

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1110
	Date Received 收到日期	17 APR 2025

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

1. Name of Applicant 申請人姓名/名稱

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

CHIEF FORCE LIMITED 志科有限公司

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

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

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)	新界元朗八鄉 丈量約份第110約地段第381號餘段(部分)、第382號餘段(部分)及第412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 1753 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 249 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)	N/A 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	S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	臨時露天私人中型貨車停車場及建築材料貯物場 (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 07/03/2025 (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 13/03/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時露天貯物連附屬設施和相關填土工程(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1504 sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	249 sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	249 sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	249 sq.m <input type="checkbox"/> 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)	
上蓋物A，員工休息室用途，約30平方米，高約2.5米，單層。 上蓋物B，員工休息室用途，約15平方米，高約2.5米，單層。 上蓋物C，遮陽棚連辦公室及員工休息室用途，約169平方米，高約6米，單層。 上蓋物D，貨櫃儲物室用途，約15平方米，高約2.5米，單層。 上蓋物E，貨櫃儲物室用途，約20平方米，高約2.5米，單層。	
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	2個，尺寸約5米x2.5米
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)	中型/輕型貨車停泊位4個，尺寸約11米x2.5米
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放。			
(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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經錦泰路和鄉村道路進入。	
	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"/> (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 1610 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 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	
	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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

詳情請參閱附帶規劃文件。

8. Declaration 聲明

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

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

Signature
簽署

Cheng

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

鄭嘉翔

文員

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

志科有限公司

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

Date 日期

24/03/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗八鄉丈量約份 第110約地段第381號餘段(部分)、第382號餘段(部分)及第412號餘段(部分)
Site area 地盤面積	1753 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	S/YL-KTN/11
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	擬議臨時露天貯物連附屬設施和相關填土工程(為期3年)

(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	249 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.14 <input checked="" 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	5	
(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	2.5 - 6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	14 % <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		6
	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) 中型/輕型貨車停泊位，尺寸約11米x2.5米		2 4
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
美化環境圖則，渠務排水圖則，消防裝置圖則，行車通道圖則		
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"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉丈量約份第 110 約地段第 381 號餘段(部分)、第 382 號餘段(部分)及第 412 號餘段(部分)，進行規劃申請，作「擬議臨時露天貯物連附屬設施和相關填土工程(為期 3 年)」用途。

地帶：農業

地盤面積：約 1753 平方米

行政摘要

擬在新界元朗八鄉丈量約份第 110 約地段第 381 號餘段(部分)、第 382 號餘段(部分)及第 412 號餘段(部分)，錦田北分區計劃大綱核准圖編號：S/YL-KTN/11，「農業」地帶內進行規劃申請，作「擬議臨時露天貯物連附屬設施和相關填土工程(為期 3 年)」。申請地點面積約 1753 平方米，當中無佔用政府土地。

是次申請是作為上次規劃許可申請 A/YL-KTN/827 的重新申請，今次的申請用途與前次的申請用途沒有任何重大的改變，主要的分別是為了申請場地早年已完成的填土工程作出填土工程申請，和釐清車輛停放問題，場地內的設施與上次申請時一樣，沒有任何改變。

上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好。於上次規劃許可申請 A/YL-KTN/827 中，申請人已完成所有附帶條件。倘若時次申請成功，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，因此希望城市規劃委員會及規劃署可以寬容處理時次申請。

場地設計：

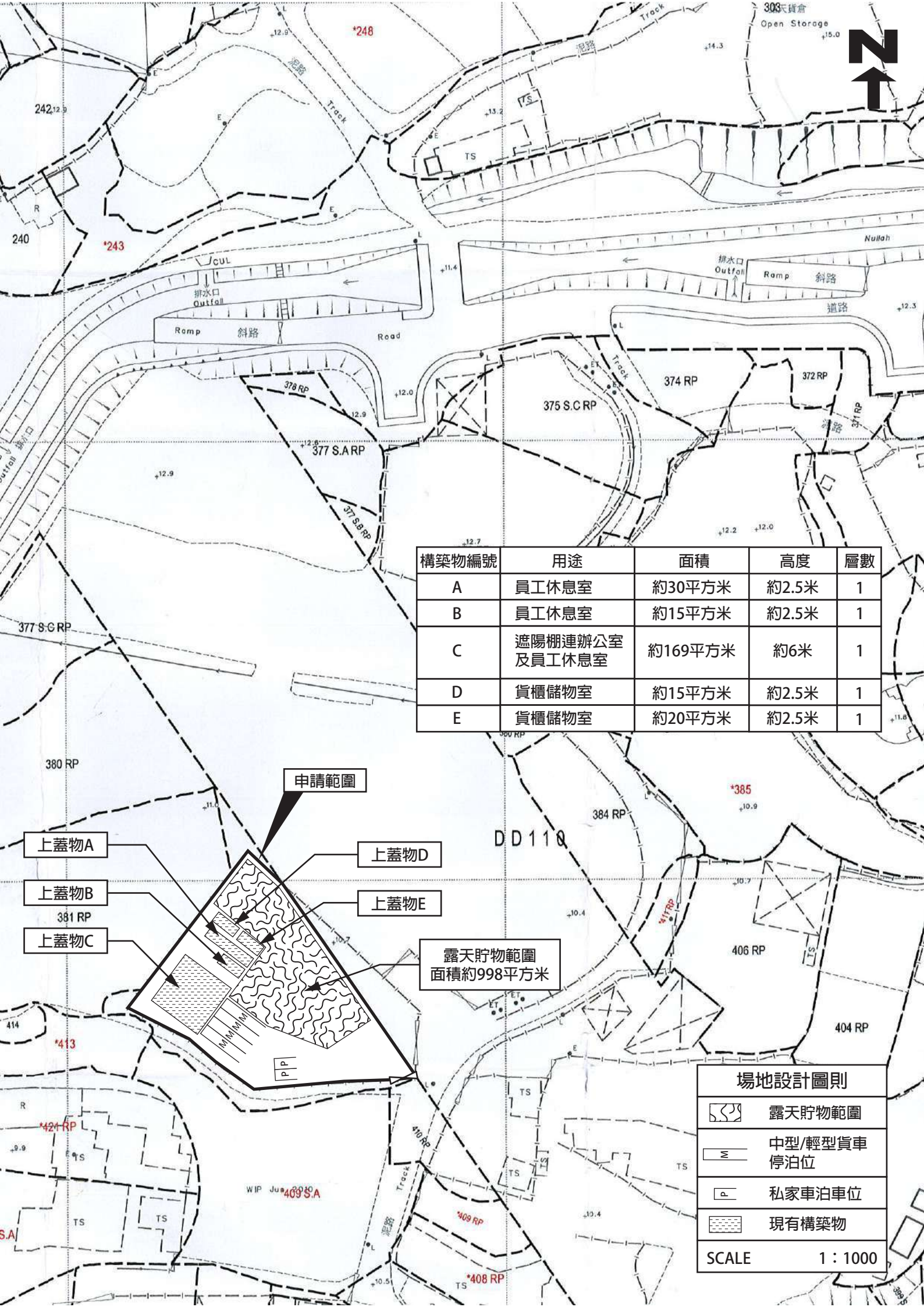
申請地點主要用作露天貯物之用，露天存放的建築材料為「工字鐵」及「鐵器」。

申請地點只為臨時性質，開放時間為星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放，申請地點內只作停車場及貯物用途，也不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

申請地點內的構築物為臨時性質，無任何永久性建築物，構築物只作辦公室及員工休息室之用，不會提供作為居住用途。

申請地點的填土工作已在多年前完成，翻查記錄，填土厚度約**0.1**米，場地內的香港主水平基準增加至現時的+11.4mPD，填土材料為水泥，場地內不涉及挖土。

詳情請參閱以下圖則。



構築物編號	用途	面積	高度	層數
A	員工休息室	約30平方米	約2.5米	1
B	員工休息室	約15平方米	約2.5米	1
C	遮陽棚連辦公室 及員工休息室	約169平方米	約6米	1
D	貨櫃儲物室	約15平方米	約2.5米	1
E	貨櫃儲物室	約20平方米	約2.5米	1

申請範圍

上蓋物A

上蓋物B

上蓋物C

上蓋物D

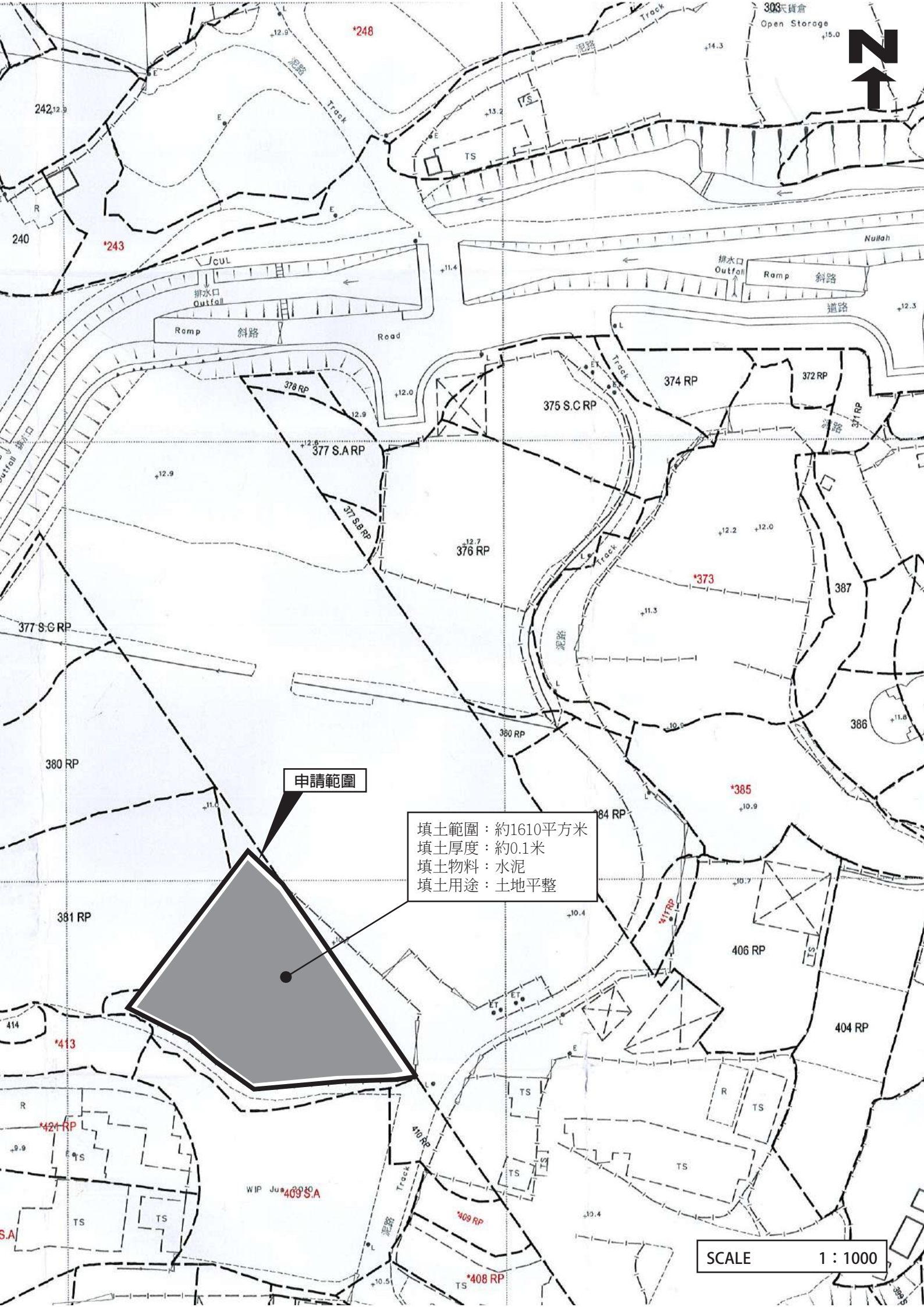
上蓋物E

露天貯物範圍
面積約998平方米

場地設計圖則

- 露天貯物範圍
- 中型/輕型貨車
停泊位
- 私家車泊車位
- 現有構築物

SCALE 1 : 1000

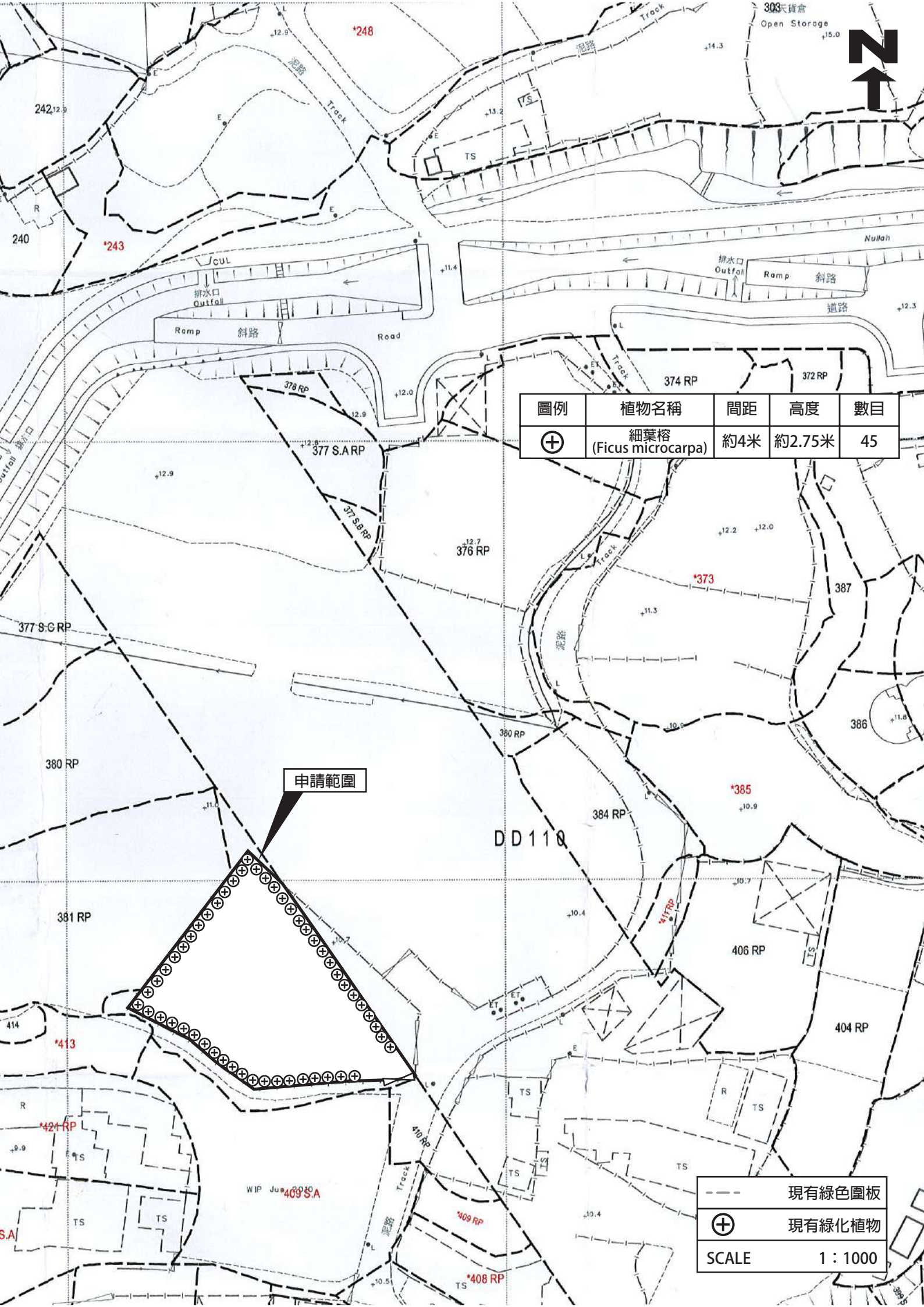


美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，對申請地點內的現有的 16 棵綠化植物進行保存和保護。

申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。



圖例	植物名稱	間距	高度	數目
⊕	細葉榕 (Ficus microcarpa)	約4米	約2.75米	45

申請範圍

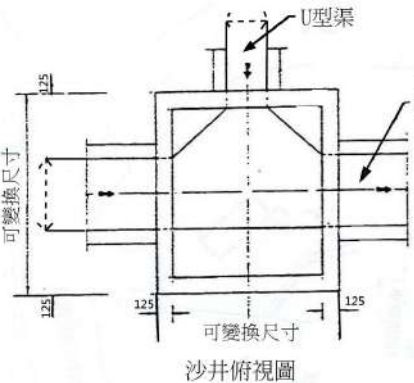
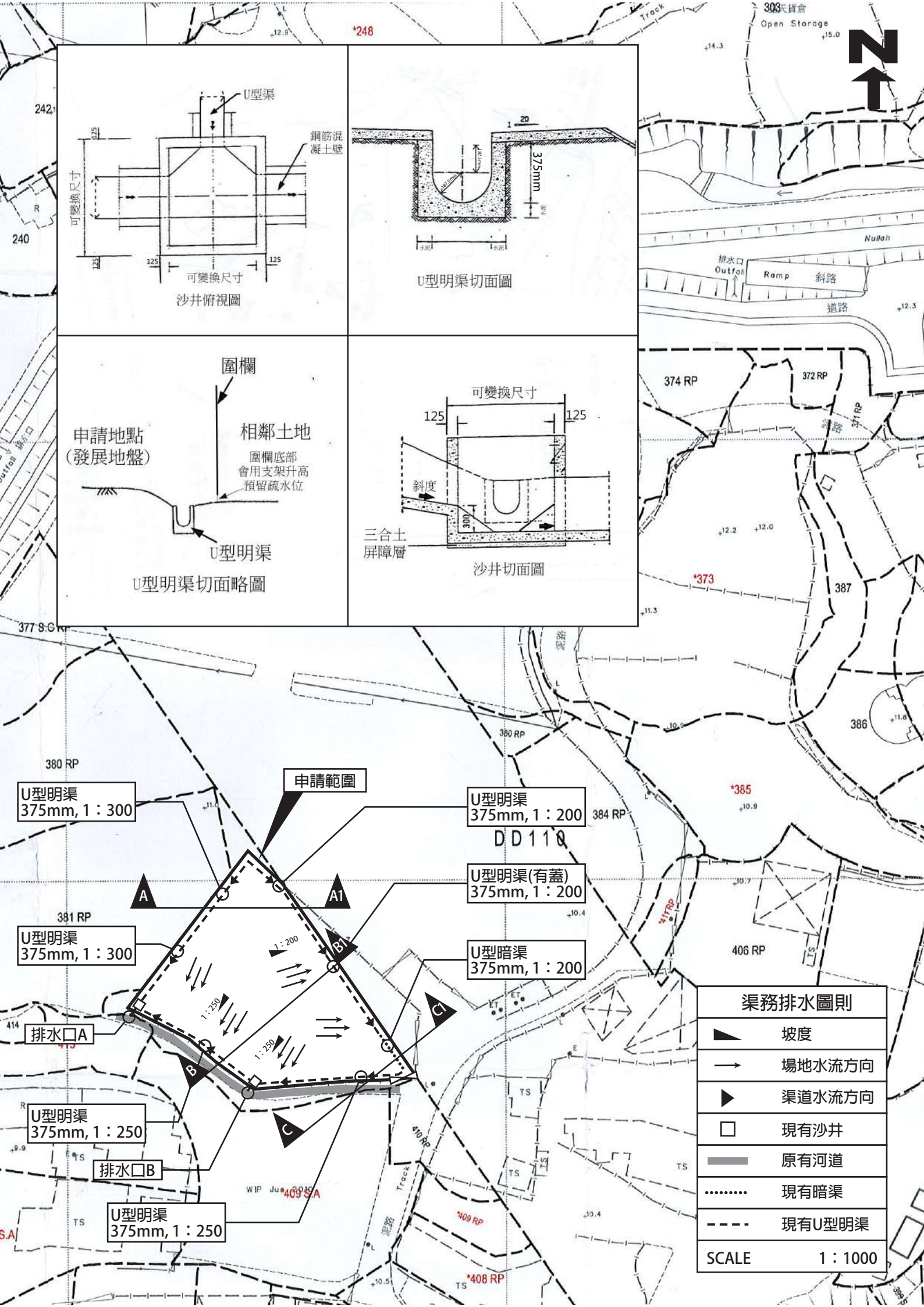
DD110

---	現有綠色圍板
⊕	現有綠化植物
SCALE	1 : 1000

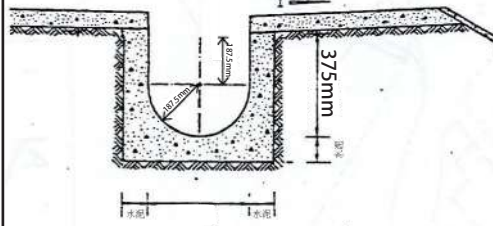
渠務排水：

申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第16條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養。

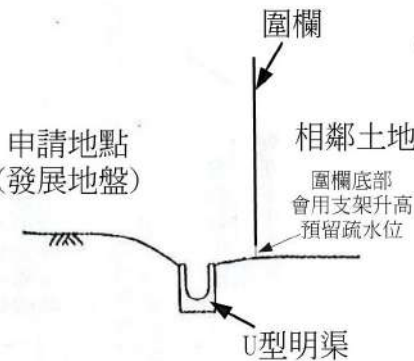
詳情請參閱以下圖則。



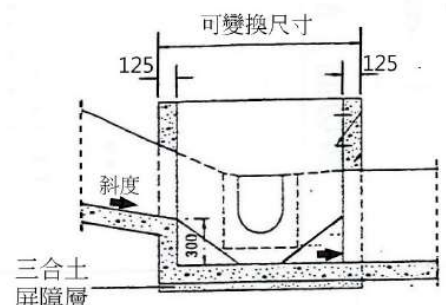
沙井俯視圖



U型明渠切面圖



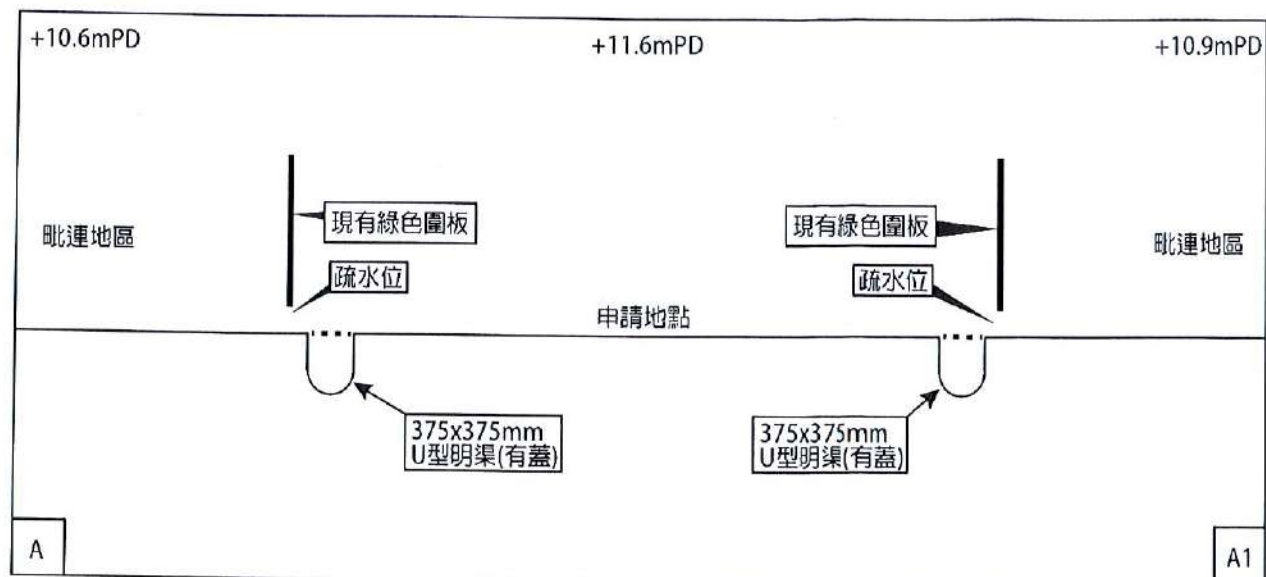
U型明渠切面略圖



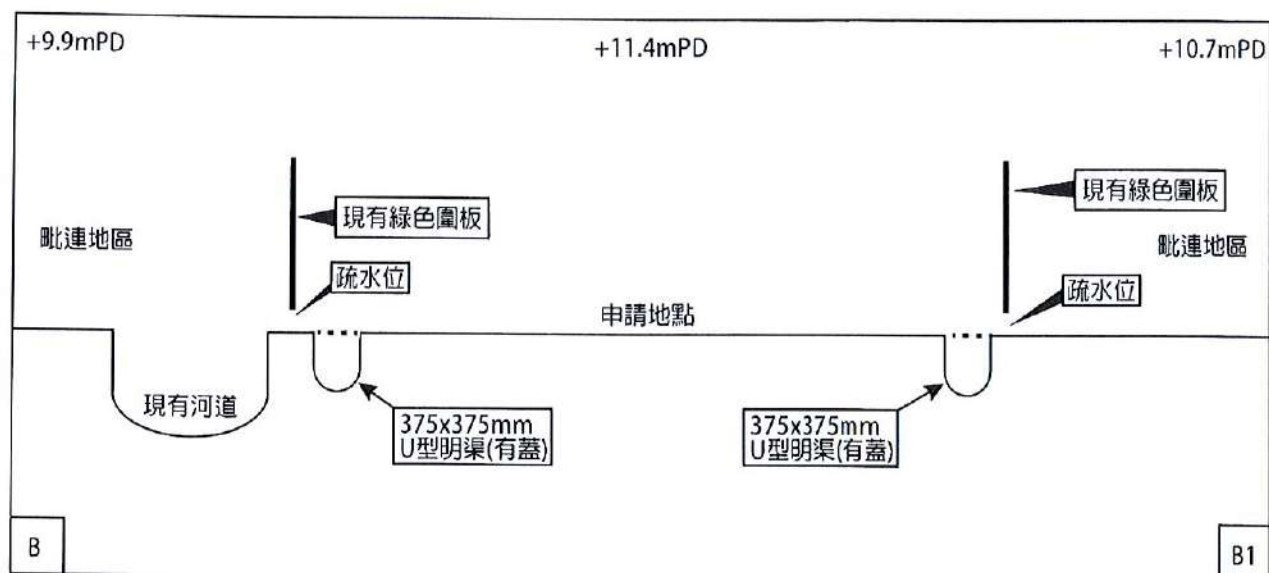
沙井切面圖

渠務排水圖則

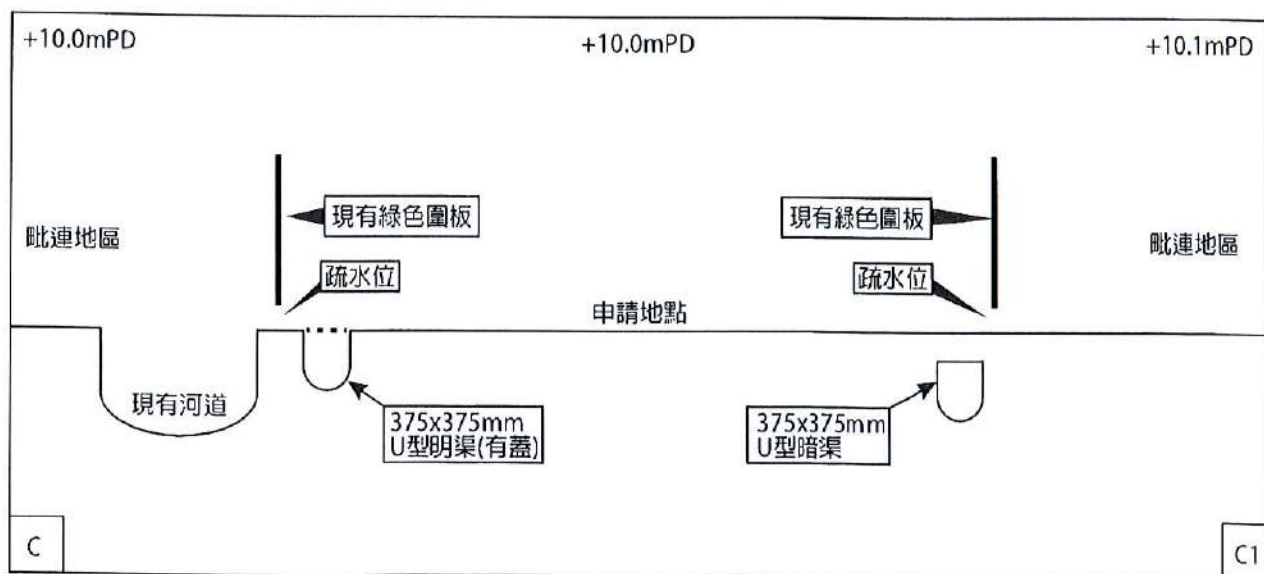
	坡度
	場地水流方向
	渠道水流方向
	現有沙井
	原有河道
	現有暗渠
	現有U型明渠
SCALE 1 : 1000	



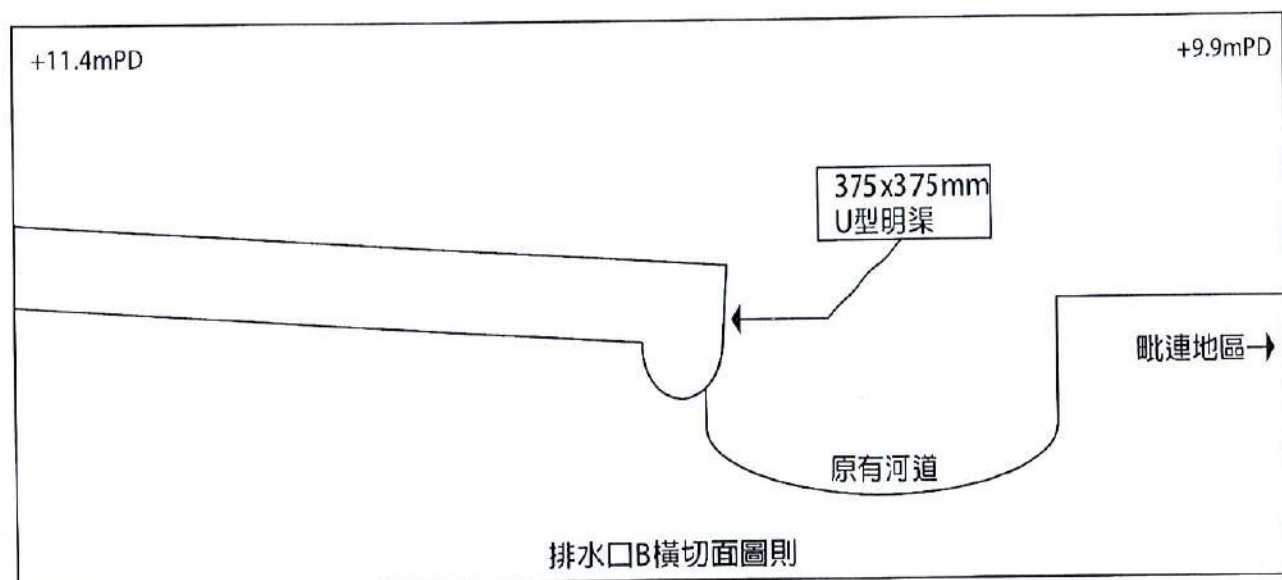
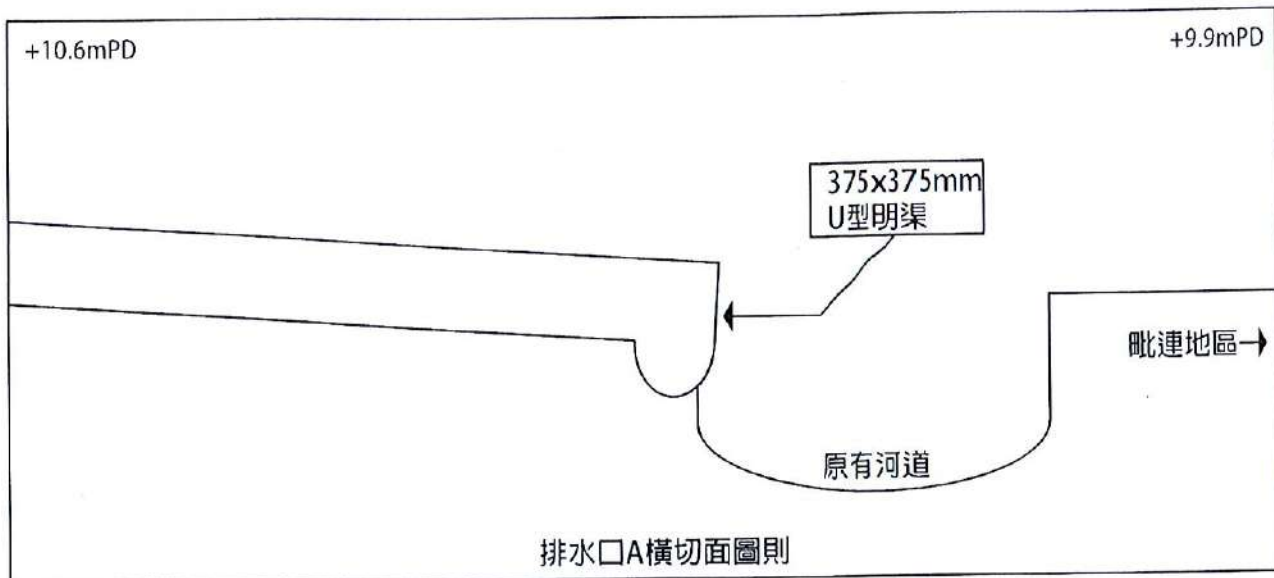
A—A1橫切面圖則

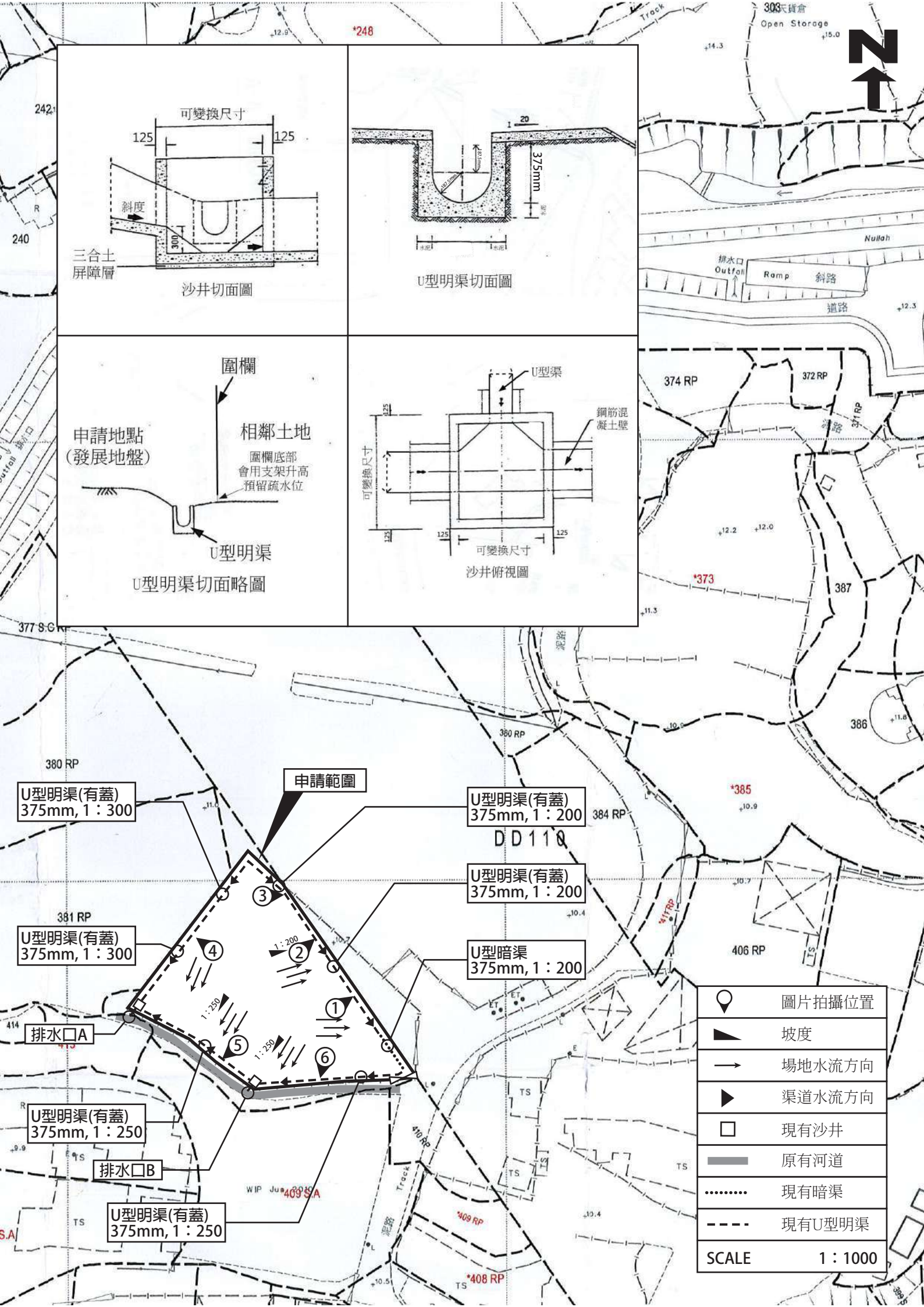


B—B1橫切面圖則



C—C1橫切面圖則





*248

303天貨倉
Open Storage
+15.0

+14.3

242

240

三合土
屏障層

可變換尺寸

125

125

斜度

沙井切面圖

U型明渠切面圖

申請地點
(發展地盤)

相鄰土地

圍欄底部
會用支架升高
預留疏水位

U型明渠

U型明渠切面略圖

可變換尺寸

125

125

125

可變換尺寸

沙井俯視圖

鋼筋混
凝土壁

374 RP

372 RP

371 RP

+12.2

+12.0

*373

387

386

+11.6

380 RP

U型明渠(有蓋)
375mm, 1 : 300

申請範圍

U型明渠(有蓋)
375mm, 1 : 200

DD 110

U型明渠(有蓋)
375mm, 1 : 200

U型暗渠
375mm, 1 : 200

381 RP

U型明渠(有蓋)
375mm, 1 : 300

排水口A

U型明渠(有蓋)
375mm, 1 : 250

排水口B

U型明渠(有蓋)
375mm, 1 : 250

WIP Ju 409 SA

384 RP

*385

+10.9

+10.7

406 RP

	圖片拍攝位置
	坡度
	場地水流方向
	渠道水流方向
	現有沙井
	原有河道
	現有暗渠
	現有U型明渠
SCALE 1 : 1000	












消防裝置：

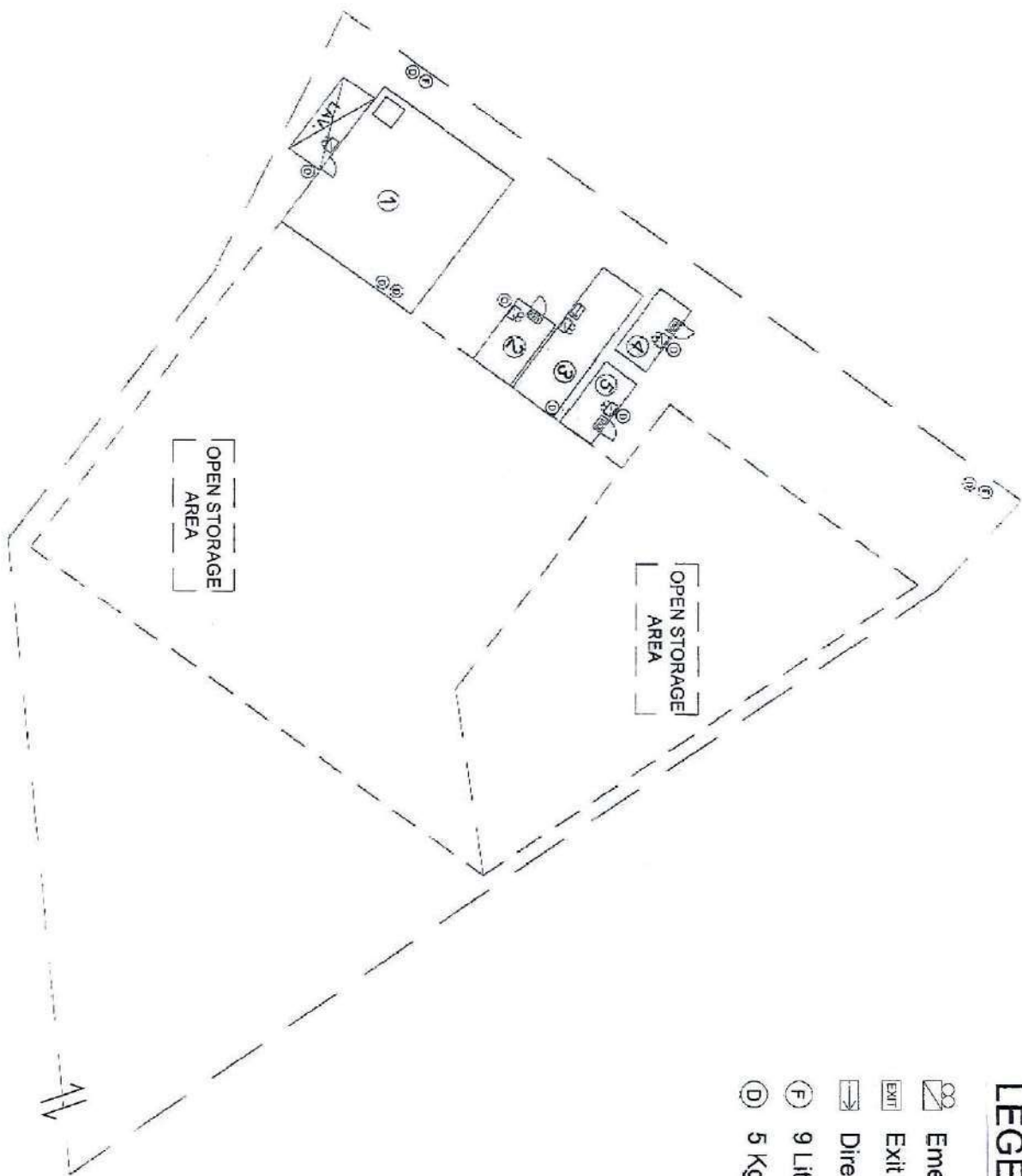
是次申請是作為上次規劃許可申請A/YL-KTN/827的重新申請，申請用途與上次規劃許可申請A/YL-KTN/827用途相同，唯一的分別是為了申請場地早年已完成的填土工程作出填土工程申請和釐清車輛停放問題。

場地內的設施與上次申請時一樣，沒有任何改變；消防設備的數目和種類亦與A/YL-KTN/827時一致，沒有任何改變，隨件附上最新的FS251消防證書。

詳情請參閱以下圖則。

LEGEND :

-  Emergency Light c/w 2 hours battery back-up.
-  Exit Sign Box c/w 2 hours battery back-up.
-  Directional Sign Box c/w hours battery back-up.
-  9 Liter Foam type Fire Extinguisher.
-  5 Kg Dry Powder Fire Extinguisher.



Scale 1:300

F.S. CONTRACTOR :

信昌消防工程公司
Shun Cheong Fire Prevention Eng. Co.

DRAWING TITLE:

Fire Services Layout Plan

ADDRESS:

381(PART), 382 RP(PART) AND
412RP(PART) IN D.D.110, KAM
TIN, N.T.

REV.	DESCRIPTION	DATE	BY
01	As Issued		

Drawn by

Ka Chan

Scale

1:300 (A3 SIZE)

Checked by

Louis Lam

DRAWING NO.

DD110-FS-01

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.:

消防處編號

Serial Number

30229 007411

Name of Client 顧客姓名

Address 地址

Lots 381RP(Part), 382 RP(Part) and 412RP(Part) in D.D.110, Pat Heung, Yuen Long, NT

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 Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	9 x 5kg Dry Powder type (F.E.)		Conforms with FSD requirements	18/02/2025	17/02/2026
24	2 x 9L AFFF Foam type(F.E.)		Conforms with FSD requirements	18/02/2025	17/02/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 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/YYYY)

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

Remark 備註

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

NG SUET FUNG

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC3 / 0229

RC

吳雪峰

Telephone:

聯絡電話

Date:

日期

19/02/2025

For FSD
use only

Inspected

Key-in

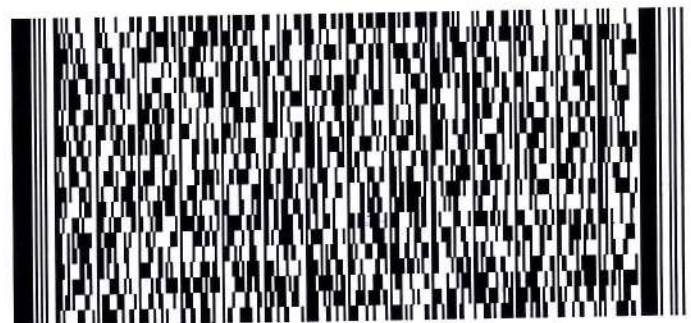
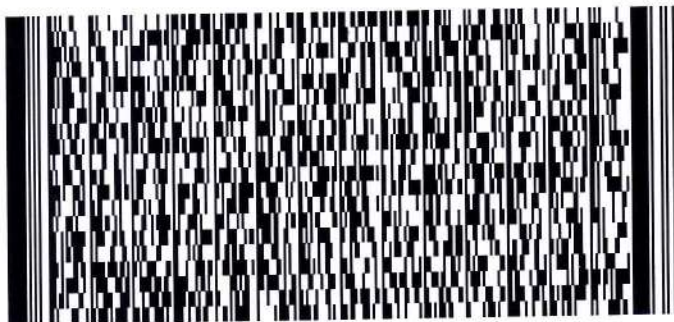
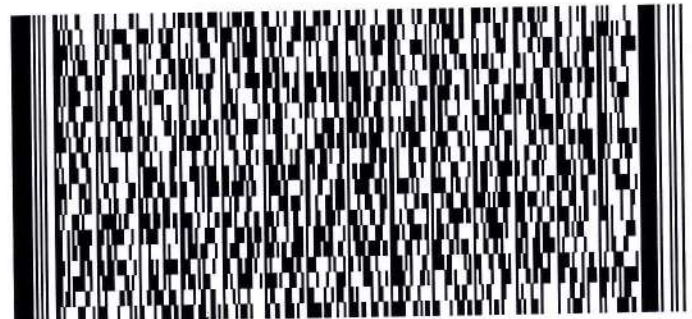
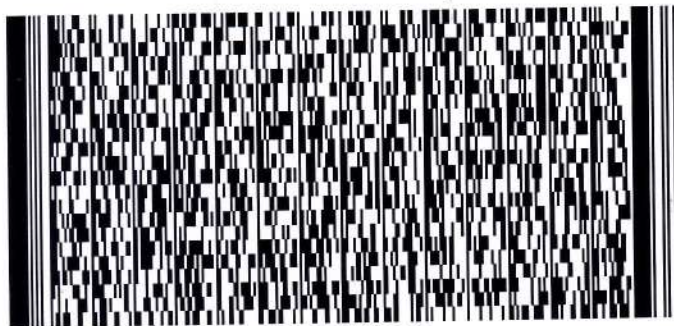
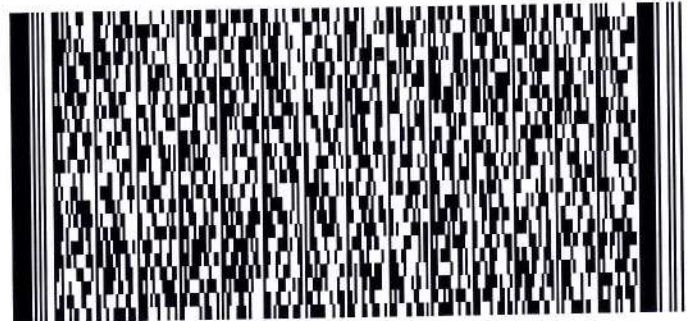
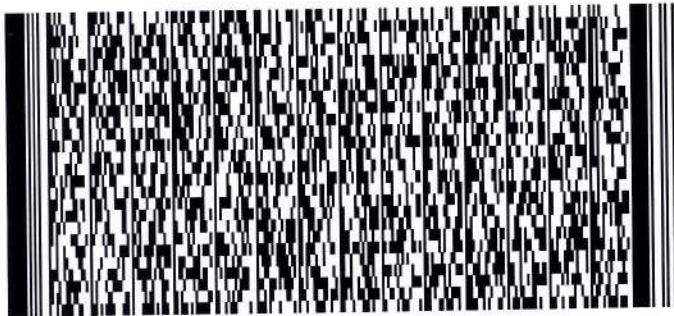
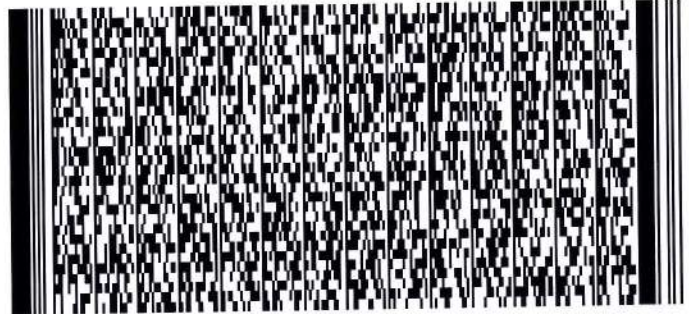
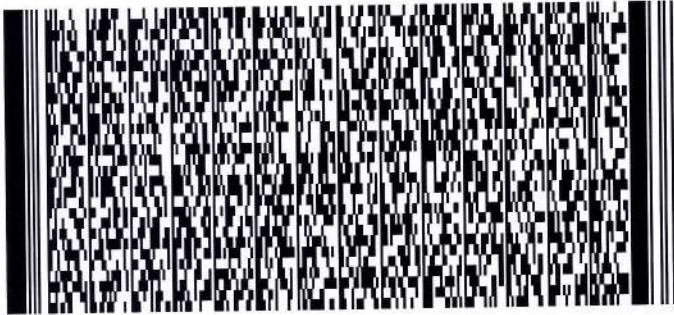
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Serial Number

30229007411

Name of Client 顧客姓名



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

Serial Number

20220 008691

Name of Client 顧客姓名

Address 地址

Lots 381RP(Part), 382 RP(Part) and 412RP(Part) in D.D.110, Pat Heung, Yuen Long, NT

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 Maintenance ONLY**

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting (5 x Emergency Lighting)		Conforms with FSD requirements	18/02/2025	17/02/2026
12	Exit Signs (3 x Exit Signs Box)		Conforms with FSD requirements	18/02/2025	17/02/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 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/YYYY)

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

Remark 備註

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:

Authorized Signature:

Name:

姓名

NG SUET FUNG

FSD/RC No.:

消防處註冊號碼

RC2 / 0220 RC /

Company Name:

公司名稱

Shun Cheong Fire Prevention Engineering Co.

Telephone:

聯絡電話

Date:

日期

19/02/2025

For FSD use only

Inspected

Key-in

Verified



Serial Number

20220 008691

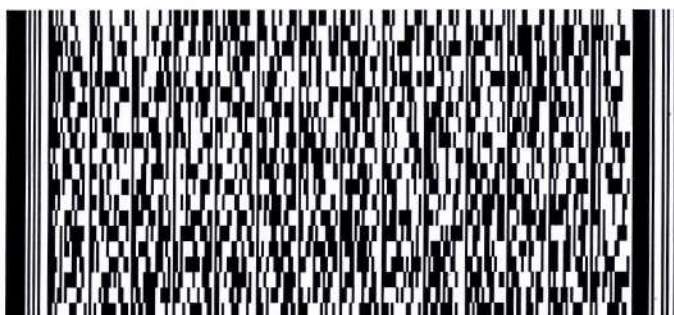
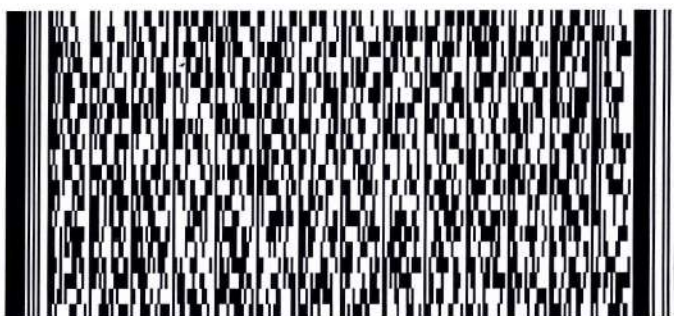
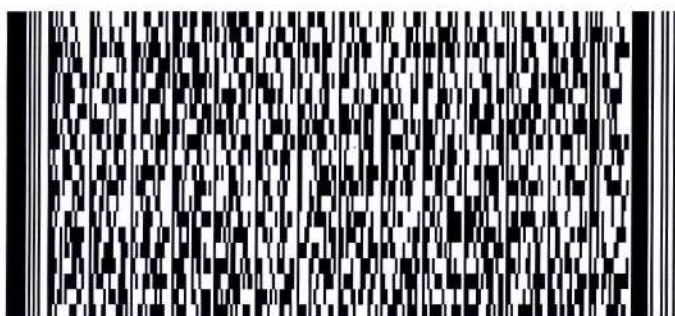
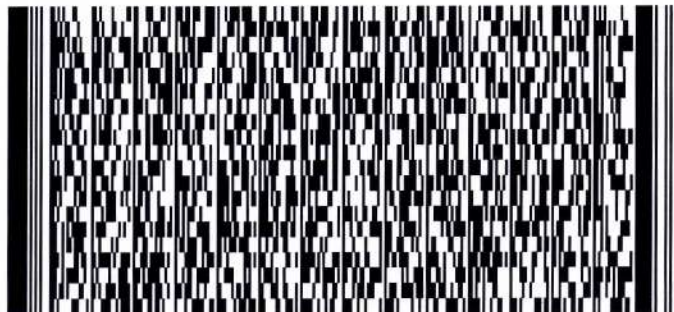
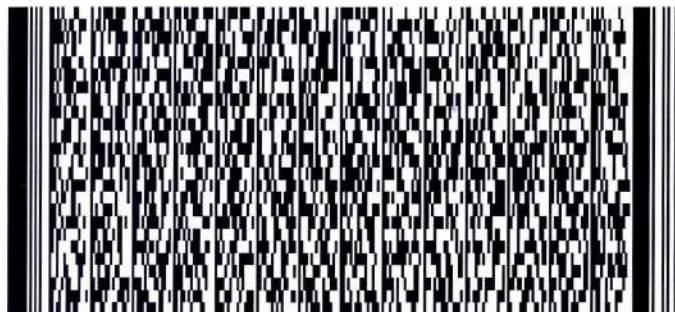
Name of Client 顧客姓名

Part 1 Annual Maintenance ONLY

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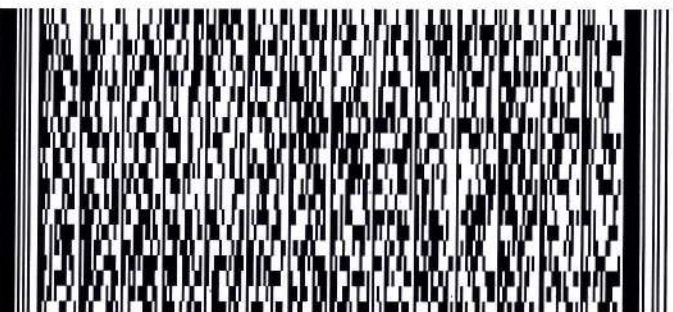
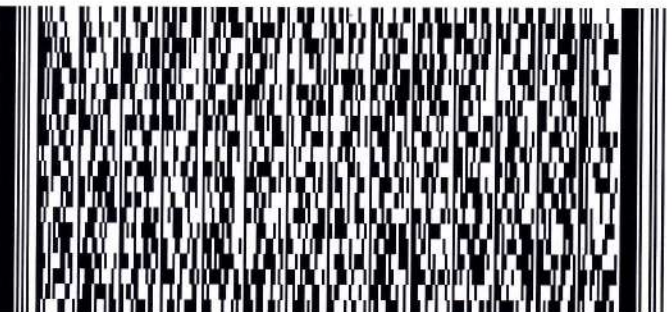
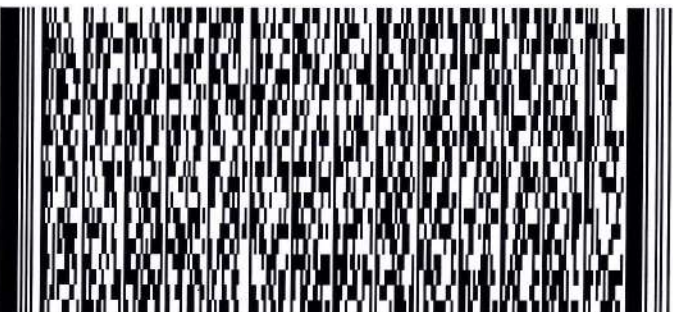
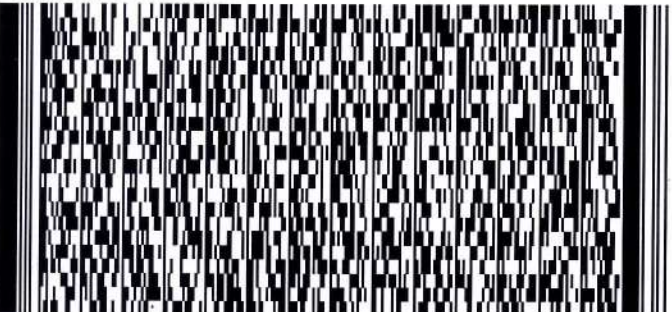
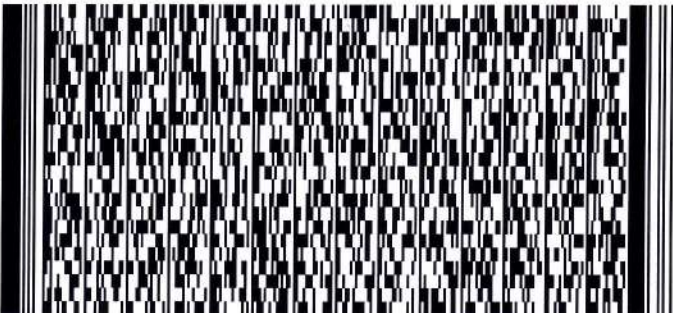
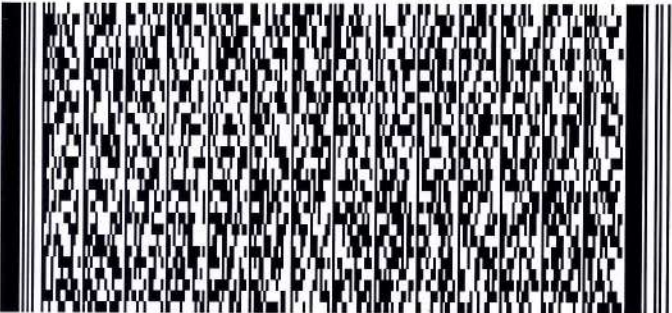
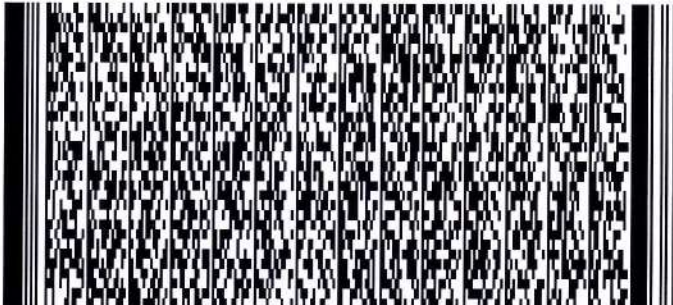
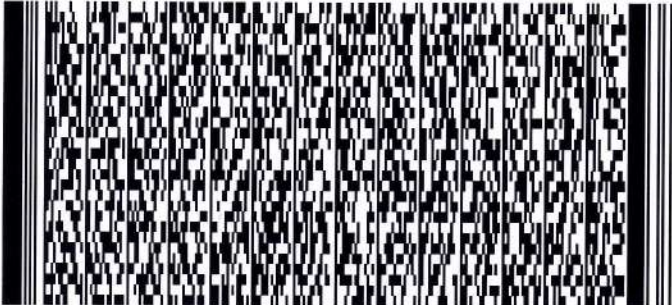
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
12	Exit Signs (1 x Directional Signs)		Conforms with FSD requirements	18/02/2025	17/02/2026



Serial Number

20220008691

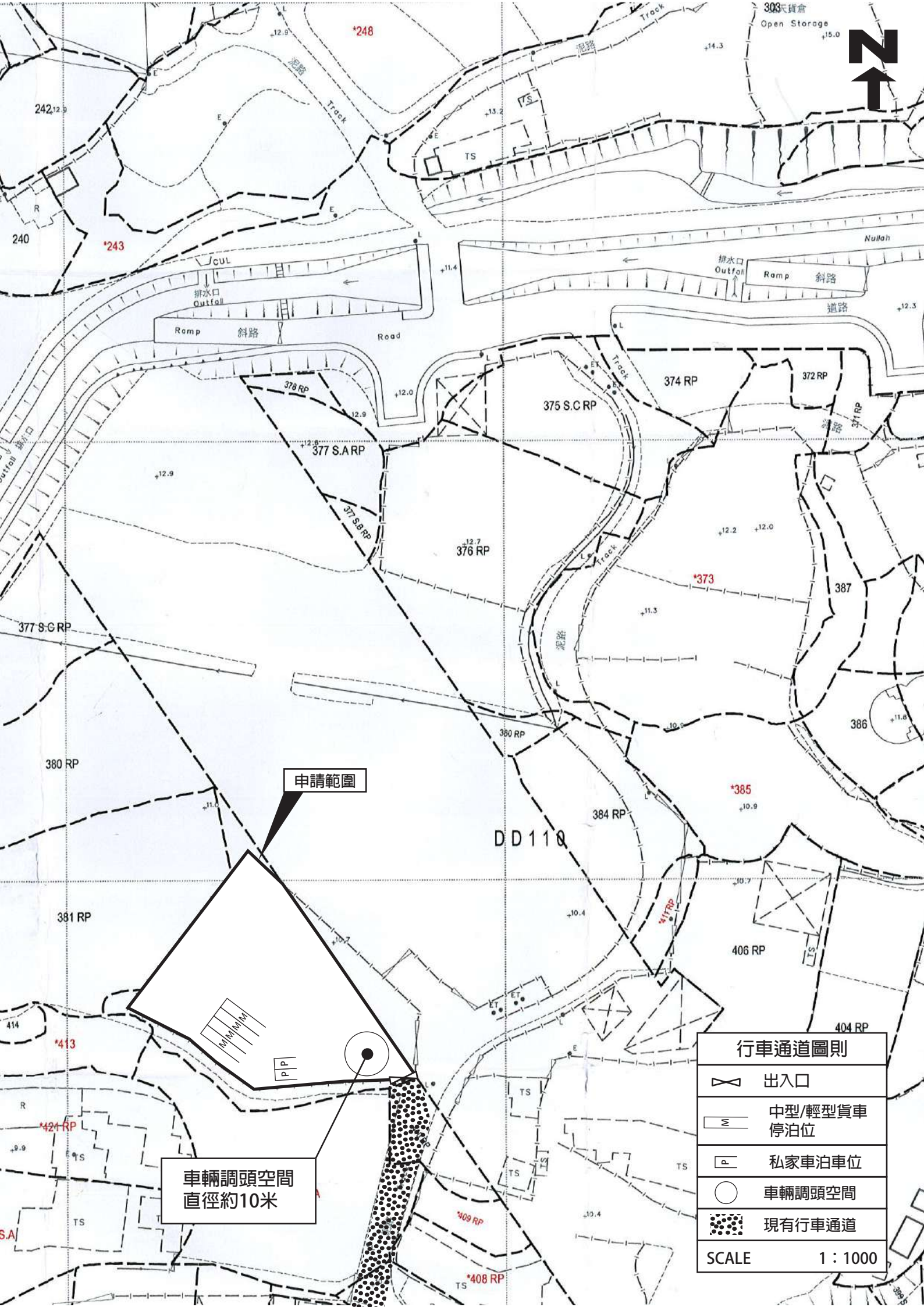
Name of Client 顧客姓名



行車通道：

1. 申請地點南面有一個明確的出入口，可以直通粉錦公路，出入口寬度大約5米。
2. 申請地點行車通道闊度約4.5米，足夠中型貨車出入，行車通道不會和泊車位置重疊。
3. 申請場地內只會存放5.5噸至24噸的輕型及中型貨車，不會存放重型貨車或拖頭。申請地點內預計每星期約有4輛輕型或中型貨車進出，每個月約有2輛訪客私家車進出。
4. 申請人和土地使用者承諾，在規劃申請獲批後，會負責保養和維修相關使用的行車通道。

詳情請參閱以下圖則。



申請範圍

車輛調頭空間
直徑約10米

行車通道圖則	
	出入口
	中型/輕型貨車 停泊位
	私家車泊車位
	車輛調頭空間
	現有行車通道
SCALE 1 : 1000	



申請範圍

Block 1

Block 2

Block 3

Block 4

Block 5

Block 6

Block 7

Block 8

路德會七星薈

露天貨倉

錦泰路

樂場

里昂徑

尼斯徑

波爾多徑

路德會七星薈

Block 11

Block 13

橫台山菜園

錦田公路

教堂

錦田公路

49座

214座

213座

213C座

石崗列車停放處及
緊急救援處

行政路

現有行車通道

NOT TO SCALE

石崗軍營

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

A/YL-KTN/1110 規劃申請補充資料

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 修正附帶規劃文件。

獲授權代理人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期： 2025 年 04 月 23 日

美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，對申請地點內的現有的 45 棵綠化植物進行保存和保護。

申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。

寄件者: Cheng Johnny [REDACTED]
寄件日期: 2025年05月23日星期五 17:47
收件者: tpbpd/PLAND;
主旨: 有關A/YL-KTN/1110規劃申請補充資料
附件: KTN1110補充資料_2025-05-23.pdf

類別: Internet Email

煩請閣下檢閱，並以本次補充資料內容，取代於 22/05/2025(下午 5:42)和 23/05/2025(上午 11:11)所提交的補充資料。

如造成不便，敬請原諒。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

A/YL-KTN/1110 規劃申請補充資料

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 修正附帶規劃文件部份內容(見附件 A)。
2. 申請地點內只作擬議臨時露天貯物連附屬設施用途，不會進行拆件、保養、修理、清洗、噴漆或其他工場活動，不會有污染物產生。
3. 申請地點邊界設置有綠化植物和圍板，圍板高度約 2.5 米，可以有效降低申請地點對附近環境的負面影響。
4. 是次規劃申請是 A/YL-KTN/827 的重新申請，主要的分別是為了申請場地早年已完成的填土工程作出填土工程申請，以及釐清車輛停放問題，場地內的設施與上次申請時一樣，沒有任何改變。申請地點中的車輛類型與過往獲批的規劃申請 A/YL-KTN/827、A/YL-KTN/648、A/YL-KTN/517 相同，差別只在於車輛的數目有所改變，相關車輛類型於申請地點使用和運作已有多年，一直都未有出現問題，加上申請地點使用者對於中型/輕型貨車有需求，因此希望相關部門可以酌情處理。
5. 澄清申請地點內的現有綠化植物是在前次規劃申請許可 A/YL-KTN/399 時，種植在申請地點邊界圍板和排水渠道之間的泥土中，沒有硬鋪面覆蓋在綠化植物根部表面，隨件附上相關現場相片以供參考(見附件 B)。
6. 綠化植物附近的雜物是用作類似排水渠渠蓋的用途，如有需要場地使用人會移走相關雜物。

申請人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期：

2025 年 05 月 23 日

附件A

行政摘要

擬在新界元朗八鄉丈量約份第 110 約地段第 381 號餘段(部分)、第 382 號餘段(部分)及第 412 號餘段(部分)，錦田北分區計劃大綱核准圖編號：S/YL-KTN/11，「農業」地帶內進行規劃申請，作「擬議臨時露天貯物連附屬設施和相關填土工程(為期 3 年)」。申請地點面積約 1753 平方米，當中無佔用政府土地。

是次申請是作為上次規劃許可申請 A/YL-KTN/827 的重新申請，今次的申請用途與前次的申請用途沒有任何重大的改變，主要的分別是為了申請場地早年已完成的填土工程作出填土工程申請，和釐清車輛停放問題，場地內的設施與上次申請時一樣，沒有任何改變。

申請地點只為臨時性質，不會取代該區作「農業」用途的永久規劃意向，申請地點附近亦有相似用途的規劃許可場地正在運作，申請地點和附近環境相融，不會產生負面影響。

上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好。於上次規劃許可申請 A/YL-KTN/827 中，申請人已完成所有附帶條件。倘若時次申請成功，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，因此希望城市規劃委員會及規劃署可以寬容處理時次申請。

場地設計：

申請地點主要用作露天貯物之用，露天存放的主要為五金、鋼材、沙石、水管等，存放高度不多於5米。

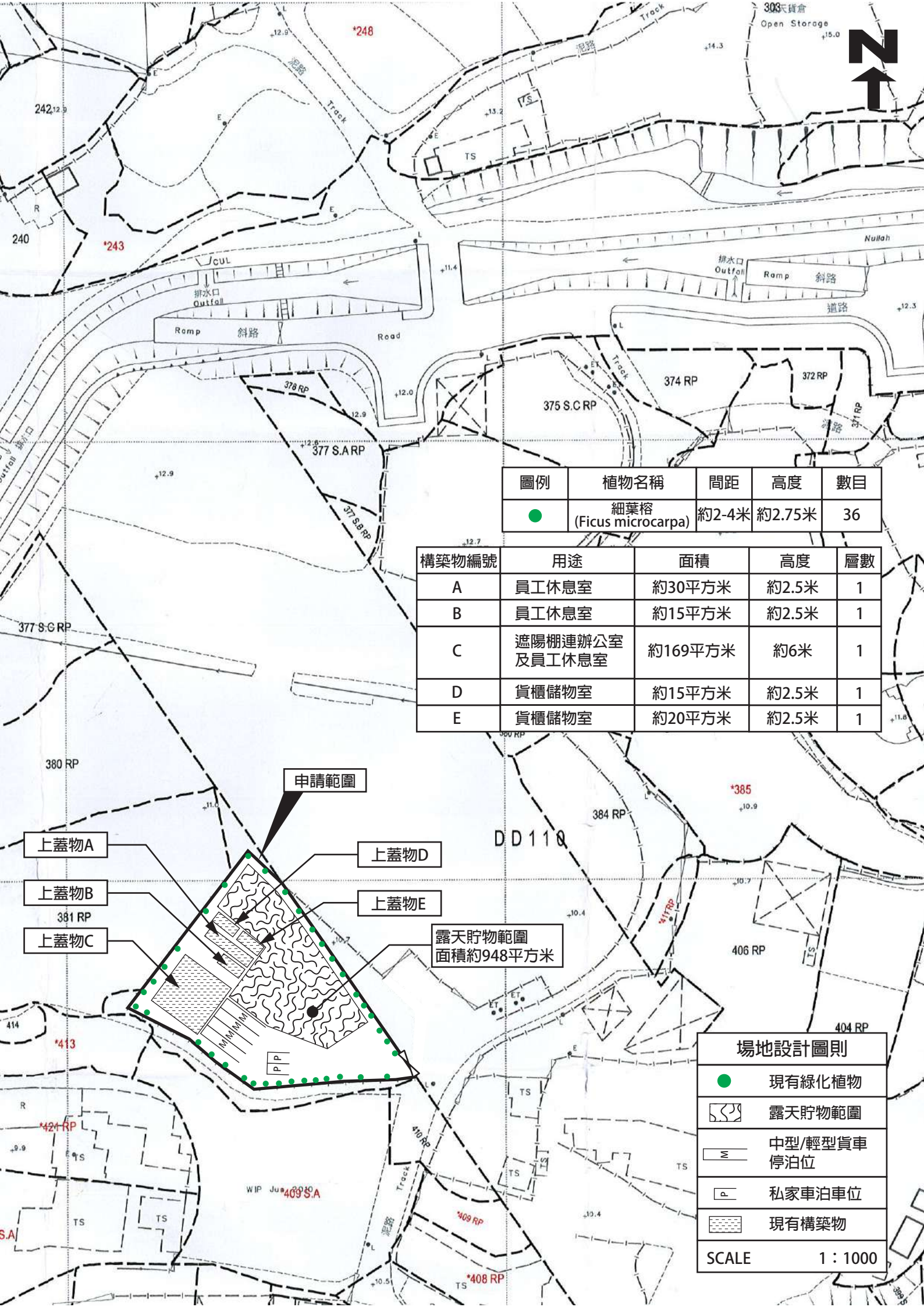
申請地點只為臨時性質，開放時間為星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放，申請地點內只作停車場及貯物用途，也不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

申請地點內的構築物為臨時性質，無任何永久性建築物，構築物只作辦公室及員工休息室之用，不會提供作為居住用途。

構築物D和構築物E中儲放的主要是建築材料中不宜有水的物料，如石膏板、水泥、電線等。

申請地點的填土工作已在多年前完成，翻查記錄，填土厚度約0.1米，場地內的香港主水平基準增加至現時的正11.4mPD，填土材料為水泥，場地內不涉及挖土。

詳情請參閱以下圖則。



圖例	植物名稱	間距	高度	數目
●	細葉榕 (Ficus microcarpa)	約2-4米	約2.75米	36

構築物編號	用途	面積	高度	層數
A	員工休息室	約30平方米	約2.5米	1
B	員工休息室	約15平方米	約2.5米	1
C	遮陽棚連辦公室 及員工休息室	約169平方米	約6米	1
D	貨櫃儲物室	約15平方米	約2.5米	1
E	貨櫃儲物室	約20平方米	約2.5米	1

申請範圍

上蓋物A

上蓋物B

上蓋物C

上蓋物D

上蓋物E

露天貯物範圍
面積約948平方米

場地設計圖則

- 現有綠化植物
- ▨ 露天貯物範圍
- ▭ 中型/輕型貨車
停泊位
- 私家車泊車位
- ▨ 現有構築物

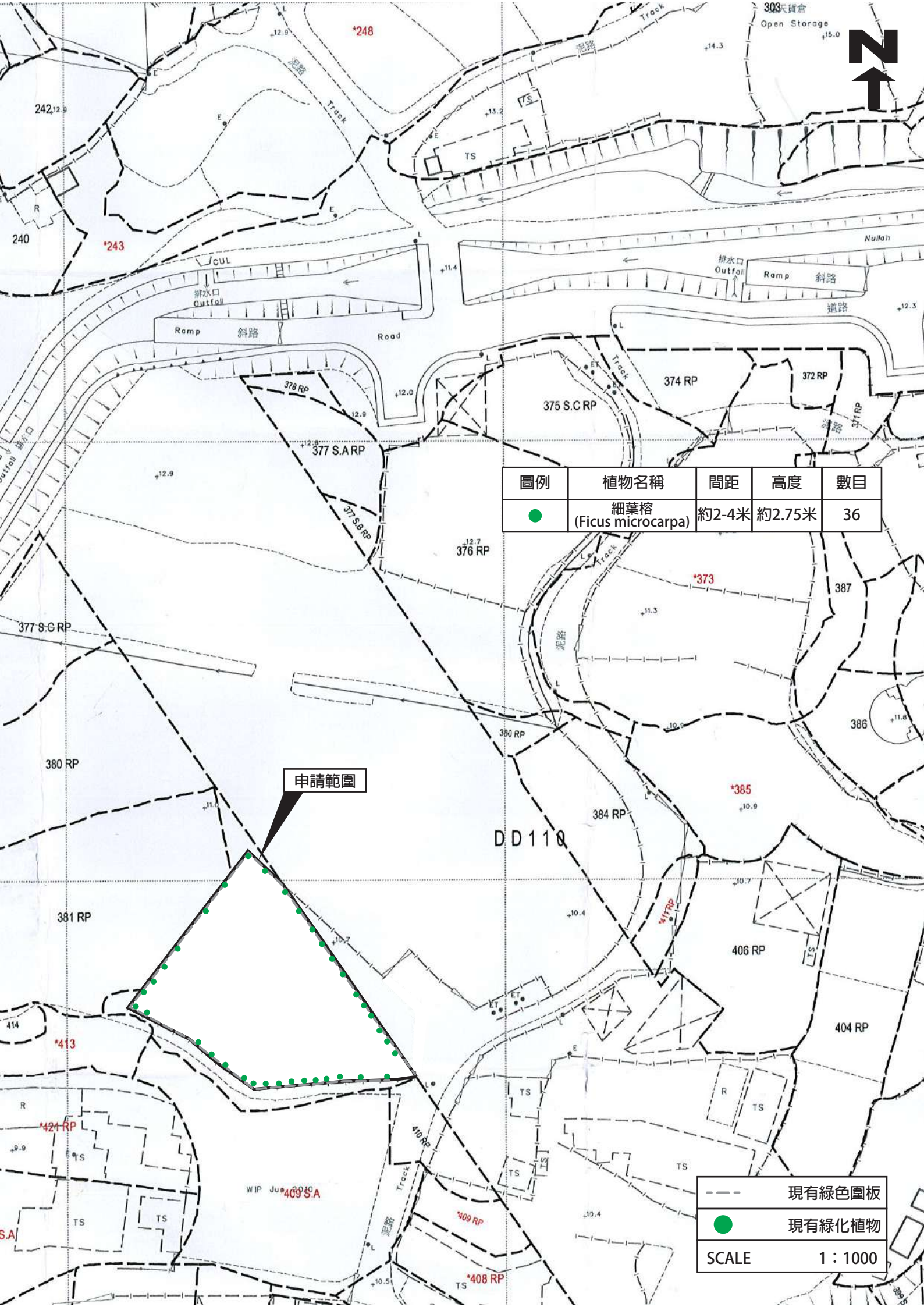
SCALE 1 : 1000

美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，對申請地點內的現有綠化植物進行保存和保護。

申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。



圖例	植物名稱	間距	高度	數目
●	細葉榕 (<i>Ficus microcarpa</i>)	約2-4米	約2.75米	36

申請範圍

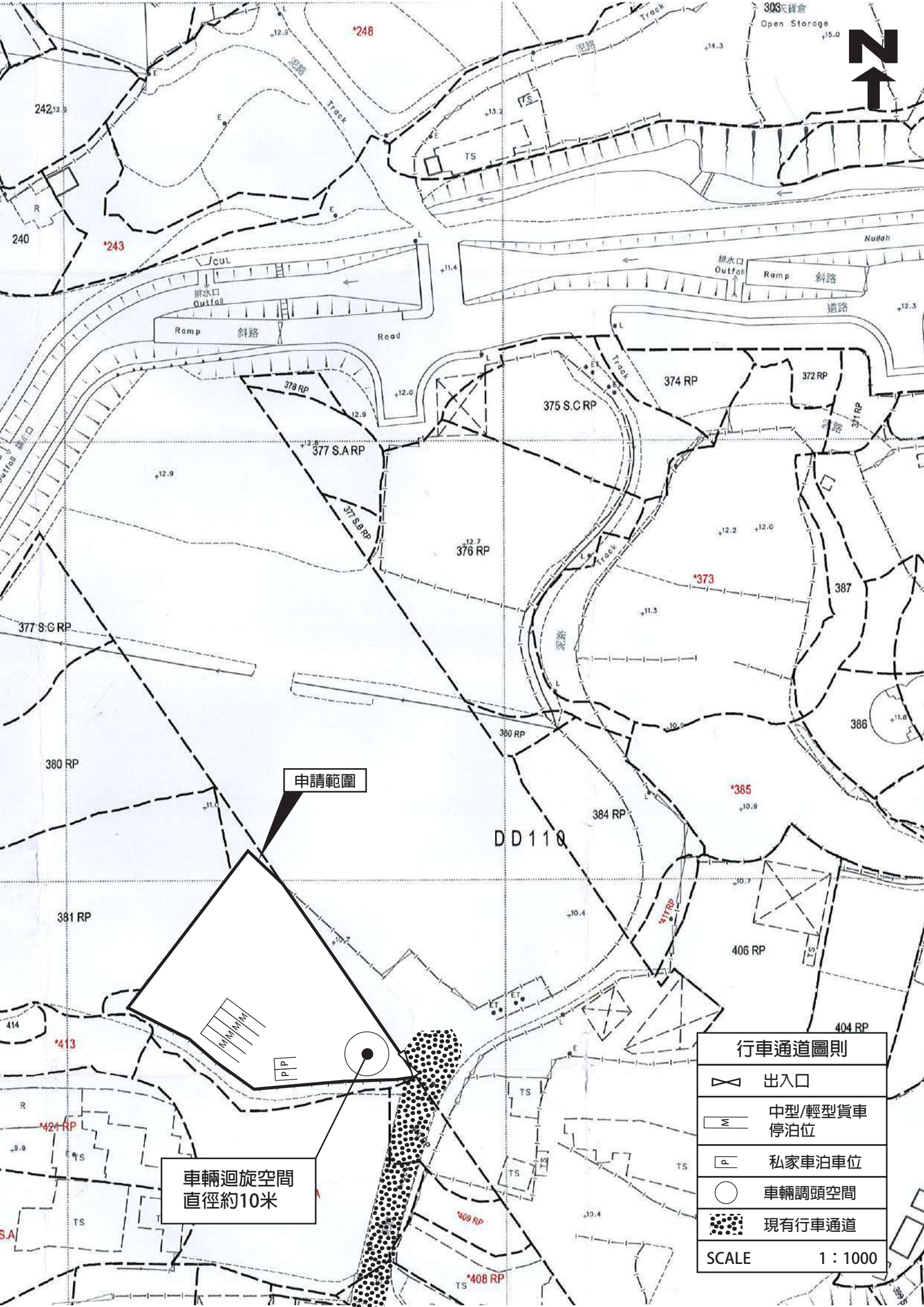
DD110

---	現有綠色圍板
●	現有綠化植物
SCALE	1 : 1000

行車通道：

1. 申請地點南面有一個明確的出入口，可以直通粉錦公路，出入口寬度大約5米。
2. 申請地點行車通道闊度約4.5米，足夠中型貨車出入，行車通道不會和泊車位置重疊。
3. 申請地點內有足夠的空間，給予車輛進行機動調頭。
4. 申請場地內只會存放5.5噸至24噸的輕型及中型貨車，不會存放重型貨車或拖頭。申請地點內預計每星期約有4輛輕型或中型貨車進出，每個月約有2輛訪客私家車進出。
5. 申請人和土地使用者承諾，在規劃申請獲批後，會負責保養和維修相關使用的行車通道。

詳情請參閱以下圖則。



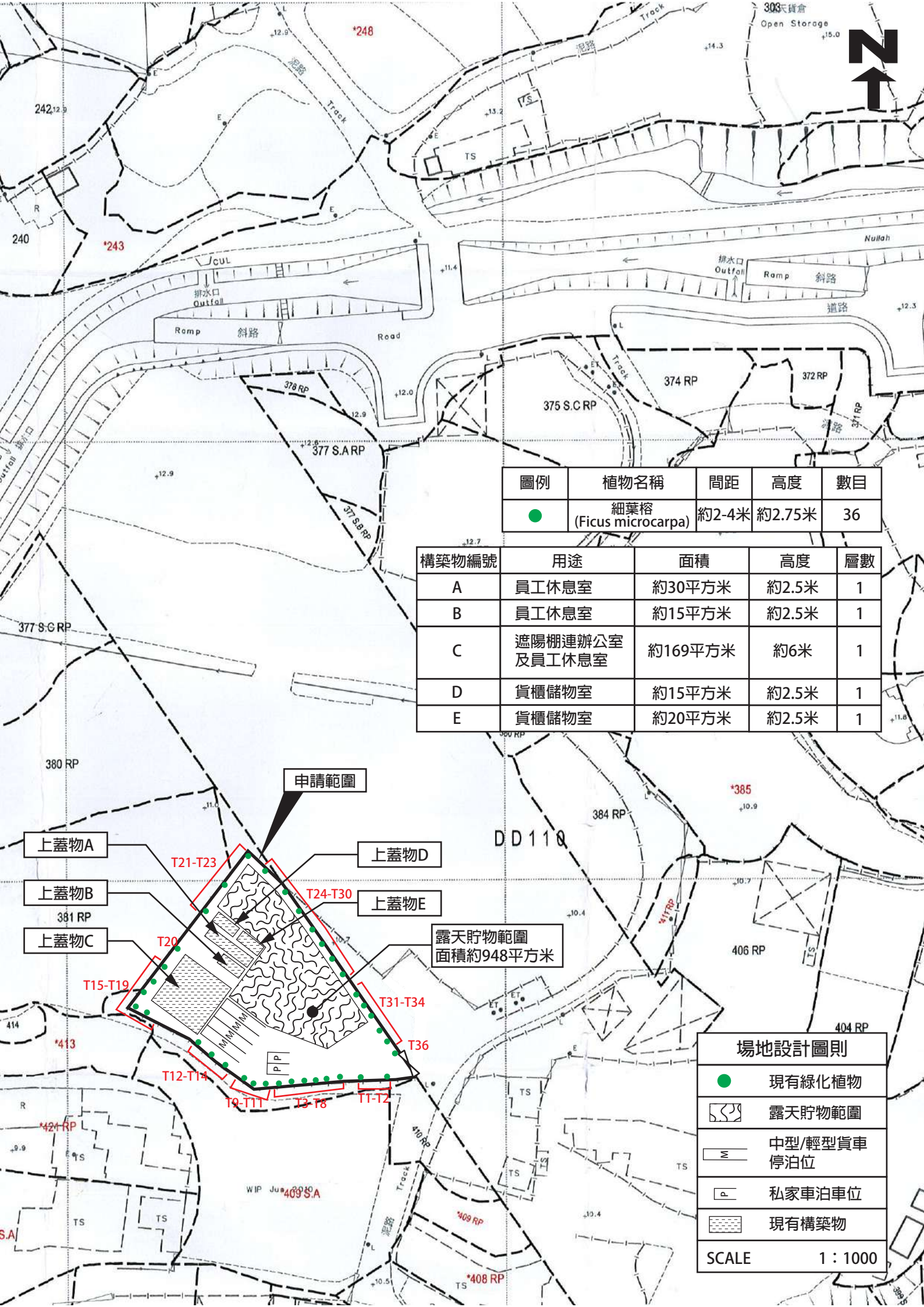
申請範圍

車輛迴旋空間
直徑約10米

行車通道圖則	
	出入口
	中型/輕型貨車 停泊位
	私家車泊車位
	車輛調頭空間
	現有行車通道
SCALE 1 : 1000	



附件B

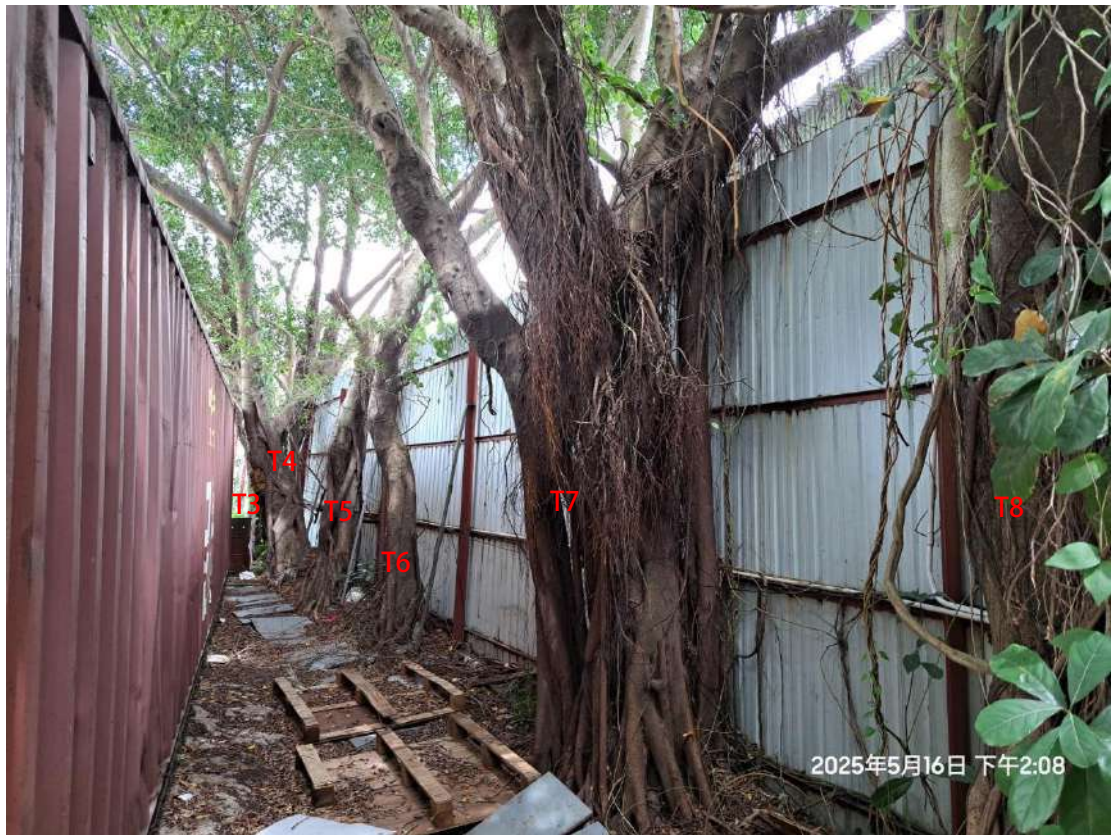


圖例	植物名稱	間距	高度	數目
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E	貨櫃儲物室	約20平方米	約2.5米	1



場地設計圖則	
●	現有綠化植物
	露天貯物範圍
	中型/輕型貨車 停泊位
	私家車泊車位
	現有構築物
SCALE 1 : 1000	











Relevant Extracts of 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)

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, 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 application, 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. 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 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 sites through landscaping and/or fencing should be considered 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;
 - (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; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/339	Temporary Open Storage of Excavators for a Period of Three Years	15.1.2010 (approved on temporary basis for one year) [revoked on 15.11.2010]
2.	A/YL-KTN/354	Temporary Private Vehicle Park (Light Goods Vehicle) for a Period of Three Years	4.3.2011 [revoked on 20.5.2011]
3.	A/YL-KTN/373	Temporary Open Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	10.2.2012 (approved on temporary basis for one year) [revoked on 10.11.2012]
4.	A/YL-KTN/399	Temporary Open Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	24.5.2013
5.	A/YL-KTN/517	Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	10.6.2016
6.	A/YL-KTN/648	Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	3.5.2019
7.	A/YL-KTN/827	Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	20.5.2022

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTN/130	Temporary Open Storage of Vehicles for a Period of Two Years	2.3.2001	(1) to (4)
2.	A/YL-KTN/263	Proposed Temporary Open Storage of Building Materials and Vehicle Parts for a Period of Three Years	25.5.2007	(1) to (5)

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. No strong justification had been given in the submission for a departure from such planning intention, even on a temporary basis.
- (2) The development was not compatible with the surrounding areas which were predominantly rural in character with cultivated and fallow agricultural land, residential dwellings and river channel. There was insufficient information to demonstrate that the proposed development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.
- (3) There was no information given in the submission to demonstrate that other suitable sites within the “Industrial (Group D)” and “Open Storage” zones could not be identified for the use under application.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- (5) The application did not comply with the Town Planning Board Guidelines for Open Storage and Port Back-up Uses in that there was no previous approval granted at the site; residential dwellings were located in close proximity to the site and would be susceptible to adverse environmental nuisances generated by the development; and there were adverse comments from concerned departments.

Similar s.16 Applications within the Same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/729	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts for Export for a Period of Three Years	20.11.2020
2.	A/YL-KTN/893	Renewal of Planning Approval for Temporary Open Storage of Building Materials with Ancillary Site Office and Staff Lounge for a Period of Three Years	31.3.2023 [revoked on 24.2.2024]
3.	A/YL-KTN/906	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Office and Storage for a Period of Three Years	19.5.2023
4.	A/YL-KTN/965	Temporary Open Storage of Vehicles and Vehicle Parts for Export for a Period of Three Years and Filling of Land	22.12.2023
5.	A/YL-KTN/1002	Temporary Open Storage with Ancillary Facilities for a Period of Three Years and Filling of Land	10.5.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 381 RP, 382 RP and 412 RP all in D.D. 110 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- based on the submission, the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-KTN/827. The submitted photo record has demonstrated that the existing drainage facilities had been maintained satisfactorily which is acceptable; and
- the applicant should maintain the drainage facilities implemented under application No. A/YL-KTN/827.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising farmland, temporary structures, open storage and scattered tree groups. The applied use is not incompatible with surrounding landscape character; and
- according to the applicant, the existing trees within the Site will be preserved. According to the site photos of 2025, the Site is hard-paved with some temporary structures. Significant adverse landscape impact within the Site arising from the applied use is not anticipated.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix V**.

7. **District Officer's Comments**

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

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

8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (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;
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupants;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - Lot Nos. 381 RP, 382 RP and 412 RP all in D.D. 110 are covered by Short Term Waiver (STW) Nos. 4274, 4275 and 4276 for the purpose of Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tin Road, apart from a small section of Kam Tai Road; and
 - adequate drainage measures shall be provided 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 that:
 - the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to

Comment by the Environmental Protection Department’;

- the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
- based on the submitted fire service installations (FSIs) proposal, he has the following comments:
 - i. the separation distance between each structure shall be clearly indicated on plan;
 - ii. in relation to (i.) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m²; and
 - iii. provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications;
 - the good practice guidelines for open storage (**Appendix VI**) should be adhered to; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that five structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (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;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures not being a New Territories Exempted House are erected on lease land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;

- 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		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.