

**Similar Applications within the Subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Rejected Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/627	Temporary Warehouse for a Period of 3 Years	10.5.2024	(1), (2)
2	A/YL-TT/631	Temporary Warehouse for a Period of 3 Years	10.5.2024	(1), (2)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding residential character.

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- There are Small House applications under processing for the Site.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- The local track and footpath leading to the Site are not under Transport Department's purview.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.

4. Drainage

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

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

Comment of the Director of Fire Services:

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

6. Building Matters

Comment of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

7. Other Departments

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

- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. vehicle repairing/servicing workshop) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 1775 S.O, 1775 S.Q, 1775 S.R and 1775 S.S in D.D. 119 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the applicant should take into account of the programme of Yuen Long South Development when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with Civil Engineering and Development Department's scheduled programme;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with Kiu Hing Road is not and will not be

maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Kiu Hing Road;

- (f) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the layout plans for the proposed fire service installations should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure is 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 Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained. Otherwise, they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the

parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



敬元朗民政事務處

本人易國明為元朗白沙村原居民。

現反對 (3T) in HAD YL C&D 17-45/45/09/39 之
樓宇、新界元朗大棠文量約第 119 約
地段第 1175 號 O 分段 (部份) 第 1175 號 Q 分段、第
1175 號 R 分段及第 1175 號 S 分段 (部份)、擬議臨時
貨倉、申請編號: A/YL-TT/649)。

- ① 會影響到週邊空氣環境衛生問題。
- ② 安全隱患、近期因白沙村出現貨倉
失火問題、季時可能會出現人命或
財產嚴重損失。
- ③ 希望貴處事務專員慎重考慮!

姓名: 易國明. 2024-5-20.
電話: [REDACTED]

元朗民政事務處



本人周錦華為元朗白沙村原居民

現反對 (37) in HAO 72 CSD 17-45/45/09/392

權名新界元朗棠文量約第 119 約

地段第 1175 號 O 分段 (部分) 第 1175 號 Q 分段、第

1175 號 R 分段及第 1175 號 S 分段 (部分) 擬議臨時

貨倉申請編號: CA/YL-TT/6490

① 會影響到週邊空氣及環境衛生問題

② 安全隱患, 近期因白沙村出現貨倉失火問題, 李時可能會出現造成人命或財產嚴重損失。

③ 希望貴處事務專員慎重考慮。

姓名: 周錦華 20-5-2024

電話: [REDACTED]

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

From:
Sent: 2024-05-15 星期三 03:49:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/649 DD 117 Pak Sha Tsuen

A/YL-TT/649

Lots 1775 S.O (Part), 1775 S.Q, 1775 S.R and 1775 S.S (Part) in D.D. 117, Pak Sha Tsuen, Tai Tong, Yuen Long

Site area: About 370sq.m

Zoning: "VTD"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Like similar application 627 for same use that appears to be stalled, this is another site that has been paved over.

Members should discuss whether it is advisable to effectively transform the area between the village and the extensive organic farms and market gardens to brownfield use.

Warehouses should not be located close to residences as they cause environmental, fire and traffic issues.

Approval of applications like this encourages further degradation of village environs.

Mary Mulvihill

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

參考編號

Reference Number:

240514-143904-71235

提交限期

Deadline for submission:

21/05/2024

提交日期及時間

Date and time of submission:

14/05/2024 14:39:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/649

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TAM MING ON

意見詳情

Details of the Comment :

本人反對上述申請,本人為白沙村原居民,鑑於村內近日新建多個上蓋倉,此舉嚴重影響村內環境,上述申請地段於作出規劃申請前已建成密封倉並出租作車房用途,申請時所提及的車流報告完全不能反映實際情況,另村內於2023年曾發生多宗因車輛維修時引發的火警,此舉令本村存在安全問題,請貴署慎重考慮並拒絕上述申請。

From:
Sent: 2024-05-20 星期一 12:10:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Eva Ka Yan
TAM/PLAND <ekytam@pland.gov.hk>
Cc:

Subject: Objection to the application for building a temporary
warehouse in Yuen Long Pak Sha Tsuen (Ref. Application No.
A/YL-TT/649)
Attachment: Letter to Town Planning Board file no. A_YL-TT_649.pdf

Dear Sir/Madam,

Enclosed please find our letter on the subject for your information and appropriate action.

Thanks & regards,

Secretary, Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

By email only

Dear Sir/Madam,

Objection to the application for building a temporary warehouse in Yuen Long Shap Pat Heung Pak Sha Tsuen

We are writing in response to the application for building a temporary warehouse in **Yuen Long Shap Pat Heung Pak Sha Tsuen** [DD119 / 1775 S.L. ss.O (part), 1775 S.L. ss.Q & R and 1775 S.L. ss. S(part), File no. A/YL-TT/649]. As an indigenous villager of Pak Sha Tsuen, we have no choice but object to such an application.

First and foremost, the captioned site is designated as V zone, which is primarily intended for indigenous villagers to build small village houses to suit their residential needs rather than serves other purposes like industrial or commercial uses. A warehouse for storing things like construction materials, car parts or any products does not seem to be compatible with the layout of an indigenous village in the New Territories.

What's more, taking its surrounding areas into consideration, the site is far too close to clusters of village houses and pieces of farmland. It is highly likely that the existence of a warehouse poses adverse effects on its neighbouring areas. Chances for flooding must be increased since the warehouse must have its ground levels raised and in fact it was done before relevant applications were submitted. What is more outrageous is that the applicant has paved the land with concrete and even built a huge roof to cover the site without prior application, not to mention seeking prior official approval. This is a blatant violation of the law that we all abide by.

We have been proactive in addressing the menace of flooding by contacting the government departments concerned, namely Lands Department, Drainage Services Department and Home Affairs Bureau to come up with a once-for-all solution but to our disappointment, none of them is willing to shoulder the responsibility claiming that it is not their duty or they are unable to solve the technical problems. The location of the site intended for building a temporary warehouse will only make flooding worse since the existing ditch has long been overloaded and rainwater keeps flooding the relatively low-lying areas.

Besides flooding, the untreated sewage discharged from the warehouse will flow to the ditch or its neighbouring fields causing water pollution. The machines used to operate the warehouse and the vehicles used to transport the materials or products inside and outside the warehouse must create noise pollution. What's worse, there is no proper driveway for trucks to get to the warehouse. Although the applicant-claims that their vehicles will use the driveway near the 1st Pak Sha Tsuen footbridge of Kiu Hing Road, most drivers if not all would rather take the entrance near the 2nd footbridge since it is easier for the drivers. However, the latter so-called driveway is not a proper one since the vehicle will pass through a square where we villagers or residents congregate and take a stroll after meals. This poses a serious threat to us, especially the children and the elderly since as we all know, there are quite a lot of blind spots for truck drivers. Once the driver fails to see the pedestrian, accidents will happen.

One more threat that worries us is that from time to time there happens a fire in the village. Recently, a fire triggered by an explosion of a car in a garage broke out somewhere near the intended warehouse. The existence of a warehouse jeopardizes the property and lives of its neighbours. Prevention is better than cure. As a responsible government department, you are obliged to take our safety into deliberate considerations.

Your understanding of our grave concerns will be greatly appreciated and we expect you take our objection seriously.

Yours faithfully

[Note: Please do not disclose our personal data to anyone other than government departments concerned.]

From:
Sent: 2024-05-20 星期一 22:03:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Eva Ka Yan
TAM/PLAND <ekytam@pland.gov.hk>
Cc:
Subject: 轉寄: Objection to the application for building a temporary
warehouse in Yuen Long Pak Sha Tsuen (Ref. Application No.
A/YL-TT/649)
Attachment: Letter to Town Planning Board file no. A_YL-TT_649
(Revised).pdf

Dear Sir/Madam,

Enclosed please find our **revised** letter on the subject for your information and appropriate action.

Thanks & regards,

20 May 2024

3 附加

Secretary, Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

By email only

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Your understanding of our grave concerns will be greatly appreciated and we expect you take our objection seriously.

Yours faithfully

[Note: Please do not disclose our personal data to anyone other than government departments concerned.]

1823 CASE:

Case Creation Date : 2024-05-11 18:22:35

Acknowledgement : 2024-05-16 17:00:00

[Date/Time]

2024-05-11 18:16:43

[Detail]

投訴人投訴新界元朗白沙村119約1775號O、Q、R、S分段近日張貼通告租用3年作汽車零件的臨時貨倉，投訴人指早於將貼以上通告前，懷疑有人於申請前已非法佔用上述地方作貨倉之用。投訴人又指歷年以來元朗白沙村用作汽車零件的臨時貨倉而發生的火警每年都有發生，認為白沙村根本不適宜用作汽車零件的臨時貨倉之用，要求有關部門跟進及回覆。

投訴人重申只可將個人資料予1823及政府部門。

IV. CASE DETAILS:

Description :

投訴人投訴新界元朗白沙村119約1775號O、Q、R、S分段近日張貼通告租用3年作汽車零件的臨時貨倉，投訴人指早於將貼以上通告前，懷疑有人於申請前已非法佔用上述地方作貨倉之用。投訴人又指歷年以來元朗白沙村用作汽車零件的臨時貨倉而發生的火警每年都有發生，認為白沙村根本不適宜用作汽車零件的臨時貨倉之用，要求有關部門跟進及回覆。

投訴人重申只可將個人資料予1823及政府部門。

This document is received on 23 APR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AML-TT / 649
	Date Received 收到日期	23 APR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TAM MAN SHING VICTA

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)

不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

新界元朗大棠丈量約份第119的地段
第175號S.R, 第175號S.Q, 第175號S.S (部份)
及第175號S.O (部份)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 370 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 370 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/KL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於26-03-2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於05-04-2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時貨倉(存放汽車零件及配件)

為期三年

(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

不適用 sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

370 sq.m ☒ About 約

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

1

Proposed domestic floor area 擬議住用樓面面積

不適用 sq.m ☐ About 約

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

370 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

370 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)

建築物作為貨倉，擬議高度為5米(-層高)

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

Private Car Parking Spaces 私家車車位

不適用

Motorcycle Parking Spaces 電單車車位

不適用

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

不適用

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

不適用

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

不適用

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

不適用

Coach Spaces 旅遊巴車位

不適用

Light Goods Vehicle Spaces 輕型貨車車位

不適用

Medium Goods Vehicle Spaces 中型貨車車位

不適用

Heavy Goods Vehicle Spaces 重型貨車車位

不適用

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) 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>只是填土, 不須砍伐樹木</p> <p>不會影響周圍環境</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ 不適用
(b) Date of approval 獲批給許可的日期	不適用 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	不適用 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	不適用
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

新界西北急速發展，土地需求
不斷上升，為了善用土地資源，本
人申請上述地段用作臨時貨倉
(存放汽車零件及配件)為期三年，
涉及面積約 370 m²，此等改動
不須砍伐樹木，只是填土及搭
建有蓋構築物，不會影響周
邊環境及其他使用者，望批准。

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

TAM MAN SHING VICTA

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of

代表

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

Date 日期

15-04-2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗大棠丈量約份第119約地段 第1775號S.R, 第1775號S.Q, 第1775號S.S (部份) 及第1775號S.O (部份)
Site area 地盤面積	370 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-TT/20
Zoning 地帶	VILLAGE TYPE DEVELOPMENT
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉(存放汽車零件及配件)為期三年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 不適用	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	370 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	不適用	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		一層高 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		不適用
	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) _____ _____		2 不適用 不適用 2 LGV 不適用 不適用 不適用

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
①位置圖		
②行車路線圖		
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"/>

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。

布局 設計圖



構築物:

用途: 貨倉(汽車零件及配件)

高度: 約 5 米一層高

面積:約 370 平方米

總樓面面積: 約 370 平方米

圖例:  構築物(貨倉)

