

2023年 4月 18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。

18 APR 2023

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
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

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

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	A17L-SK/344
	Date Received 收到日期	18 APR 2013

- 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)

SAR Engineering Limited 特區工程有限公司

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.
(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 1,464.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 54 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)	25 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	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Car Park (Private Cars and Light Goods Vehicles) (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
1/4/2023 (DD/MM/YYYY)[&]
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[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 1/4/2023 (DD/MM/YYYY)[&]
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[&]

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**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, 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，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展

(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☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積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)

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)

6

	<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/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-SK</u> / <u>278</u>
(b) Date of approval 獲批給許可的日期	<u>29/5/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>9/6/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years
(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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></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）。

Please refer to Appendix 1

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



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

LAU TAK FRANCIS

Planning Manager

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

MRTPI, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

3/4/2023

(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 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.
Site area 地盤面積	1,464.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 25 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	"Village Type Development" ("V")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) 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	<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	54 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.037 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 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	3.7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		27
	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) _____ _____		15 12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
✓ Location Plan (Plan 1), Lot Index Plan (Plan 2), Tree Preservation Proposal (Plan 4), Drainage Proposal (Plan 5), Swept Path Analysis (Vehicle In) (Plan 6) and Swept Path Analysis (Vehicle Out) (Plan 7)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/> <hr/>		
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。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.:

Our Ref.: P10057/TL23124

3 April 2023

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post

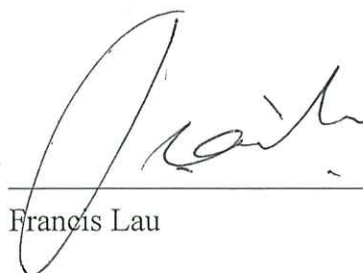
Dear Sir,

S.16 Application for

**Renewal of Planning Approval for 'Temporary Car Park
(Private Cars and Light Goods Vehicles)' for a Period of 3 Years
on Lot 782 (Part) in D.D. 114 and Adjoining Government Land,
Kam Sheung Road, Yuen Long, New Territories**

We act on behalf of SAR Engineering Limited (特區工程有限公司), the applicant, in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

Encl.

2023年 4月 18日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 18 APR 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Executive Summary

1. The application site is on Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.
2. The site falls within “Village Type Development”(“V”) zone.
3. The site area is about 1,464.5 m² which includes about 25m² of Government Land.
4. The applied use is Renewal of Planning Approval for ‘Temporary Car Park (Private Cars and Light Goods Vehicles)’ for a Period of 3 Years.
5. The operating hours are 08:00am to 10:00pm daily, including Sundays and public holidays.
6. A total of 27 parking spaces are provided.
7. The applied use will not induce adverse visual, landscape, drainage and traffic impact to the surrounding environment.

行政摘要

1. 申請地點位於新界元朗錦上路丈量約份第 114 約地段第 782 號(部分)和毗連政府土地。
2. 申請地點屬於「鄉村式發展」用途地帶。
3. 申請面積為大約 1,464.5 平方米，包括約 25 平方米的政府土地。
4. 申請地點擬作「臨時停車場(停泊私家車及輕型貨車)」用途的規劃許可續期申請，為期 3 年。
5. 營業時間為每日上午 8 時至下午 10 時(包括星期日及公眾假期)
6. 申請地點將提供 27 個泊車位。
7. 申請用途並不會對鄰近環境構成負面的景觀、園景、排水及交通影響。

JUSTIFICATIONS

(Lot 782 (Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories)

1. The Proposed Use

The proposed use is Renewal of Planning Approval for 'Temporary Car Park (Private Cars and Light Goods Vehicles)' for a Period of 3 Years.

2. Location

The application site is on Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.

3. Site Area

Private Land Area (about)	:	1,439.5m ²
Government Land Area (about)	:	25.0m ²
Total Area (about)	:	<u>1,464.5m²</u>

4. Town Planning Zoning

The site falls within an area zoned "Village Type Development" ("V") on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9.

The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Public Vehicle Park use may be permitted on application to the Town Planning Board (the Board).

5. Development Parameters

(a) Parking Spaces

The site is accessible via Kam Sheung Road, which connects to Lam Kam Road and Kam Tin Road (Plan 1). The site will provide 15 private car parking spaces (5m (L) x 2.5m (W)) and 12 light goods vehicle parking spaces (7m (L) x 3.5m (W)). In total, there will be 27 parking spaces within the site. The number and type of parking spaces provided remain the same as the previously approved application A/YL-SK/278. Please refer to site plan (Plan 3) for the parking arrangement.

Only private cars and light goods vehicles will be parked at the site. No medium goods vehicles and heavy goods vehicles over 5.5 tonnes, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(b) Operation Hours

The operation hours will be from 8:00 a.m. to 10:00 p.m. everyday (including Sundays and public holidays), which remains the same as the previously approved application A/YL-SK/278.

(c) Structure

A one-storey structure (Structure 1) for ancillary office and storeroom use is located at the eastern portion of the application site. The GFA, height and dimensions of the structure is same as the previously approved application A/YL-SK/278. Please refer to site plan (Plan 3) for details.

No.	Usage	Covered Area	Floor Area	Height	No of Storey
1	Ancillary Office and Storeroom	54m ²	54m ²	3.0m	1

(d) Access to adjacent site

Another site, currently used for parking of vehicles, can be found on the eastern/south-eastern portion of the site which is out of the site boundary under the current application. Access to that site is viable only via the site under application. Hence, access to adjacent site is reserved in the current application.

6. Mode of operation

The site solely involves parking of private cars and light goods vehicles. No car beauty, car washing, car repairing, car dismantling or other workshop activities will be conducted at the site.

7. Previous Applications

Application No.	Applied Use	Decision
A/YL-SK/137	Proposed Temporary Car Park (Private Cars and Light/Medium Goods Vehicles) for a Period of 3 Years	Approved with conditions upon Review (30.3.2007)

Application No.	Applied Use	Decision
A/YL-SK/158	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Years	Approved with conditions (24.9.2010)
A/YL-SK/196	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions (22.11.2013)
A/YL-SK/221	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions (9.6.2017)
A/YL-SK/278	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions (29.5.2020)

The site is the subject of five previously approved applications for temporary car park uses. Approval of the current application would be in line with the previous decisions of the Board.

8. Planning Gain

The proposed public vehicle park serves the residents in the vicinity and reduces the illegal road side parking problem.

9. No Adverse Environmental Impacts

(a) Visual

The subject car park is compatible with the surrounding environment which comprises a park (Sheung Tsuen Park) across Kam Sheung Road to the north of the site. Open storage uses can be found to the west of the site while residential dwellings are scattered to the south, south-east and east of the site. No significant adverse visual impact is anticipated resulting from the one-storey structure for storeroom and office uses. Existing trees along the site boundary can soften the visual impact of the subject car park.

(b) Landscape

The landscape proposal is largely the same as the approved landscape proposal under previously approved application A/YL-SK/278, which involved 30 existing trees. Please refer to the tree preservation and landscape proposal (Plan 4) for details.

All the existing trees will be properly maintained. The operator will preserve the trees within the site all the time. Regular horticultural maintenance such as watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including Tree care during construction and Pictorial guide for tree maintenance.

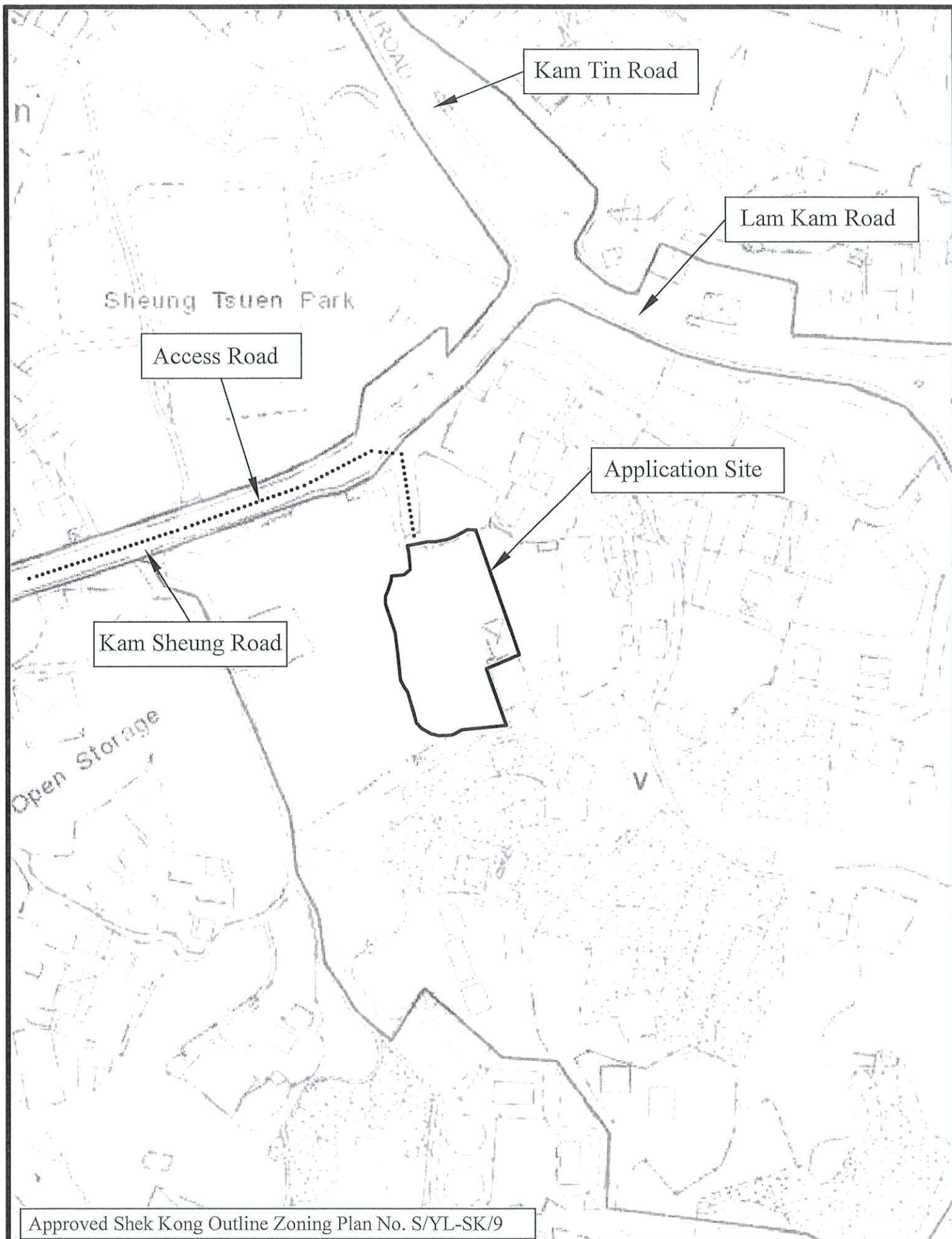
(c) Drainage

Two 350mm U-channels have been constructed on the western and southern portion of the site. These two channels converge at a catch-pit connecting to a public stream. This drainage proposal is same as the previously approved application A/YL-SK/278. Upon approval of the application, the applicant is dedicated to maintain the existing drainage facilities in good conditions throughout the planning approval period. Please refer to the drainage proposal (Plan 5) for details.

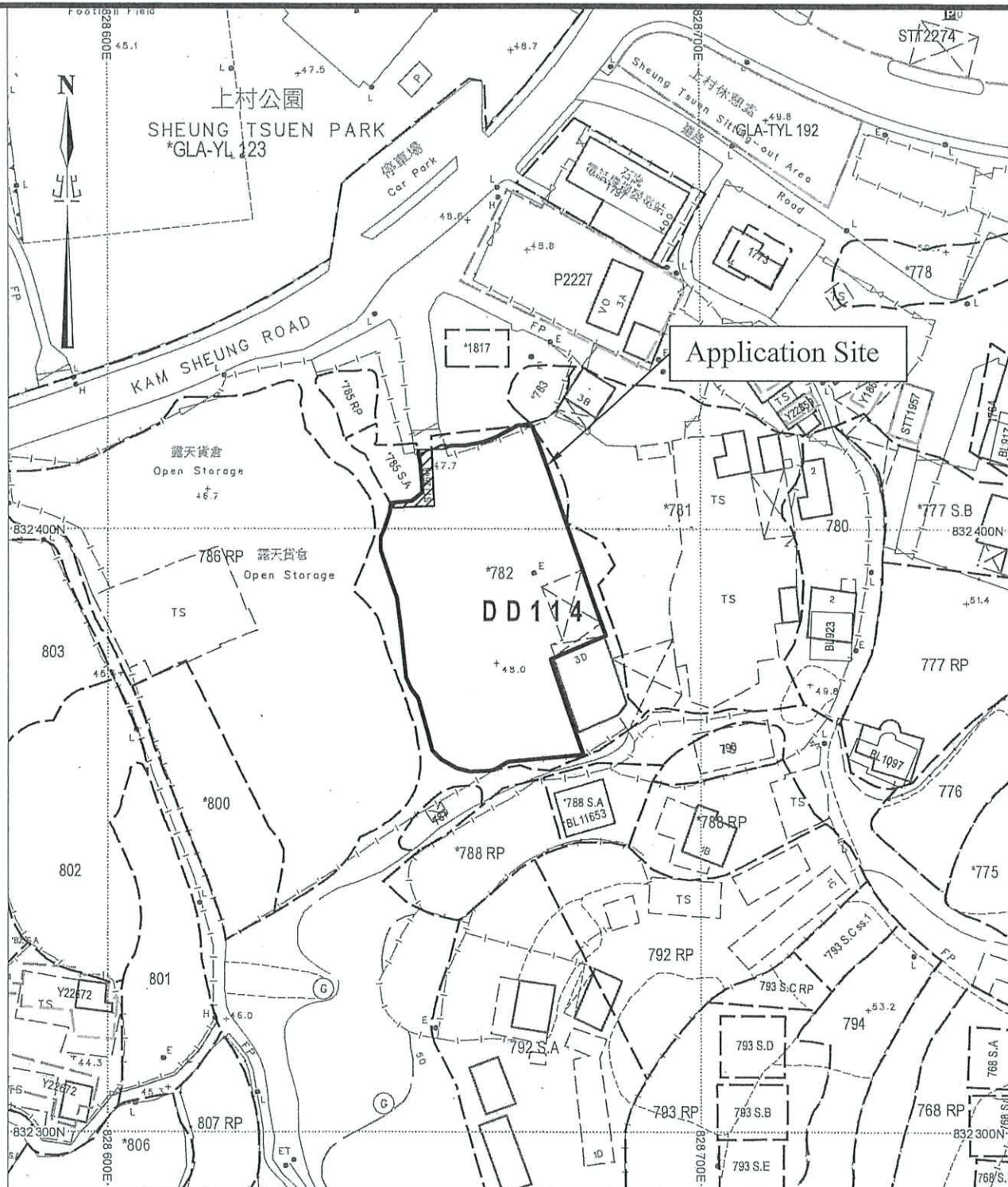
(d) Traffic

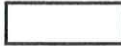

Given the same number of parking spaces to be provided, the daily trip generation and attraction rate is expected to be 16 (8 for in and 8 for out), which is same as the previously approved application A/YL-SK/278. No significant adverse traffic impact is expected.

- End -



Not to scale	Location Plan Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
March 2023		Plan 1 (P 10057)



	Private Land Area :	1,439.5m ²
	Government Land Area :	25.0m ²
Total Area :		1,464.5m ²

1:1000

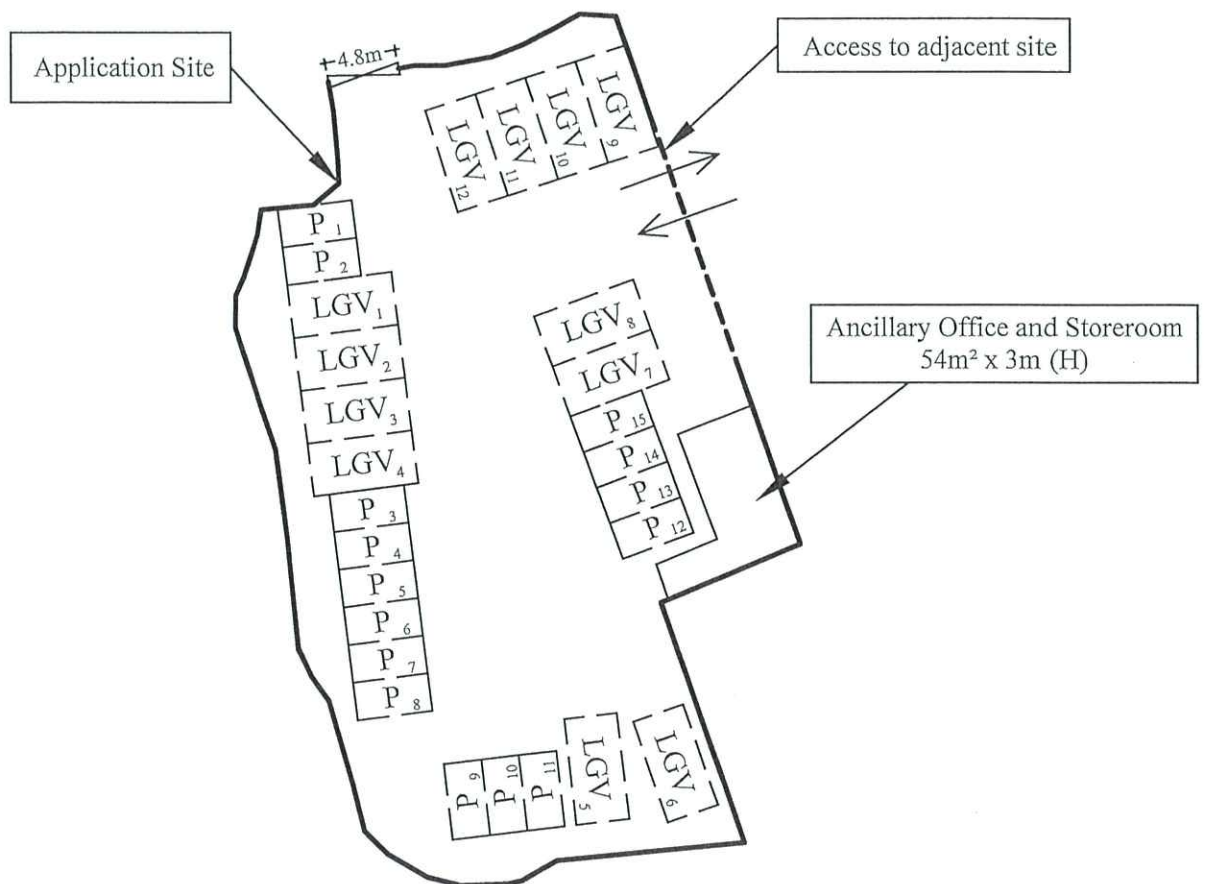
Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

March 2023

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

Plan 2
(P 10057)



Legend



Access to adjacent site



Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)



Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

1 : 500

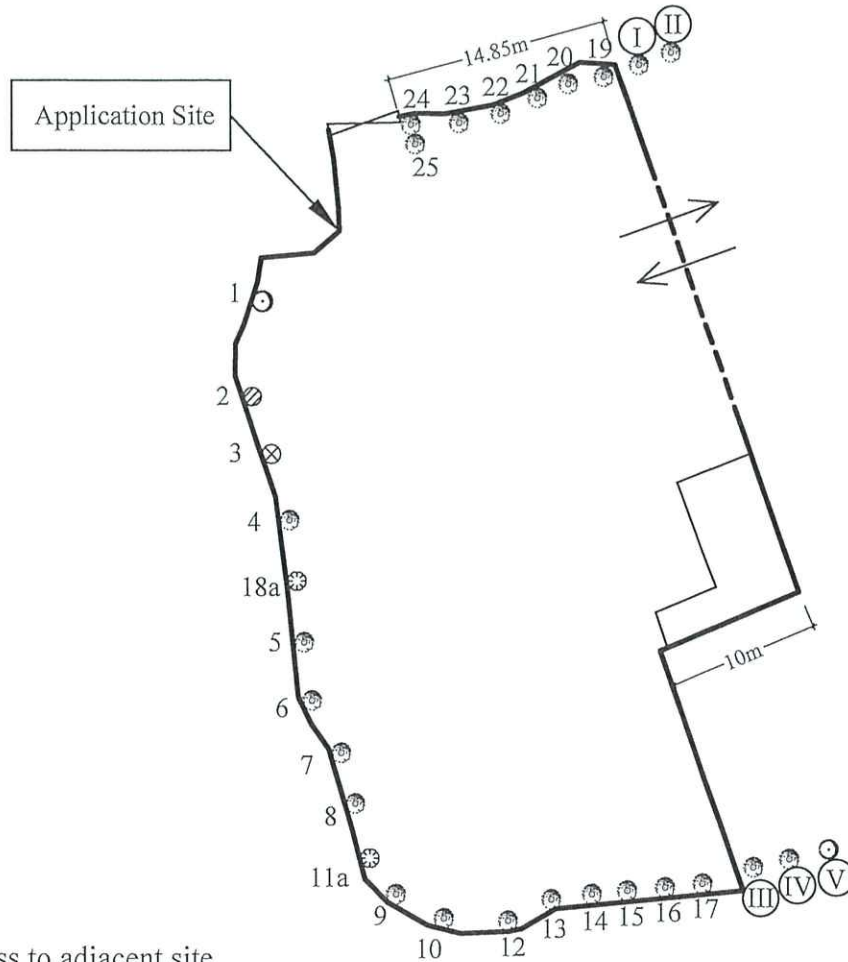
Layout Plan

Goldrich Planners &
Surveyors Ltd.

March 2023

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

Plan 3
(P 10057)

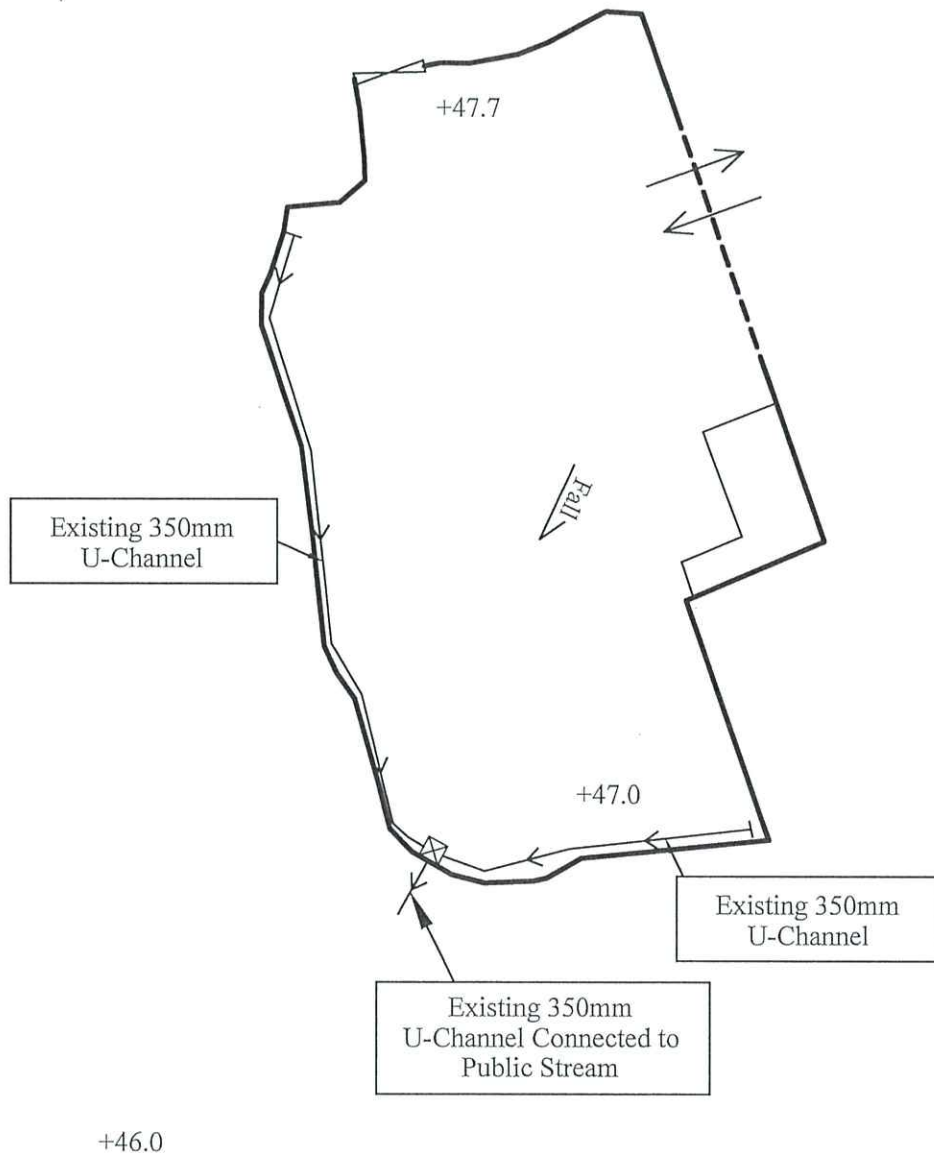


Legends

- Access to adjacent site
- 1 Trees within application site
- Ⓘ Trees out of application site

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Existing Ficus microcarpa (細葉榕)	4m	2.75m	24
Existing Ficus microcarpa (細葉榕)	4m	2.75m	2
Existing Celtis sinensis (朴樹)	-	-	1
Existing Delonis regia (鳳凰木)	-	-	1
Existing Dimocarpus longan (龍眼)	-	-	2
Total:			30

1 : 500	Tree Preservation and Landscape Proposal Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
March 2023		Plan 4 (P 10057)



Legend

- Access to adjacent site
- ⊠ Existing Catchpit
- > Existing U-Channel

1 : 500

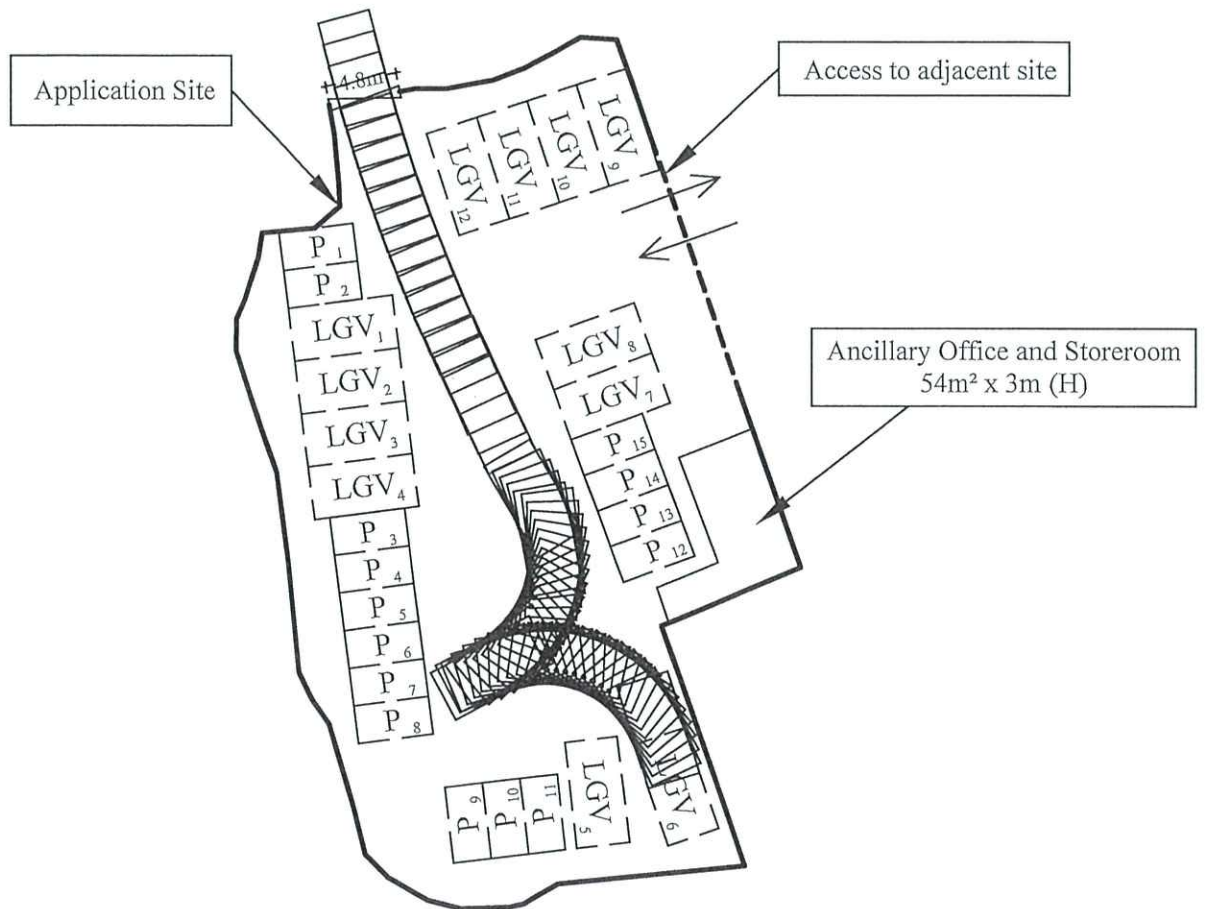
Drainage Proposal

**Goldrich Planners &
Surveyors Ltd.**

March 2023

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

**Plan 5
(P 10057)**



Legend

- Access to adjacent site
- [P] Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)
- [LGV] Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

1 : 500

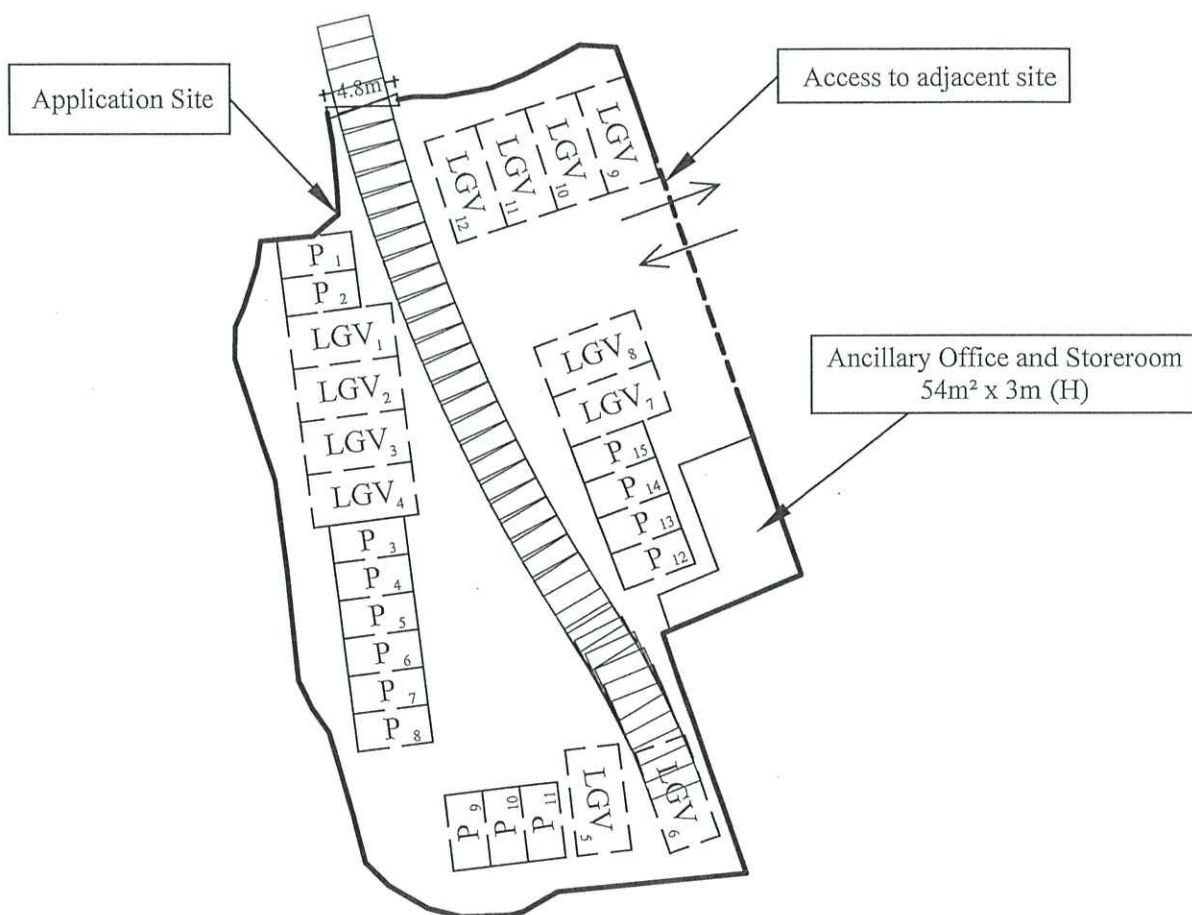
Swept - Path Analysis (Vehicle In)

Goldrich Planners &
Surveyors Ltd.

March 2023

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

Plan 6
(P 10057)



Legend



Access to adjacent site



Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)



Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

1 : 500

Swept - Path Analysis (Vehicle Out)

Goldrich Planners &
Surveyors Ltd.

March 2023

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

Plan 7
(P 10057)

規 劃 署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/278
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre,
129-149 On Lok Road,
Yuen Long, N.T.
(Attn: Mr. Alan POON)

29 January 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (h)
- the Submission of a Record of the Existing Drainage Facilities on the Site**

Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" Zone, Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long
(Application No. A/YL-SK/278)

I refer to your submission dated 21.12.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/278
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Lau Tak, Francis)

11 September 2020

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (i) - the Submission of Fire Service Installations Proposal

Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" ("V") Zone, Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long
(Application No. A/YL-SK/278)

I refer to your submission dated 24.8.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. YEN Chung-ming (tel: 2733 7737) of the Fire Services department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/278
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax (2762 1783)

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre,
129-149 On Lok Road,
Yuen Long, N.T.
(Attn.: Francis LAU)

29 July 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (j) - the Provision of Fire Services Installations

Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" Zone, Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long
(Application No. A/YL-SK/278)

I refer to your submission dated 23.6.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-SK/344

Our Ref.: P10057/TL23201

18 May 2023

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

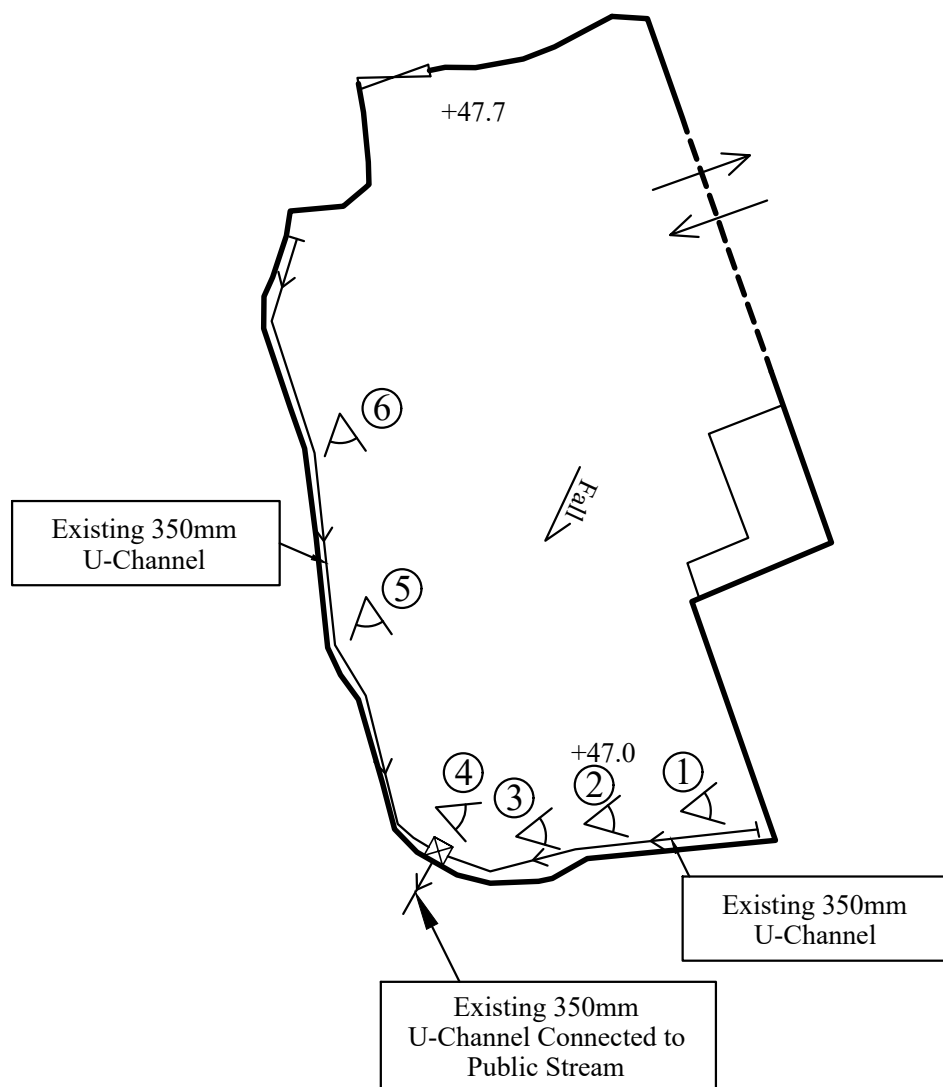
**S.16 Application for
Renewal of Planning Approval for 'Temporary Car Park
(Private Cars and Light Goods Vehicles)' for a Period of 3 Years
on Lot 782 (Part) in D.D. 114 and Adjoining Government Land,
Kam Sheung Road, Yuen Long, New Territories**

We would like submit a plan showing the viewpoints of drainage photographs (Plan 9) and a set of drainage photographs for consideration by government departments.





Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.



Legend

-  Viewpoint of photos
-  Access to adjacent site
-  Existing Catchpit
-  Existing U-Channel

1 : 500

May 2023

Viewpoint of Drainage Photographs

(Application No: A/YL - SK/344)

Lot 782(Part) in D. D. 114 and Adjoining Government
Land, Kam Sheung Road, Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 9
(P 10057)**

Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time
for Compliance with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications

Approved Applications

Application No.	Proposed Use / Development	Date of Consideration (RNTPC/TPB)
A/YL-SK/137	Temporary Car Park (Private Cars and Light/Medium Goods Vehicles) for a Period of 3 Years	30.3.2007 Upon review
A/YL-SK/158	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.9.2010
A/YL-SK/196	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.11.2013
A/YL-SK/221	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	9.6.2017
A/YL-SK/278	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	29.5.2020

Rejected Applications

Application No.	Proposed Use / Development	Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/YL-SK/1	Temporary Workshop for Assembly Body of Trucks and Open Storage Of Lorry Assembly Material for a Period of 12 Months	13.1.1995	(1), (2), (3), (4), (5) and (6)
A/YL-SK/29	Temporary Flea Market for a period of 3 years	20.12.1996	(1), (6), (7), (8) and (9)
A/YL-SK/53	Temporary Market for a Period of 3 Years	9.1.1998 Upon review	(1), (6) and (7)
A/YL-SK/117	Temporary Car park for a Period of 3 Years	7.11.2003	(1), (6), (10) and (11)

Rejection Reasons

- (1) Not in line with the planning intention of the “Village Type Development” (“V”) zone which is to demarcate both existing recognised villages and reserve land for village expansion. No strong justification had been given in the submission for a departure from the planning intention even on a temporary basis.
- (2) Not compatible with the nearby village-type developments.
- (3) The proposed vehicular access was undesirable as it abutted a bus lay-by and heavy and long vehicles will encroach on the opposite carriageway when leaving/entering the access road.
- (4) No information in the submission on the sewage treatment and disposal facilities and mitigation measures against water pollution.
- (5) No information on the landscaping proposals in the submission.
- (6) The approval of the application will set an undesirable precedent for applications of a similar nature which will degrade the surrounding environment.
- (7) Insufficient information in the submission to demonstrate that the proposed development will not generate adverse traffic impacts.
- (8) The existing car-parking provisions in the nearby areas cannot cater for the parking need of the market visitors. There is insufficient information in the submission to demonstrate that adequate loading/unloading facilities and car-parking provisions can be provided within the Site.
- (9) Insufficient information in the submission to demonstrate that the proposed development will not cause inconvenience and environmental nuisances to the local residents.
- (10) No information in the submission to demonstrate that the proposed development would not have adverse drainage and fire safety impacts on the surrounding areas
- (11) The approval of the application would set an undesirable precedent for similar uses to proliferate into the “V” zone. The cumulative effect of approving such similar application would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- no Small House application approved or currently under processing at the Site.

2. Traffic

Comments of the Commissioner for Transport:

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

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

- the proposed access arrangement of the Site should be commented and approved by the Transport Department;
- to note that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Presumably, the relevant department will provide comments to you, if any; and
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- no environmental complaint case concerning the Site received in the past three years.

4. Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval condition should be stipulated requiring the applicant to maintain the existing drainage facilities implemented under the previous planning application No. A/YL-SK/278.

5. Fire Safety

Comments of the Director of Fire Services:

- no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, 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. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- the applicant is 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.

6. Building Matters

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

- no objection in-principle to the application; and
- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

7. District Officer

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

- no comment received from the locals and no particular comments on the application.

8. Other Departments

- The Chief Town Planner/Urban Design and Landscape of the Planning Department; Project Manager (West) of the Civil Engineering and Development Department; Chief Engineer/Construction of the Water Supplies Department; Director of Electrical and Mechanical Services; and Commissioner of Police have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Site comprises an 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 Government land (GL);
 - within the Site, portion of the private lot is covered by Short Term Waiver (STW) No. 3536 for the purpose of Ancillary Use to Car Park (Private Cars and Light Goods Vehicles), whereas the GL therein is covered by the Short Term Tenancy (STT) No. 2648 for the purpose of Car Park (Private Cars and Light Goods Vehicles);
 - should the planning approval be given to the subject planning application, the STW and STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, if any. Besides, given the applied 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the proposed access arrangement of the Site should be commented and approved by TD;
 - to note that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Presumably, the relevant department will provide comments to you, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

- (e) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department;
- (f) to note the comments of the Director of Fire Services that:
 - in consideration of the design/nature of the proposals, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted Houses), they are unauthorised under the Buildings Ordinance (BO) and should not be designed for any approved use under the captioned application;
 - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the 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 the BO;
 - 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; and
 - 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 the B(P)R at the building plan submission stage.