

2025年 6月 18日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-06-18
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及注解

"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

2501027

12.5.2025

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	A176-TTST / 1318
	Date Received 收到日期	2025-06-18

- 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
蘇記物流有限公司 So Kee Logistic Company Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
領嶠物業顧問有限公司 Top Planning Property Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段 (部分) 和毗連政府土地 LOTS 649, 650, 651, 652 RP (PART) IN D.D.121, TONG YAN SAN TSUEN, YUEN LONG
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9,730 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 6,963 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)	..... 977 sq.m 平方米 <input checked="" 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	唐人新村分區計劃大綱核准圖編號S/YL-TYST/14 APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丁類) Residential (Group D)
(f) Current use(s) 現時用途	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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- published notices in local newspapers on 03/06/2025 (DD/MM/YYYY)&
於 03/06/2025 (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/05/2025 (DD/MM/YYYY)&
於 12/05/2025 (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	臨時貨倉連附屬設施 (為期3年) PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 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	2,957 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	6,773 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	6,963 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	6,963 .....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) 見附件構築物列表	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	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)	N/A
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	0
Medium Goods Vehicle Spaces 中型貨車車位	7
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 擬議發展的營運時間為星期一至六早上9時至下午6時(星期日及公眾假期休息).....																																					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可從朗漢路前往..... </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可從朗漢路前往.....	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																																
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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input checked="" type="checkbox"/>																																
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約	No 否	<input checked="" type="checkbox"/>																																
Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																																				
No 否	<input checked="" type="checkbox"/>																																				
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </p> <p> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </p> <p> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</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>
(f) Renewal period sought 要求的續期期間	<p> <input type="checkbox"/> year(s) 年 </p> <p> <input type="checkbox"/> month(s) 個月 </p>

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




Jacky Wong

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) 專業資格
 Member 會員 / Fellow of 資深會員
 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 領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期 26/03/2025 (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：
 (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。
- 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	新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段(部分) 和毗連政府土地 LOTS 649, 650, 651, 652 RP (PART) IN D.D.121, TONG YAN SAN TSUEN, YUEN LONG
Site area 地盤面積	9,730 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 977 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	唐人新村分區計劃大綱核准圖編號S/YL-TYST/14 APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14
Zoning 地帶	住宅(丁類) Residential (Group D)
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	臨時貨倉連附屬設施(為期3年) PROPOSED TEMPORARY WAREHOUSE 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	6,963 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.715 <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	9	
(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	3-11	<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	69.6	%	<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)	N/A	

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	7	
	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	7	
	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)	N/A	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Land status, Location and access plan		
<u>Reports 報告書</u>		
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"/>
行政摘要, 申請報告書		
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。

行政摘要

根據《城市規劃條例》(第131章)第16條遞交的許可申請擬議在
新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第
652號餘段(部分)和毗連政府土地
作擬議臨時貨倉連附屬設施(為期3年)

1. 本擬議臨時貨倉連附屬設施(為期3年),座落於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」地帶。根據該大綱圖的註釋,「貨倉」不屬「住宅(丁類)」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。
2. 本擬議發展的地盤面積為約9,730平方米,當中包括約977平方米政府土地,總樓面面積為約6,963平方米,為9個樓高1-2層(高度不超過11米)的貨倉、辦公室、洗手間、電標房、保安室及消防泵房,土地已作平整因此不涉及填土工程。申請地點設有7個中型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上9時至下午6時(星期日及公眾假期休息)。
3. 規劃申請理據如下:
 - 3.1 本擬議發展為臨時性質,因此不會影響申請地點用途長遠規劃的發展;
 - 3.2 本擬議發展申請人為洪水橋/厦村新發展區之受影響戶,檔案號碼:NDA/HSK/SBUT/0274;
 - 3.3 本擬議發展只作貨倉用途,不涉及露天存放,洗車、維修、拆裝、噴油等工場活動;
 - 3.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
 - 3.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加;
 - 3.6 本擬議發展附近也有多個臨時貨倉,與周邊環境用途兼容;
 - 3.7 於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14「住宅(丁類)」地帶已有類近規劃許可申請獲得批准:A/YL-TYST/1234;
4. 根據以上各點,申請人懇請城市規劃委員會寬大批准新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段(部分)和毗連政府土地作擬議臨時貨倉連附屬設施(為期3年)。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段（部分）和毗連政府土地，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時貨倉連附屬設施（為期3年）。

1.2 本擬議發展申人原本在洪水橋／厦村新發展區作經營業務，遇上政府收回土地，因此需要另覓地方再作營運，同時臨時貨倉可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 9,730 平方米，當中包括約 977 平方米政府土地，總樓面面積為約 6,963 平方米，構築物樓高不多於兩層而高度不超過 11 米，上蓋面積為 69.6%，地積比率為 71.5%，土地已作平整因此不涉及填土工程。整個範圍內有 9 個樓高一至兩層的構築物（高度不超過 11 米），總樓面面積為約 7,003 平方米的貨倉、辦公室、洗手間、電標房、保安室及消防泵房。擬議發展的營運時間為星期一至六早上 9 時至下午 6 時（星期日及公眾假期休息），預計場內有 10-12 個工作人員，他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	貨倉	約 2,275 平方米	約 2,275 平方米	不多於 11 米(1 層高)
B2	貨倉	約 4,235 平方米	約 4,235 平方米	不多於 11 米(1 層高)
B3	電標房 1	約 5 平方米	約 5 平方米	不多於 3 米(1 層高)
B4	電標房 2	約 5 平方米	約 5 平方米	不多於 3 米(1 層高)
B5	消防泵房	約 25 平方米	約 25 平方米	不多於 4 米(1 層高)
B6	洗手間	約 28 平方米	約 28 平方米	不多於 3 米(1 層高)
B7	辦公室	約 110 平方米	約 220 平方米	不多於 6 米(2 層高)
B8	保安室	約 10 平方米	約 10 平方米	不多於 3 米(1 層高)
B9	辦公室	約 80 平方米	約 160 平方米	不多於 6 米(2 層高)

2.2 本擬議申請地點可從朗漢路前往，申請場內出入閘口闊度為約 10 米（位於東南面），設有 7 個中型貨車上落客貨車車位（面積為 3.5 米 x 11 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間（30 米迴旋空間），因此中型貨車不需以倒車方式進出，亦不會在場外作等候，對附近道路不會造成安全影響。

中型貨車車輛流量預算			
星期一至六早上 9 時至下午 6 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	2	0	2
10:00-11:00	2	0	2
11:00-12:00	0	2	2
12:00-13:00	0	2	2
13:00-14:00	0	0	0
14:00-15:00	2	0	2
15:00-16:00	0	2	2
16:00-17:00	1	0	1
17:00-18:00	0	1	1
合計	7	7	14

2.3 本擬議申請主要是作貨倉用途，不涉及任何危險品及露天存放，更不會有洗車、維修、拆裝、噴油等工場活動。

3. 規劃背景

3.1 本擬議申請座落於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」。根據該大綱圖的註釋，「貨倉」不屬「住宅(丁類)」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 參照規劃署記錄，唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」有類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-TYST/1234	擬議臨時貨倉及露天存放建築材料（為期 3 年）	10/11/2023

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展申請人為洪水橋／厦村新發展區之受影響戶，檔案號碼：NDA/HSK/SBUT/0274；
- 4.3 本擬議發展只作貨倉用途，不涉及露天存放，洗車、維修、拆裝、噴油等工場活動；
- 4.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加；
- 4.6 本擬議發展附近也有多個臨時貨倉，與周邊環境用途兼容；
- 4.7 於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14「住宅(丁類)」地帶已有類近規劃許可申請獲得批准：A/YL-TYST/1234；

5. 總結

- 5.1 本擬議發展為臨時性質，申請人原為洪水橋／厦村新發展區之受影響戶，遇上政府收回土地，需要另覓地方再作營運，只是作為貨倉用途，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗唐人新村丈量約份第 121 約地段第 649 號、第 650 號、第 651 號、第 652 號餘段（部分）和毗連政府土地作擬議臨時貨倉連附屬設施（為期 3 年）。

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 9,730 m² (ABOUT)
 COVERED AREA: 6,773 m² (ABOUT)
 UNCOVERED AREA: 2,957 m² (ABOUT)

PLOT RATIO: 0.715(AABOUT)
 SITE COVERAGE: 69.6%(ABOUT)

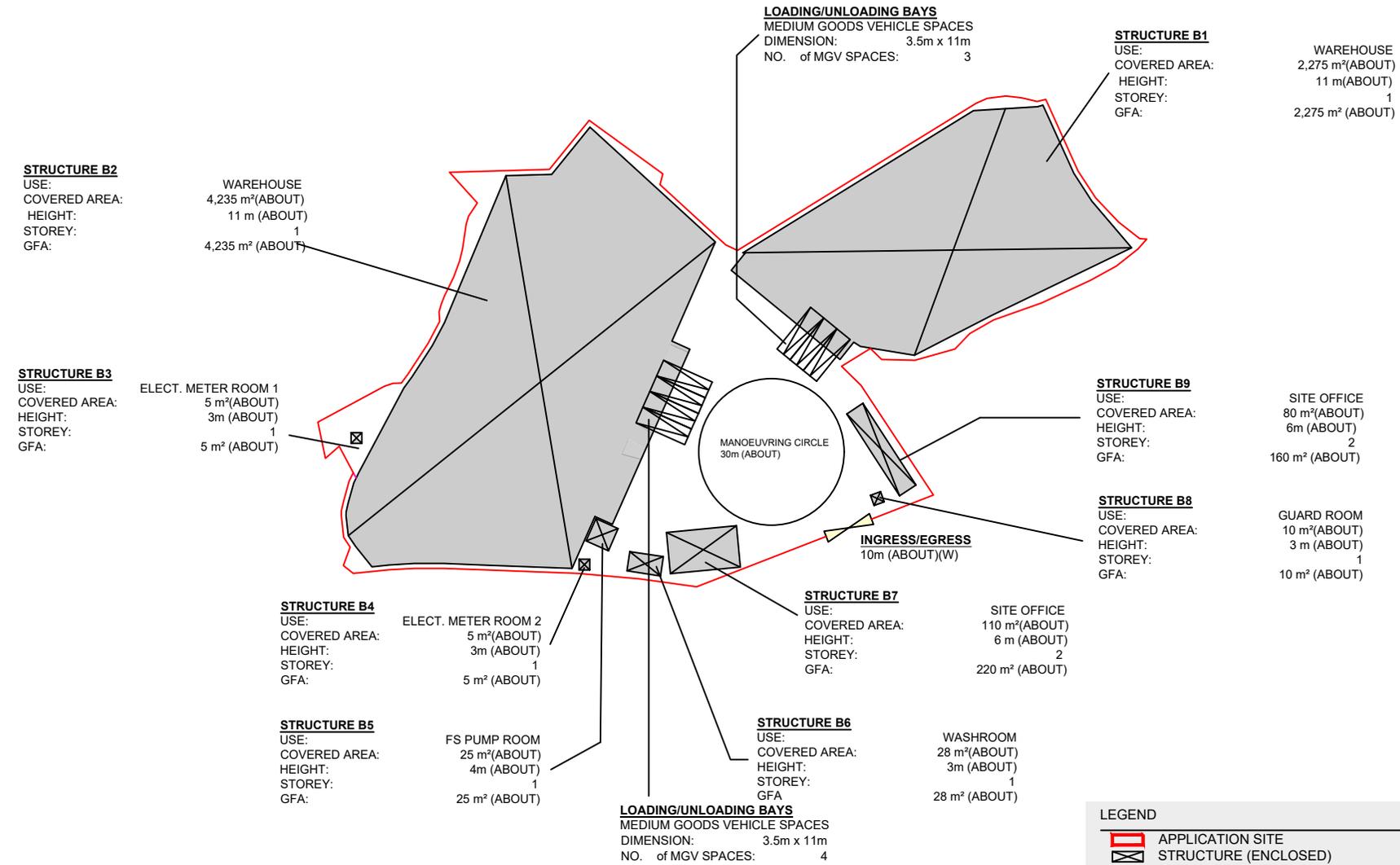
NO. OF STRUCTURE: 9
 DOMESTIC GFA: NOT APPLICABLE
 NON- DOMESTIC GFA: 6,963m² (ABOUT)
 TOTAL GFA: 6,963m² (ABOUT)

BUILDING HEIGHT: 3-11m (ABOUT)
 NO. OF STOREY: 1-2



PROJECT
**PROPOSED TEMPORARY
 WAREHOUSE WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS**

SITE LOCATION
 LOTS 649, 650, 651, 652 RP
 (PART) IN D.D.121 AND
 ADJOINING GOVERNMENT LAND,
 TONG YAN SAN TSUEN, YUEN
 LONG



LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  INGRESS/EGRESS
-  MG V PARKING SPACES

SCALE
 1 : 1250 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY	DATE
H.T	26.03.2025

REVISED BY	DATE
APPROVED BY	DATE

DWG NO.	VER.
PLAN 2	A-1

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 9,730m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM LONG HON ROAD



TOP 領峯
PLANNING



PROJECT
PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 649, 650, 651, 652 RP (PART) IN D.D.121 AND ADJOINING GOVERNMENT LAND, TONG YAN SAN TSUEN, YUEN LONG

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

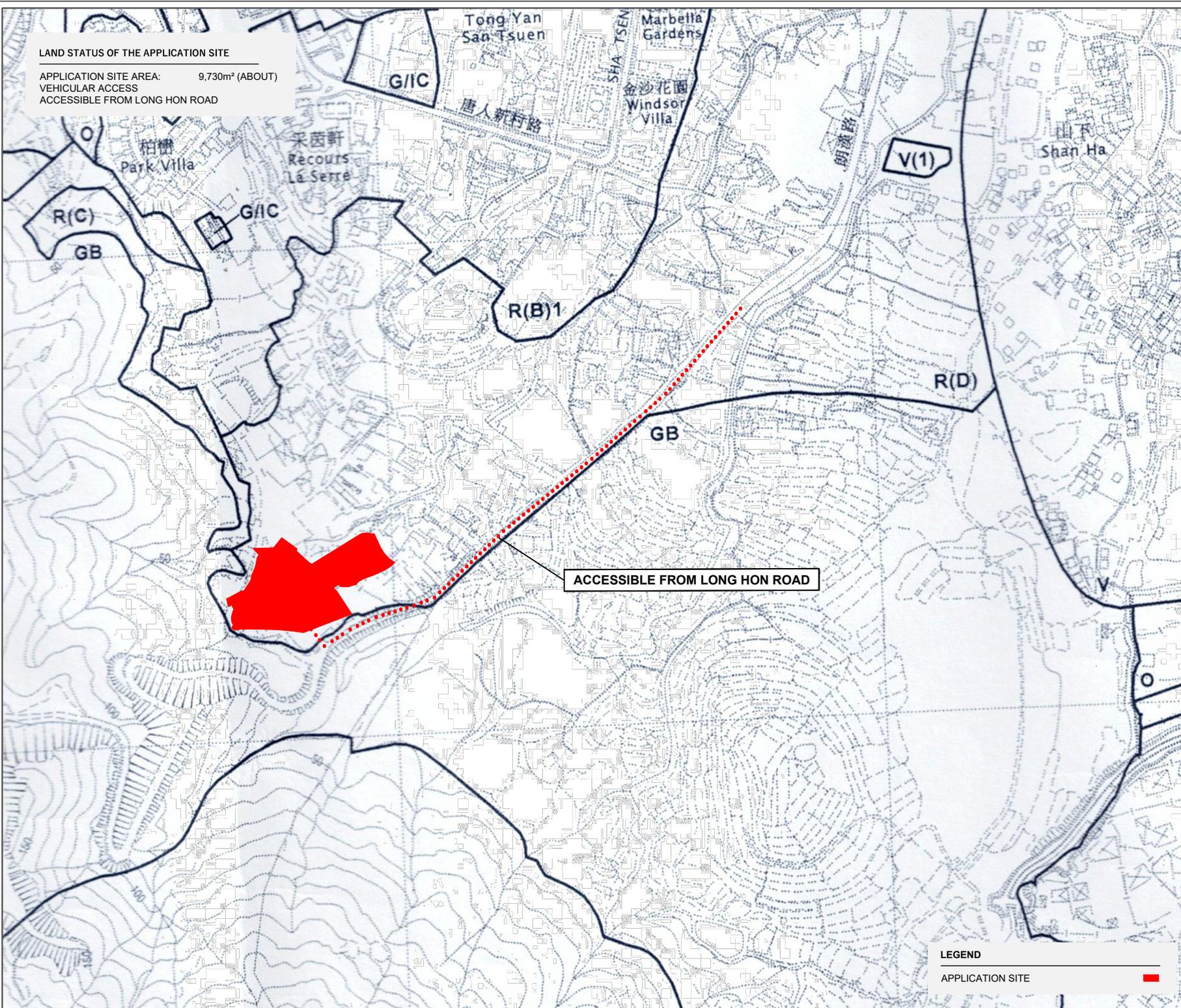
DRAWN BY DATE
H.T 26.03.2025

REVISED BY DATE
APPROVED BY DATE

DWG NO. VER.
PLAN 3 A-1

LEGEND

APPLICATION SITE



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Edwin Wai Shing YEUNG/PLAND

寄件者: 陳灝然 <[REDACTED]>
寄件日期: 2025年10月14日星期二 11:22
收件者: tpbpd/PLAND
副本: Edwin Wai Shing YEUNG/PLAND
主旨: A/YL-TYST/1318進一步資料
類別: Internet Email

敬啟者

此電郵取代 2025 年 10 月 9 日 下午 2:33 發出的電郵。

就上述檔案，現提交補充資料以回應部門意見及作進一步澄清。

地政署

申請人已得悉有關事宜，若政府入場展開工程並收回土地，申請人定會配合並立刻撤離，不再使用政府收回的土地。

環保署

洗手間排污方面，場地洗手間是臨時式廁所，會有便槽，便槽底部空間供儲存糞便，儲存容量為 600 升。作業會定期聘請專業技術人員進行吸糞工作，所有污水皆獨立儲存在流動洗手間內。洗手間污水不會排放到場內排水系統，故場地不需設置化糞池。

發展局

蘇記物流有限公司受洪水橋/廈村新發展區第二期發展工程影響，原址的營運面積為約 98,000 平方呎，上蓋面積約 18,000 平方呎，其餘面積約 80,000 平方呎則是露天存放用途。以下為原址位置圖。



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Jethro Ka Lok FUNG/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月09日星期五 20:23
收件者: tpbpd/PLAND
副本: Jethro Ka Lok FUNG/PLAND; Edwin Wai Shing YEUNG/PLAND; Emily Tsz Yan WONG/PLAND
主旨: A/YL-TYST/1318補充資料
附件: Form No. S.16-III_Sep 2023.pdf; Planning Statement.pdf; drainage proposal.pdf; 場地設計圖.pdf
類別: Internet Email

敬啟者

此電郵取代 1 月 5 日 18:29 、 1 月 7 日 09:31 及 10:12 發出的電郵。

就上述檔案，現提交補充資料。

場地作臨時貨倉，主要存放建築材料，例如：磚石、沙石、玻璃等。

渠務署

附件為渠務建議。

地政署

由於場地有部分土地會被政府收回，因此申請人已修訂有關場地範圍及場地設計圖，其他發展參數則不變。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
蘇記物流有限公司 So Kee Logistic Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
領嶠物業顧問有限公司 Top Planning Property Consultants Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號及第652號餘段(部分)和毗連政府土地
(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 .....9712.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積.....6963.....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)	.....977..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

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	臨時貨倉連附屬設施 (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	..... 2939 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 6773 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 9
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 6963 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 6963 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) 詳情見附頁	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	..... 7
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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	新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號及第652號餘段(部分)和毗連政府土地
Site area 地盤面積	9712 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 977 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
Zoning 地帶	「住宅(丁類)」
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	臨時貨倉連附屬設施(為期 3 年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6963 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.72 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-11	<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	69.74	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		7 7

行政摘要

根據《城市規劃條例》(第131章)第16條遞交的許可申請擬議在
新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第
652號餘段(部分)和毗連政府土地
作擬議臨時貨倉連附屬設施(為期3年)

1. 本擬議臨時貨倉連附屬設施(為期3年),座落於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」地帶。根據該大綱圖的註釋,「貨倉」不屬「住宅(丁類)」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。
2. 本擬議發展的地盤面積為約9,712平方米,當中包括約977平方米政府土地,總樓面面積為約6,963平方米,為9個樓高1-2層(高度不超過11米)的貨倉、辦公室、洗手間、電標房、保安室及消防泵房,土地已作平整因此不涉及填土工程。申請地點設有7個中型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上9時至下午6時(星期日及公眾假期休息)。
3. 規劃申請理據如下:
 - 3.1 本擬議發展為臨時性質,因此不會影響申請地點用途長遠規劃的發展;
 - 3.2 本擬議發展申請人為洪水橋/厦村新發展區之受影響戶,檔案號碼:NDA/HSK/SBUT/0274;
 - 3.3 本擬議發展只作貨倉用途,不涉及露天存放,洗車、維修、拆裝、噴油等工場活動;
 - 3.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
 - 3.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加;
 - 3.6 本擬議發展附近也有多個臨時貨倉,與周邊環境用途兼容;
 - 3.7 於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14「住宅(丁類)」地帶已有類近規劃許可申請獲得批准:A/YL-TYST/1234;
4. 根據以上各點,申請人懇請城市規劃委員會寬大批准新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段(部分)和毗連政府土地作擬議臨時貨倉連附屬設施(為期3年)。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗唐人新村丈量約份第121約地段第649號、第650號、第651號、第652號餘段（部分）和毗連政府土地，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時貨倉連附屬設施（為期3年）。

1.2 本擬議發展申人原本在洪水橋／厦村新發展區作經營業務，遇上政府收回土地，因此需要另覓地方再作營運，同時臨時貨倉可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 9,712 平方米，當中包括約 977 平方米政府土地，總樓面面積為約 6,963 平方米，構築物樓高不多於兩層而高度不超過 11 米，上蓋面積為 69.74%，地積比率為 71.2%，土地已作平整因此不涉及填土工程。整個範圍內有 9 個樓高一至兩層的構築物（高度不超過 11 米），總樓面面積為約 7,003 平方米的貨倉、辦公室、洗手間、電標房、保安室及消防泵房。擬議發展的營運時間為星期一至六早上 9 時至下午 6 時（星期日及公眾假期休息），預計場內有 10-12 個工作人員，他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	貨倉	約 2,275 平方米	約 2,275 平方米	不多於 11 米(1 層高)
B2	貨倉	約 4,235 平方米	約 4,235 平方米	不多於 11 米(1 層高)
B3	電標房 1	約 5 平方米	約 5 平方米	不多於 3 米(1 層高)
B4	電標房 2	約 5 平方米	約 5 平方米	不多於 3 米(1 層高)
B5	消防泵房	約 25 平方米	約 25 平方米	不多於 4 米(1 層高)
B6	洗手間	約 28 平方米	約 28 平方米	不多於 3 米(1 層高)
B7	辦公室	約 110 平方米	約 220 平方米	不多於 6 米(2 層高)
B8	保安室	約 10 平方米	約 10 平方米	不多於 3 米(1 層高)
B9	辦公室	約 80 平方米	約 160 平方米	不多於 6 米(2 層高)

2.2 本擬議申請地點可從朗漢路前往，申請場內出入閘口闊度為約 10 米（位於東南面），設有 7 個中型貨車上落客貨車車位（面積為 3.5 米 x 11 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間（30 米迴旋空間），因此中型貨車不需以倒車方式進出，亦不會在場外作等候，對附近道路不會造成安全影響。

中型貨車車輛流量預算			
星期一至六早上 9 時至下午 6 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	2	0	2
10:00-11:00	2	0	2
11:00-12:00	0	2	2
12:00-13:00	0	2	2
13:00-14:00	0	0	0
14:00-15:00	2	0	2
15:00-16:00	0	2	2
16:00-17:00	1	0	1
17:00-18:00	0	1	1
合計	7	7	14

2.3 本擬議申請主要是作貨倉用途，不涉及任何危險品及露天存放，更不會有洗車、維修、拆裝、噴油等工場活動。

3. 規劃背景

3.1 本擬議申請座落於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」。根據該大綱圖的註釋，「貨倉」不屬「住宅(丁類)」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 參照規劃署記錄，唐人新村分區計劃大綱核准圖編號S/YL-TYST/14上的「住宅(丁類)」有類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-TYST/1234	擬議臨時貨倉及露天存放建築材料（為期 3 年）	10/11/2023

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展申請人為洪水橋／厦村新發展區之受影響戶，檔案號碼：NDA/HSK/SBUT/0274；
- 4.3 本擬議發展只作貨倉用途，不涉及露天存放，洗車、維修、拆裝、噴油等工場活動；
- 4.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加；
- 4.6 本擬議發展附近也有多個臨時貨倉，與周邊環境用途兼容；
- 4.7 於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14「住宅(丁類)」地帶已有類近規劃許可申請獲得批准：A/YL-TYST/1234；

5. 總結

- 5.1 本擬議發展為臨時性質，申請人原為洪水橋／厦村新發展區之受影響戶，遇上政府收回土地，需要另覓地方再作營運，只是作為貨倉用途，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗唐人新村丈量約份第 121 約地段第 649 號、第 650 號、第 651 號、第 652 號餘段（部分）和毗連政府土地作擬議臨時貨倉連附屬設施（為期 3 年）。

Note:

1. Catchpit (CP11 and CP19) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The inverted level of the connection point shall be verified on site prior the commencement of work

申請地點
Application Site

Legend:

-  Proposed UC (Gradient) with cast iron cover
-  Existing Drain
-  Proposed Catchpit

Company:

Project:

Lots 649, 650, 651 and 652 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(A/YL-TYST/1318)
(Drainage Proposal)

Title:

Drainage layout

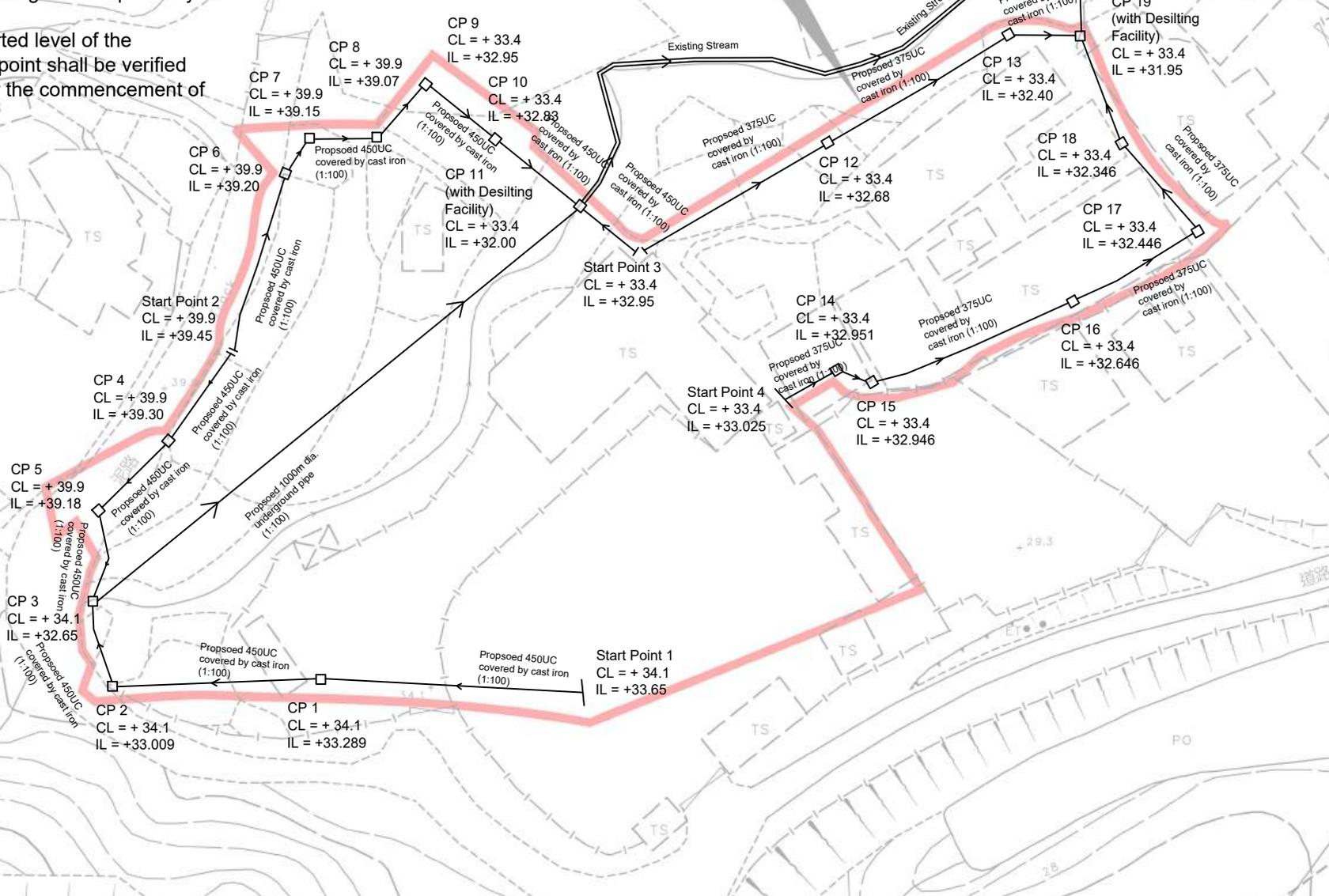
Dwg No:

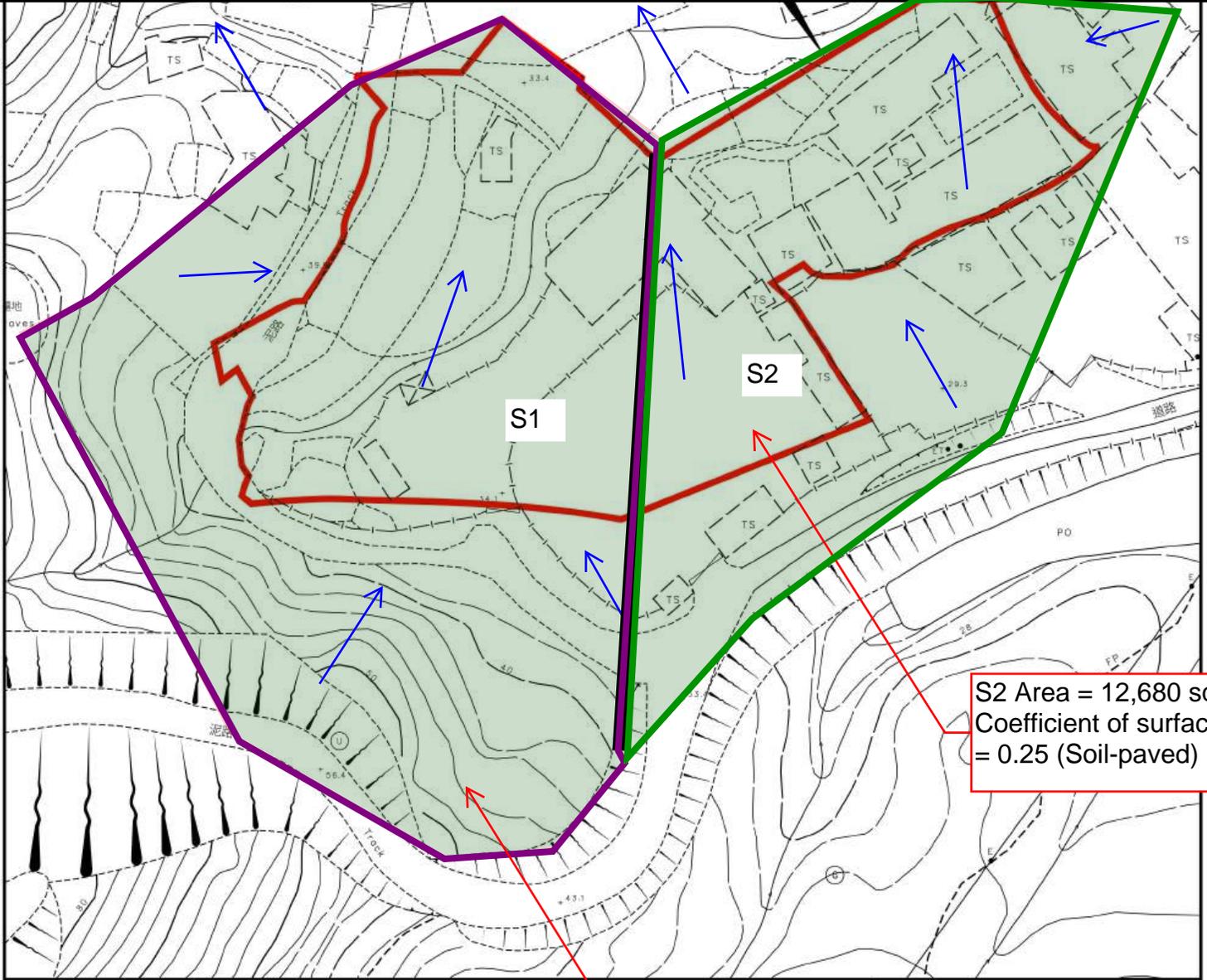
Fig.1

File:

Date:

2 Jan 2025





- Legend:
- Proposed UC (Gradient) with cast iron cover
 - ⇌ Existing Drain
 - Proposed Catchpit
 - ← FALL

Company:

Project:
 Lots 649, 650, 651 and 652 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(AYL-TYST/1318)
 (Drainage Proposal)

Title:
 Catchment Zone

Dwg No: Fig.2
 File:

Date:
 2 Jan 2025

本摘要圖於2025年6月20日擬備，
 所根據的資料為測量圖編號
 6-NW-18B
 EXTRACT PLAN PREPARED ON 20.6.2025
 BASED ON SURVEY SHEET No.
 6-NW-18B

平面圖 SITE PLAN

S1 Area = 20,123 sqm
 Coefficient of surface runoff
 = 0.25 (Soil-paved)

S2 Area = 12,680 sqm
 Coefficient of surface runoff
 = 0.25 (Soil-paved)

申請地點界線只作識別用
 BOUNDARY PURPOSE ONLY

AYL-TYST/1318

Assume return period $T = 50$ years

According to Table 3a of SDM 2018,
 $a = 505.5$, $b = 3.29$, $c = 0.355$

$$i = \frac{a}{(td+b)^c}$$

Duration in minutes is taken as 6 mins

According to Table 28 of SDM, 2018, rainfall increase = 16%

$$i = \frac{505.5}{(6+3.29)^{0.355}} \cdot (1 + 16\%) = 229 \times (1 + 16\%) = 265 \text{ mm/hr}$$

265mm/hr is taken for design

For S1 Area

$$\begin{aligned} Q &= 0.278 C i A \\ &= 0.278 (0.25)(20123 \times 10^{-6})(265) \\ &= 0.3706 \text{ m}^3/\text{s} \\ &= 22236 \text{ lit/min} \end{aligned}$$

As a result, proposed 450UC can cater surface runoff from site boundary.

For S2 Area

$$\begin{aligned} Q &= 0.278 C i A \\ &= 0.278 (0.25)(12680 \times 10^{-6})(265) \\ &= 0.2335 \text{ m}^3/\text{s} \\ &= 14012 \text{ lit/min} \end{aligned}$$

As a result, proposed 375UC can cater surface runoff from site boundary.

Check existing 750mm ϕ concrete pipe by Colebrook - white Equation.

$$V = \sqrt{8gDs} \log \left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{8gDs}} \right)$$

$$g = 9.81\text{m/s}^2$$

$$D = 0.750\text{m}$$

$K_s = 0.00015\text{m}$ (Table 5, from DSD Sewage Manual, concrete pipe)

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi V (0.750)^2}{4} = 0.4418 \text{ m}^2$$

Therefore, design velocity of pipe capacity = 3.95m/s

> velocity from catchment area

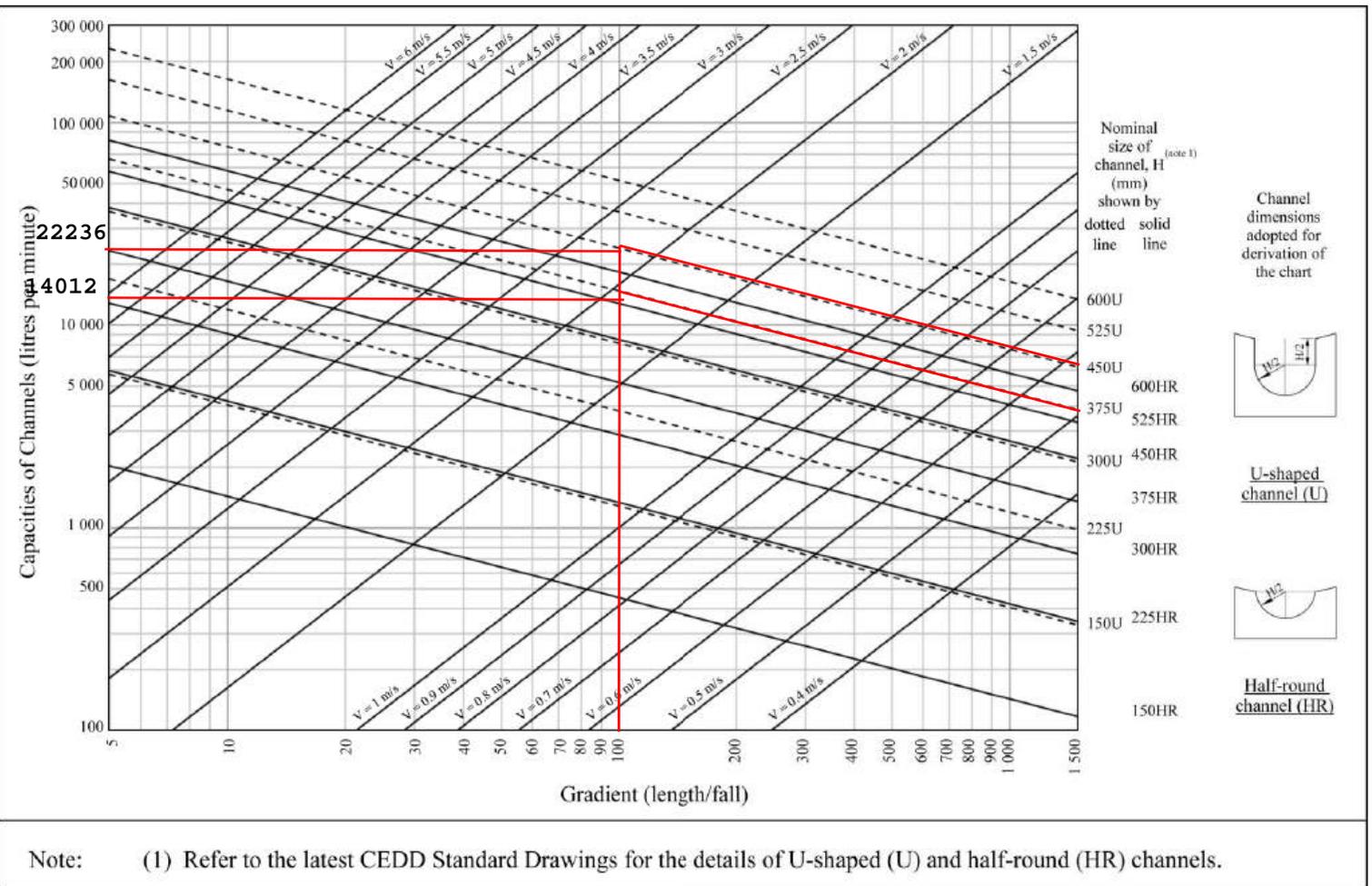
$$= \frac{0.3076}{0.4418} = 0.6962\text{m/s} \quad \text{OK!}$$

As a result, 750mm dia underground pipe can cater the surface runoff due to proposed development

Based on above result, proposed 1000mm dia. underground pipe is adopted for the site.

**GEO Technical Guidance Note No. 43 (TGN 43)
 Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
 Slopes**

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3



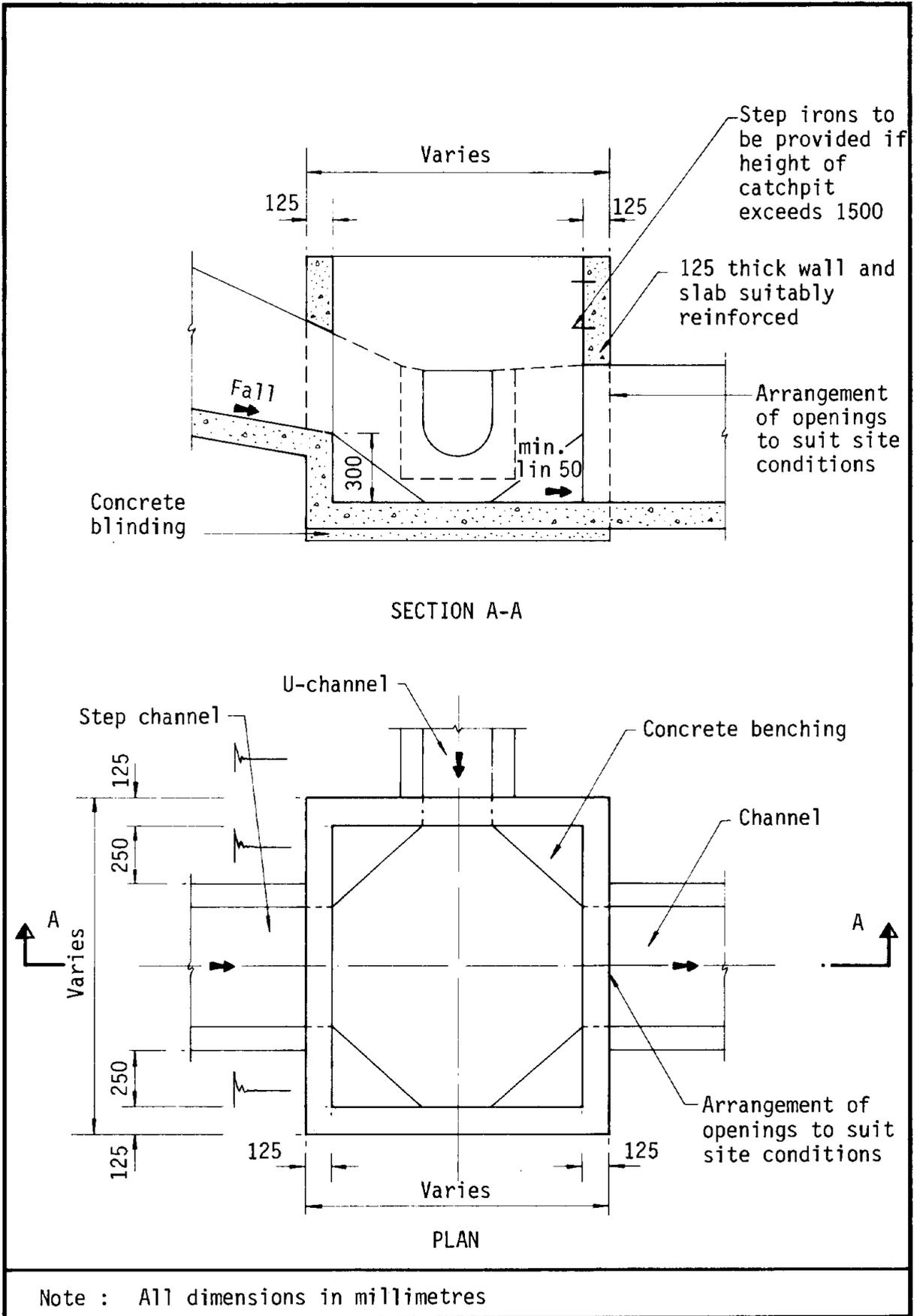
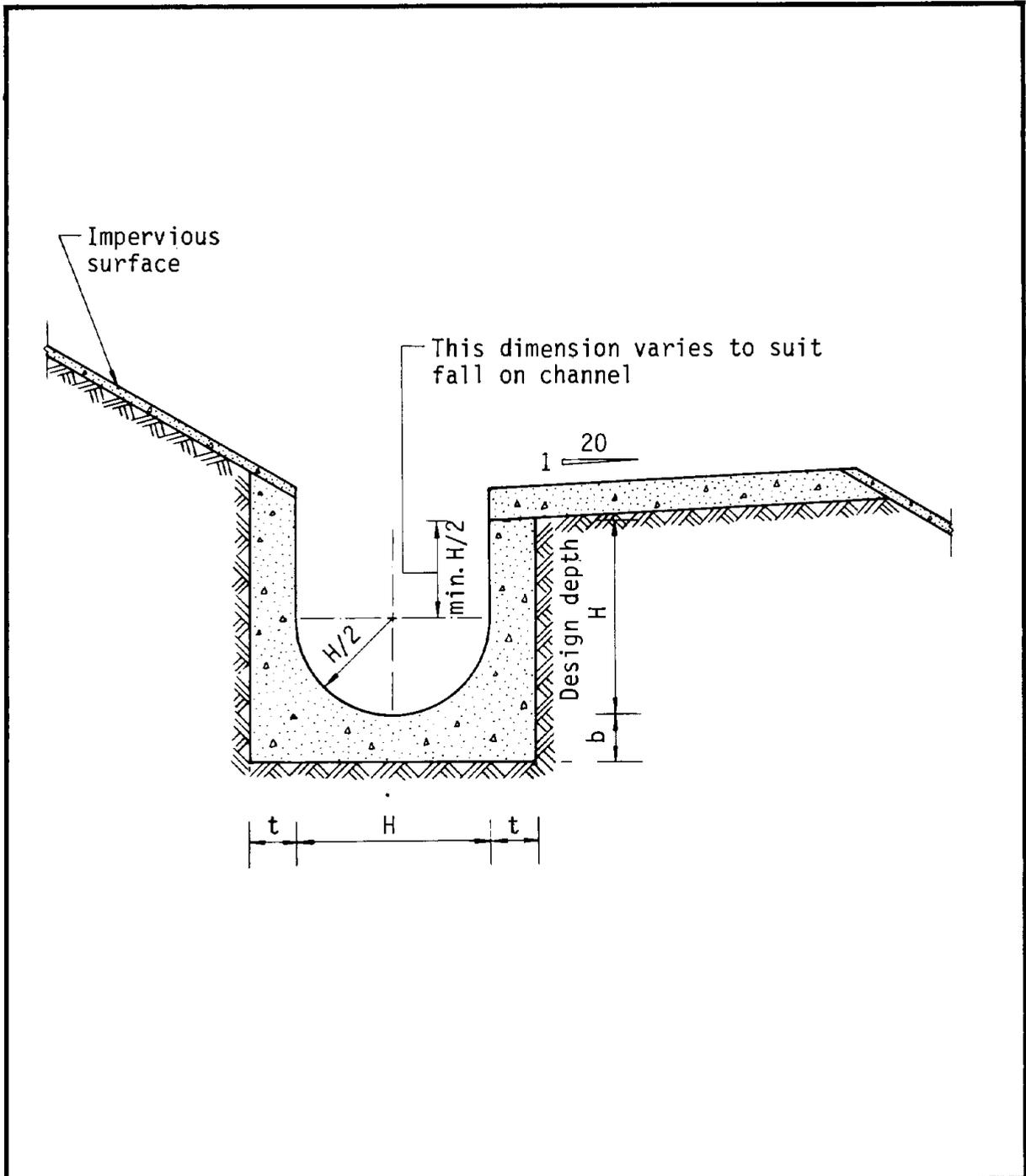


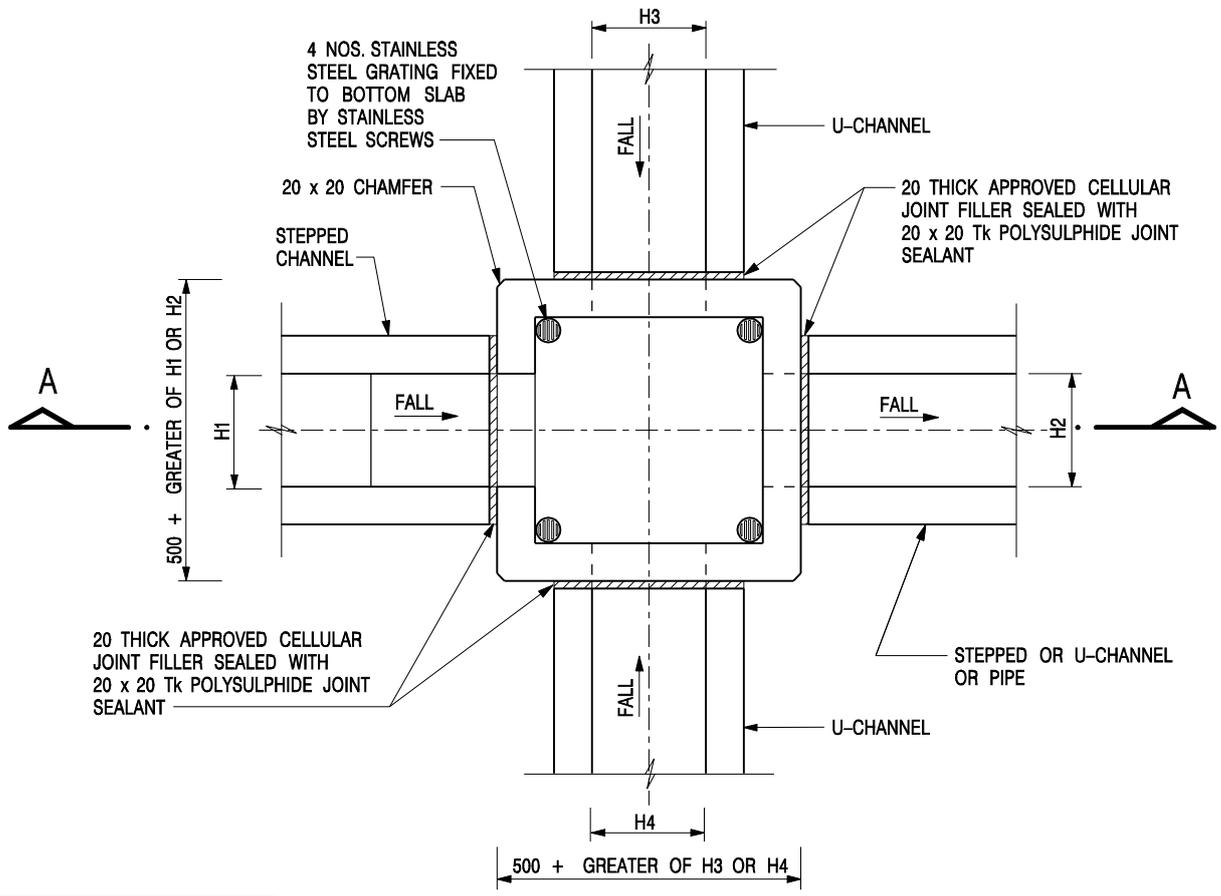
Figure 8.10 - Typical Details of Catchpits



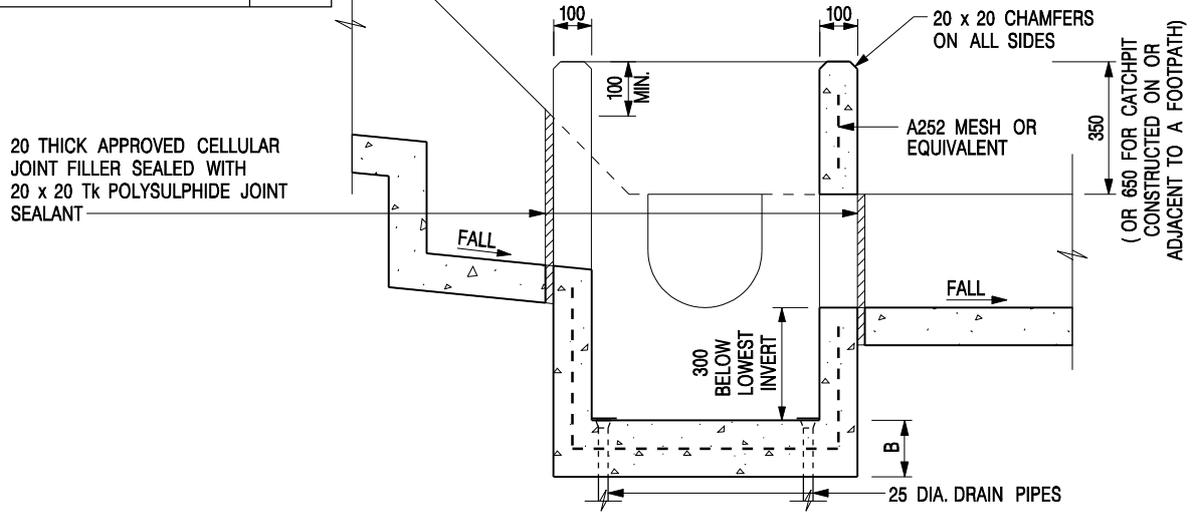
Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



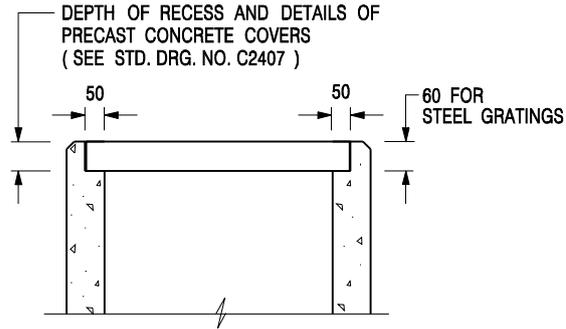
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 **DRAWING NO.** C2406 /1
DATE JAN 1991



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO. C2406 /2A
DATE JAN 1991	

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 9712m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM LONG HON ROAD



ACCESSIBLE FROM LONG HON ROAD

PROJECT
PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 649, 650, 651, 652 RP (PART) IN D.D.121 AND ADJOINING GOVERNMENT LAND, TONG YAN SAN TSUEN, YUEN LONG

SCALE
1 : 5000 @ A4

DRAWING TITLE
LOCATION AND ACCESS PLAN

DRAWN BY DATE
H.T 26.03.2025

REVISED BY DATE

APPROVED BY DATE

DWG NO. VER.
PLAN 3 A-1

LEGEND
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA:	9712 m ² (ABOUT)
COVERED AREA:	6,773 m ² (ABOUT)
UNCOVERED AREA:	2939 m ² (ABOUT)
PLOT RATIO:	0.717(AABOUT)
SITE COVERAGE:	69.74%(ABOUT)
NO. OF STRUCTURE:	9
DOMESTIC GFA:	NOT APPLICABLE
NON- DOMESTIC GFA:	6,963m ² (ABOUT)
TOTAL GFA:	6,963m ² (ABOUT)
BUILDING HEIGHT:	3-11m (ABOUT)
NO. OF STOREY:	1-2



PROJECT
PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOTS 649, 650, 651, 652 RP (PART) IN D.D.121 AND ADJOINING GOVERNMENT LAND, TONG YAN SAN TSUEN, YUEN LONG

SCALE
 1 : 1250 @ A4

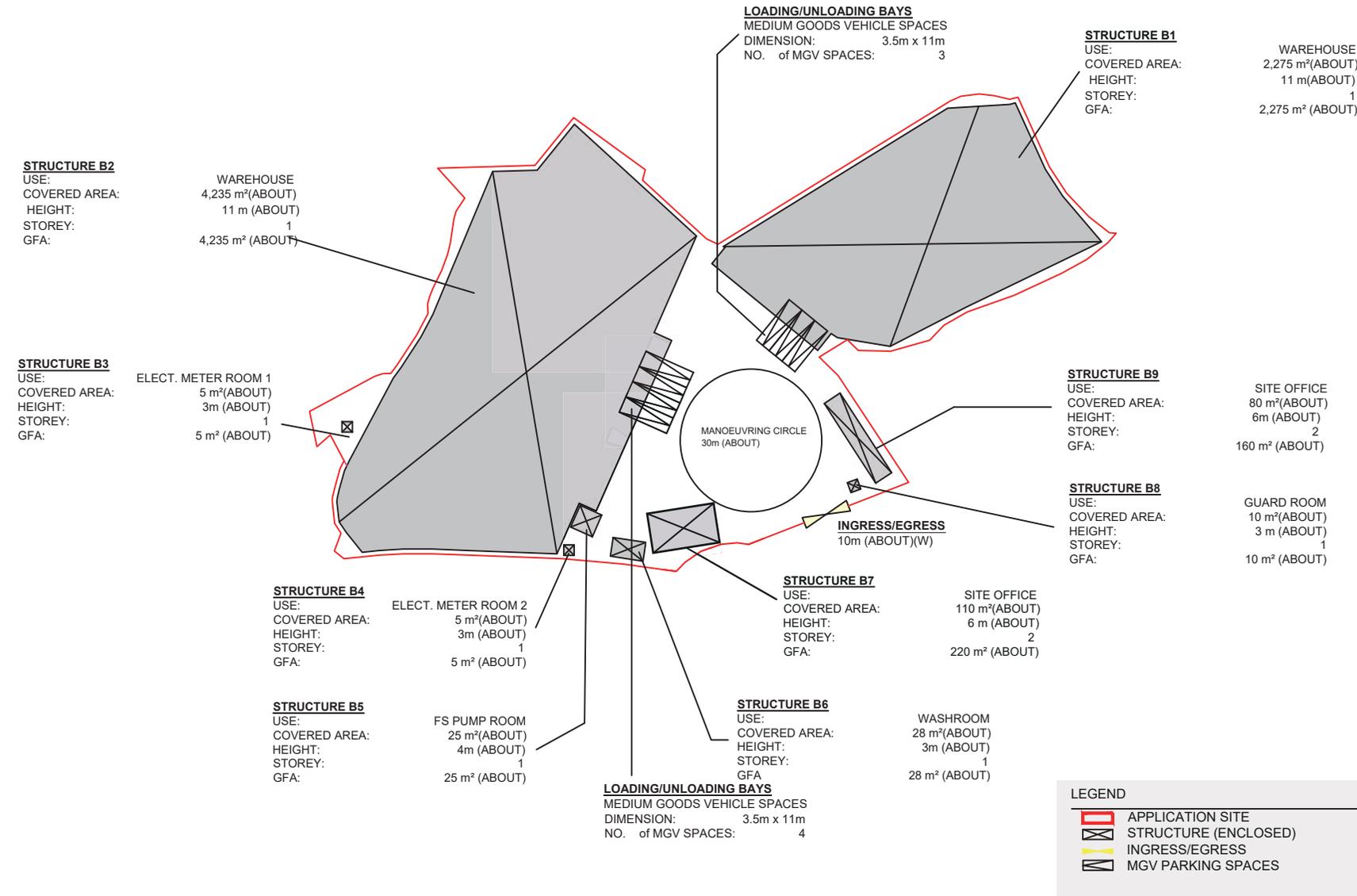
DRAWING TITLE
LAYOUT PLAN

DRAWN BY	DATE
H.T	26.03.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 2	A-1



**Similar Application within the “R(D)” Zone
on the Tong Yan San Tsuen OZP since 2021**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1234	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.11.2023 [revoked on 10.5.2025]

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application Site (the Site) comprises Government Land and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.

2. Traffic

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

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

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site was received in the past three years.

4. Drainage

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

- no in-principle objection to the development from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. **Fire Safety**

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

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

6. **Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that nine structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no adverse comment on the application from nature conservation perspective; and
- the Site is located on “Residential (Group D)” zone. His department inspected the Site on 8.7.2025. It was found that the Site was largely paved or filled, and the surrounding area was disturbed. No watercourse was found during the site inspection.

8. **Long-Term Development**

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- according to the Revised Recommended Outline Development Plan (RODP) of Yuen Long South New Development Area (YLS NDA), the Site is partly zoned “Residential – Zone 5”, “Green Belt” (“GB”) and “GB(1)” under the Third Phase of YLS NDA. Based on the approved Ecological Impact Assessment Report prepared under the Planning and Engineering Study for Housing Sites in Yuen Long South, a watercourse runs through the Site which is zoned “GB(1)” had records of the endemic crab *S. zanklon* and considered to have “moderate to high” ecological value. However, section of this watercourse within the Site appeared to have been paved; and

- the Site falls within the Third Phase Development of YLS NDA where an Intensification Review is being conducted. The development area, development intensity and flat yield of the Third Phase Development will be subject to change pending the results of the Intensification Review.

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

No objection to the application.

9. District Officer's Comments

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

His office did not receive any feedback from locals.

10. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

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 (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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of Government Land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the programme of Yuen Long South New Development Area (YLS NDA) should be taken into account when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the section of Long Hon Road adjacent to the Site is not maintained by his office and HyD shall not be responsible for the maintenance of any access road connecting the Site with Long Hon Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (ii) appropriate pollution control measures outlined in the Professional Persons

Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;

- (iii) licensed collectors should be arranged to collect and dispose the sewage and waste from the proposed use; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinance;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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 should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) 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) (PM(W)), CEDD that based on the preliminary project boundary of the proposed YLS NDA, the Site falls within the YLS NDA. As the YLS Third Phase Development is subject to further review, the applicant should be aware of the possible implication on land clearance in relation to the implementation of YLS NDA. Detailed implementation programme with phasing and packaging of works for YLS Third Phase Development is being formulated.

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

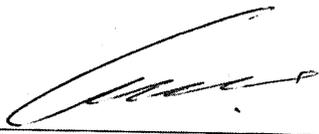
何珮玲主席:

新界元朗唐人新村丈量約份第 121 約
地段第 649 號、第 650 號、第 651 號及第 652 號餘段(部分)和
毗連政府土地
擬議臨時貨倉連附屬設施(為期 3 年)
(申請編號: A/YL-TYST/1318)

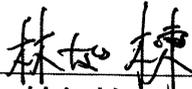
就有關上述規劃申請擬議臨時貨倉連附屬設施(申請編號: A/YL-TYST/1318), 我們現向 貴委員會提出反對意見如下:

- (1) 反對把政府土地規劃作貨倉土地用途, 影響元朗南發展的設計。
- (2) 是次申請規劃的政府土地, 原本是一條政府用作排山水的水坑, 如填平工地建貨倉, 將會影響排放山水, 造成周邊水浸。
- (3) 交通的問題, 碎石小路, 不乎合大型貨櫃車行駛。

鑒於以上原因, 我們懇請 貴會三思考慮, 接納我們的訴求, 否決有關規劃申請。

唐人新村(一)村代表: 
周錦明 (身份證:)

唐人新村(二)村代表: 
鄧喬年 (身份證:)

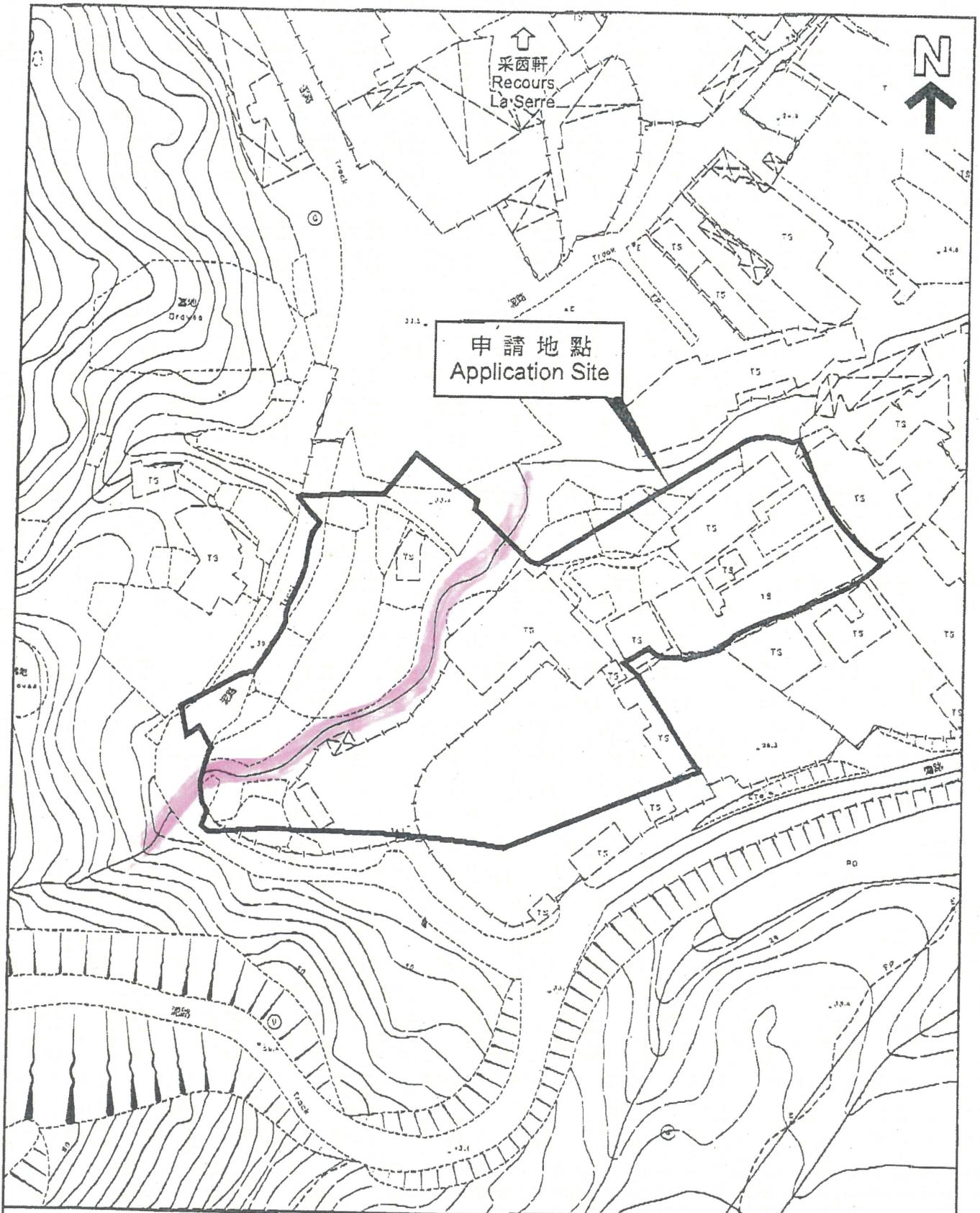
唐人新村(三)村代表: 
林如棟 (身份證:)

附圖

聯絡地址
聯絡電話

2025 年 7 月 17 日





本摘要圖於2025年6月20日繪製。
 所採用的資料為測量圖編號
 6-NW-18B
 EXTRACT PLAN PREPARED ON 20.6.2025
 BASED ON SURVEY SHEET No.
 6-NW-18B

平面圖 SITE PLAN

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

參考編號
 REFERENCE No.
AYL-TYST/1318

From:
Sent: 2025-07-18 星期五 03:13:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1318 DD 121 Tong Yan San Tsuen

A/YL-TYST/1318

Lots 649, 650, 651 and 652 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen

Site area: About 9,730sq.m Includes Government Land of about 977sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse / 7 Vehicle Parking

Dear TPB Members,

Strong Objections. The location is not Cat 2. I record that at the Tong Yan OZP meeting the Planning officials spoke about the vision of transforming this district into a residential node while allocating a substantial amount of land for brownfield.

The applicant states that its operation has to be relocated but provides no data with regard to the size of its current site.

Res Group D: This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Approving the relocation of brownfield enterprises to this zoning is completely at odds with the planning intention to upgrade the area. Moreover members never question why they are approving moves like this when logistics should be located in well planned nodes with modern facilities.

The applicant states that the site is already filled in. However there is no record of previous application and in addition the large site includes almost 1,000sq.mts GL. So has Lands Dept been flying flat while public land has been used for commercial gain without any approval or oversight?

The application should be rejected as incompatible with the adjacent GB, the planning intention and abuse of GL.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

Seq 2 3

寄件者: [REDACTED]
寄件日期: 2026年02月06日星期五 16:11
收件者: tpbpd/PLAND
主旨: 有關規劃申請A/YL-TYST/1318(提交意見)
附件: 致城規會(A.YL.TYST1318)(06.02.2026).pdf
類別: Internet Email

致: 城市規劃委員會秘書處

附件是有關唐人新村村代表就規劃申請A/YL-TYST/1318提交意見書，請查閱。

如有任何問題，請致電 [REDACTED] 聯絡林如棟村代表或 [REDACTED] 聯絡本會。

謝謝!

屏山鄉鄉事委員會
秘書處

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

何珮玲主席:

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周錦明 ([REDACTED])

唐人新村(二)村代表: _____

鄧喬年 ([REDACTED])

唐人新村(三)村代表: _____

林如棟 ([REDACTED])

聯絡地址: [REDACTED]

聯絡電話: [REDACTED]

2026 年 2 月 6 日