

26 FEB 2025

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-477/846
	Date Received 收到日期	26 FEB 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)

LE1 WA

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)

CHEUNG Bo Fong Monica

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)	LOT NO. 386 RP IN D.D85
(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 1026 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1026 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/NE - LYT / 19
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others/其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

倉庫(危險品倉庫除外)連附屬辦事室為期三年

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3 年☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 1026 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 1026 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 1026 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)

1 幢約 7 米高用作放置建築工具等貨物

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至六：早上9:00至晚上7:00，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 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)) <u>流水鄉道</u>
	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)

(c) 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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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）。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界 LOT NO. 386 RP IN DD85 地段作為期三年的臨時貨倉(危險品倉庫除外)連附屬辦公室

- 1> 申請地點的面積約為 1026 平方米, 申請地點現時被規劃作「農業」地帶。
- 2> 本擬議發展為臨時性質, 因此不會影響申請地點長遠規劃意向。
- 3> 擬議申請的貨倉(危險品倉庫除外)在同一個「農業」地帶, 城市規劃委員會曾批准相類似的貨倉(危險品倉庫除外), 申請包括:A/YL-KTN/940 (2023 年 8 月 25 日獲批)、A/YL-KTN/938 (2023 年 8 月 25 日獲批)及 A/YL-KTN/920 (2023 年 7 月 28 日獲批), 因此希望城市規劃委員會對本申請作出相同的對待。
- 4> 申請地段將全部建築物為貨倉及附屬辦公室。
- 5> 臨時貨倉計劃放置例如建築工具(如水管等), 維修零件等貨物, 不會用作存放危險品。
- 6> 城市高速發展及土地資源稀少的情況下, 有大量用作工業及貨倉的土地已改作其他發展或計劃用作其他發展, 例如錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 內部份模範鄉至部份逢吉鄉由農業及工業用途外劃為住宅及政府, 機構或社區」用途、洪水橋/廈村新發展區及鄰近元朗工業邨的棕地等。本人希望透過規劃申請, 提供臨時土地收納及滿足需要搬遷的小型貨倉的巨大需求。
- 7> 擬議用途的營業時間為星期一至星期六上午九時至下午七時, 星期日及公眾假期休息。
- 8> 申請的用途, 形式及佈局與周邊環境並沒有不協調, 亦會顧及自然特色。

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



張寶方

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of

代表

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

Date 日期

10-2-2025

(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

- 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。
- 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 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 Lot No. 386 RP IN DD85
Site area 地盤面積	1026 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/NE-LYT/19
Zoning 地帶	Agriculture
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 年 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉(危險品倉庫除外)連附屬辦公室

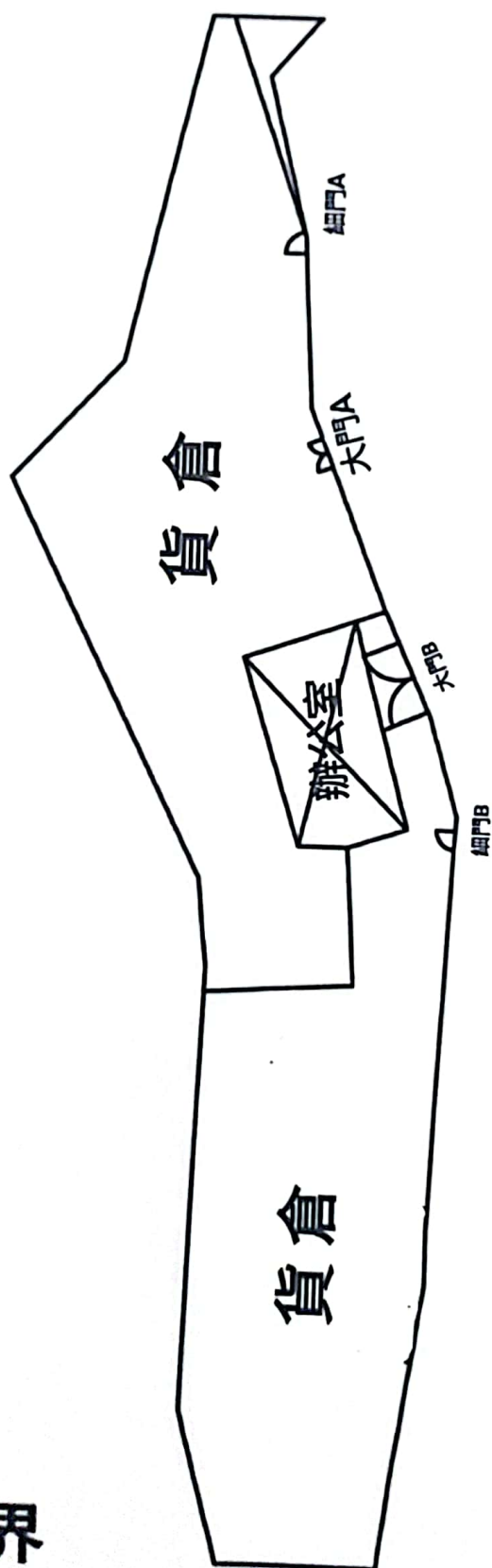
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1026 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <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	1 幢	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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.

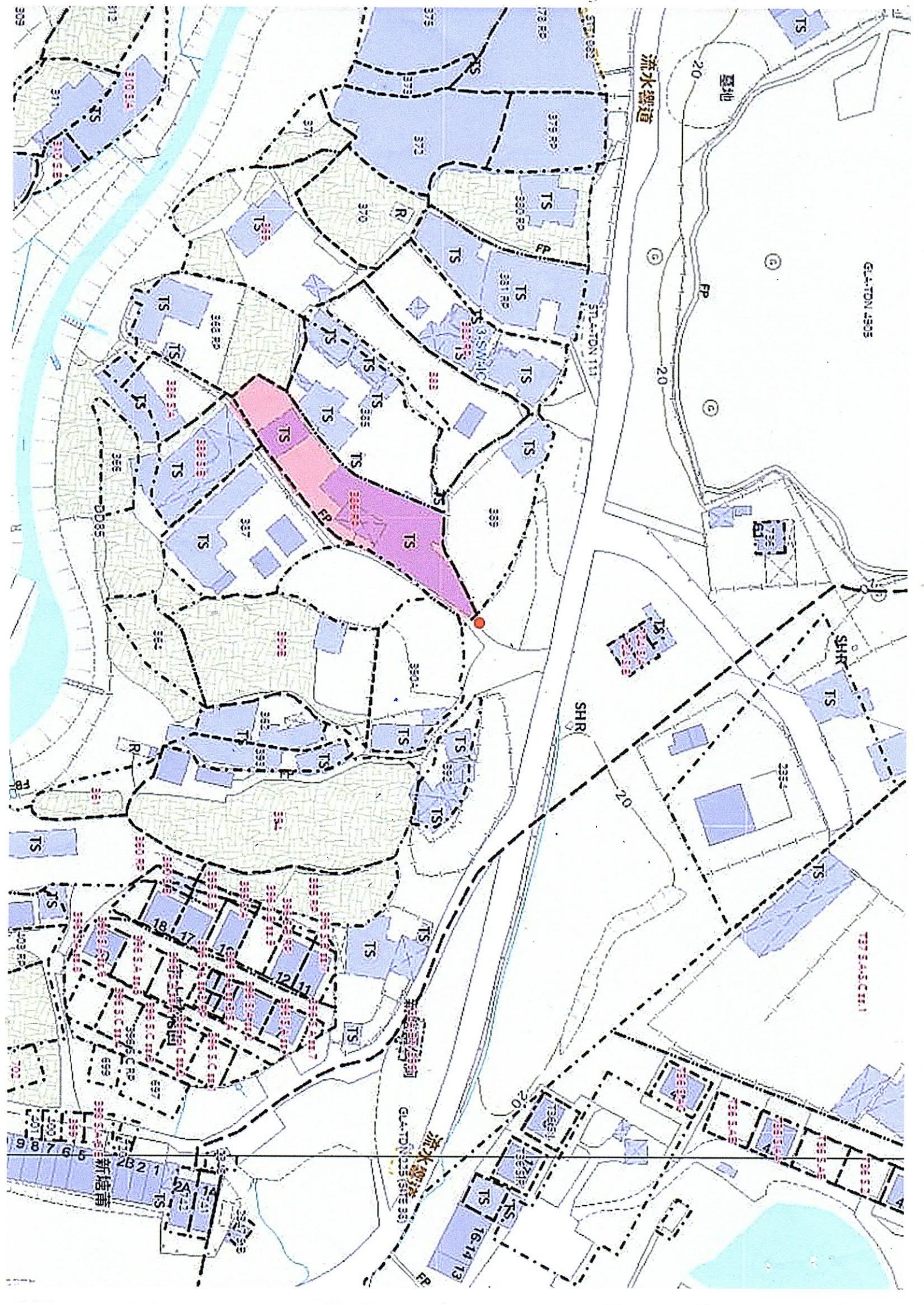
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

平面图



新界

Lot No.386 RP IN DD85





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

Audrey Hiu Tung SOO/PLAND

寄件者: jt-monica
寄件日期: 2025年02月28日星期五 22:01
收件者: Audrey Hiu Tung SOO/PLAND
主旨: 申請編號ANE-LYT846
附件: 申請編號ANE-LYT846.pdf

類別: Internet Email

蘇小姐：

請查附件關於申請編號 A/NE-LYT/846 的替換頁面。

如有任何問題，請與我聯系，謝謝！

Have A Nice Day !

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	倉庫(危險品倉庫除外)連附屬辦公室及填土工程 為期三年 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
--	--

(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 年 <input type="checkbox"/> month(s) 個月
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1026 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1026 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1026 .....sq.m <input checked="" 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)
1. 中層約7米高用作放置建築工具等貨物
.....
.....
.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目
Private Car Parking Spaces 私家車車位
Motorcycle Parking Spaces 電單車車位
Light Goods Vehicle Parking Spaces 輕型貨車泊車位
Medium Goods Vehicle Parking Spaces 中型貨車泊車位
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目
Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至六：早上9:00至晚上7:00，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 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)) <u>流水響道</u>
	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)

(c) 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 ....1026..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ....0.15..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

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 Lot No. 386 RP 1N DD85	
Site area 地盤面積	1026 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - LYT /19	
Zoning 地帶	Agriculture	
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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/development 申請用途/發展	臨時貨倉(危險品倉庫除外)連附屬辦事公室 及填土工程為期三年	

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

Peter Pak Lun NGAN/PLAND

寄件者: Fongs Property
 寄件日期: 2025年5月23日星期五 15:10
 收件者: tpbpd/PLAND
 副本: Peter Pak Lun NGAN/PLAND
 主旨: 回覆:部門意見 - A/NE-LYT/846
 類別: Internet Email

由於優化存放物料的管理，申請人重新編排有關上蓋構築物，將原有構思的一個構築物分開成三個。

附件為更新的 layout plan，

不便之處敬請原諒

Thanks

Ben Fong
 Honest land surveys co

 [\(FSD\)LYT 846.pdf](#)

 [landscape LYT 846.pdf](#)

 [layout LYT 846.pdf](#)

 [P.5 P.6.pdf](#)

 [P.11 P.12.pdf](#)

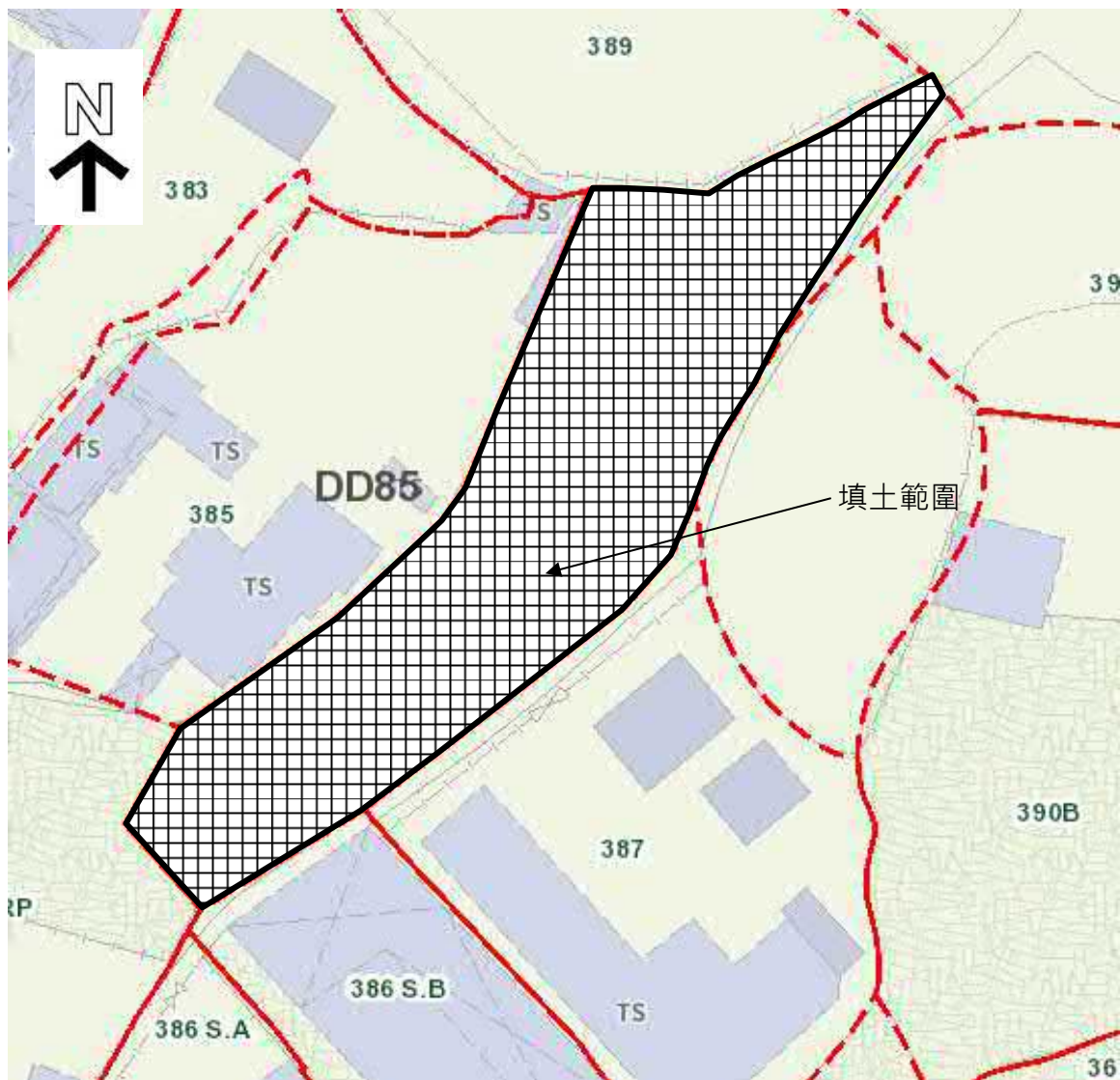
 [Stormwater Drainage Proposal.pdf](#)

 [Swept Path Analysis -LGV.pdf](#)

 [填土.pdf](#)



<p>項目名稱：</p> <p>DD85Lot 386 PR (擬議臨時貨倉 (危險品倉庫除外) 連附屬辦公室及相關填土工程 (為期三年))</p> <p>比例：</p>	<p>圖目：</p> <p>佈局平面圖 (Proposed Layout Plan)</p>	<p>圖例：</p>
<p>日期：</p> <p>16/5/2025</p>		<p>輕型貨車位 (7mX3.5m)</p> <p>貨物裝卸位 (7mX3.5m)</p> <p>車道出入口</p> <p>出入口 (闊8米)</p>
<p>圖號：</p> <p>Figure 1</p>		<p>備註：</p>



<div>項目名稱：</div> <div>DD85Lot 386 PR (擬議臨時貨倉 (危險品倉庫除外) 連附屬辦公室及相關填土工程 (為期三年))</div>	<div>圖目：</div> <div>填土</div>	<div>圖例：</div>
		<div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>填土範圍</div></div>
<div>比例：</div>		
<div>日期：</div> <div>23/5/2025</div>	<div>圖號：</div> <div>LF 1</div>	<div>備註：</div>

S.16 Application No. A/NE-LYT/846

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories

Comments from Fire Services Department

(Contact Person: Mr. LI Chi Fung, Tel: 2733 5844)

回覆有關消防署的提問

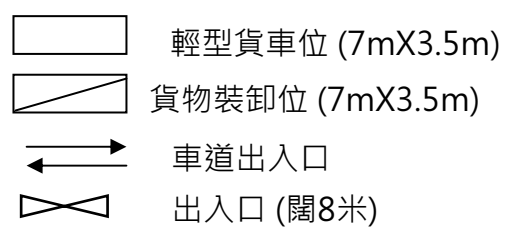
1. In consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant should also be advised on the following points:
重新提交有關的平面佈局圖&消防設施裝置建議
 - (a) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (b) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
2. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

明白及同意。



Layout plan

圖例：



圖二



消防設施裝置建議

EXIT

出入口指示燈

FE

手提4KG乾粉滅火筒

S.16 Application No. A/NE-LYT/846

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories

Comments from Drainage Services Department (Contact Person: Mr. WANG Xing, Samuel, Tel: 2300 1135)

1. The applicant should advise how goods are transported into and out of the application site (the Site) and whether motor vehicles would be involved in such transportation.
2. Upon receipt of the further information, the Transport Department may offer further comments on the application.

Comments from Drainage Services Department (Contact Person: Mr. WANG Xing, Samuel, Tel: 2300 1135)

1. The applicant shall submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all time.
初步提交有關的雨水排放的建議方案，申請人明白雨水渠務完成後，日後需要負責維護保養。
2. The Site is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use.
如有需要定會根據環保署的要求設置。
3. The applicant is advised of the following general requirements in the drainage proposal:
 - (a) Surface channel with grating covers should be provided along the Site boundary.
同意設置。
 - (b) A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided.
當正式提交的雨水排放建議書時必定包含上述的指引。
 - (c) The cover levels of proposed channels should be flush with the existing adjoining ground level. 明白。
 - (d) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided.
同意設置。

- (e) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.
同意設置。
- (f) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system.
明白。
- (g) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by the Drainage Services Department, unless justified not necessary.
明白及同意。
- (h) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as those works may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works.
同意遵守。
- (i) The proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.
明白及同意。
- (j) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Office, North of Lands Department and/or relevant private lot owners.
明白。
- (k) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
同意遵守。
- (l) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works
同意遵守。
- (m) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.
同意。
- (n) Photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed

drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the viewing point of each photo should also be indicated on a plan.

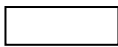
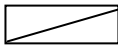
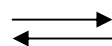

附相片。

圖一



Layout plan

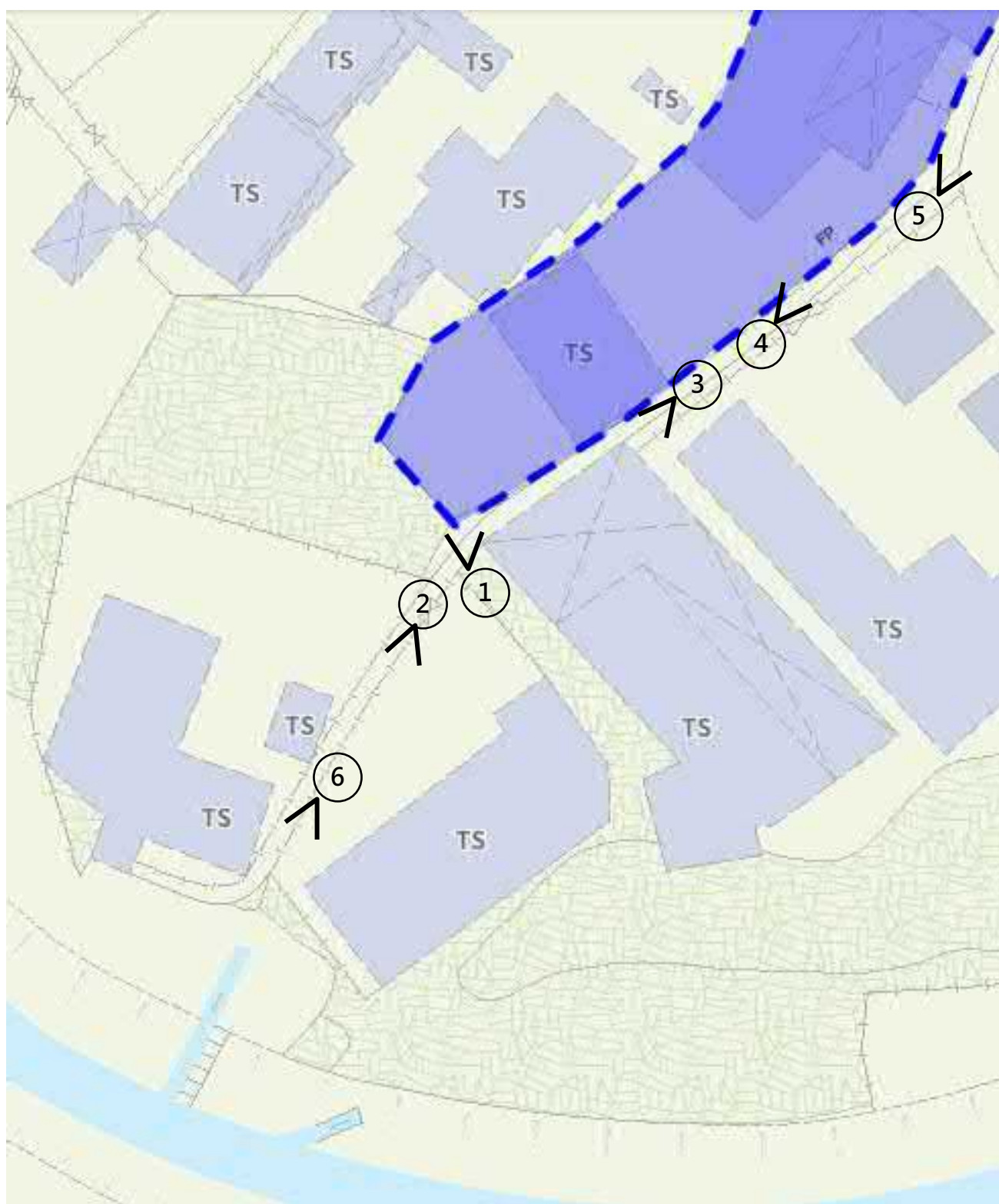
圖例：

-  輕型貨車位 (7mX3.5m)
-  貨物裝卸位 (7mX3.5m)
-  車道出入口
-  出入口 (闊8米)



雨水收集系統 Stormwater Drainage Proposal

- > 水流方向
- 沙井
- ◻ 尾井DTL 300mm



拍攝方向

+34.30

①



②



3



4



5



6



S.16 Application No. A/NE-LYT/846

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories

Comments from Transport Department

(Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)

1. The applicant should advise how goods are transported into and out of the application site (the Site) and whether motor vehicles would be involved in such transportation.
2. Upon receipt of the further information, the Transport Department may offer further comments on the application.

回覆有關運輸署的提問

有關的規劃申請包含一個輕型貨車位及一個輕型貨車位的貨物裝卸位（請參考圖一）

貨車使用流水嚮道進出場地（附相片），有關的請參考（圖二）及（圖三）的Swept Path Analysis



圖一

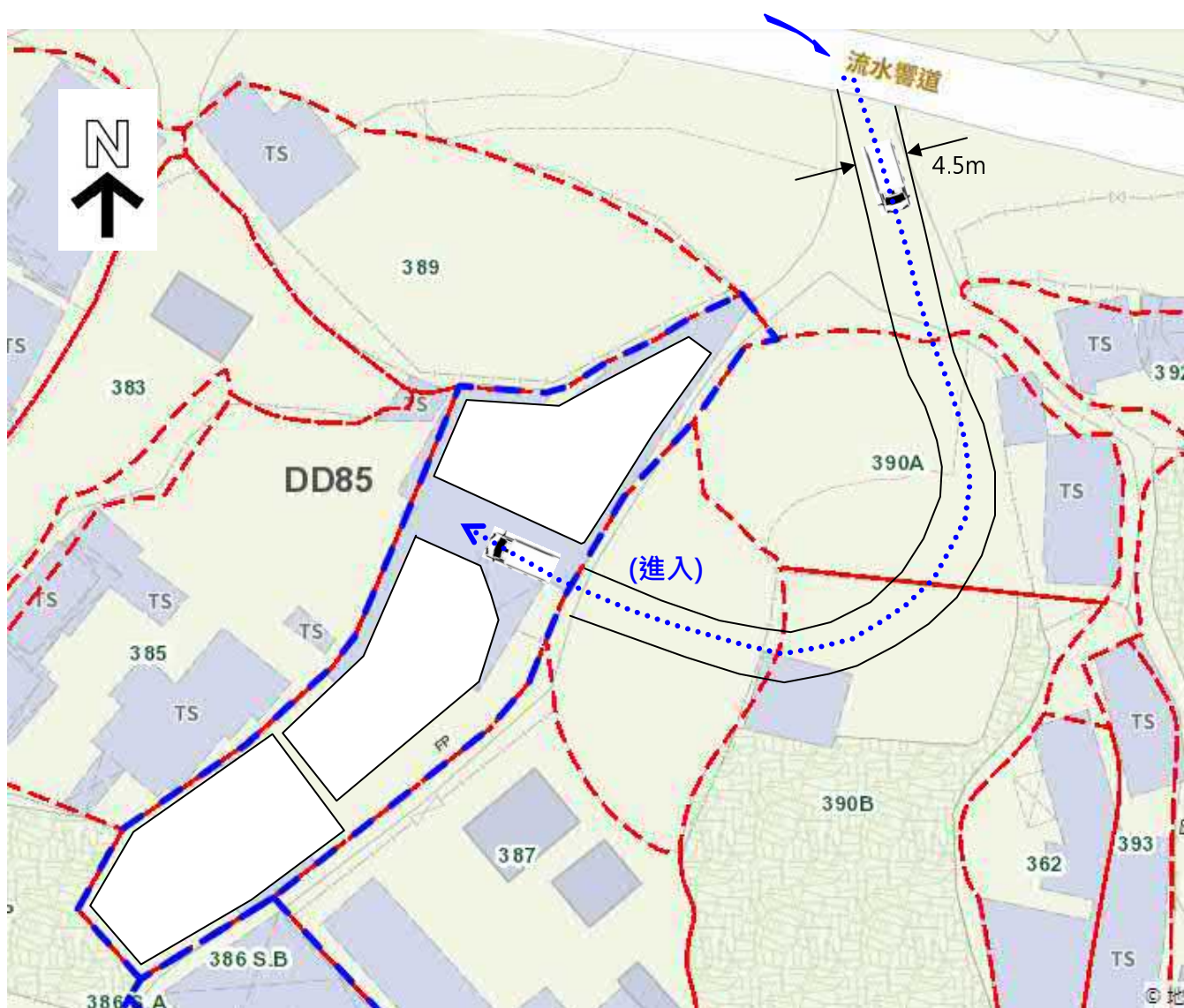


Layout plan

圖例：

- 輕型貨車位 (7mX3.5m)
- 貨物裝卸位 (7mX3.5m)
- 車道出入口
- 出入口 (闊8米)

圖二



Swept Path Analysis -LGV (Into)

S.16 Application No. A/NE-LYT/846

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office and Associated Filling of Land for a Period of 3 Years in
“Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories**

**Comments from Urban Design and Landscape Section, Planning Department
(Contact Person: Ms. CHAN Wai Chu, Catrina, Tel: 3565 3953)**

回覆規劃署城市設計及景觀組的提問

1. With reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising temporary structures, vegetated areas and scattered tree groups. The proposed use will affect the landscape character of the “Agriculture” zone where the “Green Belt” zone is located to the further south of the Site.
2. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

明白，如有需要修剪或重置樹木申請人會根據相關指引作業。

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程（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 <u>3</u> <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	..... <u>342</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <u>684</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... <u>3</u>
Proposed domestic floor area 擬議住用樓面面積	..... <u>0</u> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <u>684</u> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <u>684</u> .....sq.m <input checked="" 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) 構築物A 高：不超過8m 層數：1 用途：用作辦公室及存放五金扣接件 構築物B 高：不超過8m 層數：1 用途：用作放存放五金螺絲及螺絲母 構築物C 高：不超過8m 層數：1 用途：用作放存放地盤工具及測量儀器	
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	..... <u>1</u>
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	..... <u>1</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）	.....

Proposed operating hours 擬議營運時間 申請地點的營運時間為星期一至星期六 早上9:00至晚上7:00 (公眾假期及星期日不營)																																	
(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)) 流水響道																															
	No 否	<input checked="" 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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 將地段上現有的構築物完全拆除																															
	No 否	<input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 1026 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 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?	<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 checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

(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	N.A. <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	684 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.666 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	66.67 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

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"/>
Swept Path Analysis 填土		
Stormwater Drainage Proposal 消防設施裝置建議		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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。

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副本: tpbpd/PLAND
主旨: A/NE-LYT/846
附件: P.5.pdf; Layout plan R1.pdf

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標幟狀態: 已標幟

類別: Internet Email

蘇小姐你好,

修改有關構築物的高度

Thanks

Ben Fong

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程（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	..... 342 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 684 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 684 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 684 .....sq.m <input checked="" 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) 構築物A 高：不超過7m 層數：1 用途：用作辦公室及存放五金扣接件 構築物B 高：不超過7m 層數：1 用途：用作放存放五金螺絲及螺絲母 構築物C 高：不超過7m 層數：1 用途：用作放存放地盤工具及測量儀器	
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	..... 1
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	..... 1
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）	.....

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

Audrey Hiu Tung SOO/PLAND



寄件者: Fongs Property
寄件日期: 2025年07月21日星期一 13:14
收件者: tpbpd/PLAND
副本: Audrey Hiu Tung SOO/PLAND
主旨: 轉寄: Departmental Comments - A/NE-LYT/846

蘇小姐你好

回覆有關運輸署及地政署的提問

Thanks

Ben Fong

 [回覆地政署.pdf](#)
 [回覆運輸署.pdf](#)

回覆有關地政署的提問

Comments from Lands Department

(Contact Person: Ms. HO Kwok Leung, Ken, Tel: 2675 1777)

1. The Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL) but no right of access via GL is granted to the Site.

有關申請場地出入口會經過政府的土地向來是開放的，村民或車輛都是一直使用，如申請需要的話申請人願意向地政署申請short term tenancy(STT)租用有關出入口的GL地段。

2. It is pointed out that the following irregularity covered by the planning application has been detected:

Unauthorised structures within the said private lot covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD.

申請人大約是在2010年底購入申請的地段，至今已經超過15年了，在購入時有關的構築物已經存在，如申請獲得批准，有關的發展會將現有的構築物全部拆除。

擬議搭建的構築物將會按正規手續向地政總署申請短期豁免書STW。

回覆有關運輸署的提問

Comments from Transport Department

(Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)

1. The applicant should advise and substantiate the traffic generation and attraction from and to the application site (the Site) and the traffic impact to the nearby road links and junctions.

申請地點的營運時間為星期一至星期六 早上9:00至晚上7:00（公眾假期及星期日不營運），

擬議貨倉是用作存放五金零件及工具，計劃每天早上時報最多2輛輕型貨車（LGV）（貨van）入場提/存貨，中午過後安排最多2輛貨車進倉提/存貨，每天流量將僅為4輛車，相信不會對附近的道路連接和路口造成不利的交通影響。

2. The applicant should advise whether the entry/exit to the parking space for light goods vehicle will be obstructed by any structural components of Structure A.

在構築物A會設置一道6米闊的捲閘，不會阻礙貨van進出，請參看補充的Layout圖。

3. The applicant should advise whether goods vehicles with length greater than 7m will enter the Site.

進出場地的輕型貨車（LGV）長度不會超過7米，（申請人使用的輕型貨車（LGV）型號為豐田Hiace長度5.3米）。

4. There seems to be an existing structure on the access road between Lau Shui Heung Road and the vehicular entrance of the Site demarcated in the figure provided by the applicant. The applicant should review whether the routing should be revised.

有關的構築物已經拆除，設計的行車路線沿途是沒有任何構築物阻擋。

5. Continuous lines should be used in swept path analysis to show the path of the outermost extremities on the lateral sides of the vehicle all along its movement. Please also indicate the type and dimensions of the vehicle used in swept path analysis.

6. The applicant shall supplement swept path analysis to demonstrate the satisfactory maneuvering of vehicles exiting from the Site to Lau Shui Heung Road, maneuvering within the Site and into/out of the parking space and the loading/unloading space.

請參看補充的SWEPT圖

7. Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the Site.

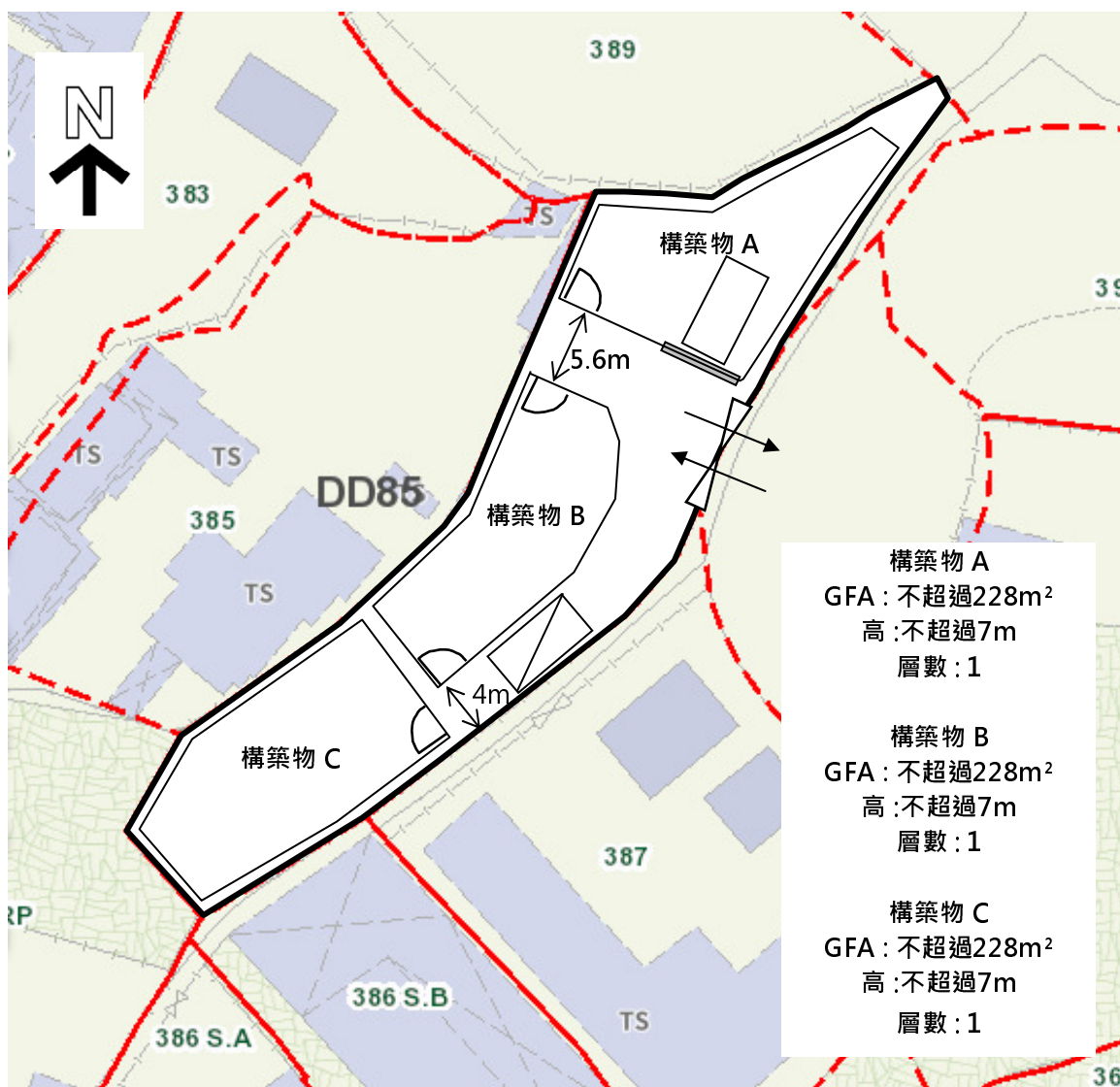
場地是設有一道8米闊的出入口閘門，車輛進入前會預先通報及安排開啟閘門，不會在場地外等候。

8. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.

會設置一個行人警告牌在路口（請參看模擬相片），以提醒司機注意行人的安全

9. The vehicular access between the site and Lau Shui Heung Road is not managed by the Transport Department. It seems that the vehicular access passes through some private land lots. The applicant should seek comments from the responsible parties, including, but may not be limited to, the Lands Department (LandsD), the Home Affairs Department and the owner(s) of the private lots involved.

知悉



項目名稱：

DD85Lot 386 PR
(擬議臨時貨倉 (危險品倉庫除外) 連附屬辦公室及相關填土工程 (為期三年))




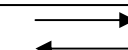
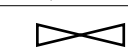
比例：

日期： 23/6/2025
16/5/2025 Figure 1

圖目：

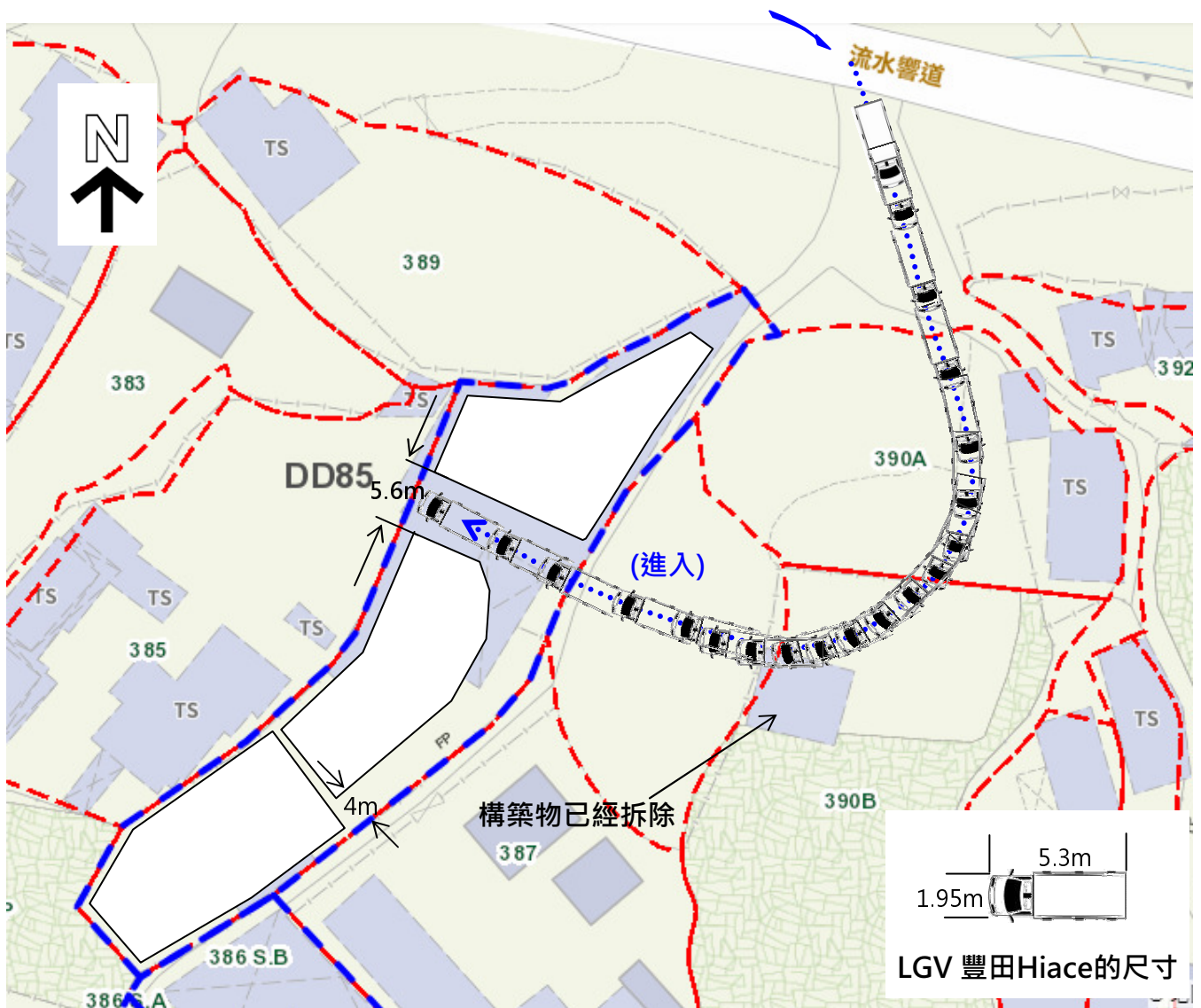
佈局平面圖
(Proposed Layout Plan)

圖例：

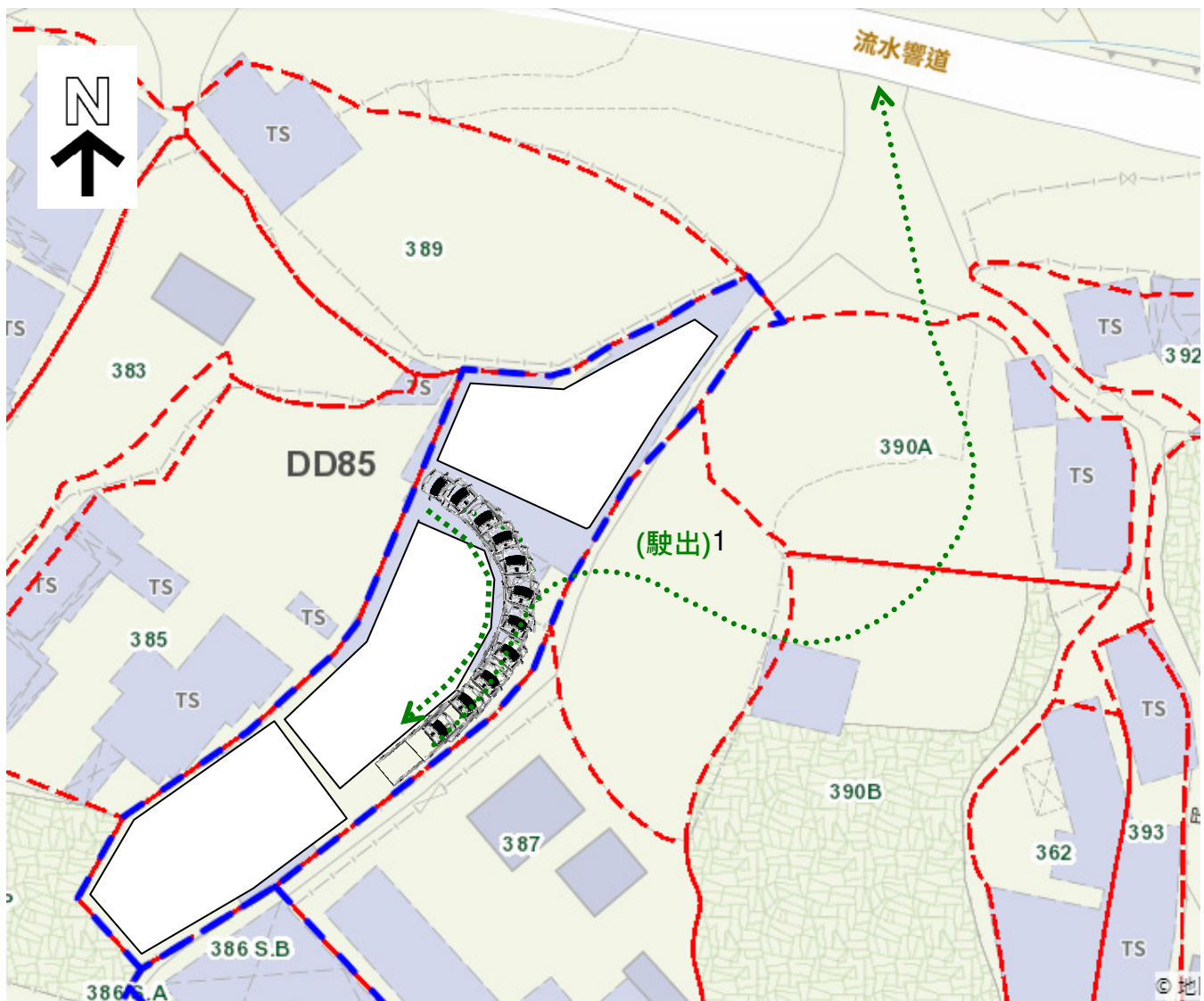
-  捲閘 (闊7m)
-  輕型貨車位 (7mX3.5m)
-  貨物裝卸位 (7mX3.5m)
-  車道出入口
-  出入口 (闊8米)

圖號： Figure 1(R2)

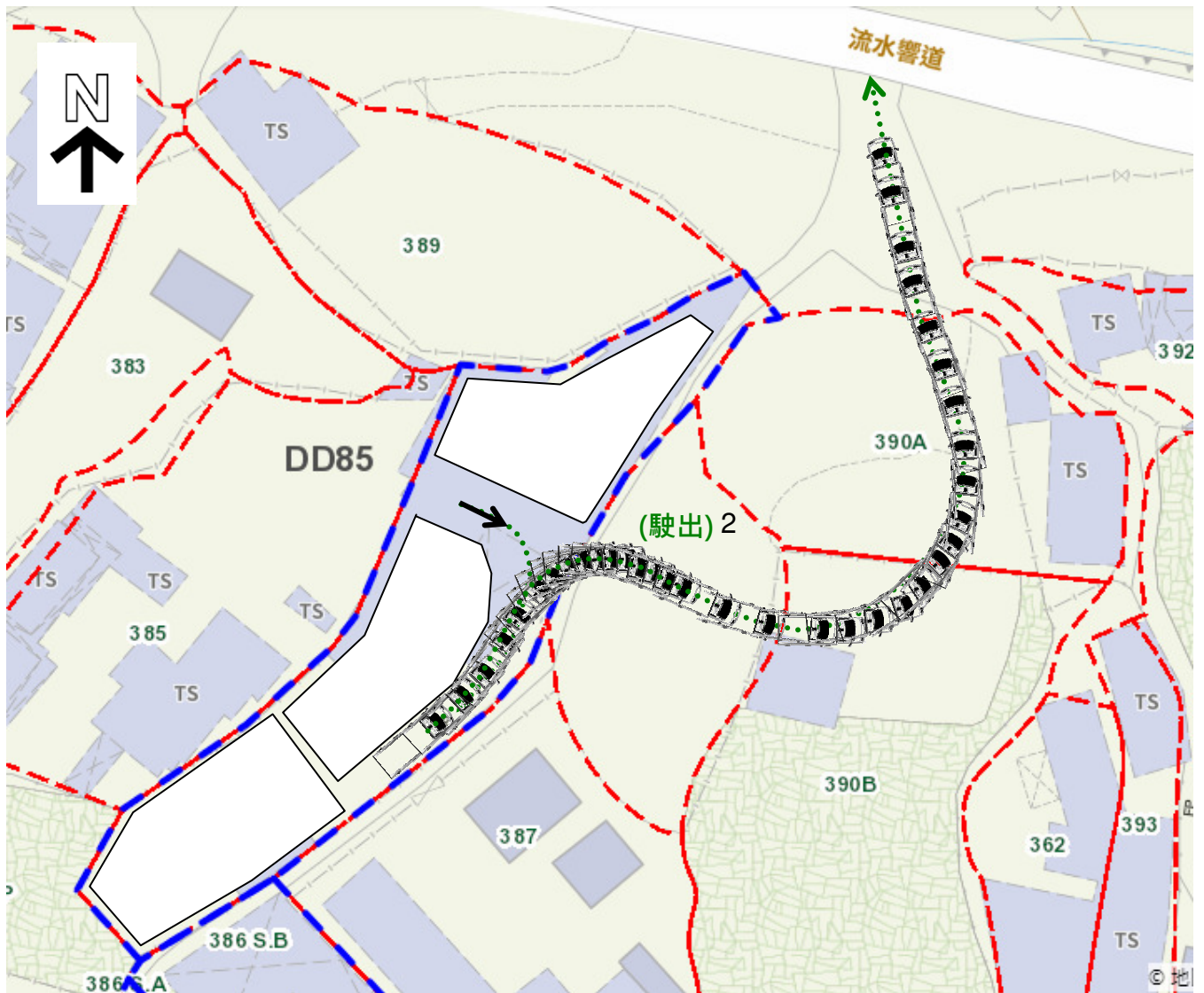
備註：



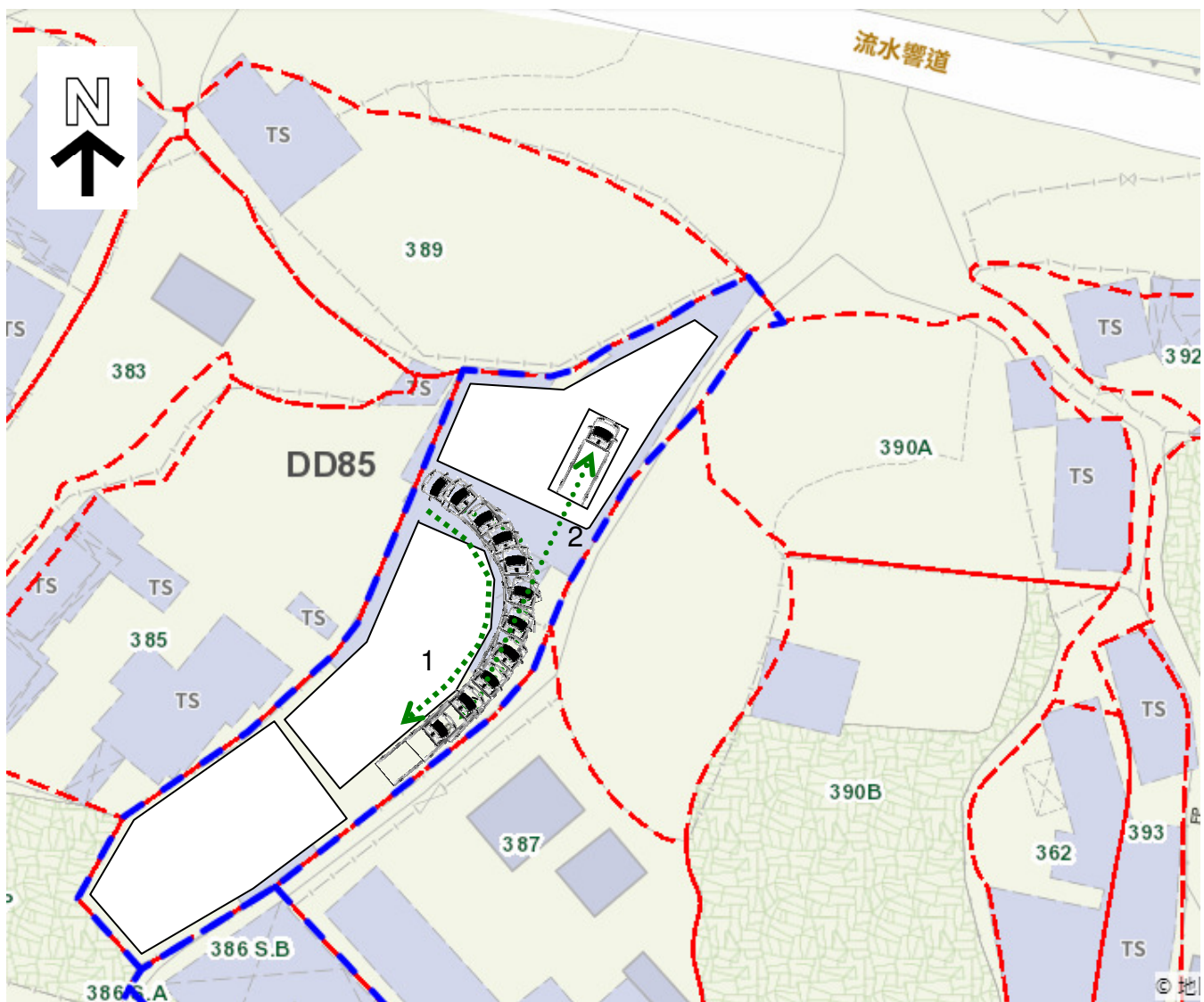
Swept Path Analysis -LGV (Into)



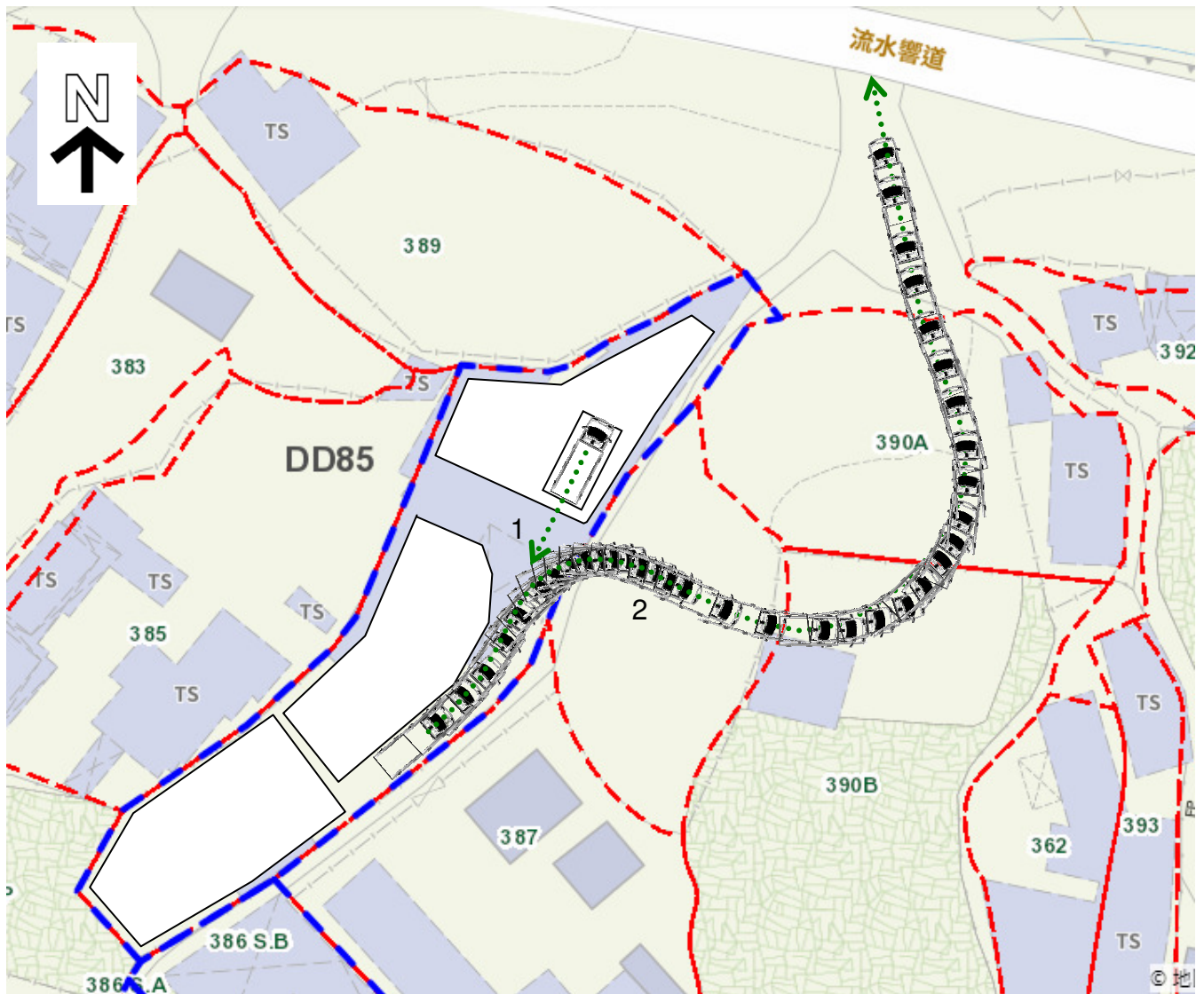
Swept Path Analysis -LGV (Out) 1



Swept Path Analysis -LGV (Out) 2



Swept Path Analysis -LGV (into parking space)



Swept Path Analysis -LGV (out of parking space)



警告牌

模擬相片

Peter Pak Lun NGAN/PLAND

寄件者: Fongs Property
寄件日期: 2025年08月13日星期三 16:18
收件者: Peter Pak Lun NGAN/PLAND
主旨: 回覆: Departmental Comments - A/NE-LYT/846
附件: 回覆有關運輸署的提問.pdf

類別: Internet Email

附件提交回覆運輸署的問題

回覆有關運輸署的提問
2025.8.13

S.16 Application No. A/NE-LYT/846

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Office and Associated Filling of Land for a Period of 3 Years in
“Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories
(Application for Permission under s.16 of the Town Planning Ordinance)**

Comments from Transport Department

(Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)


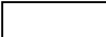
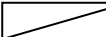
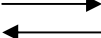

1. The applicant should clarify the width of the door of Structure A and prove that it is wide enough for entry and exit of goods vehicles.



回覆提問1.

請參考修改後的Layout plan# Figure 1(R2)，圖片已修改過A倉出入設置為7m闊捲閘

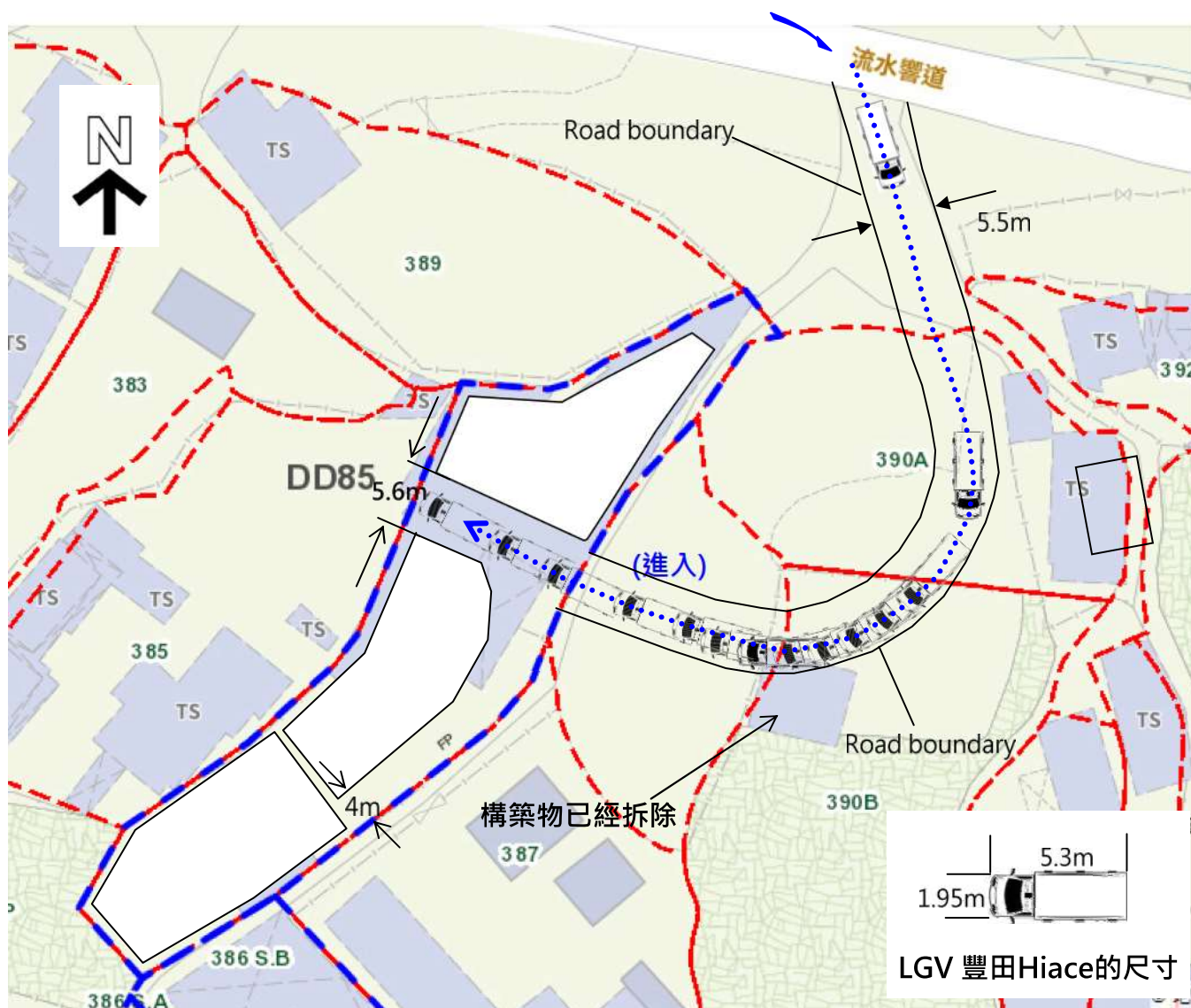


<div>項目名稱：</div> <div>DD85Lot 386 PR (擬議臨時貨倉 (危險品倉庫除外) 連附屬辦公室及相關填土工程 (為期三年))</div> <div>比例：</div>	<div>圖目：</div> <div>佈局平面圖 (Proposed Layout Plan)</div>	<div>圖例：</div>
		<div> 捲閘 (闊7m)</div>
		<div> 輕型貨車位 (7mX3.5m)</div>
		<div> 貨物裝卸位 (7mX3.5m)</div>
		<div> 車道出入口</div>
		<div> 出入口 (闊8米)</div>
<div>日期： 23/6/2025 16/5/2025 Figure 1</div>	<div>圖號： Figure 1(R2)</div>	<div>備註：</div>

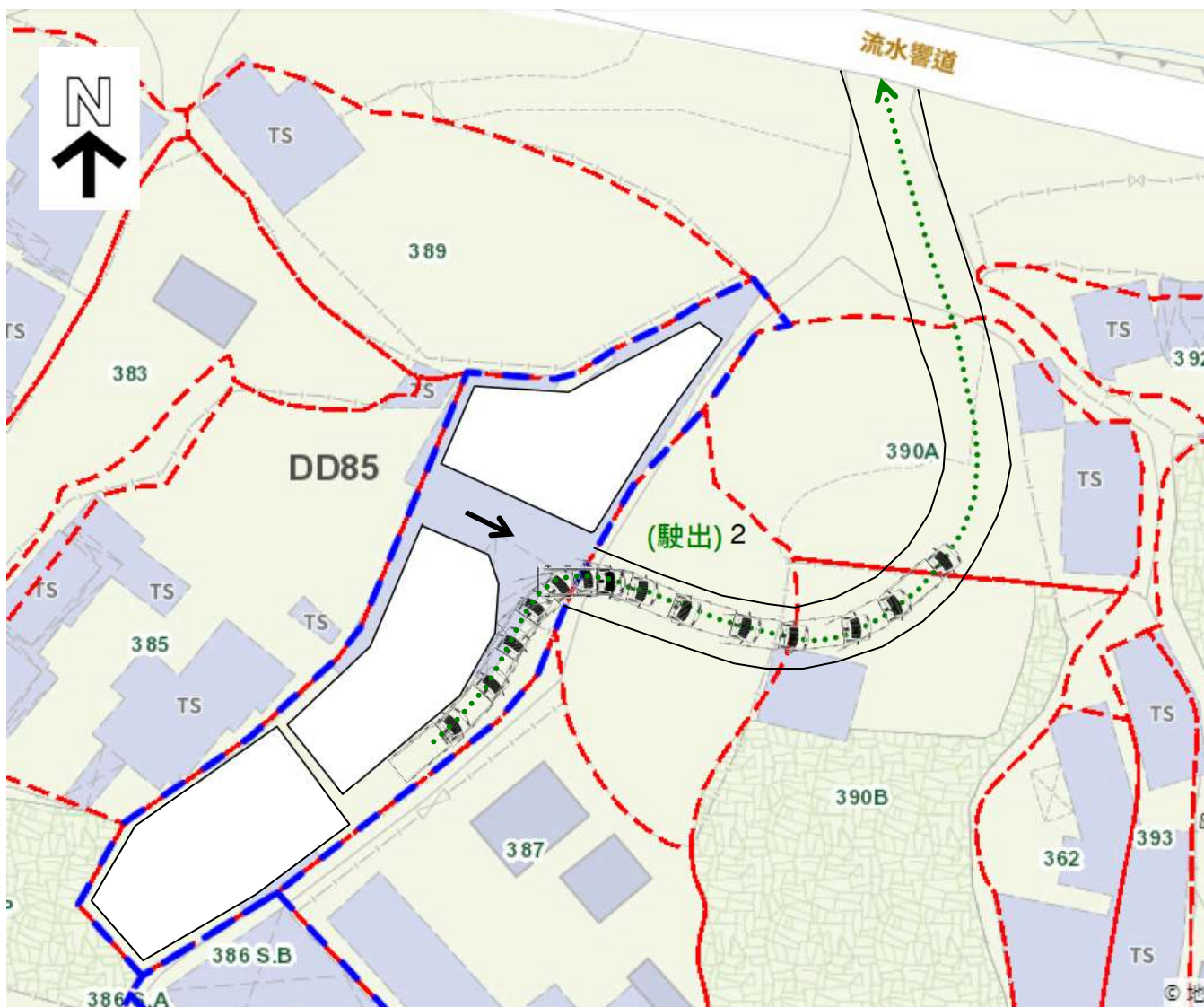
2. The applicant should indicate the boundaries of the road between Lau Shui Heung Road and the vehicular entrance of the subject site in the swept path diagrams.

回覆提問2.

補充有關路段界線及掃描行車路線圖



Swept Path Analysis -LGV (Into)



Swept Path Analysis -LGV (Out) 2

3. The applicant should avoid setting up traffic signs on unallocated government land. Moreover, prescribed traffic signs should not be used as pedestrian facilities for the subject site.

回覆提問3.
知悉及明白

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Audrey Hiu Tung SOO/PLAND

寄件者: Fongs Property
寄件日期: 2025年09月12日星期五 15:30
收件者: Audrey Hiu Tung SOO/PLAND
主旨: 回覆: Departmental Comments - A/NE-LYT/846
附件: 回覆TD.pdf

類別: Internet Email

蘇小姐

回復有關運輸署的意見

Ben Fong

S.16 Application No. A/NE-LYT/846

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling, New Territories (Application for Permission under s.16 of the Town Planning Ordinance)

Comments from Transport Department (TD)

(Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)

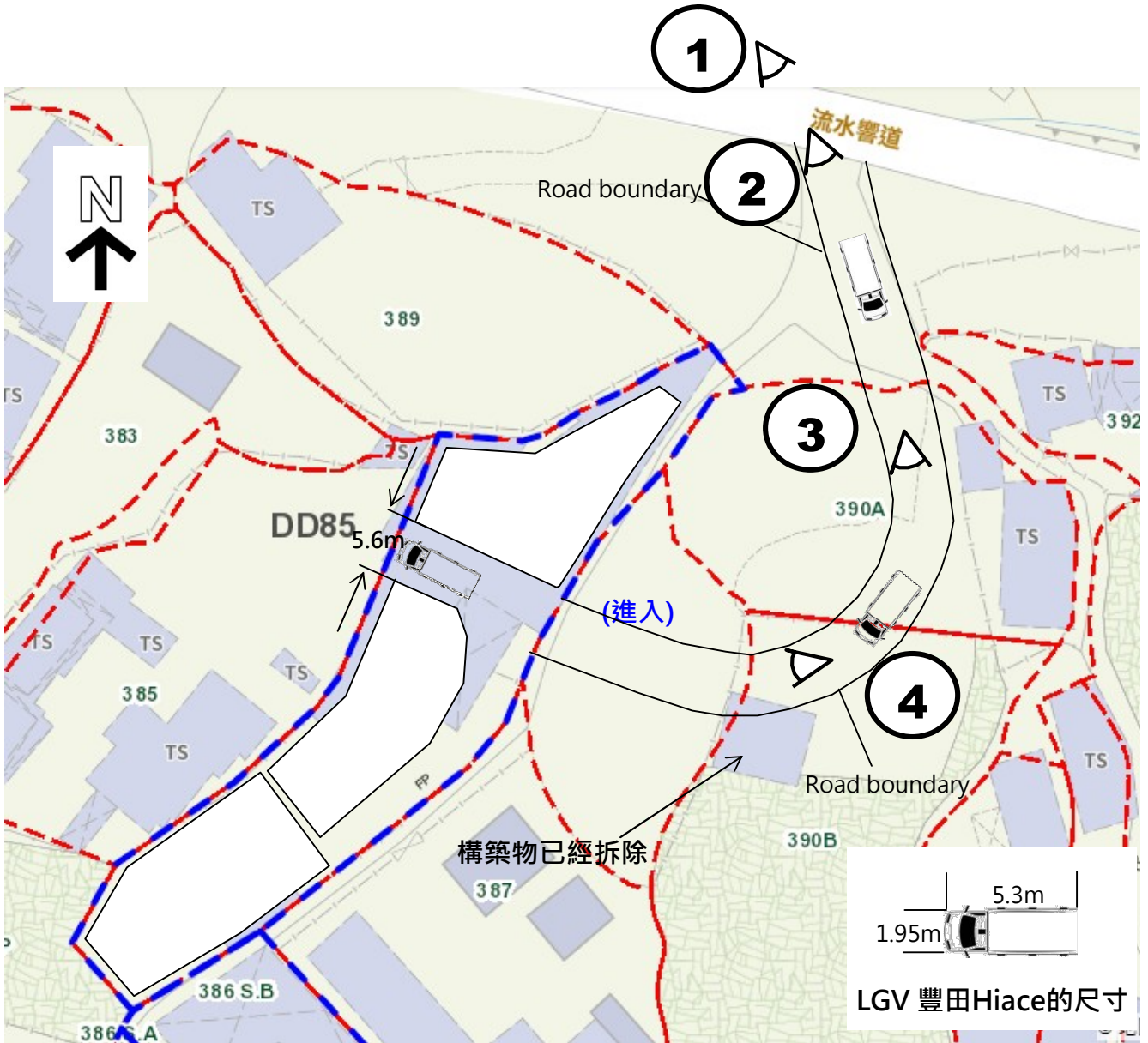
1. The applicant should submit photos to prove the road conditions of the access road between Lau Shui Heung Road and the entrance of the application site.

1. 根據運輸署的要求提供由流水響道進入場所入口道路的相片

2. The applicant is also suggested to seek the Lands Department and private lot owners' comments on the extent/boundary of this access road.

2. 有關的鄉村道路以前都是長期開放給村民使用，私人地段的業主並無異議，而有關官地的範圍申請人會諮詢地政署有需要時會申請 short term tenancy (STT)

S.16 Application No. A/NE-LYT/846



 View point of photos





Audrey Hiu Tung SOO/PLAND

寄件者: Fongs Property
寄件日期: 2025年09月16日星期二 18:11
收件者: Audrey Hiu Tung SOO/PLAND
主旨: 回覆: Departmental Comments - A/NE-LYT/846
附件: TD5.pdf
類別: Internet Email

蘇小姐你好

回覆運輸署最新的題問

Ben Fong

Comments from Transport Department (TD)

(Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)

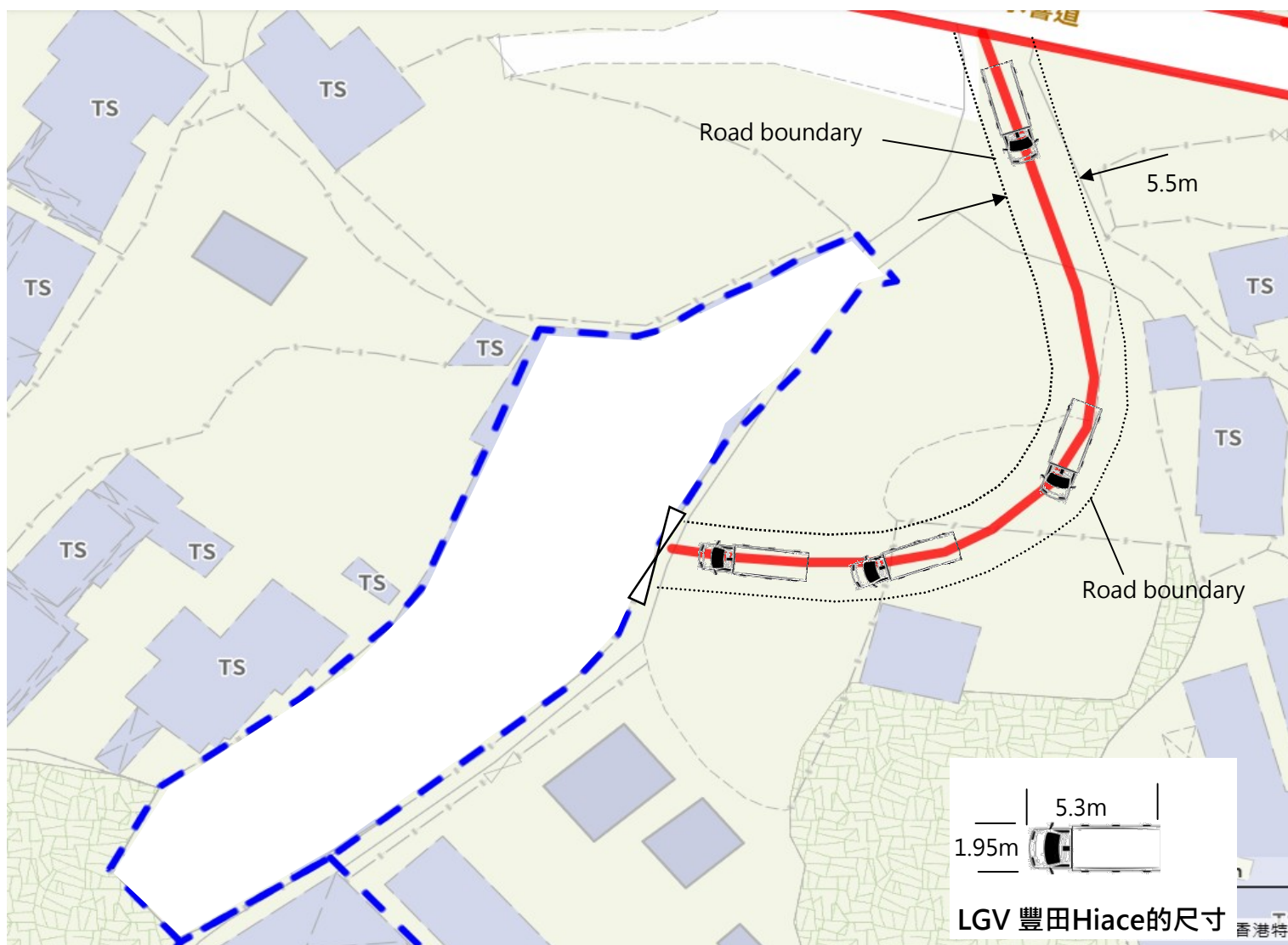
1. According to a recent aerial photo, the structure in Land Lot No. 390B in D.D. 85 still exists. The applicant should clarify whether the access road will be diverted to avoid encroaching this structure.

由於先前設計入車路段有些圖面上的落差，經運輸署的糾正，現在申請人將有關的錯誤糾正，以便車輛順暢進出申請場地（請見附圖A）

2. From the same aerial photos, it was found that there was grassland or unformed surface in front of the proposed vehicular access of the application site (the Site). The applicant should form a pavement along the proposed access road in order to allow safe entry and exit of vehicles to/from the Site from/to Lau Shui Heung Road. The Highways Department, Home Affairs Department, Lands Department, relevant private lot owners and other relevant government departments and stakeholders should be consulted for such pavement.

申請人知悉有關的鄉村路段路面條件不太好，如規劃得到批准後申請人定當會與其他持分者溝通重鋪好路面，讓村民及車輛使用者有更好的安全保障

S.16 Application No. A/NE-LYT/846



附圖A

**Similar S.16 Applications straddling the same “Agriculture” zone
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/731 ^[1]	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	18.9.2020
A/NE-LYT/804 ^[1]	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	27.10.2023

Remarks:

- ^[1] Applications No. A/NE-LYT/731 and A/NE-LYT/804 cover the same site falling within an area largely zoned “Residential (Group C)” with portion encroaching onto “Agriculture” zone on the OZP.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no comment on the proposed filling of land;
- there was one substantiated complaint case related to the Site regarding miscellaneous aspect in the past three years; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact to the adjacent areas, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

4. Fire Safety

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

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

5. **Electricity Safety**

Comments of the Director of Electrical & Mechanical Services (DEMS):

- no particular comment from electricity supply safety perspective; and
- his advisory comments are at **Appendix IV**.

6. **Project Interface**

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

- no adverse comment on application from project interface perspective; and
- her advisory comments are at **Appendix IV**.

7. **Building Matters**

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

8. **Other Departments**

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

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the proposed use under application. It does not condone any other development currently exists on the application site (the Site) which is not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (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/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
 - (ii) there are unauthorised structures on the private lots within the Site. Erection of unauthorised structures should not be encouraged. The lot owner/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the lot owner/applicant shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole basis and subject to such terms and conditions including the payment of waiver fee as well as administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the vehicular access between the Site and Lau Shui Heung Road is not managed by the Transport Department. The applicant should seek comment from the responsible party; and
 - (ii) the proposed vehicular access clashes with an existing fencing on the adjoining private lots. The applicant should review whether the alignment of the access is feasible;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lau Shui Heung Road; and
 - (ii) adequate drainage measures should 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 (DEP) that:
- (i) the applicant is reminded to observe the Water Pollution Control Ordinance and follow the mitigation measures as required under the Environment, Transport and Works Bureau Technical Circular (Works) (ETWB TC(Works)) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” for the land filling works during construction phase; and
 - (ii) the applicant should follow the requirements of the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) the applicant should note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flushed with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the Site boundary, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as it may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the Site, should be

constructed and maintained properly by the applicant at his/her own expense. He/she should also rectified if the drainage system is found to be inadequate or ineffective during operation at his/her own expense;

- for works to be undertaken outside the lot, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owner(s);
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- the applicant and the successive lot owner(s) should allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The viewing point of each photo should also be indicated on a plan;

(h) to note the comments of the Director of Fire Services (D of FS) that:

(i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:

- 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;

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

(i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant department(s) prior to commencement of the works;

(j) to note the comments of the Director of Electrical & Mechanical Services (DEMS) that:

(i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and

- (ii) the applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To (the P&E Study). The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. The applicant is reminded that subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) site before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBWs) under BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) site formation works are building works under the control of BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of BA should be obtained, otherwise they are UBWs. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with BO;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBWs under BO and should not be designated for any proposed use under the current application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (v) the headroom (7m) of the single storey structure (i.e. warehouse with ancillary office) is considered excessive; it should be justified upon formal plan submission to BD;
 - (vi) 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 Building (Planning) Regulation; and
 - (vii) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

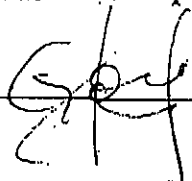
有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/846

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date 2025.3.11

致城市規劃委員會秘書：

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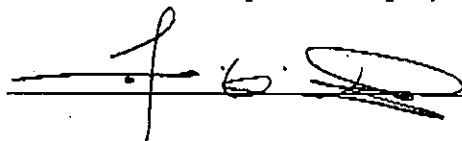
Details of the Comment (use separate sheet if necessary)

沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment

龍怡及劉富榮葉成輝

簽署 Signature



日期 Date

18-3-2025

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

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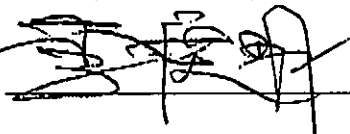
Details of the Comment (use separate sheet if necessary)

反對

高第村村民極力反對。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

13-3-2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

26-3-2015

敬啟者：

貴處檔號：TPB/A/NE-LYT-846

新界粉嶺丈量約份第85約地段第386號餘段

擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程（為期3年）
（申請編號：A/NE-LYT/846）

本會接獲該區村民求助，村民對上述申請作出極力反對，反對理由：
出入口危險，欠缺主要道路，村路多是上斜落斜欠平坦，影響道路安全，
滋擾村民出入，危及村民安全。

懇請 貴處理解村民之憂慮，審慎處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席

李國鳳

（李國鳳）

敬上



2025年3月6日

敬啟者：

貴處檔號：TPB/A/NE-LYT-846

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及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安
(劉永安)



2025 年 3 月 16 日

From:
Sent: 2025-03-27 星期四 02:59:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/846 DD 85, Nr Lau Shui Heung Road, Fanling

A/NE-LYT/846

Lot 386 RP in D.D. 85, Nr Lau Shui Heung Road, Fanling

Site area: About 1,026sq.m

Zoning: "Agriculture"

Applied use: Warehouse / ??? Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of approvals. The application appears to be an attempt to legitimize the unapproved filling of land as the structures are already in place. Has any enforcement action been taken?

Lot is not designated Cat 2.

Warehouse with no parking so how are goods unloaded?.

Application should be rejected as there is no justification for approval.

Mary Mulvihill