

This document is received on -8 JAN 2026  
The Town Planning Board will forward the application to the relevant  
committee for consideration of the required information and

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

2502764 2025.12.2 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-LFs/094
	Date Received 收到日期	-8 JAN 2026

- 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, New Territories).  
請先細閱《申請須知》的資料單張, 會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線 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 )

TANG Chung Wai 鄧宗偉

### 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 )

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 2208, 2209 (Part), 2211, 2212 and 2216 (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 ..... 2,710 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 18 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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	"Recreation" Zone
(f) Current use(s) 現時用途	Partly as open storage and partly vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"<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  
06/10/2025 - 20/10/2025 (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 10/11/2025 (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）

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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



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. ..... .....																															
(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))</p> <p>Accessible from Lau Fau Shan Road via a local access. .....</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><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。)																															
(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 ..... ..... .....</p> <p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>..... .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b></p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**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

11/11/2025

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2208, 2209 (Part), 2211, 2212 and 2216 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	2,710 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	"Recreation" Zone
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 <u>3</u> <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 Open Storage of Construction Materials and Machinery 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	0.01	%	<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	2	
	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)		
	_____		
	_____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	2	
	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)		
	_____		
	_____		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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/filling of land off/at the Site;</u>		
<u>Plan showing the Site under TPB PG No. 13G; and Swept path analysis.</u>		
<b><u>Reports 報告書</u></b>		
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 2208, 2209 (Part), 2211, 2212 and 2216 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks, etc.) and machinery (i.e. excavator, forklift, electricity generator, etc.) in order to support the open storage industry.

### 2) Planning Context

- 2.1 The Site currently falls within an area zoned "Recreation" ("REC") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11. According to the Notes of the OZP, '*open storage*' use is neither a column one nor a column two use within the "REC" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "REC" zone, there is no planned long-term recreational development in the area. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and better utilise precious land resources in the New Territories.
- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, similar applications for '*open storage*' use have been approved by the Board within the same "REC" zone, which the latest application (No. A/YL-LFS/568) for the same use was approved by the Board on a temporary basis of 3 years on 19.09.2025. Hence, approval of the current application would not set undesirable precedent within the same "REC" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 2,710 m<sup>2</sup> (about) (**Plan 3**). The Site is designated for open storage of construction materials and machinery including tiles, pipes, bricks, excavator, forklift, electricity generator, etc.. One 1-storey structure is provided at the Site for ancillary uses including guardroom and site office uses with total gross floor area (GFA) of 18 m<sup>2</sup> (about) (**Plan 5**). Such ancillary facilities are essential for staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 3 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays. Majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. about 1,431 m<sup>2</sup>, 53% of the site area<sup>1</sup>); whilst the remaining area is reserved for parking, loading/unloading (L/UL) spaces and circulation space (**Plan 5**). As the Site is proposed for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development are provided at **Table 1** below:

**Table 1 - Major Development Parameters**

<b>Application Site Area</b>	2,710 m <sup>2</sup> (about)
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,692 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.01 (about)
<b>Site Coverage</b>	1% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1
<b>Open Storage Area</b>	1,431 m <sup>2</sup> (about)
<b>Stacking Height</b>	Not more than 3 m

3.2 The Site is accessible from Lau Fau Shan 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 at **Table 2** below:

<sup>1</sup> The construction materials and machinery are openly stored at the designated area with stacking height of not more than 3 m.

**Table 2 - Parking and L/UL Provisions**

Type of Space	No. of Space
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 are not allowed to enter/exit the Site at any time during the planning approval period. 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 6**). As the Site will be for open storage use only, infrequent trips will be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

**Table 3 - Estimated Trip Generation/Attraction**

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	2	0	2	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	2	4
Traffic trip per hour (10:00 - 18:00)	0	0	1	1	2

- 3.4 No vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and no storage of dangerous goods will be carried out at the Site at any time during the planning approval period. Construction materials and machinery would only be stored within the designated storage areas with stacking height of not more than 3 m during the planning approval period.
- 3.5 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '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**

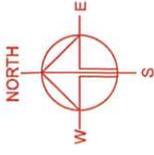
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any 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 Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Planning Limited**

**November 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Plan Showing the Site under TPB PG-No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Swept Path Analysis

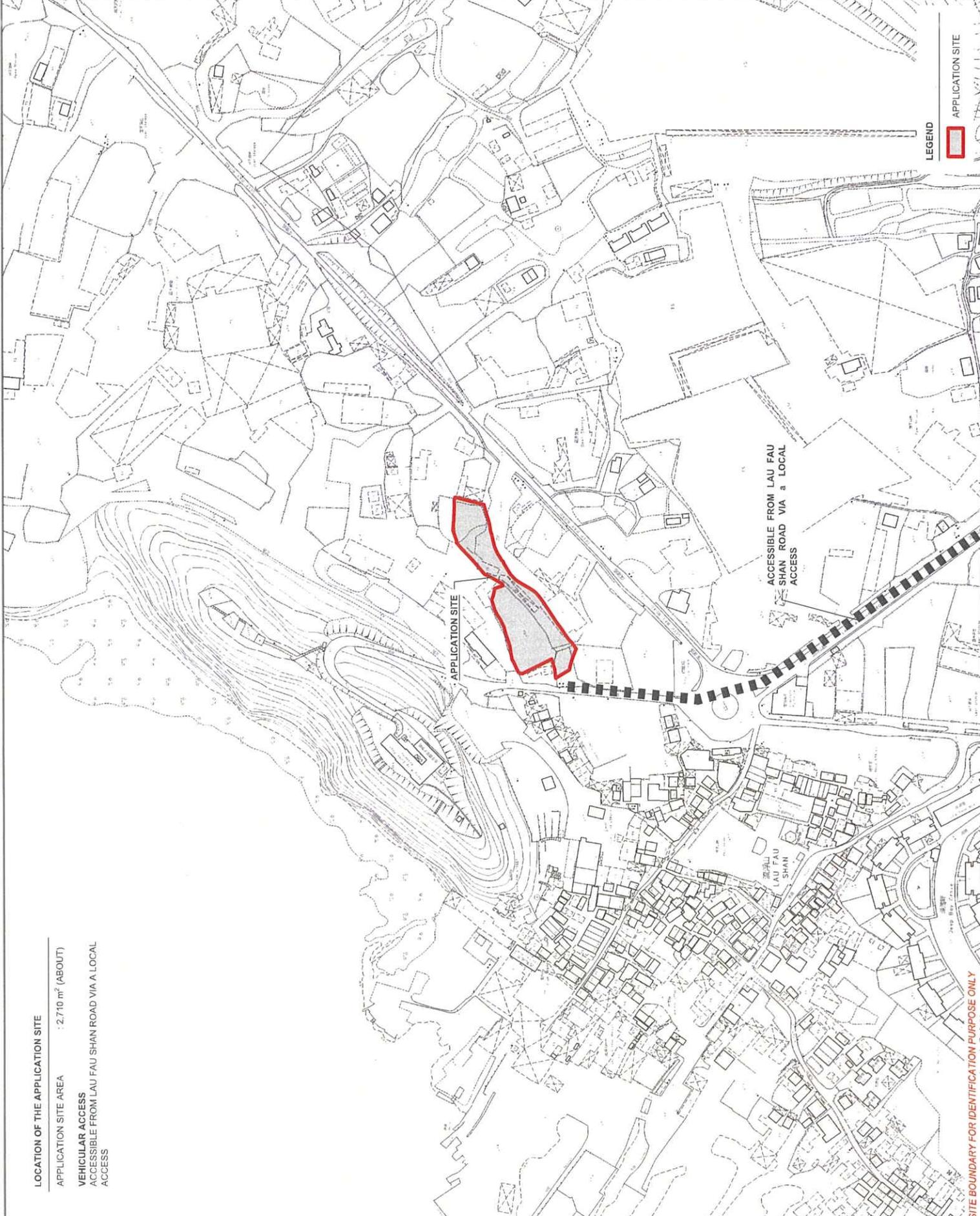


PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 126 LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE	1:3000 @ A4
DRAWN BY	MIN
DATE	7.11.2025
REVIEWED BY	
DATE	
APPROVED BY	
DATE	

DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
REV.	001

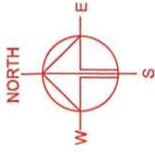


LOCATION OF THE APPLICATION SITE  
 APPLICATION SITE AREA : 2,710 m<sup>2</sup> (ABOUT)  
 VEHICULAR ACCESS ACCESSIBLE FROM LAU FAU SHAN ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM LAU FAU SHAN ROAD VIA a LOCAL ACCESS

LEGEND  
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



ZONING OF THE APPLICATION SITE

- APPLICATION SITE AREA : 2,710 m<sup>2</sup> (ABOUT)
- OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI QZP
- OZP PLAN NO. : SYL-LFS/11
- ZONING OF THE SITE : "RECREATION" ("REC")

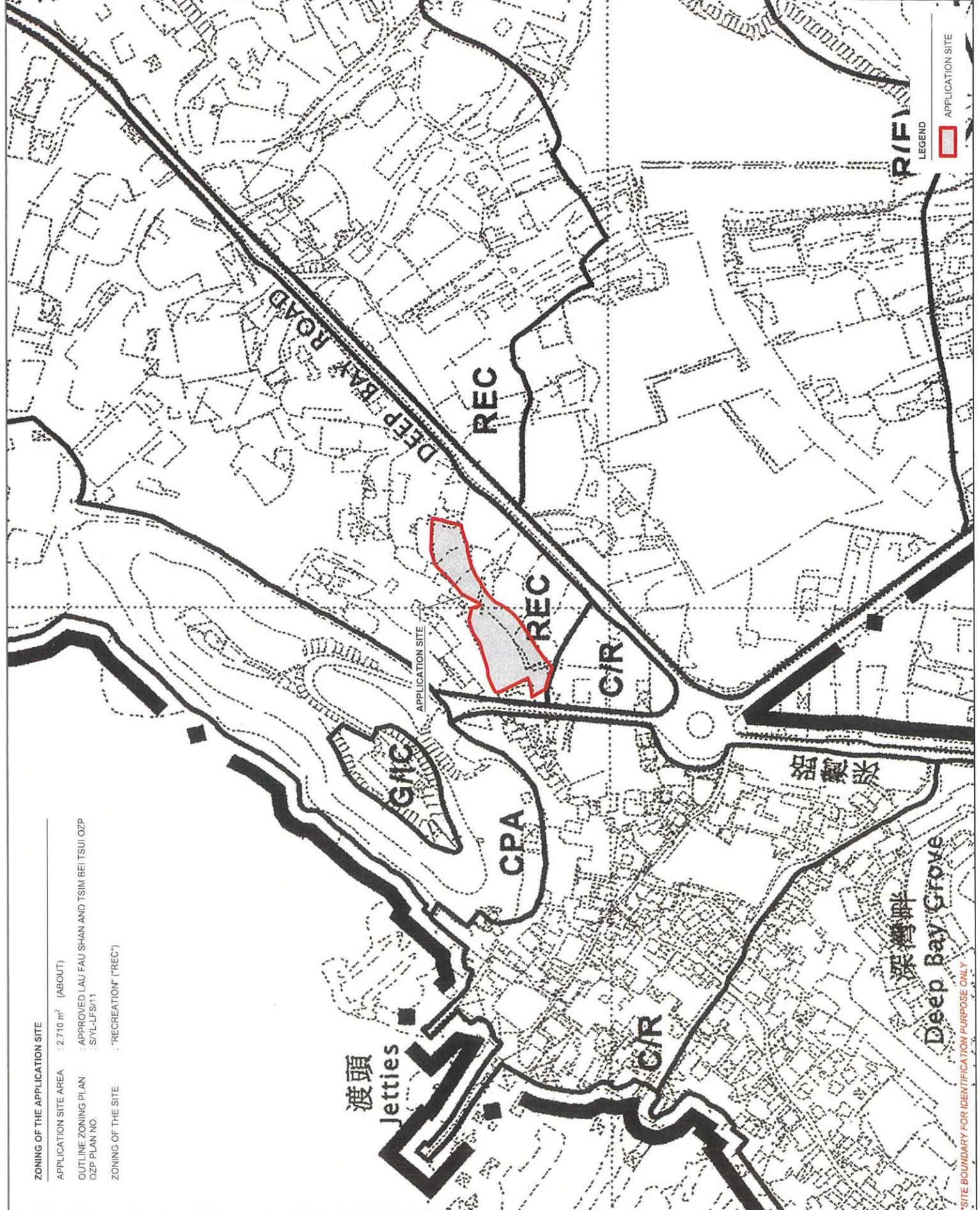


PLANNING CONSULTANT  
 PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

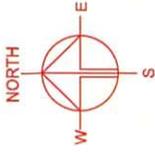
SITE LOCATION  
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE	1:3000 @ A4
DRAWN BY	MN
DATE	7.11.2025
REVIEWED BY	
DATE	
APPROVED BY	
DATE	

WORK TITLE	ZONING OF THE SITE
DWG. NO.	PLAN 2
WORK NO.	001



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

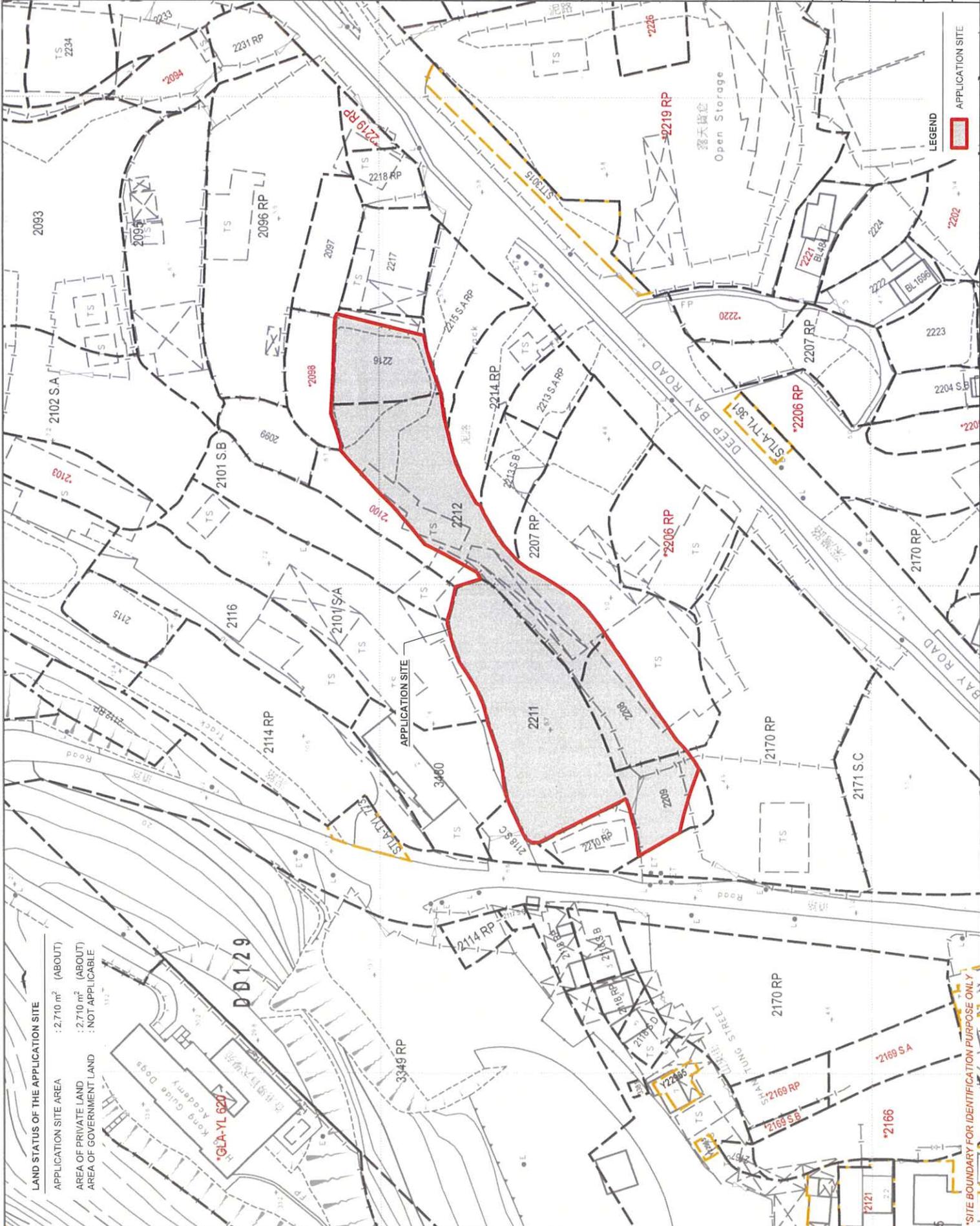


PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE	1: 1000 @ A4
DRAWN BY	DATE
MIN	7.11.2025
REVIEWED BY	DATE
APPROVED BY	DATE

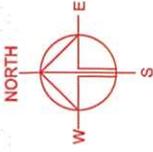
DNRS TITLE	LAND STATUS OF THE SITE
DWG NO.	PLAN 3
MR	001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2.710 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 2.710 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.15 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 2,710 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



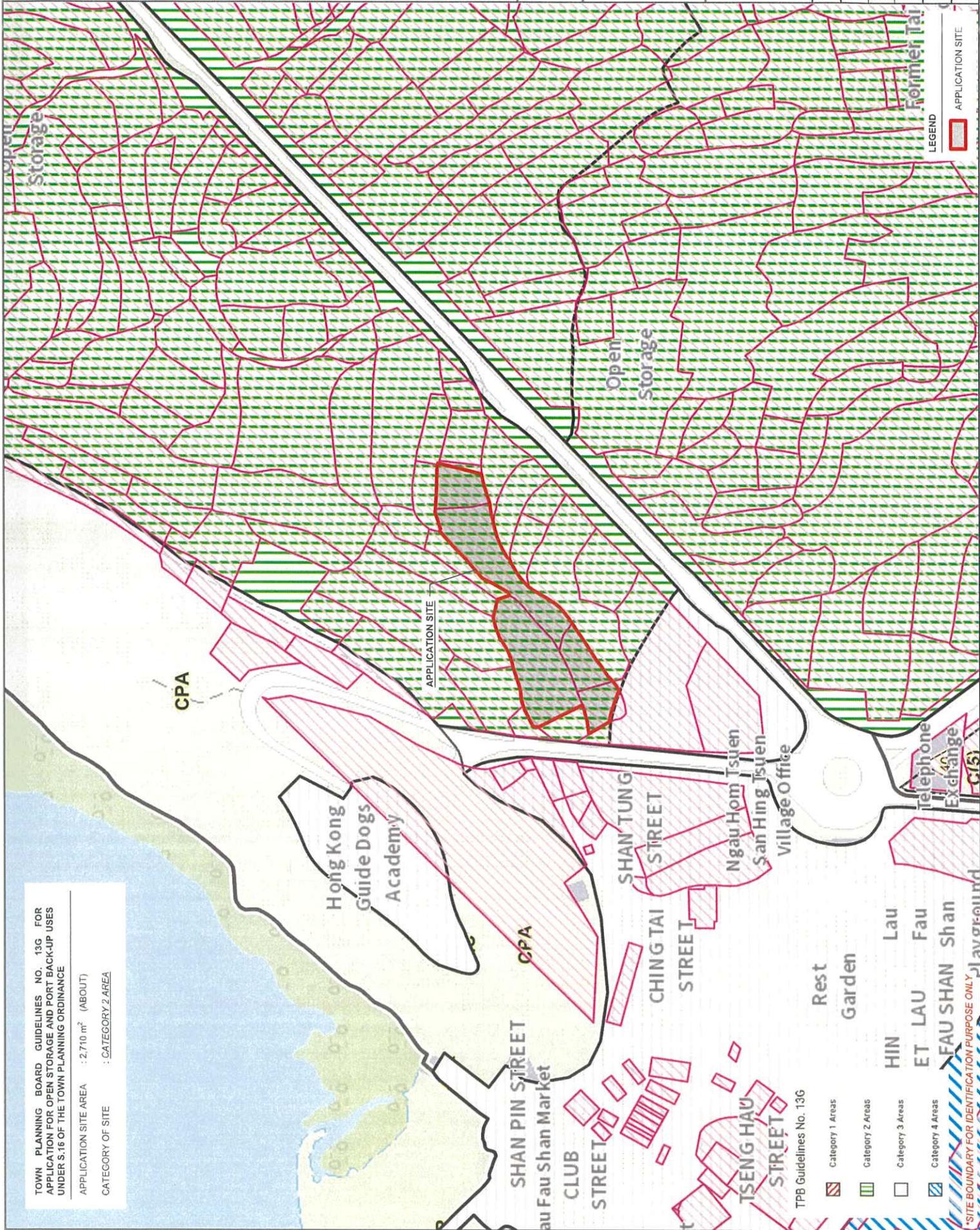
PROJECT  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY MN	DATE 7.11.2025
REVIEWED BY	DATE
APPROVED BY	DATE

DWG TITLE TPB PG-NO. 13G	WORK NO. PLAN 4
DATE	001



- Category 1 Areas
- Category 2 Areas
- Category 3 Areas
- Category 4 Areas

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND



APPLICATION SITE

TPB Guidelines No. 13G

Rest Garden

HIN ET LAU FAU SHAN

Rest Garden Lau Fau Shan

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 2,710 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 18 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,692 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 18 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 18 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 1,431 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

**STRUCTURE**

B1

**USE**

GUARDROOM AND SITE OFFICE

**COVERED AREA**

18 m<sup>2</sup> (ABOUT)

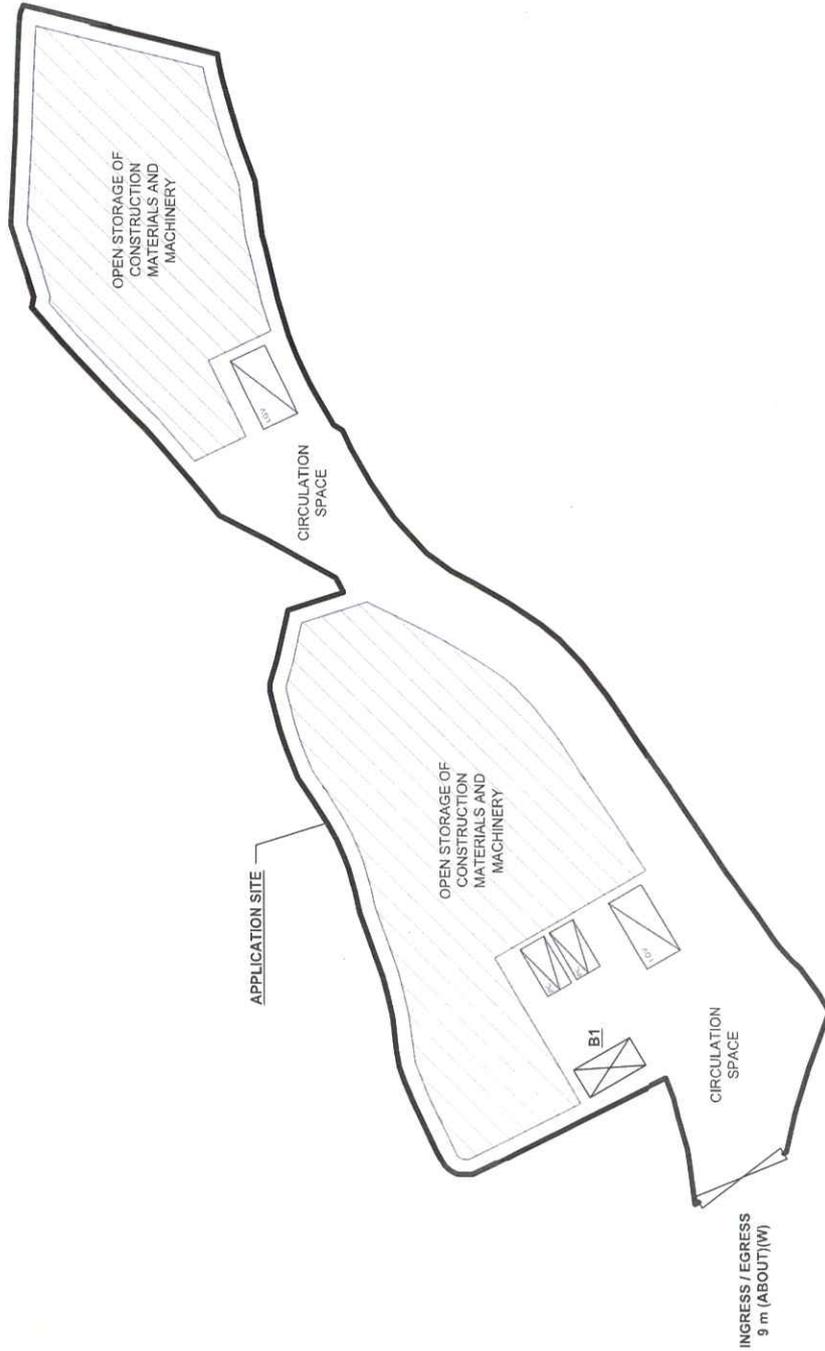
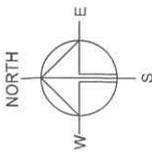
**GROSS FLOOR AREA**

18 m<sup>2</sup> (ABOUT)

**BUILDING HEIGHT**

3 m (ABOUT)(1-STOREY)

**TOTAL** 18 m<sup>2</sup> (ABOUT) 18 m<sup>2</sup> (ABOUT)



**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LUV)

**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)

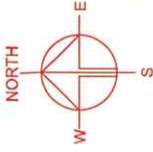
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



**PROJECT**  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

**SITE LOCATION**  
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

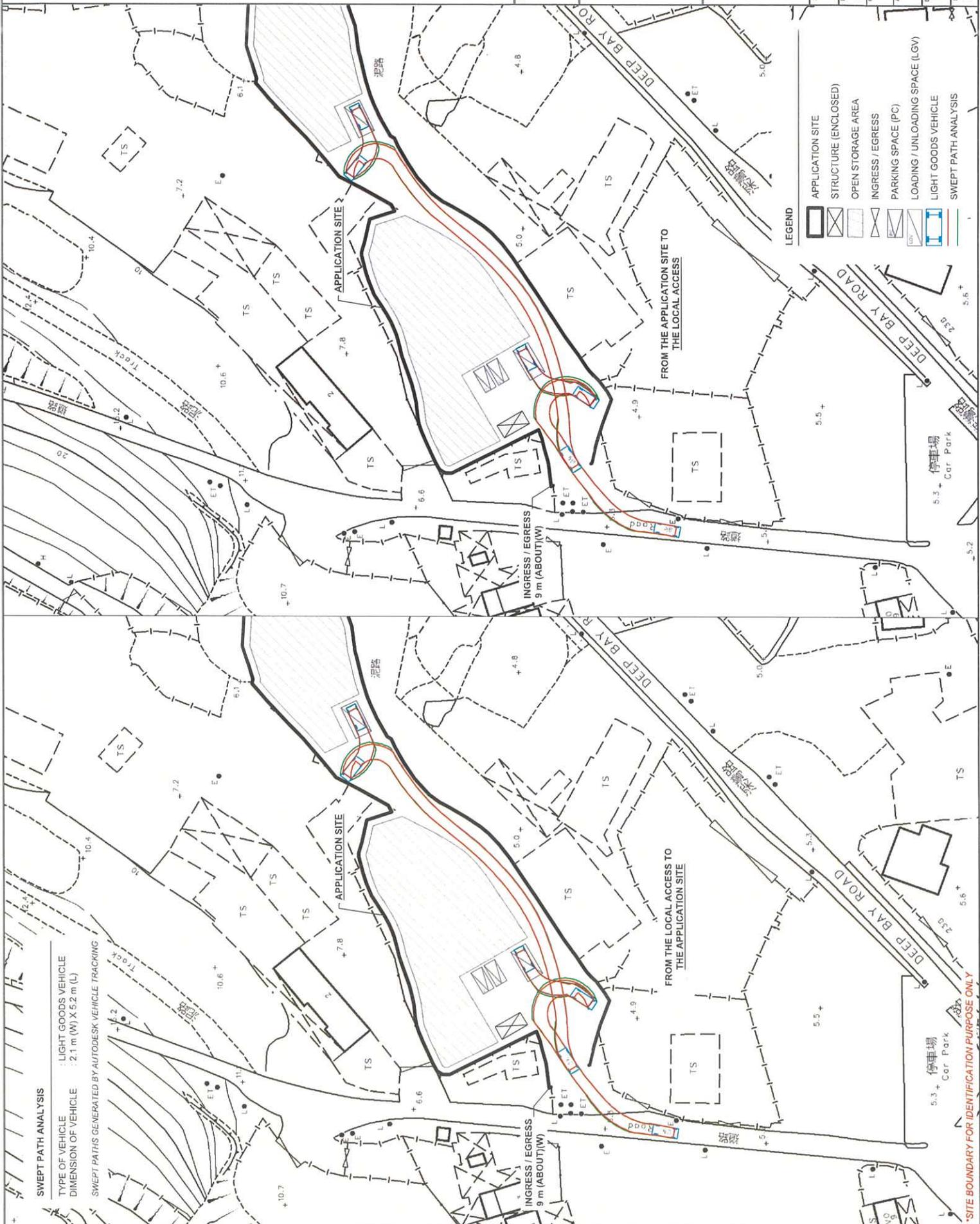
SCALE 1 : 700 @ A4	
DOWN BY MN	DATE 7.11.2025
REVIEWED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAYOUT PLAN	
DWG. NO. PLAN 5	REV. 001



PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE	1: 1000 @ A4
DRAWN BY	MN
CHECKED BY	
DATE	7.11.2025
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN B
VER.	001



- LEGEND**
- APPLICATION SITE
  - STRUCTURE (ENCLOSED)
  - OPEN STORAGE AREA
  - INGRESS / EGRESS
  - PARKING SPACE (PC)
  - LOADING / UNLOADING SPACE (LGV)
  - LIGHT GOODS VEHICLE
  - SWEPT PATH ANALYSIS

**SWEPT PATH ANALYSIS**  
 TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



盈卓  
規劃  
有限公司

Our Ref. : DD129 Lot 2208 & VL  
Your Ref. : TPB/A/YL-LFS/594

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

By Email

12 January 2026

Dear Sir,

### Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/594)**

We write to provide supplementary information for the captioned application, details are as follows:

- Revised pages of application form (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

**Danny NG**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Christina LEE  
(Attn.: Ms. Belva TONG

email: cknlee@pland.gov.hk)

email: byktong@pland.gov.hk)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than m 米 不多於)
		N/A	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	3 (about)	<input type="checkbox"/> (Not more than m 米 不多於)
		1	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	1	%	<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		2
	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)			
_____			
_____			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2	
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)			
_____			
_____			

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>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"/>
<u>Plans showing location/zoning/land status of the Site; Plan showing the Site under TPB PG No. 13G; and Swept path analysis.</u>		
<b>Reports 報告書</b>		
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。

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

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

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

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/399	Temporary Open Storage of Marble and Construction Materials with Ancillary Workshop, Vehicle/Cargo Compartments Assembly Workshop with Ancillary Vehicle Parking Spaces and 10 Loading and Unloading Spaces for Medium Goods Vehicle (3 Years)	REC	25.6.2021
2	A/YL-LFS/451	Temporary Open Storage of Construction Materials and Engineering Machineries (3 Years)	R(E) & REC	3.2.2023
3	A/YL-LFS/479	Temporary Open Storage of Scrap Metal (3 Years)	REC	11.8.2023
4	A/YL-LFS/493	Temporary Open Storage of Hardware Accessories (3 Years)	REC	24.11.2023 (Revoked on 24.5.2025)
5	A/YL-LFS/504	Proposed Temporary Open Storage of Construction Materials (3 Years)	REC	16.2.2024
6	A/YL-LFS/505	Temporary Open Storage of Construction Materials and Machineries with Ancillary Workshop, and Vehicle/Cargo Compartments Assembly and Repair Workshop (3 Years)	REC	1.3.2024
7	A/YL-LFS/514	Proposed Temporary Open Storage of Construction Materials (3 Years)	REC	19.4.2024
8	A/YL-LFS/515	Proposed Temporary Open Storage of Construction Materials (3 Years)	REC	19.4.2024
9	A/YL-LFS/516	Temporary Open Storage of Construction Materials (3 Years)	REC	10.5.2024
10	A/YL-LFS/555	Proposed Temporary Open Storage of Construction Materials and Construction Equipment (3 Years)	REC	1.8.2025
11	A/YL-LFS/560	Proposed Temporary Open Storage of Elevated Working Platform (3 Years)	REC	10.10.2025
12	A/YL-LFS/568	Proposed Temporary Open Storage of Building Materials (3 Years)	REC	19.9.2025

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

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/400	Proposed Temporary Open Storage (Dump Box) (3 Years)	REC	25.6.2021	(1) & (2)

**Rejection Reasons**

1. No strong justification in the submission for a departure from the planning intention.
2. Not in line with the (then) TPB PG-No. 13F.

**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 V**.

**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 V**.

(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 V**.

**3. 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.
- (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 V**.

**4. Landscaping**

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

- (a) She has no adverse comments on the application from landscape planning perspective.
- (b) According to the aerial photo taken in 2024, the Site is situated in area of rural coastal plains characterised by temporary structures to the northwest and tree clusters to the northeast of the Site.

- (c) from the site photos taken in January 2026, the Site is formed with a few temporary structures and existing trees are observed at the northwestern portion of the Site. 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 (the Board) consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of his Department or of the Board.
- (c) The applicant should note his advisory comments at **Appendix V**.

## 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 V**.

## 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 (PlanD) 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 of the planning permission, the applicant should note his advisory comments detailed in **Appendix V**.

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

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots (OSAL) 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 lot within the Site is covered by Short Term Waiver (STW) as shown below:

<b>STW No.</b>	<b>Lot No. (in D.D. 129)</b>	<b>Use</b>
3175	2216	Storage, Workshop and Ancillary Use

- (iii) the lot owner(s) shall apply to his office for STW(s) 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;
- (d) 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;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (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 (TD)'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:
  - (i) the proposed vehicular access should be commented by TD;
  - (ii) the access road from Deep Bay Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and
  - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the application, the applicant is advised to submit a declaration form together with relevant FS 251 for approval;
  - (ii) the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid declaration form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed FSIs to this Department for approval;
  - (iii) notwithstanding the introduction and implementation of the declaration form by his Department effective on 2.7.2025, the Fire Service related approval conditions, i.e. the submission of a fire service installations (FSI) proposal and the implementation of FSI, should be incorporated into the application. The submission of a completed declaration form alongside valid FS251 will be considered equivalent to compliance with the relevant approval conditions; and
  - (iv) 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 one structure is 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 structure is 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.

**Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department**

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

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