

2024年 6月 7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。

Appendix I of RNTPC  
Paper No. A/YL-PS/722

This document is received on - 7 JUN 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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made.  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401085

30.4.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KL-PS/722
	Date Received 收到日期	- 7 JUN 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)

蕭照安, Sincere On

### 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)

元朗屏山屏柏里  
DD121 Lot 107RP

(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 720 sq.m 平方米 ☐ About 約  
☒ Gross floor area 總樓面面積 63 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)

Nil 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 - P5/20
(e) Land use zone(s) involved 涉及的土地用途地帶	RCB)1, Road
(f) Current use(s) 現時用途	儲存回收冷氣機  (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 2024 年 4 月 29 日的記錄，這宗申請共牽涉 3 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 3 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)
3	DD 121 lot 107RP	30/4/2024

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**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/發展臨時倉庫 (儲存回收(已修好)  
冷氣機)

(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 ..... 657 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 63 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....

Proposed domestic floor area 擬議住用樓面面積 ..... 63 .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 63 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 63 .....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)

3個貨櫃用作貨倉，每個 2.5m x 6m x 2.5m - 層高

1個遮雨棚 3m x 6m x 2.5m 高

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

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

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

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

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

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

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

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

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

Proposed operating hours 擬議營運時間

星期一至星期六, 早上 8:00 - 晚上 6:00, 星期日及公眾假期休息

(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)) 屏柏里經小路到達
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>申請地點上並沒有樹木</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

附件 (一) 提供



**8. Declaration 聲明**

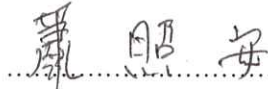
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


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



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 .....

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

Date 日期



(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	元朗屏山屏柏里 DD 121 Lot 107 RP	
Site area 地盤面積	720 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	S/YL - PS/20	
Zoning 地帶	RCB D1 & Road.	
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	臨時倉庫 (儲存回修 (已修好) 冷氣機) (為期三年)	



(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	63 <input checked="" 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
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Lot index Plan</i>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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。



# 申請理由

附件(-)

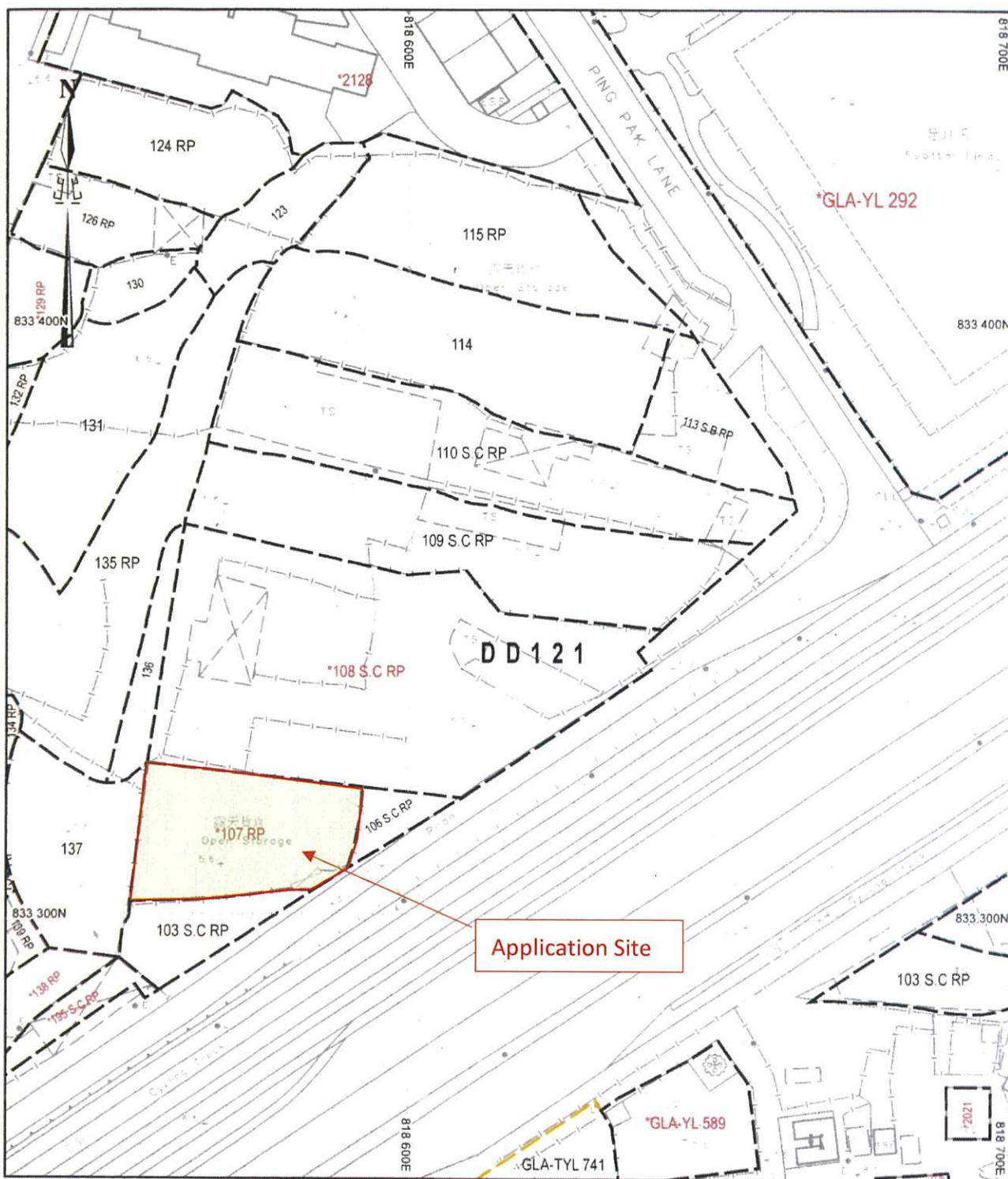
本人高田貿易有限公司原有回收冷氣機之業務因受元朗南發展第一期計劃影響檔案 (34) LDNDA/YLS/BUT/FPD/BA (附件二) 而作出是次申請三年的擬臨時存放回收冷氣機倉庫之用。

1. 申請地點位於新界元朗屏山屏柏里丈量約份第 121 約地段第 107 號餘段，面積約 720 平方米 (附件三)。
2. 地點不涉及地府土地，私人地段位於 S/YL-PS/20 大綱圖內之 R(B)及道路。
3. 地段似長方形，地勢平坦，有小路連接至屏柏里，而小路有 5 米闊，可供消防車和其他緊急車輛進入。
4. 申請地點有齊基本設施(水電供應)，無須進行任何斬樹，土地平整天(挖掘，填土)及隔斷水源損害周邊環境。
5. 地點內只擺放三個貨櫃(2.5m \*6m)作為倉庫之用及一個擋雨用之上蓋 3m\*6m (全部只有一層高約 2.5m) (附件四)
6. 申請地點發展性質，形式及佈局與周邊環境協調，不會影響附近環境風貌，不存在永久建築，不設立工場，不會進行傾銷，維修及清洗拆卸的工序以及不會污染及不會發出氣味，對生態及環境不會帶來任何負面的影響。

此申請獲得通過後，申請人將會依足規定，向地政處就場內上蓋物進行牌照申請。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。

申請人承諾會以有善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多項紓緩環境影響的工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著的負面影響。倘若政府發展該區時，本人會願意配合。敬希城規會能接受這份合乎情理的申請，並予以批准。

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : \_\_\_\_\_  
 Lot Index Plan No. : LIP1583021P  
 District Survey Office : DSON  
 Date : 09-Apr-2024  
 Reference No. : 6-NW-13A

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 SMO-P01 20240409112804 10

**摘要說明：**本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
**免責說明：**如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



附件(四)



different kinds of in the backdrop land allocations, noted that: (1) the location; (2) there place; and (3) the and interpretation al land surveyor. ss or damage its correctness.

附件(二)

電話 Tel: 3582 3820  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: slep6@landsd.gov.hk  
本署檔號 Our Ref: (34) in LD NDA/YLS/BUT/FPD/13A  
來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

高田貿易香港有限公司  
(經辦人：蕭照安先生)

蕭先生：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，本署亦已於 2022 年 12 月 15 日援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2023 年 3 月 16 日前停止佔用有關土地。

經審核後，現特函通知貴公司符合領取露天／戶外業務經營者的特惠津貼資格，本署將會向貴公司發放港幣\$66,717.00 元的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物（但不得遲於工程清拆日），並且需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於上述清拆行動當日或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。



日後，如貴公司能在上述清拆行動之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電 3615 1433 與地政主任莊潔兒女士聯絡。

地政總署  
總產業測量師／新發展區

(梁庭芳



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023 年 2 月 22 日

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

Max Yuet Lun WONG/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年08月21日星期三 10:34  
收件者: Max Yuet Lun WONG/PLAND  
副本: Wai Lap TANG/PLAND  
主旨: 轉寄: 規劃申請編號 A/YL-PS/722  
附件: Reply on 20240821.pdf

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From: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
Sent: Wednesday, August 21, 2024 10:23 AM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
Subject: Fw: 規劃申請編號 A/YL-PS/722

---

From: kotin kotin <[REDACTED]>  
Sent: Wednesday, August 21, 2024 10:19 AM  
To: TPB Submission/PLAND <[tpbsubmission@pland.gov.hk](mailto:tpbsubmission@pland.gov.hk)>; Tina WT LEUNG/PLAND <[wtleung@pland.gov.hk](mailto:wtleung@pland.gov.hk)>  
Subject: Re: 規劃申請編號 A/YL-PS/722

Dear Sir/ Madam,

Please find the attached information for your further handling, thank you for your assistance in advance.

Regards,  
Mr. Siu

Sent from my iPhone



敬啟者黃先生(規劃署規劃師元朗一)：

元朗屏山丈量約 121 號地段 107 號地段  
申請設立 3 年臨時棚倉(回收空調)的計劃

根據你早前的電郵，現來函澄清你 6 點的問題及補充資料，希望順利得到貴署的批准。

1) 因收地已久，只簡單作比較如圖下：

	舊工場	新申請地點
地點	DD 121 Lot 254RP	DD 121 Lot 107RP
面積	約 30 平方米	約 657 平方米
上蓋面積	約 15 平方米	約 63 平方米
用途	儲存回收之冷氣機	儲存回收之冷氣機

申請地點只作存貨，並不會作零售及維修，更不會露天存貨。

2) 營運車輛為輕型貨車。

3) 回收的冷氣全部存放在貨櫃內而並不會露天擺放。

4) 收地之後曾與發展局黃小姐(38417168)聯絡及依她的指示向有關部門作出申請，及後又與城市規劃委員會之楊生長(22314835)查詢。

5) 現呈上新的佈局圖而該圖加入新的圖例(綠色線標明從坪白里進出申請地點的車輛通道)。

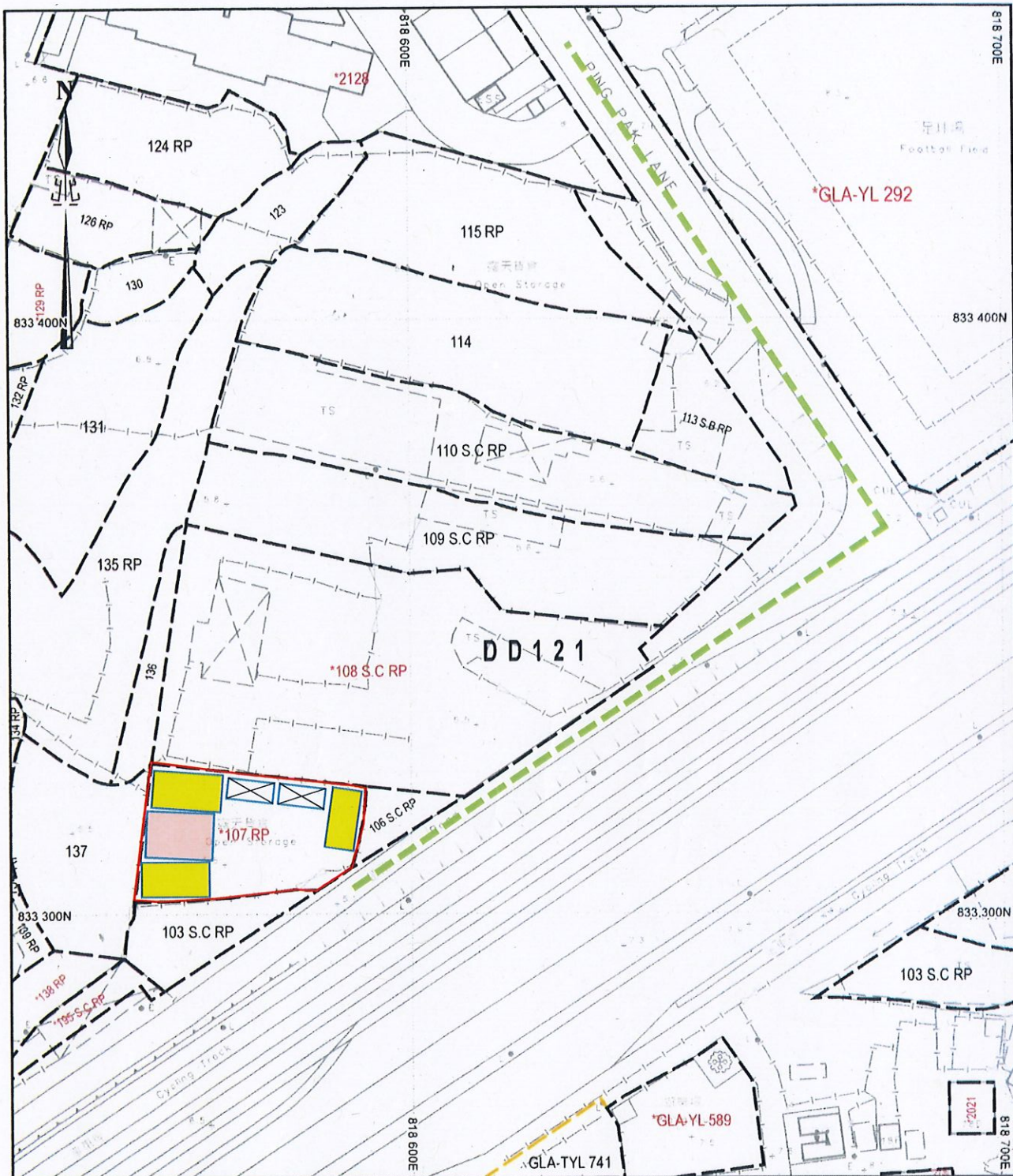
6) 新的佈局圖亦有固定車位及上落客貨車車位的圖則。

請貴署盡快審閱本人的申請，如有任何問題，歡迎署方隨時聯絡本人。

簽署: *Siu Chiu On*

日期: *20 - 8 - 2024*

# 地段索引圖



地政總署測繪處 Survey and Mapping Office, Lands Department

Locality :

Lot Index Plan No. : LIP1583021P

District Survey Office : DSON

Date : 09-Apr-2024

Reference No. : 6-NW-13A


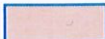



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米  
metres 10 0

### Legend

-  Container 2.5m x 6m x 2.5m (H)
-  Rain shelter 3m x 6m x 2.5m (H)
-  Site Boundry
-  Route of Application Site to Ping Pak Lane
-  Car Parks (One for private car and one for Van)

**Car Parks (One for private car and one for Van)**



A/YL\_PS/722 補充資料

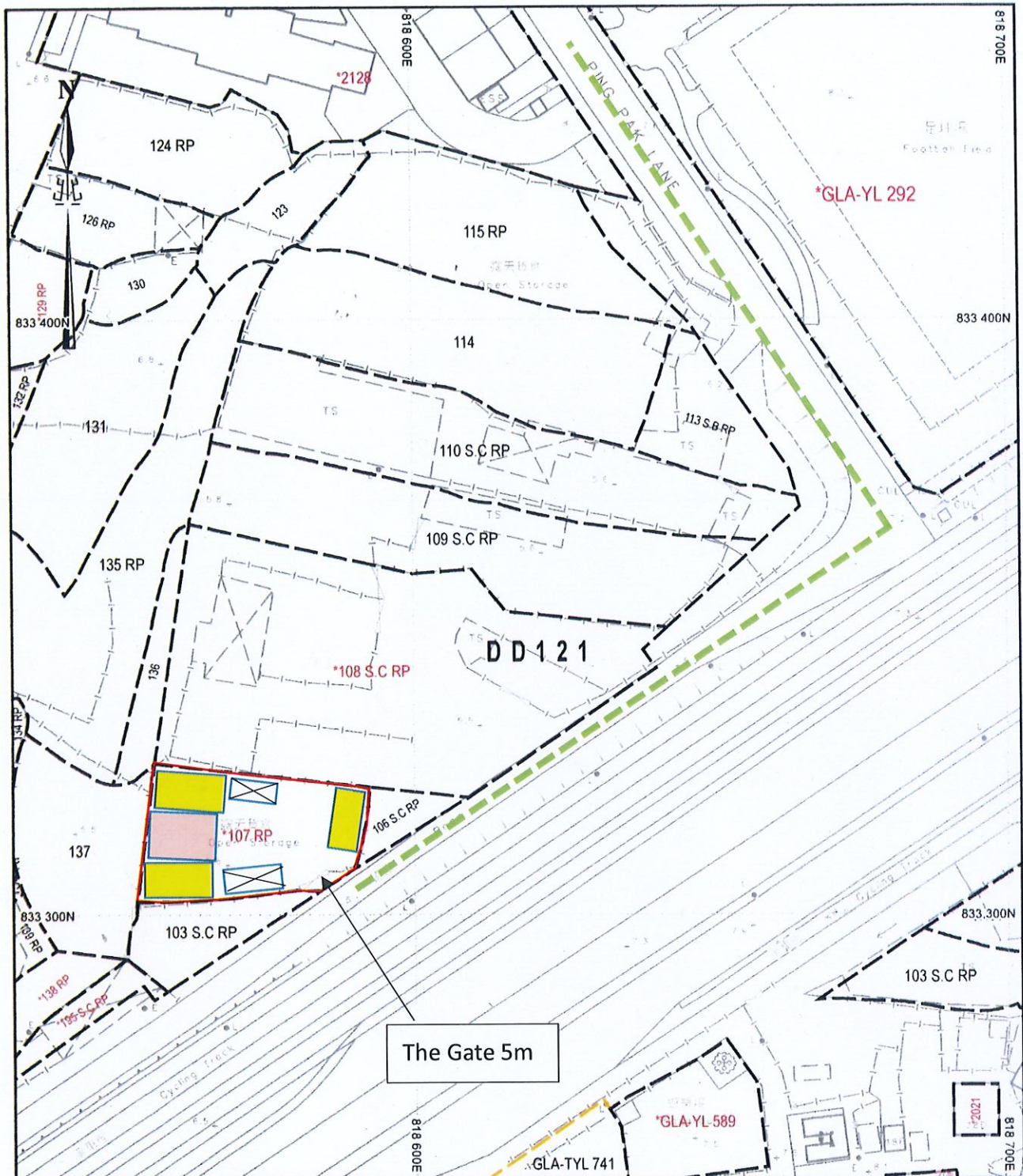
Mr. Wong  
規劃署規劃(元朗一)

現來信提供補充資料，如下：

1. 因營運需要，現覓地段面積較之前略大(舊工場約 300 平方米)
2. 附圖已清楚顯示開口及車位的尺寸
3. 經本人統計，綠線的交通流量為每天不多於 10 輛車經過該段小路
4. 而本人每天營運車輛的營運時間只在早上及傍晚時份，即營運車輛每天只使用該段小路兩次

簽署：蕭照安  
日期：25-8-2024

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

metres 10 0

Locality :

Lot Index Plan No. : LIP1583021P

District Survey Office : DSON

Date : 09-Apr-2024

Reference No. : 6-NW-13A

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SMO-P01 20240409112804 10

## Legend



Container 2.5m x 6m x 2.5m (H)



Rain shelter 3m x 6m x 2.5m (H)



Site Boundary



Route of Application Site to Ping Pak Lane



Car Parks 2.5m x 5m (One for private car and one for Van)



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Max Yuet Lun WONG/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年09月30日星期一 11:08  
收件者: Max Yuet Lun WONG/PLAND  
副本: Wai Lap TANG/PLAND  
主旨: 轉寄: A/YL\_PS/722補充資料  
附件: IMG-20240928-WA0005.jpg; IMG-20240928-WA0002.jpg; IMG-20240928-WA0006.jpg; IMG-20240928-WA0001.jpg; IMG-20240928-WA0004.jpg; IMG-20240928-WA0003.jpg; 20240930\_101302.jpg

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Monday, September 30, 2024 10:55 AM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
Subject: Fw: A/YL\_PS/722補充資料

From: Choy Lo <[REDACTED]>  
Sent: Monday, September 30, 2024 10:19 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: Fwd: A/YL\_PS/722補充資料

----- Forwarded message -----

寄件者: **Choy Lo** <[REDACTED]>  
Date: 2024年9月30日週一 10:16  
Subject: A/YL\_PS/722補充資料  
To: <如欲在提交申請時回應上述意見，請盡快向城市規劃委員會秘書（電子郵件：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Mr. Wong  
規劃署規劃(元朗一)



A/YL\_PS/722 補充資料

Mr. Wong

規劃署規劃(元朗一)

現來信提供補充資料，如下：

1. 因營運需要，現覓地段面積較之前略大(舊工場約 300 平方米)
2. 附圖已清楚顯示閘口及車位的尺寸為 7 米闊並會上載相關圖片證明車輛可以

正常出入無需車輛非法操縱，而上載的相關圖片並非本人運作的車輛

3. 經本人統計，綠線的交通流量為每天不多於 10 輛車經過該段小路
4. 而本人每天營運車輛的營運時間只在早上及傍晚時份，即營運車輛每天只使

用該段小路兩次

簽署：蕭照安  
日期：30.9.2024.



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

Locality : \_\_\_\_\_

Lot Index Plan No. : LIP1583021P

District Survey Office : DSON

Date : 09-Apr-2024

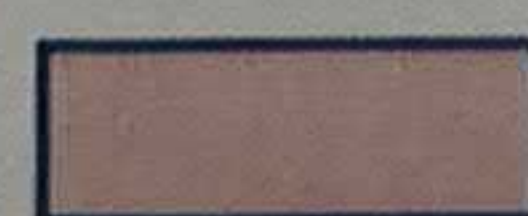
Reference No. : 6-NW-13A

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SMO-P01 20240409112804 10

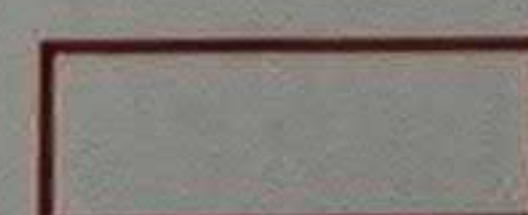
## Legend



Container 2.5m x 6m x 2.5m (H)



Rain shelter 3m x 6m x 2.5m (H)



Site Boundary



Route of Application Site to Ping Pak Lane



Car Parks 2.5m x 5m (One for private car and one for Van)















## **Previous Applications Covering the Site**

### **Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u> (at the time of approval)</b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/380	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	1.6.2012 (Revoked on 1.12.2012)
A/YL-PS/462	“R(B)1”	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	12.12.2014 (Revoked on 8.5.2015)

### **Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u> (at the time of approval)</b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-PS/118	“R(B)1”	Temporary Vehicle Park (Private Cars, Dumping Trucks, Tar-mixer and Road-rollers Only) for a Period of 2 Years	20.12.2002 (TPB)	(1), (2) & (3)
A/YL-PS/434	“R(B)1”	Proposed Temporary Open Parking and Storage of Private Car and Light Van for a Period of 3 Years	17.1.2014	(1), (3) & (4)

### **Rejection Reasons**

- (1) Not in line with the planning intention of the zone
- (2) Insufficient information to demonstrate no adverse environmental and/or drainage impacts
- (3) Setting of an undesirable precedent for similar uses to proliferate in the surrounding areas
- (4) Not in line with the Town Planning Board Guidelines TPB PG-No. 13E

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

**2. Traffic**

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

No adverse comment on the application.

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

No objection to the application.

**3. Drainage**

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, an approval condition should be included to request the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD.

**4. Fire Safety**

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

No objection in principle to the proposal subject to the fire service installations being provided at the Site.

**5. Building Matters**

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

- no objection to the application; and
- it is noted that four structures are proposed. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are unauthorized building works. An Authorised Person should be



appointed as the coordinator for the proposed building works in accordance with Buildings Ordinance.

**6. Long-Term Development**

Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/H, CEDD):

No adverse comment on the application.

**7. District Officer's Comments**

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

No feedback from locals was received.

**8. Other Departments**

The following departments have no comment on the application:

- Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner for Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 107RP in D.D.121 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
  - (ii) the Short Term Waiver (STW) holder(s) shall apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track connecting to the Site to the public road is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Ping Pak Lane;
- (e) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant should be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:



- (i) 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;
- (ii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
- (iii) if the existing structures are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) 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
- (vi) detailed checking under BO will be carried out at building plan submission stage.

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**From:**  
**Sent:** 2024-07-04 星期四 03:27:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PS/722 DD 121 Ping Shan

A/YL-PS/722

Lot 107 RP in D.D. 121, Ping Shan, Yuen Long

Site area: About 720sq.m

Zoning: "Res (Group B) 1" and area shown as 'Road'

Applied use: Warehouse (Air Conditioner for Recycling) / Parking ???

Dear TPB Members,

The site was approved for 15 vehicle parking in 2014 but revoked in 2015 for failure to comply with conditions. It has been used for Open Storage since then.

Was any enforcement action taken? Presumably not and now an application to legitimize the operation.

No doubt another streamliner with no questions asked.

Mary Mulvihill