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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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/zh/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 請在適當的方格內加上「✓」號

2900415 8/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-PH/996
	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)	新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031, 1046 S.B RP, 1052(部份), 1053(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	☒ Site area 地盤面積 2340 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 N/A sq.m 平方米 ☐ 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 ☐ 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

擬議臨時公眾停車場(貨櫃車除外)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

2340

.....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

N/A

.....sq.m ☐ About 約

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

N/A

.....

Proposed domestic floor area 擬議住用樓面面積

N/A

.....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

N/A

.....sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

N/A

.....sq.m ☐ About 約

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

N/A

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

53

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至星期日，全天24小時，公眾假期照常開放。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關係建築物？	Yes 是	☒ 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)) 粉錦公路經鄉村道路進入。	
	No 否	☐ 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	☐ Please provide details 請提供詳情 	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 2340 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.1 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ _____ _____		

	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) 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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of
代表

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	新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031, 1046 S.B RP, 1052(部份), 1053(部份)		
Site area 地盤面積	2340	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-PH/11		
Zoning 地帶	鄉村式發展		
Type of Application 申請類別	☒ 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 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(貨櫃車除外)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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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		53
	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) 		53
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 		

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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☒	☐
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	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031，1046 S.B RP，1052(部份)，1053(部份)，進行規劃申請。

地帶：「鄉村式發展」

用途：「擬議臨時公眾停車場(貨櫃車除外)及填土工程」

場地面積：「約 2340 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，擬在新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031，1046 S.B RP，1052(部份)，1053(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「擬議臨時公眾停車場(貨櫃車除外)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「公眾停車場(貨櫃車除外)」用途。

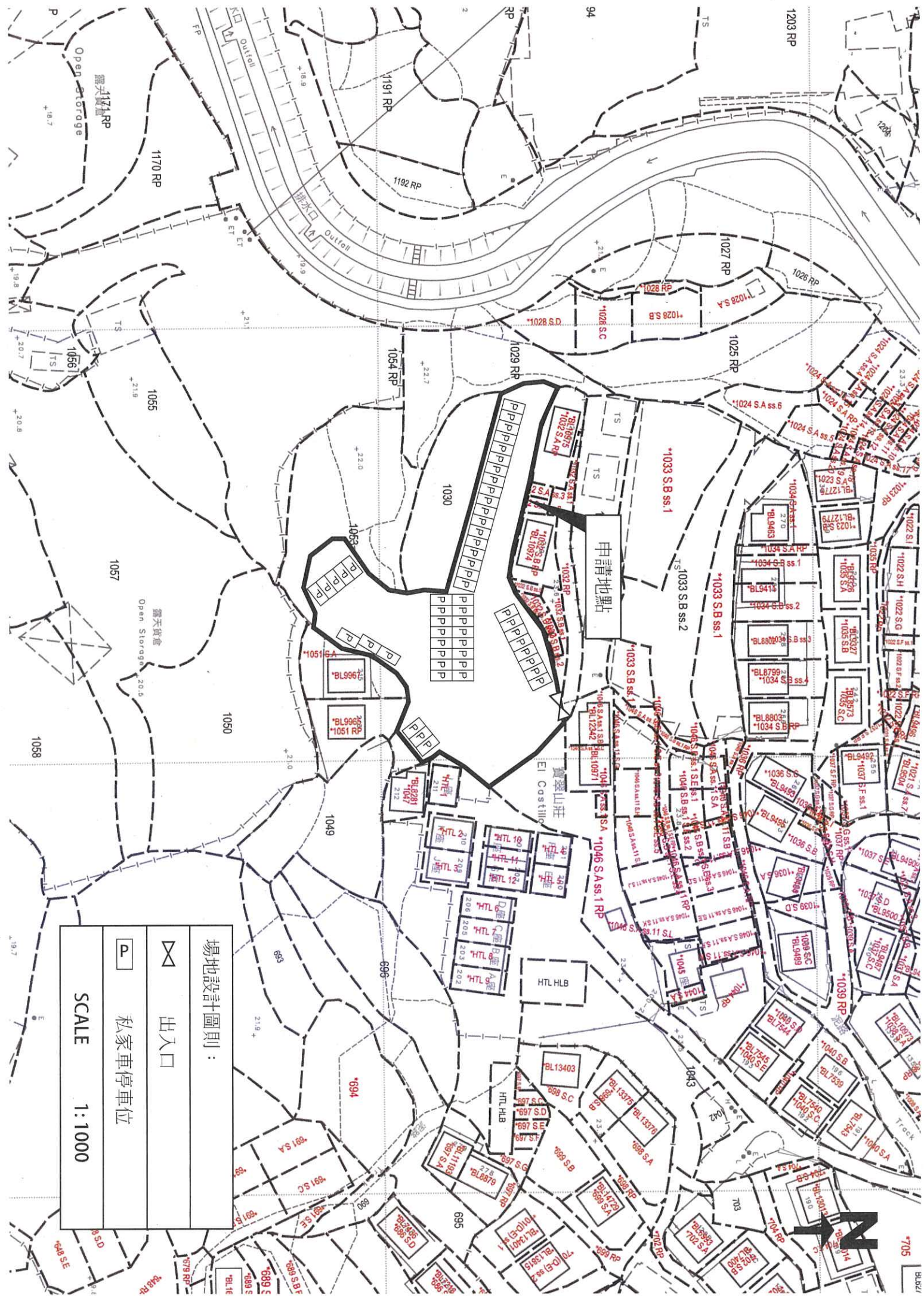
主要的服務對象是申請地點附近居住的村民，場地內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

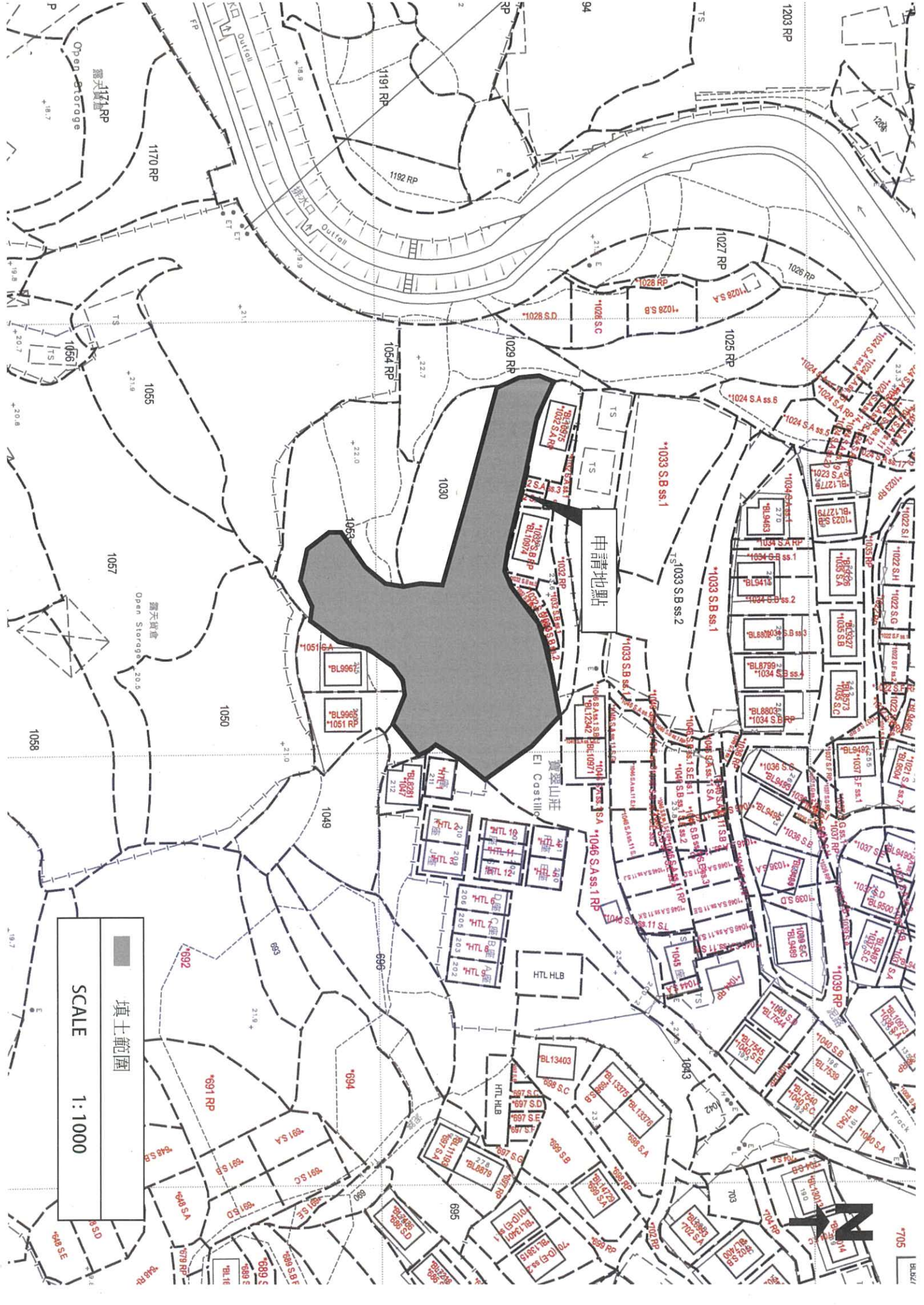
倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，希望貴署可以酌情處理是次申請。

場地設計

1. 申請地點內設有私家車停車位53個，每個車位長約5米，闊約2.5米。
2. 申請場地的停車位只會停泊私家車或重量不超過5.5噸的車輛，不會停泊貨櫃車。
3. 申請地點會進行填土，填土厚度約0.1米，填土材料為瀝青，場地內不涉及挖土。
4. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。
5. 申請地點會進行填土，填土厚度約0.1米，填土材料為瀝青，場地內不涉及挖土。

詳情請參閱以下圖則。





填土範圍

SCALE 1:1000

申請地點

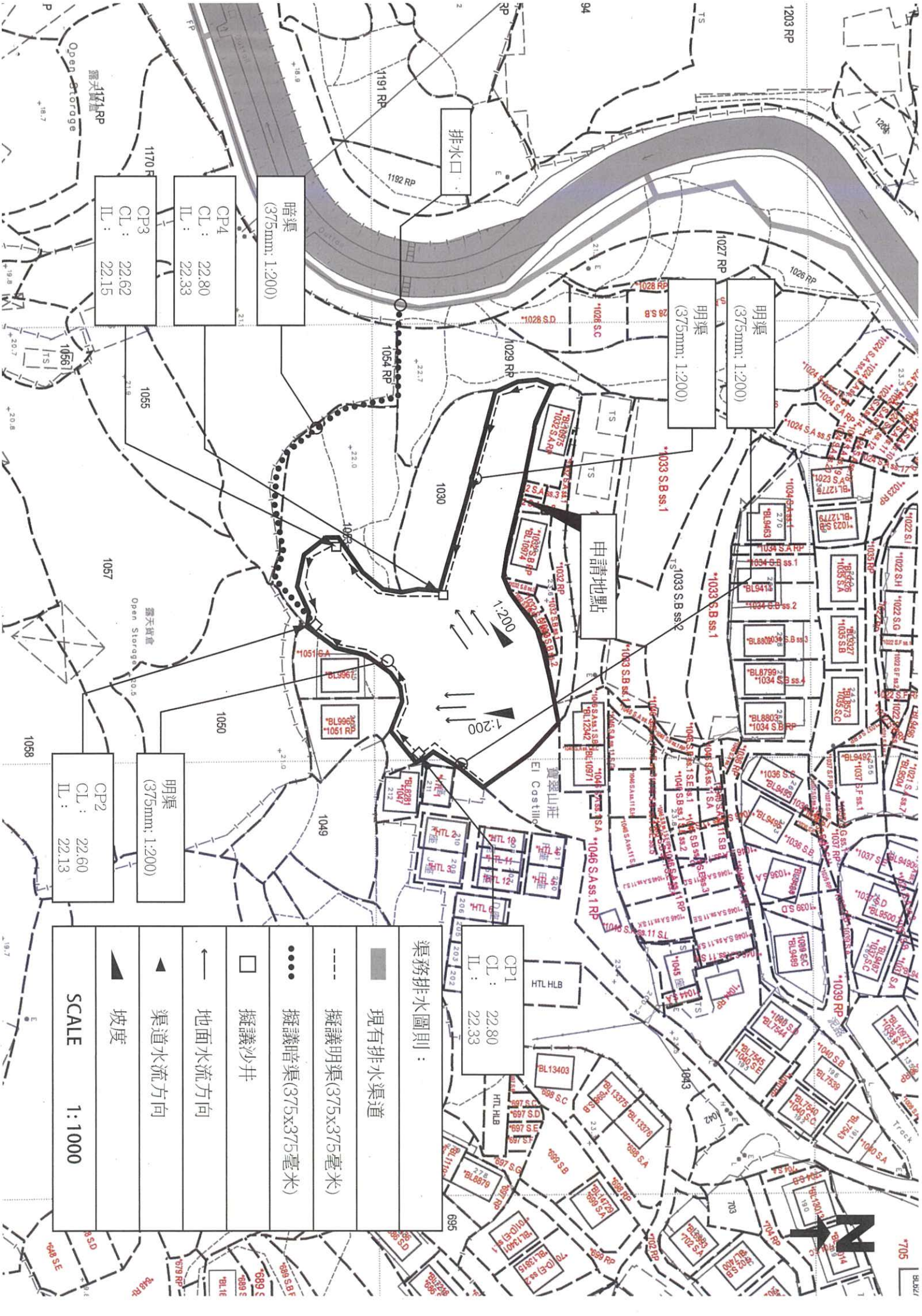
貴墓山莊
El Costillo



渠務排水

1. 申請人會依照渠務署所提供的「排水系統設計建議書」，為申請地點設置適合的渠務排水設施。
2. 申請地點面積約 2340 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 2400 平方米以內的場地配置尺寸 375 毫米的明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 375 毫米的排水渠，可以應付申請地點內的雨水量。
3. 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。
4. 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。

詳細請參閱以下圖則。



明渠
(375mm, 1:200)

明渠
(375mm, 1:200)

申請地點

CP1
CL : 22.80
IL : 22.33

暗渠
(375mm, 1:200)

CP4
CL : 22.80
IL : 22.33

CP3
CL : 22.62
IL : 22.15

明渠
(375mm, 1:200)

CP2
CL : 22.60
IL : 22.13

渠務排水圖則：

現有排水渠道

擬議明渠(375x375毫米)

擬議暗渠(375x375毫米)

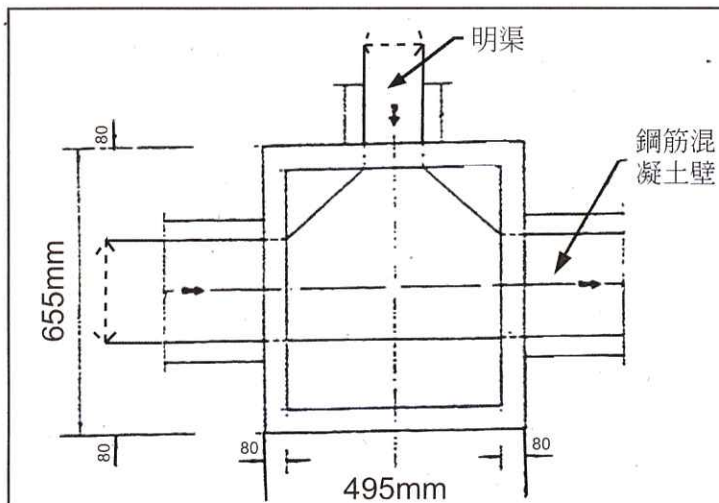
擬議沙井

地面水流方向

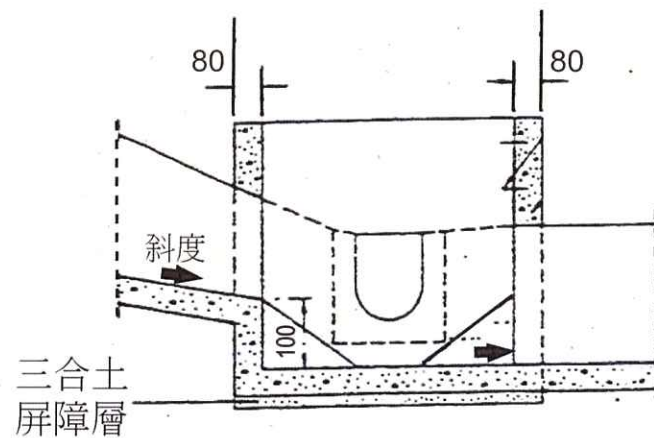
渠道水流方向

坡度

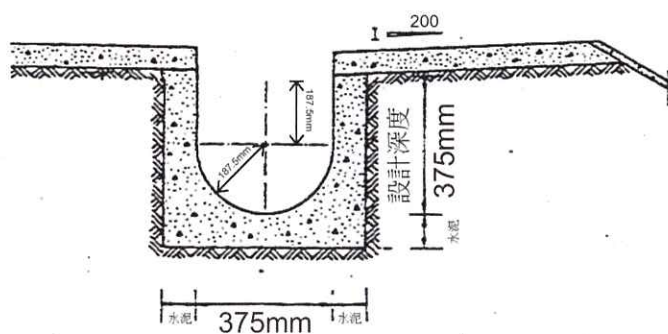
SCALE 1:1000



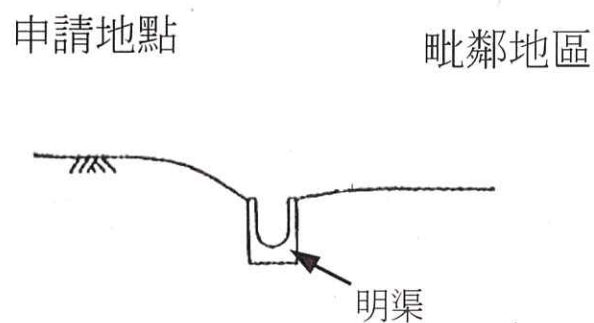
沙井俯視圖



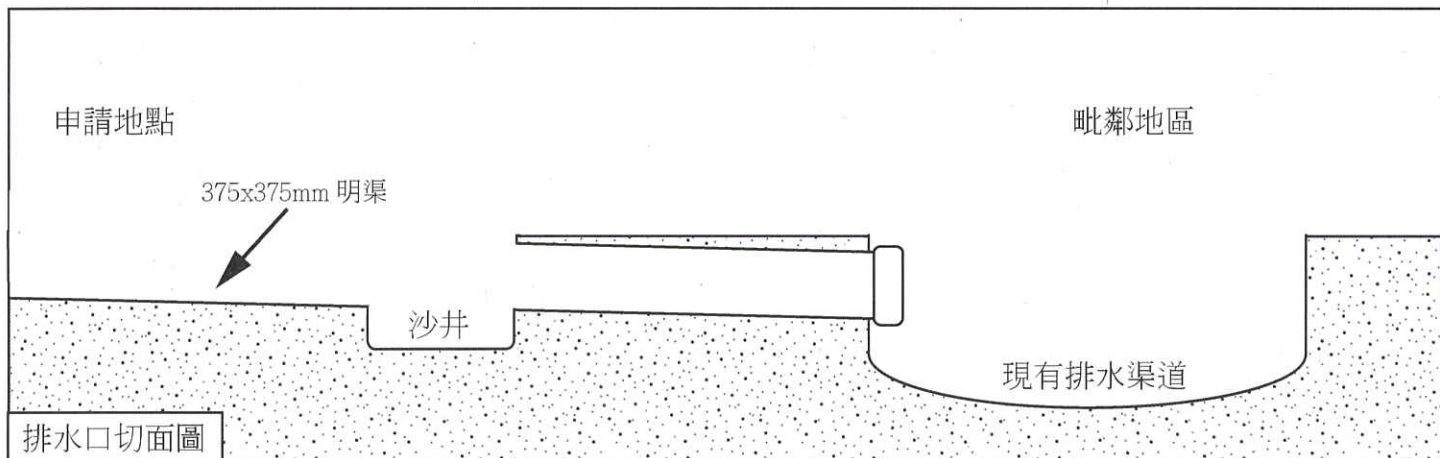
沙井切面圖



明渠切面圖



明渠切面略圖



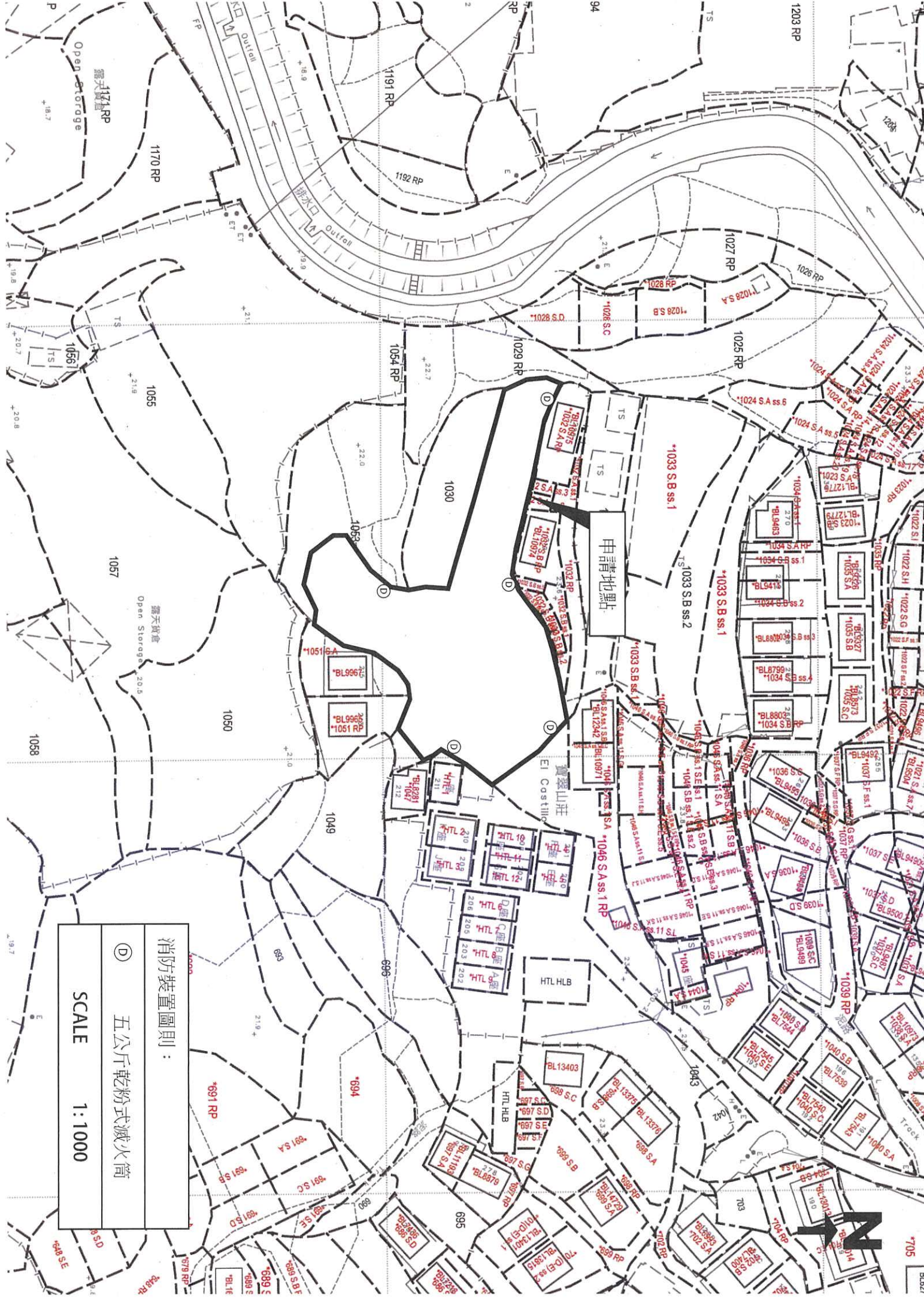
排水口切面圖

NOT TO SCALE

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。



消防裝置圖則：

⑤ 五公斤乾粉式滅火筒

SCALE 1:1000

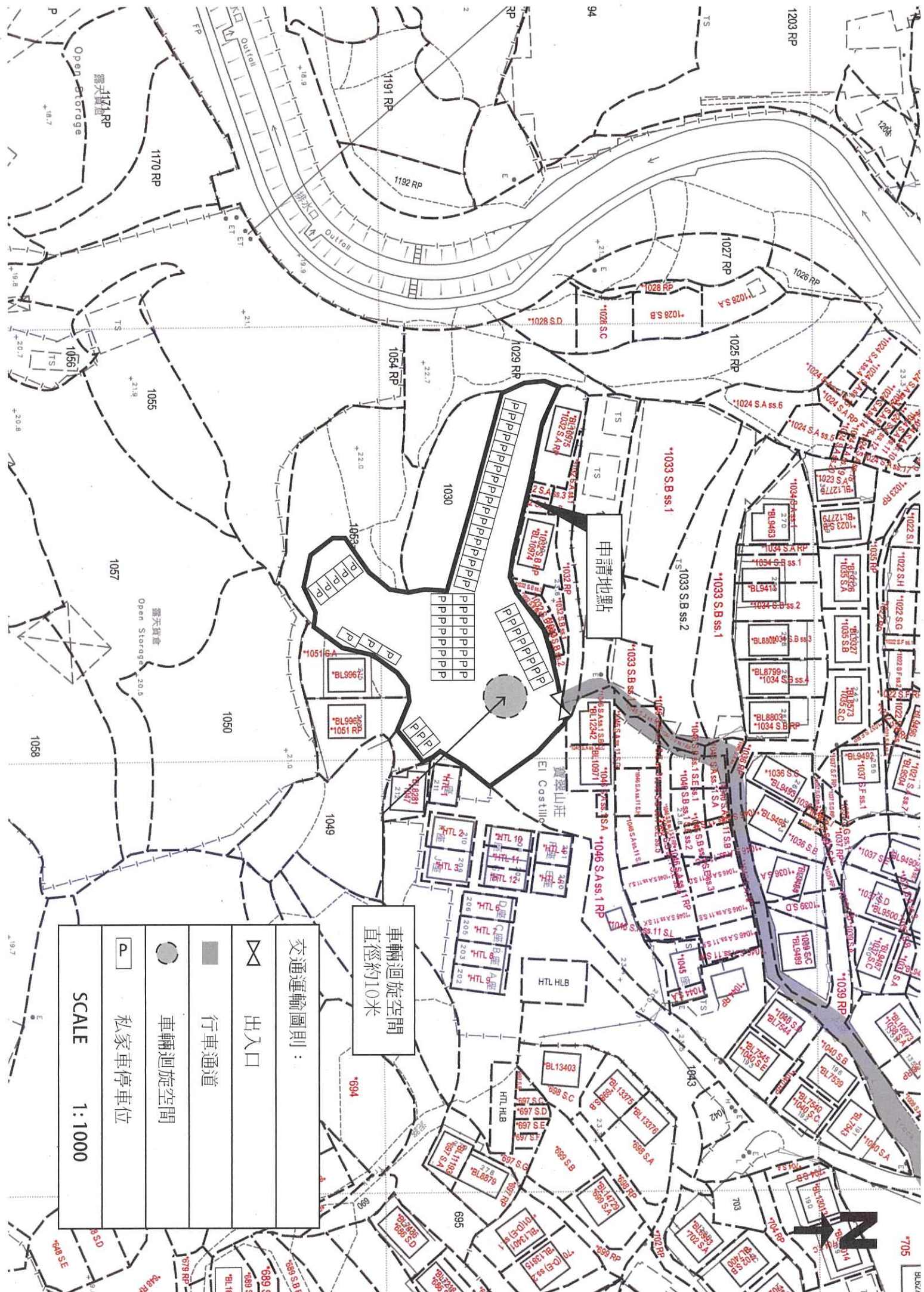
交通運輸

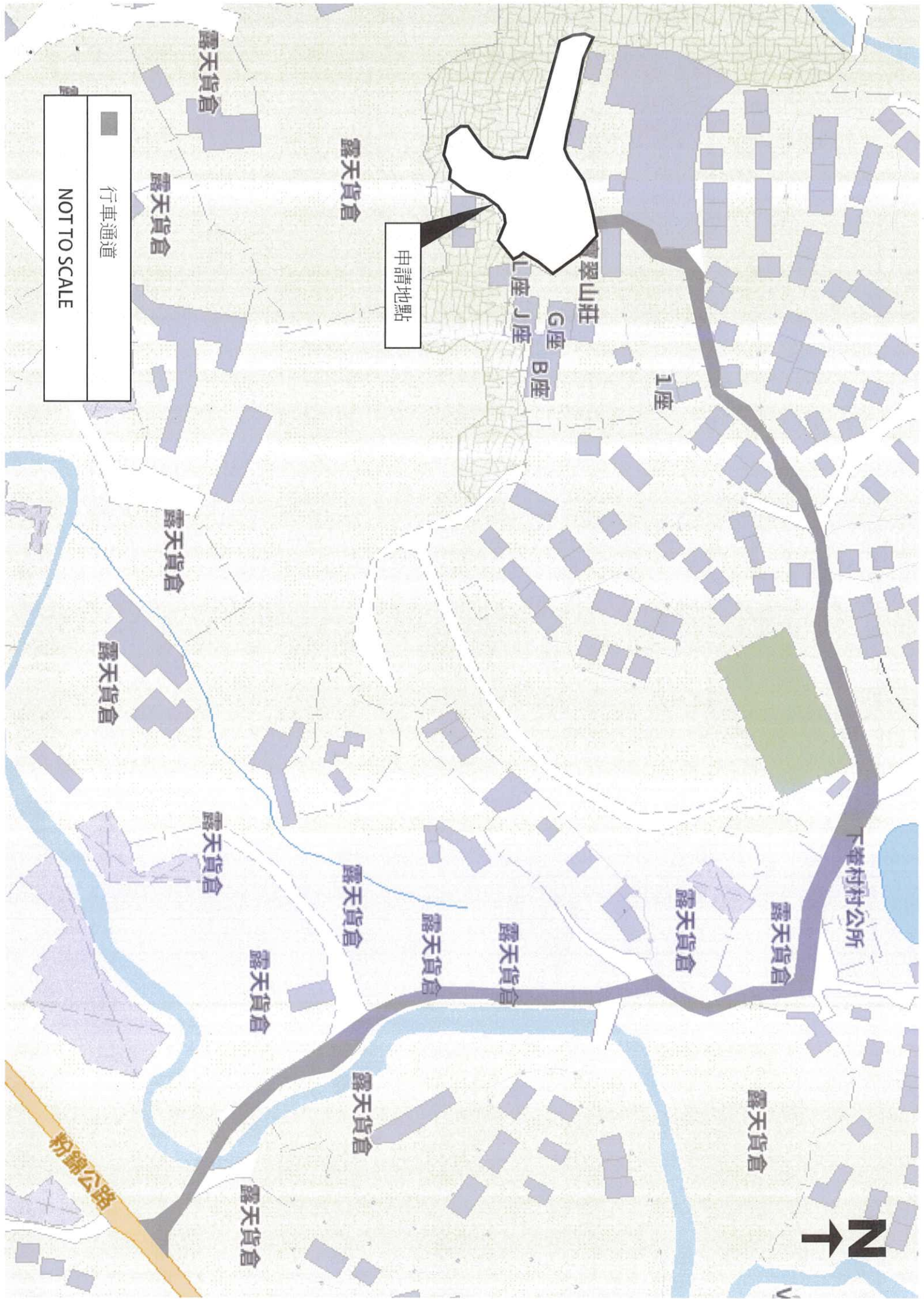
- 1. 申請地點東北面有一個明確的出入口，出入口寬度約 5 米，可以直通粉錦公路。
- 2. 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。
- 3. 申請地點內設有私家車停車位53個，每個車位長約5米，闊約2.5米。
- 4. 申請地點預計平均每天進出約53輛私家車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

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	11	10	15	17	0	0	0	0	0	5	10	16	10	12	0	0	0	0

- 5. 申請地點內不會停泊貨櫃車。
- 6. 申請人和土地使用人承諾在申請獲批准後，會自行維修和維護申請地點附近的道路。

詳情請參閱以下圖則。





申請地點

翠山莊

G座

B座

J座

1座

下輦村村公所

N
↑

行車通道

NOT TO SCALE

露天貨倉

露天貨倉

露天貨倉

露天貨倉

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露天貨倉

This document is received on 22 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-PH/997
	Date Received 收到日期	22 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)	新界元朗八鄉下輦 DD111 LOT NO. 1043(部份), 1046 S.A ss.1 RP(部份), 1046 S.A ss.1 S.A, HTL HLB(部份)和毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 980 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 16 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	217 sq.m 平方米 ☒ 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；或有關係的鄉事委員會[&]

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

擬議臨時公眾停車場(貨櫃車除外)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	964	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	16	sq.m	☒ 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	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	16	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	16	sq.m	☒ About 約

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

構築物A：臨時更亭用途，樓面面積約16平方米，高度約2.5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	21	.....
Motorcycle Parking Spaces 電單車車位	.....	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	.....
Others (Please Specify) 其他 (請列明)	.....	.....

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

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

Proposed operating hours 擬議營運時間 星期一至星期日，全天24小時，公眾假期照常開放			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) 粉錦公路經鄉村道路進入	
	No 否	☐ 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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 980 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.1 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	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) 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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他



on behalf of
代表

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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉下輦 DD111 LOT NO. 1043(部份), 1046 S.A ss.1 RP(部份), 1046 S.A ss.1 S.A, HTL HLB(部份)和毗鄰政府土地
Site area 地盤面積	980 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 217 sq. m 平方米 ☒ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	鄉村式發展
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(貨櫃車除外)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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	16 ☒ About 約 ☐ Not more than 不多於	0.02 ☒ About 約 ☐ 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 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.5 ☒ m 米 (Not more than 不多於)	
		1 ☒ Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2 % ☒ 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		21
	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) _____ _____		21
	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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☒	☐
Others (please specify) 其他 (請註明) 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	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Note: May insert more than one '✓', 註: 可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉下輦 DD111 LOT NO. 1043(部份)，1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，HTL HLB(部份)和毗鄰政府土地，進行規劃申請。

地帶：「鄉村式發展」
用途：「擬議臨時公眾停車場(貨櫃車除外)及填土工程」
場地面積：「約 980 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，擬在新界元朗八鄉下輦 DD111 LOT NO. 1043(部份)，1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，HTL HLB(部份)和毗鄰政府土地，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「擬議臨時公眾停車場(貨櫃車除外)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「公眾停車場(貨櫃車除外)」用途。

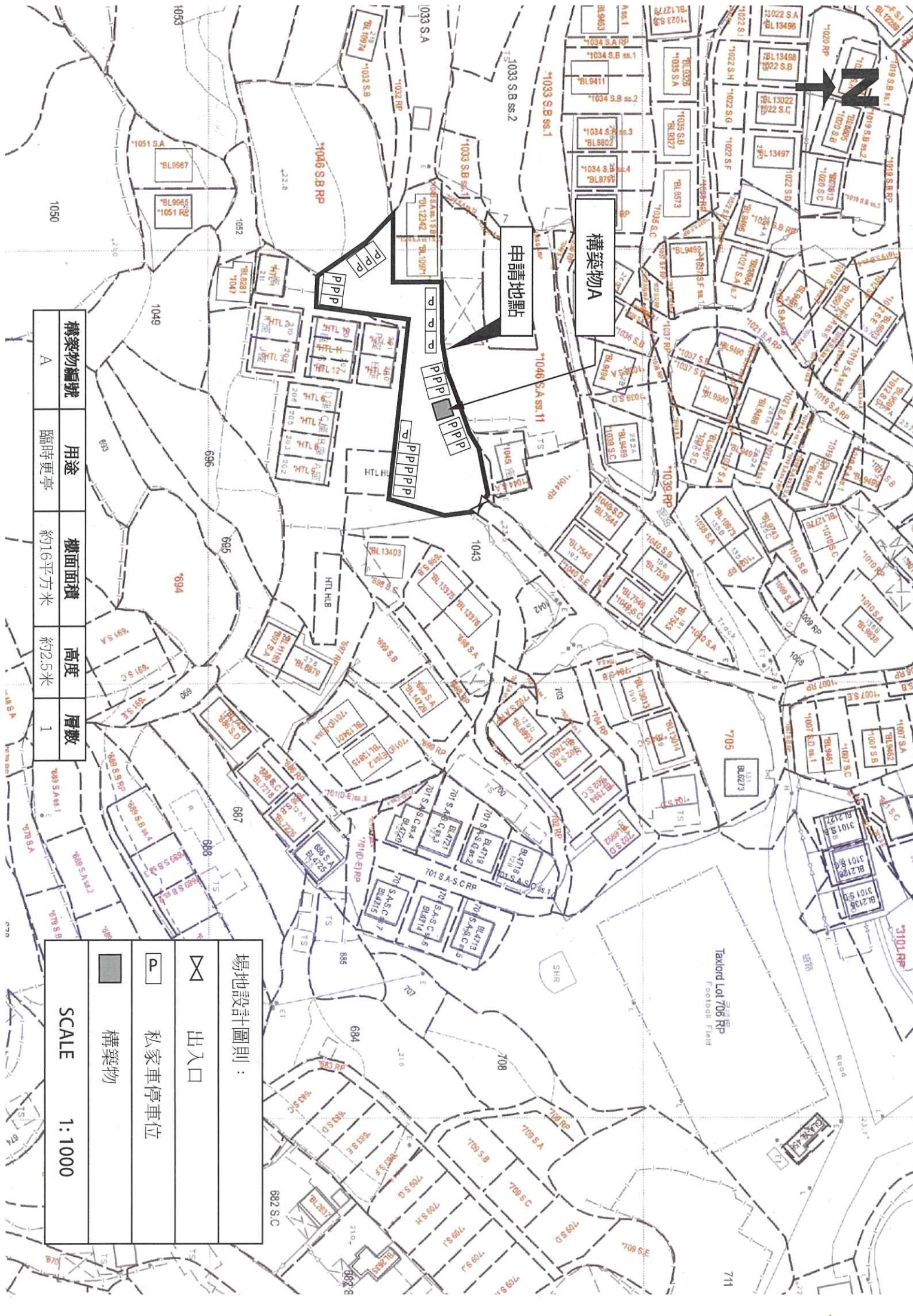
主要的服務對象是申請地點附近居住的村民，場地內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

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更亭用途，樓面面積約16平方米，高度約2.5米，1層。
2. 申請地點內設有私家車停車位21個，每個車位長約5米，闊約2.5米。
3. 申請場地的停車位只會停泊私家車或重量不超過5.5噸的車輛，不會停泊貨櫃車。
4. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。
5. 申請地點已於多年前完成了填土工作，填土是用作申請地點的場地平整，提供給車輛行駛。

詳情請參閱以下圖則。



構築物編號	用途	樓面面積	高度	層數
A	臨時更亭	約16平方米	約2.5米	1

場地設計圖則：

出入口

私家車停車位

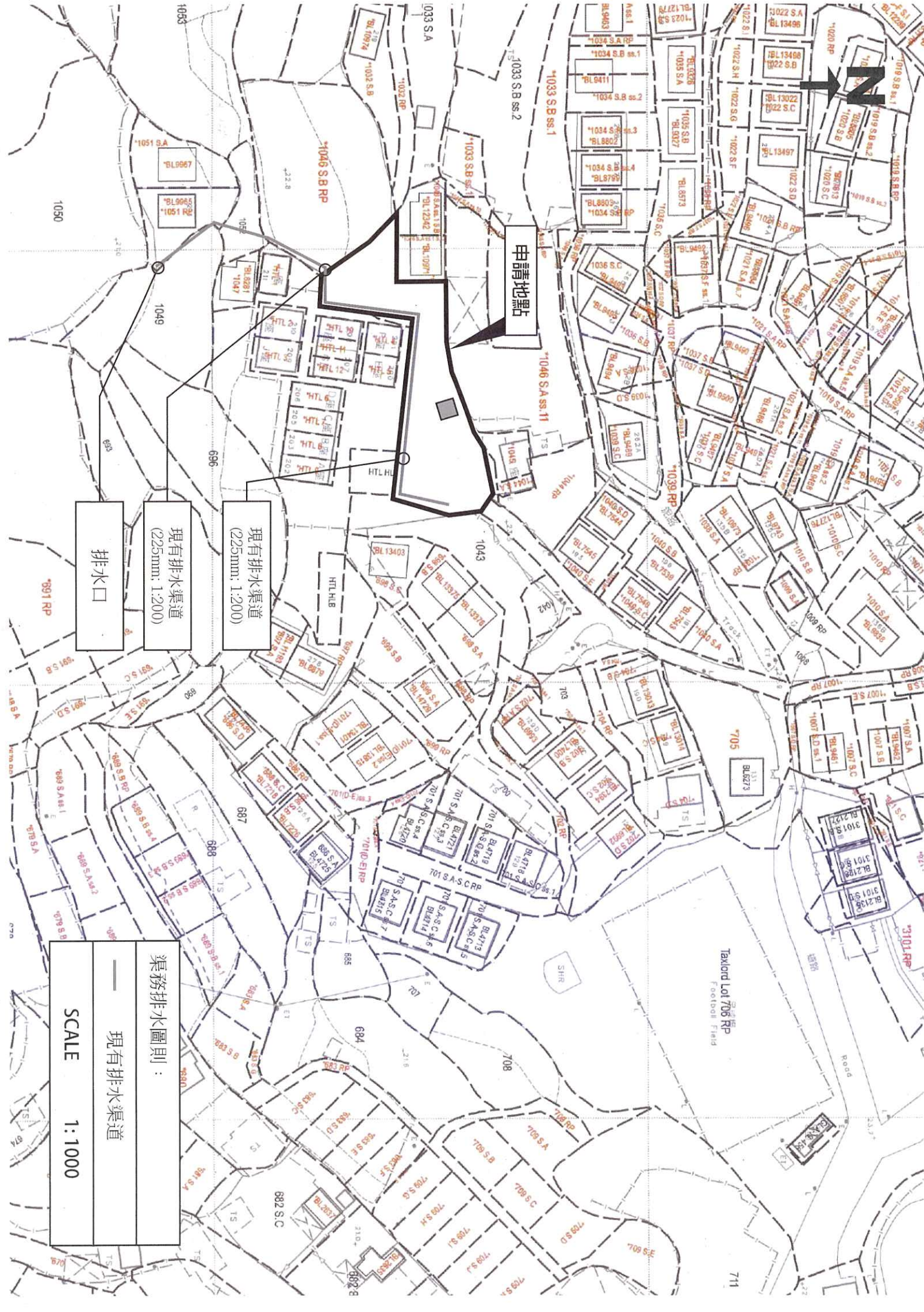
構築物

SCALE 1: 1000

渠務排水：

申請地點內存在現有排水渠道，並已運作多時，申請人和土地使用人會依照渠務署所提供的排水系統設計建議書，為申請地點的現有排水渠道進行保養和維修。

詳細請參閱以下圖則。



申請地點

現有排水渠道
(225mm, 1:200)

現有排水渠道
(225mm, 1:200)

排水口

渠務排水圖則：

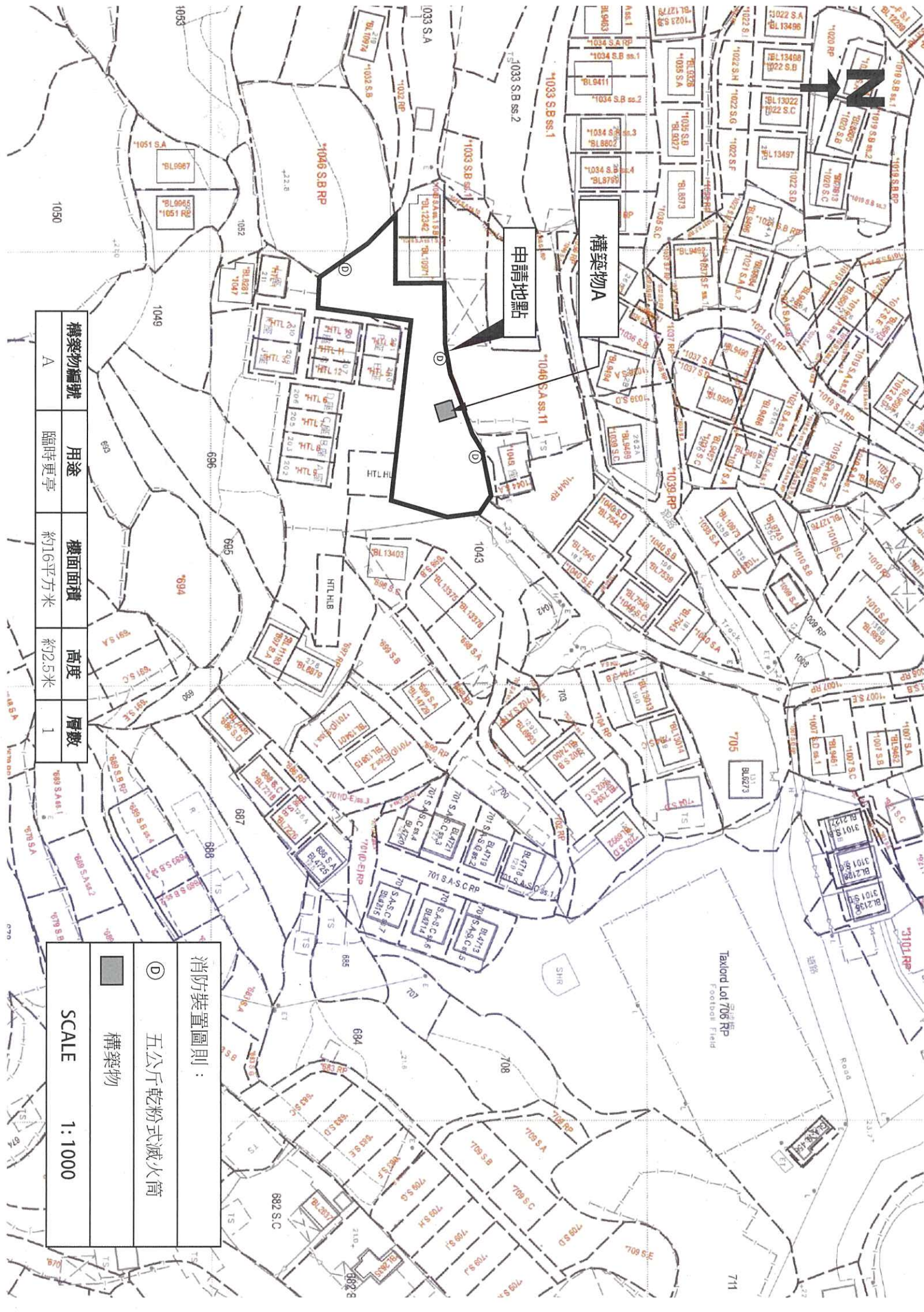
— 現有排水渠道

SCALE 1:1000

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。



建築物編號	用途	樓面面積	高度	層數
A	臨時更亭	約16平方米	約2.5米	1

消防裝置圖則：

①

五公斤乾粉式滅火筒

建築物

SCALE 1:1000

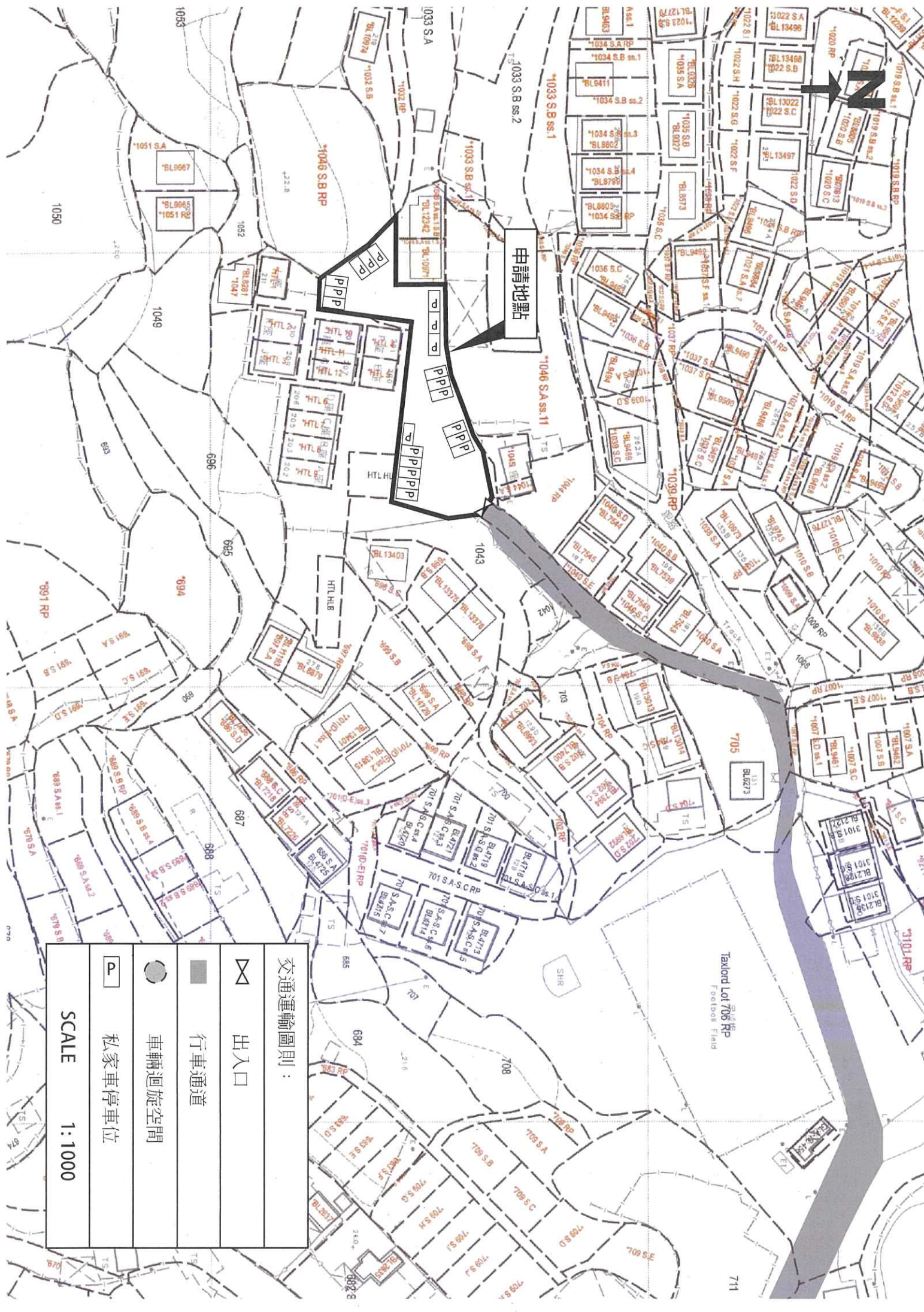
交通運輸：

- 1. 申請地點東北面有一個明確的出入口，出入口寬度約 5 米，可以直通粉錦公路。
- 2. 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。
- 3. 申請地點內設有私家車停車位21個，每個車位長約5米，闊約2.5米。
- 4. 申請地點預計平均每天進出約21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	5	8	8	0	0	0	0	0	0	8	8	5	0	0	0	0	0

- 5. 申請地點內不會停泊貨櫃車。
- 6. 申請人和土地使用人承諾在申請獲批准後，會自行維修和維護申請地點附近的道路。

詳情請參閱以下圖則。



申請地點



交通運輸圖則：

出入口

行車通道

車輛迴旋空間

私家車停車位

SCALE 1:1000

寄件者:

寄件日期:

2024年04月08日星期一 17:41

收件者:

tpbpd/PLAND

副本:

主旨:

Fw: 有關A/YL-PH/996 規劃申請補充資料

附件:

2024-04-08_PH996補充資料.pdf

煩請閣下檢閱，並以本次補充資料內容為準，如造成不便，敬請原諒。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/996
規劃申請補充資料

申請人現就近日公眾人士的意見/查詢，作出以下補充/澄清：

1. 澄清申請地點用途的臨時公眾停車場(貨櫃車除外)，主要的服務對象是申請地點附近居住的村民，申請地點附近有小型屋宇群落(見附件 A)，有明確的行車通道，申請用途亦和附近環境互融，不會對附近環境和居民造成負面影響，不會對附近治安和居民個人安全構成負面影響。
2. 申請地點中所停泊的車輛預計大多數是屬於下輦居民擁有，並不會對現時申請地點附近地區的車輛數目構成增多或減少。
3. 就公眾人士所提及的附近小型屋宇底層有停車位的事宜，相關停車位數量少而且主要服務對象為小型屋宇下層住戶，而申請地點可以為相關屋宇中上層住戶、附近下輦村村民、訪客提供停車位，加上下輦村中符合政府規範的公眾停車場數目不足，近年下輦村落人口又不斷增加，因此符合規範的公眾停車場有其增加的必要性。
4. 澄清申請地點是空置土地，當中並沒有樹木。
5. 澄清申請地點只提供代步車輛進行停泊，不會提供電動車充電設施。
6. 澄清申請地點不會進行任何工場作業，場地內不會進行拆卸、保養、修理、清潔、噴漆和其他工場活動，也不會停泊貨櫃車或重量超過 5.5 噸的車輛。
7. 如是次規劃申請獲批，申請人和土地使用人會依照相關附帶條件的要求為申請地點設置適合的渠務排水設施和消防設置，不會對附近環境造成負面影響。
8. 澄清申請地點會進行填土，填土厚度約 0.1 米，填土物料為瀝青，場地內的香港主水平基準將會由+22.70mPD 增加至+22.80mPD
9. 澄清是次申請地點和鄰近的另一個規劃申請場地(編號 A/YL-PH/997)並不相通，2 個規劃申請場地各自有其獨立的出入口和擬議行車通道。

隨件附上相關文件，以作參考。

申請人： 志科有限公司

附件A

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

寄件者: Cheng Johnny
寄件日期: 2024年04月11日星期四 10:01
收件者: tpbpd/PLAND; Andrea Wing Yin YAN/PLAND
主旨: 有關A/YL-PH/996 規劃申請補充資料
附件: 2024-04-11_PH996補充資料.pdf

煩請閣下檢閱，謝謝。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/996
規劃申請補充資料

申請人現就近日政府部門的意見/查詢，作出以下補充/澄清：

1. 澄清是次申請地點和鄰近的另一個規劃申請場地(A/YL-PH/997)，是作為提供符合規範的合法泊車位給予附近屋宇群落居民使用的場地用途，以減少附近地區的車輛違泊情況。
2. 申請地點的行車通道，路面寬度約 4 米至 5 米，足夠應付申請地點和附近地區的車輛正常出入。
3. 澄清申請地點和鄰近的另一個規劃申請場地(A/YL-PH/997)中的車輛不會同時出入，不會對繁忙時間的車流量構成負面影響。
4. 申請人和土地使用者承諾如是次規劃申請獲批許可，會負責定期保養申請地點附近的通道。

申請人： 志科有限公司

日期： 2024 年 04 月 11 日

寄件者:
寄件日期: 2024年04月08日星期一 17:40
收件者: tpbpd/PLAND
副本:
主旨: Fw: 有關A/YL-PH/997 規劃申請補充資料
附件: 2024-04-08_PH997補充資料.pdf

煩請閣下檢閱，並以本次補充資料內容為準，如造成不便，敬請原諒。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/997
規劃申請補充資料

申請人現就近日政府部門人員和公眾人士的意見/查詢，作出以下補充/澄清：

1. 按照相關政府部門的意見，修正消防裝置圖則(見附件 A)。
2. 澄清申請地點用途的臨時公眾停車場(貨櫃車除外)，主要的服務對象是申請地點附近居住的村民，申請地點附近有小型屋宇群落(見附件 B)，有明確的行車通道，申請用途亦和附近環境互融，不會對附近環境和居民造成負面影響，不會對附近治安和居民個人安全構成負面影響。
3. 就公眾人士所提及的附近小型屋宇底層有停車位的事宜，相關停車位數量少而且主要服務對象為小型屋宇下層住戶，而申請地點可以為相關屋宇中上層住戶和附近下輦村村民提供停車位，加上下輦村中符合政府規範的公眾停車場數目不足，近年下輦村落人口又不斷增加，因此符合規範的公眾停車場有其增加的必要性。
4. 澄清申請地點只提供代步車輛進行停泊，不會提供電動車充電設施。
5. 澄清申請地點不會進行任何工場作業，場地內不會進行拆卸、保養、修理、清潔、噴漆和其他工場活動，也不會停泊貨櫃車或重量超過 5.5 噸的車輛。
6. 如是次規劃申請獲批，申請人和土地使用人會依照相關附帶條件的要求為申請地點設置適合的渠務排水設施和消防設置，不會對附近環境造成負面影響。
7. 澄清申請地點已於多年前完成了填土工作，填土是用作申請地點的場地平整和提供給車輛行駛，不會再有填土。填土厚度約 0.1 米，填土物料為水泥，場地內的香港主水平基準由 +23.00mPD 增加至+23.10mPD
8. 澄清是次申請地點和鄰近的另一個規劃申請場地(編號 A/YL-PH/996)並不相通，2 個規劃申請場地各自有其獨立的出入口和擬議行車通道。

隨件附上相關文件，以作參考。

申請人： 志科有限公司

附件A

附件B



下蓋

ET

足球場

SHR

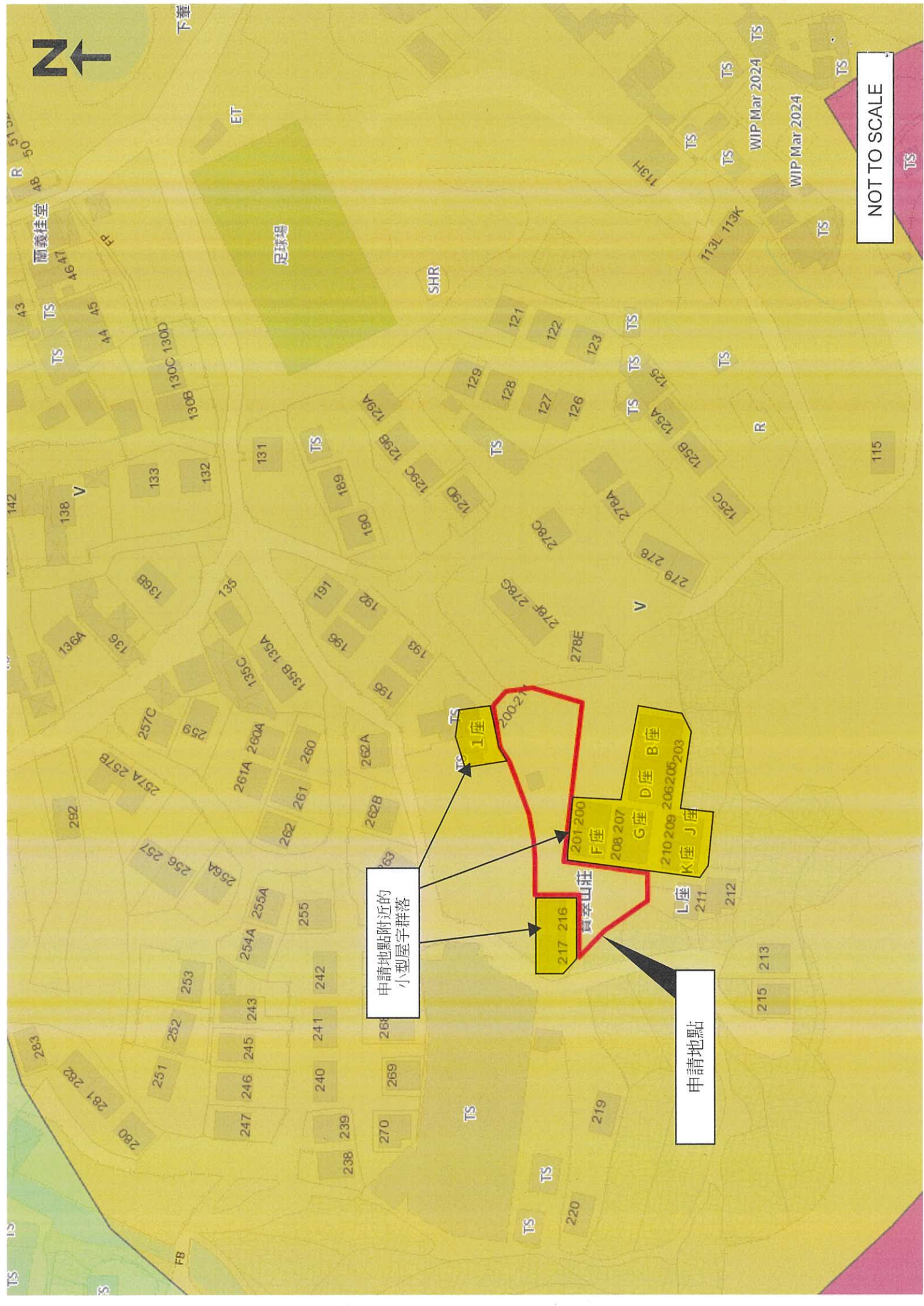
WIP Mar 2024 TS

WIP Mar 2024

NOT TO SCALE

申請地點附近的小型屋宇群落

申請地點



收件者: tpbpd/PLAND
副本: Ying Yeung MO/PLAND
主旨: Fw: 有關A/YL-PH/997 規劃申請補充資料
附件: 2024-04-11_PH997補充資料.pdf

From: Cheng Johnny
Sent: Thursday, April 11, 2024 5:22 PM

煩請閣下檢閱，謝謝。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/997
規劃申請補充資料

申請人現就近日政府部門/公眾人士的意見/查詢，作出以下補充/澄清：

1. 提供申請地點附近下輦居民的聯署支持文件。

隨件附上相關文件，以供參考。

申請人： 志科有限公司

新界元朗八鄉下輦 DD111 LOT NO. 1043(部份)，
1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，
HTL HLB(部份)和毗鄰政府土地
發展臨時公眾停車場(貨櫃車除外)項目支持信

致：規劃署

我們是居住在元朗八鄉下輦村的村民，對於新界元朗八鄉下輦 DD111 LOT NO. 1043(部份)，1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，HTL HLB(部份)和毗鄰政府土地範圍(規劃申請編號：A/YL-PH/997)，有人申請發展臨時公眾停車場一事，表示支持及贊同。

因為此發展項目可以為我們提供合法場地泊車，造福鄉鄰，改善鄉村生活質素，因此我們希望有關部門可以加快審批程序，批准相關的發展申請。

元朗八鄉下輦村村民上
日期：2024 年 04 月 05 日

新界元朗八鄉下輦 DD111 LOT NO. 1043(部份)，
 1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，
 HTL HLB(部份)和毗鄰政府土地
 發展臨時公眾停車場(貨櫃車除外)項目支持信

姓名	聯絡電話	通訊地址
Yau Kwong Lau		
Mahmood Amjad		
黎燕琼		
Chen Wing Yan		
陳偉權		
Pinky		
Eucinia Lu		
Kwai Sin Lun		
Kwai Ka Chun		
Kwai Ma Kam Kuen		

發展臨時公眾停車場(貨櫃車除外)項目支持信

[illegible]

Similar s.16 Applications within the same “Village Type Development” Zone in the vicinity of the Application Sites in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-PH/794	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	16.8.2019 [revoked on 16.2.2020]
2.	A/YL-PH/820	Temporary Private Car Park for a Period of 3 Years	15.11.2019
3.	A/YL-PH/871	Renewal of Planning Approval for Temporary Private Vehicle Park for Private Car for a Period of 3 Years	22.1.2021
4.	A/YL-PH/872	Temporary Private Car Park for a Period of 3 Years	16.4.2021
5.	A/YL-PH/931	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	11.11.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the applications;
- for application No. A/YL-PH/996, the application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and it is noted that no structure was proposed in the application;
- for application No. A/YL-PH/997, the application site comprises Government land (GL), House Lot Blocks and Old Schedule Agricultural Lot Nos. 1043, 1046 S.A ss.1 RP and 1046 S.A ss.1 S.A all in D.D. 111 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; no permission is given for occupation of GL (about 217m² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- there is no Small House application approved or under processing at the application sites (the Sites); and
- detailed advisory comments are at **Appendix IV**.

2. Traffic

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

- no adverse comment on the applications from highways maintenance perspective; and
- detailed advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the applications;
- there was no substantiated environmental complaint received against the Sites in the past three years; and
- detailed advisory comments are at **Appendix IV**.

4. Drainage

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

- no objection in-principle; and
- should the applications be considered acceptable from planning point of view, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department or the Town Planning Board should be stipulated.

5. **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 proposals submitted are considered acceptable.

6. **Landscape**

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

- no objection to the applications from landscape planning perspective; and
- no significant landscape impact arising from the applied use is anticipated.

7. **Building Matters**

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

- no objection to the applications; and
- for application No. A/YL-PH/997, it is noted that one structure is proposed in the 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 should be obtained, otherwise, they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

8. **District Officer's Comments**

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

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

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the proposed uses with the concerned owner(s) of the Site;
- (c) the permissions are given to the development/uses and structures under the applications. It does not condone any other development/uses and structures which currently occur on the Sites but not covered by the applications. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permissions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - for application No. A/YL-PH/997, the lots owner(s) shall apply to his office for a Short Term Wavier (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the Site of application No. A/YL-PH/997 involves Government land which is not maintained by HyD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Sites to nearby public roads or drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements

in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;

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

- the installation/maintenance/modification/repair work of FSIs 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 the D of FS; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

For application No. A/YL-PH/996

- 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;
- site formation works are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they unauthorised building works (UBW), an Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;

For application No. A/YL-PH/997

- 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 B(P)R respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority (BA), they are UBW under the BO and should not be designated for any proposed use under the captioned application
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Sites under BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the

B(P)R; and

- detailed checking under BO will be carried out at building plan submission stage.

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A/YL-PH/996 - 997 DD 111 Ha Che, Pat Heung
21/03/2024 04:02

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-PH/997

Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot

Blocks (Part) in D.D. 111 and Adjoining Government Land in D.D. 111, Ha Che, Pat Heung,

Site area: About 980sq.m

Zoning: "VTD"

Applied use: Warehouse / 21 Vehicle Parking / **Filling of Land**

A/YL-PH/996

Location/address: Lots 1031, 1046 S.B RP, 1052 (Part) and 1053 (Part) in D.D. 111, Ha Che, Pat Heung,

Site area: About 2,340sq.m

Zoning: "VTD"

Applied use: Warehouse / 53 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The Applications will be considered together as clearly one parking lot.

Objections to such a large car park when there are existing facilities in the district. The villa development "El Castillo" on "V" should have parking bays at ground floor.

The 997 site is already a parking lot but part of 996 has trees. There is no mention of how many in the documents provided. In addition, 3,000+sq.mts of land to be filled in with asphalt. This will have an impact on the residences when there is heavy rain.

This at grade parking is a most inefficient and destructive land use. It is time that these operations use stack parking. Also no mention of EV charging provision.

Mary Mulvihill

寄件者:
寄件日期: 2024年3月4日星期一 9:48
收件者:
主旨: 反對改建停車場
附件: 圖三.LOT3101.jpg

近日見到寶翠花園對開一段空地，即D D111 LOT11031, DD111, LOT1046地段進行挖土工程，據悉有人把該地預備用來做停車場，我們對此表示反對，其原因如下：

1. 通往擬改建為停車場的道路極為狹窄，私家車行走，亦要左閃右避，何況大車，而且路程頗長，根本不適宜做停車場。
 2. 改建為停車場後勢必更多車輛行走，嚴重影響附近居民的人身安全。
 3. 而且經過一些私人路段，早前已有人動牌，提出威脅要封路，見圖。
 4. 而前往該路段必須經過寶翠花園，對寶翠花園的居民造成極大滋擾。
 5. 改建工程，亦未見有任何告示通知，亦未知是否經過城市規劃委員會或地政處等批核，完全黑箱作業。任何改建，理應必須經過城市規劃委員會，地政處等批核才可動工，改革考量中必須慎重地考慮對附近環境及居民的影響，尤其人身安全。
- 因此我提出反對

kan



tpbpd/PLAND

寄件者:
寄件日期: 2024年03月11日星期一 11:53
收件者: tpbpd/PLAND;
主旨: 反對申請改變土地用途
附件: map.jpg
類別: Internet Email

A/YL PH/997

據悉 DD 111, LOT1046S.B.RP,1031,1052 及其鄰近地段土地，會被申請改變為停車場用途，本人表示反對，其原因為該土地頗大。足以容納超過 100 架車以上停泊，但下峯村鄰近已有頗多小型停車設施，根本無需有如此大的停車場。

從地圖標示，其鄰近地方有頗多露天貨倉，處理棄置車輛，維修等等用途土地，

但目前有樹林，農地阻隔，(即目前的申請用地)。當目請獲批後，露天貨倉，處理棄置車輛，維修等等用途土地即可申延，

因此極有理由相信申請人以申請停車場為由，實質為用作處理棄置車輛，維修等等用途，

但該土地極為接近民居，對鄰近居民無論治安，噪音，排水或個人安全等都造成造成頗大滋擾及影響，

除非審批當局能夠完全確確實實證明申請人申請的停車場乃是真心為下峯村居民的車輛用作停泊用途，噪音，排水都能妥善處理。

從地圖所見，無論是露天貨倉或處理棄置車輛維修等等都是遠離村民的。因此若未能確實證明是用作停車場用途，懇請拒絕有關申請。



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