

2025年 11月 11日
此文件在 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
申請的日期。

This document is received on 2025-11-11.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2502493

31/10

By Hand

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/11-HTF/1202
	Date Received 收到日期	2025-11-11

1. 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」）秘書處。
2. 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樓及新界沙田上禾輋路1號沙田政府合署14樓）索取。
3. 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)

WINMAX (HONG KONG) ELECTRIC CO., LIMITED

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)

RHL Surveyors Limited

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）	The Remaining Portion of Lot No. 384 in D.D. 128
(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 4,403 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,658.56 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	APPROVED HA TSUEN FRINGE OUTLINE ZONING PLAN NO. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{# &} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{# &} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at 28/10/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 2025 年 10 月 28 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	The Remaining Portion of Lot No. 384 in D.D. 128	11/09/2025

(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

6. Type(s) of Application 申請類別

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬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	Proposed Temporary Godown for Electronic Product Recycling with Ancillary Office and Associated Filling of Land for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 		
(c) <u>Development Schedule</u> 發展細節表			
Proposed uncovered land area 擬議露天土地面積	2,744.44 sq.m <input checked="" type="checkbox"/> About 約		
Proposed covered land area 擬議有上蓋土地面積	1,658.56 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	NIL sq.m <input type="checkbox"/> About 約		
Proposed non-domestic floor area 擬議非住用樓面面積	1,658.56 sq.m <input checked="" type="checkbox"/> About 約		
Proposed gross floor area 擬議總樓面面積	1,658.56 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)			
Structure 1 : A Single-Storey Temporary Godown for Electronic Product Recycling (6m in Height)			
Structure 2 & 3: Two Single-Storey 40ft Container Site Office (2.6m in Height)			
Structure 4 : A Single-Storey Temporary Godown for Electronic Product Recycling (6m in Height)			
.....			
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	3		
Motorcycle Parking Spaces 電單車車位	NIL		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL		
Others (Please Specify) 其他 (請列明)	NIL		
.....			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	NIL		
Coach Spaces 旅遊巴車位	NIL		
Light Goods Vehicle Spaces 輕型貨車車位	3		
Medium Goods Vehicle Spaces 中型貨車車位	NIL		
Heavy Goods Vehicle Spaces 重型貨車車位	NIL		
Others (Please Specify) 其他 (請列明)	NIL		

<p>Proposed operating hours 擬議營運時間 08:30-17:30 Monday-Friday only</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	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)) Deep Bay Road <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"/>	
	No 否		
<p>(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。)</p>			
<p>(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？</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	No 否	<input checked="" type="checkbox"/>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>	
	No 否	<input type="checkbox"/>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	
	_____	_____	_____
	_____	_____	_____

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the attached planning statement.

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

Sr Serena S.W. Lau

Managing Director

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

RHL Surveyors Limited

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

Date 日期

30 OCT 2025

(DD/MM/YYYY 日/月/年)



Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	The Remaining Portion of Lot No. 384 in D.D. 128 丈量約份第128約地段第384號餘段	
Site area 地盤面積	4,403	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地
Plan 圖則	APPROVED HA TSUEN FRINGE OUTLINE ZONING PLAN NO. S/YL-HTF/12 廬村邊緣分區計劃大綱核准圖編號S/YL-HTF/12	
Zoning 地帶	AGRICULTURE 農業	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Godown for Electronic Product Recycling with Ancillary Office and Associated Filling of Land for a period of 3 years 擬議臨時電子產品回收貨倉和附屬辦公室及相關填土工程 (為期3年)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,658.56 <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	4
(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	2.6 TO 6 m 米 <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	37.7	% <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	3
	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)	3 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	NIL NIL 3 NIL NIL NIL

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

Chinese 中文 **English 英文**

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖
 Block plan(s) 樓宇位置圖
 Floor plan(s) 樓宇平面圖
 Sectional plan(s) 截視圖
 Elevation(s) 立視圖
 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片
 Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖
 Others (please specify) 其他 (請註明)
 Location Plans, Extract of Approved HTF OZP and
 Plan for Associated Filling of Land

Reports 報告書

Planning Statement/Justifications 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)
 Traffic impact assessment (on vehicles) 就車輛的交通影響評估
 Traffic impact assessment (on pedestrians) 就行人的交通影響評估
 Visual impact assessment 視覺影響評估
 Landscape impact assessment 景觀影響評估
 Tree Survey 樹木調查
 Geotechnical impact assessment 土力影響評估
 Drainage impact assessment 排水影響評估
 Sewerage impact assessment 排污影響評估
 Risk Assessment 風險評估
 Others (please specify) 其他 (請註明)

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。

Our Ref. : PP/O/133234/25
Date : 7th November 2025

By Post
Without Prejudice



Town Planning Board
10/F.-11/F.,
15/F, North Point Government Offices
333 Java Road,
North Point,
Hong Kong
(Attn.: SO/TPB6)

(Tel : 2231-4179)

永利行測量師有限公司
RHL Surveyors Limited
Real Estate Solution & Surveying Practice



Dear Sirs,

Re: S.16 Application for Proposed Temporary Godown for Electronic Product Recycling with Ancillary Office and Associated Filling of Land for a period of 3 Years at The Remaining Portion of Lot No. 384 in D.D. 128 ("the Lot")

We refer to our application form dated 30th October 2025 and our tele-conversation dated 4th November 2025 regarding the captioned application.

As per your request and to facilitate you to process our application, attached please find the amended pages of the application form and a resolution of the board of directors provided by the register owner of the Lot to consent the applicant submit the captioned application.

Should you have any enquiries, please feel free to contact the undersigned or our Mr. Paco Leung at [REDACTED]

Yours faithfully,
For and on behalf of
RHL Surveyors Limited

Serena S. W. Lau
FHKIS, MRICS, AAPI, R.P.S.(GP), MBA
Managing Director
SWL/pcl
Encl.

2025年11月11日

此文件在_____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
申請的日期。

This document is received on 2025-11-11.
The Town Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

規劃綱領

此規劃申請由 WINMAX (HONGKONG) ELECTRIC CO., LIMITED 委託顧問公司提出，申請地點為新界元朗廈村丈量約份第 128 約第 384 號餘段，申請地點的地盤面積約為 4,403 平方米，擬議總樓面面積約為 1,658.56 平方米。申請人就申請地點的申請用途為臨時電子產品回收貨倉和附屬辦公室及相關填土工程（為期 3 年）。

場地擬議將會設有四個臨時構建物，詳情如下：

構築物編號	上蓋面積(平方米)	樓面面積(平方米)	高度(米)	層數	建築物料	用途
1	1,200	約共 1,658.56	6	1	金屬搭建	貨倉
2	29.28		2.6		貨櫃改建	辦公室
3	29.28		2.6		貨櫃改建	辦公室
4	400		6		金屬搭建	貨倉

申請人原為新界元朗丈量約份第 119 約第 1488 號 A 段及第 1489 號餘段（原經營地點）的租客，在該地點經營電子產品回收貨倉業務，原經營地點的面積約為 2,000 平方米。及後，申請人於 2023 年收到政府通知，原經營地點將會被納入元朗南發展區第 2 期計劃的收地範圍內，申請人便立即著手四周尋找合適場地進行搬遷，但一直苦於市場上合適的場地相當稀缺或其他因素而未能成功搬遷，直到尋找到申請地點。雖然申請地點的地盤面積較原經營地點大超過一倍，但考慮到經營需求及合適場地的稀缺性，申請人認為現時申請地點對其而言再為合適不過，便開始著手進行此規劃申請，並於 2025 年 8 月就此申請向發展局進行初步諮詢。申請人的於申請地點的申請用途與其於原經營地點經營的業務一致。

申請地點的地面於多年前已鋪上 0.3-0.4 米混凝土，為規範化相關情況，申請人的申請用途亦包括相關的填土工程，填土面積約為 4,403 平方米，填土厚度約為 0.3-0.4 米。由於申請用途不涉及任何掘土工程，因此不會對申請地點的考古價值做成影響。

申請地點位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 內的農業地帶內。申請地點僅牽涉 1 幅私人土地，並不牽涉任何政府土地。申請地點範圍不規則，但地勢平坦。

申請地點基本水電供應齊全，申請用途並不會涉及任何斬樹、填池、隔絕水源等損害環境的開闢工作。申請用途的營業時間為周一到周五上午八時三十分至傍晚五時三十分，申請人並不會在申請地點安排員工留宿及設立任何晚間照明裝置，因此申請用途對附近居民及生態環境不會帶來任何影響。

於實際運作上，申請地點會作電子產品回收、拆解及貯存貨倉之用，過程絕對不牽涉化學分解及除毒等作業，因此不會對環境造成污染。申請地點不會處理任何受管制電器，因此並不需要申請廢物處置牌照。另外，所謂電子產品拆解乃是使用普通電鑽及螺絲批拆解電子產品，其分貝一般不超過 80dB，並不構成噪音污染。

申請地點的出入口設於深灣路(場地北面)，闊度約為 6 米，足夠供緊急車輛駛入。相關路段路直、平坦且沒有任何樹木遮擋，因此車輛可安全進出進出場地且不會影響其他駕駛者。為避免車輛需倒車進入場地，場地提供迴旋圈及充足緩衝空間予車輛掉頭。申請用途僅會使用輕型貨車運輸，場地將設立 3 輕型貨車位及私家車位各 3 個供擬議業務及員工使用。申請人亦會採取措施，確保場地外不會產生車龍。

申請人預料申請用途所產生的車流如下：

Time Period	In	Out	Total
AM Peak (08:30-10:30)	1	1	2
PM Peak (16:30-17:30)	1	1	2
Remaining Operation Hour (10:30-16:30)	1 (per hour)	1 (per hour)	2 (per hour)

由於申請場地僅會供申請人及其合作夥伴使用，申請用途所產生的交通流量是可預料及可控制的，並不會對附近交通網絡構成壓力。

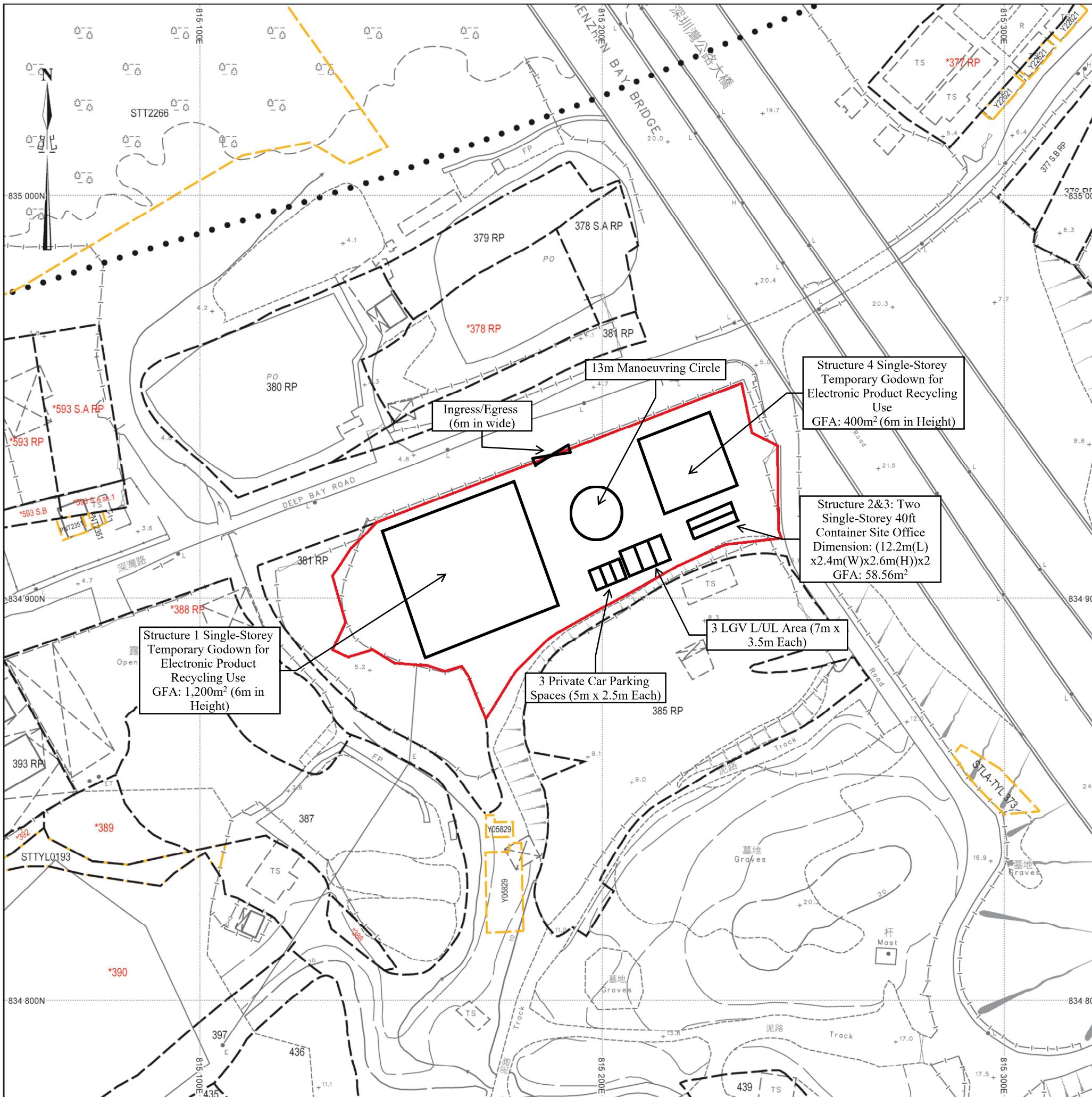
申請人表示於規劃申請及申請用途日後的營運過程當中，將積極配合政府各部門的要求，包括配合各種城規會在規劃許可中所加入的附帶許可條件，力求將申請用途對各方面的影響降到最低。

建基於下列原因，申請人希望城規會能夠酌情批準此規劃申請，給予申請人就申請用途的規劃許可：

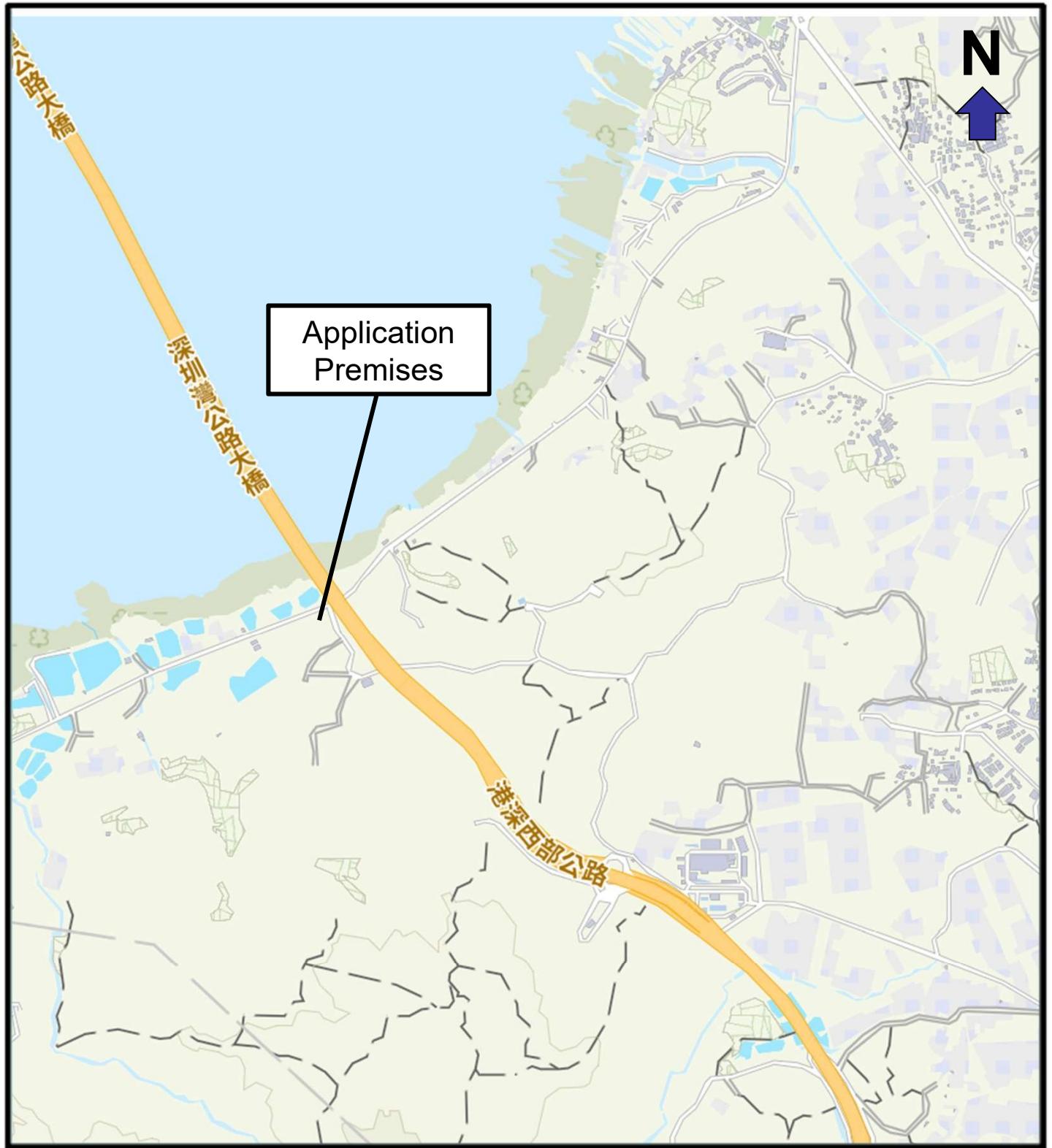
- 一申請人受元朗南發展區第 2 期計劃影響。
- 一受政府大規模收地影響，合適用地相當稀缺。
- 一申請用途僅為臨時性質，可輕易還原，並不抵觸現時申請地點農業地帶的長遠規劃意向。
- 一申請用途所產生的交通流量是可預料及可控制的，且不會使用重型車輛。
- 一申請用途並不會涉及任何斬樹、填池、隔絕水源等損害環境的開闢工作。
- 一申請用途不會於晚間產生任何光源及噪音，不會影響附近雀鳥及居民。

一 申請地點附近已有類似規劃申請獲得規劃許可，詳情如下：

規劃申請個案編號	申請用途	許可日期	備註
A/YL-HTF/1166	臨時露天存放全新車輛（私家車）、建築材料、機械、器材、貯存工具和零件連附屬辦公室的規劃許可續期（為期 3 年）及填土和填塘工程	01/03/2024	該規劃申請地點位於本次申請地點西南面，距離約 200 米。兩者用途地帶相同。
A/YL-HTF/1179	擬議臨時露天存放建築材料和機械及貯存工具和零件連附屬設施（為期 3 年）及相關填土工程	20/12/2024	該規劃申請地點位於緊鄰本次申請地點。兩者用途地帶相同。
A/YL-HTF/1180	擬議臨時工業用途（食品加工及存放）（為期 3 年）及進行填土工程	10/01/2025	該規劃申請地點位於本次申請地點東北面，距離約 250 米。兩者用途地帶相同。
A/YL-HTF/1185	臨時露天存放建築材料連附屬辦公室（為期 3 年）及相關填土工程	06/06/2025	該規劃申請地點位於本次申請地點東北面，距離約 150 米。兩者用途地帶相同。
A/YL-HTF/1193	擬議臨時露天存放建築材料和機械連附屬設施及相關填土工程（為期 3 年）	19/09/2025	該規劃申請地點位於本次申請地點西南面，距離約 550 米。兩者用途地帶相同。

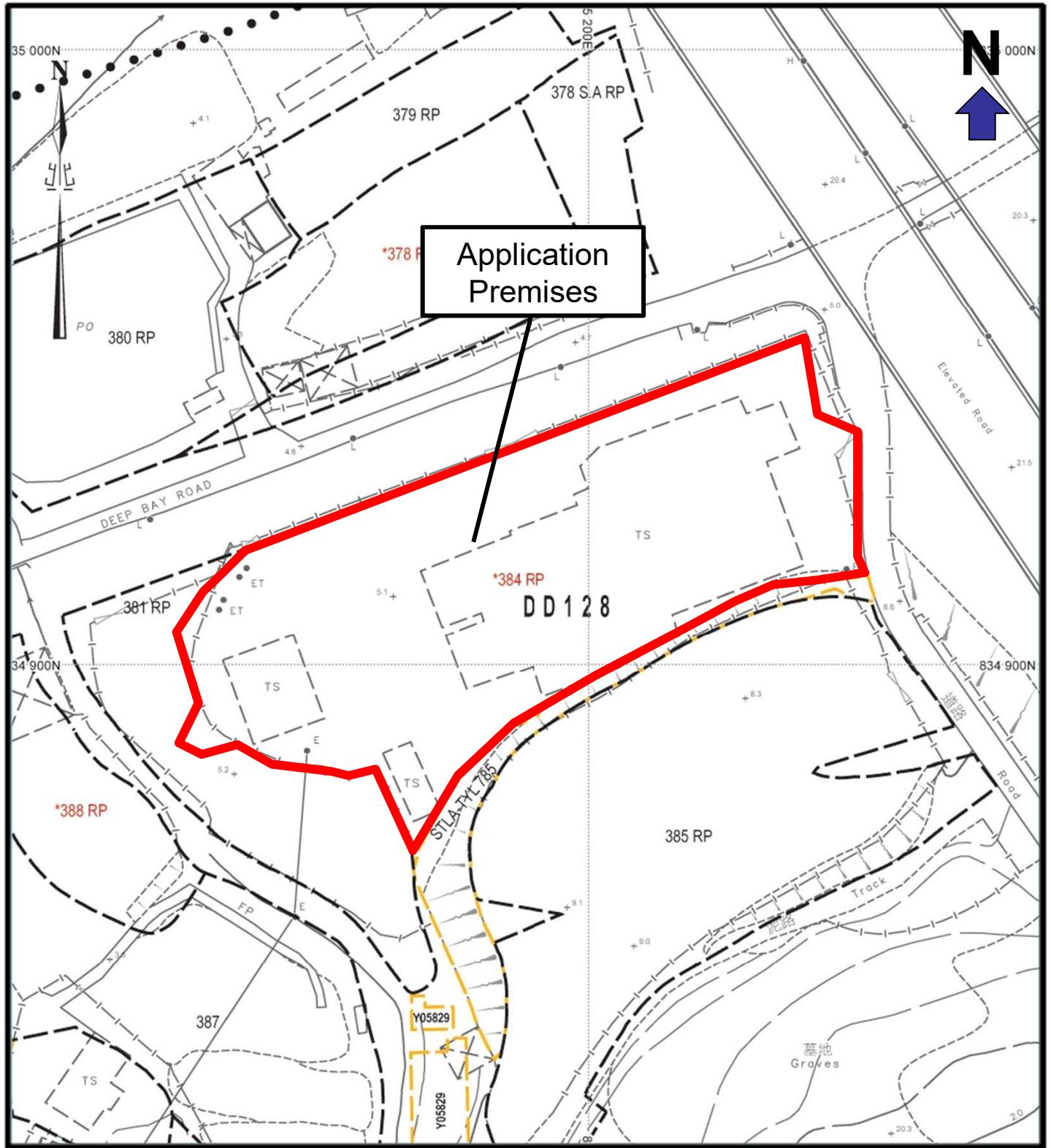


Location Plan

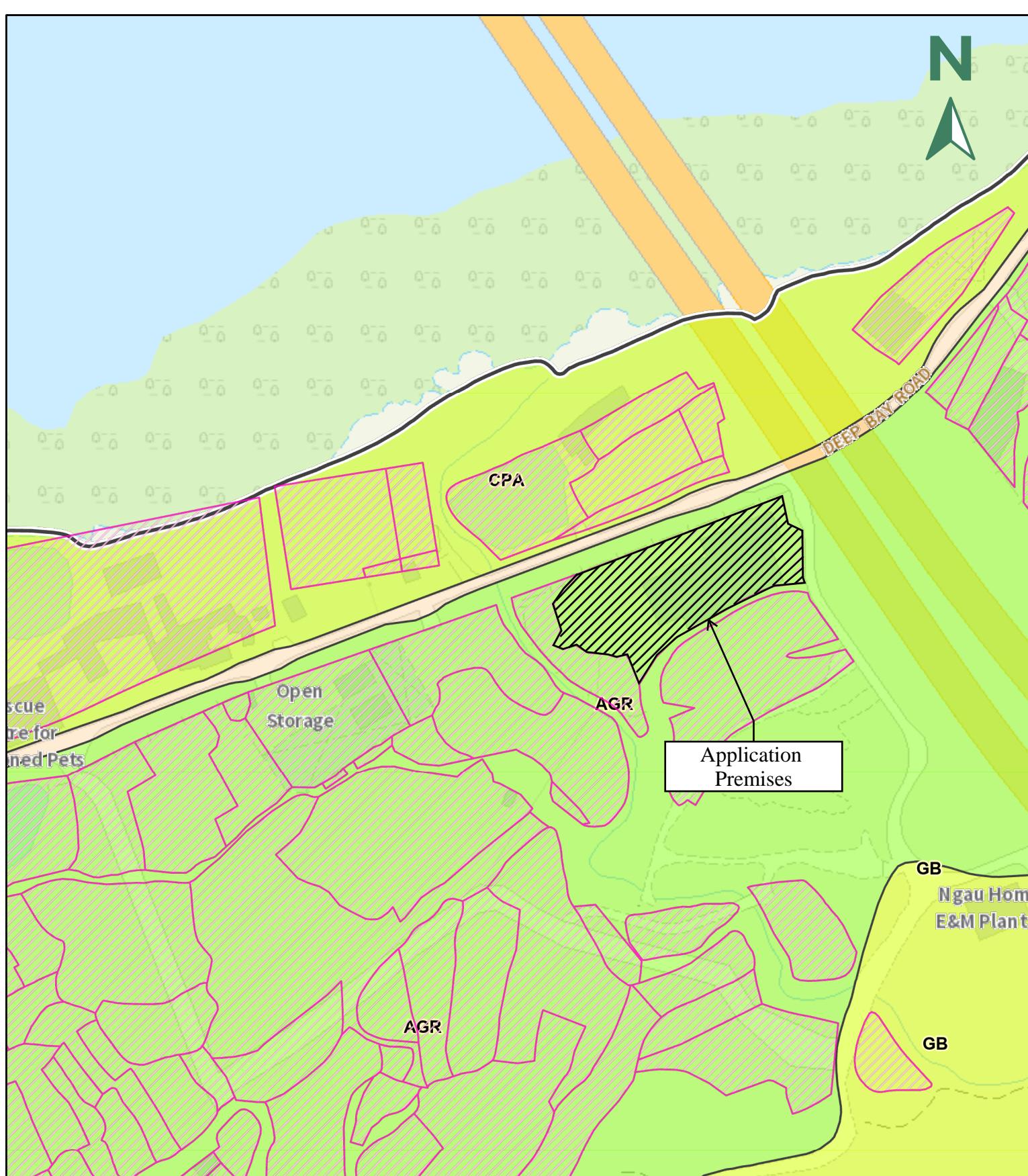


Not to scale – for identification purpose only

Location Plan



Not to scale – for identification purpose only



本摘要圖於 2025年10月23日 撰備，所根據的資料為法定圖則編號 S/HSK/2, S/YL-HTF/12

Extract Plan prepared on 23.10.2025 is based on Statutory Plan No(s). S/HSK/2, S/YL-HTF/12

Lot 384 RP in D.D. 128

0 60 120 180m

本摘要圖由城市規劃委員會法定規劃綜合網站 3 匯出。
This Extract Plan was exported by the Town Planning Board Statutory Planning Portal 3.

參考編號
REFERENCE No.

圖 PLAN

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/ Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

(a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

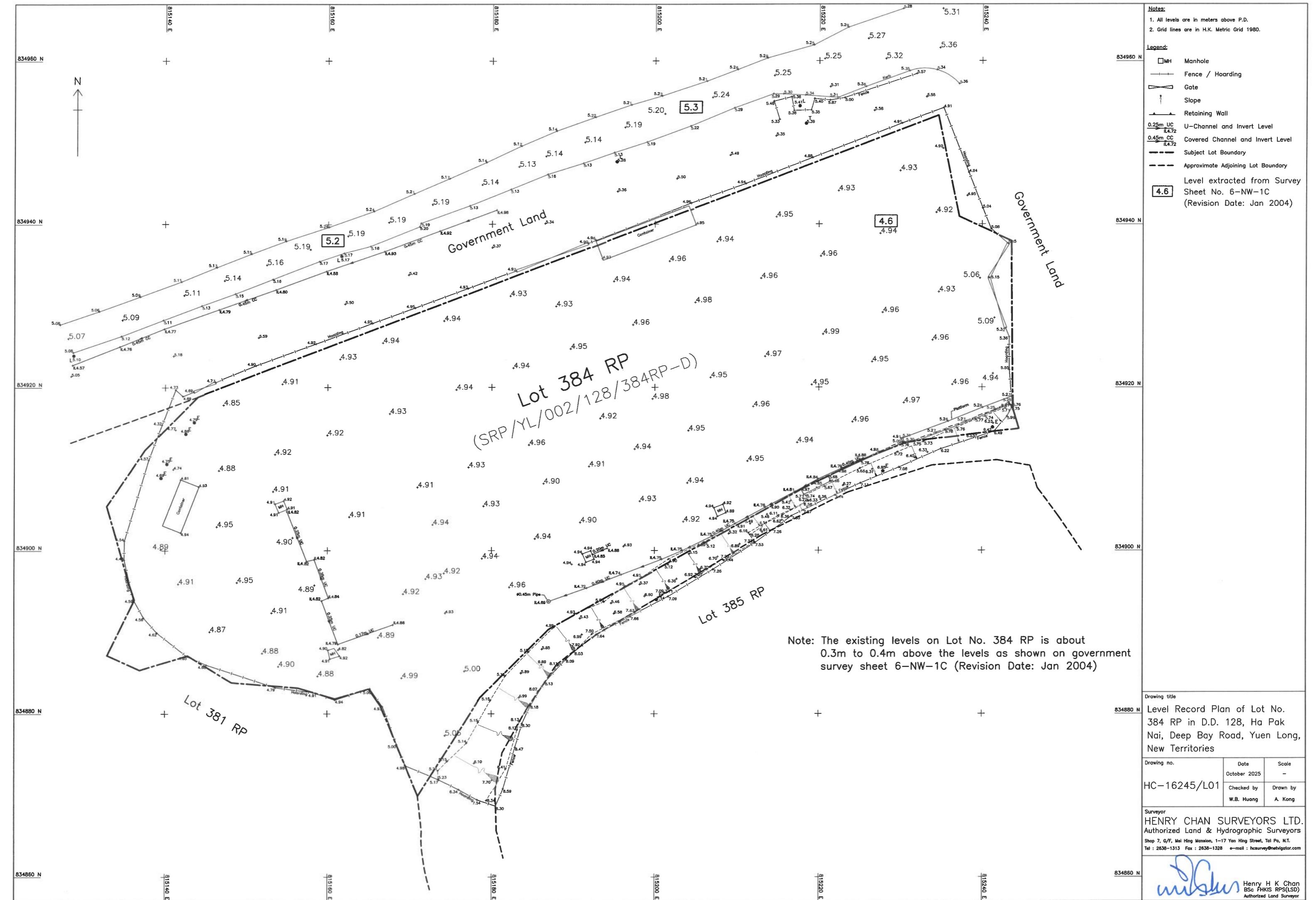
(Please see next page)

AGRICULTURE (Cont'd)

Remarks (Cont'd)

(b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Jessie Man Heng KWOK/PLAND

寄件者:

2025年11月14日星期五 14:57

寄件日期:

Jessie Man Heng KWOK/PLAND

收件者:

tpbpd/PLAND;

副本:

主旨:

A/YL-HTF/1202規劃申請資料補充

附件:

香港特別行政區政府憲報 - cgn202529081060.pdf; 申領特惠津貼地政總署覆函_29.11.2023.pdf; Plan for Associated Filling of Land.pdf

類別:

Internet Email

郭敏行女士台鑒：

就您於十一月十三日對於標題所述規劃申請的提問，申請人及顧問公司欲作出以下澄清及提交附件中夾帶的補充資料：

1. 申請人電子產品回收業務的經營原址為 D. D. 119 Lot 1488 S. A. 及 1489 RP。根據第 1060 號公告，有關地段已於 2025 年 5 月 21 日歸還於香港特別行政區政府。附件請見相關的地政通知書及收地公告。
2. 申請人表示，雖然申請地點的地盤面積較原經營地點大超過一倍，但鑑於經營需求、合適場地稀缺、希望能於申請場地內提供充足車輛迴圈以免影響場地附近的交通安全以及降低上蓋密度等因素，他們仍然認為申請場地十分合適。另外，申請場地擬建的上蓋面積較原經營地點為少，因此申請地點擬議經營的規模其實與原來相若。
3. 申請人業務所回收的電子產品僅限路由器、天線、桌面電腦、電話及遊戲主機。
4. 申請人重申，擬議的電子產品回收及拆解乃是使用普通電鑽及螺絲拆解上述的電子產品。過程絕不包括化學分解、除毒、破碎、切碎、溶解、燃燒及清洗等作業。
5. 申請用途不會使用中型及重型貨車運輸。
6. 擬建的構建物為密封形態，以減低回收工序所造成的噪音影響。
7. 填土詳情圖已夾帶於附件當中。

如有任何疑問 歡迎致電我們查詢。

謝謝

Paco Leung | 梁珀豪

Valuer



RHL International | 永利行國際



Hong Kong Property PRC & Overseas Property Business Valuation/ Financial Instrument Hong Kong Land Matters Dispute / Court Case Expert Witness

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新發展區組

NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電 話 Tel : 3615 1433

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現場派遞及郵遞

Winmax HK Electric Co. Ltd

(經辦人：趙玉根先生)

趙先生：

元朗南第二期發展

露天／戶外業務清拆編號：Y11/882-891

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2023年12月20日或之前向本辦事處提供下列文件（如適用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即2020年7月10日）前2年的營運單據：
(a) 報稅單或繳稅單 (b) 營業損益表
(c) 火險保單單據 (d) 僱員保險單據
(e) 器材保養單據 (f) 商業登記證
(g) 供電單據 (h) 電話單據
(i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電本署新發展區組梁女士（電話：3582 3865）或與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(莊潔兒 代行)



副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023年11月29日

收回土地條例(第 124 章)

(根據第 4 條發出的公告)

收回土地

以便進行元朗南第二期發展(第一批)

致下文詳述並在第 YLM11535 號收地圖則上以橙色標示，位於新界的各塊或各幅土地的業主，以及就該等土地擁有權益、權利或地役權的每名人士。該等土地稱為：

丈量約份第 117 約地段第 692 號 A 分段(部分)、第 692 號 B 分段、第 695 號、第 696 號 A 分段(部分)、第 696 號餘段(部分)、第 698 號(部分)、第 699 號 E 分段(部分)、第 703 號 A 分段(部分)、第 703 號 B 分段第 2 小分段 A 分段(部分)、第 703 號 B 分段第 3 小分段 A 分段(部分)、第 720 號餘段(部分)、第 726 號(部分)、第 727 號、第 728 號(部分)、第 729 號(部分)、第 730 號、第 731 號 A 分段、第 731 號餘段、第 732 號、第 733 號、第 734 號、第 735 號、第 736 號(部分)、第 737 號餘段(部分)、第 738 號 C 分段(部分)、第 738 號餘段(部分)、第 742 號餘段(部分)、第 743 號餘段(部分)、第 744 號 A 分段、第 744 號 B 分段、第 745 號、第 746 號、第 747 號、第 748 號(部分)、第 749 號(部分)、第 750 號、第 751 號、第 752 號、第 753 號(部分)、第 754 號(部分)、第 755 號(部分)、第 756 號(部分)、第 757 號(部分)、第 762 號(部分)、第 780 號 A 分段(部分)、第 781 號(部分)、第 782 號餘段(部分)、第 783 號(部分)、第 791 號(部分)、第 792 號(部分)、第 795 號(部分)、第 796 號(部分)、第 797 號(部分)、第 798 號(部分)、第 799 號餘段(部分)、第 800 號餘段(部分)、第 801 號餘段(部分)、第 802 號餘段(部分)、第 803 號餘段(部分)、第 806 號餘段(部分)、第 1877 號(部分)、第 1878 號(部分)、第 1879(A) 號(部分)、第 1879(B) 號(部分)、第 1881 號(部分)、第 1882 號(部分)、第 1883 號(部分)、第 1884 號(部分)、第 1885 號(部分)、第 1887 號(部分)、第 1888 號、第 1889 號(部分)、第 1890 號餘段(部分)和第 1891 號(部分)；

丈量約份第 119 約地段第 313 號(部分)、第 314 號餘段(部分)、第 315 號(部分)、第 316 號(部分)、第 317 號(部分)、第 318 號、第 319 號(部分)、第 320 號(部分)、第 321 號、第 322 號 A 分段(部分)、第 322 號 B 分段、第 323 號、第 324 號(部分)、第 325 號(部分)、第 326 號(部分)、第 327 號 A 分段(部分)、第 327 號 A 分段第 1 小分段(部分)、第 327 號 B 分段(部分)、第 327 號 B 分段第 1 小分段、第 327 號 C 分段(部分)、第 327 號 D 分段、第 327 號 E 分段餘段(部分)、第 328 號(部分)、第 329 號 A 分段第 1 小分段、第 329 號 A 分段第 2 小分段、第 329 號 A 分段第 3 小分段、第 329 號 A 分段第 4 小分段、第 329 號 A 分段餘段、第 329 號餘段(部分)、第 330 號(部分)、第 331 號餘段、第 332 號 E 分段、第 332 號餘段、第 333 號、第 334 號(部分)、第 335 號、第 336 號、第 337 號餘段(部分)、第 338 號餘段(部分)、第 341 號(部分)、第 342 號餘段(部分)、第 343 號、第 344 號、第 345 號(部分)、第 346 號 A 分段(部分)、第 346 號 B 分段、第 347 號餘段(部分)、第 348 號餘段(部分)、第 351 號餘段(部分)、第 352 號餘段(部分)、第 353 號 A 分段餘段(部分)、第 353 號 B 分段餘段(部分)、第 354 號餘段(部分)、第 355 號餘段(部分)、第 356 號餘段(部分)、第 357 號餘段(部分)、第 358 號餘段(部分)、第 359 號餘段(部分)、第 360 號 A 分段餘段(部分)、第 362 號餘段(部分)、第 368 號 A 分段餘段(部分)、第 368 號餘段(部分)、第 1040 號、第 1041 號、第 1042 號、第 1043 號、第 1044 號、第 1045 號 A 分段第 1 小分段、第 1045 號 A 分段餘段、第 1045 號 B 分段、第 1046 號、第 1047 號、第 1049 號、第 1050 號、第 1051 號、第 1052 號、第 1053 號、第 1054 號、第 1055 號、第 1056 號、第 1057 號、第 1058 號(部分)、第 1059 號、第 1060 號、第 1061 號(部分)、第

1062 號(部分)、第 1063 號、第 1064 號、第 1065 號、第 1066 號、第 1067 號、第 1068 號、第 1069 號、第 1070 號、第 1071 號、第 1072 號、第 1073 號、第 1074 號、第 1075 號、第 1076 號、第 1077 號、第 1078 號、第 1079 號、第 1080 號、第 1081 號、第 1082 號、第 1083 號、第 1084 號、第 1085 號、第 1086 號、第 1087 號、第 1088 號、第 1089 號、第 1090 號、第 1091 號、第 1102 號、第 1103 號、第 1104 號、第 1105 號、第 1106 號、第 1109 號、第 1110 號、第 1111 號、第 1112 號、第 1113 號、第 1114 號、第 1115 號、第 1116 號、第 1117 號、第 1118 號 A 分段、第 1118 號 B 分段(部分)、第 1118 號 C 分段、第 1118 號 D 分段、第 1119 號、第 1120 號、第 1121 號(部分)、第 1122 號 A 分段(部分)、第 1122 號 B 分段(部分)、第 1122 號 C 分段、第 1123 號、第 1125 號(部分)、第 1126 號、第 1127 號、第 1128 號(部分)、第 1129 號 A 分段(部分)、第 1130 號(部分)、第 1131 號(部分)、第 1132 號(部分)、第 1133 號(部分)、第 1134 號 A 分段、第 1134 號 餘段、第 1135 號、第 1136 號、第 1137 號、第 1139 號、第 1140 號、第 1141 號、第 1142 號、第 1143 號、第 1144 號、第 1145 號、第 1146 號、第 1147 號、第 1148 號、第 1149 號 A 分段、第 1149 號 餘段、第 1150 號 A 分段、第 1150 號 餘段、第 1368 號 餘段(部分)、第 1369 號 A 分段、第 1369 號 B 分段(部分)、第 1369 號 C 分段、第 1369 號 D 分段、第 1369 號 E 分段、第 1370 號、第 1371 號 餘段(部分)、第 1372 號 餘段(部分)、第 1373 號、第 1374 號、第 1375 號、第 1376 號(部分)、第 1377 號(部分)、第 1378 號(部分)、第 1379 號(部分)、第 1380 號、第 1381 號、第 1382 號、第 1383 號 A 分段(部分)、第 1383 號 餘段(部分)、第 1384 號 A 分段(部分)、第 1384 號 B 分段、第 1385 號、第 1386 號(部分)、第 1387 號、第 1388 號、第 1389 號、第 1390 號 餘段(部分)、第 1393 號 餘段(部分)、第 1394 號、第 1395 號、第 1396 號、第 1397 號、第 1398 號、第 1399 號(部分)、第 1400 號、第 1401 號 A 分段(部分)、第 1401 號 B 分段(部分)、第 1401 號 C 分段(部分)、第 1401 號 D 分段(部分)、第 1402 號(部分)、第 1403 號、第 1404 號、第 1405 號(部分)、第 1406 號(部分)、第 1407 號(部分)、第 1408 號、第 1409 號、第 1410 號 餘段(部分)、第 1414 號(部分)、第 1415 號 餘段、第 1416 號 餘段(部分)、第 1420 號 餘段(部分)、第 1421 號(部分)、第 1422 號、第 1423 號、第 1424 號、第 1425 號、第 1426 號、第 1427 號、第 1428 號 A 分段、第 1428 號 餘段、第 1429 號(部分)、第 1430 號 A 分段(部分)、第 1430 號 餘段、第 1431 號(部分)、第 1433 號 A 分段 餘段(部分)、第 1433 號 餘段(部分)、第 1434 號 餘段(部分)、第 1438 號 A 分段 餘段(部分)、第 1438 號 B 分段 餘段(部分)、第 1438 號 D 分段(部分)、第 1438 號 E 分段 餘段、第 1439 號 餘段(部分)、第 1440 號 A 分段(部分)、第 1440 號 B 分段(部分)、第 1441 號 餘段(部分)、第 1442 號 餘段(部分)、第 1443 號(部分)、第 1444 號、第 1445 號、第 1446 號 餘段(部分)、第 1447 號 A 分段(部分)、第 1447 號 B 分段(部分)、第 1448 號、第 1449 號、第 1450 號、第 1451 號 A 分段、第 1451 號 餘段、第 1452 號(部分)、第 1453 號(部分)、第 1454 號(部分)、第 1455 號 餘段(部分)、第 1458 號(部分)、第 1459 號、第 1460 號(部分)、第 1461 號(部分)、第 1462 號(部分)、第 1471 號(部分)、第 1472 號 A 分段、第 1472 號 B 分段、第 1474 號 餘段、第 1475 號 餘段、第 1476 號、第 1477 號 餘段(部分)、第 1478 號(部分)、第 1479 號(部分)、第 1480 號(部分)、第 1481 號(部分)、第 1482 號 餘段(部分)、第 1483 號 A 分段 餘段(部分)、第 1483 號 B 分段 餘段(部分)、第 1484 號 A 分段 餘段(部分)、第 1484 號 B 分段、第 1485 號、第 1486 號 餘段、第 1487 號(部分)、**第 1488 號 A 分段(部分)**、第 1488 號 餘段(部分)、**第 1489 號(部分)**、第 1490 號 餘段、第 1492 號、第 1493 號 A 分段、第 1493 號 B 分段、第 1493 號 餘段、第 1494 號 A 分段、第 1494 號 餘段、第 1495 號、第 1496 號 A 分段 餘段、第 1496 號 B 分段、第 1496 號 C 分段、第 1496 號 D 分段 餘段、第 1498 號 餘段、第 1499 號、第 1500 號 餘段、第 1502 號 餘段(部分)、第 1503 號 餘段、第 1504 號 B 分段、第 1504 號 C 分段 餘段、第 1504 號 餘段、第 1505 號、第 1506 號、第 1507 號 F 分段、第 1508 號 餘段、第 1510 號 餘段、第 1511 號、第 1512 號、第 1513 號、第 1514 號(部分)、第 1515 號(部分)、第 1516 號、第 1517 號(部分)、第 1518 號(部分)、第 1519 號(部分)、第 1520 號 A 分段(部分)、第 1520 號 B 分段(部分)、第 1521 號、第 1522 號(部分)、第 1523 號 餘段(部

分)、第 1525 號餘段(部分)、第 1591 號、第 1592 號、第 1593 號、第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號、第 1599 號餘段、第 1606 號餘段、第 1607 號餘段(部分)、第 1613 號 C 分段、第 1614 號餘段(部分)、第 1615 號 B 分段餘段、第 1615 號餘段、第 1616 號、第 1617 號(部分)、第 1618 號、第 1619 號、第 1620 號、第 1621 號餘段、第 1623 號餘段、第 1624 號(部分)、第 1625 號 A 分段第 2 小分段、第 1625 號 B 分段第 2 小分段、第 1626 號 A 分段、第 1626 號餘段、第 1627 號(部分)、第 1628 號(部分)、第 1629 號 B 分段、第 1630 號 A 分段、第 1630 號餘段(部分)、第 1631 號 A 分段餘段、第 1631 號 B 分段第 1 小分段(部分)、第 1631 號 B 分段餘段(部分)、第 1631 號 C 分段(部分)、第 1631 號 D 分段、第 1634 號(部分)、第 1635 號(部分)、第 1641 號(部分)、第 1642 號(部分)、第 1653 號(部分)、第 1654 號(部分)、第 1655 號 A 分段(部分)、第 1655 號 B 分段(部分)、第 1655 號 C 分段、第 1655 號 D 分段、第 1655 號 E 分段(部分)、第 1655 號餘段(部分)、第 1656 號餘段(部分)、第 1658 號餘段、第 1659 號餘段(部分)、第 1662 號餘段(部分)、第 1667 號、第 1668 號、第 1669 號、第 1670 號 A 分段、第 1670 號 B 分段、第 1670 號 C 分段、第 1670 號 D 分段(部分)、第 1670 號 E 分段、第 1671 號、第 1672 號(部分)、第 1673 號(部分)、第 1674 號(部分)、第 1675 號(部分)、第 1676 號(部分)、第 1677 號(部分)、第 1695 號(部分)、第 1698 號(部分)、第 1701 號(部分)、第 1702 號(部分)、第 1703 號(部分)、第 1704 號、第 1705 號 A 分段(部分)和第 1705 號 B 分段第 1 小分段(部分)；

丈量約份第 120 約地段第 2423 號餘段(部分)、第 2426 號餘段、第 2427 號、第 2428 號餘段(部分)、第 2429 號 A 分段、第 2429 號 B 分段(部分)、第 2429 號 C 分段、第 2429 號 D 分段、第 2429 號餘段(部分)、第 2430 號、第 2431 號、第 2432 號、第 2433 號、第 2434 號、第 2437 號 B 分段餘段、第 2620 號餘段(部分)、第 2623 號餘段(部分)、第 2629 號餘段(部分)、第 2630 號餘段(部分)、第 2632 號餘段(部分)、第 2633 號餘段(部分)、第 2635 號(部分)、第 2636 號(部分)、第 2639 號餘段(部分)、第 2684 號 D 分段、第 2684 號 E 分段、第 2684 號 F 分段、第 2684 號 G 分段(部分)、第 2684 號 H 分段(部分)、第 2684 號 I 分段(部分)、第 2684 號 J 分段(部分)、第 2684 號 K 分段(部分)、第 2684 號 L 分段(部分)、第 2684 號 M 分段、第 2684 號 N 分段、第 2684 號 O 分段、第 2684 號餘段(部分)、第 2685 號(部分)、第 2686 號(部分)、第 2687 號(部分)、第 2688 號(部分)、第 2689 號、第 2690 號(部分)、第 2691 號(部分)、第 2692 號(部分)、第 2693 號(部分)、第 2694 號(部分)、第 2695 號(部分)、第 2696 號、第 2697 號(部分)、第 2698 號 A 分段、第 2698 號 B 分段、第 2699 號、第 2700 號、第 2701 號、第 2702 號、第 2703 號、第 2704 號 A 分段、第 2704 號 B 分段、第 2705 號、第 2706 號、第 2707 號、第 2708 號、第 2709 號、第 2710 號、第 2711 號、第 2712 號 A 分段、第 2712 號 B 分段、第 2713 號、第 2714 號(部分)、第 2716 號餘段(部分)、第 2717 號餘段(部分)和第 2718 號餘段(部分)；以及

丈量約份第 121 約地段第 298 號餘段(部分)、第 299 號餘段(部分)、第 301 號 B 分段餘段(部分)[前稱第 301 號 B 分段(部分)]、第 470 號餘段(部分)、第 510 號(部分)、第 522 號 A 分段、第 525 號 A 分段、第 526 號 A 分段、第 527 號 A 分段(部分)、第 549 號 B 分段、第 1092 號 B 分段第 9 小分段餘段(部分)、第 1103 號(部分)、第 1104 號(部分)、第 1105 號餘段(部分)、第 1109 號(部分)、第 1111 號(部分)、第 1112 號(部分)、第 1113 號、第 1115 號(部分)、第 1117 號 B 分段(部分)、第 1117 號 C 分段(部分)、第 1117 號 C 分段第 1 小分段(部分)、第 1117 號 D 分段(部分)、第 1118 號(部分)、第 1120 號(部分)、第 1145 號 C 分段、第 1145 號 E 分段餘段、第 1145 號 F 分段餘段、第 1145 號 O 分段餘段、第 1145 號 P 分段餘段、第 1145 號 Q 分段第 2 小分段、第 1145 號 Q 分段餘段、第 1145 號 V 分段第 3 小分段、第 1145 號 V 分段餘段(部分)、第 1190 號、第 1192 號、第 1193 號、第 1194 號、第 1195 號、第 1196 號、第 1197 號 A 分段、第 1197 號 B 分段、第 1198 號餘段(部分)、第 1199 號(部分)、第 1200 號(部分)、第 1201 號餘段(部分)、第 1202 號餘段(部分)、第 1203 號 A 分段餘段(部分)、第 1203 號餘段(部分)、第 1204 號

餘段(部分)、第 1207 號餘段(部分)、第 1208 號 A 分段餘段(部分)、第 1208 號 D 分段(部分)、第 1208 號 E 分段(部分)、第 1209 號餘段(部分)、第 1265 號餘段(部分)、第 1266 號餘段(部分)、第 1445 號餘段、第 1447 號餘段、第 1557 號餘段(部分)、第 1561 號餘段(部分)、第 1633 號餘段(部分)、第 1636 號(部分)、第 1637 號 A 分段(部分)、第 1637 號 B 分段(部分)、第 1637 號 C 分段(部分)、第 1637 號 D 分段(部分)、第 1637 號 E 分段、第 1637 號 F 分段(部分)、第 1637 號餘段(部分)、第 1638 號、第 1639 號、第 1640 號(部分)、第 1641 號 A 分段(部分)、第 1641 號 H 分段、第 1641 號 I 分段、第 1641 號 J 分段、第 1641 號 K 分段、第 1641 號 L 分段、第 1641 號 M 分段、第 1641 號餘段(部分)、第 1649 號餘段(部分)、第 1661 號餘段(部分)、第 1663 號餘段(部分)、第 1664 號餘段(部分)、第 1665 號、第 1666 號(部分)、第 1667 號(部分)、第 1668 號、第 1669 號(部分)、第 1671 號、第 1672 號、第 1673 號、第 1674 號、第 1675 號、第 1676 號 A 分段(部分)、第 1676 號 B 分段(部分)、第 1793 號餘段、第 1816 號、第 1820 號、第 1829 號 A 分段第 3 小分段餘段(部分)[前稱第 1829 號 A 分段第 3 小分段(部分)]、第 1831 號餘段(部分)、第 1842 號 F 分段餘段(部分)、第 1874 號(部分)、第 1875 號 A 分段(部分)、第 2008 號 A 分段第 1 小分段餘段(部分)、第 2008 號 B 分段第 1 小分段餘段(部分)、第 2008 號 J 分段餘段(部分)、第 2008 號 N 分段餘段(部分)和第 2008 號 Q 分段餘段(部分)。

現公布行政長官會同行政會議已決定，須收回上述土地作公共用途。本人並已根據香港特別行政區行政長官所授予的權力，發出命令，在本公告張貼於上述土地的日期起計三個月屆滿時，上述土地須予收回，並歸還香港特別行政區政府所有。

本公告已於 2025 年 2 月 20 日張貼於上述土地。在通知期屆滿時，即 2025 年 5 月 20 日午夜，上述土地須予收回，並歸還香港特別行政區政府所有。土地歸還日期為 2025 年 5 月 21 日。

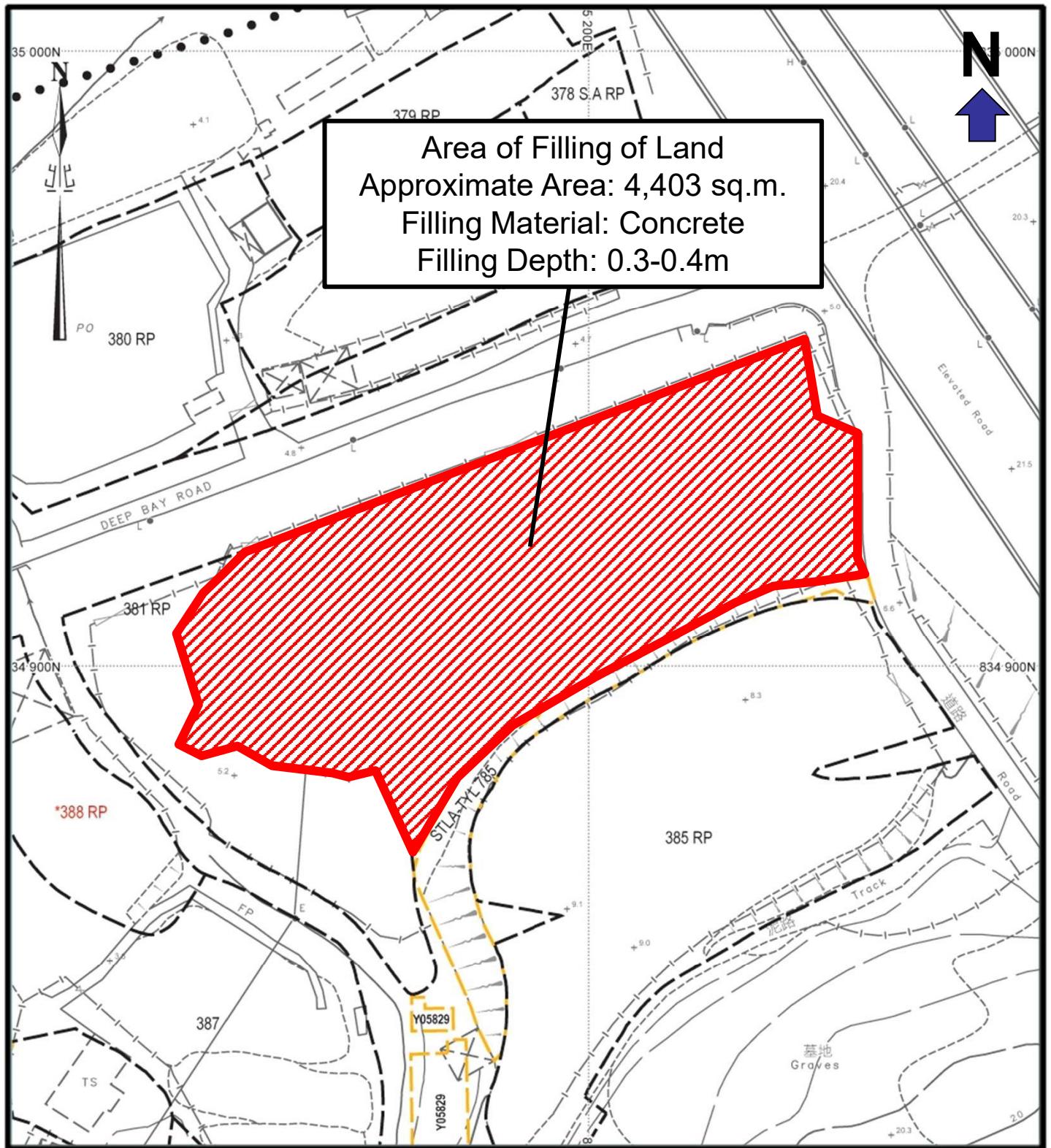
公眾人士可在本公告刊登《憲報》之後，於地政總署網頁 (<https://www.landsd.gov.hk/tc/resources/gov-notices/acq.html>) 政府公告一欄內，瀏覽本公告及上述收地圖則的電子版本。下列辦事處亦備有本公告的副本及上述收地圖則，公眾人士可於辦事處下述一般開放時間內免費查閱：

辦事處地址	開放時間 (公眾假期除外)
香港中環統一碼頭道 38 號 海港政府大樓地下 中西區民政諮詢中心	星期一至星期五 上午 9 時至晚上 7 時
新界元朗青山公路 269 號 元朗民政事務處大廈地下 元朗民政諮詢中心	星期一至星期五 上午 8 時 45 分至下午 12 時 30 分 以及 下午 1 時 30 分至下午 5 時 30 分
新界元朗橋樂坊 2 號 元朗政府合署 9 樓 元朗地政處	

2025 年 2 月 20 日

地政總署副署長(專業事務)趙莉莉

Plan for Associated Filling of Land



Not to scale – for identification purpose only

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Kanic Chung Kit KWOK/PLAND

寄件者: Paco Leung (RHL) [REDACTED]
寄件日期: 2025年12月19日星期五 15:41
收件者: tpbpd/PLAND
副本: Kanic Chung Kit KWOK/PLAND; Belva Yuen King TONG/PLAND [REDACTED]
主旨: Supplementary Information for Planning Application No. A/YL-HTF/1202
類別: Internet Email

To whom it may concern,

Regarding the captioned application, we would like to provide more supplementary information, as requested by PlanD.

1. Comment from Agriculture, Fisheries and Conservation Department: "From nature conservation perspective, we do not object to the application. However, if the application is approved, as the site is near to the Shenzhen Bay Bridge Egretary which has been active in recent years, the applicant should preserve the existing trees within the site, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees." is well noted.
2. Refer to comments from AMO: "As the application site is situated within the Fu Tei Au Site of Archaeological Interest, the applicant is required to confirm / clarify with AMO whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.", our comment is as below:

According to the proposed layout plan attached in our S.16 planning application, it is anticipated that some covered structure(s) may be erected on the Subject Site. As the planning application is of temporary basis, it is also anticipated that structure(s) with lighter materials will be adopted.

At this planning application stage, no details concerning ground excavation works which may be caused by site formation works, drainage works, sewerage works, construction of septic tank etc. can be provided.

3. We would like to reaffirm that the operation hours for the proposed use will be from 8:30 a.m. to 5:30 p.m. on weekdays only.
4. Toilets will be provided inside the proposed container site offices.

Should you have any questions, please do not hesitate to contact us.

Best Regards,
Paco Leung | 梁珀豪
Valuer



RHL International | 永利行國際



Hong Kong
Property

PRC & Overseas
Property

Business Valuation /
Financial Instrument

Hong Kong
Land Matters

Dispute / Court Case
Expert Witness

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Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration (RNTPC/TPB)	Rejected Reason(s)
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“AGR” and “GB”	29.7.2005	1 – 3
2	A/YL-HT/458	Temporary Warehouse (Storage and Sale of Organic Food and Gardening Plants) for a Period of 3 Years	“AGR”	1.9.2006	3 – 5
3	A/YL-HT/471	Temporary Warehouse (Storage and Sale of Organic Food and Gardening Plants) for a Period of 3 Years	“AGR”	30.3.2007 (on review)	3 – 5
4	A/YL-HT/884	Temporary Warehouse for Storage of Mock-up Room of the Housing Development under Home Ownership Scheme and Public Housing for a Period of 3 Years	“AGR”	6.6.2014 (on review)	3 – 6
5	A/YL-HTF/1092	Temporary Warehouse of Electric Spare Parts for a Period of 2 Years	“AGR”	8.11.2029 (on review)	3 – 5

Rejected Reason(s):

- 1 No strong justification in the submission for a departure from the planning intentions of the “GB” and “AGR” zones
- 2 Insufficient information to demonstrate that the proposed development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and visual impacts
- 3 Setting an undesirable precedent
- 4 No strong justification had been given in the submission for a departure from the planning intention of the “AGR” zone, even on a temporary basis
- 5 Insufficient information to demonstrate that the proposed development would not have adverse drainage, environmental, landscape and/or traffic impacts on the surrounding areas
- 6 The proposed development is not compatible with the rural neighbourhood and the surrounding residential dwellings

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

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
1	A/YL-HTF/1123	Temporary Recyclable Collection Centre (Metal) for a Period of 3 Years	“AGR” and “R(D)”	10.9.2021 (Revoked on 10.3.2023)
2	A/YL-HTF/1141	Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	“AGR”	14.10.2022 (Revoked on 14.1.2024)
3	A/YL-HTF/1150	Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years	“AGR” and “R(D)”	17.3.2023 (Revoked on 17.9.2024)
4	A/YL-HTF/1153	Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	“AGR” and “R(D)”	23.6.2023 (Revoked on 23.12.2024)
5	A/YL-HTF/1158	Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated Filling of Land	“AGR”	16.2.2024 (Revoked on 16.11.2025)
6	A/YL-HTF/1190	Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years	“AGR”	15.8.2025

Government Bureau/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
- advisory comments as detailed in **Appendix IV**.

2. Traffic

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

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

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

- no objection to the application from highway maintenance perspective; and
- advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application as the proposed use would not generate traffic of heavy vehicles nor involve dusty operation and no residential dwelling is present within 100m from the boundary of the application site (the Site);
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- advisory comments as detailed in **Appendix IV**.

4. Landscaping

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

- no adverse comment from landscape perspective; and
- according to aerial photo taken in May 2025 and the site photos taken in November 2025, the Site is situated in area of rural costal plains characterised by temporary structures and open storage to the north and west of the Site, and scattered tree groups

to the south and east. The Site was largely paved with temporary structure. As no existing landscape resources will be affected by the proposed use, no significant landscape impact arising from the proposed use is anticipated.

5. **Drainage**

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

- no objection in principle to the application from a drainage point of view;
- should the Town Planning Board consider the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department; and
- the applicant should note his advisory comments at **Appendix IV**.

6. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix IV**.

7. **Project Interface**

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

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

8. **Geotechnical**

Comments of the Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD):

- no adverse geotechnical comments on the application; and
- the applicant should note his advisory comments at **Appendix IV**.

9. District Officer's Comments

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

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

10. Other Departments' Comments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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 Short Term Waiver(s) (STWs) to permit the structure(s) erected within the Site. The application for STWs will be considered by the Government in the capacity as a landlord and there is no guarantee that they will be approved. The application, 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring spaces should be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under Transport Department's purview. The applicant should obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the run-in/out from Deep Bay Road to the Site should be constructed and maintained by the applicant. The run-in/out should be removed by the applicant to the satisfaction of HyD upon expiry of the planning permission; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) all structures erected at the subject site shall be fully enclosed as proposed during the planning approval period;
 - (ii) no chemical decomposition, detoxification, breaking, shredding, dissolving, burning and washing activities is allowed at the subject site as proposed during the planning approval period;

- (iii) the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (iv) the applicant should follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
- (v) the applicant should provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- (vi) the applicant should meet the statutory requirements under relevant environmental legislation;

(g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site is near to the Shenzhen Bay Bridge Egretary which has been active in recent years, the applicant should preserve the existing trees within the site, avoid disturbing the breeding birds and their nests and eggs, and also avoid direct lighting to the concerned trees;

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

- (i) in considering the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:
 - The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that four structures and associated filling of land are involved 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;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) if the Site does not abut on a specified street of not less than 4.5m wide and their permitted

development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

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

(j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicant/owner should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant/owner should be reminded that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application; and
- (ii) the cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant;

(k) to note the comments of the Head of the Geotechnical Engineering Office of the Civil Engineering and Development Department (H(GEO), CEDD) that there is an existing slope feature no. 6NW-A/C172 adjoining the boundary of the Site, which could affect or be affected by the proposed development. The applicant should be reminded on the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing / proposed geotechnical feature within or in the vicinity of the Site, to BD for approval as required by the provision of BO if found necessary;

(l) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the Site is situated within the Fu Tei Au Site of Archaeological Interest. Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works. The applicant is also required to inform AMO the works schedule for carrying out site inspection as and when necessary; and

(m) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan

Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. Notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月28日星期五 16:24
收件者: tpbpd/PLAND
主旨: s16_A_YL-HTF_1202 20251128 WWF
附件: s16_A_YL-HTF_1202 20251128 WWF.pdf
類別: Internet Email

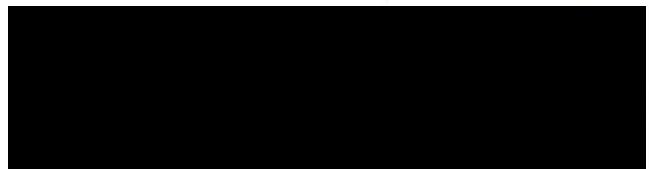
Dear Sir/Madame,

Attached please find our submission regarding the planning application s16_A_YL-HTF_1202 20251128 WWF

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



28 Nov 2025

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Board Members,

**RE: Proposed Proposed Temporary Godown for Electronic Product Recycling
with Ancillary Office and Associated Filling of Land for a Period of 3 Years in an
“Agriculture” zone in Sheung Pak Nai
A/YL-HTF/1202**

Suspected unauthorised development

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely that the application site underwent massive vegetation and site formation through the years (Figure 1). According to the image captured on Feb 2024 (Fig 2), the project site was likely already used as an open storage with materials placing in the site. In this case, we suspect a “Destroy first, develop later” approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter “destroy first, develop later” activities, as stated in a press release in 2011¹, “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”. We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

¹ TPB Press Release. Available at:

<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

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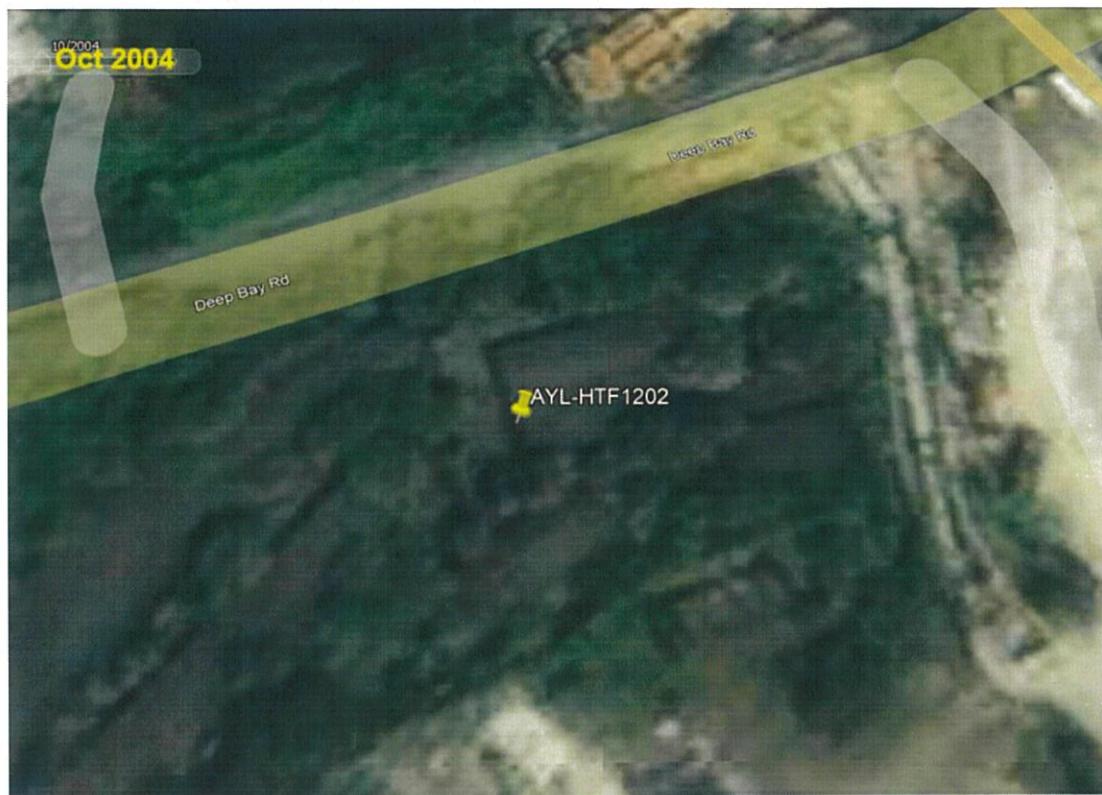
We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,



Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong
[Redacted]

Figure 1. Aerial photos showing the changes of land use at the application site since early 2000s





Source: Google Earth (Accessed on 28 Nov 2025)

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月09日星期二 2:25
收件者: tpbpd/PLAND
主旨: A/YL-HTF/1202 DD 128 Deep Bay Road
類別: Internet Email

A/YL-HTF/1202
Lot 384 RP in D.D. 128, Deep Bay Road, Lau Fau Shan
Site area 4,403m²
Zoning : "Agriculture"
Applied Use: Godown for Electronic Product Recycling / 6 Vehicle Parking / Filling of Land

Dear TPB Members,

1092 rejected on review 8 Nov 2019. THIS WAS 6 YEARS AGO

"The ground at the application site was paved with 0.3-0.4 meters of concrete several years ago. To standardize the application, the applicant's intended use also includes related fill works, with a fill area of approximately 4,403 square meters and a fill thickness of approximately 0.3-0.4 meters."

So why was the operator allowed to continue operations and not forced to reinstate the site?

This applicant is milking the relocation process to claim the right to operate on a site twice as large as its original location.

No wonder there are disasters like the recent Tai Po fire when regulations are meaningless and operators are allowed to manipulate the system.

Applications should be rejected in line with the original decision, but will no doubt be streamlined and rubber stamped.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 12 June 2019 1:52 AM HKT
Subject: Re: A/YL-HTF/1092 DD 128 Deep Bay Road

Dear Members,

Regrettably none of you bothered to question why unapproved operations were allowed to continue for so long.

Rejection was comprehensive and there is obviously no justification to legitimize the unapproved use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, November 2, 2018 2:20:55 AM
Subject: A/YL-HTF/1092 DD 128 Deep Bay Road

A/YL-HTF/1092
Lot 384 RP in D.D. 128, Deep Bay Road, Lau Fau Shan
Site area 4,411m²
Zoning : "Agriculture"
Applied Use : Warehouse / 8 Vehicle Parking

Dear TPB Members,

It would appear that the Applicant has been allowed to carry out inappropriate operations on the site for years.

According to the 6 June 2014 minutes:
on 12.3.2014, the applicant applied for a review of the RNTPC's decision to reject the application.
The applicant had not submitted any written representation in support of the review;
(d) the Site had been subject to planning enforcement action against an unauthorised development (UD) involving storage use. Enforcement Notice was issued on 27.6.2013
requiring the concerned parties to discontinue the UD. Since the requirements of the statutory notice had not been complied with upon expiry of the notice, **prosecution action against the concerned parties was in progress**

the Director of Agriculture, Fisheries and Conservation (DAFC) advised that the **Site was close to the "Coastal Protection Area ("CPA") zone and a watercourse flowing towards the "CPA" zone and Deep Bay. Some ponds/wetlands were also located in vicinity of the Site. The site runoff or effluent discharge might result in potential pollution to the nearby environment;**

However fast forward to 2018 and the operations are still ongoing.

Can members please question how this is possible?

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月09日星期二 15:38
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 251209 s16 SSH 166.pdf; 251209 s16 TKL 822.pdf; 251209 s16 HTF 1202.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

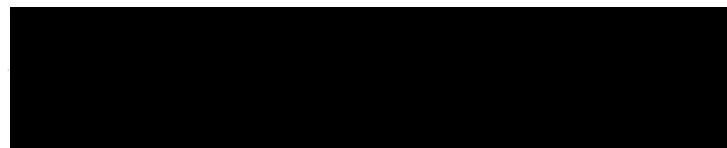
9th December, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Godown for Electronic Product Recycling with Ancillary
Office and Associated Filling of Land for a Period of 3 Years**
(A/YL-HTF/1202)

1. We refer to the captioned.
2. There are some rejected applications covering the application site and the reasons to reject the latest one are reproduced below (Section 17; A/YL-HTF/1092; Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years).
 - (a) *the proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In particular, the “AGR” zone in question is in close proximity to an environmentally sensitive area zoned “Coastal Protection Area” and approval of non-agricultural uses would jeopardise land use compatibility. There is no strong justification in the submission to merit a departure from such planning intention, even on a temporary basis;*
 - (b) *the applicant fails to demonstrate that the proposed development would not generate adverse landscape impact on the surrounding areas; and*





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

(c) approval of the application will set an undesirable precedent for similar applications for other developments within the “AGR” zone, the cumulative effect of which will result in a general degradation of the environment of the “AGR” zone.”

3. We urge the Board to investigate whether there is ongoing unauthorised use/ activity within the application site; if yes, then to consider whether it is appropriate to approve this application.

4. In addition, the Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then whether this should be set as an approval condition.

5. We recommend the Board rejecting this application as it is not in line with the planning intention of the Agriculture zone.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

