

此文件在 2021年 12月 1 日 收到。城市規劃委員會
只會接收所有必要資料及文件後才正式確認收到
申請的日期。

This document is received on 16 DEC. 2021
The Town Planning Board will formally acknowledge
the late receipt of the application only upon receipt
of the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1139 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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4c-TYST/1139
	Date Received 收到日期	16 DEC 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

Kwok Kai Man

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗淡水橋大道村丈量約份第121約 地段第415號, 第420號, 第421號及第422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 type="checkbox"/> Site area 地盤面積 2650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 328.8 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) 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	OZP.S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	R(B)1 ZCDA
(f) Current use(s) 現時用途	平整的空地. 停泊少量汽車 (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 7/10/2021 (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 14/12/2021 (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)

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input 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/ <u>YL-TYST / 934</u>
(b) Date of approval 獲批給許可的日期	<u>08/03/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>08/03/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<u>臨時公眾停車場(貨柜車除外)</u>
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <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。

由於此地與之前發展一樣，故想續期3年

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


.....
Kwok Kai Man

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

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ 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

23/11/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

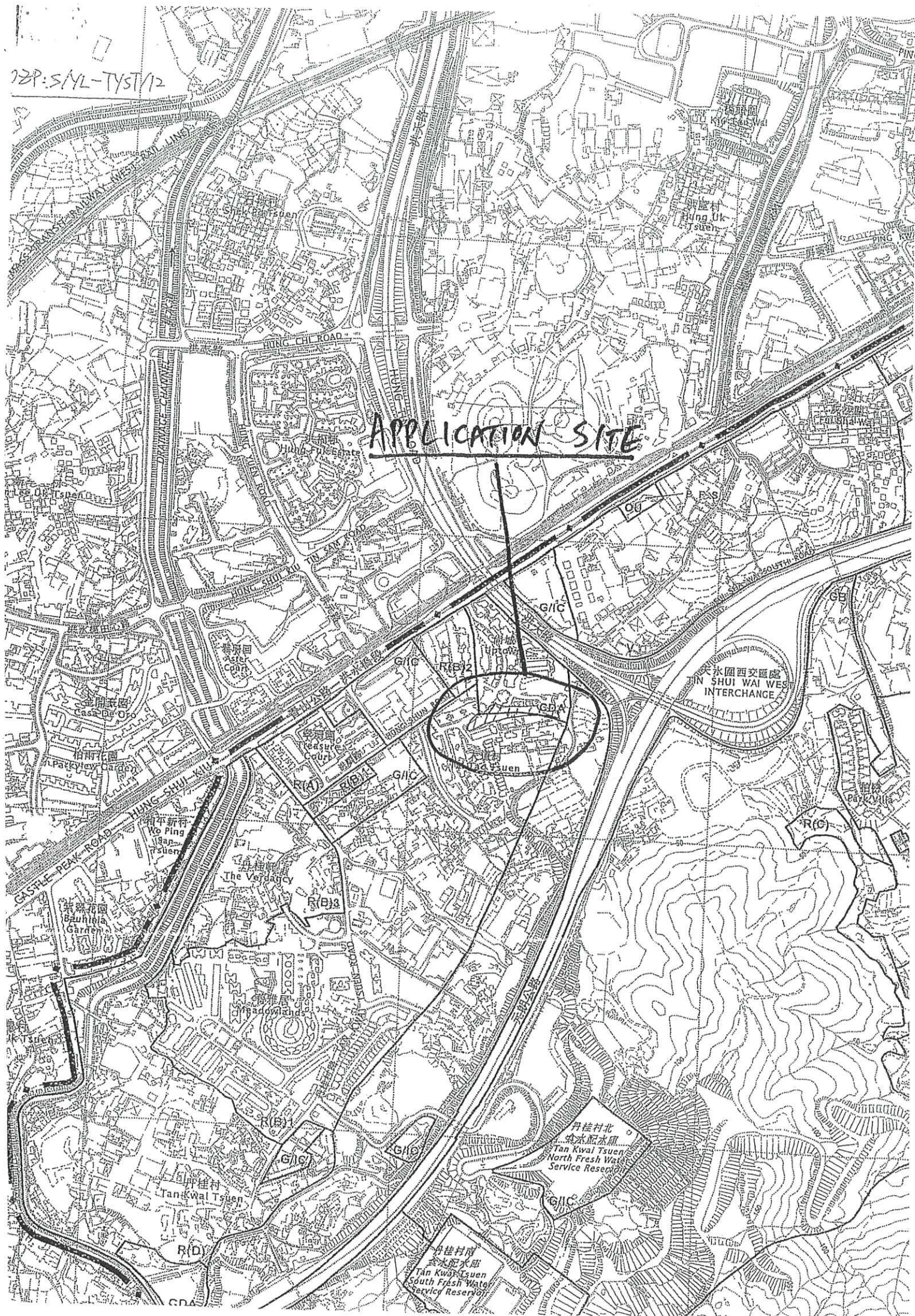
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general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

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

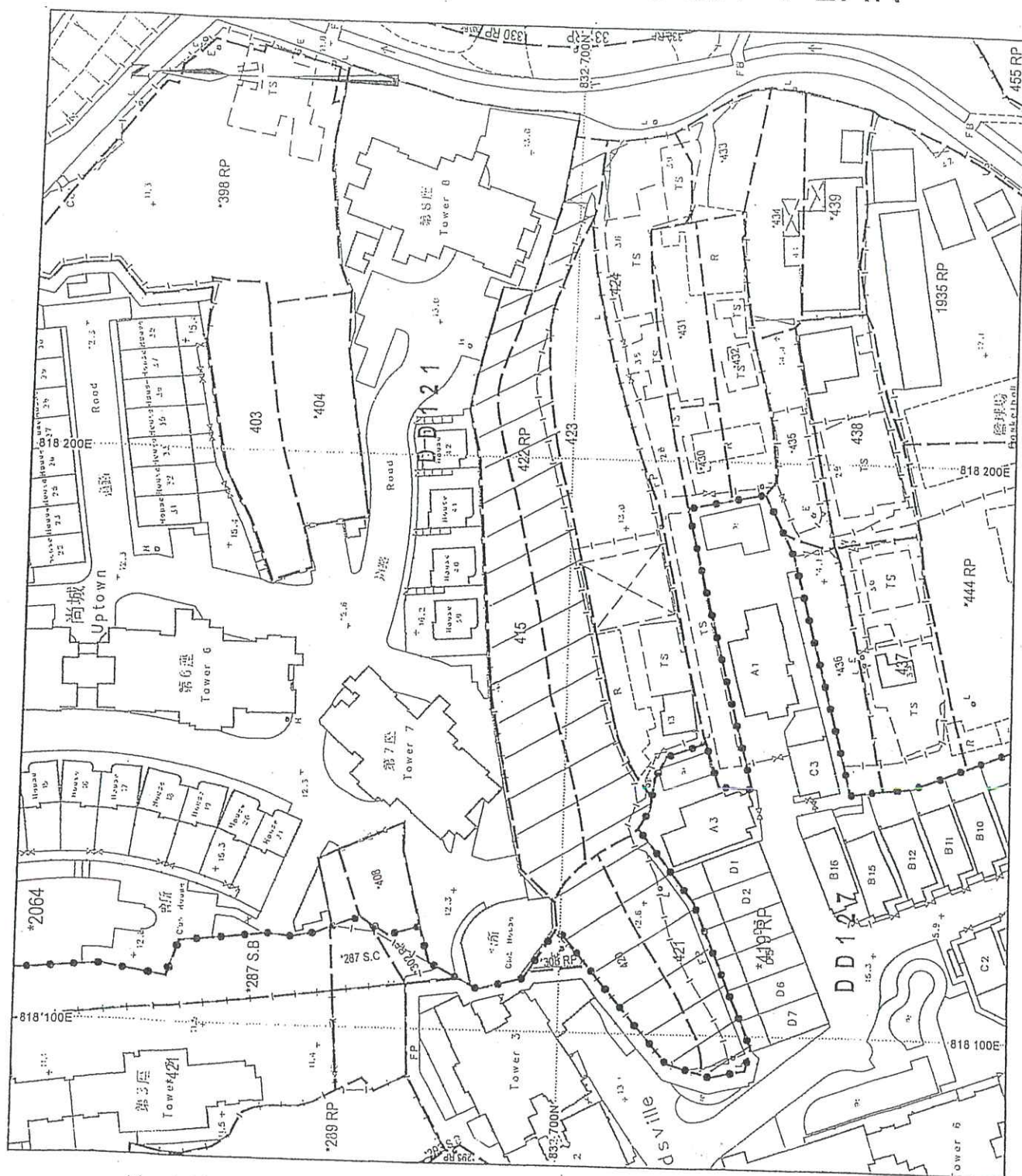
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗浸水橋大道村丈量約份第121約地段 第415號、第420號、第421號及第422號餘段
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> >650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	DZP.S/YL-TYST/14
Zoning 地帶	R(B)1 & CDA
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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	臨時公眾停車場 (貨柜車除外)

(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
(ii) No. of block 幢數	Non-domestic 非住用	328.8 <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
	Domestic 住用		
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	3	
	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
	Domestic 住用		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5.5 1	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	12.4 % <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 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) 30 spaces (for private car / LGV)		30
	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)		

22P: S/YL-TYST/12



地段索引圖 LOT INDEX PLAN

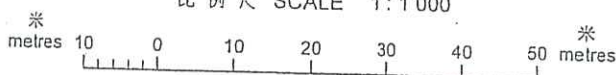


地政總署測繪處 Survey and Mapping Office, Lands Department



Proposed Area

比例尺 SCALE 1:1000



Locality : _____
 Lot Index Plan No. : LIP105263P
 District Survey Office : DSOYL
 Date : 09-Oct-2018
 Reference No. : 6-NW-13C

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 SMO-P01 20181009092029 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實，當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

第6區

R(B)2

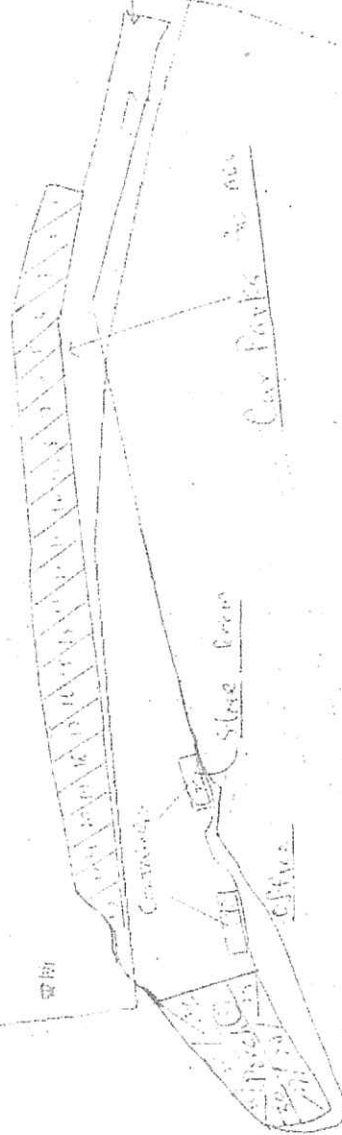
Proposed Car-park

CDA

第7區

第8區

電房



人跡罕至

1/10

0/10

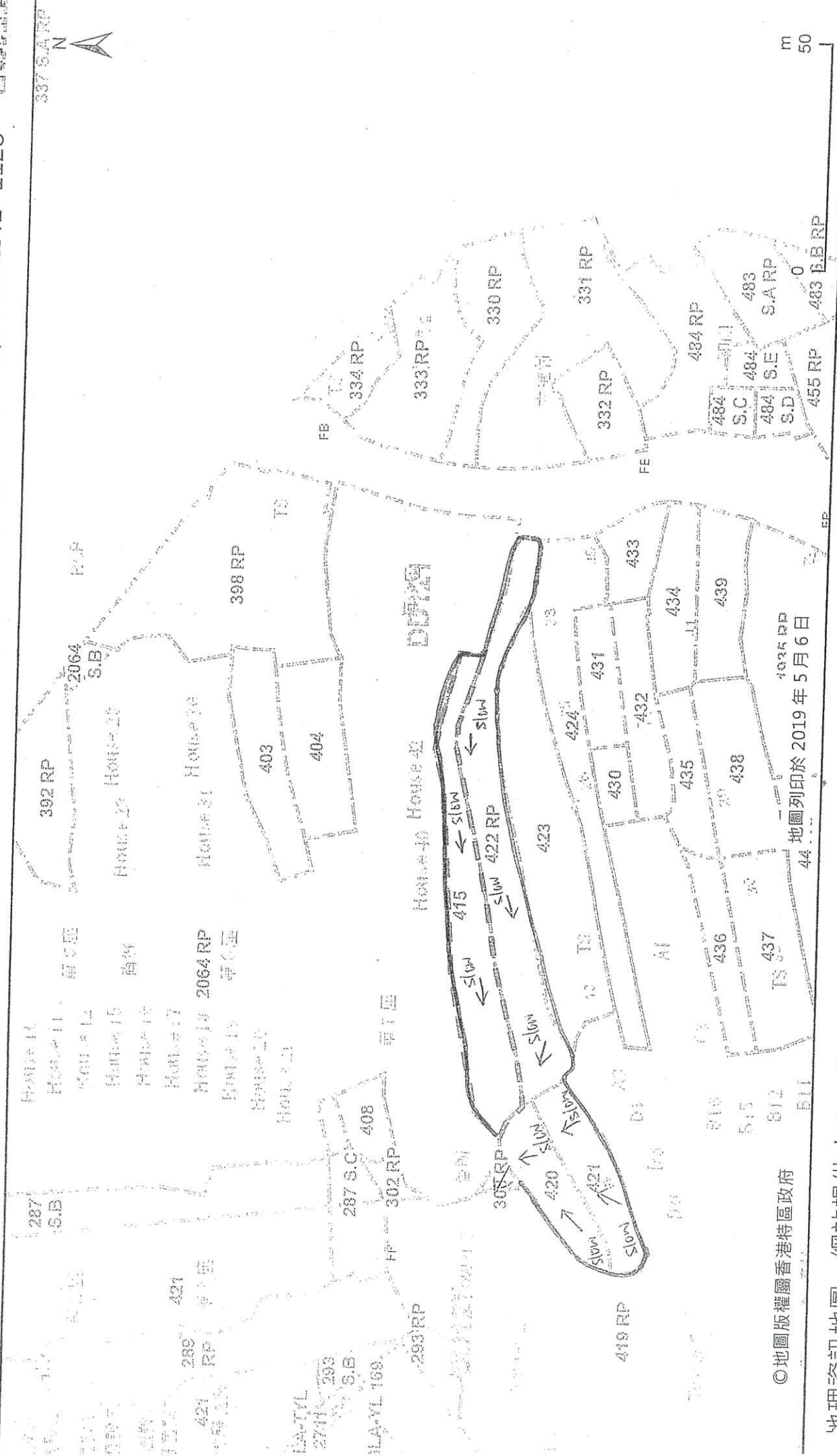
R(B)1

- Key
- ① Container for office $6m \times 2.4m = 14.4 m^2$
 - ② Container for Store Room $6m \times 2.4m = 14.4 m^2$
 - ③ Porch for rain shelter $3.1m \times 1.2m = 3.72 m^2$

全部 ~ 1/10 完

圖5

前往地圖: <https://www.map.gov.hk/gm/geo:22.4338,114.0015?z=1128>

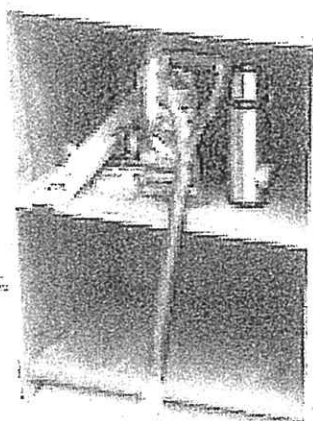
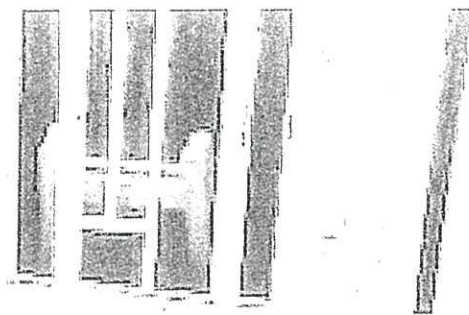


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地理資訊地圖」網站提供: <https://www.map.gov.hk>

圖 7

水務



門外地底渠

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A 8689875

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 415,420,421,422, D.D.121

Street/Road/Estate Name:

街道/屋苑名稱

Tai Tao Tsuen

Block:

座

District:

分區

Hung Shui Kiu, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	10 nos 4Kg Dry Powder F.E.	G/F	Conforms with FSD requirements	23-11-2021	22-11-2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期East Power Engineering Ltd
東力工程有限公司

24-11-2021

For FSD use only:

Inspected

Key-in

Verified

Appendix Ia of RNTPC
Paper No. A/YL-TYST/1139

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月30日星期四 17:13
收件者: tpbpd@pland.gov.hk
副本: akleung@pland.gov.hk; ocmwong@pland.gov.hk
主旨: Re: Submit further information respons to estimated trip generation from T.D. (A/YL-TYST/1139)
附件: td.pdf

Dear all,

以下為更正資料!謝謝!!

Rgds/Ms Kwok

Rainbow Kwok ([REDACTED]) 在 2021年12月30日星期四 下午05:07:37 [GMT+8] 寫道 :

Dear all,

以下為回覆運輸處的資料!謝謝!!

Rgds/Ms Kwok

ocmwong@pland.gov.hk (<ocmwong@pland.gov.hk>) 在 2021年12月30日星期四 下午04:56:50 [GMT+8] 寫道 :

Dear Miss Kwok,

As per requested, please see below for comment from Transport Department:

2. The Applicant is required to advise the estimated trip generation and attraction of the applied use.

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board (email: tpbpd@pland.gov.hk) as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office for further consideration.

Please note that in submitting any further information to the Town Planning Board, you as the applicant should clearly indicate whether you would proceed with the original application (i.e. without the further information) in case the Secretary of the Town Planning Board decides that the further information is not accepted, or such information is accepted but not exempted from the requirements in respect of publication for public comments and recounting of the statutory time limit for consideration of the application. You may refer to the Town Planning Board Guidelines (TPB PG-No. 32A) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Regards,
Ophelia WONG
Tuen Mun & Yuen Long West District Planning Office
Planning Department

A/YL-TYST/1139

回應運輸處如下

- 1.) 由於申請地段附近車位嚴重不足，本停車場可供應村民及附近居民停泊車輛，這不但不阻塞，亦有助減少停泊於路邊之車輛，保持道路暢通。

每天繁忙時間車流量估計如下：

時間:	流量:
7:00	8
8:00	15
9:00	12
10:00	8
16:00	6
17:00	4
18:00	10
19:00	18
20:00	7
21:00	3

- 2.) 而此車場主要供附近上班人士作日間泊車之用，並甚少於晚間進出。

謝謝幫忙!

申請人: KWOK KAI MAN
30.12.2021

**Appendix Ib of RNTPC
Paper No. A/YL-TYST/1139**



TPB/A/YL-TYST/1139-補交消防資料14/01/2022 11:29

From: Rainbow Kwok [REDACTED]

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

Cc: "tsy yeung@pland.gov.hk" <tsy yeung@pland.gov.hk>

File Ref:

1 Attachment



圖.pdf

Dear TPD,

附上消防裝置圖,另外此車場佈局及申請用途跟3年前申請一樣.謝謝!!

Rgds/Ms Kwok

Mobile: [REDACTED]



Size:

Toilet - 2m x 1.3m x 2.4m

Rain Shelter (A) - 25m x 12m x 4.5m

Rain Shelter (B) - 6.2m x 6.1m x 5.5m

Container (A) - 6m x 2.4m x 2.6m

Container (B) - 6m x 2.4m x 2.6m

Store room (A) - 1.6m x 2.1m x 2.8m

(A)-(D), fire extinguisher location x10

Type: 10 nos 4Kgs Dry Powder



Re: TPB/A/YL-TYST/1139-補交消防資料20/01/2022 16:23

From: [REDACTED]

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

Cc: "ocmwong@pland.gov.hk" <ocmwong@pland.gov.hk>

Dear TPD,

補上構築物尺寸:

Container A :6m X 2.4m X 2.6m =14.4sq.m.

Container B :6m X 2.4m X 2.6m =14.4sq.m.

Movable Car Tent :6m X 6m X 2.8m =36sq.m.

Store Room :1.6m X 2.1m X 2.8m =3.36sq.m.

Total: 68.16sq.m.

謝謝!

Rgds/Ms Kwok

Mobile: [REDACTED]

Rainbow Kwok (<[REDACTED]>) 在 2022年1月20日星期四 下午03:59:05 [GMT+8] 寫道 :

Dear TPD,

- 1.附上更新構築物圖,現場內有4個構築物
- 2.場地面積為2650平方米
- 3.營業時間為24小時
- 4.車場內不會停泊沒有有效牌照之車輛。
- 5.我們將章貼告示於當眼處,並指明私家車,輕型客貨車可泊入場內,並不會有貨柜車出入。

謝謝!

Rgds/Ms Kwok

Mobile: [REDACTED]

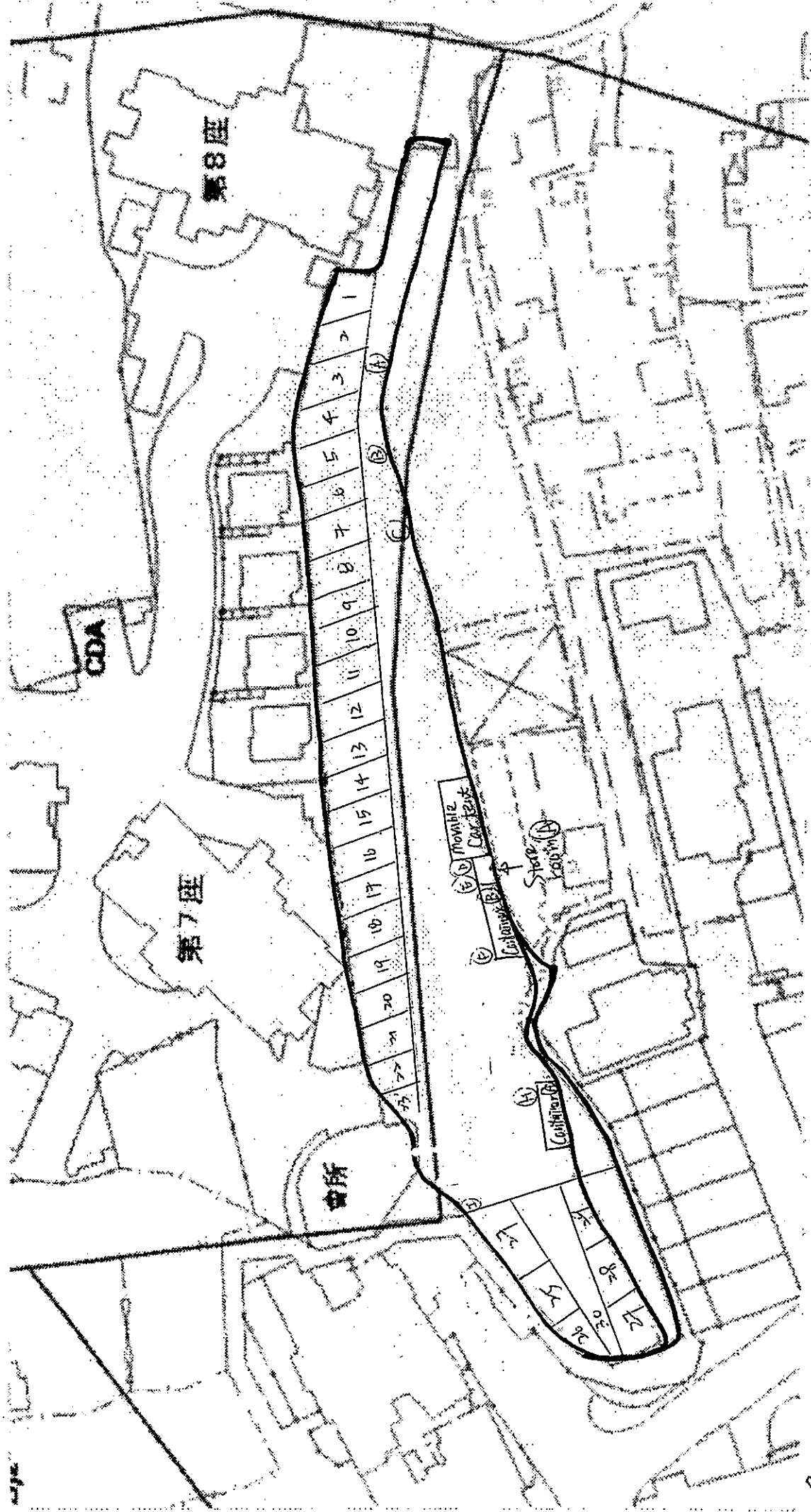
Rainbow Kwok (<[REDACTED]>) 在 2022年1月14日星期五 上午11:29:03 [GMT+8] 寫道 :

Dear TPD,

附上消防裝置圖,另外此車場佈局及申請用途跟3年前申請一樣.謝謝!!

Rgds/Ms Kwok

Mobile: [REDACTED]



Size:

Container (A) - 6m x 2.4m x 2.6m

Container (B) - 6m x 2.4m x 2.6m

(A)-(J), fire extinguisher location x10

Type: 10 nos 4kgs Dry Powder

**Relevant extracts of the 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 circumstance 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 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 covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/548	Temporary Site Office for a Period of 2 Years	7.10.2011 <i>[Revoked on 7.7.2012]</i>	(1), (9), (10), (11)
2	A/YL-TYST/934	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	8.3.2019	(2), (3), (4), (5), (6), (7), (8), (9), (10)

Approval Conditions

- (1) No night-time operation and/or no operation on Sundays and public holidays.
- (2) Only private cars and light goods vehicles are allowed at the site.
- (3) No vehicle without valid licences is allowed to be parked/stored on the site.
- (4) Posting of notice on the site to indicate that only private cars and light goods vehicles is allowed to be parked/stored on or enter/exist the site.
- (5) No vehicle repairing, dismantling or other workshop activities on the site.
- (6) No vehicle is allowed to queue back to or reverse onto/from public road.
- (7) Provision of boundary fence.
- (8) Submission and implementation of drainage proposal, and maintenance of drainage facilities.
- (9) Submission and implementation of fire service installations proposal.
- (10) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (11) Reinstatement of the Site to an amenity area upon expiry of planning permission.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/623	Temporary Open Storage of Construction Materials for a Period of 3 Years	7.12.2012	(1), (2), (3)

Rejection Reasons:

- (1) Not in line with the planning intentions of the “CDA” and “R(B)” zones. No strong planning justification had been given in the submission to justify a departure from the planning intentions, even on a temporary basis.
- (2) Incompliance with the then Town Planning Board Guidelines No. 13E.
- (3) Not compatible with the adjoining existing residential development and the applied use would generate adverse environmental impact on the existing and planned residential uses in the vicinity of the Site.

**Similar Applications within the subject “Residential (Group B) 1” (“R(B)1”) Zone
on the Tong Yan San Tsuen Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/58	Temporary Public Car Park for Private Cars for 12 Months	14.5.1999	(1), (2), (3), (4), (5)
2	A/YL-TYST/114	Public Car Park	22.9.2000 (approved for a temporary period of 3 years only)	(2), (3), (4), (5)

Approval Conditions

- (1) No vehicles without valid licences are allowed to be parked/stored on the site.
- (2) No lorries and container vehicles are allowed to be parked/stored on the site.
- (3) Submission and implementation of landscaping proposals.
- (4) Provision of drainage facilities.
- (5) Reinstatement of the site to an amenity area upon expiry of the planning permission.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/52	Temporary Container Tractor and Trailer, Lorry and Car Park for a Period of 12 Months	27.11.1998	(1), (2), (3), (4), (5)
2	A/YL-TYST/106	Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	14.7.2000	(1), (2), (5), (6), (7)
3	A/YL-TYST/175	Temporary Vehicle Park for Parking of Container Trailers, Lorries, Coaches and Private Cars for a Period of 3 Years	13.9.2002	(2), (3), (4), (5)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
4	A/YL-TYST/251	Temporary Vehicle Park for Parking of Private Cars, Lorries, Trucks, Mini-buses and School Buses for a Period of 3 Years	15.10.2004	(2), (4), (5), (8)
5	A/YL-TYST/523	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	4.3.2011	(1), (9)

Rejection Reasons:

- (1) Not in line with the planning intention(s) of the then “Residential (Group C)”/”R(B)1” zone. No strong planning justification had been given in the submission to justify a departure from the planning intention(s), even on a temporary basis.
- (2) Not compatible with the residential developments and the secondary schools located in the vicinity of the site.
- (3) Road networks and junctions in the area are not designed to cater for traffic generated by container vehicles/long vehicles. The proposed use would attract additional long vehicles and impose constraints on the nearby road network.
- (4) Insufficient information in the submission to demonstrate that the development would not have adverse environmental and/or drainage and/or visual impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for other similar applications.
- (6) Proposed vehicular access leading from Castle Peak Road is not satisfactory to serve heavy goods vehicles.
- (7) Insufficient information to demonstrate that the development will not cause adverse drainage impact on the surrounding areas.
- (8) Existing road geometry in the vicinity of the Site was not suitable for the manoeuvring of long vehicles. The development would potentially attract additional long vehicles to the nearby road networks.
- (9) Proposed development would generate environmental nuisance on the residential developments located in the immediate vicinity of the Site.

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

參考編號

220110-143019-03393

Reference Number:

提交限期

14/01/2022

Deadline for submission:

提交日期及時間

10/01/2022 14:30:19

Date and time of submission:

有關的規劃申請編號

A/YL-TYST/1139

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年01月13日星期四 2:15
收件者: tpbpd
主旨: A/YL-TYST/1139 DD 121 Tai Tao Tsuen

Dear TPB Members,

While all the lots around it have been developed into residential, this continues to function as brownfield. In view of the constant bleating about land for housing this is a waste of resources.

131. Noting that the Site fell partly within the "CDA" zone which had already been largely developed, some Members raised the concern on how to deal with the residual area which could not be comprehensively developed. In response, **the Chairman said that PlanD would conduct a review of "CDA" zone biennially and the residual area within the developed "CDA" site could be considered under the review.**

So has the review been conducted? This looks like an ideal site for transitional housing, for example. A maturing district with most community services already in place

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 27 December 2018 10:19 PM CST
Subject: A/YL-TYST/934 DD 121 tAI tAO tSUEN

A/YL-TYST/934

Lots 415, 420, 421 and 422 RP in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu

Site area : About 2,650m²

Zoning : "Res (Group B) 1" and "CD Area"

Applied Use : Vehicle Park 30 Vehicle Parking

Dear TPB Members,

This is obviously an application to legitimize ongoing brownfield use for parking long vehicles as can be gauged from the almost 100sqmts per vehicle.

It is unacceptable that almost 90+sqmts, the size of many large family units for sale these days, is being devoted to parking a single vehicle.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments. .

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans to ensure that the much discussed land for housing shortage is addressed.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises 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. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise 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 her department 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 her department;
- (c) to note the comments of the Commissioner for Transport that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under his department's purview. Consent of the owners/managing departments of the local track should be obtained for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Fui Sha Wai South Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Fui Sha Wai South Road;
- (e) to note the comments of the Director of Environmental Protection that 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 should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected (**Plan A-2** of this RNTPC Paper). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff and contractors of his department to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are unauthorised building works (UBW) under the

Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO. 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage.