

2024年12月19日
此文件在收到後，城市規劃委員會
已於2024年12月19日收到此文件後才正式
收到此文件

HTF/1182

The document is received on 2024-12-19.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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

EPASS

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2024.11.18

2403060

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-HTF/1182
	Date Received 收到日期	2024-12-19

- 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

加興國際有限公司 (Company 公司)

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

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)	新界元朗廈村丈量約份第 128 約地段第 298 號餘段 (部分)
(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 5500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input 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

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「農業」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 _____ (日/月/年) 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」[#]遞交要求同意書[&]

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
03/12/2024 (DD/MM/YYYY)
於 03/12/2024 (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 17/12/2024 (DD/MM/YYYY)
於 17/12/2024 (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)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>擬議臨時露天存放建築材料（為期3年）及相關的填土工程</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 5500 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)

申請作臨時露天存放建築材料，因此沒有任何構築物，場地範圍面積約 5500 平方米，露天存放建築材料範圍面積約 3200 平方米。

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 3

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

星期一至六上午八時至下午六時，星期日及公眾假期休息。

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes ☒

☒ 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))

可由深灣路經行車通道到達

☐ 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)

No 否

(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 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<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/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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5500 _____ 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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="571 192 1428 481"> <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： <div data-bbox="651 533 1058 544" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="651 851 991 925"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="651 965 1058 976" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="651 1008 1310 1081"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="635 1346 1173 1379"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="635 1442 1173 1476"> <input type="checkbox"/> month(s) 個月 </div>

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）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised
簽署 e-signature

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

Signer: HUI HANG YU

文員 _____

Name
姓名

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

加興國際有限公司 _____

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

- 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：
 - 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
 - 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。
- 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。
- 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 <u>as far as possible</u> . This part will also 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	新界元朗廈村丈量約份第 128 約地段第 298 號餘段 (部分)		
Site area 地盤面積	5500 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	廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶	「農業」		
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	擬議臨時露天存放建築材料 (為期 3 年) 及相關的填土工程		
(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	<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 blocks 幢數	Domestic 住用	
	Non-domestic 非住用	
(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	m 米 <input type="checkbox"/> (Not more than 不多於)
		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 _____ 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>3</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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）		
場地大綱圖、場地位置圖、填土位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於新界元朗廈村丈量約份第 128 約地段第 298 號餘段（部分），面積為 5500 平方米，加興國際有限公司提出申請，作擬議臨時露天存放建築材料（為期 3 年）及相關的填土工程，申請地點位於廈村邊緣分區計劃大綱核准圖編號（S/YL-HTF/12）的「農業」地帶內。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約 5500 平方米，露天存放建築材料範圍佔面積約 3200 平方米。

申請人受洪水橋/廈村新發展區第二期工程發展計劃影響，原址為新界元朗廈村丈量約份第 125 約地段第 375 號、第 376 號、第 377 號、第 381 號、第 382 號、第 383 號、第 384 號、第 385 號、第 417 號、第 419 號、第 420 號 B 分段。申請人已事先找了好幾個場地作搬遷，但都不合適。直至現在申請的場地，較為合適，團隊已於十月份諮詢發展局及有關部門，因此現向城規會遞交規劃申請。申請人受影響範圍約 4366 平方米，用途為露天存放建築材料。此規劃與原址的用途相約，申請範圍比原有場地大約 1134 平方米。

申請地點需要進行平整，因此需進行填土，填土位置面積約 5500 平方米，填土厚度約 0.2 米，填土物料為混凝土。場地不需進行挖土工程，因此申請並不會對周圍環境及考古價值造成影響。

按規劃署記錄，在申請地點所在的四周有不少類似案件獲通過：

- 檔案編號：A/YL-HTF/1141，臨時貨倉存放建築材料及雜貨（為期 3 年），於 14/10/2022 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1150，臨時貨倉（存放建築材料、五金及電子零件）及露天存放建築材料（為期 3 年），於 17/03/2023 在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1155，臨時露天存放建築材料（為期 3 年），於 11/08/2023 在有條件下批給臨時性質的許可；

申請擬議作臨時露天存放建築材料，建築材料包括：磚石、金屬、無縫管、水泥製品等（可參閱以下圖片），因此申請地點基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。



申請人會委託專業管理公司進行管理，實施附帶條件工程並為設備提供維修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點設有 3 個輕型貨車上落貨車位（每個面積 7 米 x 3.5 米），設置上落貨車位以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。場地不會有任何重型貨車出入，包括貨櫃車及貨櫃車拖架。

露天存放面積佔場地約 3200 平方米，佔場地 58.18% 的土地。所有建築材料皆會使用輕型貨車作運送，不會使用中型或重型貨車。申請場地並不會進行工場活動。餘下面積約 2300 平方米的土地，佔申請地點約 41.82% 土地會用作流動空間。流動空間可供車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地出入口（閘門）設於場地東邊，出入口位置寬敞明確，闊度約 12 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁深灣路，透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



行車通道實況照片



申請地點開放時間，為星期一至六上午八時至下午六時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。

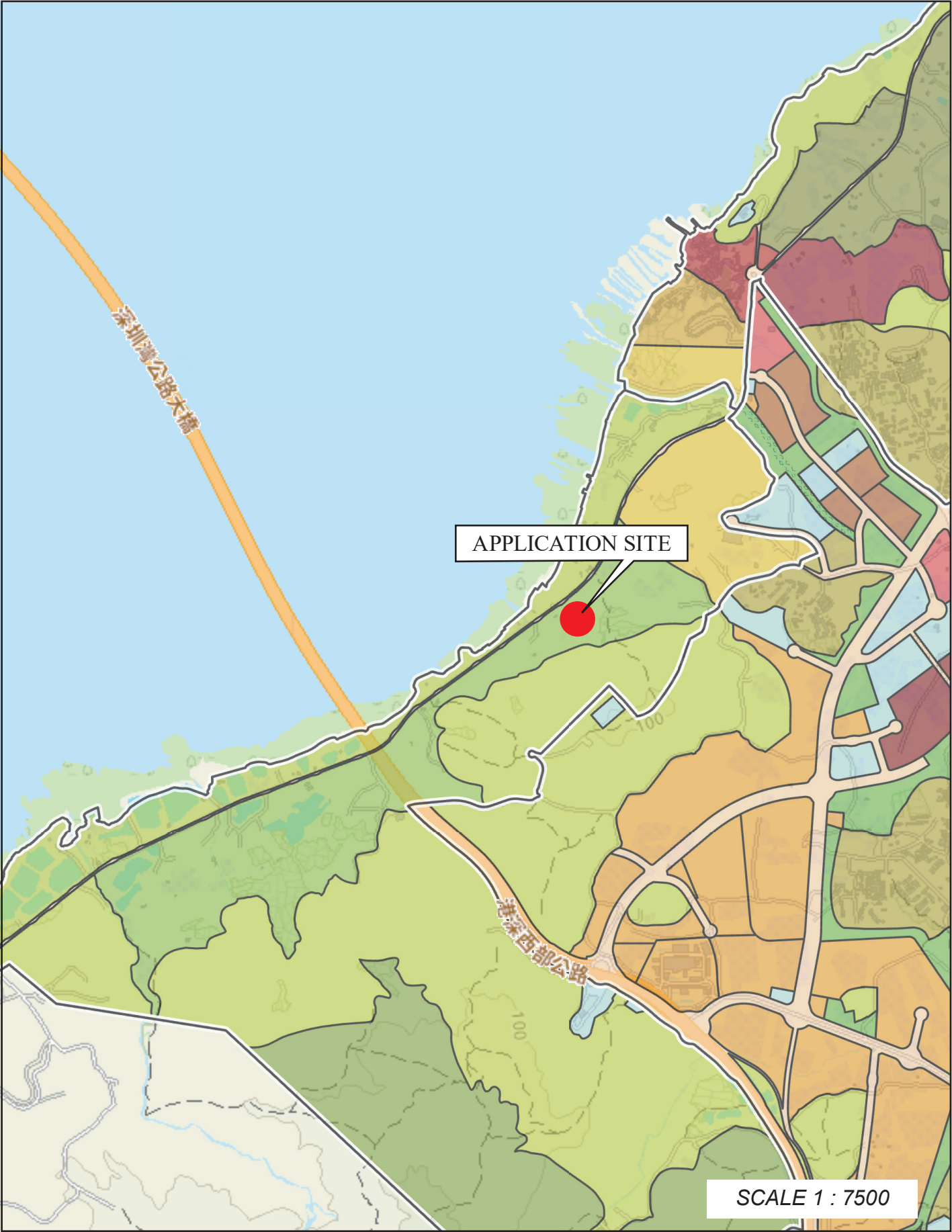
總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

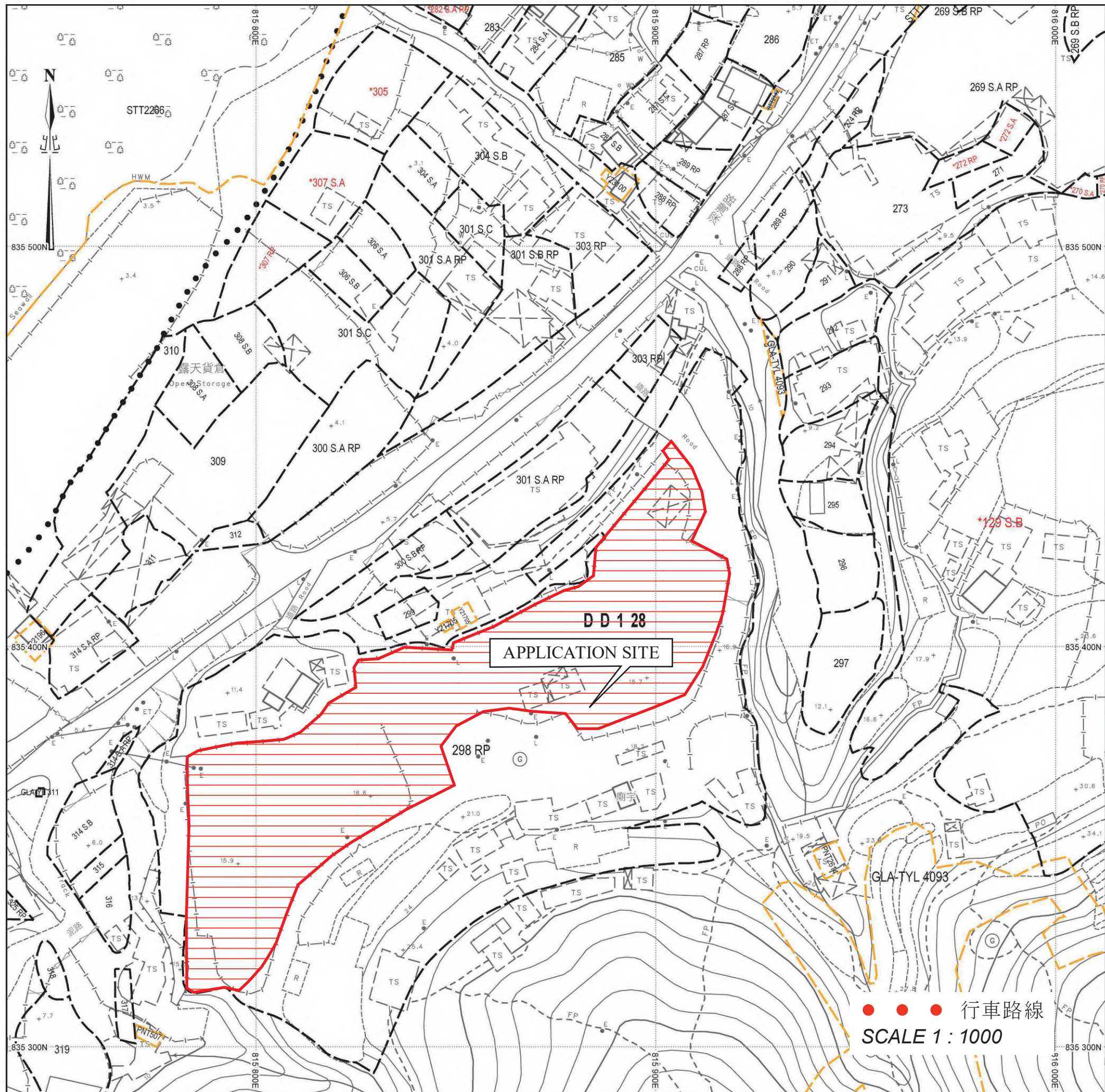
	星期一至六		
	輕型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	3	0	3
11:00 - 12:00	0	1	1
12:00 - 13:00	0	2	2
13:00 - 14:00	0	0	0
14:00 - 15:00	2	0	2
15:00 - 16:00	1	1	2
16:00 - 17:00	0	2	2
17:00 - 18:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

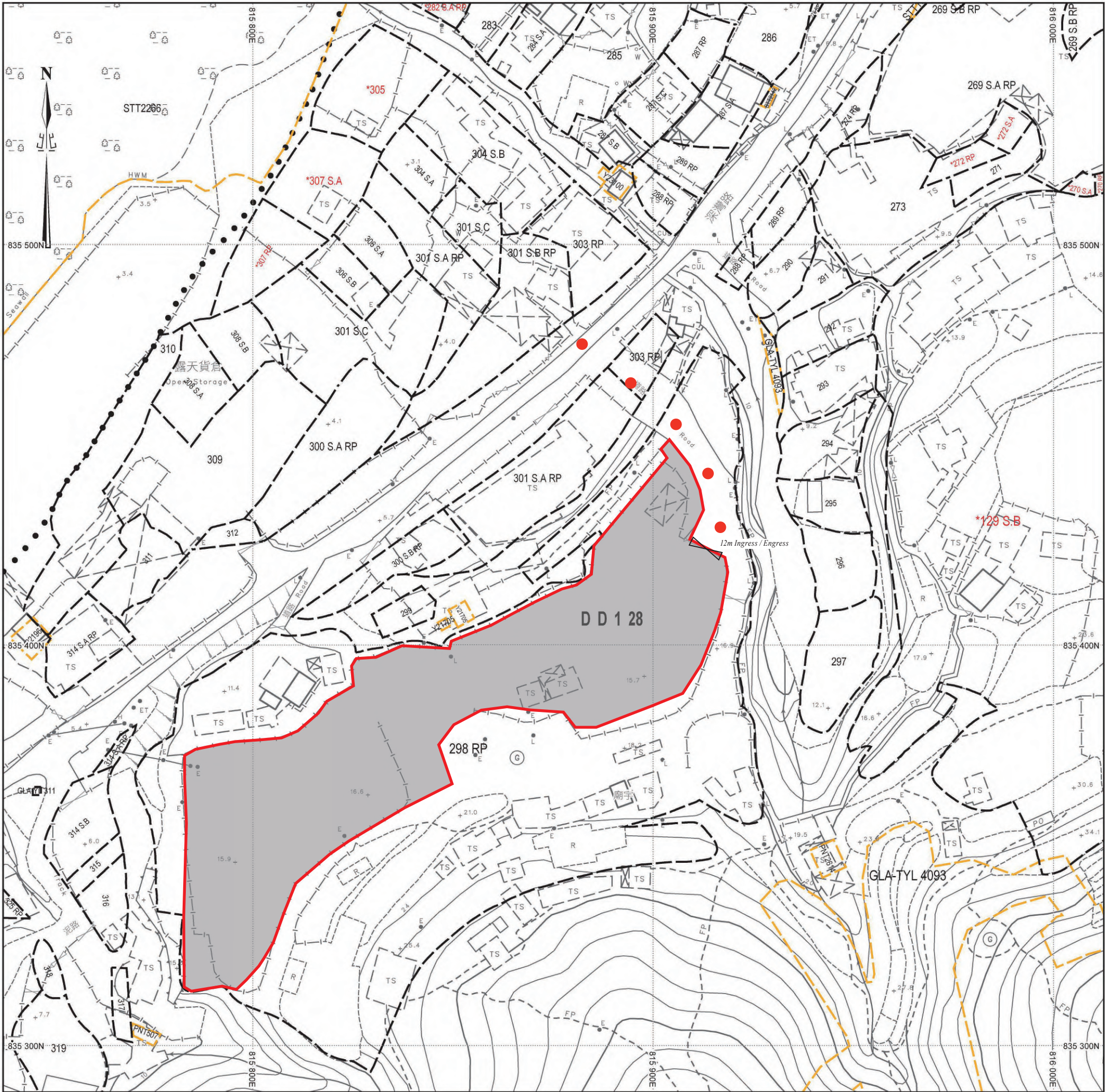
申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。

場地大綱圖





場地位置圖



填土位置圖

填土面積：約5500平方米
填土厚度：約0.2米
填土物料：混凝土

填土範圍

行車路線

SCALE 1 : 1000

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

Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年12月30日星期一 16:41
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: A/YL-HTF/1182補充資料
附件: 填土位置圖.pdf; 美化環境建議計劃圖.pdf; 排水建議計劃圖..pdf

類別: Internet Email

敬啟者

此電郵取代 2024 年 12 月 27 日 下午 3:40 發出的電郵。

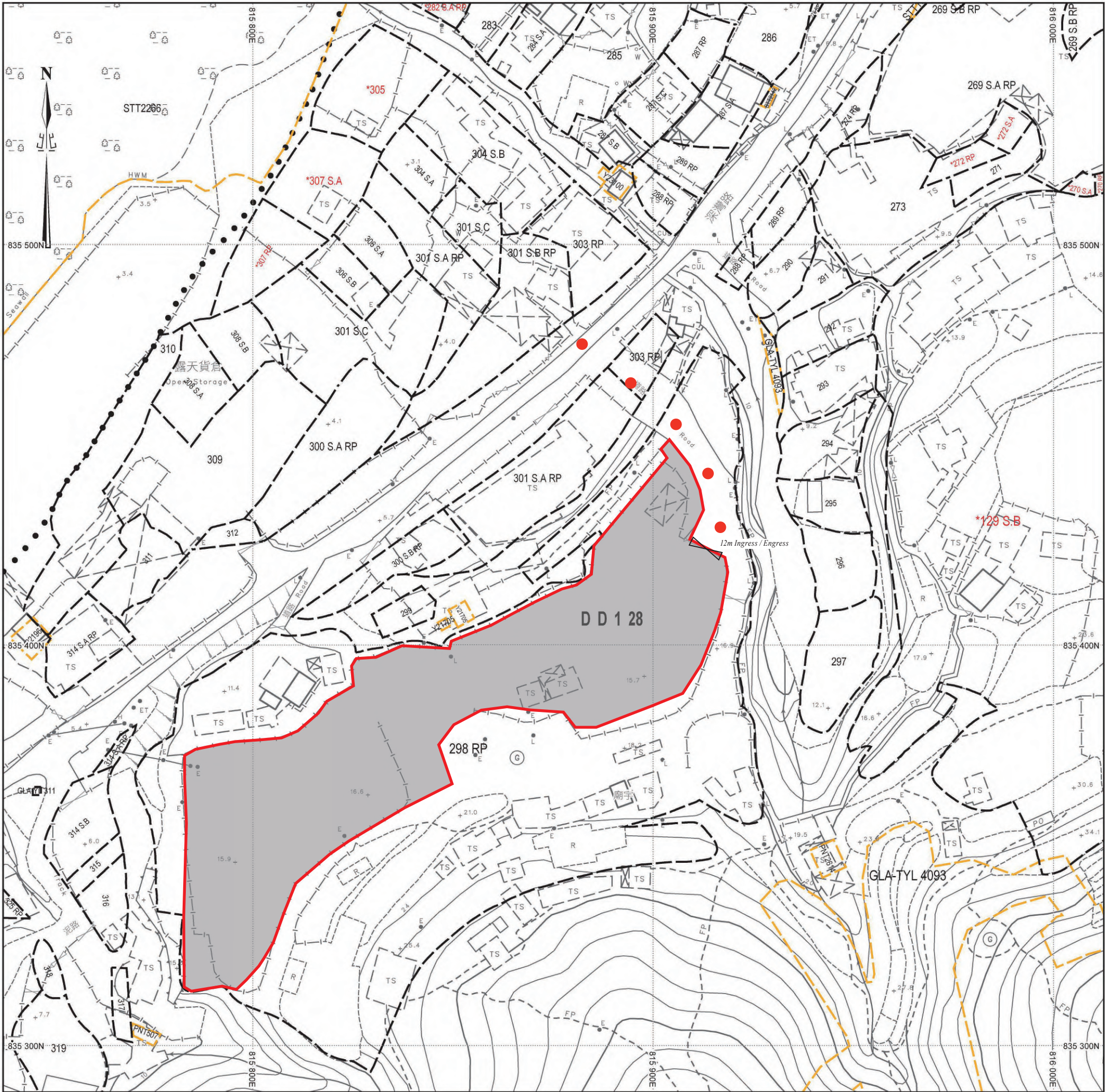
申請人現提交補充資料。

交通運輸方面，場地只會使用輕型貨車作運送，不會使用中型或重型貨車或貨櫃車。

美化環境方面，現時場地沒有樹木，因此不會有斬樹的活動。申請人將會種植及保育 20 棵樹以美化現場環境，包括：8 棵黃槐樹、12 棵中華杜英。

填土及挖土工程方面，申請地點於年前已是混凝土及泥地，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土工程，即此申請不會有額外的填土工程。填土面積約 5500 平方米，填土厚度約 0.2 米，填土物料為混凝土及泥土。另外，場地亦不需進行挖土工程，皆因場地的排水渠一早已鋪設好，因此申請並不會對周圍環境及考古價值造成影響。

附件為排水建議計劃圖，可作參考。



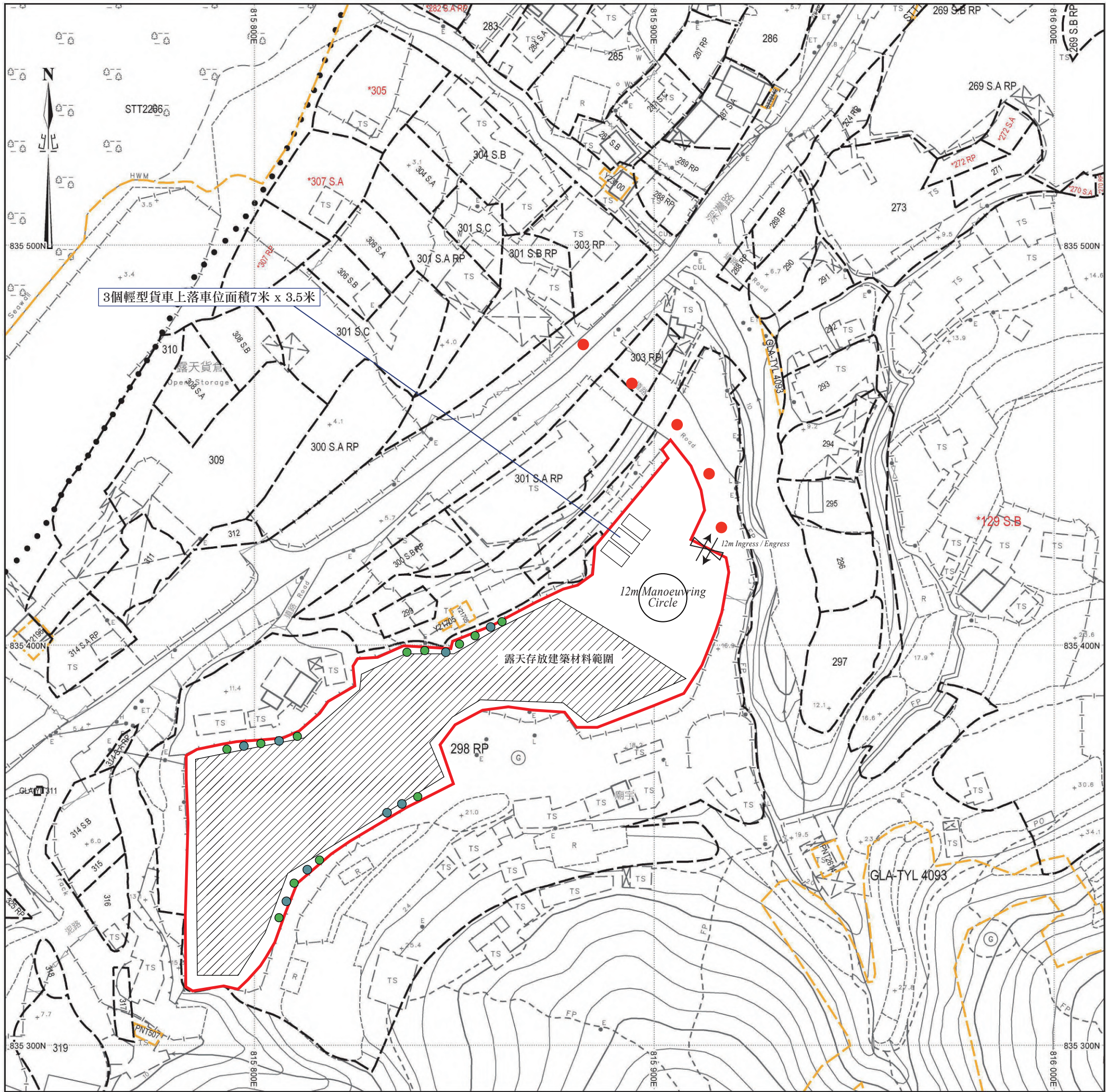
填土位置圖

填土面積：約5500平方米
填土厚度：約0.2米
填土物料：混凝土及泥土

填土範圍

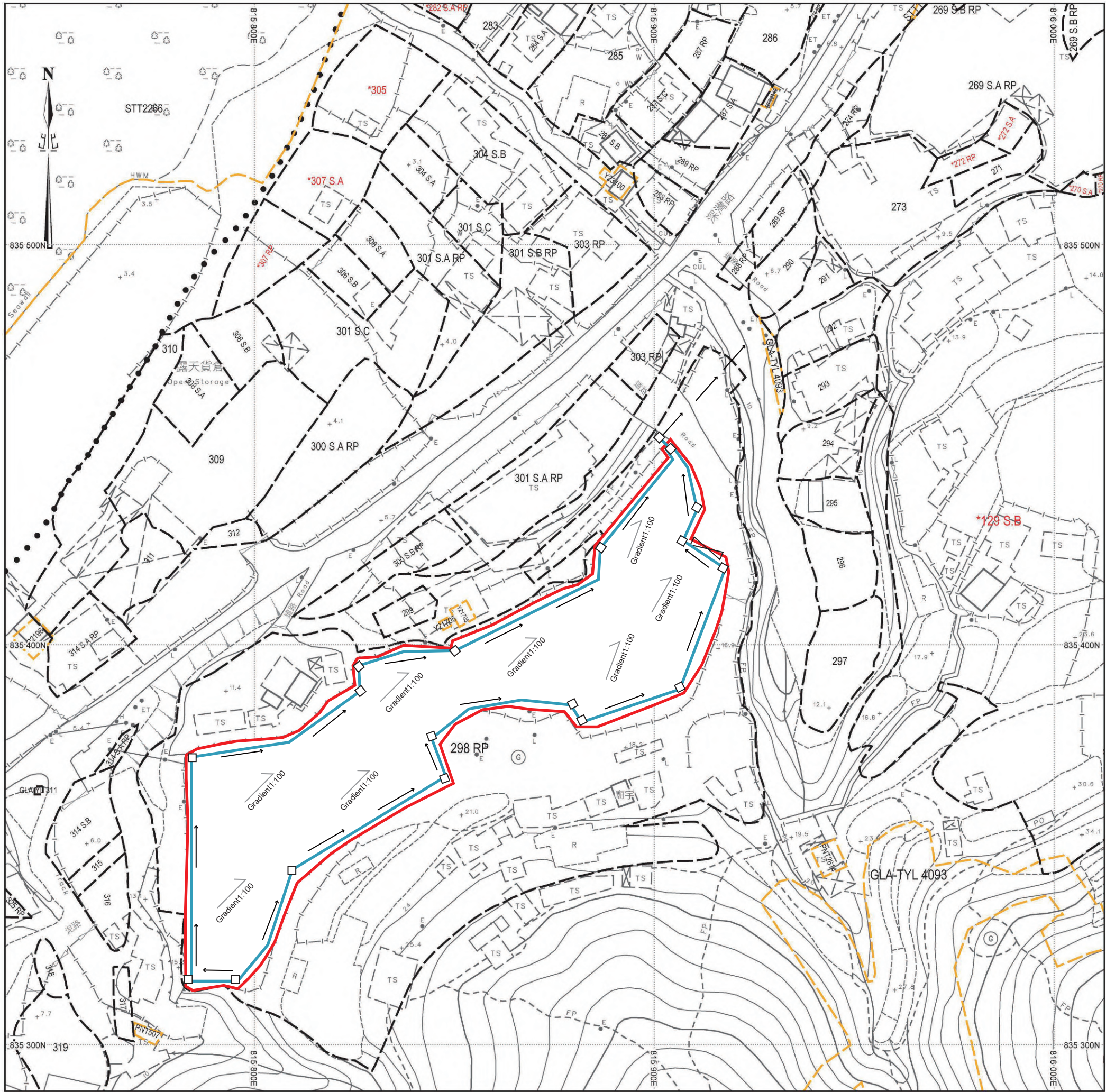
行車路線

SCALE 1 : 1000



美化環境建議計劃圖

- 綠化樹木20棵
- 8棵黃槐樹
 - 12棵中華杜英
- ● ● 行車路線
- SCALE 1 : 1000



排水建議計劃圖

- 沙井
- 地表逕流
- ← 雨水流向
- 600mmU型明渠
- ● ● 行車路線
- SCALE 1 : 1000

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

Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2025年04月09日星期三 10:37
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: A/YL-HTF/1182補充資料
附件: A-YL-HTF-1182 Drainage Record Plan 8-4-2025-.pdf
類別: Internet Email

敬啟者

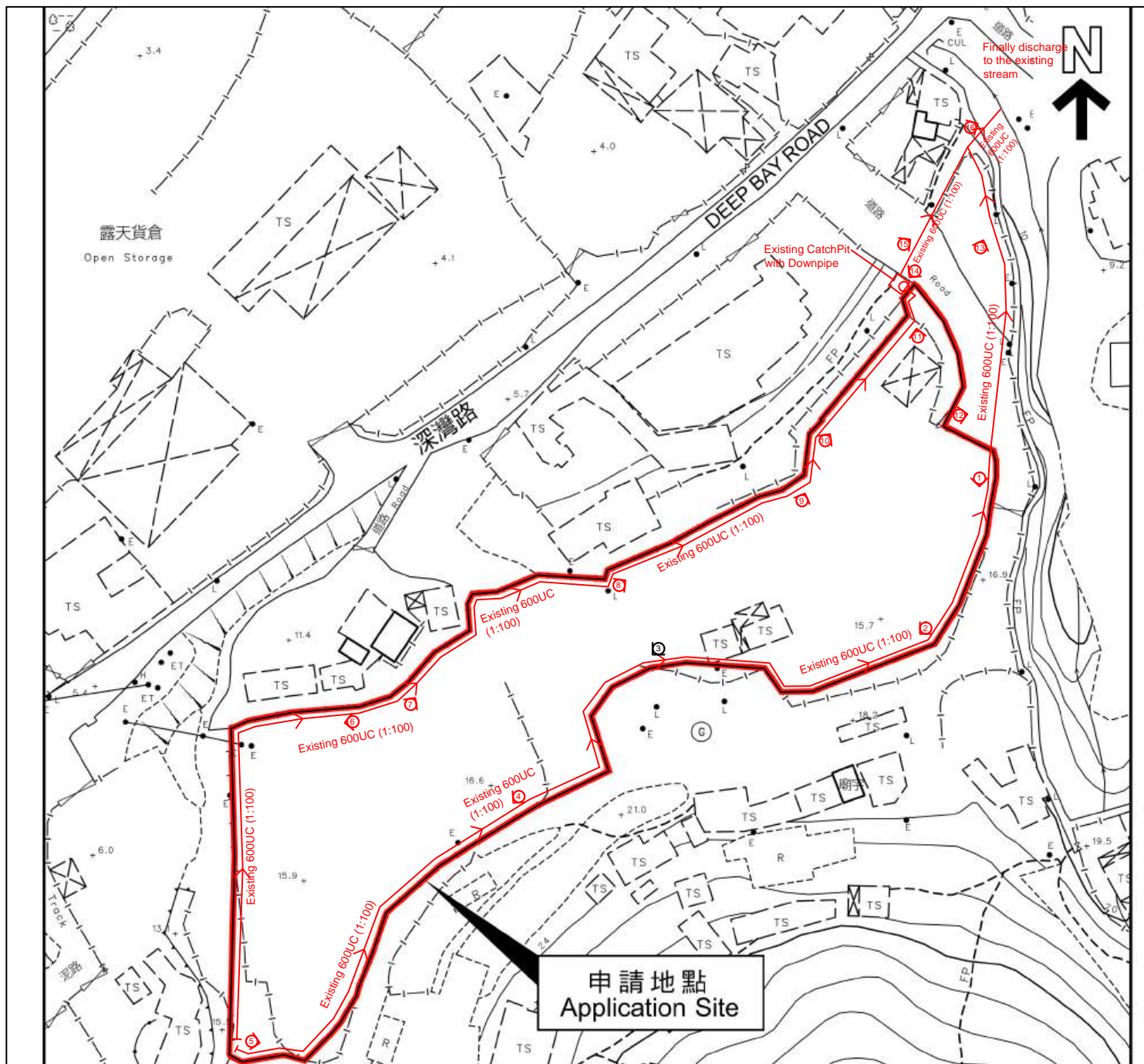
此電郵取代 4 月 8 日 17:49 發出的電郵。

申請人現提交補充資料，以回應 AMO 意見。

場地申請用途為：臨時露天存放建築材料（為期 3 年）及相關填土工程，有關填土範圍約 5500 平方米，厚度約 0.2 米。地點於早前已做好填土工程，故申請不會有額外的填土工程。申請人沒有原先及現在的地面水平資料。

此外，申請場地為了把雨水能順利流進渠務署渠道，現時申請人於早前已在場內圍邊做好 600mm X 600mm 的明渠，沒有沙井，可參閱附件。申請人先填土後做渠，因此受影響的土地深度約 0.4 米。場地已不需再進行亦不會再進行填土及挖土工程，因此申請及後絕不會對周圍環境及考古價值造成影響。

最後，申請人不是重置業務的經營者。



LEGEND

- CP Existing CatchPit
- Existing 600UC (1:100)
- 1 Photo Viewport

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:
Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land Lot 298 RP (Part) in D.D. 128, Ha Tsuen, Yuen Long, New Territories

(Application No.:A/YL-HTF/1182)

Title:

Drainage Record Plan

D01

Drawn by:

DM

Date:

7-4-2025

Check by:

DM

Scale:

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Relevant Extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1155	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	11.8.2023 (Revoked on 11.2.2025)

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/504	Temporary Open Storage of Construction Machinery and Material with Ancillary Covered Storage and Office for a Period of 3 Years	28.9.2007	1,2,3,5
2	A/YL-HT/1040	Proposed Temporary Training Centre with Ancillary Site Office and Machinery Repair Workshop for a Period of 3 Years	20.1.2017 (on review)	1,4,5
3	A/YL-HTF/1098	Proposed Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	18.10.2019	1,4,5

Rejection Reasons:

1. Not in line with the planning intention of the “AGR” zone and no strong justification for a departure.
2. Not compatible with the surrounding areas.
3. Not in line with the then TPB PG-No. 13D. The site had no previous planning approval and there were adverse comments from government departments and local objections. There was insufficient information to demonstrate that the development would not have adverse traffic, environmental and drainage impacts on the surrounding areas.
4. Failure to demonstrate that the development would not have adverse traffic, ecological, landscape, drainage and/or environmental impacts on the surrounding areas.
5. Setting an undesirable precedent.

**Similar s.16 Applications within the same “AGR” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1133	Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond	10.6.2022 (Revoked on 10.3.2024)
2	A/YL-HTF/1150	Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years	17.3.2023 (Revoked on 17.9.2024)
3	A/YL-HTF/1166	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond	1.3.2024
4	A/YL-HTF/1179	Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.12.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments as detailed in **Appendix V**.

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

- no objection to the application; and
- advisory comments as detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- advisory comments as detailed in **Appendix V**.

3. Landscaping

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

- no comment on the application from landscape planning perspective;
- according to the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe predominated by temporary structures, village houses and woodland. Based on the site photos dated January 2025, the Site is mainly covered by bare soil. No existing vegetation/tree within the Site is found; and
- proposed temporary open storage of construction materials at the same location with a smaller site area (i.e. application No. A/YL-HTF/1155) compared with that of the current application was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (the Board) on 11.8.2023. Similar approved applications for temporary open storage use including applications No. A/YL-HTF/1150, 1166 and 1179 are recorded in same “AGR” zone. The proposed use is considered not incompatible to the landscape character of the surrounding areas.

4. **Drainage**

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

- no objection in principle to the application from a drainage point of view;
- should the Board consider the application be acceptable from the planning point of view, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department; and
- advisory comments as detailed in **Appendix V**.

5. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction;
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS; and

- advisory comments as detailed in **Appendix V**.

6. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by PlanD and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix V**.

7. **District Officer's Comments**

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

His office has not received any locals' comment on the application.

8. **Other Departments' Comments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are detailed in **Appendix V**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Chief Engineer/Land Works, CEDD (CE/LW, CEDD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government;
 - (ii) it is noted that no structure is proposed at the Site;
 - (iii) the Site is accessible to Deep Bay Road through a local track on both private lot and government land (GL). His office provides no maintenance works to the GL involved and does not guarantee right-of-way; and
 - (iv) there are unauthorised structures within the private lot (No. 298 RP in D.D. 128) not covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road; and
 - (ii) adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances;

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that as the Site is adjacent to the Ngau Hom Shek Egrettry which has been active in recent years, the applicant should preserve the existing trees along the site boundary, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and the overland flow from the surrounding of the Site. Surface channel of sufficient size along the perimeter of the Site and sufficient openings at the bottom of the boundary wall/fence should be provided to allow surface runoff to pass through the Site if boundary wall/fence is to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the proposed development. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; and
 - (ii) the cost and works of the drainage system as well as future maintenance responsibility shall be borne by the applicant;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. However, the applicant is reminded that if any structure(s) is/are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;

- (iv) if existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (l) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
 - (i) the Site is situated within the Sha Kong Miu (South) Site of Archaeological Interest (SAI). It is noted that there were site formation and drainage works done in the Site without consulting AMO. AMO deeply regrets that those works were undertaken without their permission and might have already caused adverse and irreversible damage to the archaeological potential of the Site; and
 - (ii) no further excavation work in the Site is allowed under the current application without AMO’s approval. If there is any further site work involving excavation or site formation work, an archaeological impact assessment with recommendation of mitigation measures in agreement with AMO will be required. AMO will conduct inspections at the Site as and when required to ensure that the SAI is not further disturbed by unauthorised excavation and site work.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.



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)

21st January, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials for a Period of 3
Years and Associated Filling of Land**
(A/YL-HTF/1182)

1. We refer to the captioned.
2. There is a rejected application (A/YL-HTF/1098, Proposed Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years) covering part of the application site; the reasons for rejection are as follows:

(a) the proposed use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the applicant fails to demonstrate that the proposed use would not generate adverse traffic, environmental, ecological and landscape impacts on the surrounding areas; and

(c) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications for other developments within the "AGR" zone, the cumulative effect of which will result in a general degradation of the rural environment of the area.



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

3. We urge the Board to see whether any of the above reason(s) is still applicable.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:
Sent: 2025-01-21 星期二 02:22:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-HTF/1182 DD 128 Ha Tsuen

Dear TPB Members,

1169 withdrawn. Back with site expanded to 5,500sq.m.

Relocation of brownfield operations affected by resumption can be accommodated in the already far too generous areas designated as Cat 2.

Previous objections relevant and uphold.

Mary Mulvinill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 26 March 2024 2:48 AM HKT
Subject: A/YL-HTF/1169 DD 128 Ha Tsuen

A/YL-HTF/1169
Lot 298 RP (Part) in D.D.128, Ha Tsuen
Site area: About 5.240sq.m
Zoning: "Agriculture"
Applied use: Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

1155 was approved 11 Aug under the STREAMLINING NO QUESTIONS ASKED formula so applicant is back with a significantly larger site.

So no doubt more streamlining, more rubberstamping and stuff the environmental impact and forget about any questions about the fact that the administration promised to phase out brownfield but is actually encouraging more and larger operations like this in order to cover up its failure to ensure that its mega projects do not result in replacing the brownfields in district by incursion into areas that were previously less degraded.

A classic example of Governance by Expediency.

Mary Mulvihill

From
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 5 July 2023 2:49 AM HKT
Subject: A/YL-HTF/1155 DD 128 Ha Tsuen

A/YL-HTF/1155

Lot 298 RP (Part) in D.D.128, Ha Tsuen

Site area: About 2,970sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 2 Vehicle Parking

Dear TPB Members,

The lot is part of Application 1040 rejected on review. 1098 for the other part of the site also rejected.

(a) the development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. There is no strong planning justification to merit a departure from such planning intention, even on a temporary basis;

(b) the applicant fails to demonstrate that the proposed development would not generate adverse ecological, landscape, drainage and environmental impacts; and

(c) the approval of the application, even on a temporary basis, would set an undesirable precedent for applications for other developments within the "AGR" zone, the cumulative effect of which would result in a general degradation of the environment.

This section of AG zoning along Deep Bay Road has been relatively spared the brownfield trashing and it should not be encouraged.

Application should be rejected for the same reasons.

Mary Mulvihill

From:
Sent: 2025-01-21 星期二 02:36:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-HTF/1182 DD 128 Ha Tsuen

Dear TPB Members,

You also have a duty to consider the data provided by applicant as justification who quotes
A/YL-HTF/1141 - Revoked 14 Jan 2024
A/YL-HTF/1150 - Conditions not fulfilled, followed up with 1173 that was subsequently
WITHDRAWN
A/YL-HTF/1155 - Approved 11 Aug 2023. To date CONDITIONS NOT FULFILLED.

Regards
Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 21 January 2025 2:22 AM HKT
Subject: A/YL-HTF/1182 DD 128 Ha Tsuen

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