

2023年 7月 5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/349B

This document is received on 5 JUL 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.

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

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 請在適當的方格內加上「✓」號

2301646 13/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/349
	Date Received 收到日期	5 JUL 2023

- 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 樓及新界沙田上禾輋路 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)

SINO EXPRESS INTELLIGENCE CO., LIMITED 中匯智能科技有限公司

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)

PANG HING YEUN 彭慶餘

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)	D.D. 112 Lot No. 631 RP, Shui Lau Tin, Pat Heung, Yuen Long, New Territories. 新界元朗八鄉水流田丈量約份第112約地段第631號餘段
(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 1325 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 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) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	SHEK KONG OZP 石崗分區計劃大綱圖 S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Vacant 空置 (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"¹ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。
- ☐ 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 04/06/2023 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"¹.
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」¹。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"¹.
已取得 名「現行土地擁有人」¹的同意。

Details of consent of "current land owner(s)" ¹ obtained 取得「現行土地擁有人」 ¹ 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)
1	D.D. 112 Lot No. 631 RP	03/06/2023

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (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

Proposed Public Vehicle Park with charging device
 (For a period of 3 years) and filling of land
 擬議公眾停車場連充電裝置 (為期三年)及填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1295sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 30sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 2
 Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 30sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 30sq.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)

擬議一個 6m x 2.5m 面積約15平方米：一層高約3m構築物用作寫字樓：.....
 擬議一個 6m x 2.5m 面積約15平方米：一層高約3m構築物用作休息室：.....

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 52 (5m x 2.5m)
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

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

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

Proposed operating hours 擬議營運時間 星期一至日全日 24 小時開放，包括公眾假期																																	
(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 No 否	<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)) 水流田村車路..... <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) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1325 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

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

7. Justifications 理由

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

1. 申請位置位于元朗八鄉水流田，申請位置有條村內車路直接到達。
2. 水流田村住戶眾多，但除了自家充電位之外，根本沒有任何充電裝置可使用。
3. 根據資料顯示，現時本港電動車數目約4.5萬輛，而充電位約有5千個，而到了2025年電動車預計增長至8萬輛，數字反映充電位嚴重不足情況將會持續上升。
4. 增設充電裝置有助駕駛人士購買電動車輛的意欲，配合政府推動環保政策。
5. 對於由電油車所排放的廢氣，在政府推行環保政策上是重要項目之一，而政府極力推行電動車，但若未能提供足夠充電位，實施的政策將會緩慢。
6. 我們相信許多車主未轉換電動車的原因是因為居住地方未能安裝充電裝置，而附近亦無充電位可供充電。
7. 申請位置位于農業地帶，但鄰近亦有屋宇，同時亦位于村路旁，無論地理上及環境上都合適作為停車場。
8. 申請位置提供52個私家車充電車位，3.3 噸或以上車輛不得進入及停泊。
9. 申請位置場內有兩個闊約6m至6.5m的出入口，而且場內路段闊約4m至4.5m，有足夠位置給車輛行駛及等候，確保不會因阻塞而引至影響附近交通。
10. 申請位置有2個構築物，1個用作寫字樓，1個用作給員工及等待充電車主休息室。
11. 申請位置將需要填土，填土的位置將會鋪上0.2米厚的混凝土。
12. 申請位置星期一至日，全日24小時開放，包括公眾假期。
13. 有關申請除了為政府解決充電車位的問題，同時亦為環保項目，我們希望政府重視有關需求，我們若獲得批准，必定遵從有關附帶條件，甚至增加多些條件以確保不會影響環境。

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

Pang Hing Yeun

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

Others 其他

on behalf of
代表

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

Date 日期

10-06-2023

(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，或亦會向其他人上披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D. 112 Lot No. 631 RP, Shui Lau Tin, Pat Heung, Yuen Long, New Territories. 新界元朗八鄉水流田丈量約份第112約地段第631號餘段
Site area 地盤面積	1325 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	SHEK KONG OZP 石崗分區計劃大綱圖 S/YL-SK/9
Zoning 地帶	Agriculture 農業
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 Public Vehicle Park with charging device (For a period of 3 years) and filling of land 擬議公眾停車場連充電裝置 (為期三年)及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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 checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		52
	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) <hr/> <hr/>		52 (5m x 2.5m)
	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) <hr/> <hr/>		

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 and Driving Direction		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

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.

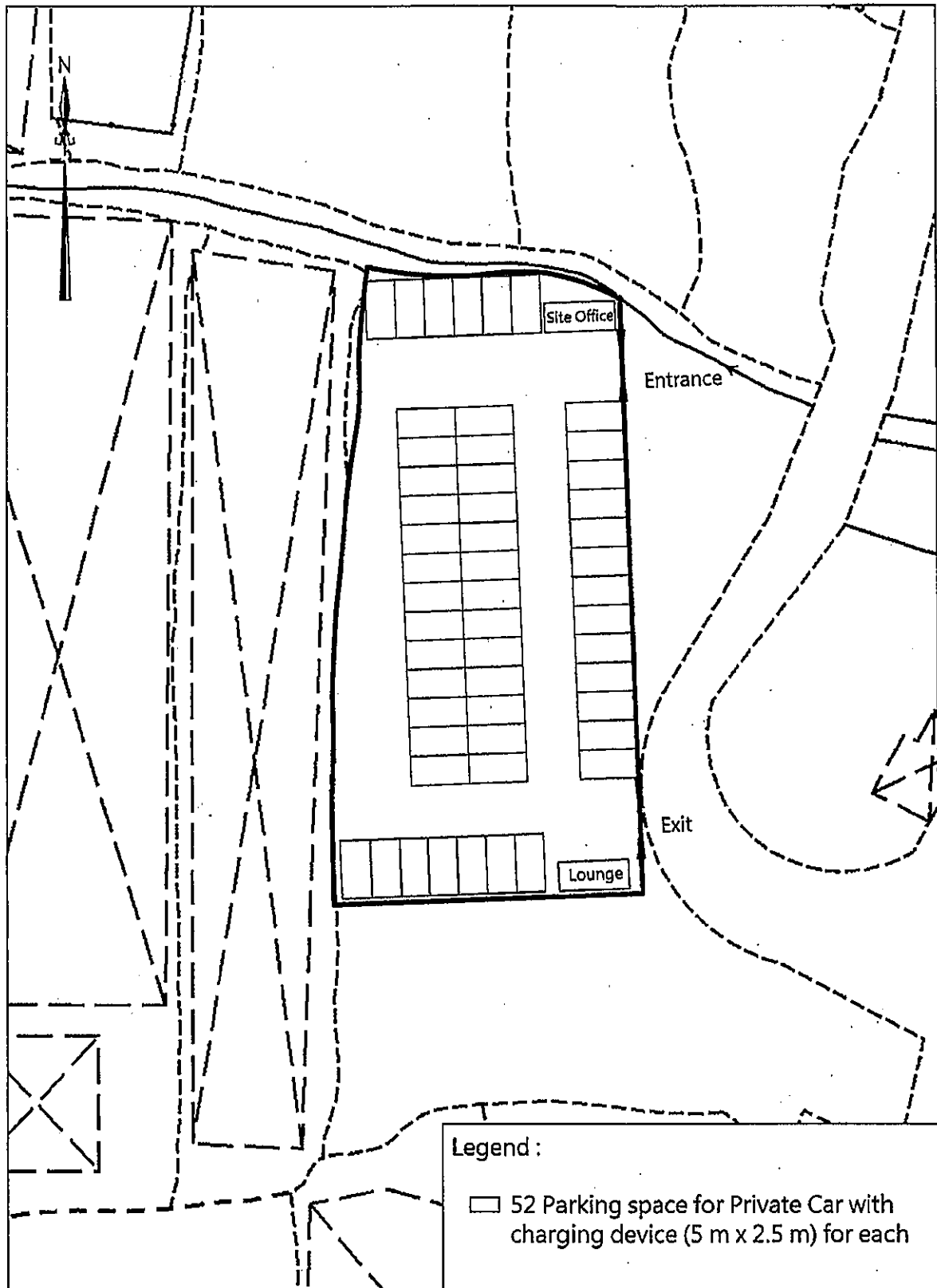
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The map shows the 'Application Site' as a large rectangular area in the center-left. To the north is a 'Road' with a 'Track' running parallel to it. Several buildings are labeled, including 'Ivy House' and a row of buildings labeled 'D座', 'E座', 'F座', 'G座', '210A', '210B', '311', '17A', '16A', '10B', '233B', '235A', '235A', '241', '242', '16C', '16B', '16A', '17', '18', '19', '20'. Elevation markers such as +15.3, +15.5, +15.9, +16.3, and +16.6 are scattered throughout the map. A north arrow is located in the top left corner.

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail - [REDACTED] / [REDACTED]

Date : May 2023

LAYOUT PLAN

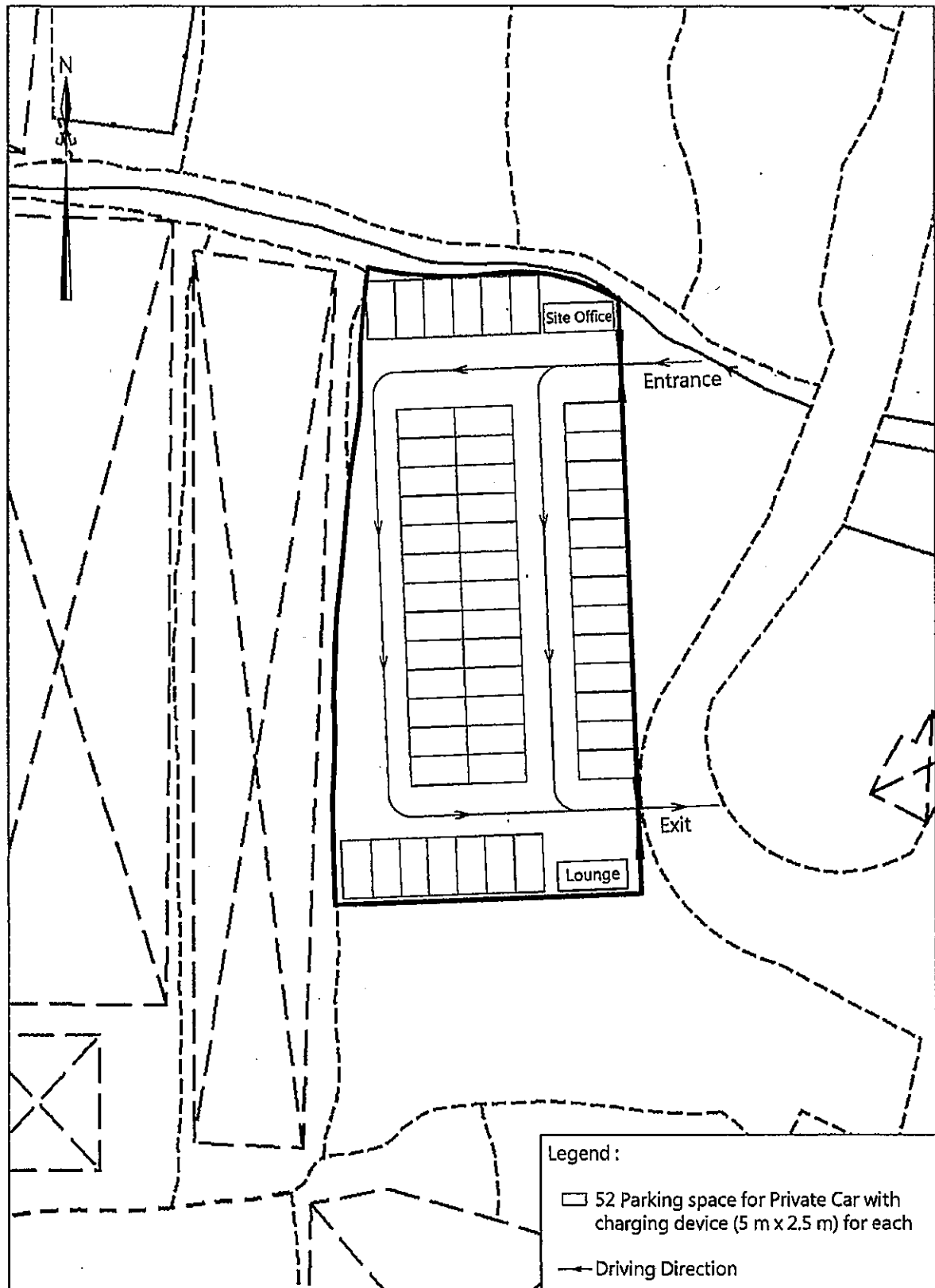


卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED]

Scale : 1 : 500
Survey Sheet No. : 6-NE-18B
Date : May 2023

DRIVING DIRECTION



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail - [REDACTED] .com / [REDACTED]

Scale : 1 : 500
Survey Sheet No. : 6-NE-18B
Date : May 2023



A/YL-SK/3492023/09/11 下午 03:52

From:

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

1 Attachment



A_YL-SK_349.pdf

Dear Sir/Madam,

This email supersede the one sent this morning at 10:06, the attached document is a reply to the comments from departments.

At the same time, we would to inform you that the number of parking spaces in the parking lot has been corrected to 50 and please refer to the layout plan.

Thank You !

Regards,

H.Y.Pang

從 Outlook 傳送

A/YL-SK/349

Dear Mr. Pang,

Please see attached/enclosed below departmental comments for your further action:

Planning Department, Fanling Sheung Shui and Yuen Long East District Planning Office

- lounge: please clarify if it is only to be used as a staff/driver resting room, and if anyone would stay overnight
- the proposed development will operate daily (including public holidays). Please clarify the working hours for the staff working on site
- please indicate the areas where the filling of land will take place, provide justifications on the necessity of the land filling, and clarify if the filled materials will be removed upon expiration of the planning permission (should planning permission be given by the Town Planning Board)

Transport Department

Agriculture, Fisheries and Conservation Department

As the subject site would encroach into existing stream along its northern boundary, the proposed development will pose direct impact on the stream while stream and watercourse should be preserved as far as possible from nature conservation perspective.

Best regards,
Todd Wan
For DPO/FSYLE, PlanD
Tel.: 3168 4051

2. I have the following comments from traffic engineering perspective based on the information provided:-

- (a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Shek Kong Airfield Road and the local access;
- (b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Shek Kong Airfield Road, along the local access and within the site;
- (c) The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;
- (d) The applicant should provide the routing between Shek Kong Airfield Road and the site;
- (e) The applicant should provide nearest public transport services and indicate on the layout plan;
- (f) The applicant should note the local access between Shek Kong Airfield Road and the site is not managed by this Department.

Dear Mr. Pang,

Please see attached/enclosed below departmental comments for your further action:

Planning Department, Fanling Sheung Shui and Yuen Long East District Planning Office (Contact Person: Margaret SZETO, Tel: 3168 4050)

- Please clarify whether the proposed development mainly serves the surrounding villages and whether other type of vehicles, apart from private cars, are allowed to park within the subject site.

Antiquities and Monuments Office (Contact Person: Miss FAN Chun fei,)

- Since the application site is situated within the Shui Lau Tin Site of Archaeological Interest ("SAI"), please confirm/ clarify if there is any ground excavation proposed for the temporary public vehicle park with electric charging device, including but not limited to site formation works, building works, drainage works, etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation and so on for the assessment of the Antiquities and Monuments Office on the impact on the SAI and for consideration on the appropriate mitigation measures at the early planning stage if ground excavation works is required with strong justifications.

Thank you.

Best regards,
Margaret SZETO
Tel: 3168 4050

We reply to Planning Department, Fanling Sheung Shui and Yuen Long East District Planning Office

The lounge is only to be used as a staff or driver resting room and we don't have staffs staying overnight.

Our staffs have two work shifts, the morning shift is 8:00 am to 4:00 pm and the afternoon shift is 4:00 pm to midnight 12:00 am. From midnight 12:00 am to 8:00 am, we provide a contact phone number for drivers to reach our staffs at any time.

We will lay approximately 0.2 meters of concrete on the applied area to facilitate the stability of cables and pipes. In the event that we terminate its use as a parking lot, we will be responsible for clearing the concrete and restoring the original condition.

The proposed development primarily caters to the service of Shui lau Tin Village. In addition to private cars, we will also provide services to taxis.

We reply to Agriculture, Fisheries and Conservation Department

As observed on - site, the northern side of the application area is a U-Channel. Our application site is located adjacent to the U-Channel and does not have any impact.

We reply to Antiquities and Monuments Office

The application site only requires minor site formation work and does not involve any major excavation work. If necessary, we will coordinate our construction activities with your work schedule.

We reply to Transport Department

(a) We have 50 parking spaces, and we anticipate approximately only 20-25 vehicle entries and exits per day and the users are mainly residents of Shui Lau Tin Village. Therefore, the proposed development will not cause traffic congestion. Shek Kong Airfield Road and the local access roads is not a busy route, the vehicle flow is relatively low, so it will not have any impact on the nearby traffic.

(b) The road at Shek Kong Airfield Road is approximately 4.5 meters wide, the local access road is approximately 3.8 meters wide, the village road is approximately 4.5 to 6 meters wide, and the turning area is approximately 7.5 meters wide. Therefore, all vehicles can move safely and efficiently.

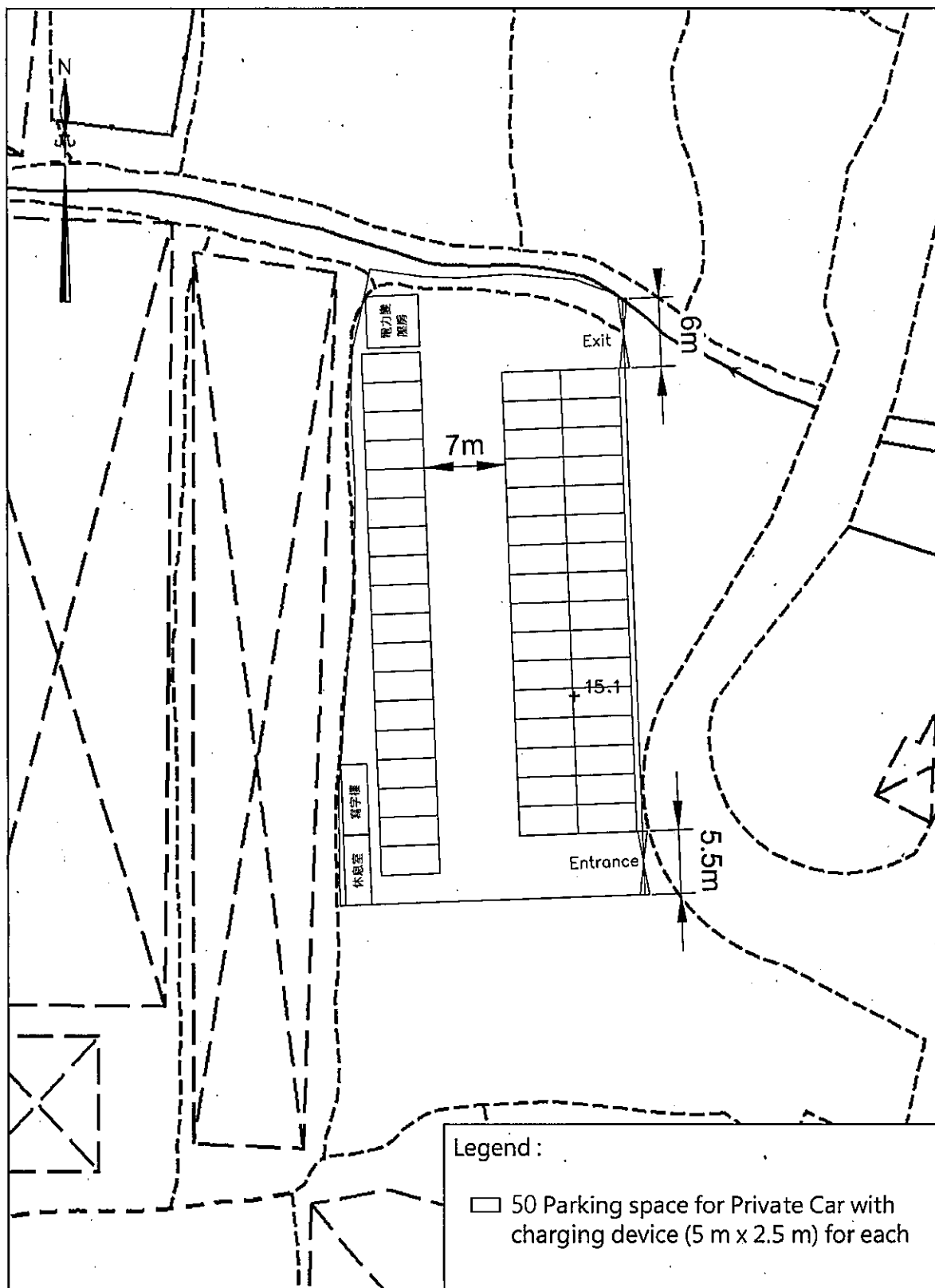
(c) The entrance is approximately 5.5 meters wide, the exit is approximately 6 meters wide, and the vehicle passage inside the venue is approximately 7 meters wide. Please refer to the attached layout plan.

(d) Please refer to the attached routing plan.

(e) There are public minibus and bus stops on Kam Sheung Road. It takes approximately 6-7 minutes to walk to the application location, Please refer to the attached plan.

(f) We will be responsible for the maintenance and repair to the local access roads and the village road.

LAYOUT PLAN

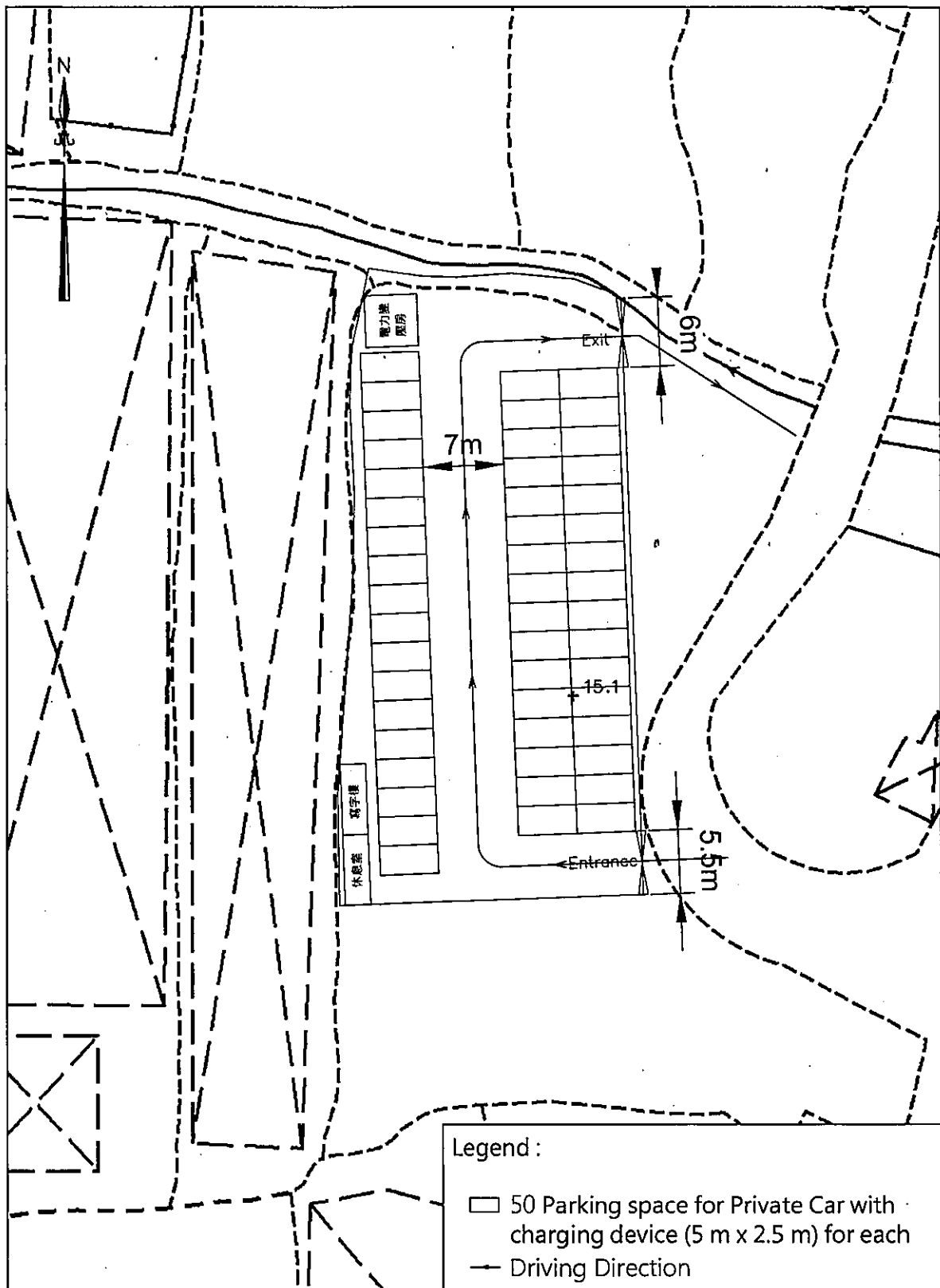


卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED]

Scale : 1 : 500
Survey Sheet No. : 6-NE-18B
Date : September 2023

DRIVING DIRECTION



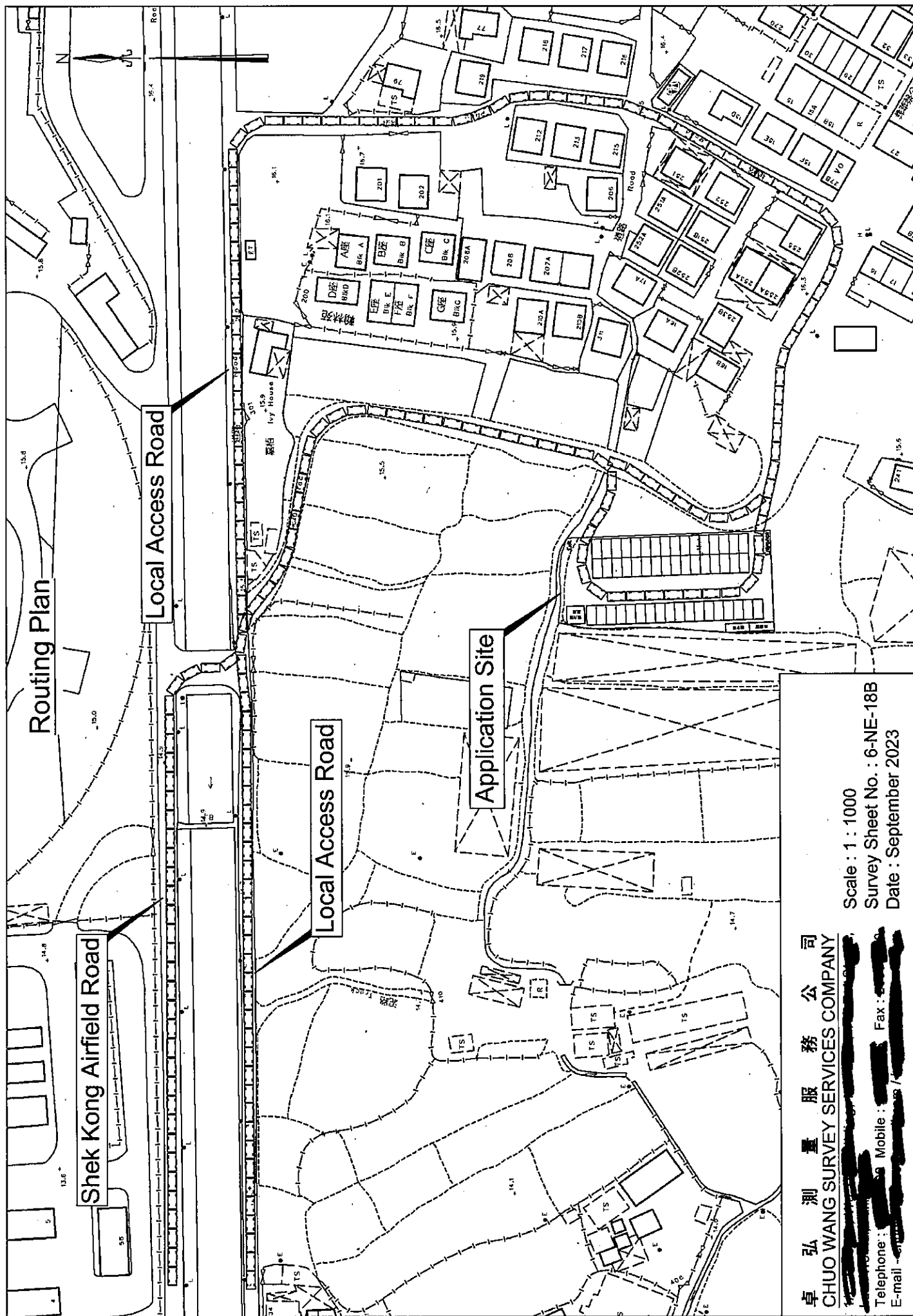
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED]

Scale : 1 : 500

Survey Sheet No. : 6-NE-18B

Date : September 2023



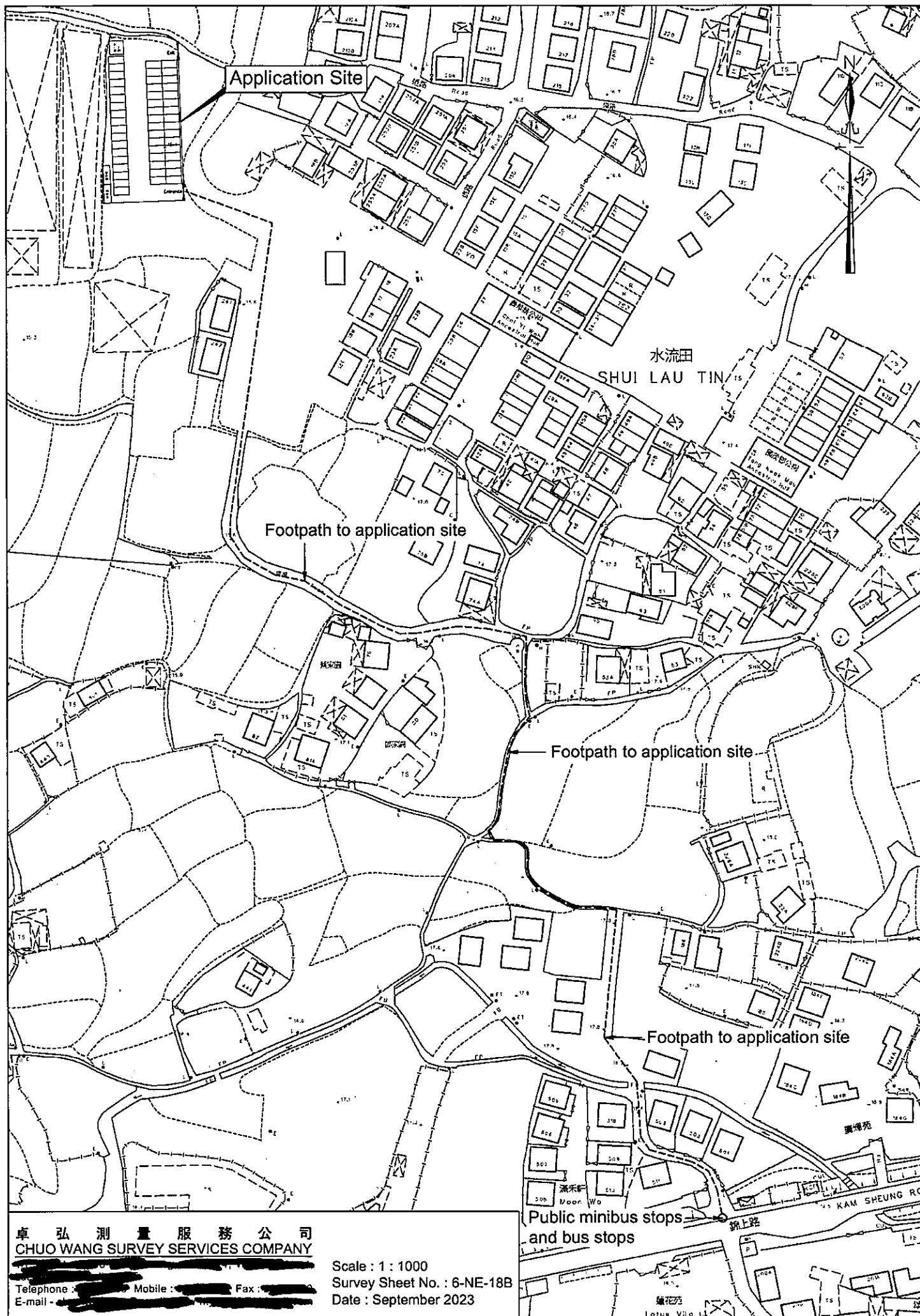
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 6-NE-18B

Date : September 2023

Telephone : [REDACTED]
Mobile : [REDACTED]
Fax : [REDACTED]
E-mail : [REDACTED]



卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED]

Scale : 1 : 1000
Survey Sheet No. : 6-NE-18B
Date : September 2023

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

Margaret Wai See SZETO/PLAND

寄件者: Tiffany Cheuk Ting HUI/PLAND
寄件日期: 2023年12月12日星期二 11:59
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Kiff Kit Fu YIU/PLAND; Phoebe Hiu Ching TSUI/PLAND
主旨: A/YL-SK/349 FI from applicant on 7/12/2023
附件: A_YL-SK_349.pdf

Dear Sir/ Madam,

Please find the attached revised pdf for s.16 application A/YL-SK/349 FI submitted by the applicant (Pang Hing Yeun) to our office last Thursday (7/12). Thanks.

Regards,
Tiffany HUI
TPG/FSYLE5
Planning Department
Tel: 3168 4048

From:
Sent: Thursday, December 7, 2023 3:15 PM
To: Margaret Wai See SZETO/PLAND <mwsszeto@pland.gov.hk>
Subject: Fwd: A_YL-SK_349

We reply to Planning Department, Fanling Sheung Shui and Yuen Long East District Planning Office

Due to the suggestion from the CLP, the size of the electrical transformer room needs to be about 10.5 m x 5.5 m. Consequently, we will revise the number of parking spaces to 48.

The lounge is only to be used as a staff or driver resting room and we don't have staffs staying overnight.

Our staffs have two work shifts, the morning shift is 8:00 am to 4:00 pm and the afternoon shift is 4:00 pm to midnight 12:00 am. From midnight 12:00 am to 8:00 am, we provide a contact phone number for drivers to reach our staffs at any time.

We will lay approximately 0.2 meters of concrete on the applied area to facilitate the stability of cables and pipes. In the event that we terminate its use as a parking lot, we will be responsible for clearing the concrete and restoring the original condition.

The proposed development primarily caters to the service of Shui lau Tin Village. In addition to private cars, we will also provide services to taxis. We provide 6 DC chargers (180 kw) for taxis and 33 AC chargers (22kw) for private cars. The remaining parking spaces are designated as waiting spaces and are provided solely for waiting purposes, and are not fee-based parking spaces.

Our charging facility adopts an automatic payment system. When a user parks at a charging spot, they can simply make a payment to the charging device to avail themselves of the service.

We reply to Antiquities and Monuments Office

The application site only requires minor site formation work and does not involve any major excavation work. If necessary, we will coordinate our construction activities with your work schedule.

We will conduct minor site formation work at the application site, with excavation depth not exceeding 0.3 meters. Site office and electrical transformer rooms within the application site are not involve excavation or site formation works, while stormwater drainage works involve excavation with a depth of approximately 0.3 meters.

We will lay a 0.2-meter concrete foundation at the designated location, with the office building and electrical transformer rooms situated on top of the concrete. The electrical wires related to the transformer rooms will be housed within the concrete. As for the drainage works, the drainage channels will be positioned from top to bottom, with 0.2 meters located within the concrete and an additional 0.1 meters below the existing ground level.

We reply to Transport Department

(a) We have 48 parking spaces, and we anticipate approximately only 20-25 vehicle entries and exits per day and the users are mainly residents of Shui Lau Tin Village. Therefore, the proposed development will not cause traffic congestion. Shek Kong Airfield Road and the local access roads is not a busy route, the vehicle flow is relatively low, so it will not have any impact on the nearby traffic.

(b) The road at Shek Kong Airfield Road is approximately 4.5 meters wide, the local access road is approximately 3.8 meters wide, the village road is approximately 4.5 to 6 meters wide, and the turning area is approximately 7.5 meters wide. Therefore, all vehicles can move safely and efficiently.

(c) The entrance is approximately 5.5 meters wide, the exit is approximately 5.5 meters wide, and the vehicle passage inside the venue is approximately 3.8 – 5.6 meters wide. Please refer to the attached layout plan.

(d) Please refer to the attached routing plan.

(e) There are public minibus and bus stops on Kam Sheung Road. It takes approximately 6-7 minutes to walk to the application location. Please refer to the attached plan.

(f) We will be responsible for the maintenance and repair to the local access roads and the village road.

We reply to Agriculture, Fisheries and Conservation Department

As observed on - site, the northern side of the application area is a U-Channel. Our application site is located adjacent to the U-Channel and does not have any impact.

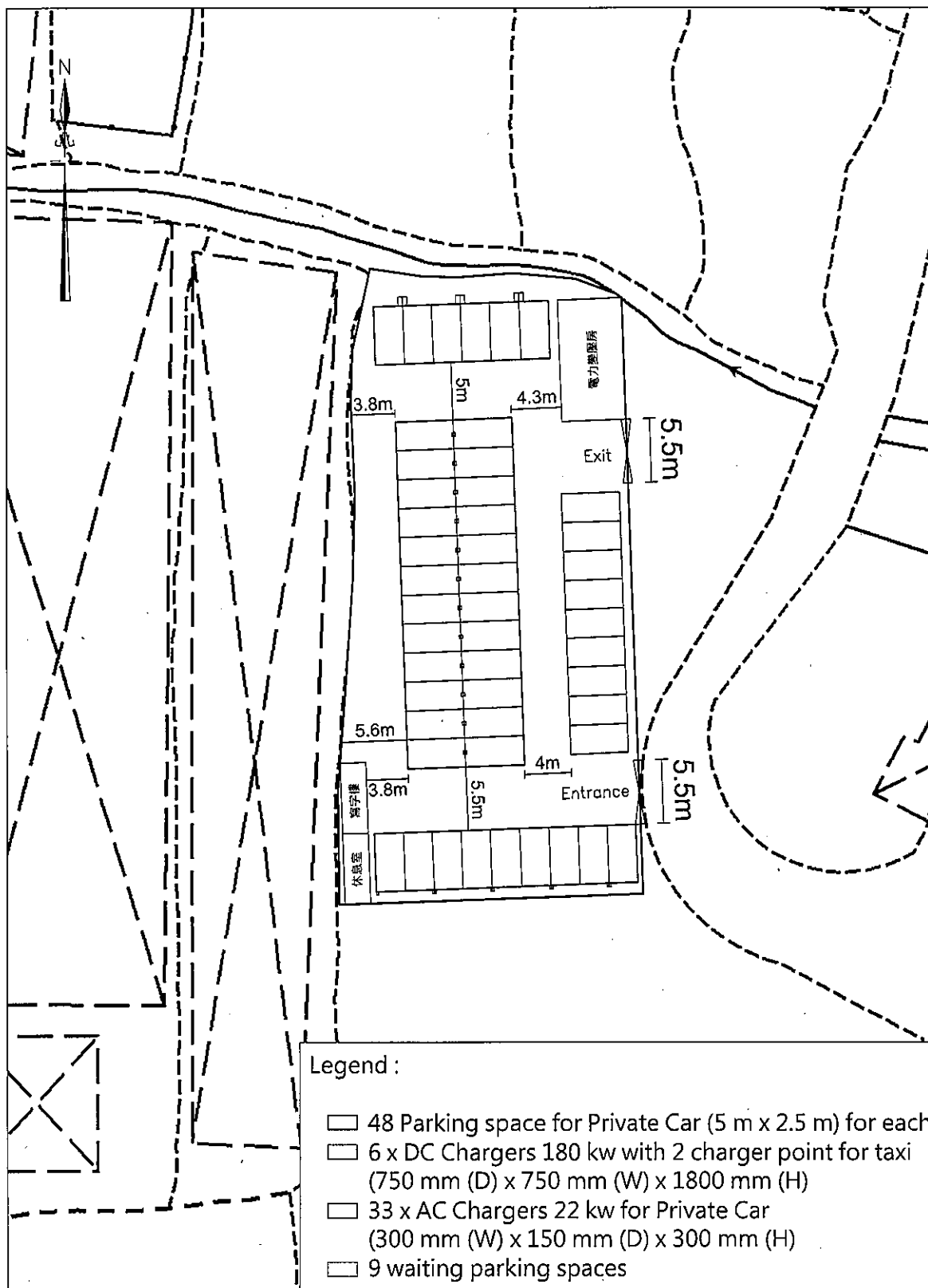
We reply to Transport Department

The primary users of Shek Kong Airfield Road are the residents of Shui Lau Tin Village, followed by the Shek Kong Barracks. The vehicles at Shek Kong Barracks enter and exit no more than ten times per day. Shek Kong Airfield Road is not a busy section with relatively low vehicular traffic. Apart from using Shek Kong Airfield Road, we can also use local roads to reach Kam Sheung Road. We estimate a daily frequency of 20 to 25 vehicle entries and exits per day, therefore, it will not have any traffic impact on Shek Kong Airfield Road.

We reply to Department

- i) 39 parking spaces will be provided with EV chargers.
- ii) Two types of EV chargers. 180 kw DC chargers with 2 charging point and 22 kw AC chargers. The output power and quantity of the chargers will be adjusted and upgraded according to future demand.
- iii) The EV chargers will open to public includes private cars and electric taxi.
- iv) The charging station will be open to taxi to charge on the site at any time at any of the parking spaces. The designated parking spaces reserved for electric taxis can be discuss with relevant taxi shareholder if necessary.
- v) We will be implementing a mobile apps for payment and charging purposes. Users will be able to make payments and check the availability of charging stations in real-time through the mobile apps.

LAYOUT PLAN



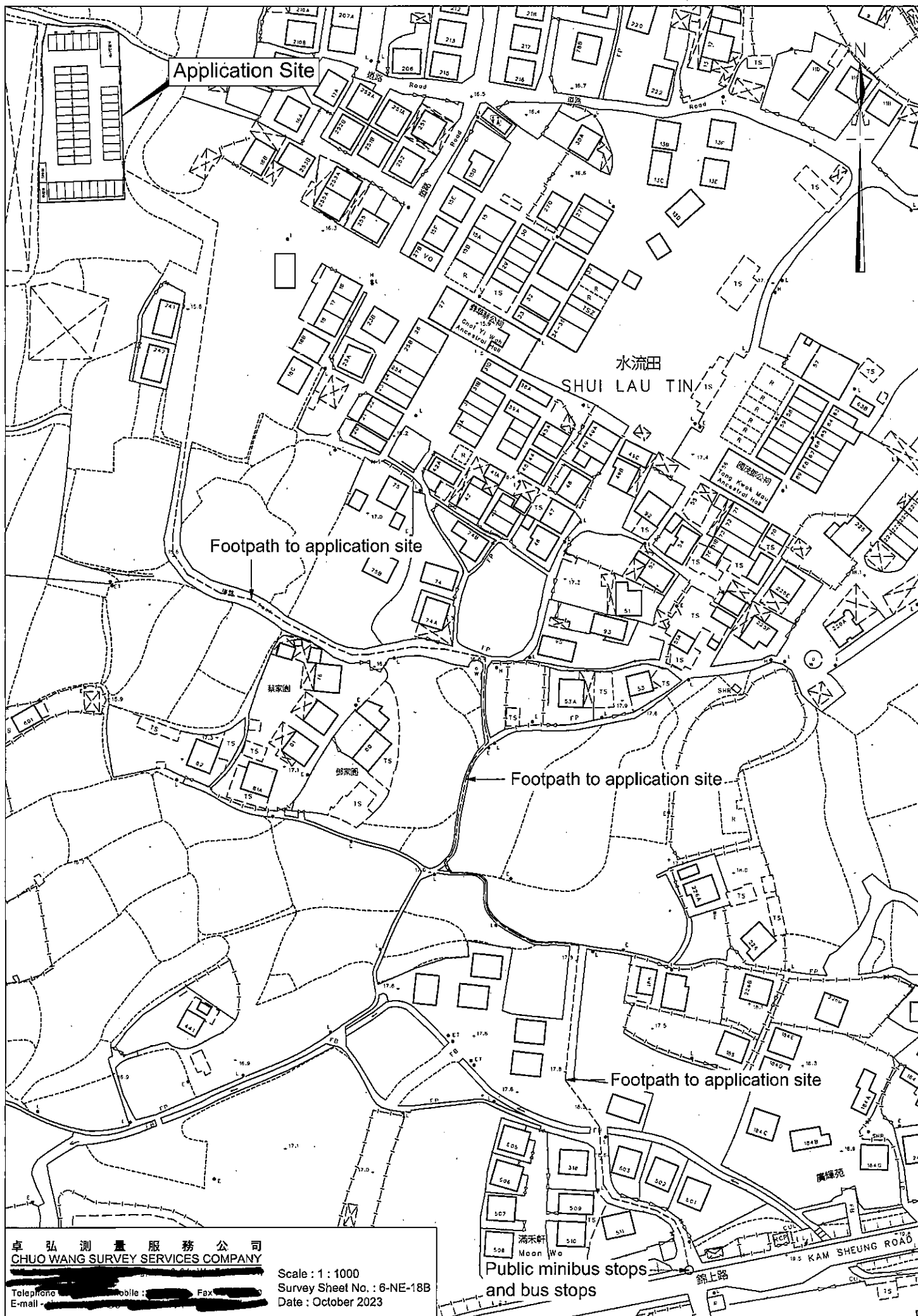
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED] / [REDACTED]

Scale : 1 : 500

Survey Sheet No. : 6-NE-18B

Date : October 2023



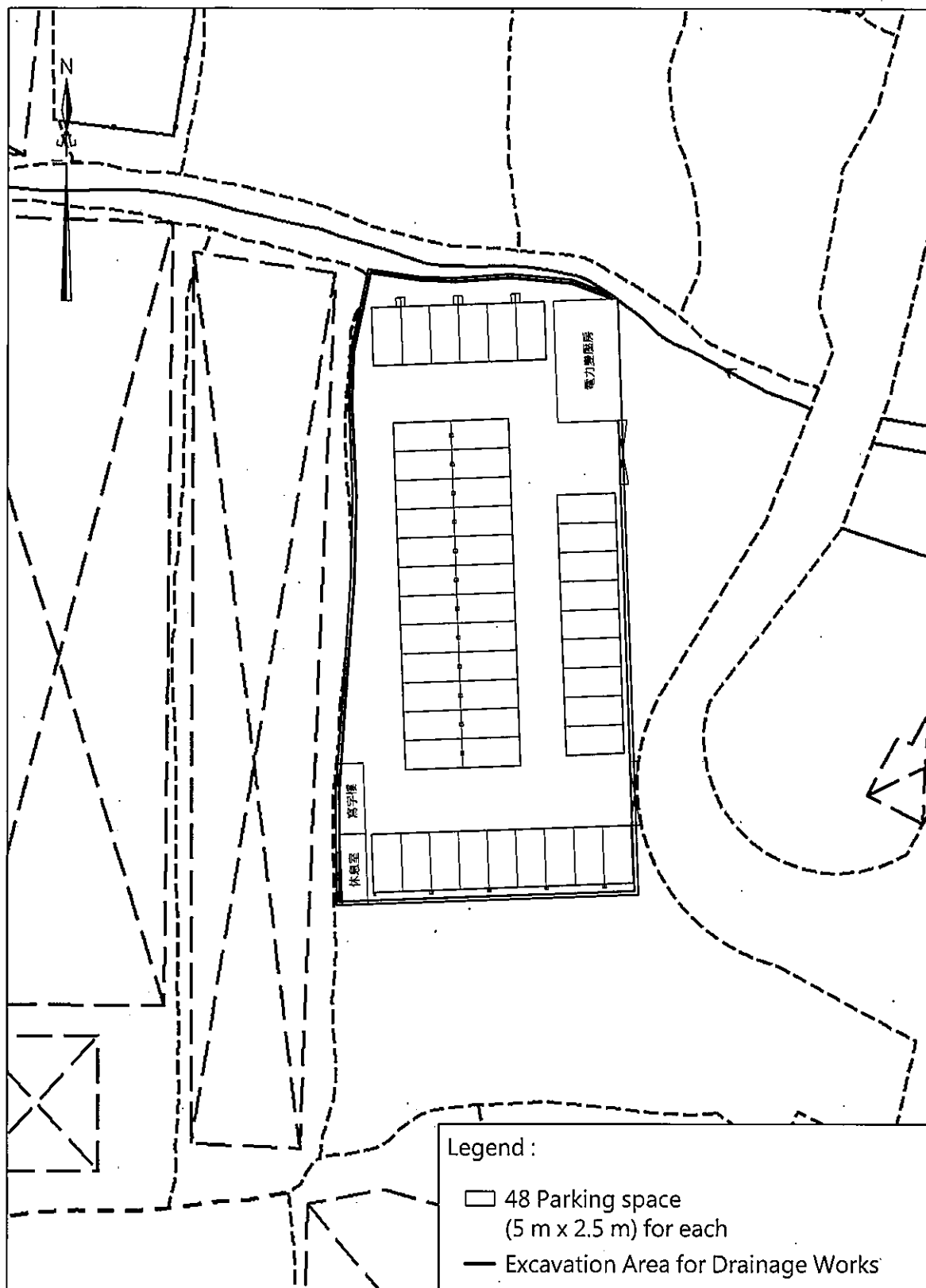
卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY

Telephone: [REDACTED] Mobile: [REDACTED] Fax: [REDACTED]
E-mail: [REDACTED]

Scale: 1 : 1000
Survey Sheet No.: 6-NE-18B
Date: October 2023

Public minibus stops
and bus stops

EXCAVATION AREA

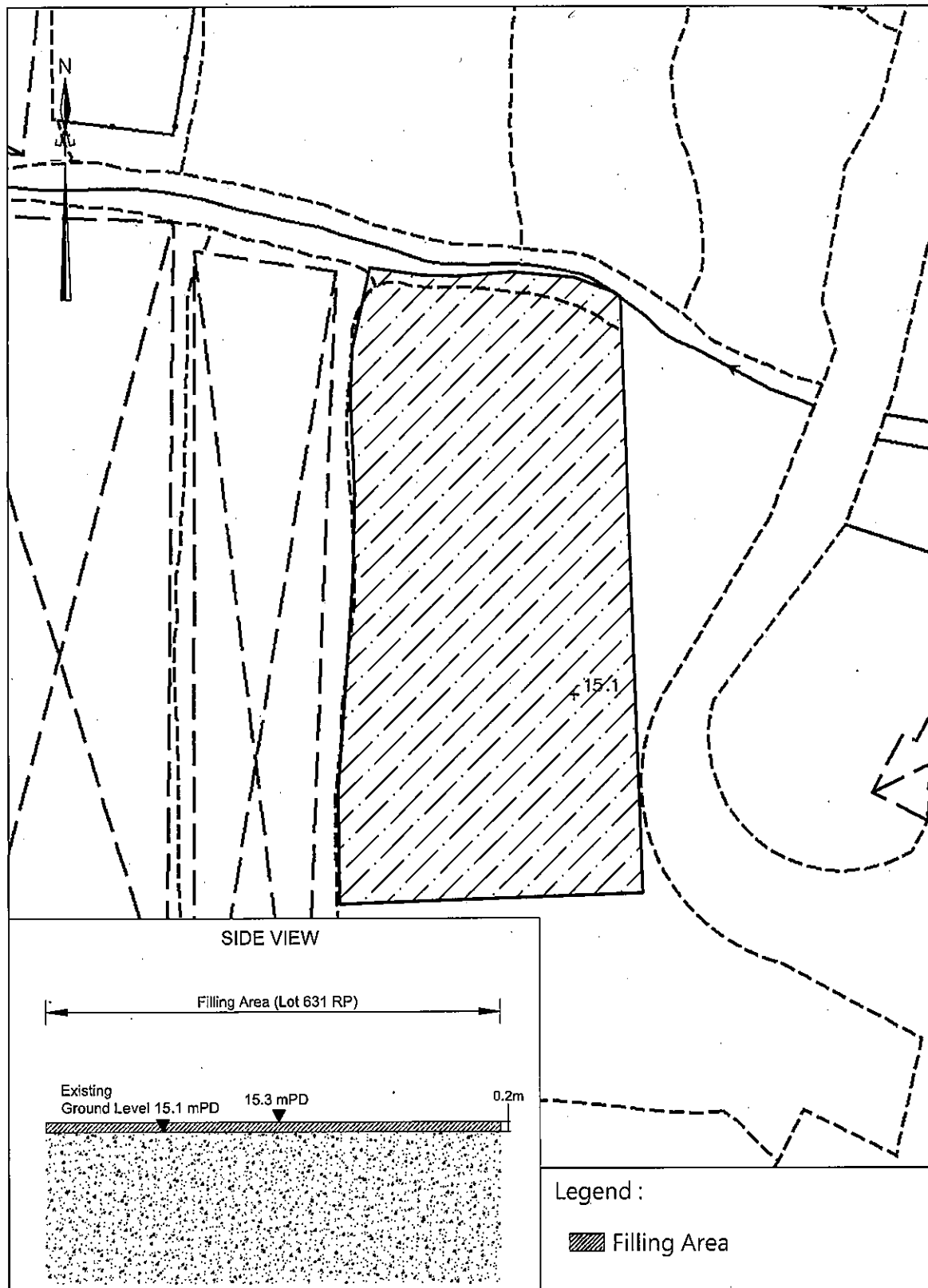


卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : 2 Mobile : Fax :
E-mail :

Scale : 1 : 500
Survey Sheet No. : 6-NE-18B
Date : October 2023

FILLING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Telephone : [REDACTED] Mobile : [REDACTED] Fax : [REDACTED]
E-mail : [REDACTED]

Scale : 1 : 500
Survey Sheet No. : 6-NE-18B
Date : October 2023

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises 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.

2. Traffic

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

- no adverse comment from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department should be imposed.

4. Fire Safety

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

- no objection in-principle to the proposal subject to fire services installations being provided to his satisfaction.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint case concerning the Site received in the past 3 years.

6. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- no comment from regulatory services perspective.

7. Building Matters

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

- no objection to the application.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

9. District Officer's Comments

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

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

10. Other Departments

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

- Executive Secretary of Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Secretary for Environment and Ecology (SEE) that:
 - the applicant is suggested to install quick chargers (e.g. with output power of 100kW or higher) at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles;
- (c) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
 - the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - 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, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the Lands Department (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 the LandsD;
- (e) 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. The land status of the local access road should be checked with the 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department shall not be responsible for the maintenance of any access connecting the Site and Shek Kong Airfield Road Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised on the following points: i) the layout plans should be drawn

to scale and depicted with dimensions and nature of occupancy; and ii) the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department; and

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

- 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;
- 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 B(P)R at building plan submission stage;
- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person 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 Buildings Department 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

3rd August 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Public Vehicle Park with Electric Charging Device for a
Period of 3 Years and Filling of Land
(A/YL-SK/349)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether there is still space within the Village Type Development (V) zone of Shui Lau Tin for this proposed facility. We consider facilities like this should better be concentrated in the V zone (of course planning application would still be required) instead of utilising the Agriculture zone as its planning intention is for supporting agriculture, and preserving farmland is crucial in supporting agriculture. We also urge the Board to consider whether the filling of land would affect the arability of the site of concern.
3. In addition, we urge the Board to liaise with relevant authorities as to whether there is still ongoing enforcement case covering the site.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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A/YL-SK/349 DD 112 Shui Lau Tin
04/08/2023 03:04

From:

To:

Cc:

File Ref:

1 attachment



Shui Lau Tin Tsuen - Google Maps.pdf

A/YL-SK/349

Lot 631 RP in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long

Site area: 1,325sq.m

Zoning : Agriculture"

Applied use: 52 Vehicle Parking / Filling of Land

Dear TPB Members,

The lots were included in a number of applications for large vehicle parking that were subsequently withdrawn, so no history of approvals.

However the operation went ahead anyway, as can be seen from the Google map image.

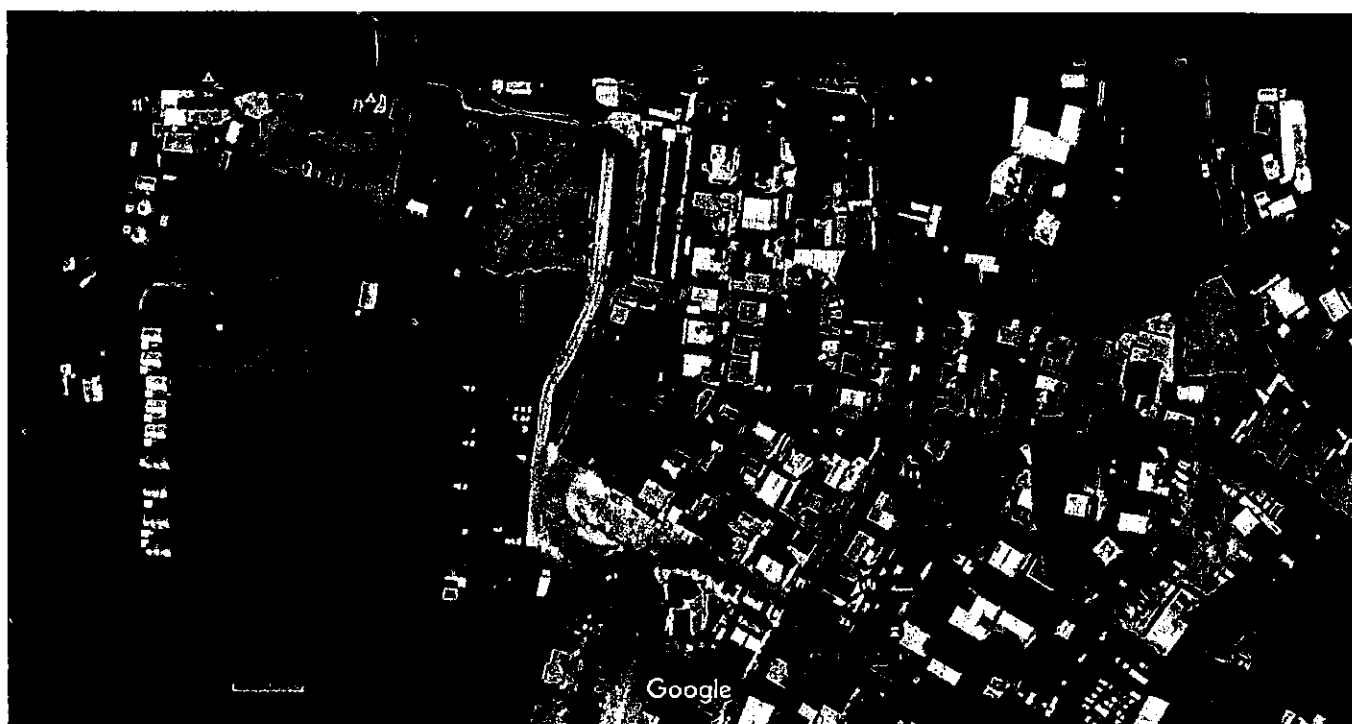
So what if any enforcement action has been taken?

There is agricultural activity on adjoin lots so legitimizing the parking is effectively an endorsement of illegal land use.

Ombudsman should include examples like this in its current consultation on illegal land use.

Mary Mulvihill

Google Maps Shui Lau Tin Tsuen



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 20 m

