

RNTPC Paper No. A/YL-TYST/1316  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 1.8.2025

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**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1316**

- Applicant** : Mr. MAN Cheung Lam represented by Mr. HUI Kwan Yee
- Site** : Lot 2677 in D.D. 120, Shap Pat Heung, Yuen Long
- Site Area** : 1,198.5 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zonings** : “Village Type Development” (“V”) (about 98.9%); and  
*[Restricted to a maximum building height of 3 storeys (8.23m)]*  
“Open Space” (“O”) (about 1.1%)<sup>1</sup>
- Application** : Temporary Open Storage of Construction Materials for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicants seek planning permission for temporary open storage of construction materials for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently unpaved, partly fenced-off and occupied by the applied use without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Site with the ingress/egress at the northern part is accessible from Lam Hi Road via a local track (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, the applied use is for storage of construction materials (including iron bars, water barriers, construction tools and tents, etc.). A total of eight single-storey structures (about 2.9m in height) with a total floor area of about 126.5m<sup>2</sup> are provided for storage use while the remaining area is used for open storage, vehicular access/manoeuvring and loading/unloading space. Plan showing the site layout

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<sup>1</sup> Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

with vehicular access leading to the Site submitted by the applicant is at **Drawing A-1**.

1.3 The major development parameters of the application are summarised as follows:

Site Area	About 1,198.5 m <sup>2</sup>
Total Floor Area (Non-domestic)	About 126.5 m <sup>2</sup>
No. and Height of Structures	8 • for storage use (2.9 m, 1 storey)
No. of Parking Space	Nil
No. of Loading/ Unloading Space	1 (for medium goods vehicle) (7m x 3.5m)
Operation Hours	24 hours daily including Sundays and Public Holidays

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 10.6.2025 (**Appendix I**)
- (b) Supplementary Information (SI) received on 19.6.2025 (**Appendix Ia**)
- (c) Further Information (FI) received on 24.7.2025 (**Appendix Ib**)  
*[accepted and exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI (**Appendices I to Ib**). They can be summarised as follows:

- (a) the Site has been vacant for a long time and overgrown with weeds. The lack of proper management has caused adverse environmental impacts to the surrounding areas;
- (b) there is a shortage of land for open storage use in the area and the applied use can facilitate the small house construction works in the vicinity of the Site; and
- (c) the loading/unloading activities of the Site will only be conducted once or twice per day and no adverse traffic impact arising from the applied use is envisaged.

## 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

#### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) is relevant to the application. The Site falls within Category 4 areas under TPB PG-No. 13G promulgated by the Board on 14.4.2023. The relevant extract of the Guidelines is at **Appendix II**.

#### **5. Background**

The Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers) and use for place for parking of vehicles (**Plan A-2**). Enforcement Notice was issued on 7.3.2025 requiring discontinuance of the UD. Site inspections conducted on 9.5.2025 and 4.7.2025 revealed that the UD was not discontinued. Prosecution action would be considered.

#### **6. Previous Application**

There is no previous planning application concerning the Site.

#### **7. Similar Application**

There is no similar application within the subject “V” zone in the past five years.

#### **8. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) accessible from Lam Hi Road via a local track (**Drawing A-1, Plans A-2 and A-3**); and
- (b) unpaved, partly fenced off and currently occupied by the applied use without valid planning permission (**Plans A-2 to A-4**).

8.2 The surrounding areas comprise predominantly village houses and residential structures intermixed with open storage/storage yards, warehouses, a vehicle repair workshop, parking of vehicles, agricultural land, unused land and vacant land/structures. Some of these uses within the “V” zone are suspected UDs subject to planning enforcement action. There are residential structures in the vicinity of the Site with the nearest one located about 35m to its north. The main village cluster of Lam Hau Tsuen is located at about 60m to the northwest of the Site (**Plans A-2 and A-3**).

#### **9. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly

development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

## **10. Comments from Relevant Government Departments**

10.1 Apart from the government department as set out in paragraph 10.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices III** and **IV** respectively.

10.2 The following government department does not support the application:

### **Environment**

10.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application as there are residential uses in the vicinity (with the nearest one located about 35m to its north) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles, environmental nuisance is expected;
- (b) no environmental complaint concerning the Site received in the past three years; and
- (c) should the application be approved, the applicant should note his advisory comments in **Appendix IV**.

## **11. Public Comment Received During the Statutory Publication Period**

On 20.6.2025, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual objecting to the application on the grounds that open storage use should not be carried out in the vicinity of village houses and approval of the application would jeopardise the planning intention of the subject “V” zone (**Appendix V**).

## **12. Planning Considerations and Assessments**

12.1 The application is for temporary open storage of construction materials for a period of three years at the Site zoned “V” on the OZP. The applied use is not in line with the planning intention of the “V” zone, which is primarily intended for development of SH by indigenous villagers. There is no strong planning justification given in the submission for a departure from the planning intention of the “V” zone, even on a temporary basis.

12.2 The surrounding areas comprise predominantly village houses and residential structures with the nearest residential structure located about 35m to the north of the Site. The main village cluster of Lam Hau Tsuen is located about 60m to the

further northwest of the Site (**Plans A-2 and A-3**). Although the Site is adjoined by open storage yards, those within the same “V” zone are suspected UDs subject to planning enforcement action. The applied use is considered not compatible with the surrounding village setting within the “V” zone.

12.3 Whilst the concerned government departments consulted, including the Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, fire safety and drainage aspects respectively, DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the nearest one located about 35m to its north) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles, thus environmental nuisance is expected.

12.4 The Site falls within Category 4 areas under TPB PG-No. 13G. The following considerations in the Guidelines are relevant:

Category 4 areas: applications for open storage and port back-up uses would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning application and included in the applications relevant technical assessments/proposals to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of three years may be allowed for an applicant to identify suitable sites for relocation.

12.5 The application is considered not in line with TPB PG-No. 13G in that no previous approval for open storage use has been granted at the Site; there are adverse comments from the relevant department; and there is insufficient information in the submission to demonstrate that the applied use would not have adverse environmental impact on the surrounding areas. Besides, there is no similar application approved within the same “V” zone in the past five years.

12.6 Regarding the public comment as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

### **13. Planning Department’s Views**

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11 above, the Planning Department does not support the application for the following reasons:

- (a) the applied use is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the applied use is not in line with the Town Planning Board Guidelines on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G) in that there is no previous approval granted at the site; and there are adverse environmental impacts on the surrounding areas.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 1.8.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.2.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 1.5.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.2.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.5.2026;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

## **14. Decision Sought**

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

**15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 10.6.2025
<b>Appendix Ia</b>	SI received on 19.6.2025
<b>Appendix Ib</b>	FI received on 24.7.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Appendix VI</b>	Good Practice Guidelines for Open Storage
<b>Drawing A-1</b>	Site Layout Plan with Vehicular Access
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2025**

此文件在 2025年 6月 1日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
此文件。

This document is received on 2025 -06- 10  
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](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



2501001

9.5. 2025 By Post

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/TL-TTST/1316
	Date Received 收到日期	2025-06-10

- 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)  
文暢林 MAN Cheung Lam

### 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)  
許軍兒 Hui Kwan Yee

### 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)	D.D.120 Lot No.2677 in Shap Pat Heung, Yuen Long
(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 ..... 1198.50 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 126.50 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-TYST/14 唐人新村分區計劃大綱核准圖
(e) Land use zone(s) involved 涉及的土地用途地帶	V&O
(f) Current use(s) 現時用途	Vacant Land  (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"<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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 2025 ..... 年 ..... 5 ..... 月 ..... 23 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 1 ..... 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	D.D.120 Lot No.2677	7/5/2025

(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法法團/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	臨時露天工程材料存放場地  (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	1072.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	126.50 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8 .....
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	126.50 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	126.50 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 共8個存物櫃，全部一層高，高度為2.90m，面積分別為18.61m <sup>2</sup> 及14.88m <sup>2</sup> (詳細請見附件資料表) ..... ..... .....	
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 星期一至星期日 (包括公眾假期), 24小時。 ..... .....																																					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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))                       山下路連接村中小路                      .....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <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"/> </td> </tr> </table>	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))  山下路連接村中小路 .....	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"/>																																
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(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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情                      .....                      .....                      .....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	No 否	<input checked="" type="checkbox"/>																																
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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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	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"/>																																
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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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">.....</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">.....</td> <td></td> <td></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"/>	.....			.....		
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.....																																					
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	<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) 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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<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<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>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<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）。

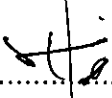
申請地點位置為一些荒廢土地，一直空置了很長時間，而有關位置雜草叢生，流浪狗隻隨處便溺，蛇蟲大量滋生，長期缺乏打理以致積水做成蚊患，對附近環境做成不良影響，嚴重影響環境衛生及附近村民之安危，有見附近經常有不少鄉村屋宇建築工程進行，確實缺乏存放建築材料之空間，申請人決定將申請地點清理整頓，闢設為一個臨時露天存放場以供應用，除可改善環境狀況，更可善用未有發展之荒廢土地，亦有助舒緩建築材料存放空間之不足，懇請 貴委員會給予批准，更承諾絕對遵守所有 貴委員會訂立之附帶條款。

**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

許軍兒 Hui Kwan Yee

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

- 7 MAY 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	D.D.120 Lot No.2677 in Shap Pat Heung, Yuen Long
Site area 地盤面積	1198.50 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-TYST/14
Zoning 地帶	V&O
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	臨時露天工程材料存放場地

(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	126.50 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1056 <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	8	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.90	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	10.55	%	<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) _____ _____		
		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) _____ _____	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" type="checkbox"/>
Site Plan, Location Plan		
<hr/>		
<b><u>Reports 報告書</u></b>		
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。

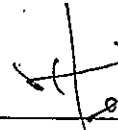
致：城市規劃委員會秘書

提交補充資料

規劃申請：D.D.120 Lot No.2677

本人為上述申請之代理人，早前曾向貴會提交規劃許可申請，現特此致函作出以下補充，申請場地露天部分亦是用作存放建築材料之用途，貨櫃主要用作存放需要遮蓋之物料，可露天存放之物料則放在場地露天位置；而場地內並沒有劃出指定用於裝載及放置物料的停車位置，車輛屆時會於空餘位置裝放物料後馬上離開，而不會長時間停泊，懇請明察。祝安！

代理人：



(許軍兒)

日期： 23 MAY 2025

聯絡地址：

聯絡電話：

傳真號碼：

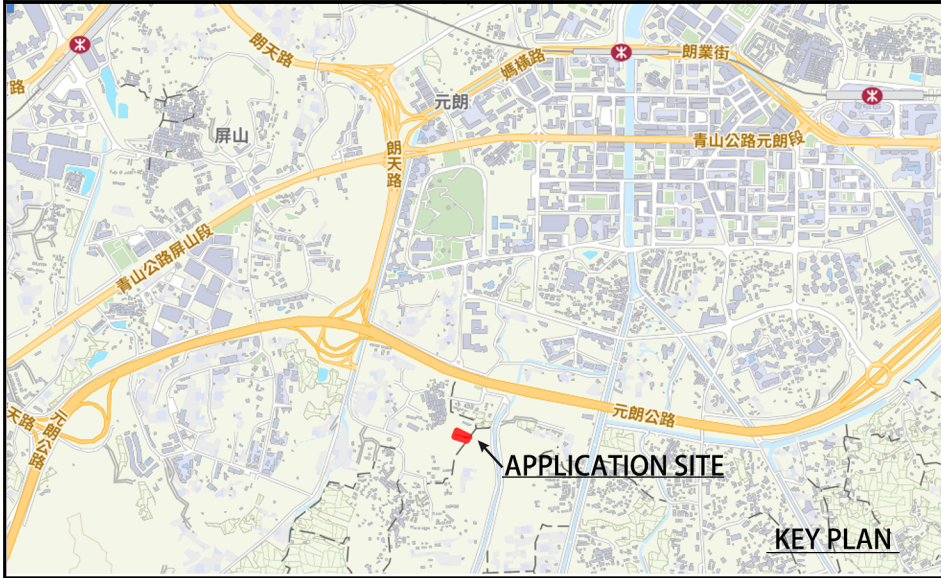
Site Plan



車輛出口

申請地點  
APPLICATION SITE

# Location Plan



## Planning Application

臨時露天工程材料存放場地  
(為期三年)

Application site:

D.D.120 Lot No.2677



臨時露天工程材料存放場地



申請地點  
APPLICATION SITE

臨時露天工程材料存放場地建築物資料：

號數	用途	面積	高度	備註
1	存物櫃	$6.10 \times 3.05 = 18.61\text{m}^2$	2.90m	
2	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
3	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
4	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
5	存物櫃	$6.10 \times 3.05 = 18.61\text{m}^2$	2.90m	
6	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
7	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
8	存物櫃	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
		建築物總面積：126.50 m <sup>2</sup>		

備註：全部建築物均為一層高。



傳真文件

傳真號碼：


致：城市規劃委員會秘書

提交補充資料

規劃許可申請地段：D.D.120 Lot No.2677

本人為上述申請之代理人，早前曾向 貴會提交規劃許可申請，現特此致函就日前 貴會之查問再作出以下補充，申請場地露天部分是用作存放道路工程建築材料之用途，例如是鐵枝及水馬之類，貨櫃主要用作存放需要遮蓋之物料，大多數是工程工具及工作帳篷等等，而每天祇會有一次到兩次由中型貨車運送物料進出場地，現亦附上圖則顯示貨車上落貨物位置、車輛停泊上落貨位置及由山下路出入之車輛駕駛路線以供參閱，有關車位尺寸為 7.0m x 3.5m，車輛亦會於裝放物料後馬上離開，而不會長時間停泊，懇請明察。祝安！

代理人：



( 許 軍 兒 )

日期： 19 JUN 2025

聯絡地址：

聯絡電話：

傳真號碼：

車輛出入申請地點路線



車輛停泊位置/範圍

上落貨物/材料範圍

申請地點  
APPLICATION SITE

車輛出入口

①

②

③

④

⑤

⑥

⑦

⑧

⑨


⑩

傳真號碼：傳真文件  
[REDACTED]

致：城市規劃委員會秘書

提交補充資料  
規劃許可申請編號：A/YL-TYST/1316

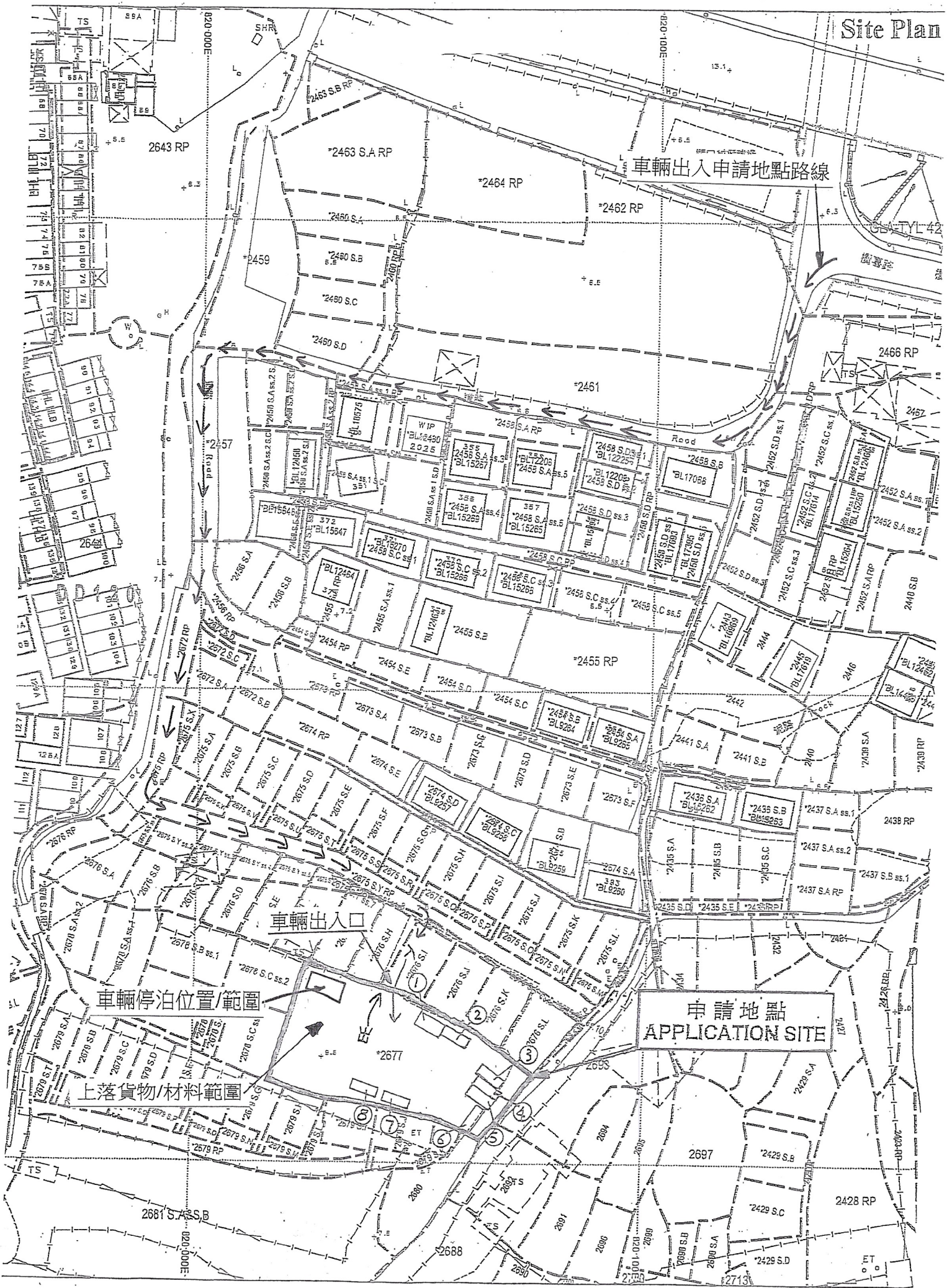
本人為上述申請之代理人，早前曾向 貴會提交規劃許可申請，現特此致函就日前 貴會之查問再作出以下補充，現再附上修正圖則確認運送物料貨車正確是由欖喜路出入之車輛駕駛路線以供參閱，亦附上更正資料第 6 頁以作替代，懇請明察。祝安！

代理人：   
( 許 軍 兒 )

日期 :24 JUL 2025

聯絡地址：  
聯絡電話：  
傳真號碼：

Site Plan



申請地點  
APPLICATION SITE

車輛出入口

車輛停泊位置/範圍

上落貨物/材料範圍

車輛出入申請地點路線

Proposed operating hours 擬議營運時間 星期一至星期日 (包括公眾假期), 24小時。 ..... .....																															
(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)) 橫喜路 ..... 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?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>																													

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

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

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

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- there is no Small House application approved or under processing at the application site (the Site).

**2. Traffic**

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

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the Site is not under her purview.

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

No adverse comment on the application.

**3. Drainage**

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

- no in-principle objection to the development from the public drainage point of view; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

**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 (FSIs) being provided to his satisfaction.



## 5. **Building Matters**

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

- no objection to the application; and
- it is noted that eight 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 should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 6. **Open Space**

Comments of the Director of Leisure and Cultural Services (DLCS):

- no in-principle objection to the application; and
- his department has no plan to develop the Site into public open space in the upcoming three years.

## 7. **District Officer's Comments**

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

His office has not received any feedback from locals.

## 8. **Other Department**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all time;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 2677 in D.D. 120 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
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) his department shall not be responsible for the maintenance of any access connecting between the Site and the public road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
  - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;

- (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 service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of proposed FSIs to be installed should be clearly marked on the layout plans, and good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to; and
  - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
  - (ii) 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;
  - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the 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;
  - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (v) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:**  
**Sent:** 2025-07-10 星期四 03:04:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TYST/1316 DD 120 Lam Hau Tsuen, Shap Pat Heung

A/YL-TYST/1316

Lot 2677 in D.D. 120, Lam Hau Tsuen, Shap Pat Heung, Yuen Long

Site area: About 1,198.5sq.m

Zoning: "VTD" and "Open Space"

Applied use: Open Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

Strong Objections. While the area has been used for brownfield for decades, open storage of construction materials should not be tolerated in the vicinity or a large number of homes.

Approval of this use on the zoning sends out a very negative message that contravenes the extensive propaganda on providing residents with better living conditions.

Mary Mulvihill

**Good Practice Guidelines for Open Storage Sites**

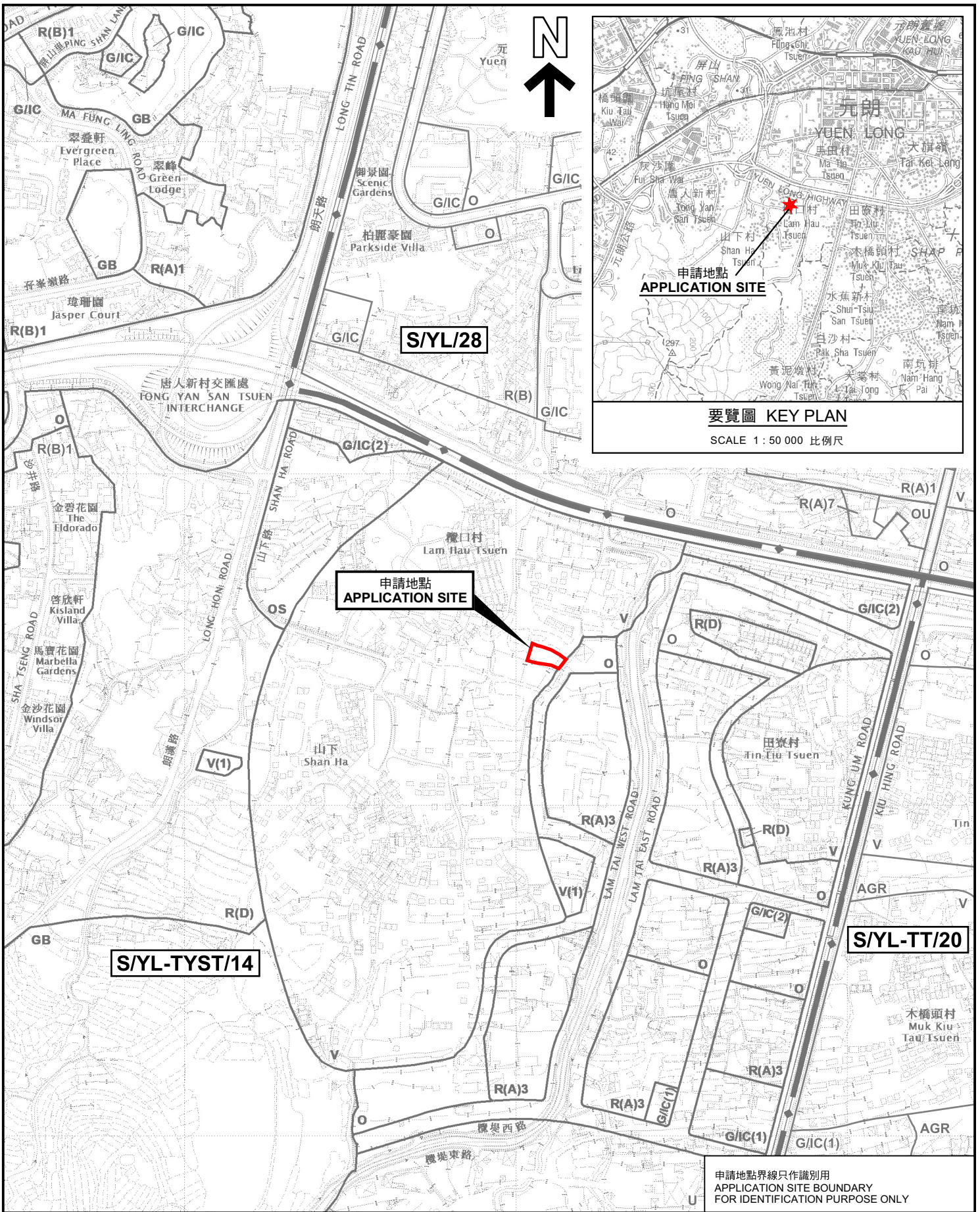
		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m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

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



(摘錄自申請人於 24. 7. 2025 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 24.7.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
AYL-TYST/1316	A-1



本摘要圖於2025年7月11日擬備，  
 所根據的資料為於2021年8月10日  
 核准的分區計劃大綱圖編號 S/YL-TYST/14  
 EXTRACT PLAN PREPARED ON 11.7.2025  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-TYST/14 APPROVED ON 10.8.2021

**位置圖 LOCATION PLAN**

擬議臨時露天存放工程物料(為期3年)  
 元朗十八鄉丈量約份第120約地段第2677號  
 PROPOSED TEMPORARY OPEN STORAGE OF  
 CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS  
 LOT 2677 IN D.D.120, SHAP PAT HEUNG, YUEN LONG

SCALE 1 : 7 500 比例尺

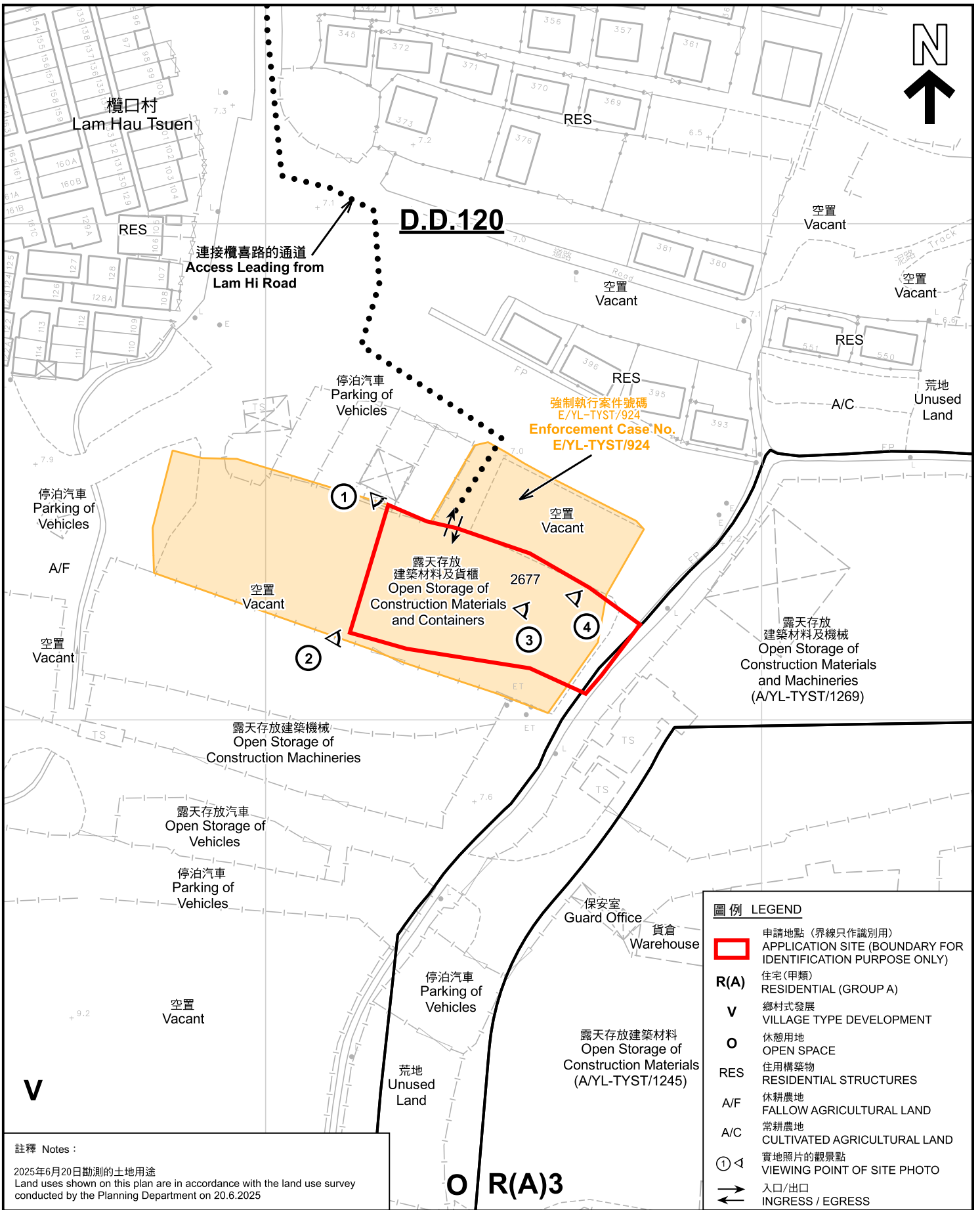
米 100 0 100 200 300 米  
 METRES

申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**

參考編號  
 REFERENCE No.  
**A/YL-TYST/1316**

圖 PLAN  
**A-1**



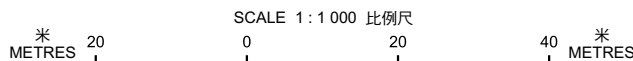
**註釋 Notes :**

2025年6月20日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 20.6.2025

本摘要圖於2025年7月24日擬備，所根據的資料為測量圖編號 6-NW-14C  
EXTRACT PLAN PREPARED ON 24.7.2025 BASED ON SURVEY SHEET No. 6-NW-14C

**平面圖 SITE PLAN**

擬議臨時露天存放工程物料(為期3年)  
元朗十八鄉丈量約份第120約地段第2677號  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS  
LOT 2677 IN D.D.120, SHAP PAT HEUNG, YUEN LONG



**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- O** 休憩用地  
OPEN SPACE
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- A/F** 休耕農地  
FALLOW AGRICULTURAL LAND
- A/C** 常耕農地  
CULTIVATED AGRICULTURAL LAND
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- ↔** 入口/出口  
INGRESS / EGRESS

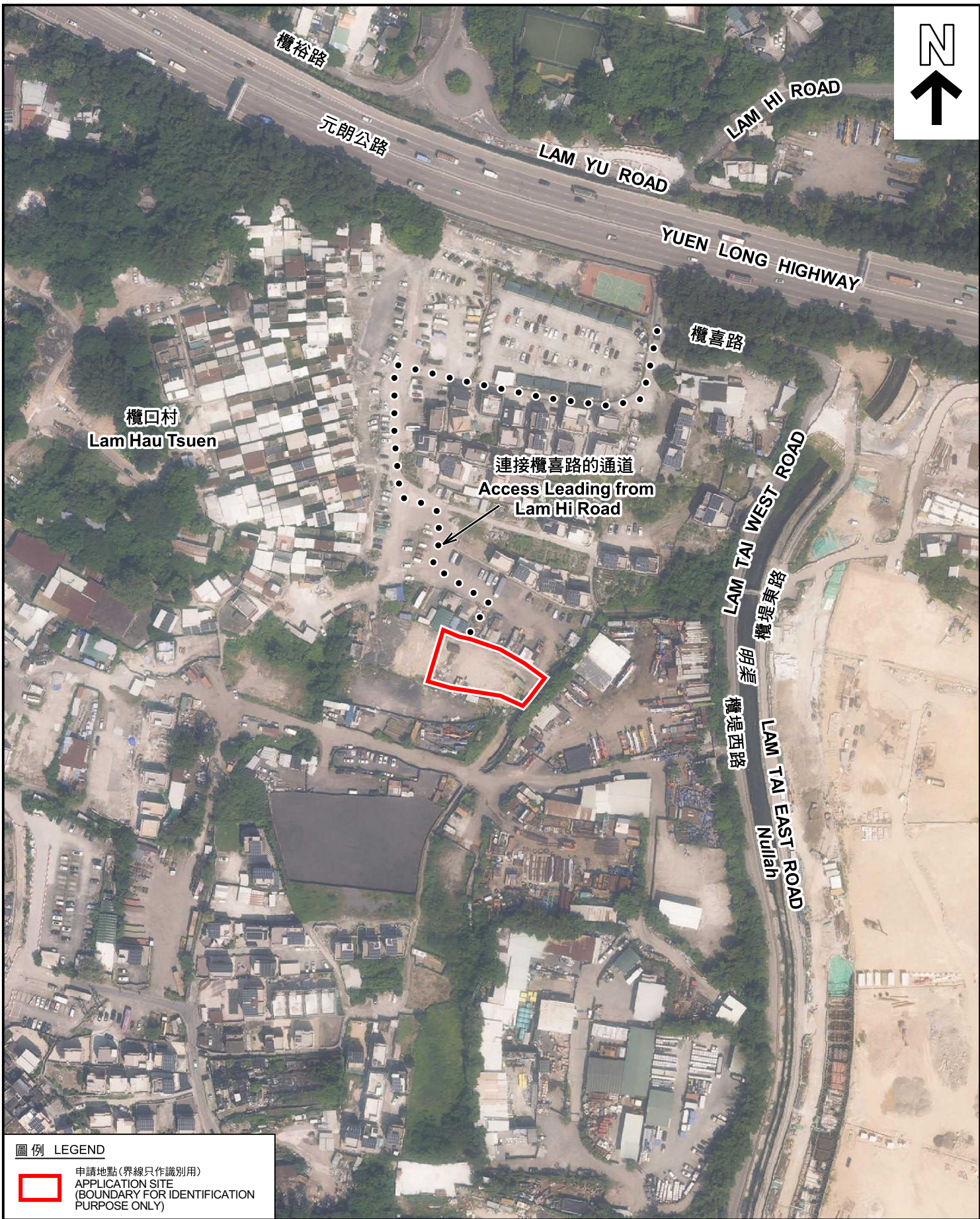
**規 劃 署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**A/YL-TYST/1316**

圖 PLAN  
**A-2**





圖例 LEGEND



申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2025年7月24日擬備，所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E230310C  
EXTRACT PLAN PREPARED ON 24.7.2025  
BASED ON AERIAL PHOTO No.  
E230310C TAKEN ON 10.10.2024 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時露天存放工程物料 (為期3年)  
元朗十八鄉丈量約份第120約地段第2677號  
PROPOSED TEMPORARY OPEN STORAGE OF  
CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS  
LOT 2677 IN D.D.120, SHAP PAT HEUNG, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
AYL-TYST/1316

圖 PLAN  
A-3

1



2



3



4



**實地照片 SITE PHOTOS**

擬議臨時露天存放工程物料(為期3年)  
 元朗十八鄉丈量約份第120約地段第2677號  
 PROPOSED TEMPORARY OPEN STORAGE OF  
 CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS  
 LOT 2677 IN D.D.120, SHAP PAT HEUNG, YUEN LONG

規 劃 署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 AYL-TYST/1316

圖 PLAN  
 A-4

本圖於2025年7月10日擬備，所根據的資料為攝於2025年6月20日的實地照片  
 PLAN PREPARED ON 10.7.2025  
 BASED ON SITE PHOTOS  
 TAKEN ON 20.6.2025

**Extract of Minutes of the Rural and New Town Planning Committee Meeting held on 1.8.2025**

**Agenda Item 44**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1316 Temporary Open Storage of Construction Materials for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lot 2677 in D.D. 120, Shap Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1316)

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**Presentation and Question Sessions**

23. With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

24. Members had no question on the application.

**Deliberation Session**

25. The Chairperson remarked that the application was for temporary open storage of construction materials at an area zoned “Village Type Development” and was considered not suitable for the applied use due to its close proximity to village houses and residential dwellings. The applied use would generate traffic from heavy vehicles on the local track and was expected to cause environmental nuisance. Moreover, the application site (the Site) fell within Category 4 areas under the Town Planning Board Guidelines on Application for Open Storage and Port Back-up uses Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), where applications for temporary open storage and port back-up uses would normally be rejected except under exceptional circumstances. Members generally agreed with the recommendation of PlanD to reject the application.

26. Regarding a Member’s concern on whether an area to the immediate south of the Site marked ‘open storage of construction machineries’ as shown on Plan A-2 of the Paper was covered by valid planning permission, the Committee noted that the open storage use was not covered by planning permission and was the subject of a planning enforcement case

against unauthorized development. Enforcement actions were being undertaken by the Planning Authority.

27. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the applied use is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
  
- (b) the applied use is not in line with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) in that there is no previous approval granted at the site and there are adverse environmental impacts on the surrounding areas.”

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

E  
城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point;  
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/1316

By Post & Fax ( [REDACTED] )

15 August 2025

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam,

**Temporary Open Storage of Construction Materials for a Period of  
3 Years in “Village Type Development” and “Open Space” Zones,  
Lot 2677 in D.D. 120, Shap Pat Heung, Yuen Long**

I refer to my letter to you dated 29.7.2025.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the applied use is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applied use is not in line with the TPB Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that there is no previous approval granted at the site; and there are adverse environmental impacts on the surrounding areas.

A copy of the TPB Paper in respect of the application is available at TPB website at this link ([https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/770\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/770_rnt_agenda.html)). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 1.8.2025, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21

days from the date of this letter (on or before 5.9.2025). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Dino Tang of the Tuen Mun & Yuen Long West District Planning Office at 2158 6283.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

(With Chinese Translation)

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/1316

郵遞及傳真函件( [REDACTED] )

[REDACTED]  
[REDACTED]  
[REDACTED]

先生／女士：

在劃為「鄉村式發展」地帶及「休憩用地」地帶的  
元朗十八鄉第 120 約地段第 2677 號  
臨時露天存放建築材料(為期三年)

我曾於二零二五年七月二十九日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，  
決定拒絕這宗申請，理由是：

- (a) 申請用途不符合「鄉村式發展」地帶的規劃意向。  
此地帶的規劃意向，是就現有的認可鄉村和適宜作  
鄉村擴展的土地劃定界線。地帶內的土地，主要預  
算供原居村民興建小型屋宇之用。申請書內並無有  
力的規劃理據，以支持偏離此規劃意向，即使僅屬  
臨時性質亦然；以及
- (b) 申請用途不符合有關「擬作露天貯物及港口後勤用  
途而按照城市規劃條例第 16 條提出的規劃申請」  
的城市規劃委員會規劃指引(規劃指引編號 13G)，  
因為申請地點先前並無獲批給規劃許可；以及申請  
用途對周邊地區的環境造成不良影響。

就這宗申請擬備的城規會文件，已上載於城規會網站的  
連結([https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/770\\_rnt\\_agenda.html](https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/770_rnt_agenda.html))。現隨函付上就這宗申請擬備的城規會文件中譯本

(補充規劃綱領／技術報告(如有的話)除外)及二零二五年八月一日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》(下稱「條例」)第 17(1)及第 17(1A)條，申請人如因城規會的決定而感到受屈，可以書面方式向城規會申請對有關決定進行覆核，並須列明覆核的理由。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二五年九月五日或之前)通知我，並提供覆核的理由。其後，我會與你聯絡，邀請你及／或你的獲授權代表出席城規會的聆聽會議。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據條例，城規會在覆核聆聽會議上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來建議作出重大修改，便應根據條例第 16 條就該建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與屯門及元朗西規劃處鄧偉立先生聯絡(電話：2158 6283)。

城市規劃委員會秘書  
(梁靜思代行)

二零二五年八月十五日



傳真文件

傳真號碼：2877 0245

貴會檔號：TPB/A/YL-TVST/1316

敬啟者：

根據「城市規劃條例」第 17(1)條要求覆核

D.D. (2) Lot No(s). 467

本人為上述申請之代理人，曾向 貴委員會提交上述申請，惟於 2015 年 8 月 15 日收到回覆有關申請被拒絕，由於得知多個政府部門對是項申請沒有負面意見，公眾方面亦祇得一名人士提出反對，拒絕此宗申請確不公平，現特此向 貴委員會根據「城市規劃條例」第 17(1)條要求覆核，懇請給予安排及回覆。祝安！

此致

城市規劃委員會

代理人：

  
(許軍兒)

日期：22 AUG 2025

聯絡地址：

聯絡電話：

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the Site should be kept in a clean and tidy condition at all time;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 2677 in D.D. 120 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
  - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
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  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) his department shall not be responsible for the maintenance of any access connecting between the Site and the public road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
  - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;

- (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 service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of proposed FSIs to be installed should be clearly marked on the layout plans, and good practice guidelines for open storage (**Appendix VI of Annex A**) should also be adhered to; and
  - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
  - (ii) 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;
  - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the 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;
  - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (v) detailed checking under the BO will be carried out at building plan submission stage.

R-1

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-09-26 星期五 03:16:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Fwd: A/YL-TYST/1316 DD 120 Lam Hau Tsuen, Shap Pat Heung

Dear TPB Members,

Rejected 1 Aug Cat 4, applications for open storage and port back-up uses would normally be rejected except under exceptional circumstances  
The Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers) and use for place for parking of vehicles (Plan A-2). Enforcement Notice was issued on 7.3.2025 requiring discontinuance of the UD. Site inspections conducted on 9.5.2025 and 4.7.2025 revealed that the UD was not discontinued. Prosecution action would be considered.  
There are residential structures in the vicinity of the Site with the nearest one located about 35m to its north. The main village cluster of Lam Hau Tsuen is located at about 60m to the northwest of the Site

Absolutely no justification to review.

Mary Mulvihill