

This document is received on 22 DEC 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

202773

3/12

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/YL-4Fs/591
	Date Received 收到日期	22 DEC 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )

MING FAI INDUSTRIAL (HK) COMPANY LIMITED  
明輝實業(香港)有限公司

### 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 )

Allgain Land Planning Limited 全堅土地規劃有限公司

### 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)	新界元朗流浮山丈量約份第129約地段第2062號A分段、第2062號B分段 (部分)、第2069號A分段 (部分)、第2071號 (部分)、第2072號 (部分)、第2073號、第2074號、第2075號 (部分)、第2076號 (部分)、第2077號 (部分)、第2080號 (部分)、第2082號 (部分) 2083號 (部分) 及毗連政府土地 Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part), 2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part), 2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining Government Land, 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 ..... 6900 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 9492 ..... 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)	515 ..... 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 & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 Recreation
(f) Current use(s) 現時用途	現時是空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

(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 17/11/2025 - 1/12/2025 (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 02/12/2025 (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 for a Period of 3 Years 擬議臨時貨倉 (為期 3 年)	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 .....	3
	<input type="checkbox"/> month(s) 個月 .....	

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1848	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5052	.....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	0	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	9492	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	9492	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：貨倉，每層面積約4400平方米，2層高，高度不多於12米，總面積約8800平方米。

構築物2：貨倉，面積約600平方米，1層高，高度不多於11米。

構築物3：洗手間，面積約12平方米，1層高，高度不多於5米。

構築物4：辦公室，每層面積約40平方米，2層高，高度不多於7米，總面積約80平方米。

## 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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

## Proposed operating hours 擬議營運時間

星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

<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) <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   
		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>
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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	
	<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）。

請參考附件的申請報告書及擬議發展的計劃細節

## 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

Ms Hermose Chong



Applicant 申請人 /  Authorised Agent 獲授權代理人

Manager

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 Allgain Land Planning Limited  
代表 .....

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

Date 日期 3/12/2025

(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	新界元朗流浮山丈量約份第129約地段第2062號A分段、第2062號B分段（部分）、第2069號A分段（部分）、第2071號（部分）、第2072號（部分）、第2073號、第2074號、第2075號（部分）、第2076號（部分）、第2077號（部分）、第2080號（部分）、第2082號（部分）、2083號（部分）及毗連政府土地 Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part), 2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part), 2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	6900 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 515 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	康樂 Recreation
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 for a Period of 3 Years 擬議臨時貨倉（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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <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	9492 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	4	
	Domestic 住用	0 <input type="checkbox"/> (Not more than 不多於) m 米	
		0 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	12 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積		73.2 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	0	
	Private Car Parking Spaces 私家車車位	0	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)	0	
	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	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	3	
	Medium Goods Vehicle Spaces 中型貨車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)	0	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段( 部分 )、第 2069 號 A 分段( 部分 )、第 2071 號( 部分 )、第 2072 號( 部分 )、第 2073 號、第 2074 號、第 2075 號( 部分 )、第 2076 號( 部分 )、第 2077 號( 部分 )、第 2080 號( 部分 )、第 2082 號( 部分 )、2083 號( 部分 ) 及毗連政府土地

擬議臨時貨倉 ( 為期 3 年 )

申請報告書及擬議發展的計劃細節

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4
4. 五金零件參考圖片-----P.5-6
5. 建築材料參考圖片-----P.7

## 擬議發展細節

1. 申請人現根據《城市規劃條例》( 第 131 章 ) 第 16 條，提交有關新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段 ( 部分 )、第 2069 號 A 分段 ( 部分 )、第 2071 號 ( 部分 )、第 2072 號 ( 部分 )、第 2073 號、第 2074 號，第 2075 號 ( 部分 )、第 2076 號 ( 部分 )、第 2077 號 ( 部分 )、第 2080 號 ( 部分 )、第 2082 號 ( 部分 )、2083 號 ( 部分 ) 及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉。
2. 申請地點位於元朗流浮山的深灣路附近，在《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃為「康樂」用途。
3. 申請地盤面積為約 6,900 平方米，上蓋總面積為 5,052 平方米，露天地方面積為 1,848 平方米，上蓋覆蓋率為 73.2% 。
4. 申請地點將設有 4 個構築物，總樓面面積不多於 9,492 平方米，用途如下：

構築物 1：貨倉，每層面積約 4400 平方米，2 層高，高度不多於 12 米，總面積約 8800 平方米。

構築物 2：貨倉，面積約 600 平方米，1 層高，高度不多於 11 米。

構築物 3：洗手間，面積約 12 平方米，1 層高，高度不多於 5 米。

構築物 4：辦公室，每層面積約 40 平方米，2 層高，高度不多於 7 米，總面積約 80 平方米。
5. 擬議用途的臨時貨倉，主要用作存放五金零件及建築材料 ( 參考下頁圖片 )，不涉及任何機械加工程序，不會帶來噪音。
6. 申請地點涉及 3 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
7. 申請地點可從深灣路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

## 申請原因

1. 申請地點的面積約為 6,900 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「康樂」。
2. 部份申請地點涉及一個先前的規劃許可編號 A/YL-LFS/469，批准作為期三年的臨時貨倉用途，由於之前因為早前未能如期履行規劃許可附帶的規劃條件，以及申請範圍改變，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
3. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
4. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 擬議臨時貨倉的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。
6. 擬議發展只涉及以及 3 個輕型貨車的上落貨車位，不涉及任何中型或重型貨車，不會加重深灣路的交通負荷。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段（部分）、第 2069 號 A 分段（部分）、第 2071 號（部分）、第 2072 號（部分）、第 2073 號、第 2074 號，第 2075 號（部分）、第 2076 號（部分）、第 2077 號（部分）、第 2080 號（部分）、第 2082 號（部分）、2083 號（部分）及毗連政府土地作為期三年的臨時貨倉。

# **擬議發展計劃的各方面影響**

## 1. 土地行政

申請地點涉及多個私家地段及部份政府土地，如申請獲批，申請人將會向地政處申請短期豁免書及短期租約。

## 2. 擬議發展的入口

申請地點可從深灣路經一條鄉村地區道路前往，入口設有約 6 米闊的大閘讓車輛駛進臨時貨倉。

## 3. 擬議發展的交通安排

申請用途只提供 3 個輕型貨車的上落車位，供送貨司機使用。

## 4. 環境方面

申請人會按照環保署對臨時上蓋的技術指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時貨倉，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時貨倉，只在星期一至星期六上午八時至下午六時營運，星期日及公眾假期全日休業，而附近主要都貨倉及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

## 7. 排污方面

申請用途涉及一個洗手間，將會按照指引興建化糞池。

## 8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，

並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段（部分）、第 2069 號 A 分段（部分）、第 2071 號（部分）、第 2072 號（部分）、第 2073 號、第 2074 號，第 2075 號（部分）、第 2076 號（部分）、第 2077 號（部分）、第 2080 號（部分）、第 2082 號（部分）、2083 號（部分）及毗連政府土地作為期不超過三年的臨時貨倉。

## 五金零件 參考圖片





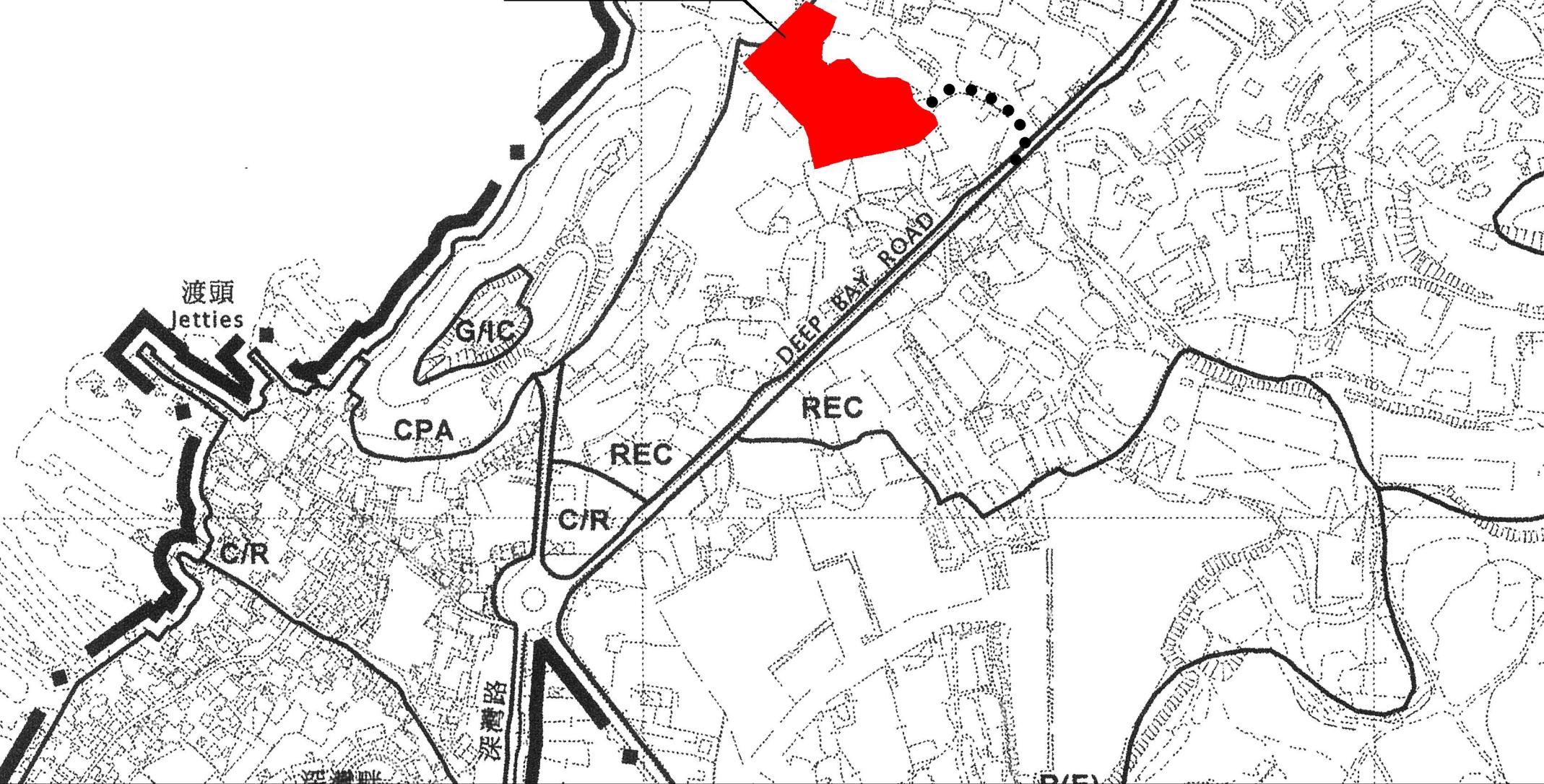
以上圖片只供參考，擬議臨時貨倉存放的五金零件體積細小，一般透過紙箱打包，並使用 5.5 噸或以下的輕型貨車運送。

申請地點內有足夠土地，供上貨或卸貨工作，不會對附近交通造成影響；即使需要上貨或卸貨，也會在日間非繁忙時間安排運輸工作。

## 建築材料 參考圖片



Application Site

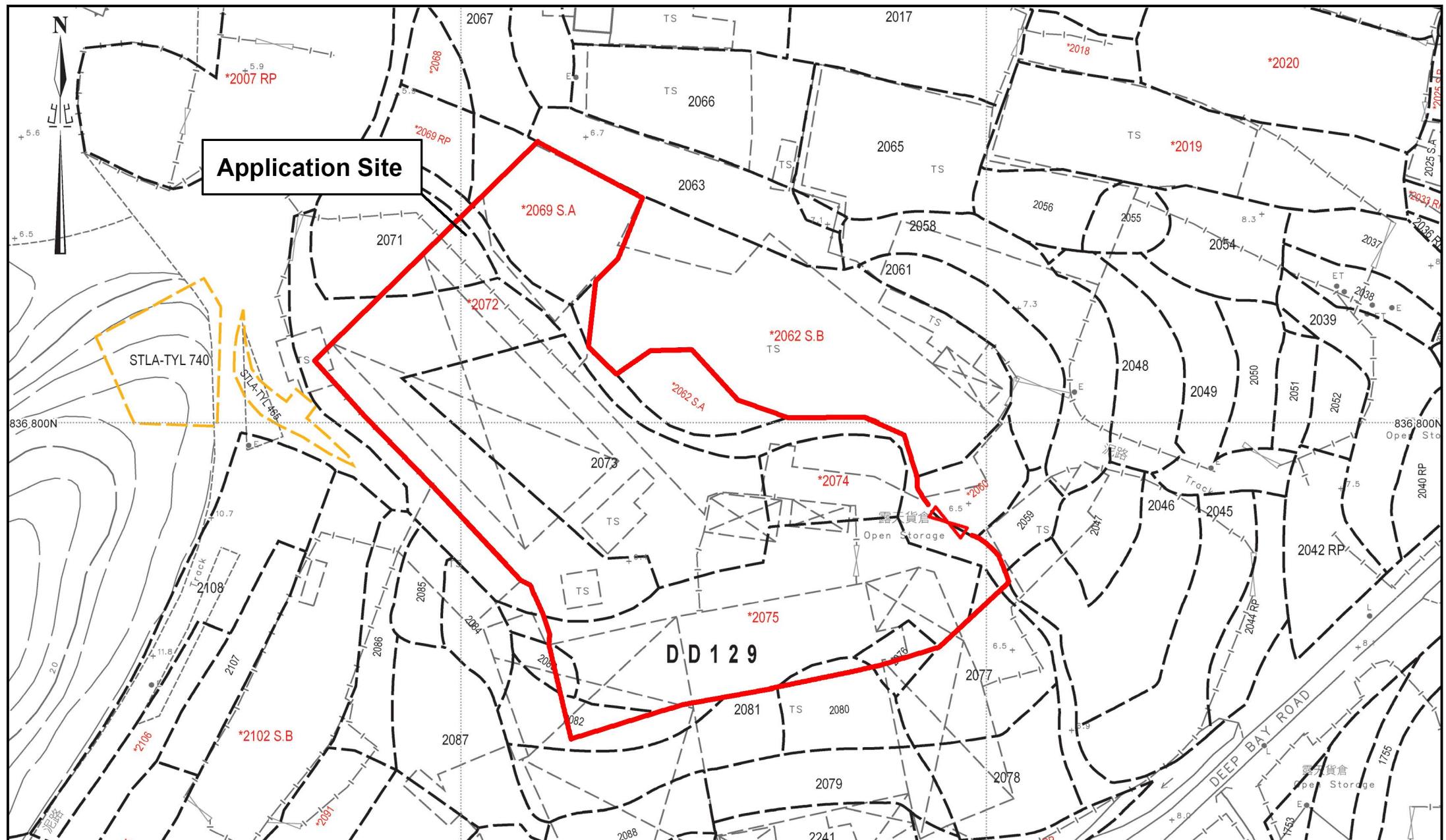


Project 項目名稱:  
Proposed Temporary Warehouse for a Period of 3 Years at  
Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part),  
2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part),  
2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining  
Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:  
Location Plan

Drawing No. 圖號:  
20251201

Remarks 備註:  
●●● Vehicular access leading from Deep  
Bay Road



Project 項目名稱:

Proposed Temporary Warehouse for a Period of 3 Years at Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part), 2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part), 2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining Government Land . Lau Fau Shan, Yuen Long, N.T.

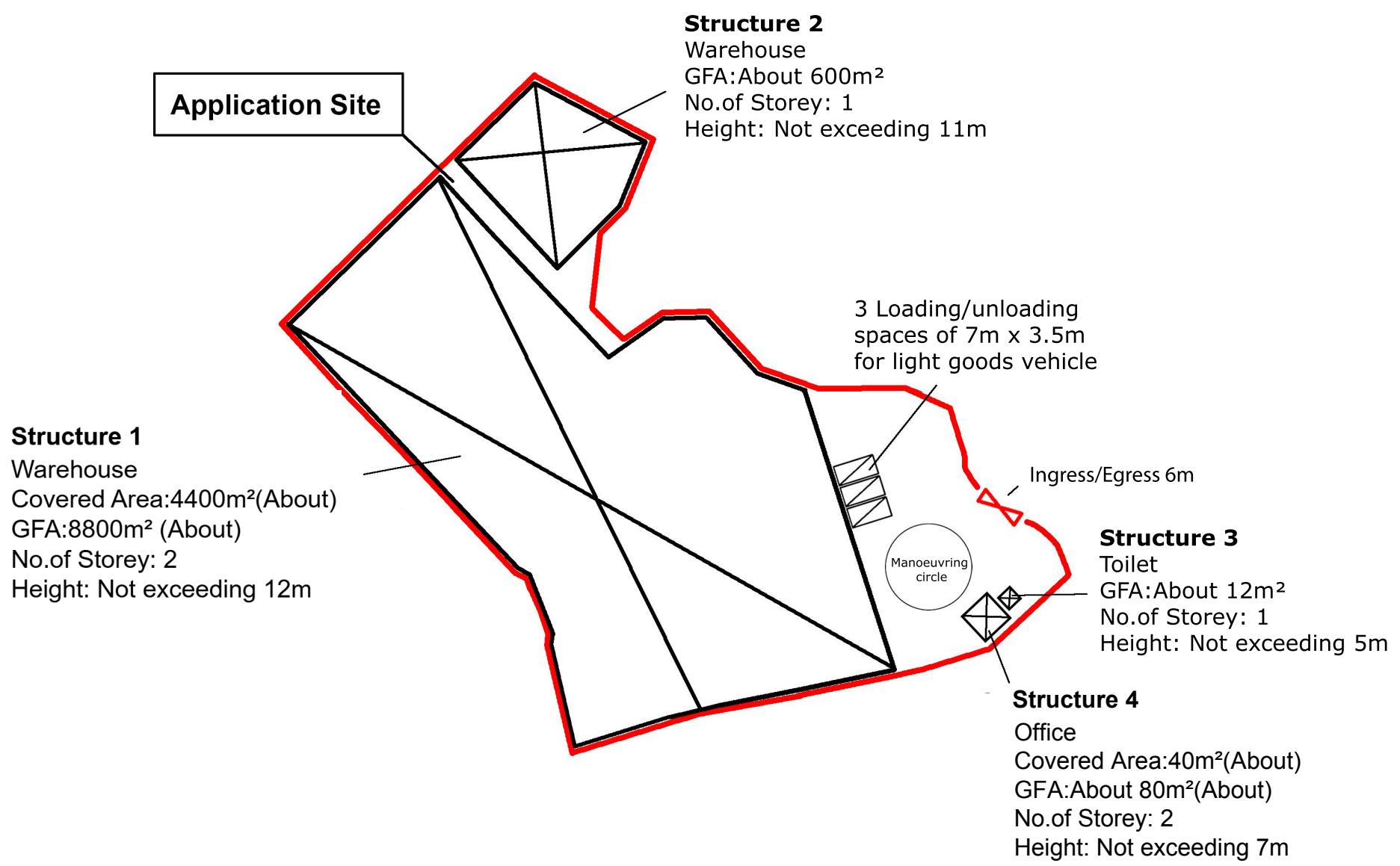
### Drawing Title 圖紙標題:

## Site Plan

Drawing No. 圖號:  
20251201

Remarks 備註:

## Application Site



擬議申請用途：臨時貨倉（為期 3 年）

丈量和地段編號：新界元朗流浮山丈量約份第 129 約多個地段及毗連政府土地

**預計 輕型貨車 進出流量報告**  
**( 星期一至星期六 )**

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	0	1
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

Urgent Return receipt Expand Group Restricted Prevent Copy

## **Belva Yuen King TONG/PLAND**

寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2025年12月25日星期四 12:19  
收件者: tpbpd/PLAND  
副本: Belva Yuen King TONG/PLAND  
主旨: Fw: Supplementary Information for Planning Application No. A/YL-LFS/591\*\*  
附件: 申請表格\_P.5.pdf; 申請表格\_P.10.pdf; A\_YL-LFS\_591\_Planning Statement.pdf; A\_YL-LFS\_591\_Plans.pdf

### **SI for A/YL-LFS/591**

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**From:** Chong Hermose <[REDACTED]>  
**Sent:** Thursday, December 25, 2025 8:49 AM  
**To:** Belva Yuen King TONG/PLAND <byktong@pland.gov.hk>  
**Cc:** Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
**Subject:** Supplementary Information for Planning Application No. A/YL-LFS/591\*\*

城規會 /規劃處：

有關規劃申請：A/YL-LFS/591，現附上補充文件，請查收。

這電郵將取代 2025 年 12 月 23 日的電郵。

謝謝。

Ms Chong  
([REDACTED])

## 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	擬議臨時貨倉存放五金零件 (為期 3 年) Proposed Temporary Warehouse for Storage of Hardware Accessories 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) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1848	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5052	.....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	0	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	9492	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	9492	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：貨倉，每層面積約4400平方米，2層高，高度不多於12米，總面積約8800平方米。

構築物2：貨倉，面積約600平方米，1層高，高度不多於11米。

構築物3：洗手間，面積約12平方米，1層高，高度不多於5米。

構築物4：辦公室，每層面積約40平方米，2層高，高度不多於7米，總面積約80平方米。

#### 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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

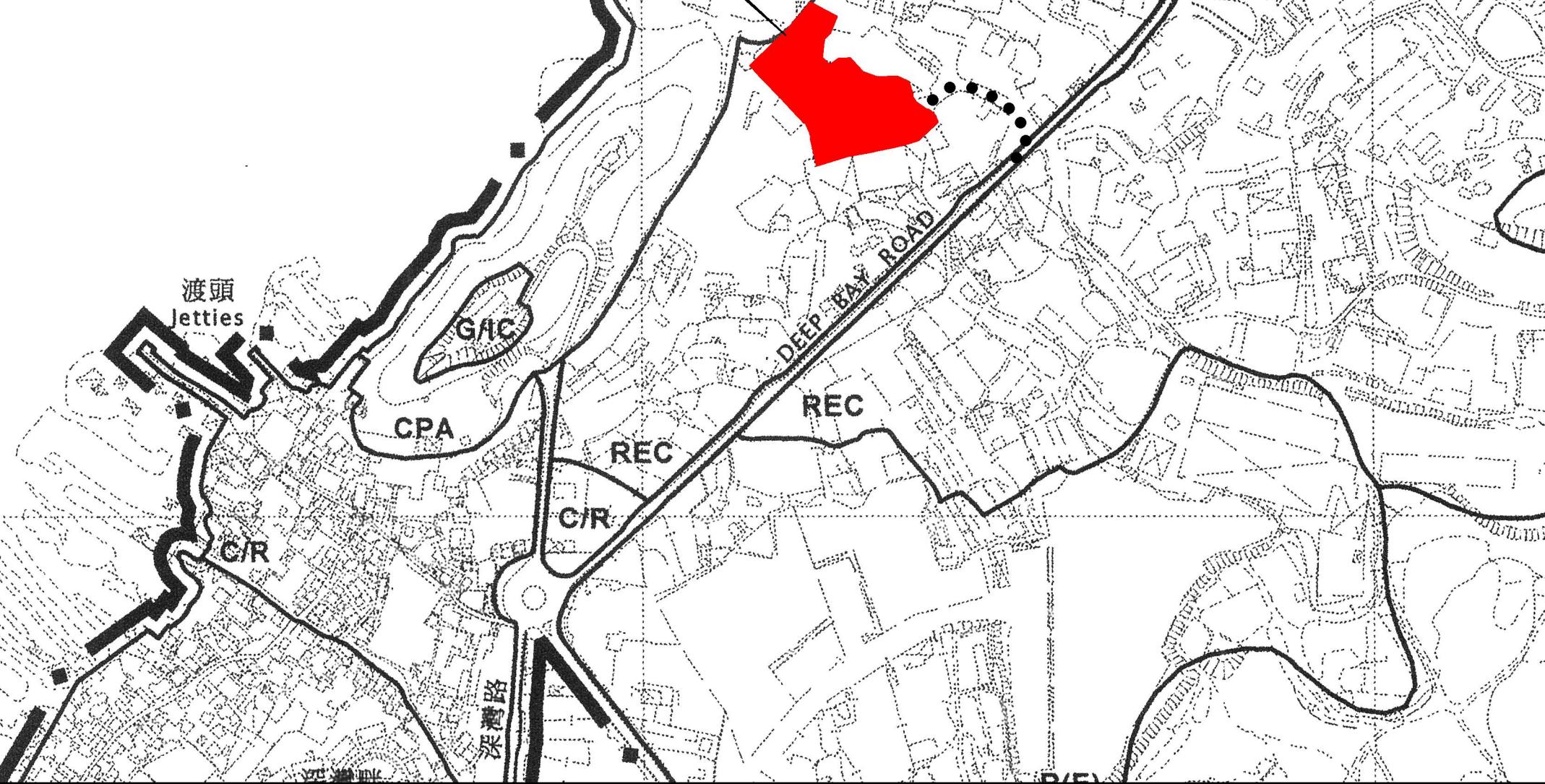
## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗流浮山丈量約份第129約地段第2062號A分段、第2062號B分段（部分）、第2069號A分段（部分）、第2071號（部分）、第2072號（部分）、第2073號、第2074號、第2075號（部分）、第2076號（部分）、第2077號（部分）、第2080號（部分）、第2082號（部分）、2083號（部分）及毗連政府土地 Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part), 2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part), 2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining Government Land , Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	6900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 515 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	康樂 Recreation
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	擬議臨時貨倉存放五金零件（為期 3 年） Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years

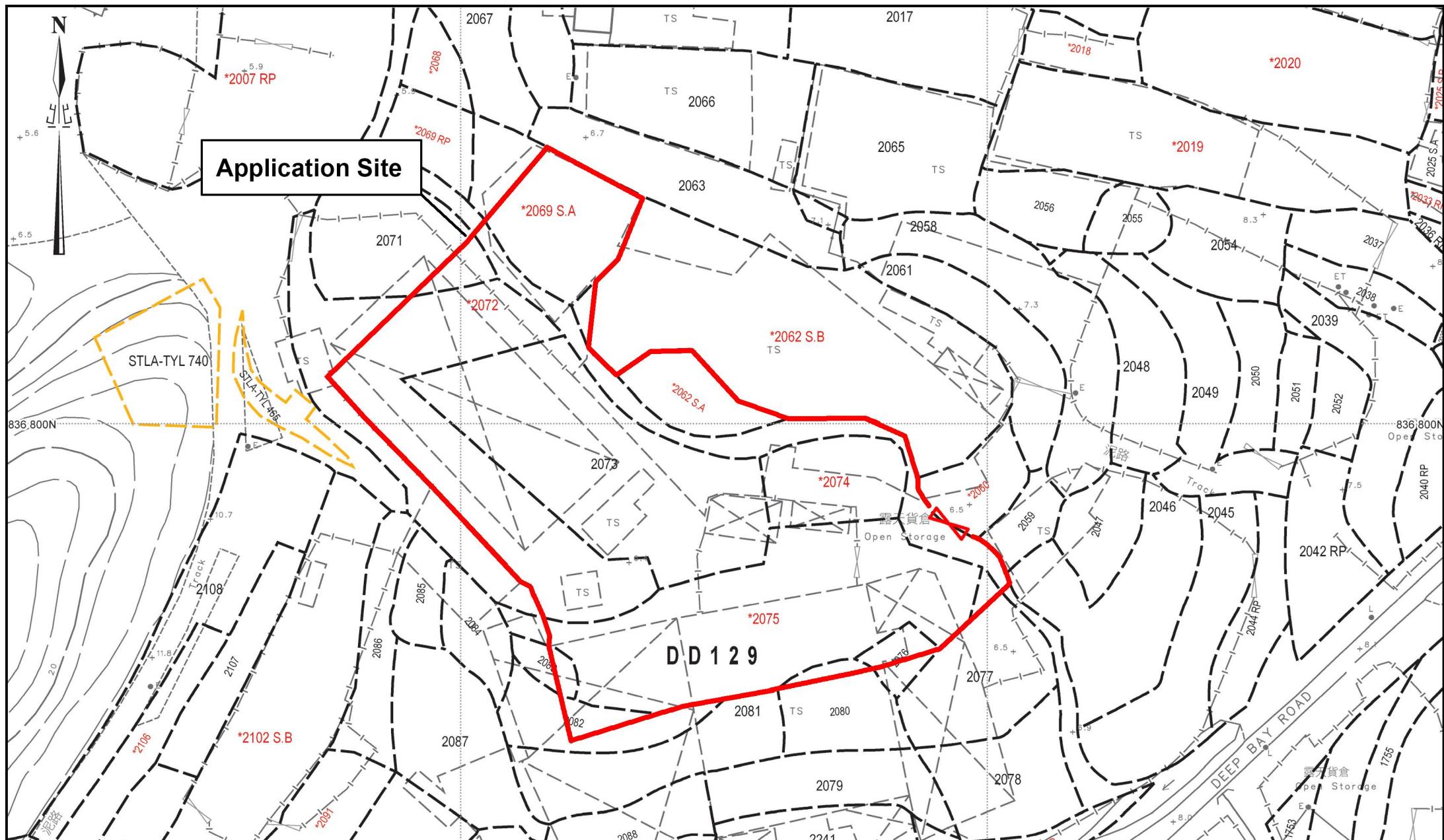
Application Site

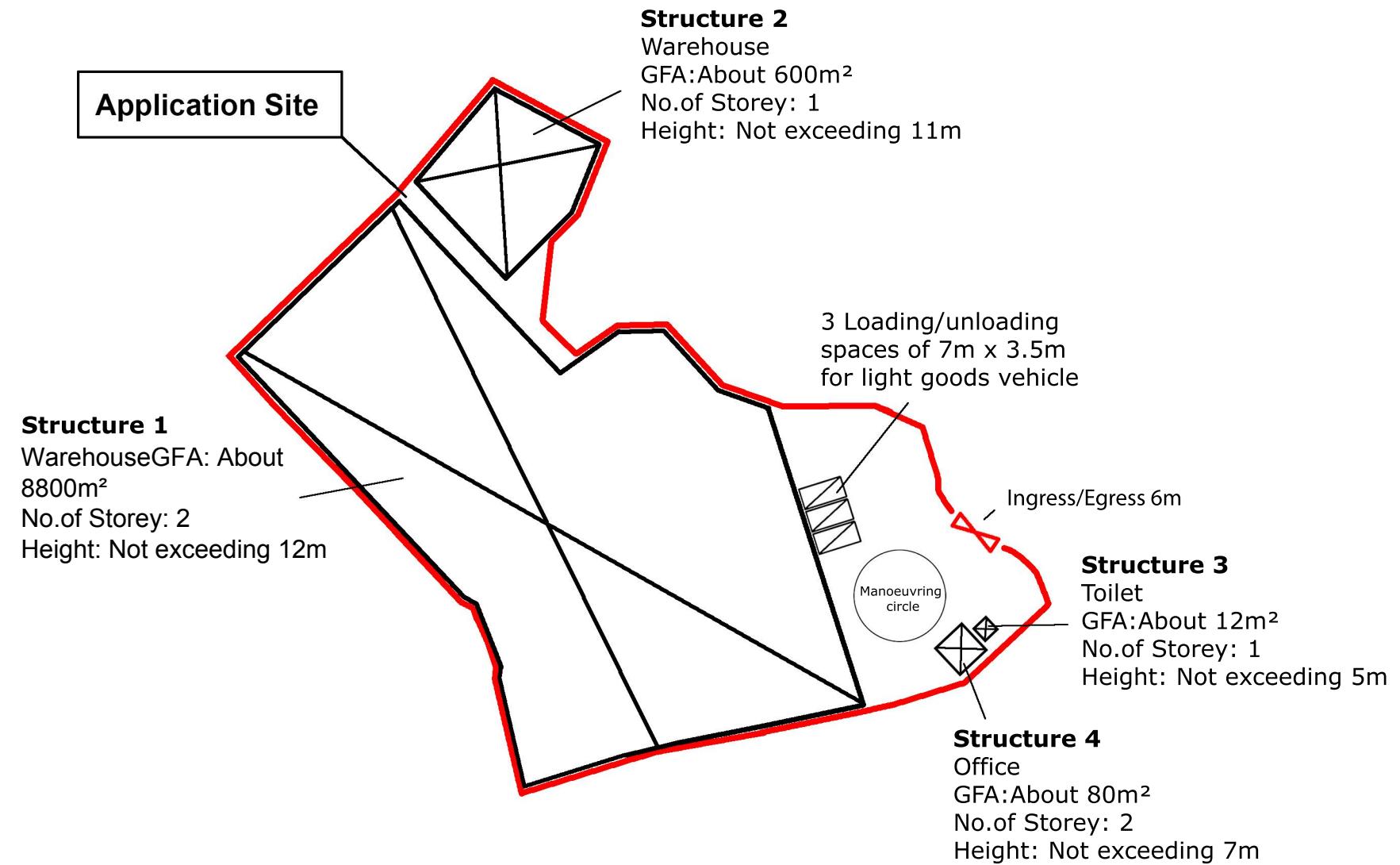


Project 項目名稱:  
Proposed Temporary Warehouse for a Period of 3 Years at  
Lots 2062 SA, 2062 SB(part), 2069 SA(part), 2071(part),  
2072(part), 2073, 2074, 2075(part), 2076(part), 2077(part),  
2080(part), 2082(part), 2083(part) in D.D. 129 and Adjoining  
Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖紙標題:  
Location Plan  
Drawing No. 圖號:  
20251222

Remarks 備註:  
●●● Vehicular access leading from Deep Bay Road





根據《城市規劃條例》( 第 131 章 )

**第 16 條遞交的許可申請**

新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段( 部分 )、第 2069 號 A 分段( 部分 )、第 2071 號( 部分 )、第 2072 號( 部分 )、第 2073 號、第 2074 號、第 2075 號( 部分 )、第 2076 號( 部分 )、第 2077 號( 部分 )、第 2080 號( 部分 )、第 2082 號( 部分 )、2083 號( 部分 ) 及毗連政府土地

擬議臨時貨倉存放五金零件 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

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## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段(部分)、第 2069 號 A 分段(部分)、第 2071 號(部分)、第 2072 號(部分)、第 2073 號、第 2074 號、第 2075 號(部分)、第 2076 號(部分)、第 2077 號(部分)、第 2080 號(部分)、第 2082 號(部分)、2083 號(部分)及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉存放五金零件。
2. 申請地點位於元朗流浮山的深灣路附近，在《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃為「康樂」用途。
3. 申請地盤面積為約 6,900 平方米，上蓋總面積為 5,052 平方米，露天地方面積為 1,848 平方米，上蓋覆蓋率為 73.2%。
4. 申請地點將設有 4 個構築物，總樓面面積不多於 9,492 平方米，用途如下：  
構築物 1：貨倉，每層面積約 4400 平方米，2 層高，高度不多於 12 米，總面積約 8800 平方米。  
構築物 2：貨倉，面積約 600 平方米，1 層高，高度不多於 11 米。  
構築物 3：洗手間，面積約 12 平方米，1 層高，高度不多於 5 米。  
構築物 4：辦公室，每層面積約 40 平方米，2 層高，高度不多於 7 米，總面積約 80 平方米。
5. 擬議用途的臨時貨倉，主要用作存放五金零件(參考下頁圖片)，不涉及任何機械加工程序，不會帶來噪音。
6. 申請地點涉及 3 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
7. 申請地點可從深灣路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

## 申請原因

1. 申請地點的面積約為 6,900 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「康樂」。
2. 部份申請地點涉及一個先前的規劃許可編號 A/YL-LFS/469，批准作為期三年的臨時貨倉用途，由於之前因為早前未能如期履行規劃許可附帶的規劃條件，以及申請範圍改變，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
3. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
4. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 擬議臨時貨倉的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。
6. 擬議發展只涉及以及 3 個輕型貨車的上落貨車位，不涉及任何中型或重型貨車，不會加重深灣路的交通負荷。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分段 (部分)、第 2069 號 A 分段 (部分)、第 2071 號 (部分)、第 2072 號 (部分)、第 2073 號、第 2074 號，第 2075 號 (部分)、第 2076 號 (部分)、第 2077 號 (部分)、第 2080 號 (部分)、第 2082 號 (部分)、2083 號 (部分) 及毗連政府土地作為期三年的臨時貨倉存放五金零件。

# **擬議發展計劃的各方面影響**

## **1. 土地行政**

申請地點涉及多個私家地段及部份政府土地，如申請獲批，申請人將會向地政處申請短期豁免書及短期租約。

## **2. 擬議發展的入口**

申請地點可從深灣路經一條鄉村地區道路前往，入口設有約 6 米闊的大閘讓車輛駛進臨時貨倉。

## **3. 擬議發展的交通安排**

申請用途只提供 3 個輕型貨車的上落車位，供送貨司機使用。

## **4. 環境方面**

申請人會按照環保署對臨時上蓋的技術指引，將對周邊環境的影響減到最低。

## **5. 空氣方面**

申請地點是臨時貨倉，不會對空氣造成污染。

## **6. 噪音方面**

申請地點是臨時貨倉，只在星期一至星期六上午八時至下午六時營運，星期日及公眾假期全日休業，而附近主要都貨倉及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

## **7. 排污方面**

申請用途涉及一個洗手間，將會按照指引興建化糞池。

## 8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，  
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新  
界元朗流浮山丈量約份第 129 約地段第 2062 號 A 分段、第 2062 號 B 分  
段（部分）、第 2069 號 A 分段（部分）、第 2071 號（部分）、第 2072 號  
(部分)、第 2073 號、第 2074 號、第 2075 號（部分）、第 2076 號（部  
分）、第 2077 號（部分）、第 2080 號（部分）、第 2082 號（部分）、2083  
號（部分）及毗連政府土地作為期不超過三年的臨時貨倉存放五金零件。

## 五金零件 參考圖片





以上圖片只供參考，擬議臨時貨倉存放的五金零件體積細小，一般透過紙箱打包，並使用 5.5 噸或以下的輕型貨車運送。

申請地點內有足夠土地，供上貨或卸貨工作，不會對附近交通造成影響；即使需要上貨或卸貨，也會在日間非繁忙時間安排運輸工作。

**Previous s.16 Application covering the Application Site**

**Approved Applications**

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/14	Filling of Fish Pond for Development of Pigsties, Feed Storage, Septic Tank and Growing of Fruit Trees	REC	14.3.1997
2	A/YL-LFS/223	Temporary Warehouse for Storage of Animal Feed for a Period of 3 years	REC	23.9.2011 (Revoked on 23.8.2013)
3	A/YL-LFS/261	Proposed Temporary Warehouse for Storage of Animal Feed for a Period of 3 years	REC	9.5.2014
4	A/YL-LFS/295	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed for a Period of 3 years	REC	28.4.2017
5	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed for a Period of 3 years	REC	12.6.2020
6	A/YL-LFS/370	Proposed Temporary Shop and Services (Selling of Radio Controlled Cars and Accessories) for a Period of 3 Years	REC & CPA	9.10.2020 (Revoked on 17.5.2022)
7	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	23.9.2022
8	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)
9	A/YL-LFS/568	Proposed Temporary Open Storage of Building Materials for a Period of 3 Years	REC	19.9.2025

**Rejected Application**

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/26	Temporary Open Storage of Construction Materials for 12 months	REC & CPA	24.7.1998 (on Review)	(1) to (3), (6)
2	A/YL-LFS/38	Temp. Open Storage of Construction Materials for 12 Months	REC	5.2.1999	(1) to (3), (6)
3	A/YL-LFS/85	Proposed Temporary Public Lorry Park and Lorry Compartment Installation Workshop for a Period of 3 Years	REC & CPA	14.6.2002	(1) to (2), (4) to (6)

**Rejection Reasons**

1. No strong justification in the submission for a departure from the planning intention(s).
2. Not compatible with the land uses in the surrounding areas.

3. Insufficient information to demonstrate no adverse traffic and drainage impact.
4. Insufficient information to demonstrate that the vehicular access arrangement leading to the site is satisfactory and the development would not have adverse traffic impact on the nearby road network.
5. Insufficient information to demonstrate no adverse environmental, visual/landscape and drainage impacts.
6. Setting undesirable precedent.

**Similar s.16 Applications within the same “Recreation” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

**Approved Applications**

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</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 9.12.2023)
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	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/449	Temporary Warehouse for Storage of Construction Materials and Engineering Machineries with Ancillary Workshop for a Period of 3 Years	REC	3.2.2023
8	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	17.3.2023
9	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years	REC	31.3.2023
10	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)
11	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)
12	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	11.9.2023
13	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years	REC	27.10.2023 (Revoked on 27.10.2024)
14	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	22.12.2023
15	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)

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
16	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
17	A/YL-LFS/538	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	20.12.2024
18	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
19	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	20.6.2025
20	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. 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**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use would not generate traffic of heavy vehicles nor involve dusty operation. Also, it is observed that residential dwellings is present within 100m from the site boundary.
- (b) There was no substantiated environmental complaint pertaining to the application site (the Site) in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

**3. 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, he would suggest that approval condition(s) be stipulated requiring the applicant to submit a drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.

**4. 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**.

## **5. 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**.

## **6. 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.

## **7. 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 Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (e) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises government land (GL) and Old Schedule Agricultural Lots (OSALs) 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. No permission is given for the occupation of the GL (about 515m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
  - (ii) the following lot(s) is covered by Short Term Waivers (STW) are listed below:

<b>STW Nos.</b>	<b>Lot Nos. (in D.D. 129)</b>	<b>Use</b>
2470	2080 and 2082	Storage of Animal Feeds
3692	2075 and 2083	Warehouse for Storage of Animal Feed
3694	2076	

- (iii) the lot owner(s) shall apply to his office for STW(s) and Short Term Tenancy(s) (STT(s)) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of GL. The STW holder(s) will need to apply to his office for modification of the existing STW(s) conditions where appropriate. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
  - (i) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
  - (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;

(f) 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;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the local access from Deep Bay Road to the Site is not under HyD's maintenance jurisdiction and HyD will not take up the maintenance responsibility of the access;

(h) 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. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. 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 are proposed 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

(j) to note the comments of the Project Manager (West), 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.