. No existing tree is observed within the site. Significant adverse landscape impact on landscape resources is not anticipated.

## 6. **Building Matters**

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

- no objection to the application.

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

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

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

## 8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

**Appendix IV of RNTPC  
Paper No. A/YL-PH/991**

**Recommended Advisory Clauses**

- (a) the permission is given to the proposed use under application. It does not condone any other development currently exists on the application site (the Site) which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, the Lands Department (DLO/YL, LandsD) that:
- ~~*should planning approval be given to the application, the lot owner(s) will need to apply to his office to modify the Short Term Waiver (STW) conditions where appropriate and permit the structure(s) 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. 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 the LandsD; and If the planning application is approved, the Short Term Waiver (STW) holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owners shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 1869, 1872, 1873, 1875 RP, 1876 and 1877 all in D.D. 111. The application(s) 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;*~~
  - ~~*there are unauthorised building works (UBWs) and/or uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regulation on the lease breaches as demanded by LandsD. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;*~~
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. 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, the Highways Department (CHE/NTW, HyD) that:

- his office shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road maintained by HyD; and
  - adequate drainage measures should be provided at the site access to prevent surface water running from the Site to nearby public roads or 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, 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 building plan submission stage;
  - if the existing structure is erected on leased land without the approval of the Building Authority, they are UBWs under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - it is noted that a structure is proposed in this application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs under the the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBWs erected on leased land, enforcement action may be taken by 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 the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be advised to adopt appropriate measures to avoid causing pollution or disturbance the adjacent watercourse; and

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.