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The 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](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](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

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Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-MTY/483
	Date Received 收到日期	2025-07-22

- 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 )

CHAU CHIU NAM

### 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)	DD104 LOT1319  NGAU TAM MEI, YUEN LONG, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 ..... 809 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 147 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<div>           ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約         </div>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-NTM/14
(e) Land use zone(s) involved 涉及的土地用途地帶	R (D)
(f) Current use(s) 現時用途	<p>倉庫及露天存放體育活動器材</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 ...18/07/2025... (DD/MM/YYYY), this application involves a total of .....1..... “current land owner(s)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of ...1..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
1	DD104 LOT1319 NGAU TAM MEI, YUEN LONG, N.T.	08/05/2025

(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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時倉庫（危險品倉庫除外）連附屬露天儲物（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 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ...662.....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ...147.....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 4 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 ...147.....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ...147.....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) 貨櫃1、2、3上蓋面積約42平方米，高度約2.16米，以作為存放體育活動器材，各自的尺寸為5.9米×2.36米×2.16米，一層高。貨櫃4、5、6和7位於一個上蓋面積為約105平方米的搭建物之下，高度為不高於7米。	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> Private Car Parking Spaces 私家車車位 ..... 1 ..... Motorcycle Parking Spaces 電單車車位 ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 2 ..... 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) 吊機車泊車位 1 .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> 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 每日24小時營業 (00:00至23:59) 包括星期日及公眾假期 .....			
(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)) .....真善路.....	
	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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>.....N/A.....</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>





**8. Declaration 聲明**

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

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

Signature

簽署

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


...CHAU CHIU NAM.....

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

07 JUL 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	DD104 LOT1319, NGAU TAM MEI, YUEN LONG, N.T.
Site area 地盤面積	809 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-NTM/14
Zoning 地帶	R(D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	臨時倉庫（危險品倉庫除外）連附屬露天儲物（為期三年）

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	147 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(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	7 m	<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	18.2		% <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) _____ _____		停車位總數4 私家車車位1  輕型貨車泊車位2  吊機車泊車位 1
	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) _____ _____		N/A

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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） <u>Plan showing Villagers access</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Reports 報告書</b>		
<u>Planning Statement/Justifications</u> 規劃綱領/理據		
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"/>
	<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

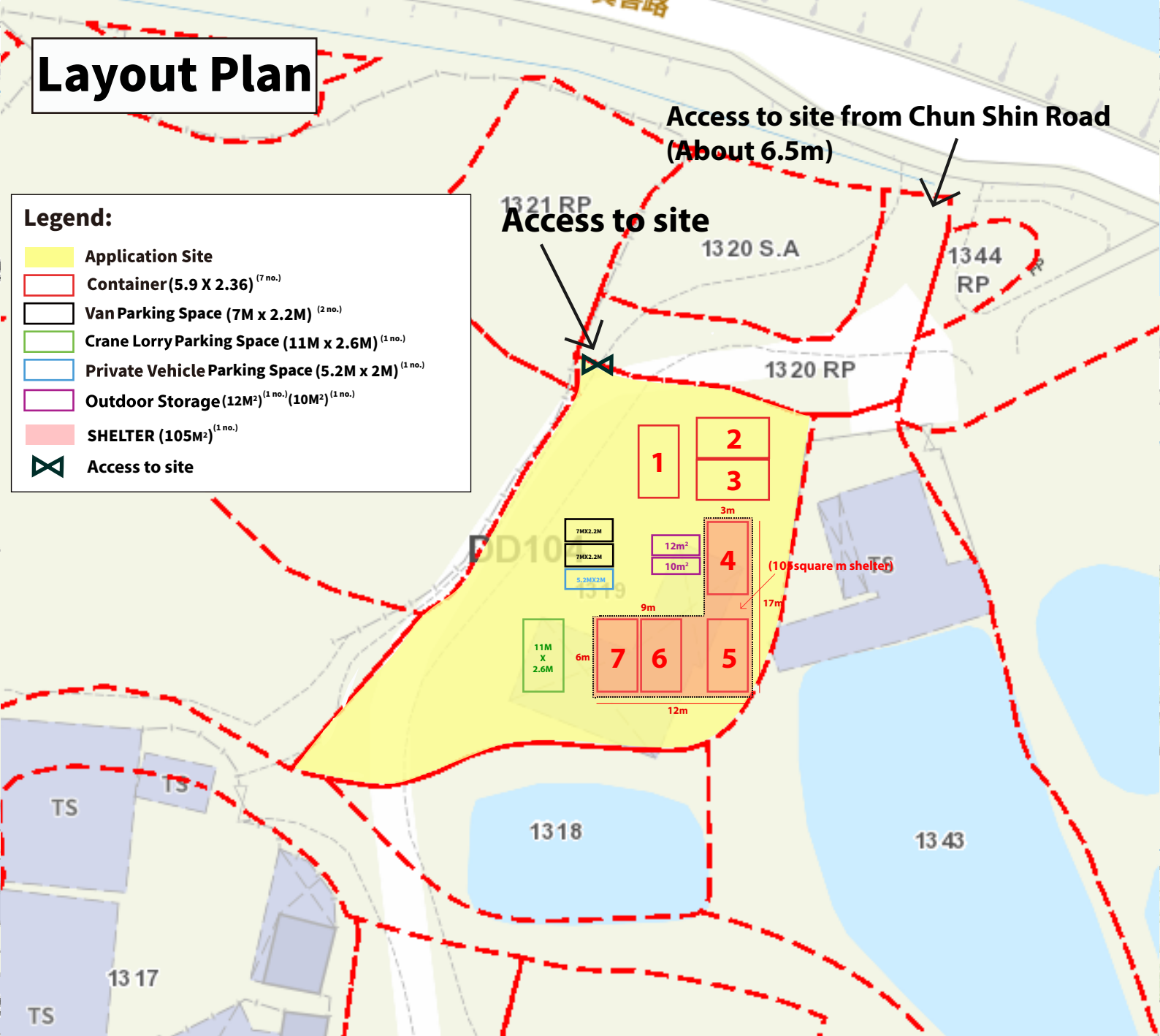
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

# Layout Plan

## Legend:

- Application Site
- Container (5.9 X 2.36) (7 no.)
- Van Parking Space (7M x 2.2M) (2 no.)
- Crane Lorry Parking Space (11M x 2.6M) (1 no.)
- Private Vehicle Parking Space (5.2M x 2M) (1 no.)
- Outdoor Storage (12M<sup>2</sup>) (1 no.) (10M<sup>2</sup>) (1 no.)
- SHELTER (105M<sup>2</sup>) (1 no.)
- Access to site



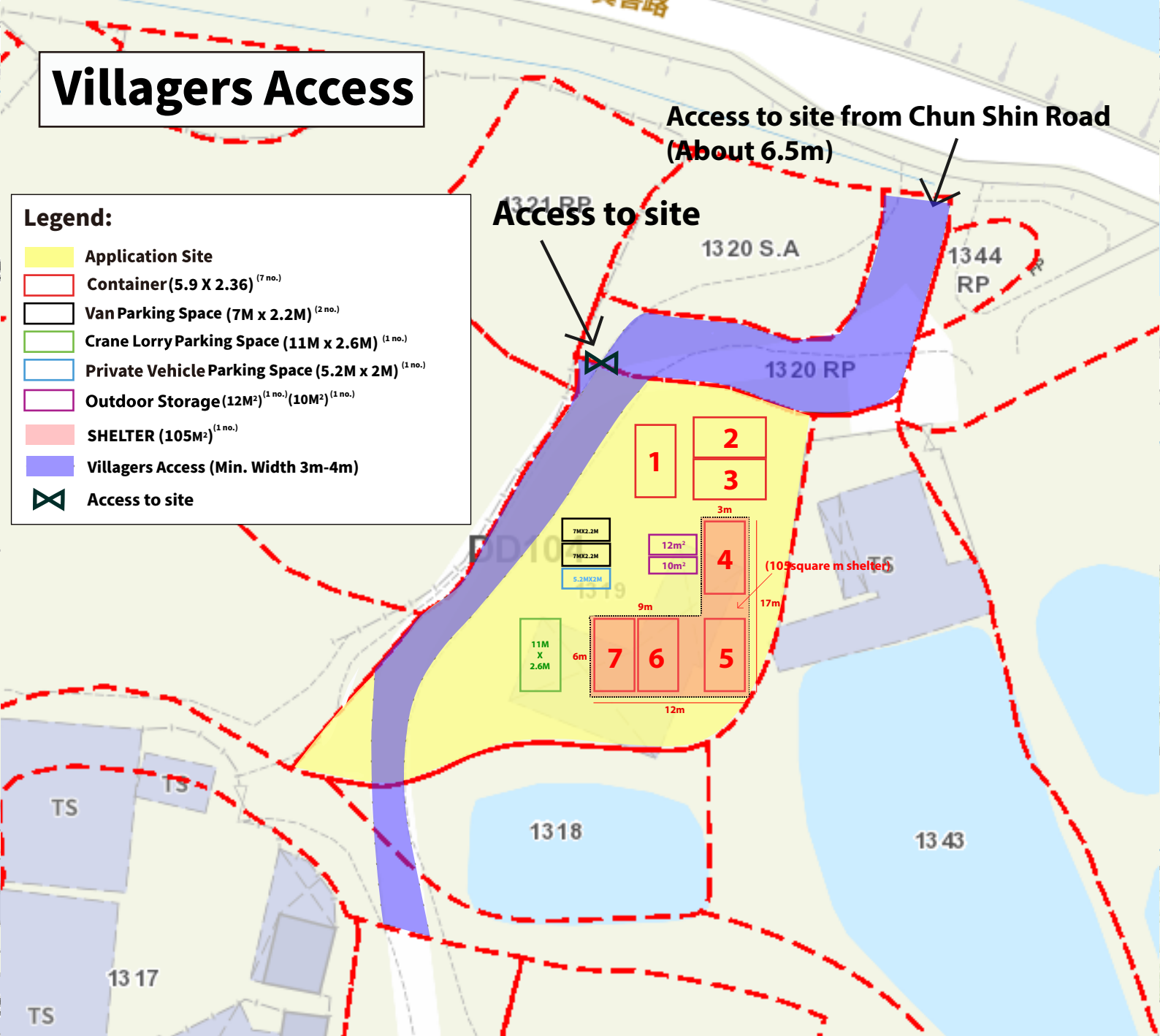
# Villagers Access

## Legend:

- Application Site
- Container (5.9 X 2.36) <sup>(7 no.)</sup>
- Van Parking Space (7M x 2.2M) <sup>(2 no.)</sup>
- Crane Lorry Parking Space (11M x 2.6M) <sup>(1 no.)</sup>
- Private Vehicle Parking Space (5.2M x 2M) <sup>(1 no.)</sup>
- Outdoor Storage (12M<sup>2</sup>) <sup>(1 no.)</sup> (10M<sup>2</sup>) <sup>(1 no.)</sup>
- SHELTER (105M<sup>2</sup>) <sup>(1 no.)</sup>
- Villagers Access (Min. Width 3m-4m)
- Access to site

Access to site from Chun Shin Road  
(About 6.5m)

Access to site





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

**Jane Ching Kei LAU/PLAND**

寄件者: [REDACTED]  
寄件日期: 2025年09月17日星期三 9:18  
收件者: tpbpd/PLAND  
副本: Jane Ching Kei LAU/PLAND; [REDACTED]  
主旨: RE: Application No. A/YL-NTM/483 - submission of further information  
附件: Application site 20250917\_1.pdf  
  
類別: Internet Email

Dear Town Planning Board,

We refer to the captioned planning application, please find our reply of enquiries from different department and a revised site plan for your information.

**Reply to Transportation Department**

經考慮運輸署的專業提問，我們將申請地段上擺放之儲存倉數量減少，包括由7個貨櫃減少至6個，同時亦將2個露天儲存倉減少至1個，亦將位置重新調配，以騰出足夠空間予車輛停泊上落貨及掉頭，以提高對其他道路使用者之安全考量。

至於原先申請停泊吊雞車之車位，亦因審慎考慮運輸署的提問後而取消，直接減少對該區車輛及居民之影響。上落貨位置會由輕型貨車上落貨。

運輸署亦就人車路段之分隔有所提問，因此我們將會於申請地段邊緣擺放膠馬，從而清晰展示儲存倉地段及車路的分佈，方便其他道路使用者，包括該區會經過之居民。

該地段平日的營運時間為上午7時至晚上7時。該地段主要用作存放中國香港三項鐵人總會舉辦國際性賽事的器材，且日常運作僅限於儲存用途。

**有關國際性比賽相關搬運安排**

該地段主要用於國際性比賽器材的儲存和搬運，相關搬運工作均會採取以下措施以減低對附近居民及交通的影響：

- 非頻繁使用：僅在比賽舉辦前的3至4日提取所需器材，而全年僅舉辦3至4場國際性比賽。
- 分批搬運：車輛將分為2至3次到達，一般情況下僅需搬運2次即可完成，僅在比賽規模較大的情況下才需進行第3次搬運。
- 縮短操作時間：每次搬運時間約為1小時，並安排於比賽前3至4日的凌晨1時至4時進行，避開日間及晚間的繁忙時段。
- 減少人員活動：搬運過程中工人數量不多於3人，並提前製作好器材清單，確保搬運過程快速、安全完成，進一步減少對交通及環境的影響。

**Reply to Environmental Protection Department**

針對有關營運時間及用途的考慮，：

**1.平日營運安排**

該地段平日的營運時間為上午7時至晚上7時。該地段主要用作存放中國香港三項鐵人總會舉辦國際性賽事的器材，且日常運作僅限於儲存用途。

**2.用途說明**

- 本會承諾不會儲存任何危險品，確保物品的安全性和對周邊環境的低風險。
- 該地段不會進行任何裝拆活動，亦不會有工場作業，以確保不會對附近居民構成噪音或其他不便。

### 3.國際性比賽相關搬運安排

該地段主要用於國際性比賽器材的儲存和搬運，相關搬運工作均會採取以下措施以減低對附近居民及交通的影響：

- 非頻繁使用：僅在比賽舉辦前的3至4日提取所需器材，而全年僅舉辦3至4場國際性比賽。
- 分批搬運：車輛將分為2至3次到達，一般情況下僅需搬運2次即可完成，僅在比賽規模較大的情況下才需進行第3次搬運。
- 縮短操作時間：每次搬運時間約為1小時，並安排於比賽前3至4日的凌晨1時至4時進行，避開日間及晚間的繁忙時段。
- 減少人員活動：搬運過程中工人數量不多於3人，並提前製作好器材清單，確保搬運過程快速、安全完成，進一步減少對交通及環境的影響。

### 4.環境保護及交通影響

- 申請人承諾將嚴格遵守環境保護署《處理臨時用途及露天貯存用地的環境問題作業指引》，以確保地段運作符合相關環保標準。
- 我們所舉辦的比賽地點多位於市中心（如中環龍和道），需配合道路封閉安排，一般封路時段為凌晨1時至5時為場地佈置，比賽一般在上午7時至下午4時進行，因此搬運工作安排於凌晨1時至4時進行。

### 5.與村代表溝通及居民通知

我們已與村代表進行溝通，並承諾在每次使用地段前一週向村民作出通知，讓居民有充足的時間了解情況並作出相應準備。

我們相信，由於該地段僅用於國際性比賽器材的儲存，且全年使用次數大約為3-4次，再配合上述減低影響的措施，將能有效減少對周邊居民及交通的干擾，敬請城規會諒解並考慮批准申請。

就環保署於2025年8月18日提出的問題，答覆如下：

- 四個貨櫃連同上面的大鐵棚，經重新量過之後，高度為不高於4.5米，中間不會放置物。至於為何設計貨櫃與鐵棚中間有空間，是由於考慮到該地段為鄉郊地方，加上近年極端天氣的影響下，如果鐵棚與貨櫃中間的空隙太窄，會令暴雨後增加積水及垃圾於貨櫃頂與鐵棚中間，最後會構成環境污染問題，又或者吸引蛇蟲鼠蟻，以該地方為棲息地方，影響附近居民生活。因此我們希望中間的空間能夠容納工作人員在安全的情況下於惡劣天氣後清理貨櫃頂上的垃圾，以保持環境衛生。
- 現正申請改善用途之地段，與出去真善路之間的地段為同一個業主，加上村代表之協調，該路段平時已經有借用給其他村民使用。

[REDACTED]



**Legend:**

- Application Site
- Container (5.9 X 2.36) (6 no.)
- Van Parking Space (7M x 3.5M) (2 no.)
- Loading / Unloading Bay (1 no.)
- Private Vehicle Parking Space (5M x 2.5M) (1 no.)
- Outdoor Storage (5.9 X 2.36) (1 no.)
- SHELTER (105 M²) (1 no.)
- Access to site
- Barriers
- Villager access

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- advisory comments are detailed in **Appendix III**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no objection to the application noting that the applicant would implement necessary traffic management measures to segregate pedestrians and vehicles to ensure road safety; and
- advisory comments are detailed in **Appendix III**.

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

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

**3. Environment**

Comments of the Director of Environmental Protection:

- considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the applied use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are at **Appendix III**

**4. Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal should be incorporated; and

- advisory comments are detailed in **Appendix III**.

## **5. Landscape**

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

- no adverse comment on the application from landscape planning perspective; and
- the application site (the Site) falls within an area zoned “Residential (Group D)” (“R(D)”) on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

## **6. 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 detailed in **Appendix III**.

## **7. Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police;
- Director of Electrical and Mechanical Services; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) the application site (the Site) falls within the boundary of Potential Development Area being studied under the Land Use Review Study for Ngau Tam Mei Area. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (d) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (e) to note the comments of District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the Site comprises Old Schedule Agricultural Lot 1319 in D.D. 104 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
  - if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. 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;
- (f) to note the comments of the Commissioner for Transport that:
  - the Site is connected to Chun Shin Road via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - Chun Shin Road is a prohibited zone 24 hours daily for all motor vehicles exceeding 7 metres in length;
  - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and
  - to enhance road safety, banksman should be deployed on site to direct traffic / pedestrians during the ingress/egress of the vehicles;



- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the Site is accessible from Chun Shin Road via a local track, for which the existing vehicular ingress/egress adjoining Chun Shin Road does not meet the current standard. The proposed access arrangement of the Site should be commented and approved by TD;
  - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Chun Shin Road, including the local track, if any; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note that comments of the Chief Engineer/Railway Development 1-1, HyD that the Site is in the vicinity of the railway protection boundary of the existing railway line. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- relevant layout plans incorporated with the proposed fire service installations (FSIs) shall be submitted to D of FS for approval;
  - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department:
- the applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
  - the applicant shall be liable for any adverse drainage impact due to the proposed works;
- (k) to note the comments of the Director of Environmental Protection that:
- sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Practice Note for Professional Person 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance; and

- the relevant environmental mitigations stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” shall be followed and the applicable statutory requirements under relevant environmental legislations shall be observed; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that four structures 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;
  - 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.

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

參考編號  
**Reference Number:** 250808-125017-39964

提交限期  
**Deadline for submission:** 15/08/2025

提交日期及時間  
**Date and time of submission:** 08/08/2025 12:50:17

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-NTM/483

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Chan

意見詳情  
**Details of the Comment :**

敬啟者：

本人是牛潭尾區的居民，現來函反對A/YL-NTM/483的臨時貨倉連附屬露天貯物的申請，反對理據如下。

- 1) 申請地點依靠民居，貨車及重型車輛進出，影響附近居民安全。
- 2) 由於上址牛潭尾真善路是單線雙程行車，路政署在路口已豎立禁止7米長的大車使用該路段。倘若容許該地段興建貨倉及大型吊臂車進出，大車進出新潭路時，容易造成交通阻塞及意外。
- 3) 宏觀真善路段，過往並沒有批出貨倉的申請，希望當局亦不要批出相關申請，破壞周邊居民的寧靜生活。

台安

居民 陳先生

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**From:** [REDACTED]  
**Sent:** 2025-08-15 星期五 04:01:45  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-NTM/483 DD 104 Ngau Tam Mei

A/YL-NTM/483

Lot 1319 in D.D. 104, Ngau Tam Mei, Yuen Long

Site area: About 809sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. No record of previous approval.

The lot is beside a large Transitional Housing so the movement of crane and large vehicles in the vicinity is inappropriate.

The area is not Cat 2 designated and there are a number of ponds in the vicinity.

There is no justification to approval the application.

Mary Mulvihill