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of 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

& 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

2502483

28/10

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 | AIYL-LFS/582 |
| | Date Received 收到日期 | - 5 DEC 2025 |

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」)秘書收。
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 樓及新界沙田上禾輦路 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 |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| Lee Hing Timber Products Limited 利興木業有限公司 |

| |
|---|
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) |
| R-riches Planning Limited 盈卓規劃有限公司 |

| | |
|--|--|
| 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) | Lots 2219 RP (Part) and 2226 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories |
| (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 2,894 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,682 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Residential (Group E)" and "Recreation" Zones |
| (f) Current use(s) 現時用途 | <p>Open Storage</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p> |

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

published notices in local newspapers on _____ (DD/MM/YYYY) #&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY) #&

於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY) #&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

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

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

| | | |
|--|---|---|
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities 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 <input type="checkbox"/> month(s) 個月 | 3 |
| (c) Development Schedule 發展細節表 | | |

| | | | | | |
|---|-------|-------|-------|------|---|
| Proposed uncovered land area 擬議露天土地面積 | ..... | 1,001 | ..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | ..... | 1,893 | ..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | ..... | 2 | ..... |  |  |
| Proposed domestic floor area 擬議住用樓面面積 | ..... | N/A | ..... | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | ..... | 3,682 | ..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | ..... | 3,682 | ..... | 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 | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--|------------------------------|------------------------------|-----------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE | 1,789 m ² (ABOUT) | 3,578 m ² (ABOUT) | 15 m (ABOUT)(2-STORY) |
| B2 | RAIN SHELTER FOR LUL ACTIVITIES | 104 m ² (ABOUT) | 104 m ² (ABOUT) | 7 m (ABOUT)(1-STORY) |
| TOTAL | | 1,893 m ² (ABOUT) | 3,682 m ² (ABOUT) | |

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

| | | |
|---|-------|-----|
| Private Car Parking Spaces 私家車車位 | ..... | 2 |
| Motorcycle Parking Spaces 電單車車位 | ..... | N/A |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | ..... | N/A |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | ..... | N/A |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | ..... | N/A |
| 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 | ..... | N/A |
| Coach Spaces 旅遊巴車位 | ..... | N/A |
| Light Goods Vehicle Spaces 輕型貨車車位 | ..... | 2 |
| Medium Goods Vehicle Spaces 中型貨車車位 | ..... | N/A |
| Heavy Goods Vehicle Spaces 重型貨車車位 | ..... | N/A |
| Others (Please Specify) 其他 (請列明) | ..... |  |

| | | |
|--|---|---|
| <p>Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.</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)) <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) |
| | No 否 | <input type="checkbox"/> |
| <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 |
| | 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 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"/> |
| <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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | | |

| | |
|--|---|
| | <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> |
|--|---|

(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 | |
| | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ |
| (e) Approval conditions 附帶條件 | Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

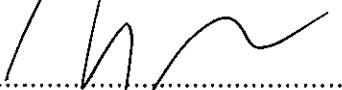
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary 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

Michael WONG

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

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

23/10/2025

(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 | Lots 2219 RP (Part) and 2226 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories |
| Site area 地盤面積 |  2,894 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11 |
| Zoning 地帶 | "Residential (Group E)" and "Recreation" Zones |
| 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 Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years |

| | | | |
|--|---|----------------|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Non-domestic 非住用 | 3,682 | <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Domestic 住用 | | N/A |
| (iii) Building height/No. of storeys 建築物高度／層數 | Non-domestic 非住用 | | 2 |
| | Domestic 住用 | N/A | m 米 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | Non-domestic 非住用 | N/A | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | | 7 - 15 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | 1 - 2 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | | | |
| (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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | 65 % | <input checked="" type="checkbox"/> About 約 2 2 N/A N/A N/A N/A 2 N/A N/A 2 N/A N/A |

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

| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
|--|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Plans showing location/zoning/land status of the Site; and Swept path analysis.</u> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" 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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2219 RP (Part) and 2226 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plans 1 to 3**).

- 1.2 In view of the pressing demand for indoor storage space to accommodate the rising needs of supply chain networks in New Territories in recent years - especially places in proximity to border control points, the applicant would like to use the Site to operate a warehouse for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture.

2) Planning Context

- 2.1 The Site currently falls within areas zoned “Residential (Group E)” (“R(E)”) and “Recreation” (“REC”) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, ‘warehouse (excluding D.G.G.)’ is neither a column 1 nor column 2 use within both “R(E)” and “REC” zones, which requires planning permission from the Board.

- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by logistics centres, open storage yards, warehouses, public vehicle parks, vacant land and shrubland. Although the Site is zoned “R(E)” and “REC”, there is no known long-term residential nor recreational development in the area. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of both “R(E)” and “REC” zones and would better utilise the precious land resources in the New Territories.

- 2.3 Furthermore, various similar S.16 planning applications for ‘warehouse (excluding D.G.G.)’ use were also approved by the Board within the same “REC” zone, which the latest application (No. A/YL-LFS/554) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “REC” zone.

2.4 The Site is the subject of several previous S.16 planning applications. The latest approved application (No. A/YL-LFS/451) for 'open storage' use which was approved by the Board in 2023. The current application is submitted by a different applicant with a different use when comparing with the last approved application.

3) Development Proposal

3.1 The site area is 2,894 m² (about) (**Plan 3**). Two 1 to 2-storey structures are provided at the Site for warehouse (excluding D.G.G.), ancillary office and rain shelter uses with total gross floor area (GFA) of 3,682 m² (about) (**Plan 4**). The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods including packaged foods, apparel, footwear, electronic goods and furniture. Ancillary office and rain shelter are essential facilities for administrative staff to support the daily operation of the Site and to provide sheltering for loading/unloading (L/UL) activities respectively. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00, and no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

| | |
|------------------------------|------------------------------|
| Application Site Area | 2,894 m ² (about) |
| Covered Area | 1,893 m ² (about) |
| Uncovered Area | 1,001 m ² (about) |
| <hr/> | |
| Plot Ratio | 1.3 (about) |
| Site Coverage | 65% (about) |
| <hr/> | |
| Number of Structure | 2 |
| Total GFA | 3,682 m ² (about) |
| - <i>Domestic GFA</i> | <i>Not applicable</i> |
| - <i>Non-Domestic GFA</i> | 3,682 m ² (about) |
| <hr/> | |
| Building Height | 7 m - 15 m (about) |
| No. of Storey | 1 - 2 |

3.2 The Site is accessible from Deep Bay Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 2**:

Table 2 - Parking and L/UL provision

| Types of Space | No. of Spaces |
|---|----------------------|
| Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L) | 2 |
| L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L) | 2 |

3.3 Only PCs and LGVs are allowed to enter/exit the Site; whilst other vehicles, including container tractors/trailers, are not allowed to enter/exit the Site at any time during the planning approval period. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 - Estimated Trip Generation/Attraction

| Time Period | Estimated Trip Generation/Attraction | | | | |
|--|---|------------|------------|------------|--------------------|
| | PC | | LGV | | 2-Way Total |
| | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 - 10:00) | 2 | 0 | 1 | 0 | 3 |
| Trips at <u>PM peak</u> per hour (18:00 - 19:00) | 0 | 2 | 0 | 1 | 3 |
| Average trip per hour (10:00 - 17:00) | 0 | 0 | 1 | 1 | 2 |

3.4 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period.

3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

October 2025

LIST OF PLANS

| | |
|---------------|---------------------|
| Plan 1 | Location Plan |
| Plan 2 | Zoning Plan |
| Plan 3 | Land Status Plan |
| Plan 4 | Layout Plan |
| Plan 5 | Swept Path Analysis |

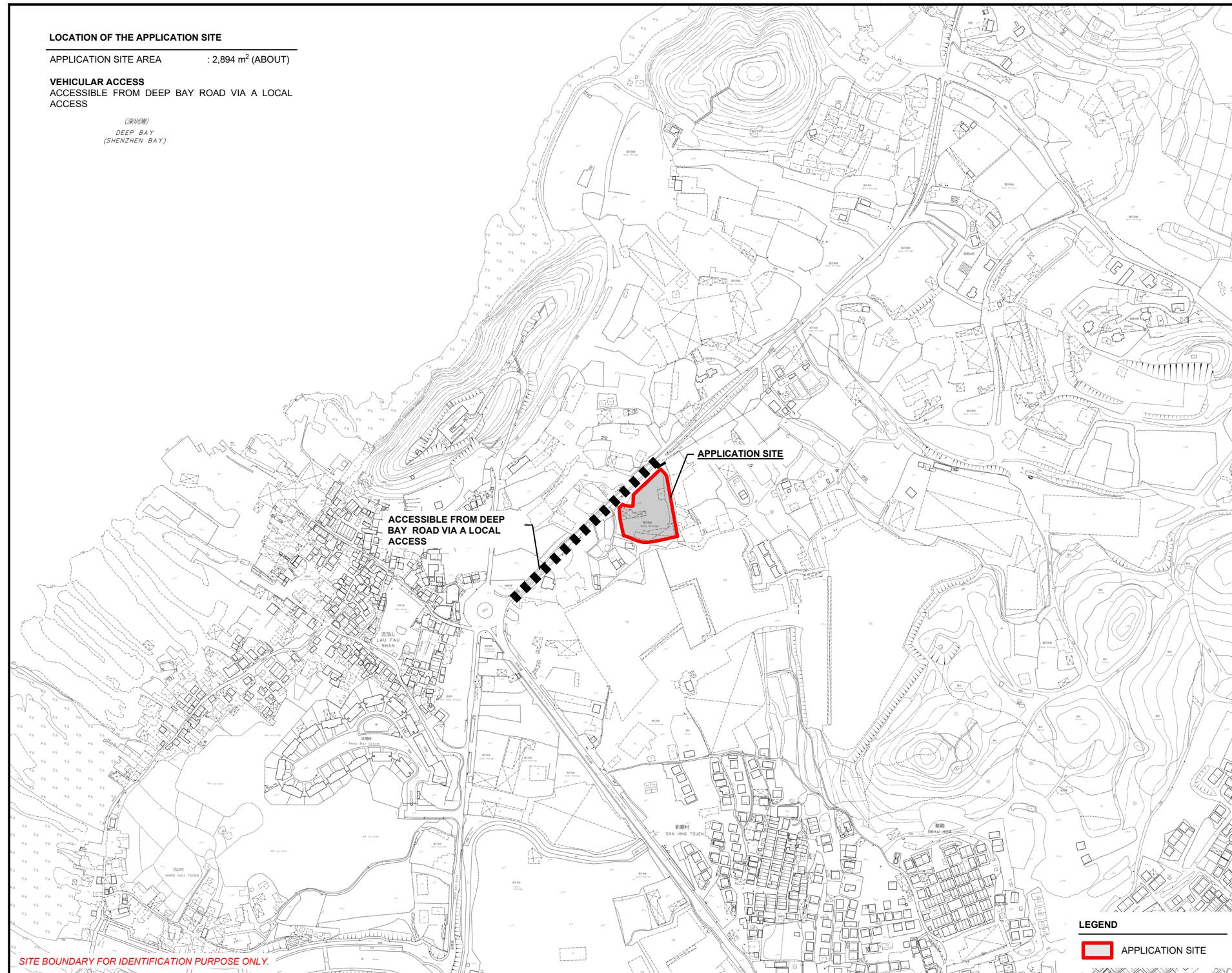
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,894 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS

(深圳灣)
DEEP BAY
(SHENZHEN BAY)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 2219 RP (PART) AND 2226
(PART) IN D.D. 129, LAU FAU
SHAN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY DATE
MN 15.10.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

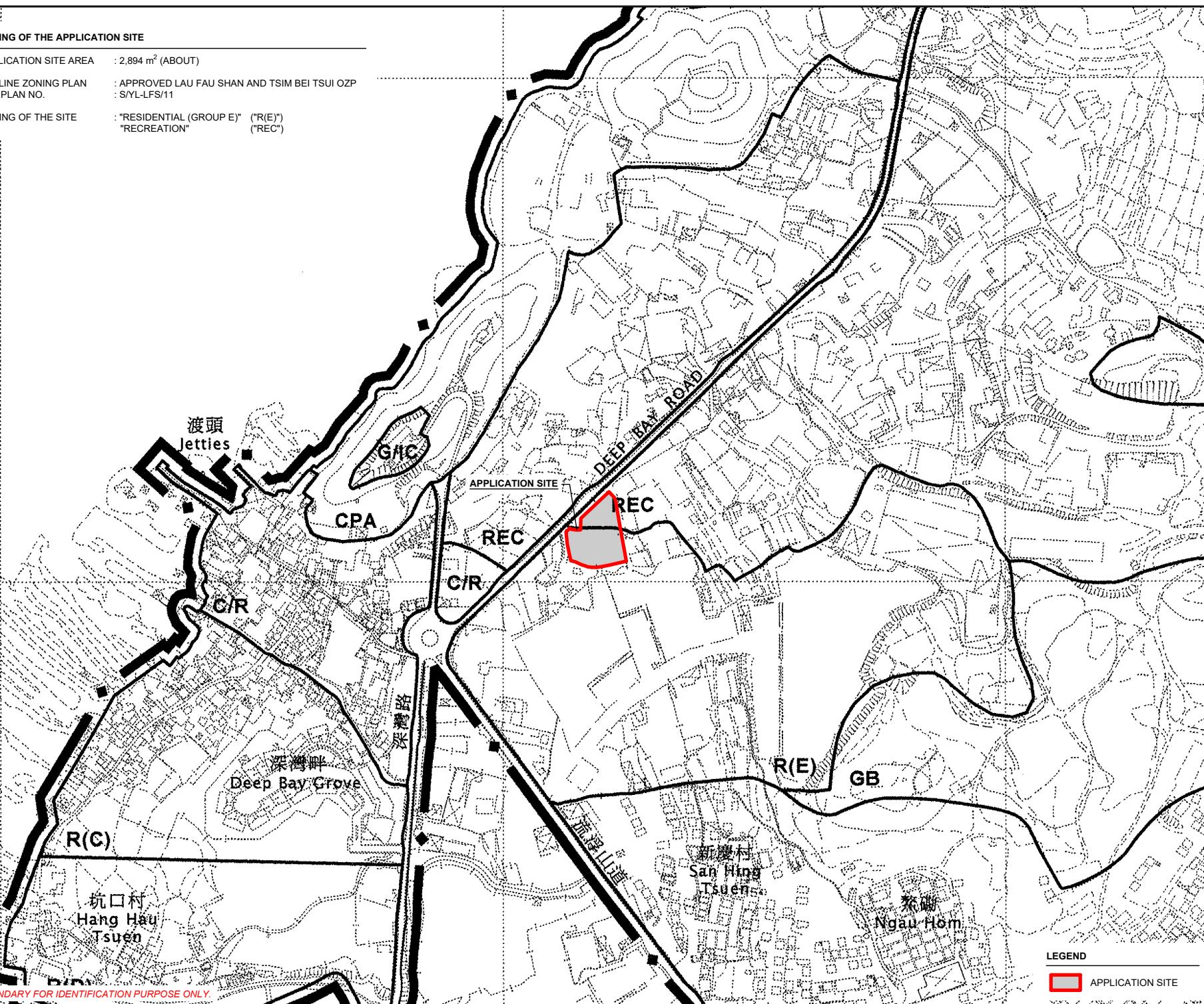
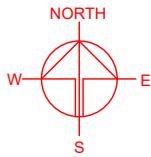
DWG. NO. VER.
PLAN 1 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,894 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP
OZP PLAN NO. : SYL-LFS/11

ZONING OF THE SITE : "RESIDENTIAL (GROUP E)" ("R(E)")
"RECREATION" ("REC")



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY (EXCLUDING
WAREHOUSE DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2219 RP (PART) AND 2226
(PART) IN D.D. 129, LAU FAU
SHAN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY DATE
MN 15.10.2025

CHECKED BY DATE

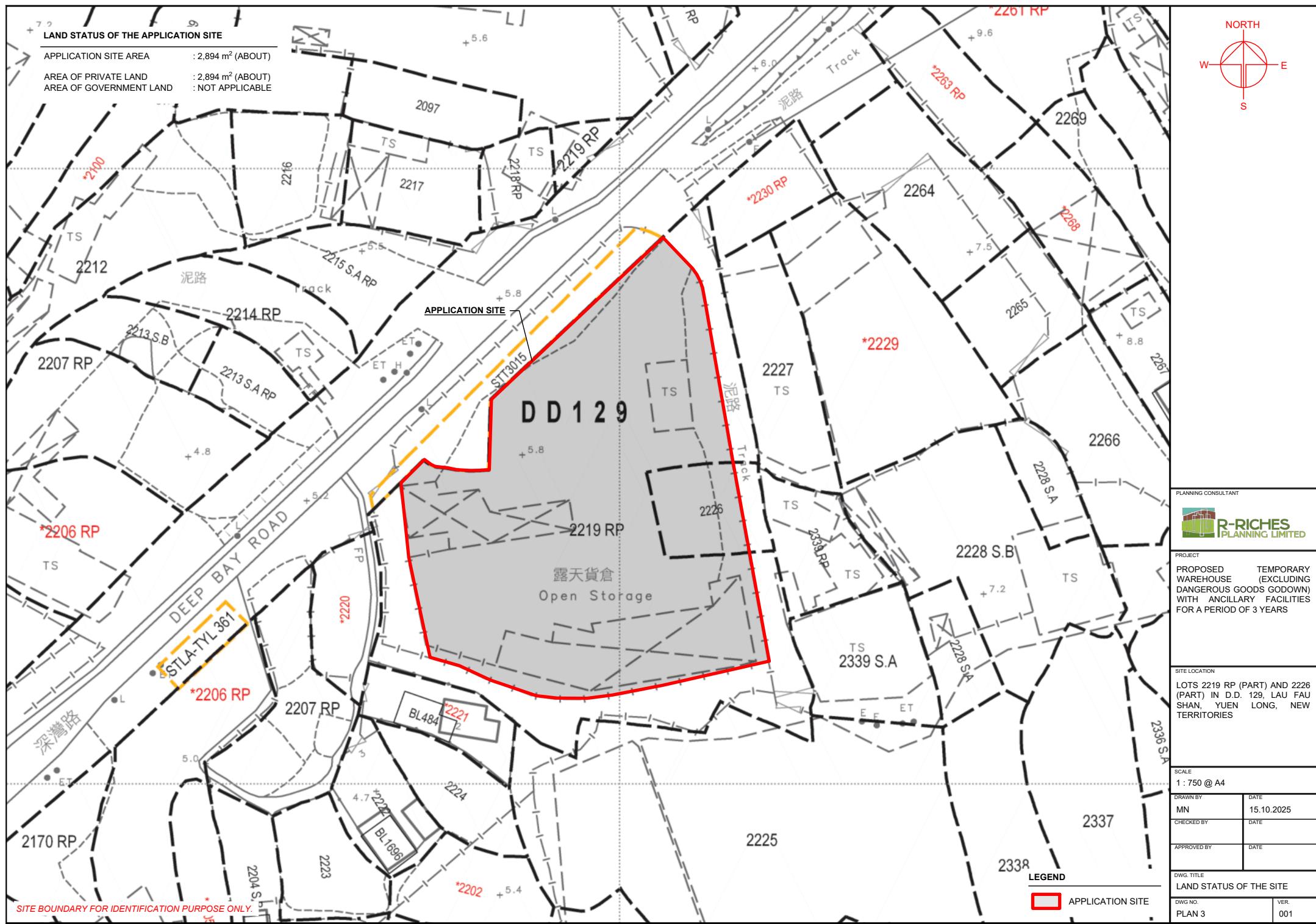
APPROVED BY DATE

DWG. TITLE
ZONING OF THE SITE

DWG. NO. VER.
PLAN 2 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

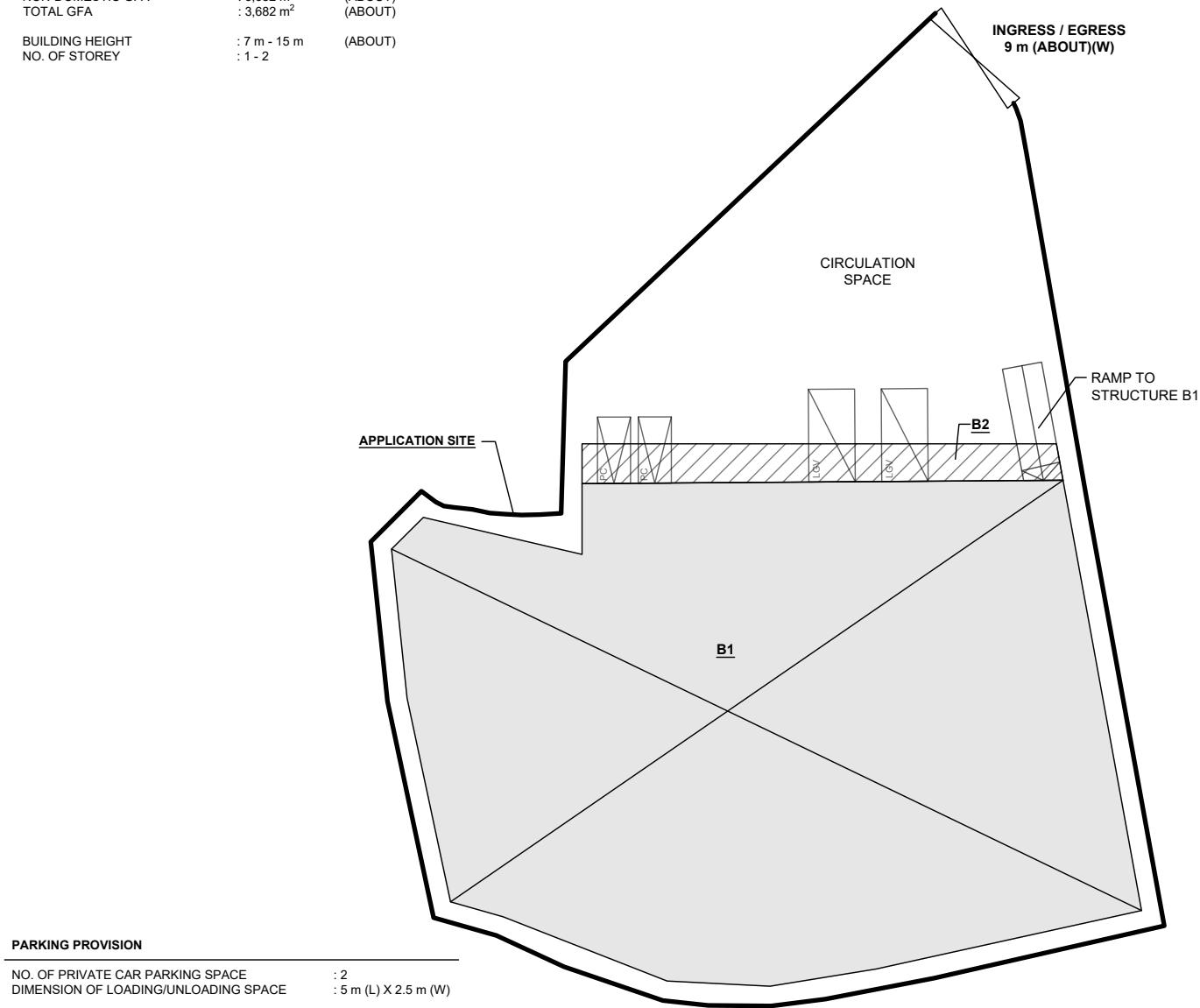
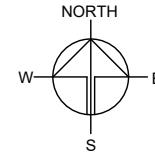
APPLICATION SITE



DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 2,894 m ² | (ABOUT) |
| COVERED AREA | : 1,893 m ² | (ABOUT) |
| UNCOVERED AREA | : 1,001 m ² | (ABOUT) |
| PLOT RATIO | : 1.3 | (ABOUT) |
| SITE COVERAGE | : 65% | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 3,682 m ² | (ABOUT) |
| TOTAL GFA | : 3,682 m ² | (ABOUT) |
| BUILDING HEIGHT | : 7 m - 15 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--|------------------------------------|------------------------------------|-----------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE | 1,789 m ² (ABOUT) | 3,578 m ² (ABOUT) | 15 m (ABOUT)(2-STORY) |
| B2 | RAIN SHELTER FOR L/UL ACTIVITIES | 104 m ² (ABOUT) | 104 m ² (ABOUT) | 7 m (ABOUT)(1-STORY) |
| | TOTAL | 1,893 m² (ABOUT) | 3,682 m² (ABOUT) | |


PARKING PROVISION

| | |
|--------------------------------------|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 5 m (L) X 2.5 m (W) |

LOADING/UNLOADING (L/UL) PROVISION

| | |
|---|-----------------------|
| NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 7 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|---------------------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (RAIN SHELTER) |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (LGV) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 2219 RP (PART) AND 2226 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY **MN** DATE **15.10.2025**

CHECKED BY

APPROVED BY

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 4

VER.

001

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/Development(s)</u> | <u>Zoning</u> | <u>Date of Consideration (RNTPC/TPB)</u> |
|----|-------------------------------|--|----------------------|---|
| 1 | A/YL-LFS/12 | Temporary Open Storage of Marble (12 Months) | CDA & REC | 20.12.1996 (12 Months) |
| 2 | A/YL-LFS/19 | Temporary Open Storage of Marble Slabs (12 Months) | CDA & REC | 5.9.1997 (12 Months) |
| 3 | A/YL-LFS/25 | Temporary Open Storage of Marble (12 Months) | CDA & REC | 6.3.1998 (12 Months) |
| 4 | A/YL-LFS/43 | Temporary Open Storage of Marble (12 Months) | CDA & REC | 10.9.1999 (12 Months) |
| 5 | A/YL-LFS/44 | Temporary Open Storage of Marble (12 Months) | CDA & REC | 8.10.1999 (12 Months) |
| 6 | A/YL-LFS/92 | Temporary Open Storage of Construction Materials (3 Years) | R(E) & REC | 24.1.2003 (on Review) (12 Months) (Revoked on 24.11.2003) |
| 7 | A/YL-LFS/144 | Temporary Open Storage of Construction Materials (Timber, Steel, Scrap Metal and Tile) (3 Years) | R(E) & REC | 22.12.2006 (on Review) (1 Year) |
| 8 | A/YL-LFS/168 | Proposed Temporary Open Storage of Construction Materials (Steel, Scrap Metal, Scrap Plastic and Tile) (3 Years) | R(E) & REC | 2.11.2007 (1 Year) |
| 9 | A/YL-LFS/186 | Temporary Open Storage of Construction Materials (Plastic and Scrap Metal) (3 Years) | R(E) & REC | 19.12.2008 (1 Year) (Revoked on 19.5.2009) |
| 10 | A/YL-LFS/211 | Temporary Open Storage of Marble and Construction Materials (3 Years) | R(E) & REC | 12.11.2010 (1 Year) (Revoked on 25.10.2011) |
| 11 | A/YL-LFS/232 | Proposed Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop for (3 Years) | R(E) & REC | 20.1.2012 (1 Year) |
| 12 | A/YL-LFS/250 | Temporary Open Storage of Marble, Construction Material, Small-scale Construction Machinery and Tools, Construction/Road Safety Goods and Components with 4 Loading/Unloading Spaces (3 Years) | R(E) & REC | 19.4.2013 (1 Year) |

| | | | | |
|----|--------------|--|------------|------------------------|
| 13 | A/YL-LFS/255 | Temporary Open Storage (Marbles, Construction Material, Aluminium cans and frames, Small-scale Machinery, cars and lorries for export, mini raising platforms and ancillary workshop and unloading/unloading spaces) (3 Years) | R(E) & REC | 13.12.2013 (1 Year) |
| 14 | A/YL-LFS/272 | Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years) | R(E) & REC | 27.3.2015 (1 Year) |
| 15 | A/YL-LFS/283 | Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small – scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years) | R(E) & REC | 19.2.2016 (3 Years) |
| 16 | A/YL-LFS/451 | Temporary Open Storage of Construction Materials and Engineering Machineries (3 Years) | R(E) & REC | 3.2.2023 (3 Years) |

Rejected Applications

| | <u>Application No.</u> | <u>Applied Use(s)/Development(s)</u> | <u>Zoning(s)</u> | <u>Date of Consideration (RNTPC)</u> | <u>Rejection Reasons</u> |
|---|------------------------|---|------------------|--------------------------------------|--------------------------|
| 1 | A/YL-LFS/79 | Temporary Open Storage of Marble with Ancillary Parking and Office Facilities (3 Years) | R(E) & REC | 8.2.2002 | (1) |
| 2 | A/YL-LFS/229 | Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop for a Period of 3 Years | R(E) & REC | 2.12.2011 | (2) |

Rejection Reasons:

- (1) Insufficient information to demonstrate no adverse traffic, environmental and drainage impacts.
- (2) Failure to demonstrate no environmental nuisance on the residential dwellings in the vicinity and along the access road; and the approval conditions imposed by the Town Planning Board could be complied with.

Similar s.16 Applications within the same “Residential (Group E)” and “Recreation” Zones on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years

Approved Applications

| | <u>Application No.</u> | <u>Applied Use(s)/Development(s)</u> | <u>Zoning</u> | <u>Date of Consideration (RNTPC)</u> |
|----|------------------------|---|---------------|--------------------------------------|
| 1 | A/YL-LFS/392 | Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years | “REC” | 14.5.2021 |
| 2 | A/YL-LFS/410 | Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years | “REC” | 29.10.2021 (Revoked on 29.7.2023) |
| 3 | A/YL-LFS/438 | Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years | “REC” | 9.9.2022 (Revoked on 9.9.2023) |
| 4 | A/YL-LFS/441 | Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years | “REC” | 23.9.2022 |
| 5 | A/YL-LFS/442 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | “REC” | 11.11.2022 |
| 6 | A/YL-LFS/445 | Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years | “REC” | 25.11.2022 (Revoked on 25.11.2023) |
| 7 | A/YL-LFS/446 | Proposed Temporary Warehouse for Storage of Foods for a Period of 3 Years | “R(E)” | 9.12.2022 |
| 8 | A/YL-LFS/449 | Temporary Warehouse for Storage of Construction Materials and Engineering Machineries with Ancillary Workshop for a Period of 3 Years | “REC” | 3.2.2023 |
| 9 | A/YL-LFS/455 | Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years | “REC” | 17.3.2023 |
| 10 | A/YL-LFS/457 | Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years | “REC” | 31.3.2023 |
| 11 | A/YL-LFS/469 | Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years | “REC” | 23.6.2023 (Revoked on 23.12.2024) |
| 12 | A/YL-LFS/478 | Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years | “REC” | 11.8.2023 (Revoked on 11.2.2024) |
| 13 | A/YL-LFS/482 | Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years | “REC” | 11.9.2023 |
| 14 | A/YL-LFS/490 | Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years | “REC” | 27.10.2023 (Revoked on 27.10.2023) |

| | <u>Application No.</u> | <u>Applied Use(s)/Development(s)</u> | <u>Zoning</u> | <u>Date of Consideration (RNTPC)</u> |
|----|------------------------|--|---------------|--------------------------------------|
| 15 | A/YL-LFS/497 | Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | “REC” | 22.12.2023 |
| 16 | A/YL-LFS/498 | Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years | “REC” | 22.12.2023 (Revoked on 22.6.2025) |
| 17 | A/YL-LFS/510 | Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years | “REC” | 5.4.2024 |
| 18 | A/YL-LFS/538 | Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years | “REC” | 20.12.2024 |
| 19 | A/YL-LFS/554 | Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years | “REC” | 5.9.2025 |
| 20 | A/YL-LFS/557 | Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years | “REC” | 20.6.2025 |
| 21 | A/YL-LFS/558 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years | “REC” | 4.7.2025 |

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

2. Traffic

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

- (a) He has no adverse comment on the application from traffic engineering perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

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

- (a) He has no objection on the application from highway maintenance perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use would not involve use of heavy vehicles and dusty operation. Also, it is observed that residential dwellings are present within 100m from the site boundary.
- (b) There was no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. Landscaping

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

- (a) She has no adverse comment on the application from landscape planning perspective. According to the aerial photo taken in 2024 and the site photos dated 16.12.2025, the Site is situated in an area of rural coastal plains characterised by temporary structures and scattered tree clusters. The Site is largely formed with some existing trees along

the site boundary. As no distinctive landscape resources are observed within the Site and no tree felling is involved as stated in the application form, no significant adverse landscape impact arising from the proposed use is anticipated.

5. Drainage

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

- (a) He has no objection in principle to the application from a drainage point of view.
- (b) Should the Town Planning Board consider that the application is acceptable from planning point of view, approval condition(s) should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.

6. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his detailed comments at **Appendix IV**.

7. Project Interface

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

- (a) 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 and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix IV**.

8. 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.

9. Other Departments' Comments

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

application:

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (f) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- (i) the application site (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;
- (ii) the following private lots are covered by Short Term Waiver (STW) as shown below:

| STW(s) No. | Lot(s) No. (in D.D. 129) | Purposes |
|-------------------|---------------------------------|--|
| 3944 | 2219 RP | Temporary Open Storage (Marbles, Construction Material, Aluminum Cans and Frames, Small Scale Machinery, Cars and Lorries for Export, Mini Raising Platforms and Ancillary Workshop and Loading/Unloading Spaces and any ancillary uses as may be approved by DLO/YL |

(iii) the lot owner(s) shall apply to his office for STW to permit the structure(s) erected or to be erected within the subject lots and apply for modification of the STW(s) where appropriate. The application(s) for STW(s) and modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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;

(b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:

- (i) to follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental nuisances on the surrounding areas;
- (ii) to 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;
- (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- (iv) to meet the statutory requirements under relevant environmental legislation;

(c) to note the comments of the Commissioner for Transport (C for T) that:

- (i) sufficient manoeuvring space shall 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 the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the applicant should be responsible for construction and maintenance of run-in/out from Deep Bay Road to the Site. The run-in/out should be removed and the public road should be restored to the satisfaction of HyD after the use of the Site;
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. If the proposed structure(s) is 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;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two structures are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, 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) 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;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) 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;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (g) 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 and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and 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12月31日星期三 11:49
收件者: tpbpd/PLAND
主旨: 申請編號 : A/XL-LFS/582
類別: *YL-LFS*
Internet Email

YL-LFS
本人就作反對申請編號 : A/XL-LFS/582 新界元朗流浮山丈量約份第129 約地段第1236號B分段填土及挖土工程以作准許的農業用途，返到理由如下！

1. 該路段為處於山坡上，有機會山泥傾瀉危險。
2. 會影響周邊排水系統。
3. 泥土物料會影響生態環境。
4. 運載泥土會砍伐樹木。
5. 填泥後對周邊低窪地區會導致水浸。

從 iPhone 版的 [Yahoo Mail](#) 傳送