

2021年 11月 1 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-SK/320

11 NOV 2021

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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/M-L-SK/320
	Date Received 收到日期	11 NOV 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)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)

CHEUNG Chi Yuen Danny (張志遠)

### 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 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)	Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 360 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 185 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 50 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Shop and services (Shop for selling vehicle spare parts)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16/9/2021 (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 16/9/2021 (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）

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 2 Years in Rural Area  
 位於鄉郊地區土地上及/或建築物內進行有效期不超過三年的用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Area, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填答(B)部分)

(a) Proposed use(s)/development 擬議用途/發展  
 Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years  
 (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 Not more than 220 .....sq.m ☐ About 約  
 Proposed covered land area 擬議有上蓋土地面積 Not more than 140 .....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 ..... NA .....sq.m ☐ About 約  
 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 185 .....sq.m ☐ About 約  
 Proposed gross floor area 擬議總樓面面積 Not more than 185 .....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)

Structure 1: Shop and services (Not exceeding 6m, 2 storeys)  
 .....  
 .....  
 .....

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 2 spaces of 5m x 2.5m  
 Motorcycle Parking Spaces 電單車車位 Nil  
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil  
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil  
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil  
 Others (Please Specify) 其他 (請列明) NA  
 .....

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

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

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(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)) Vehicular access leading from Kam Sheung Road	
	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, 請另頁表示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>.....</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 位於鄉郊地區臨時用途/發展的可續期	
(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。

1. The proposed development is a shop. It would sell vehicle parts like audio systems for car, car accessories and alike. No workshop activity and car spraying would occur at the application site.
2. Shop and services is a column 2 use in the 'Residential (Group D)' zone.
3. The proposed development would benefit the residents in the vicinity by catering their demand for car accessories.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment because it is adjoining another shop and services with planning permission No. A/YL-SK/248.
6. Similar shop and services in "R(D)" zone such as A/YL-SK/248 was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel has been provided at the application site.
11. The application site is subject to a previous planning permission No. A/YL-SK/270 also for shop and services use. In view of that a cockloft was built at the eastern part of the site and it involves additional GFA, a fresh planning application is submitted for the consideration of the Town Planning Board.




**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 an application to the Board 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

  
.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

代表

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

Date 日期

16/9/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	360 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 50 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	'Residential (Group D)' ('R(D)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	185 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.51 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	51.39 % <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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		2 (PC & Light van) 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) NA		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
As-built drainage plan, site plan & location plan		
<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 checked="" type="checkbox"/>
Estimated traffic generation		
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。

**Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years  
at  
Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung,  
Yuen Long, N.T.**

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**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is serviced by a vehicular access leading from Kam Sheung Road. In view of that the proposed development is target for the nearby residents and villagers, 2 parking spaces of 5m x 2.5m sufficient for the parking of private car and light van are proposed for the proposed development. The use of the parking spaces at the application site requires pre-booking so that the applicant could control the occupation of the parking spaces at the application site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

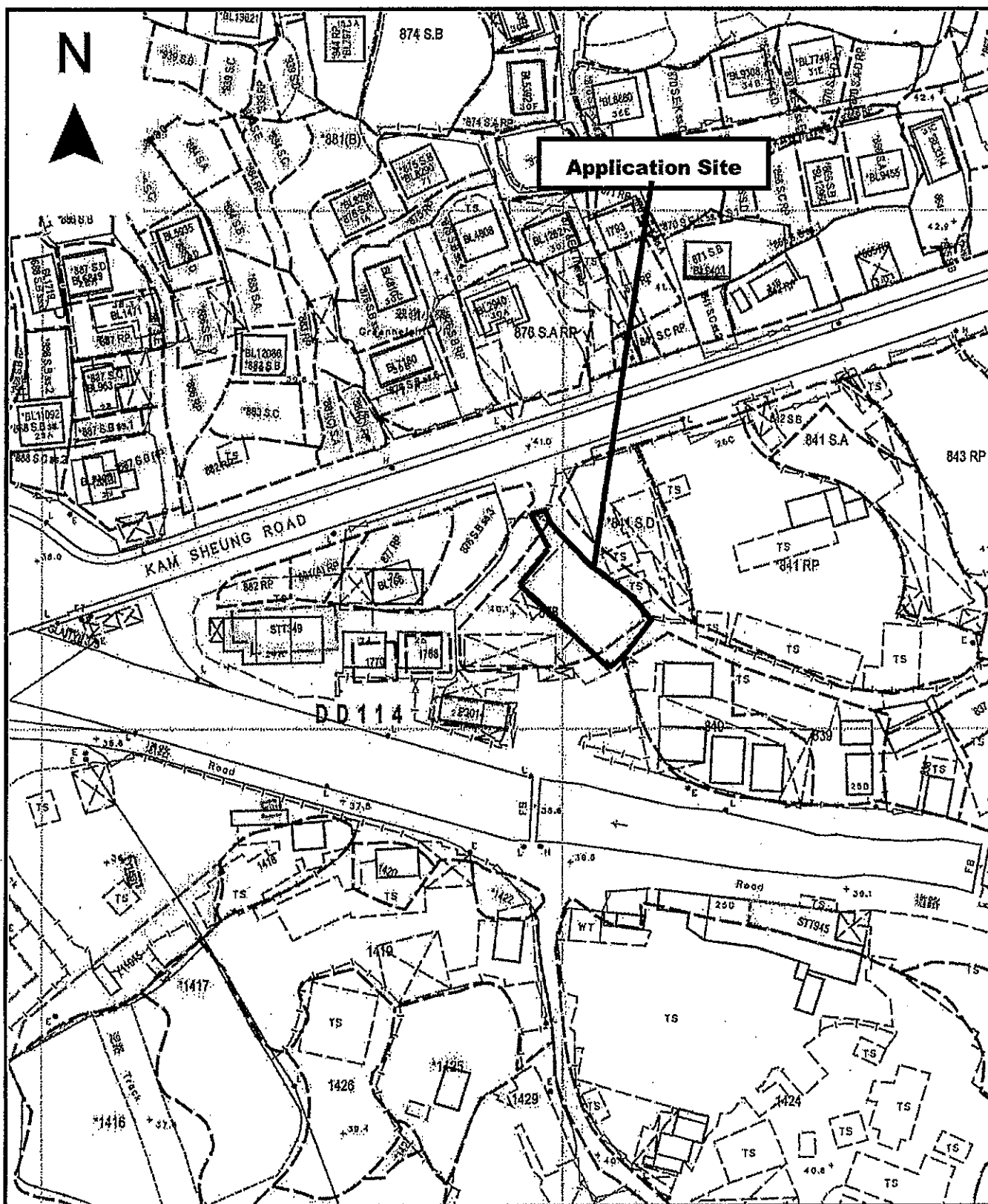
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car/ Light van	0.3	0.3	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. at all days including Sundays and public holidays.

Note 2: The pcu of private car/light van are taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 In association with the intended purpose, adequate space for manoeuvring of vehicle is available at the adjoining yard and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Pat Heung and nearby road networks.



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

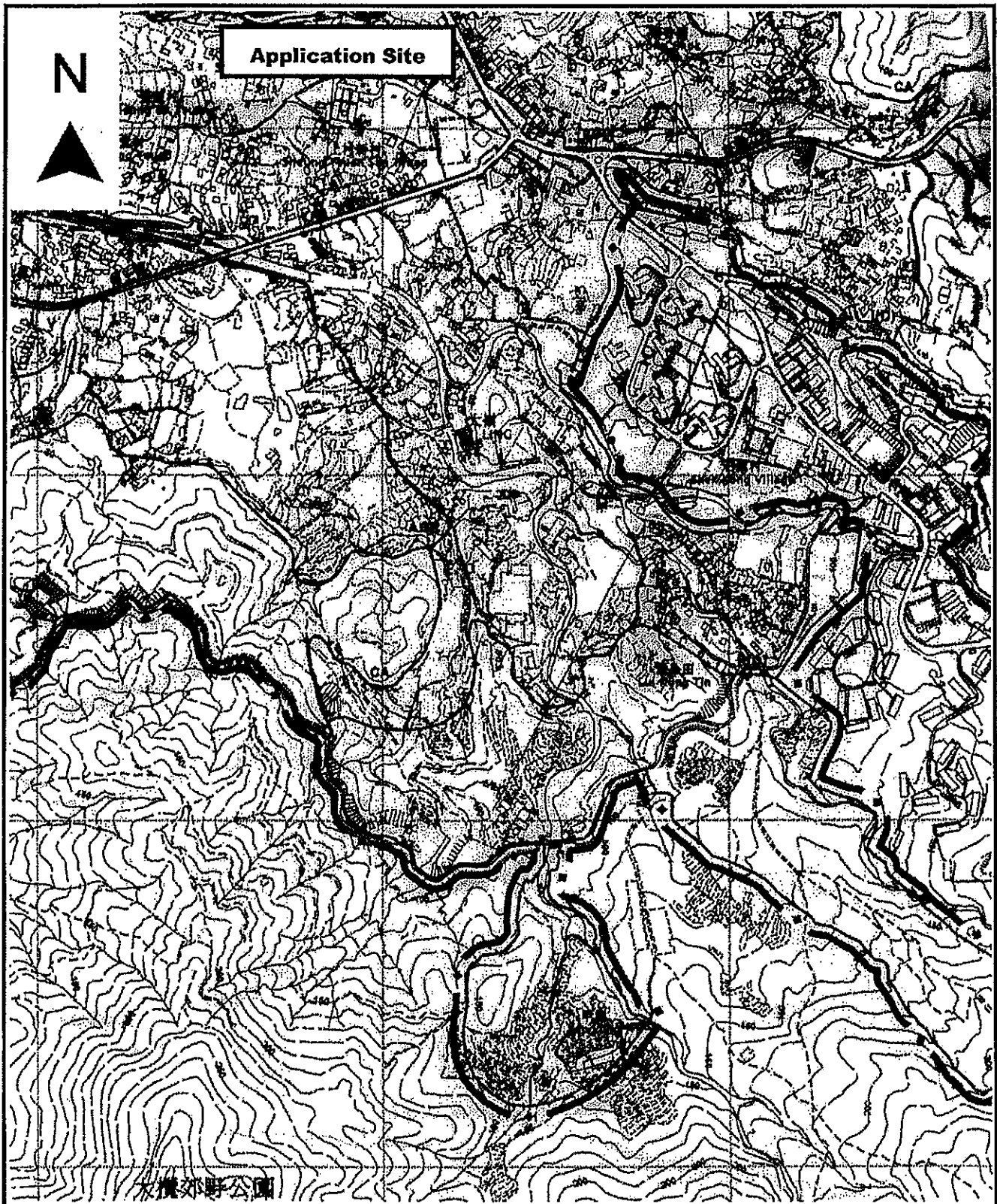
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

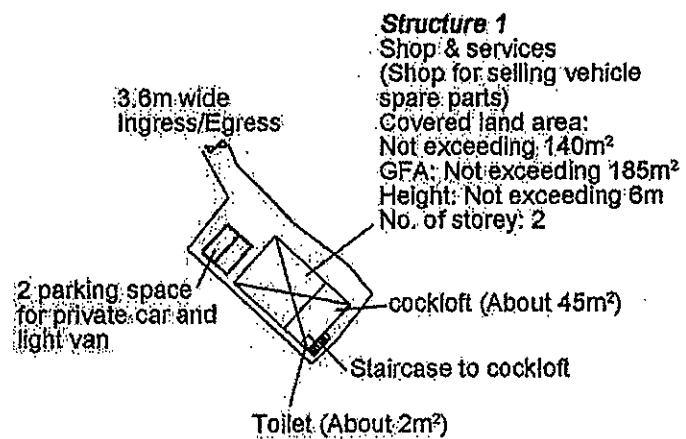
Remarks 備註:

●●● Vehicular access leading from Kam Sheung Road

Scale 比例:

1:7500

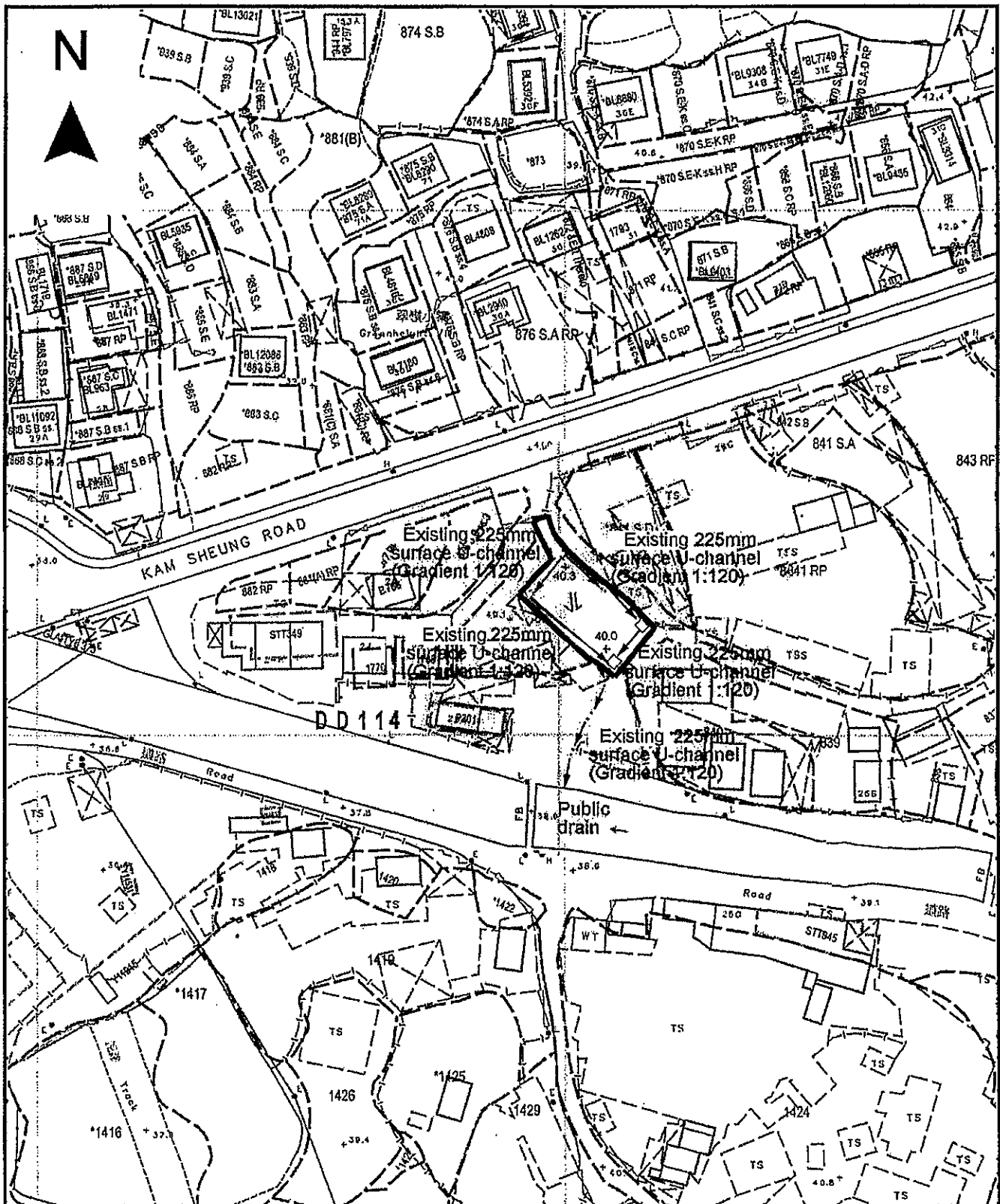
N



Project 項目名稱: Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	

Scale 比例:  
 1:1000





Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖名:

As-built Drainage Plan

Remarks 備註:

+40.3 Level (in mPD)

⇐ Flow of surface runoff

□ Existing catchpit

■ Existing catchpit with sand trap

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000



Total: 7 pages

Date: 20 December 2021

TPB Ref.: A/YL-SK/320

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.**

Our response to the comments of DLO/YL is as follows:

DLO/YL's comments	Applicant's response
<p>Our cement inspection found that an existing structure partly included in the S.16 proposal, located within the application site, was suspected of being used for domestic purposes. According to the established practice, application for Short Term Waiver of structures for domestic/residential uses on private agricultural land will not be entertained. Hence, even if TPB approves the subject planning application, this office will not consider approving / regularizing any structure(s) erected/to be erected on the lots for domestic / residential uses.</p> <p>Moreover, there are existing structures extending to cover most of the remaining part of Lot No. 878 in D.D.114 (which is outside the application site) and the adjoining GL. The applicant should clarify and include them in the application as necessary.</p>	<p>The applicant undertakes that no domestic / residential uses will be taken place at the application site. The application site is proposed for temporary shop and services (shop for selling vehicle spare parts) for a period of 3 years.</p> <p>The applicant will follow the proposed layout plan strictly to develop the proposed development upon planning approval.</p>

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should justify the proposed parking and loading/unloading considering the commute of staff / visitors and logistics;	(a) A total of 2 parking space for private car/light van (客貨車) is proposed at the application site. One of the parking spaces will be reserved for the use of loading and unloading of vehicle spare parts. The other parking space would be sufficient for the use of visitors. The parking space will be reserved for visitors with prior booking.
(b) The applicant should demonstrate the smooth maoeuving of vehicles to / from Kam Sheung Road and within the Site;	(b) Noted. Please see Figure 5 to Figure 8.
(c) The applicant should provide the nearest public transport services and indicate on the layout plan;	(c) Noted. Please see Figure 9. The nearest public transport service point is at the opposite site of the Kam Sheung Road.
(d) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	(d) Noted.

The applicant undertakes that both of the floors of the temporary structures will be occupied for shop for selling vehicle spare parts. The applicant will follow the proposed layout plan strictly upon planning approval.

The vehicular access leading from Kam Sheung Road encroach on another site boundary of Application No. A/YL-SK/248 and Government land. The applicant has obtained the right of way from the applicant of Application No. A/YL-SK/248 so that he can freely pass through the adjoining lots to and from Kam Sheung Road.

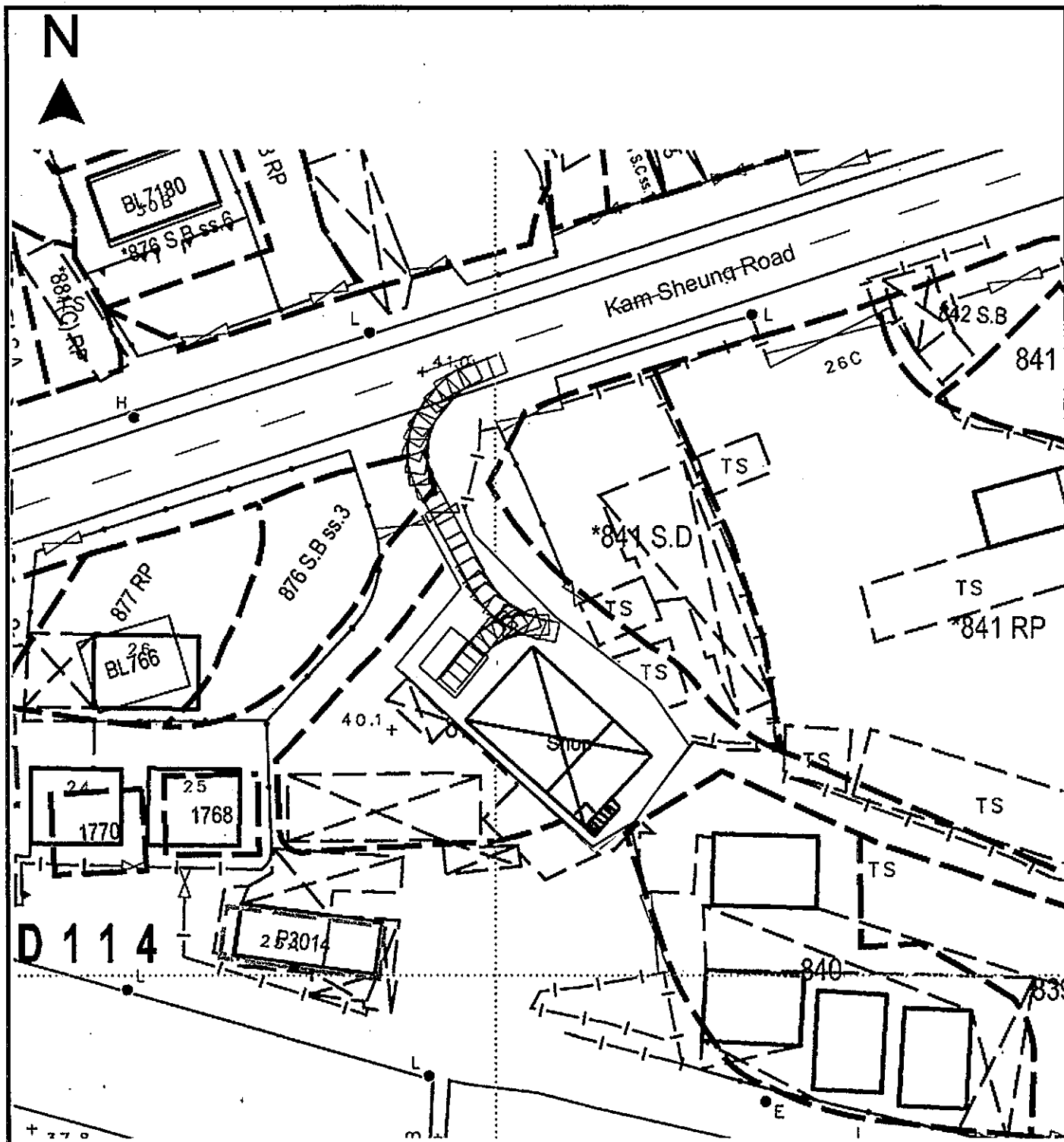
Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Louis CHEUNG) – By email



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for East Bound Vehicle Getting Into the Site

Drawing No. 圖號:

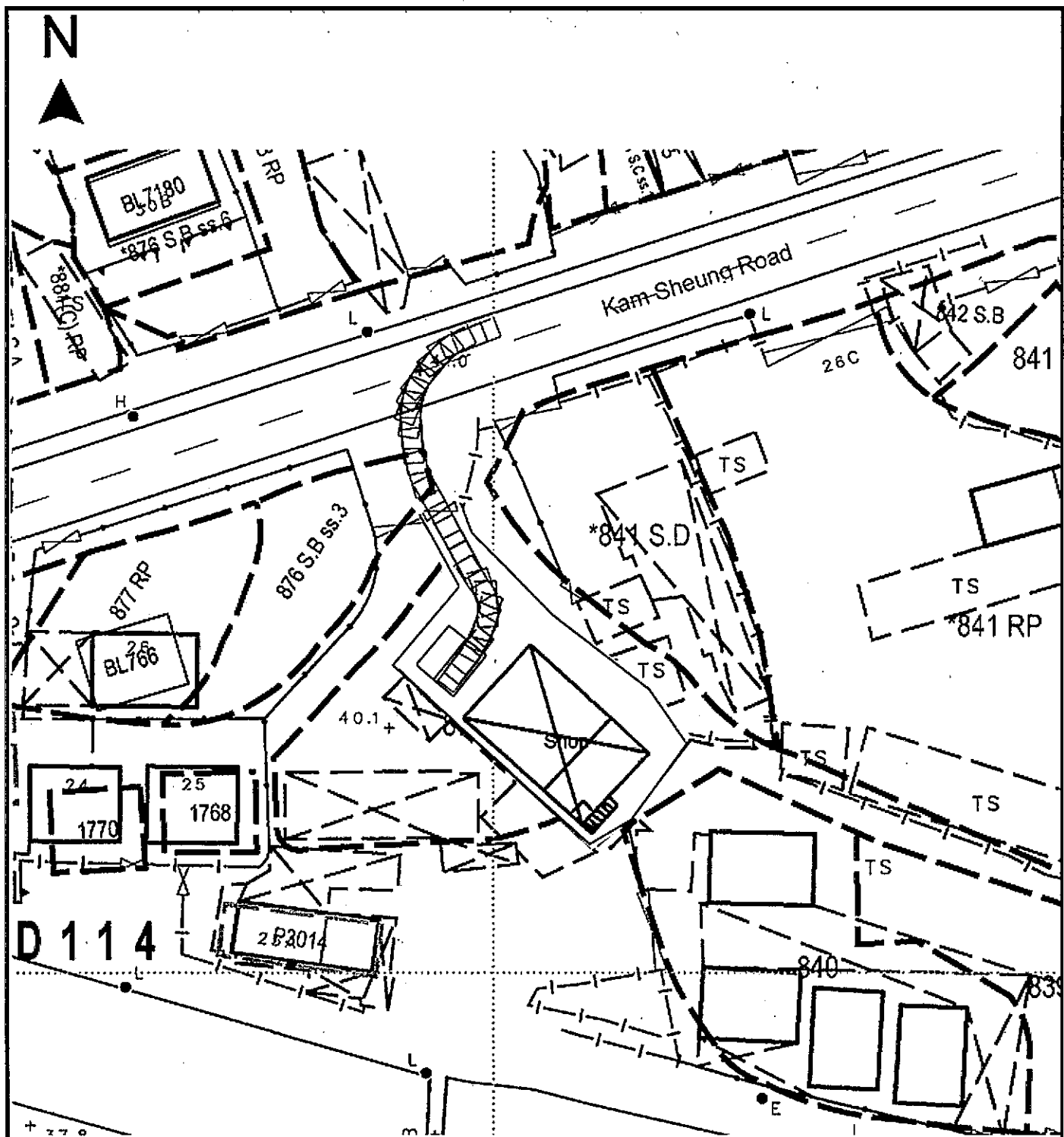
Figure 5

Remarks 備註:

Private car/light van (客貨車)

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for Vehicle Departing the Site to East Bound

Drawing No. 圖號:

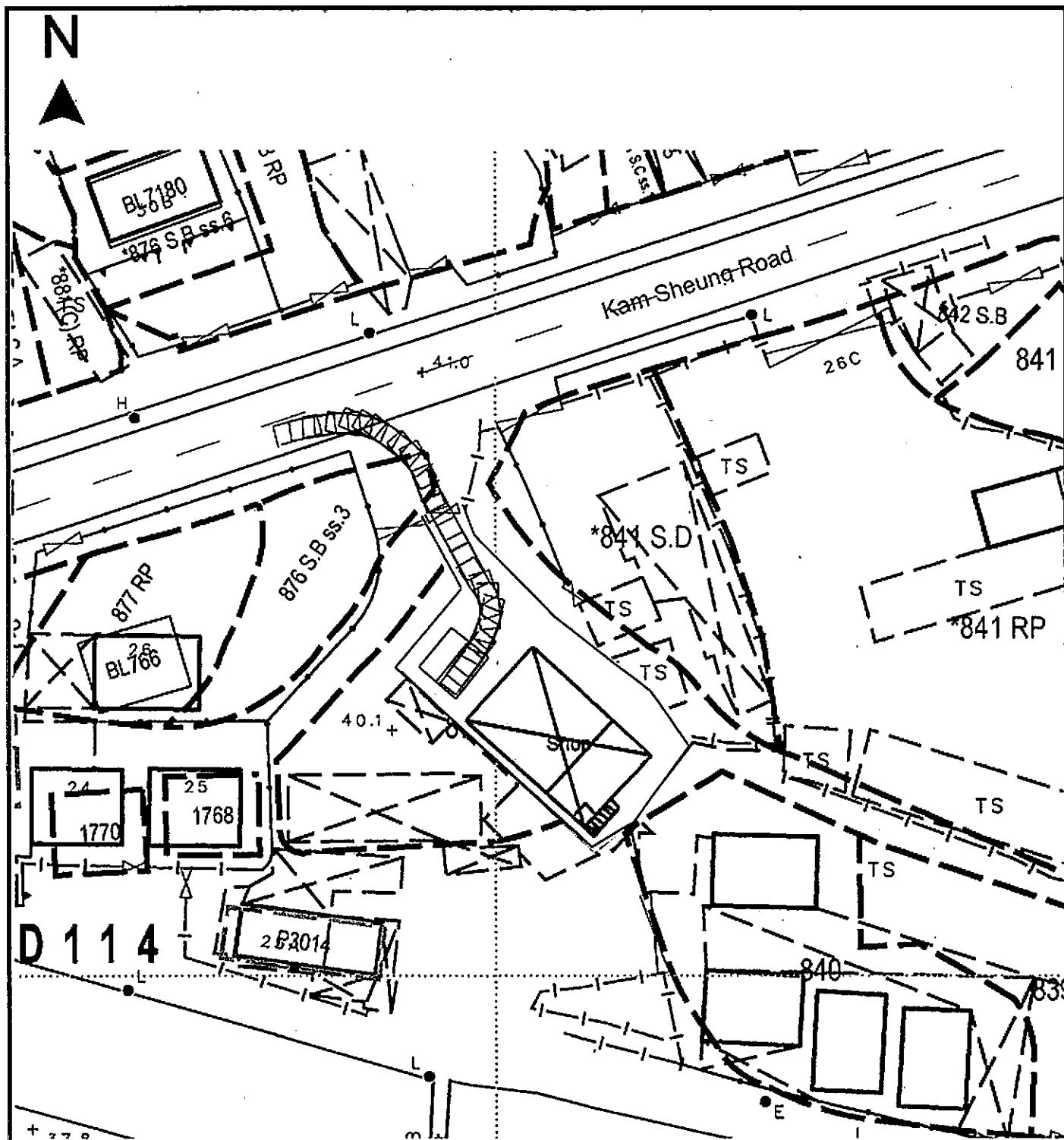
Figure 6

Remarks 備註:

Private car/light van (客貨車)

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for Vehicle Departing the Site to West Bound

Drawing No. 圖號:

Figure 7

Remarks 備註:

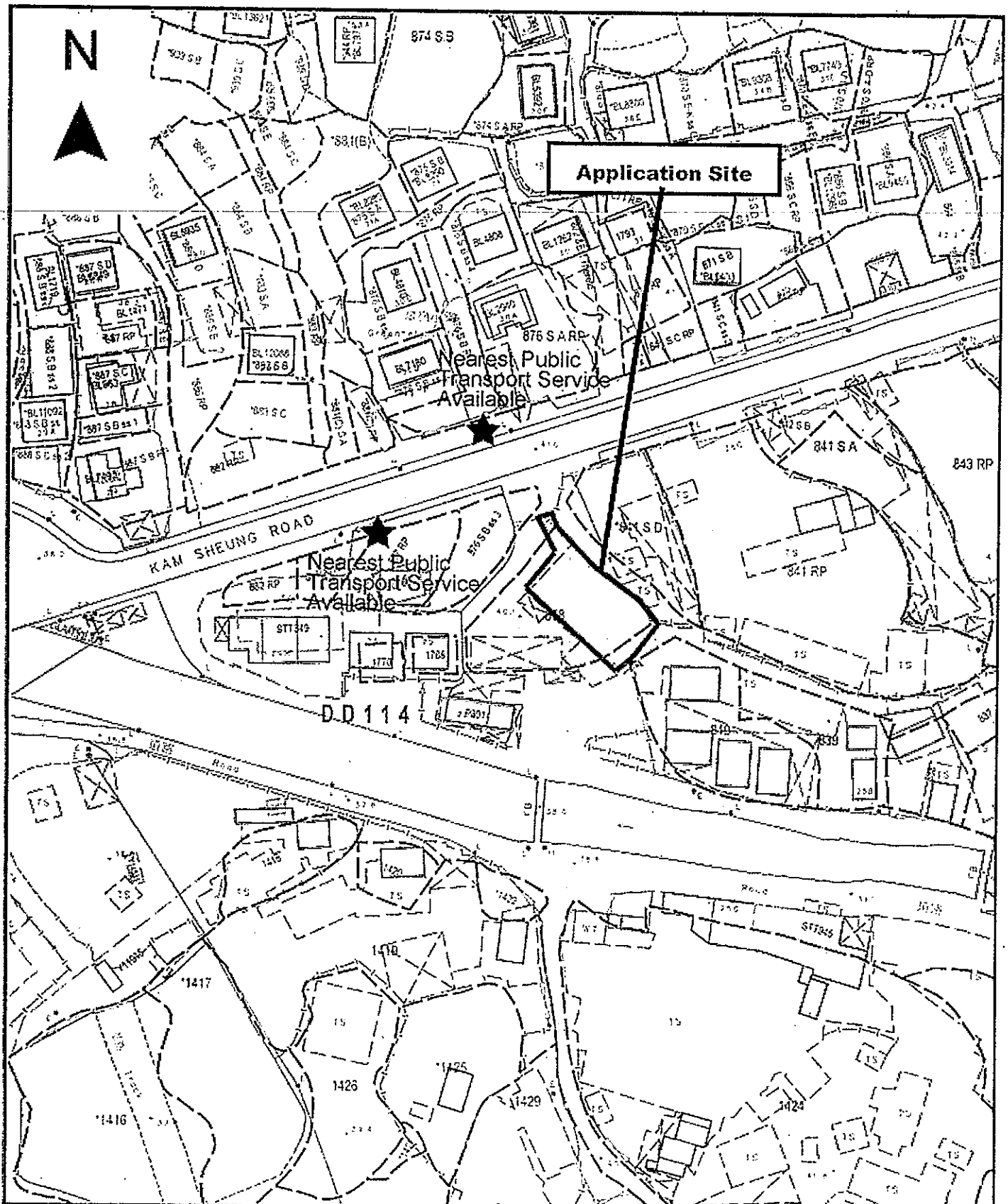
☐ Private car/light van (客貨車)

Scale 比例:

1:500







Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Nearest Public Transport Service Point

Remarks 備註:

Drawing No. 圖號:

Figure 9

Scale 比例:

1:1000

Total: 1 page

Date: 18 December 2021

TPB Ref.: A/YL-SK/320

By Email

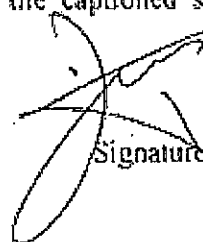
Town Planning Board  
15/F. North Point Government Offices  
333. Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.**

Please see the consent for vehicular access passing through A/YL-SK/248 below:

I, Mr. CHEUNG Chi Yuen (HKID No. [REDACTED]), is the applicant of A/YL-SK/248.  
I hereby sign agree the vehicle accessing the captioned site passing through my application site.

  
Signature

Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,





Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Louis CHEUNG) - By email

**Previous s.16 Applications**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1	A/YL-SK/248	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	17.5.2019	(1) – (7)
2	A/YL-SK/270	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	13.12.2019 (revoked on 13.11.2021)	(1) – (3), (5) – (7)

**Approval Conditions:**

- (1) no operation between 7:00 p.m. and 9:00 a.m. is allowed on the site
- (2) no operation on Sundays and public holidays is allowed on the site.
- (3) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site.
- (4) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time.
- (5) no vehicle is allowed to queue back to or reverse onto/from public road at any time.
- (6) the submission/implementation of fire service installations and water supplies proposal / the provision of fire service installations.
- (7) the submission/implementation of drainage proposal/facilities.



**Similar Applications within the same “R(D)” Zone  
on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9**

**Approved Applications**

	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1	A/YL-SK/251	Proposed Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	19.7.2019 (revoked on 19.7.2020)
2	A/YL-SK/271	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	20.3.2020
3	A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021
4	A/YL-SK/303	Proposed Temporary Shop and Services for a Period of 3 Years	14.5.2021



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 2877 0245 及 郵遞)

強烈反對新界元朗八鄉丈量約份第 114 約地段第 878 號(部分)和毗連政府土地  
擬議臨時商店及服務行業(汽車零件商店)(為期 3 年)  
(申請編號: A/YL-SK/320)

執事先生/女士:

本人是元朗八鄉上村原居民代表，就上標申請作強烈反對。

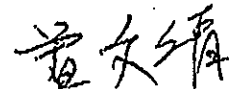
申請地段是南慶東路與錦上路的交匯點，並且接近錦上路上村公園巴士站及上村公園，上村公園對面是九巴 54 號巴士站，站旁有多間食肆和商店。使用上村公園的人士及光顧食肆和商店的顧客，絕大多數都是自行駕車的，由於車位嚴重不足，申請地段的錦上路旁經常出現違例泊車及阻塞通道的情況。

申請項目將有 1 座 2 層高、樓面總面積 185 平方米的構築物作汽車零件商店行業，甚具規模。有意到商店購買汽車零件的顧客，大都是自駕人士，而申請項目只有 2 個私家車位及輕型貨車泊車位，有關發展定必加劇附近一帶違例泊車和阻塞通道的情況，不但對當地居民帶來不便，甚至容易發生意外，危及村民的人身安全！

錦上路建於上世紀六十年代，是一條不合標準的道路，稍為大型的車輛由錦田公路駛入錦上路，須越線駛入錦上路，經常引致錦上路大埔方向的行路線出現嚴重擠塞，車龍超越申請地段的入口！我們極度憂慮大量「光顧商店的汽車」，加劇目前該段錦上路的阻塞情況，對村民構成不便及困擾。

本人懇請城市規劃委員會尊重和接納我們上村居民的反對聲音，否決上標的申請。

八鄉上村原居民代表簽署：



姓名：曾文靖

2021 年 12 月 5 日

通訊地址：

聯絡電話：





**黎永添區議員辦事處 OFFICE OF LAI WING TIM DISTRICT COUNCILLOR**

地址:新界元朗喬富街 55 號元朗中心 805 室 Add.: Room 805, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.  
電話: 2478 0670 傳真: 2478 9309 Tel.: 2478 0670 Fax.: 2478 9309

致 : 城市規劃委員會秘書  
傳真 : 2877 0245 / 2522 8426  
電郵 : [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

本處檔號: LWT21-12-165

送遞方式: 傳真 及 電郵

**反對新界元朗八鄉丈量約份第 114 約地段第 878 號(部分)和毗連政府土地  
擬議臨時商店及服務行業(汽車零件商店)(為期 3 年)  
(申請編號: A/YL-SK/320)**

執事先生/女士:

本人接獲八鄉上村村代表及眾多村民的投訴,就上述申請作強烈反對。

申請地段是南慶東路與錦上路的交匯點,並且接近錦上路上村公園巴士站及上村公園,上村公園對面是九巴 54 號巴士站,站旁有多間食肆和商店。使用上村公園的人士及光顧食肆和商店的顧客,絕大多數都是自行駕車的,由於車位嚴重不足,申請地段的錦上路旁經常出現違例泊車及阻塞通道的情況。

申請項目將有 1 座 2 層高、樓面總面積 185 平方米的構築物作汽車零件商店行業,甚具規模。有意到商店購買汽車零件的顧客,大都是自駕人士,而申請項目只有 2 個私家車位及輕型貨車泊車位,有關發展定必加劇附近一帶違例泊車和阻塞通道的情況,不但對當地居民帶來不便,甚至容易發生意外,危及村民的人身安全!

錦上路建於上世紀六十年代,是一條不合標準的道路,稍為大型的車輛由錦田公路駛入錦上路,須越線駛入錦上路,經常引致錦上路大埔方向的行車路線出現嚴重擠塞,車龍超越申請地段的入口!當地居民極度憂慮大量「光顧商店的汽車」,加劇目前該段錦上路的阻塞情況,對村民構成不便及困擾。

本人懇請城市規劃委員會尊重和接納上村居民的反對聲音,否決上標的申請。



元朗區議員(八鄉南)黎永添 謹啓

2021 年 12 月 9 日



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

211130-155748-15826

**提交限期****Deadline for submission:**

10/12/2021

**提交日期及時間****Date and time of submission:**

30/11/2021 15:57:48

**有關的規劃申請編號****The application no. to which the comment relates:** A/YL-SK/320**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. LAM KA HING

**意見詳情****Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-11100

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

211208-153504-54709

## 提交限期

Deadline for submission:

10/12/2021

## 提交日期及時間

Date and time of submission:

08/12/2021 15:35:04

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/320

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

## 意見詳情

Details of the Comment :

反對，鄉郊設臨時商店及服務行業（汽車零件商店）必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

5-3

寄件者: [REDACTED]  
寄件日期: 2021年12月09日星期四 2:22  
收件者: tpbpd  
主旨: A/YL-SK/320 DD 114 Kam Sheung Road, Pat Heung

A/YL-SK/320

Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Pat Heung

Site area : About 360sq.m Includes Government Land of about 50sq.m

Zoning : "Res (Group D)"

Applied use : Shop Selling Vehicle Spare Parts / 2 Vehicle Parking

Dear TPB Members,

Conditions of previous approval have not been met. Questions please.

Mary Mulvihill



**Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the Site.
- (b) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications.
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises government land (GL) and an Old Schedule Agricultural Lot 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;
  - (ii) no permission is given for occupation of GL (about 50m<sup>2</sup> subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without government's prior approval is not allowed;
  - (iii) his recent site inspection found that an existing structure partly included in the proposal, located within the Site, was suspected of being used for domestic purposes. According to the established practice, application for Short Term Waiver of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the subject planning application, his office will not consider approving / regularizing any structure(s) erected / to be erected on the lots for domestic / residential uses;
  - (iv) there are existing structures extending to cover most of the remaining part of Lot No. 878 in D.D. 114 (which is outside the Site) and the adjoining GL; and
  - (v) should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site (except the existing structure for domestic purpose), if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of

the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD is not and will not be responsible for the maintenance of any access connecting the Site with Kam Sheung Road. Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains.
- (f) to note the comments of the Director of Environmental Protection (DEP) to adopt the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by his department to minimise any potential environmental nuisances.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of Buildings Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) 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;
  - (v) 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 the building plan submission stage;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.



- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services 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 applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

