

2024年 2月 2 日

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。

This document is received on 21 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

240412 8/2 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-PH 1894
	Date Received 收到日期	21 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)

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)	新界元朗八鄉上竹頭 DD111 LOT NO. 2625(部份), 2632(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 2811 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 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	鄉村式發展
(f) Current use(s) 現時用途	閒置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 23/01/2024 (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[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 23/01/2024 (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[&]

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/發展擬議臨時商店及服務行業(汽車陳列室)
連臨時貨櫃辦公室及員工休息室及填土工程

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	2751	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60	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	60	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	60	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，作臨時貨櫃辦公室及員工休息室用途，樓面面積約60平方米，高度約3米，1層。

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

Private Car Parking Spaces 私家車車位	4
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
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)	汽車展銷車位22個， 每位車位長約8米，闊約3.5米。

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 星期一至星期六，上午9時至下午6時，星期日和公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經鄉村道路進入。	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2811 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.05 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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。

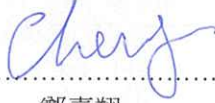
8. Declaration 聲明

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



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

06/02/2024

(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	新界元朗八鄉上竹頭 DD111 LOT NO. 2625(部份), 2632(部份)
Site area 地盤面積	2811 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	鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業(汽車陳列室)連臨時貨櫃辦公室及員工休息室及填土工程

(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	60 <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	3	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(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		
	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) 汽車展銷車位，每位車位長約8米，闊約3.5米。		4 2 22
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
渠務排水圖則，消防裝置圖則，交通運輸圖則		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input 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 條的規劃許可申請，現於新界元朗八鄉上竹頭 DD111 LOT NO. 2625(部份)，2632(部份)，進行規劃申請。

地帶：「鄉村式發展」

用途：「擬議臨時商店及服務行業(汽車陳列室)連臨時貨櫃辦公室及員工休息室及填土工程」

場地面積：「約 2811 平方米」

期限：「3 年」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉上竹頭 DD111 LOT NO. 2625(部份)，2632(部份)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「鄉村式發展」地帶內申請作為「擬議臨時商店及服務行業(汽車陳列室)連臨時貨櫃辦公室及員工休息室及填土工程」，為期三年。

申請地點位於八鄉分區計劃大綱核准圖編號 S/YL-PH/11「鄉村式發展」地帶內，申請用途屬於第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「商店及服務行業」用途。

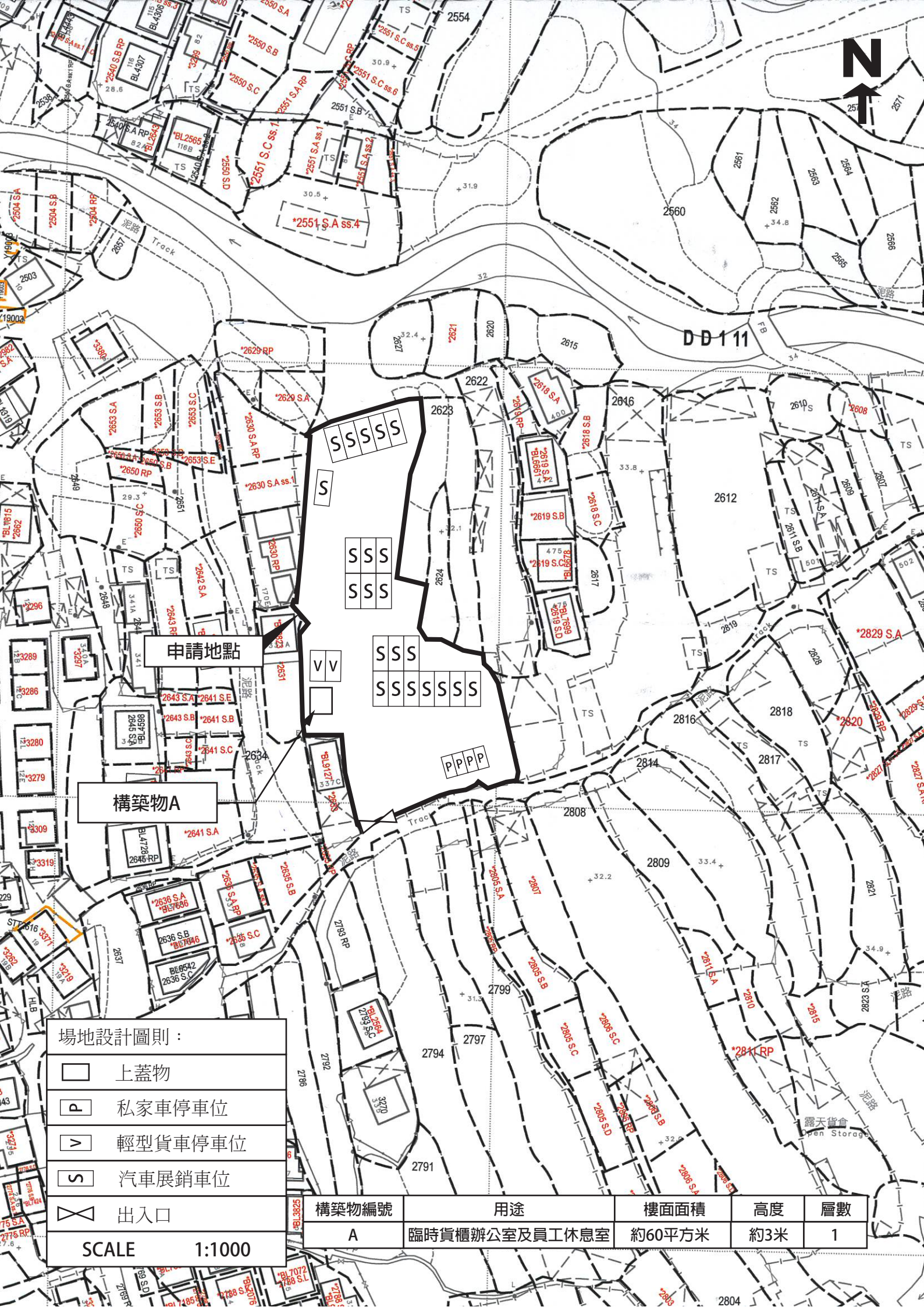
申請地點主要用作汽車陳列展示及銷售用途，不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

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

1. 申請地點內設有一個構築物，作臨時貨櫃辦公室及員工休息室用途，樓面面積約60平方米，高度約3米，1層。
2. 申請地點內設有輕型貨車停車位2個，每個車位長約7米，闊約3.5米。
3. 申請地點內設有私家車停車位4個，每個車位長約5米，闊約2.5米。
4. 申請地點內設有汽車展銷車位22個，每位車位長約8米，闊約3.5米。
5. 申請場地的停車位只會停泊輕型貨車或5.5噸以下之車輛，不會停泊貨櫃車或重量超過5.5噸的車輛。
6. 申請地點會進行填土，填土厚度約0.05米，填土材料為瀝青，場地內不涉及挖土。
7. 申請地點內的汽車展銷車位，所停泊的車輛只作為陳列展銷之用，車內沒有燃料，不會自行移動，只靠重量不超過5.5噸的拖車移動。
8. 申請地點開放時間為星期一至星期六，上午9時至下午6時，星期日和公眾假期休息。






詳情請參閱以下圖則。



申請地點

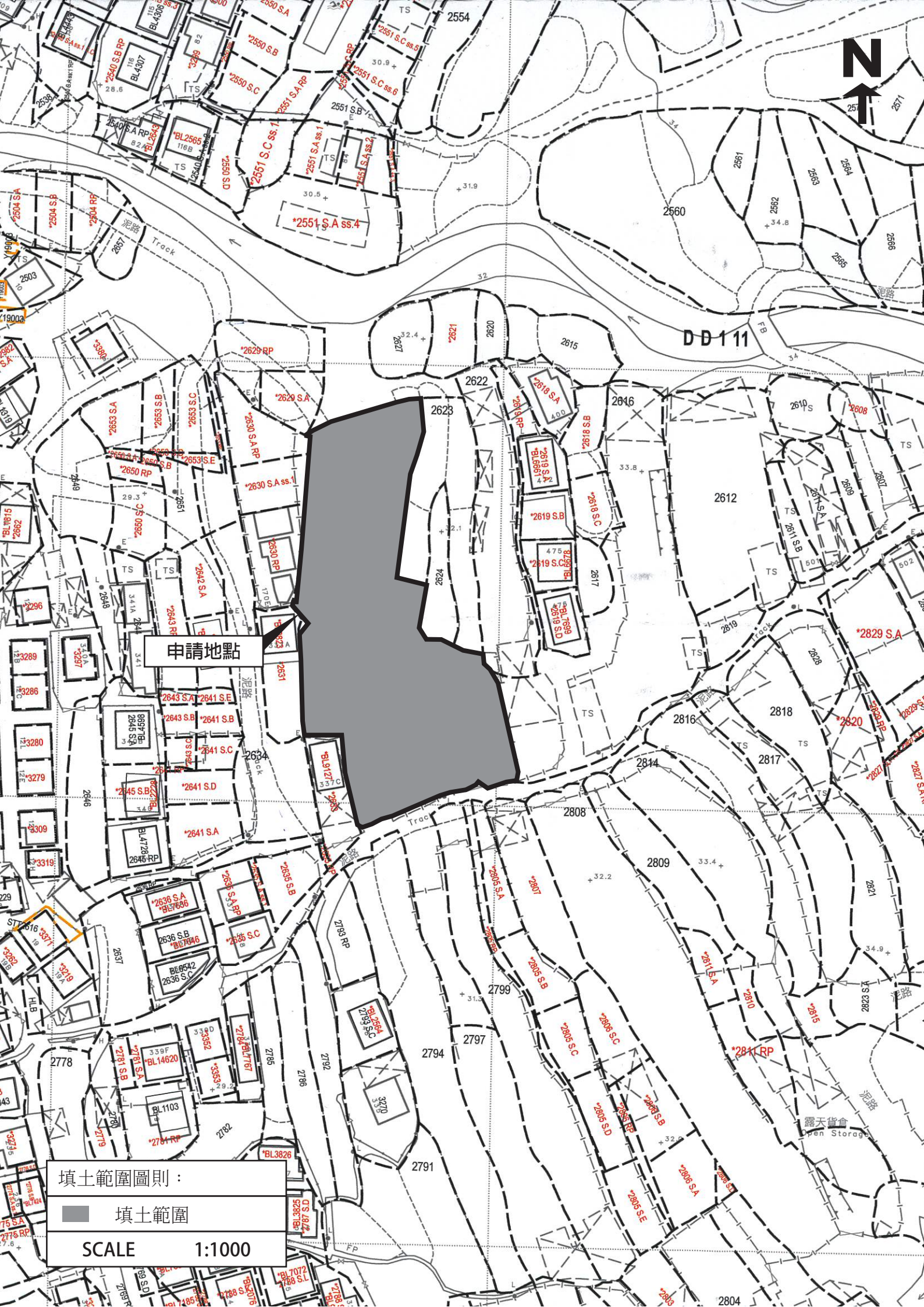
構築物A

場地設計圖則：

-  上蓋物
-  私家車停車位
-  輕型貨車停車位
-  汽車展銷車位
-  出入口

SCALE 1:1000

構築物編號	用途	樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	約60平方米	約3米	1



申請地點

填土範圍圖則：

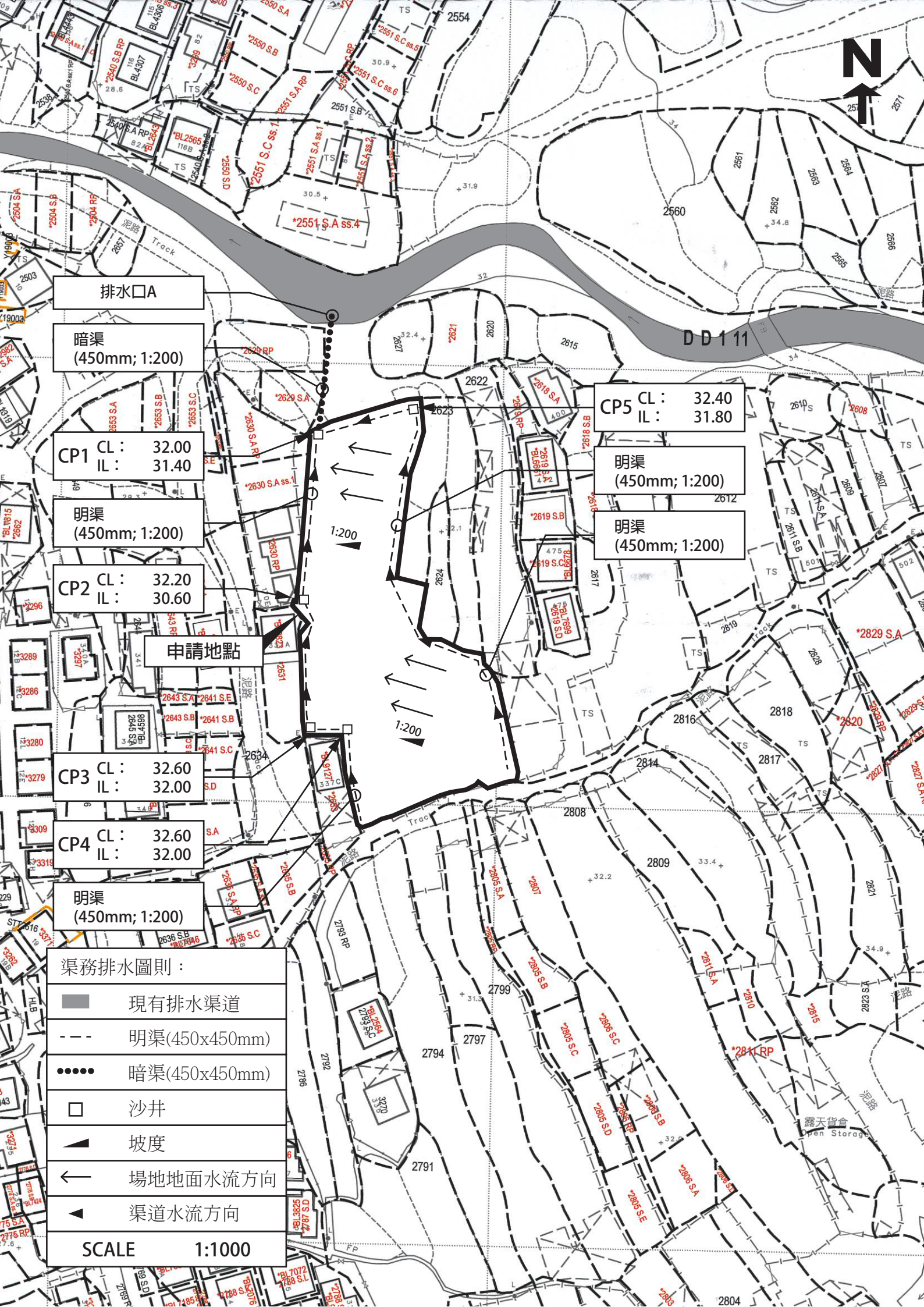
■ 填土範圍

SCALE 1:1000

渠務排水

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

詳細請參閱以下圖則。



排水口A

暗渠
(450mm; 1:200)

CP1 CL : 32.00
IL : 31.40

明渠
(450mm; 1:200)

CP2 CL : 32.20
IL : 30.60

申請地點

CP3 CL : 32.60
IL : 32.00

CP4 CL : 32.60
IL : 32.00

明渠
(450mm; 1:200)

渠務排水圖則：

現有排水渠道

明渠(450x450mm)

暗渠(450x450mm)

沙井

坡度

場地地面水流方向

渠道水流方向

SCALE 1:1000

CP5 CL : 32.40
IL : 31.80

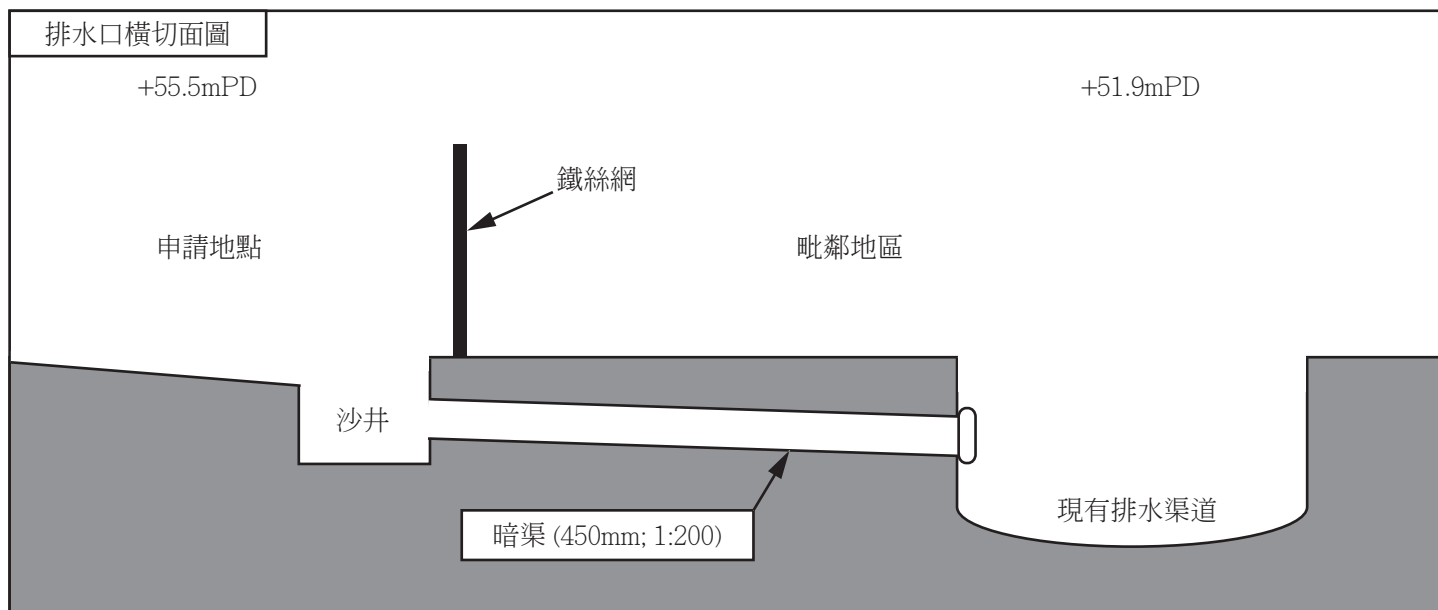
明渠
(450mm; 1:200)

明渠
(450mm; 1:200)

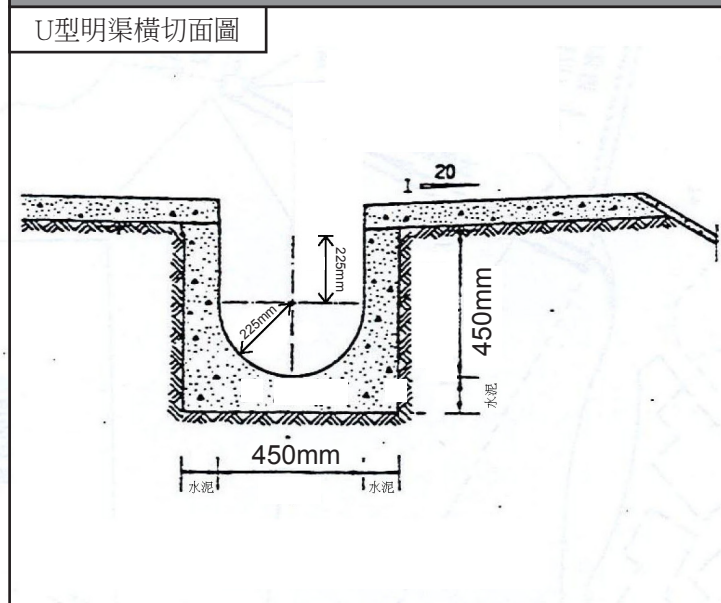
露天貨倉

Open Storage

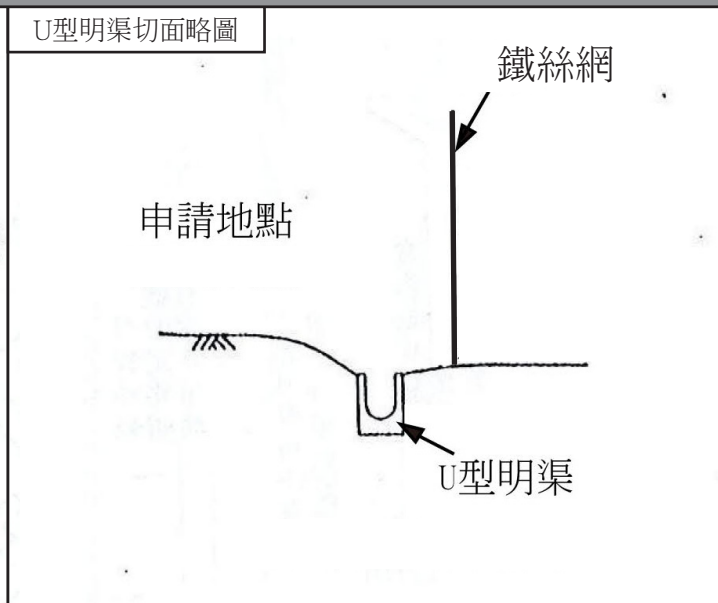
排水口橫切面圖



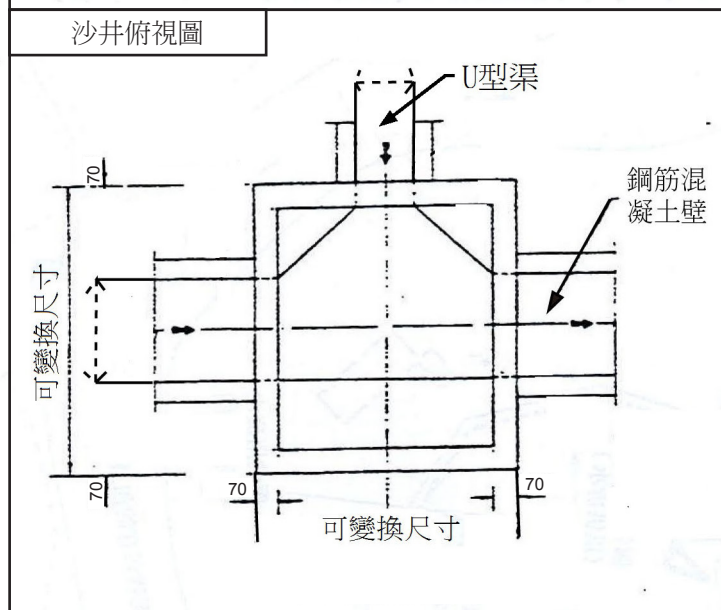
U型明渠橫切面圖



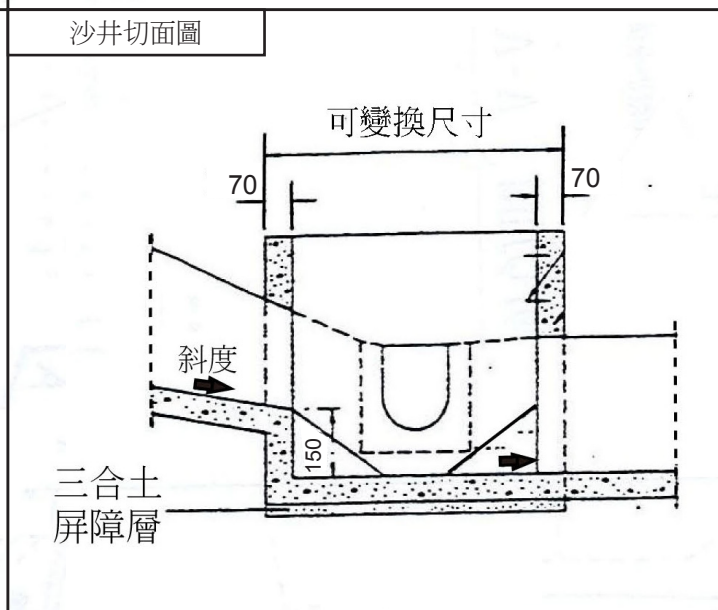
U型明渠切面略圖



沙井俯視圖



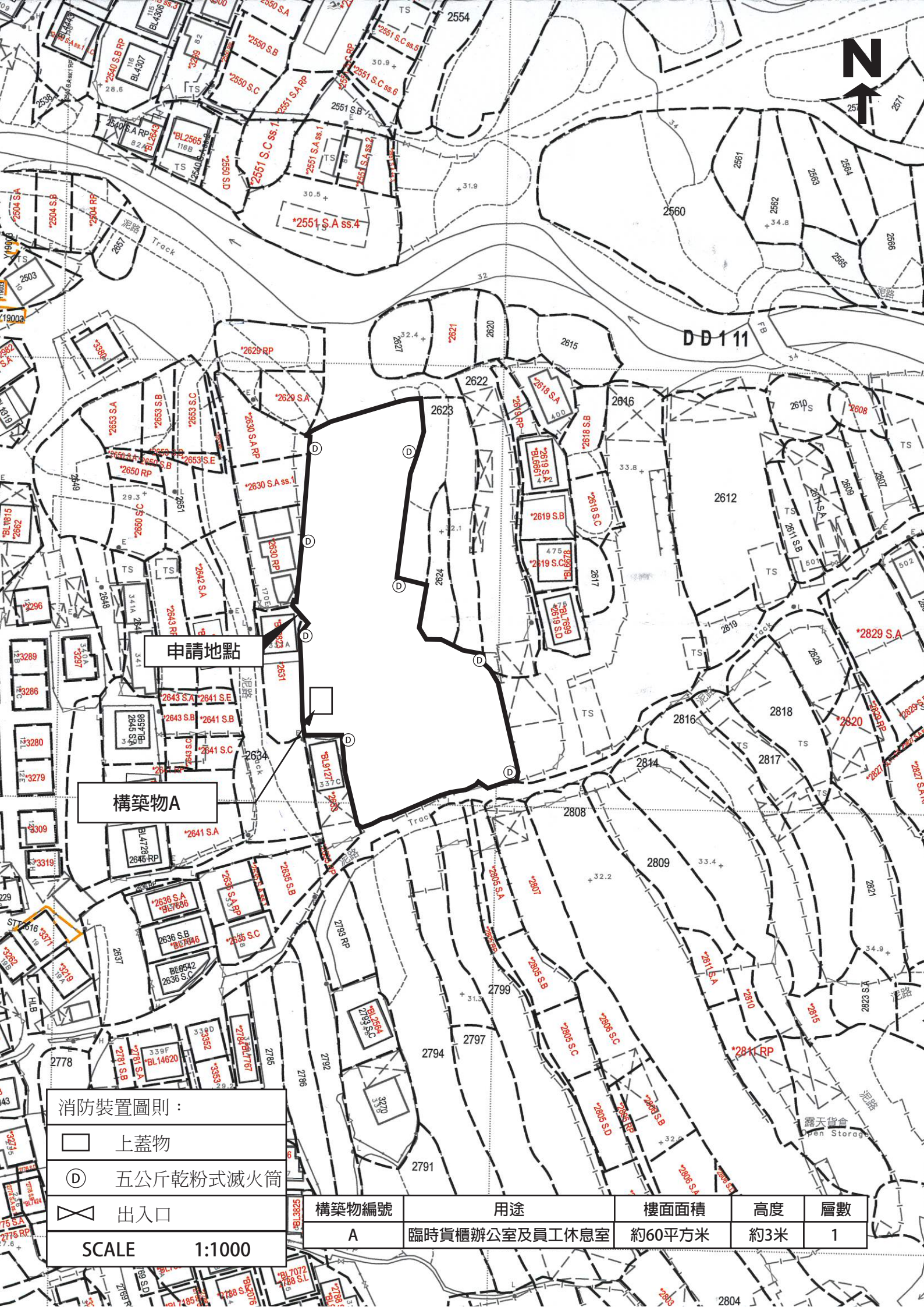
沙井切面圖



消防裝置：

申請人會依照消防處所提供的意見，為申請地點裝設適合的消防設備，並會定期為相關的消防裝置進行維護及保養。




詳情請參閱以下圖則。



申請地點

構築物A

消防裝置圖則：

-  上蓋物
-  五公斤乾粉式滅火筒
-  出入口

SCALE 1:1000

構築物編號	用途	樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	約60平方米	約3米	1

交通運輸

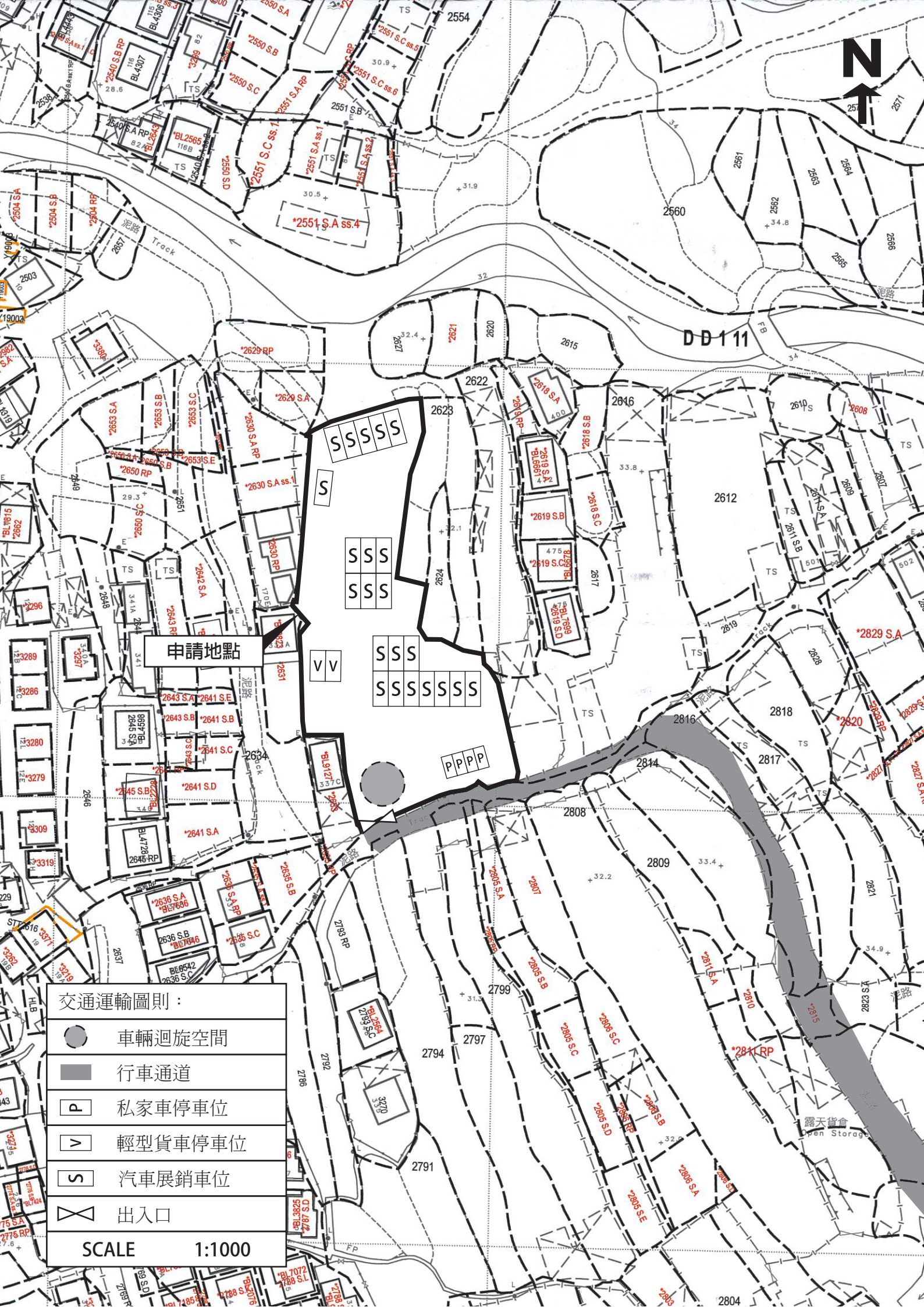
1. 申請地點南面有一個明確的出入口，寬度約 8 米，可以經鄉村道路直通錦田公路。
2. 申請地點內有足夠的迴旋空間，給予車輛進行調頭。
3. 申請地點內設有輕型貨車停車位2個，每個車位長約7米，闊約3.5米。
4. 申請地點內設有私家車停車位4個，每個車位長約5米，闊約2.5米。
5. 申請地點內設有汽車展銷車位22個，每位車位長約8米，闊約3.5米。
6. 申請場地的停車位只會停泊私家車、輕型貨車或重量5.5噸以下之車輛，不會停泊貨櫃車或重量超過5.5噸的車輛。
7. 申請地點預計平均每天進出車輛數目約6架，每次進出均於下午非繁忙時間，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內私家車及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	4	0	0	0	0	2	0	2	0	4	0	0	0	0	0	0

8. 申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與錦田公路接駁的行車通道。

詳情請參閱以下圖則。

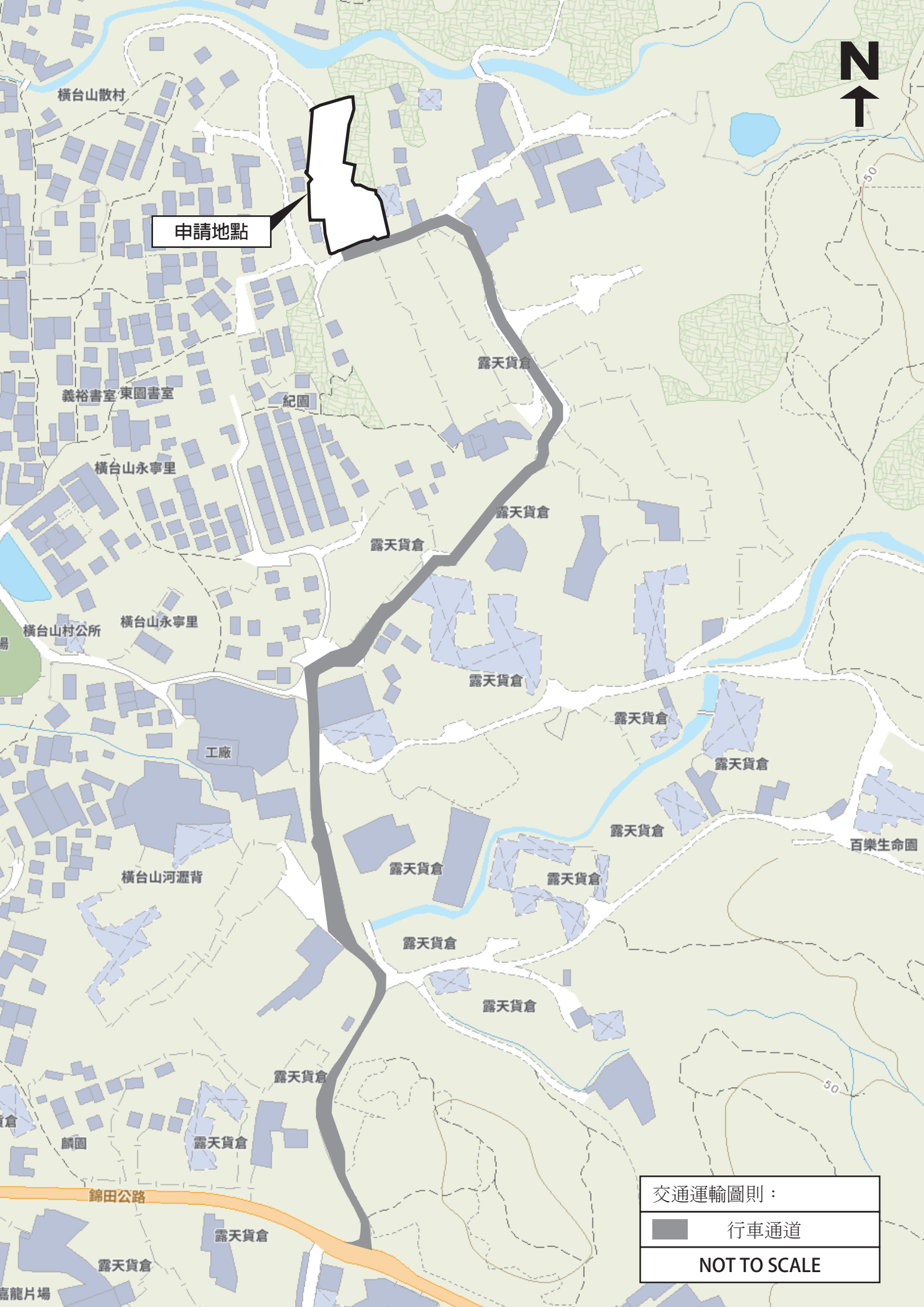


申請地點

交通運輸圖則：

-  車輛迴旋空間
-  行車通道
-  私家車停車位
-  輕型貨車停車位
-  汽車展銷車位
-  出入口

SCALE 1:1000



致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/994
規劃申請補充資料

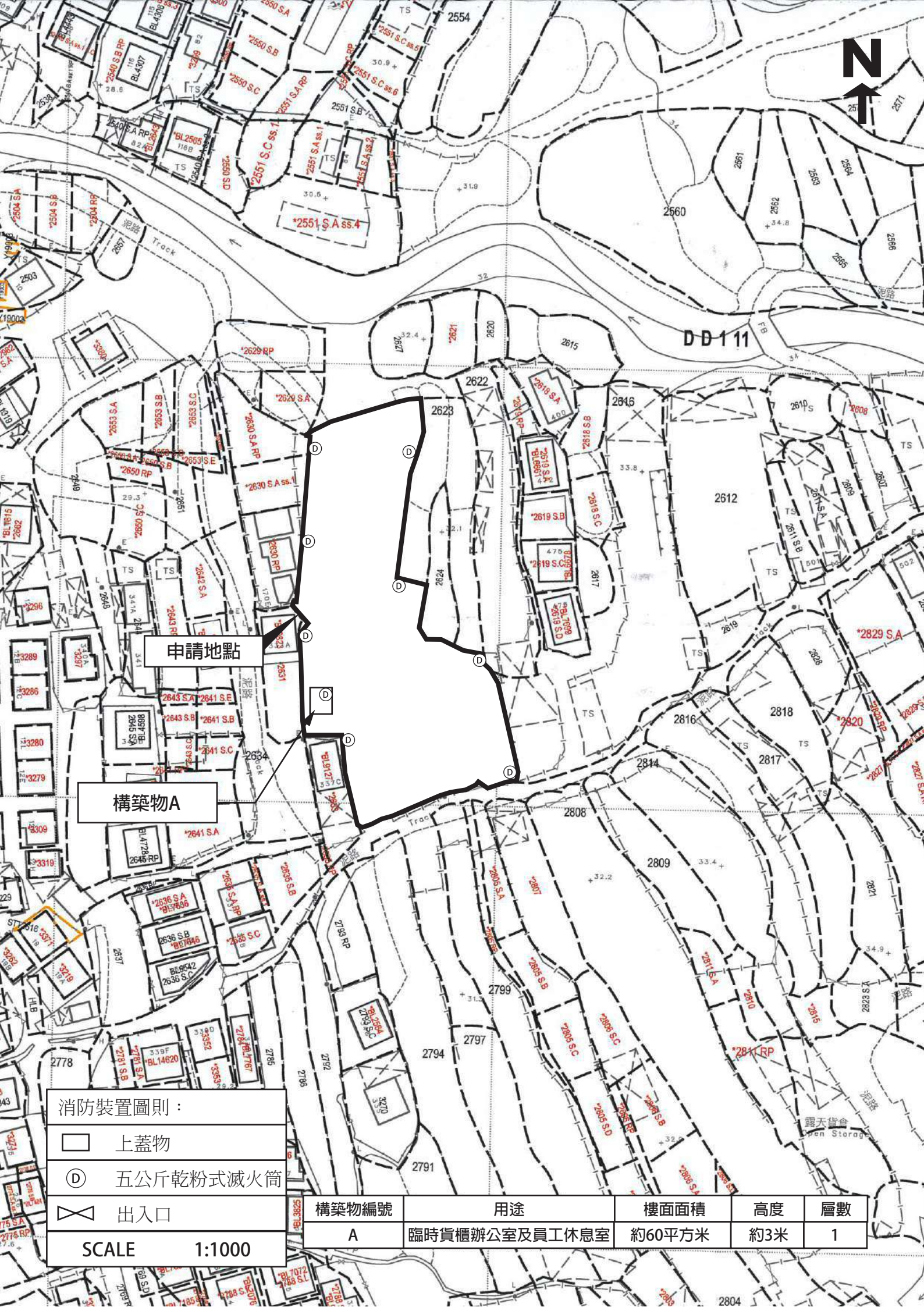
申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

- 澄清申請地點汽車展銷車位只會停放重量 5.5 噸以下之車輛，不會停泊和進出貨櫃車或重量超過 5.5 噸的車輛。申請地點內汽車展銷車位上所停泊的車輛只作為陳列展銷之用，車內沒有燃料，不會自行移動，只靠重量不超過 5.5 噸的拖車移動。拖車將陳列展銷車輛送抵申請地點後，就會馬上離開申請地點，不作停留。
- 依照相關部門意見修正消防裝置圖則。
- 澄清申請地點內現時已不存在違例構築物，申請人和土地使用者承諾在是次規劃申請獲得批准後，會盡快向相關政府部門就擬議構築物提出短期豁免書(STW)申請。
- 澄清申請地點中的構築物只作臨時辦公室和員工休息室用途，場地內不會提供住宿服務。
- 澄清申請地點主要的服務對象為場地附近的居民和工作人士，申請地點只作汽車陳列室用途，不會用作露天存放物料或汽車零件用途。
- 澄清申請地點多年前已完成填土，填土主要作為場地平整，以提供予車輛行走和迴旋調頭之用，是次申請中所提及的填土事項是為規範化相關場地平整工作。

7..

渠務署意見：	申請人回覆：
(i)	申請地點多年前已完成平整工程，場地內的香港主水平基準由+32.45mPD 增加至現時的 +32.50mPD，不會再有填土，現時申請地點不會對地表水流構成影響。
(ii) (iv)(v)(ix)	提供修正的渠務排水圖則。
(iii)	申請地點南面有一條現有排水渠道，可以收集鄰近地區的雨水。
(vi)	如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。
(vii)	提交申請地點附近現有排水設施的現場相片。
(viii)	申請地點西面邊界為現有鐵絲網，北面、東面，南面邊界擬議設置綠色圍板，圍板底部會設有疏水口，不會對現有的自然溪流、村莊排水溝、溝渠及鄰近地區等造成不利影響，也不會影響現有地面水流流動。
(x)	申請地點中的擬議排水設施是用於收集場地中及相鄰土地流經的地面水流，並疏導至附近的現有排水渠道中，不會對申請地點附近的排水道或河流溪澗構成影響。
(xi)	就申請地點排水渠接駁至附近的現有排水渠道一事，申請人已在 2024 年 03 月 28 日向元朗民政事務處人員作出查詢，相關人員對此沒有意見。




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 04 月 12 日



申請地點

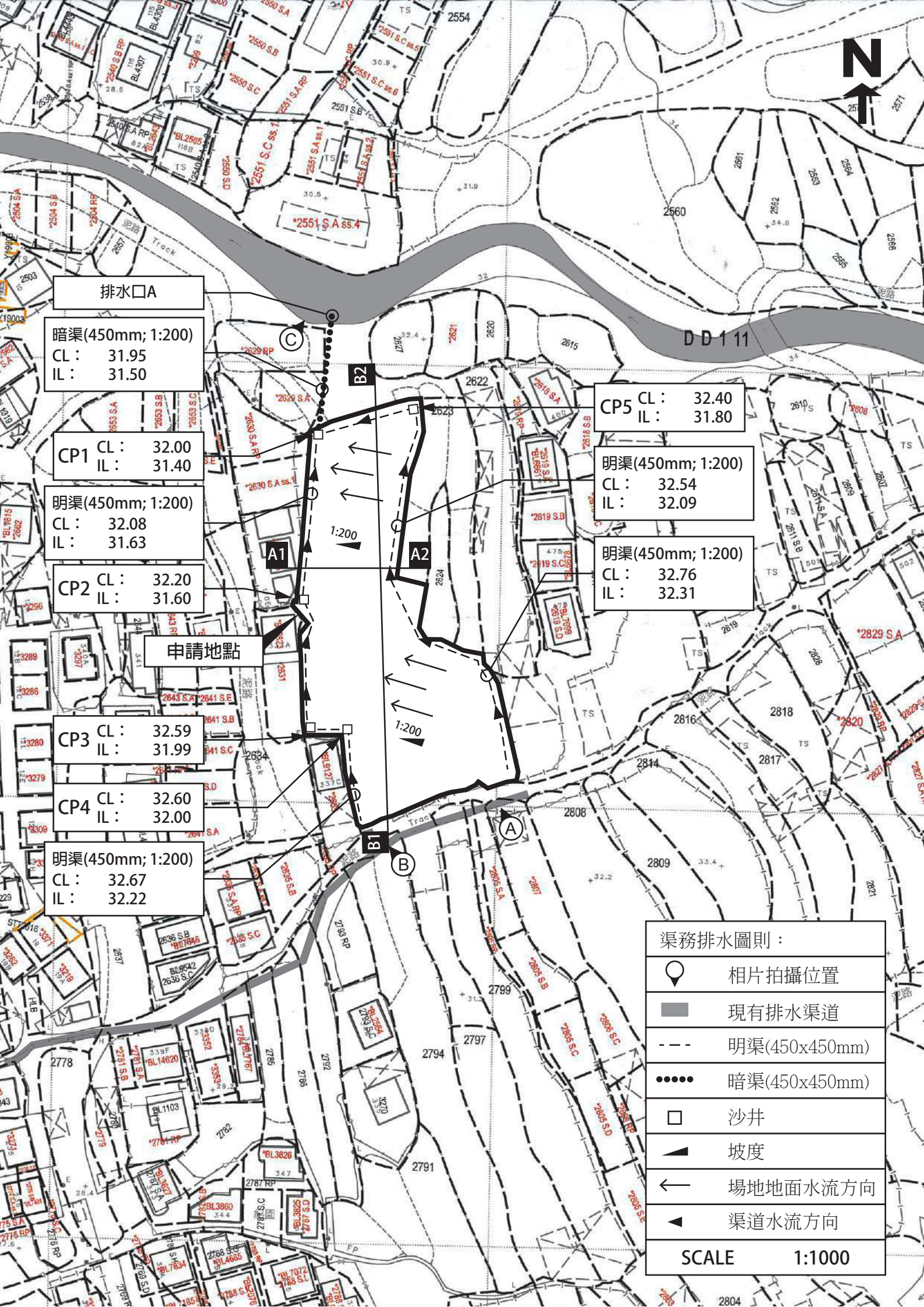
構築物A

消防裝置圖則：

-  上蓋物
-  五公斤乾粉式滅火筒
-  出入口

SCALE 1:1000

構築物編號	用途	樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	約60平方米	約3米	1



排水口A

暗渠(450mm; 1:200)
CL : 31.95
IL : 31.50

CP1 CL : 32.00
IL : 31.40

明渠(450mm; 1:200)
CL : 32.08
IL : 31.63

CP2 CL : 32.20
IL : 31.60

申請地點

CP3 CL : 32.59
IL : 31.99

CP4 CL : 32.60
IL : 32.00

明渠(450mm; 1:200)
CL : 32.67
IL : 32.22

CP5 CL : 32.40
IL : 31.80

明渠(450mm; 1:200)
CL : 32.54
IL : 32.09

明渠(450mm; 1:200)
CL : 32.76
IL : 32.31

渠務排水圖則 :



相片拍攝位置



現有排水渠道



明渠(450x450mm)



暗渠(450x450mm)



沙井



坡度



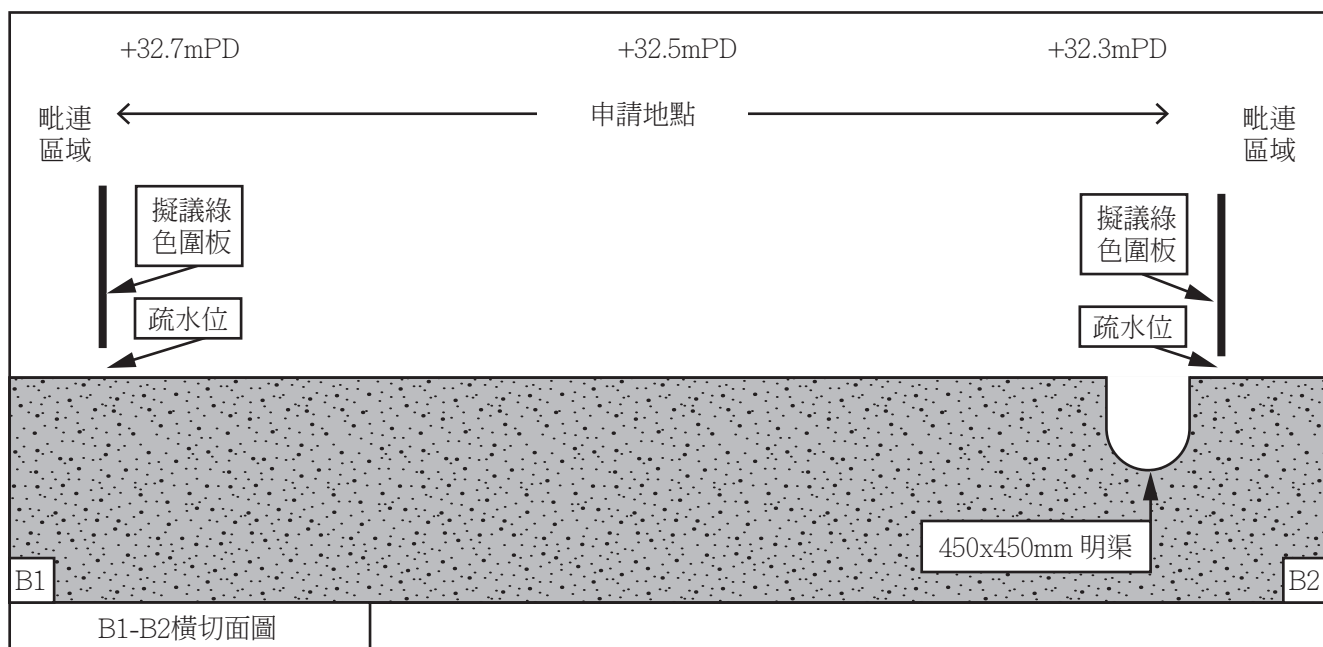
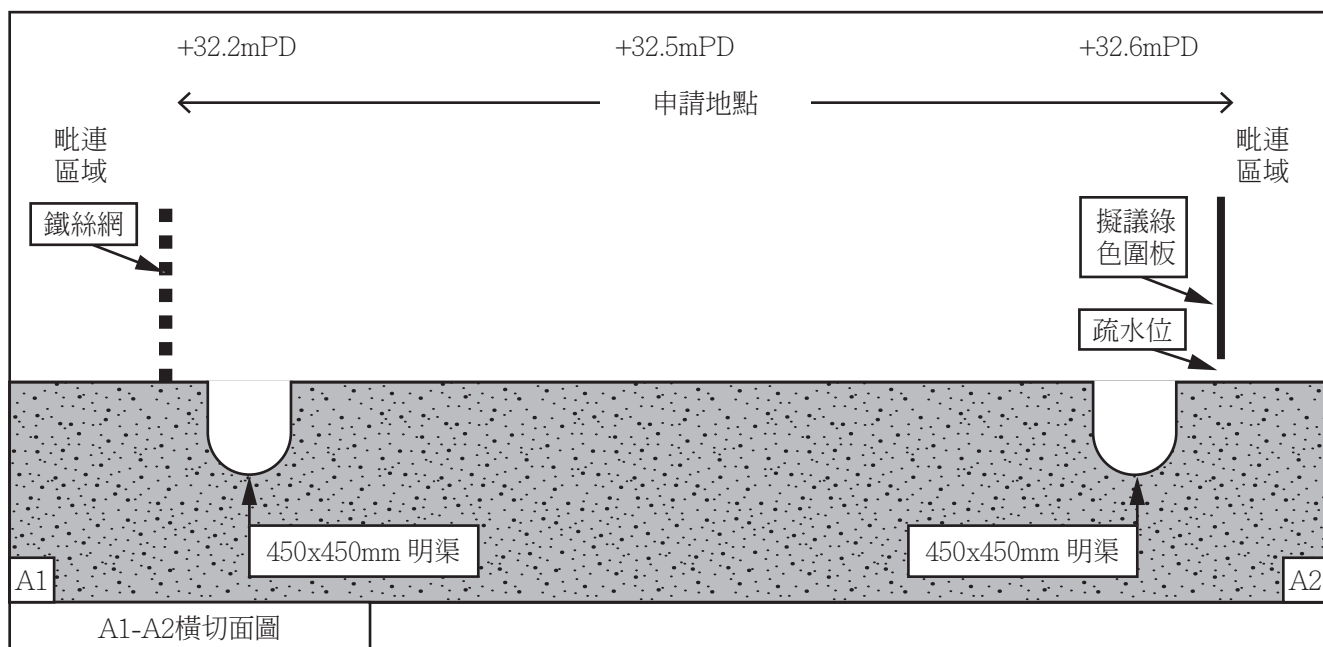
場地地面水流方向



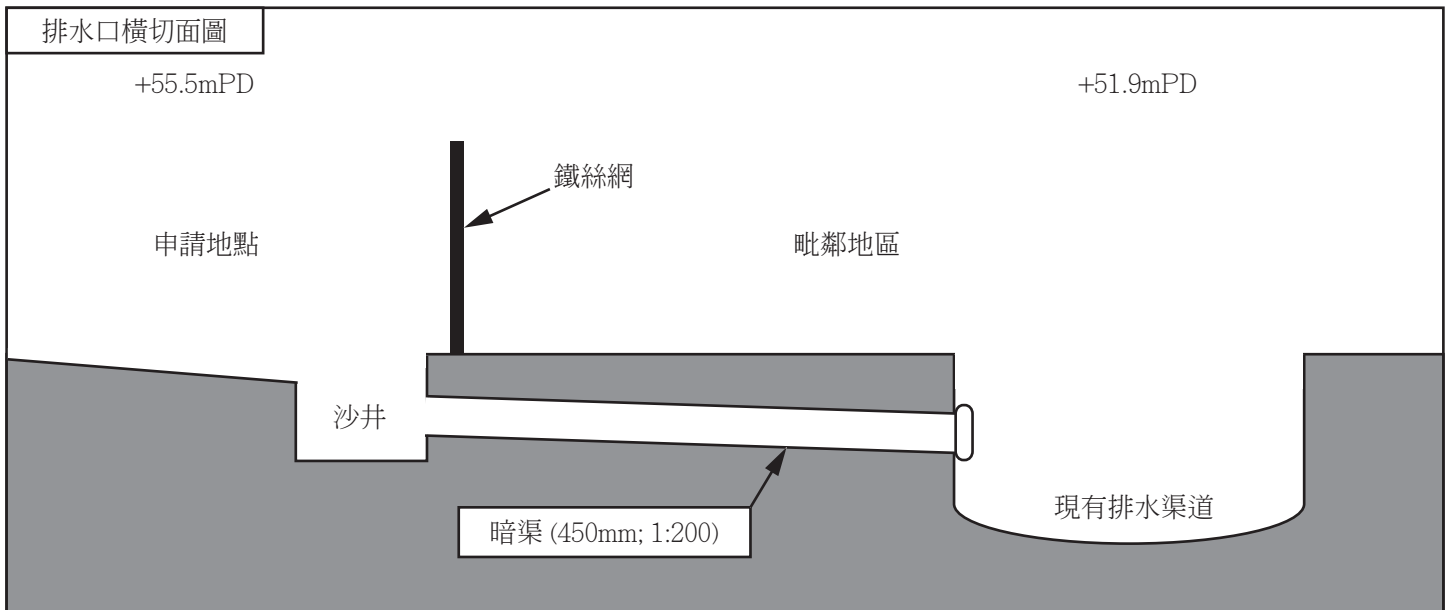
渠道水流方向

SCALE

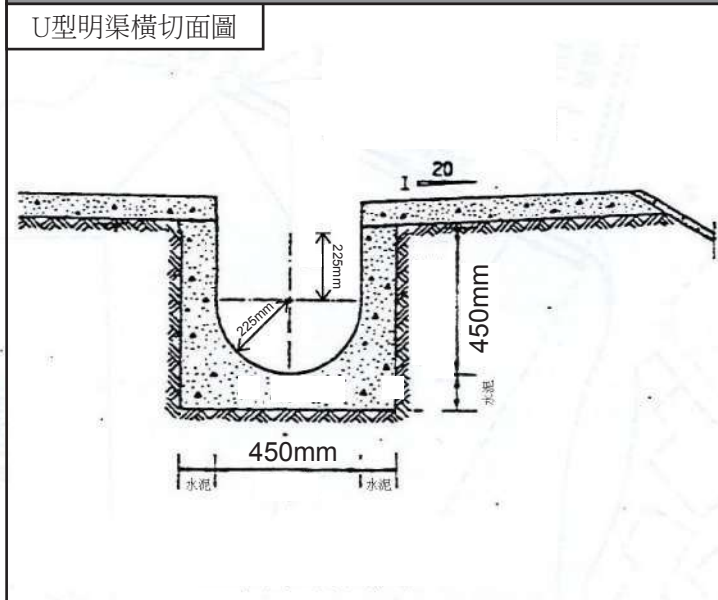
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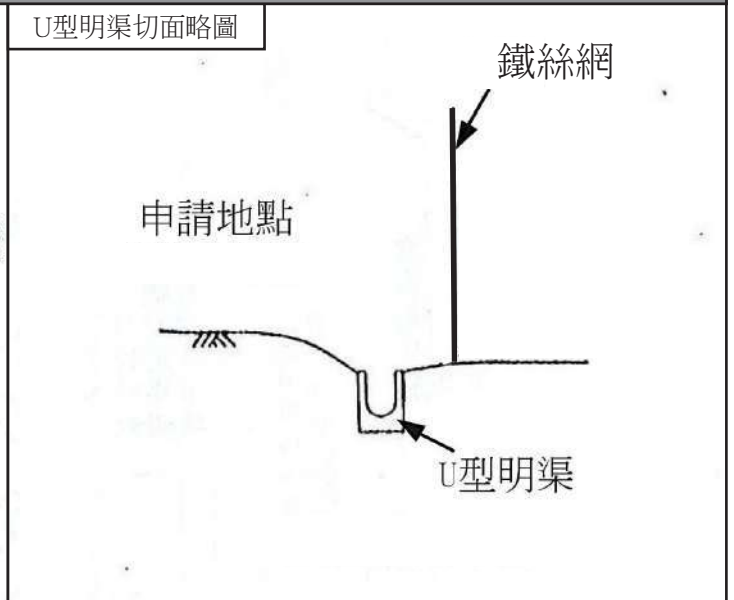
排水口橫切面圖



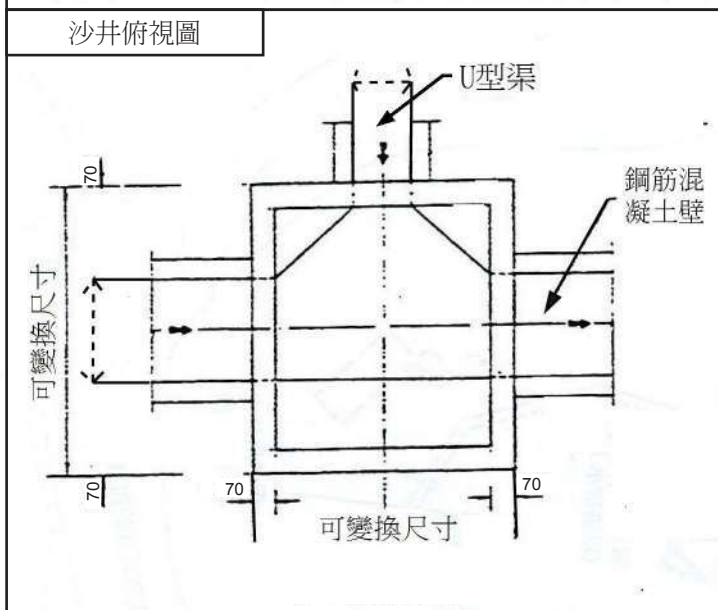
U型明渠橫切面圖



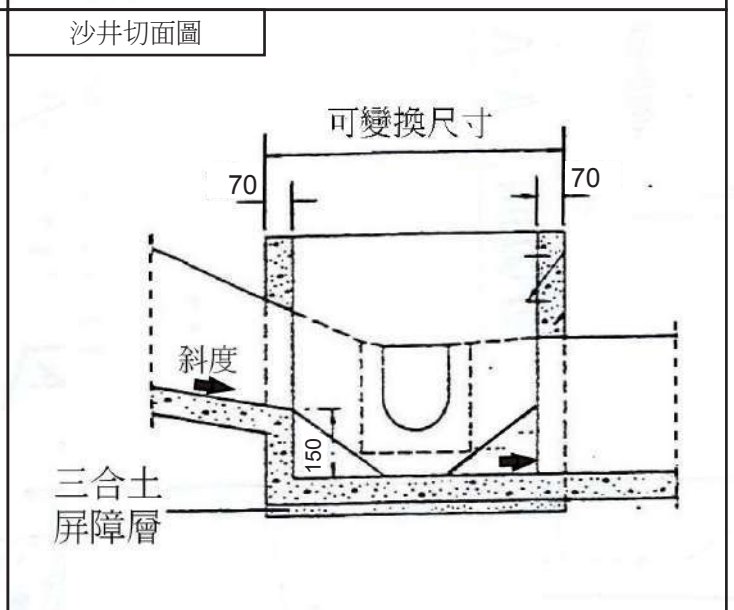
U型明渠切面略圖



沙井俯視圖



沙井切面圖







致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/994
規劃申請補充資料

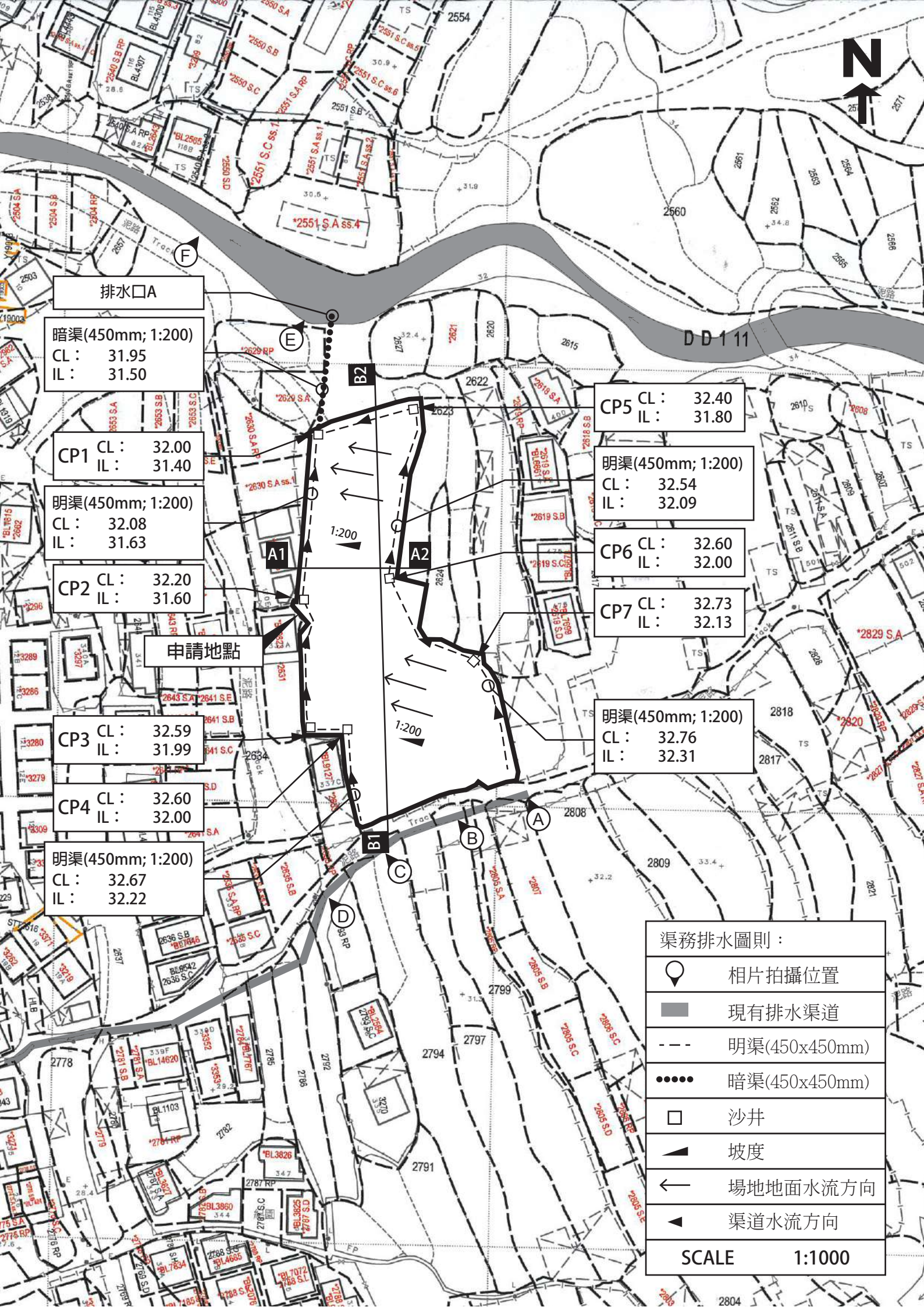
申請人現就日前政府部門人員的查詢/意見，作出以下補充/修改：

1. 申請地點面積約 2811 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 4000 平方米以內的場地配置尺寸 450 毫米的 U 型渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 450 毫米的排水渠，可以應付申請地點及附近區域的雨水量。
2. 提供已修正的渠務排水圖則和渠務排水橫切面圖則。
3. 提供申請地點附近的現有排水渠道現場相片。

隨件附上相關文件以供參考。

申請人： 志科有限公司

日期： 2024 年 06 月 19 日



排水口A

暗渠(450mm; 1:200)
CL : 31.95
IL : 31.50

CP1 CL : 32.00
IL : 31.40

明渠(450mm; 1:200)
CL : 32.08
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申請地點

CP3 CL : 32.59
IL : 31.99

CP4 CL : 32.60
IL : 32.00

明渠(450mm; 1:200)
CL : 32.67
IL : 32.22

CP5 CL : 32.40
IL : 31.80

明渠(450mm; 1:200)
CL : 32.54
IL : 32.09

CP6 CL : 32.60
IL : 32.00

CP7 CL : 32.73
IL : 32.13

明渠(450mm; 1:200)
CL : 32.76
IL : 32.31

渠務排水圖則 :



相片拍攝位置



現有排水渠道



明渠(450x450mm)



暗渠(450x450mm)



沙井



坡度



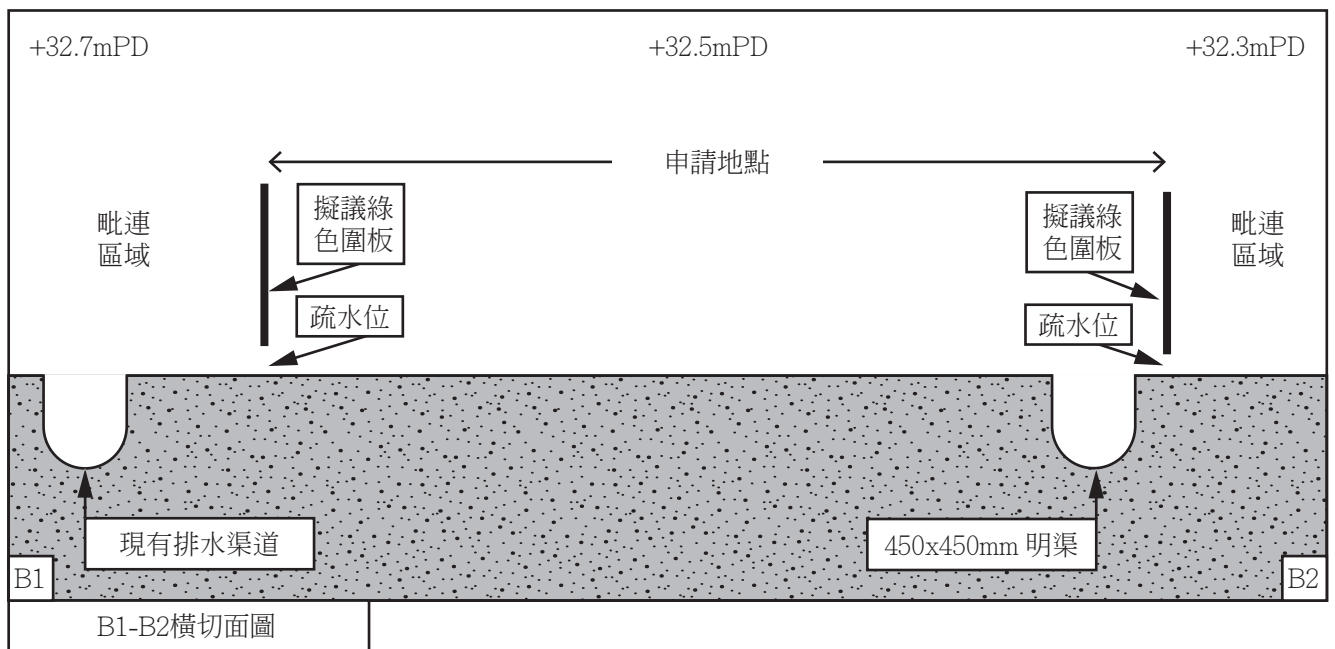
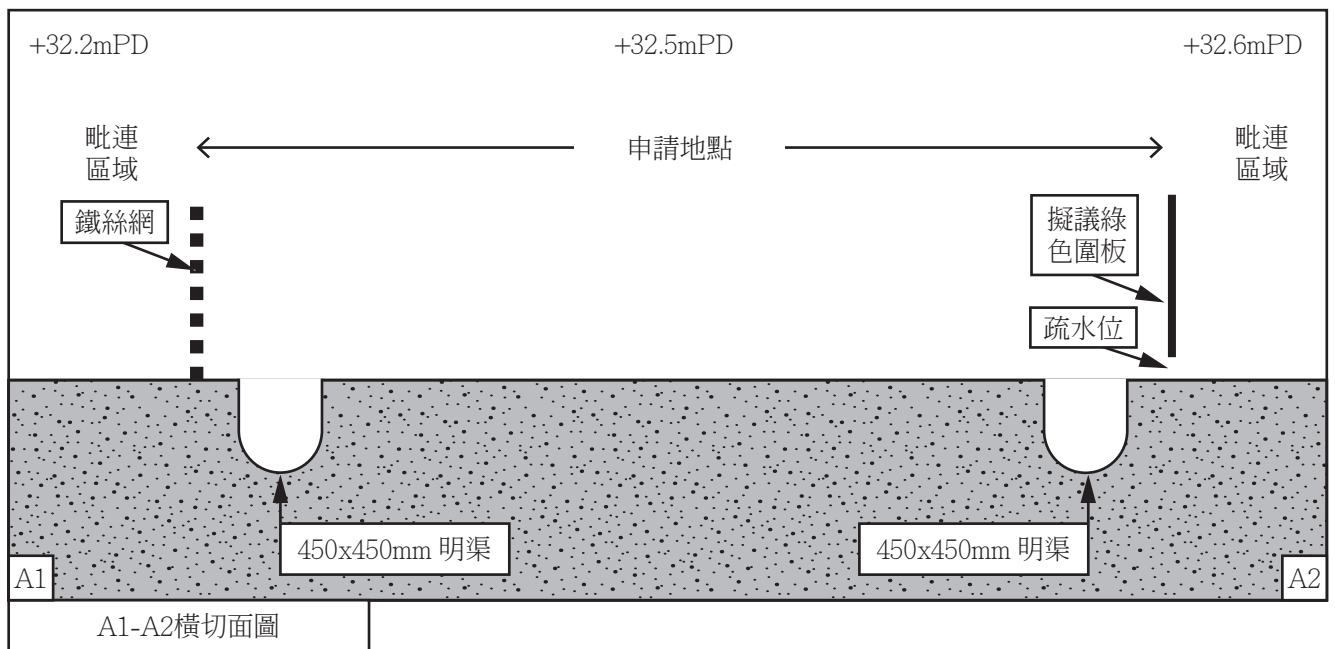
場地地面水流方向



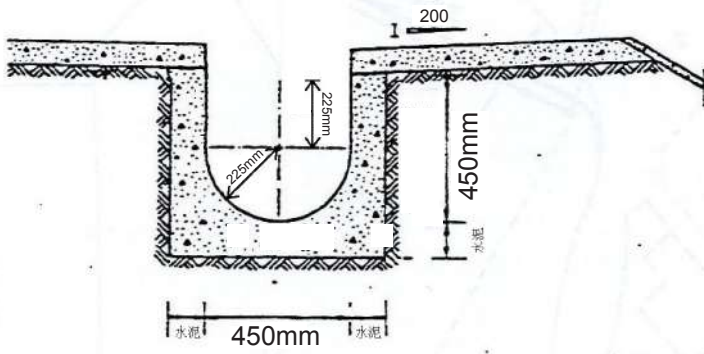
渠道水流方向

SCALE

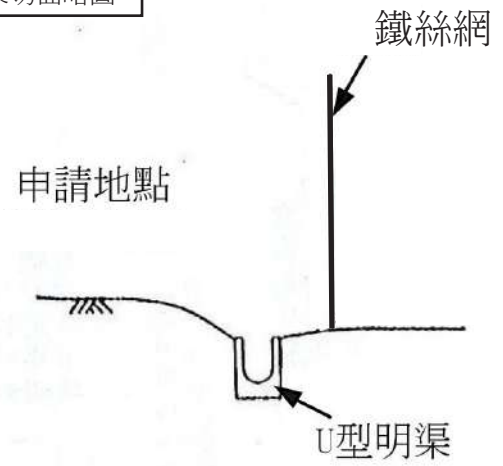
1:1000



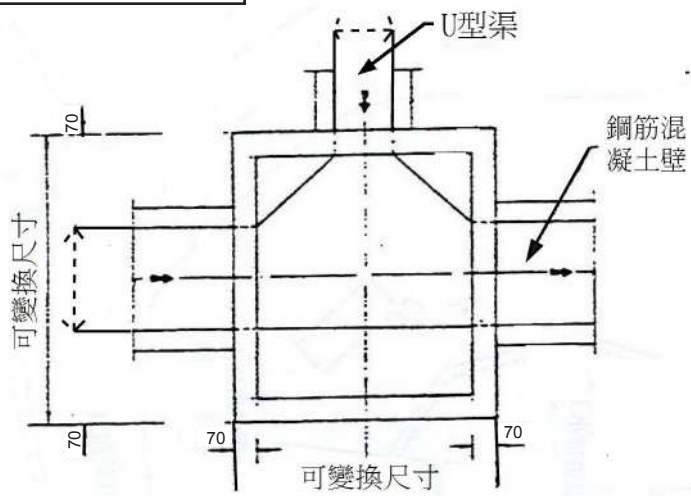
U型明渠橫切面圖



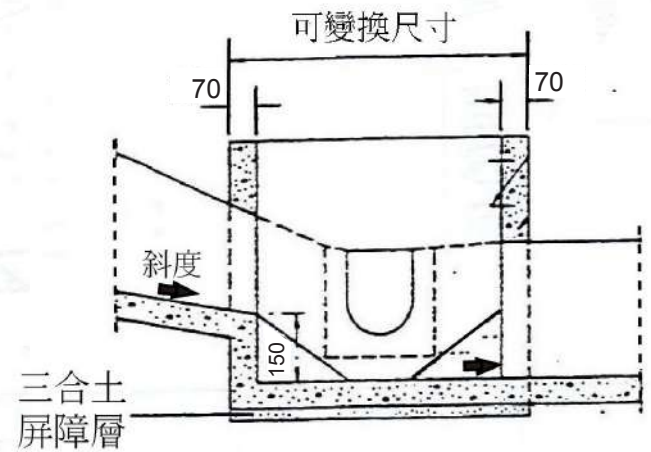
U型明渠切面略圖



沙井俯視圖



沙井切面圖









**Similar Applications within “Village Type Development” Zones
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/813	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.7.2019
2.	A/YL-PH/816	Proposed Temporary Shop and Services for a Period of 3 Years	4.10.2019 (Revoked on 4.3.2022)
3.	A/YL-PH/818	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 5 Years	3.1.2020 (Revoked on 3.10.2023)
4.	A/YL-PH/837	Proposed Temporary Shop and Service for a Period of 3 Years	4.9.2020
5.	A/YL-PH/839	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	12.6.2020
6.	A/YL-PH/850	Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years	20.11.2020
7.	A/YL-PH/867	Proposed Temporary Shop and Services (Bicycle goods shop and convenience store) for a Period of 3 Years	8.1.2021 (Revoked on 8.1.2022)
8.	A/YL-PH/880	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	11.6.2021 (Revoked on 11.11.2023)
9.	A/YL-PH/889	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021 (Revoked on 24.12.2023)
10.	A/YL-PH/925	Temporary Shop and Services for a Period of 3 Years	23.9.2022 (Revoked on 23.6.2024)
11.	A/YL-PH/927	Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years	17.2.2023
12.	A/YL-PH/948	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) for a Period of 3 Years	19.5.2023

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
13.	A/YL-PH/964	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	25.8.2023
14.	A/YL-PH/966	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	26.1.2024
15.	A/YL-PH/970	Proposed Temporary Shop and Services (Sales of Motor-vehicle and Showroom) for a Period of 3 Years and Filling of Land	13.10.2023

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

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

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

- 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
- no substantiated environmental complaint concerning the Site received in the past three years.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage proposal for the development should be included in the planning permission.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Landscape Aspect

Comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective; and
- the Site is within the “Village Type Development” zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application.

7. District Office’s Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

8. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there are unauthorised structures and uses on Lot 2625 in D.D. 111 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD. Warning letter has been registered in the Land Registry against the lot(s) concerned, if the unauthorised structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his Office for the issuance of a Cancellation letter;
 - (ii) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said lots. 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) it is noticed that staff resting area was proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the subject planning application, his office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (c) to note the comments of the Commissioner for Transport 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. 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 (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road 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 to minimise any potential environmental nuisance;
- (f) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS. The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that one 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 the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use the subject application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be

construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (vi) 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
- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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



A/YL-PH/994 DD 111 Wang Toi Shan, Pat Heung

21/03/2024 03:16

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-PH/994

Lots 2625 (Part) and 2632 (Part) in D.D. 111, Wang Toi Shan, Pat Heung

Site area: About 2,811sq.m

Zoning: "VTD"

Applied use: Motor-vehicle Showroom / 28 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots are already annotated 'Open Storage' so how come no history of approvals?

100sq.mts per vehicle? The application appears to be an excuse to garner approval to continue to provide open storage. Members should make sure that the true intention of the operation is established as there are homes close by.

Mary Mulvihill