

This document is received on - 3 MAR 2026
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/zh/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

2600407

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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/602
	Date Received 收到日期	- 3 MAR 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, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

洛豐實業有限公司
LOK FUNG INDUSTRIAL LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗流浮山丈量約份第129約第2019號(部分)、第2037號(部分)、第2038號(部分)、第2039號(部分)、第2048號(部分)、第2049號(部分)、第2054號(部分)、第2055號(部分)、第2056號、第2058號(部分)、第2061號(部分)、第2065號及毗連政府土地 Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3920 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4063 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) 11 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	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 Recreation
(f) Current use(s) 現時用途	現時是空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 29/1/2026-12/2/2026 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 12/02/2026 (日/月/年)把通知寄往相關的業主立法法團/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	擬議臨時貨倉（危險品倉庫除外）（為期 3 年） Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) 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	1542sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2378sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4063sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4063sq.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) Please refer to List of Structure	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間																															
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。																															
(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)) 由流浮山的深灣路經一條鄉村道路進入</p> <p><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>No 否 <input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(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>	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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

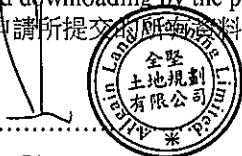
8. Declaration 聲明

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他



on behalf of Allgain Land Planning Limited
代表

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

Date 日期 12/02/2026

(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

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畫資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129約第2019號(部分)、第2037號(部分)、第2038號(部分)、第2039號(部分)、第2048號(部分)、第2049號(部分)、第2054號(部分)、第2055號(部分)、第2056號、第2058號(部分)、第2061號(部分)、第2065號及毗連政府土地 Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D. D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	3920 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 11 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	康樂 Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉(危險品倉庫除外)(為期3年) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) 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	0	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	4063	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.04	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	0			
		Non-domestic 非住用	5			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米		
			0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
		Non-domestic 非住用	13	<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	60.7 %		<input checked="" type="checkbox"/> About 約		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2		
		Private Car Parking Spaces 私家車車位		2		
		Motorcycle Parking Spaces 電單車車位		0		
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0		
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0		
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0		
		Others (Please Specify) 其他 (請列明)		0		

		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2		
		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		2		
		Medium Goods Vehicle Spaces 中型貨車車位		0		
		Heavy Goods Vehicle Spaces 重型貨車車位		0		
		Others (Please Specify) 其他 (請列明)		0		

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

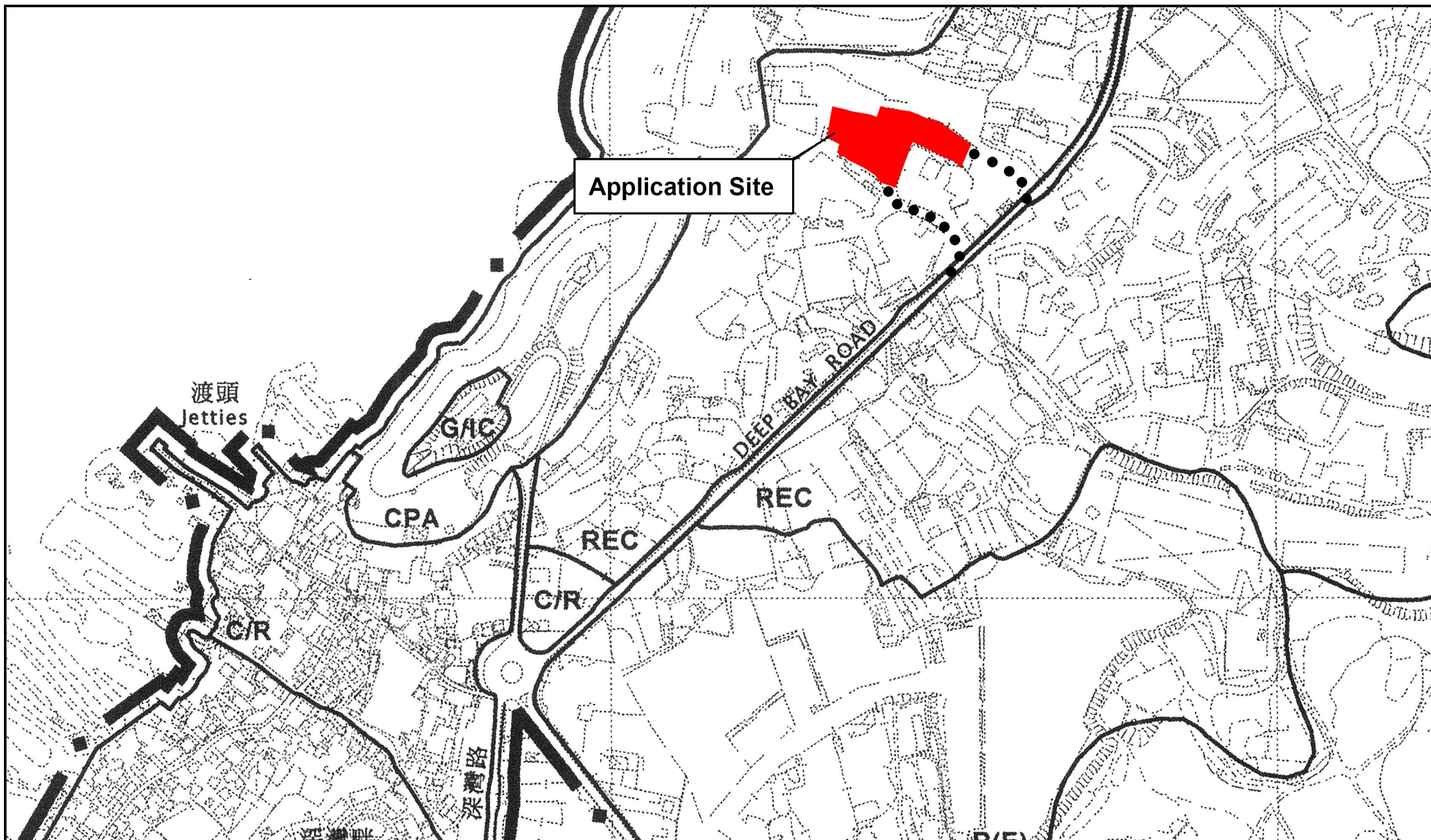
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Site Plan , Location Plan		
<hr/>		
<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"/>
預計車輛進出流量報告		
List of Structure		
<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。

List of Structures

Structure No.	Usage	Covered Area (m ²)	GFA (m ²)	Proposed Height
1	Warehouse	1415	2700	Not Exceeding 13 m ; 2 Storey
2	Warehouse	770	1170	Not Exceeding 12 m ; 2 Storey
3	Rain Shelter A	60	60	Not Exceeding 7 m ; 1 Storey
4	Rain Shelter B	80	80	Not Exceeding 7 m ; 1 Storey
5	Rain Shelter C	53	53	Not Exceeding 7 m ; 1 Storey
Total		2,378	4,063	



Application Site

渡頭 Jetties

G/C
CPA

REC

REC

C/R

C/R

深灣路

DEEP BAY ROAD

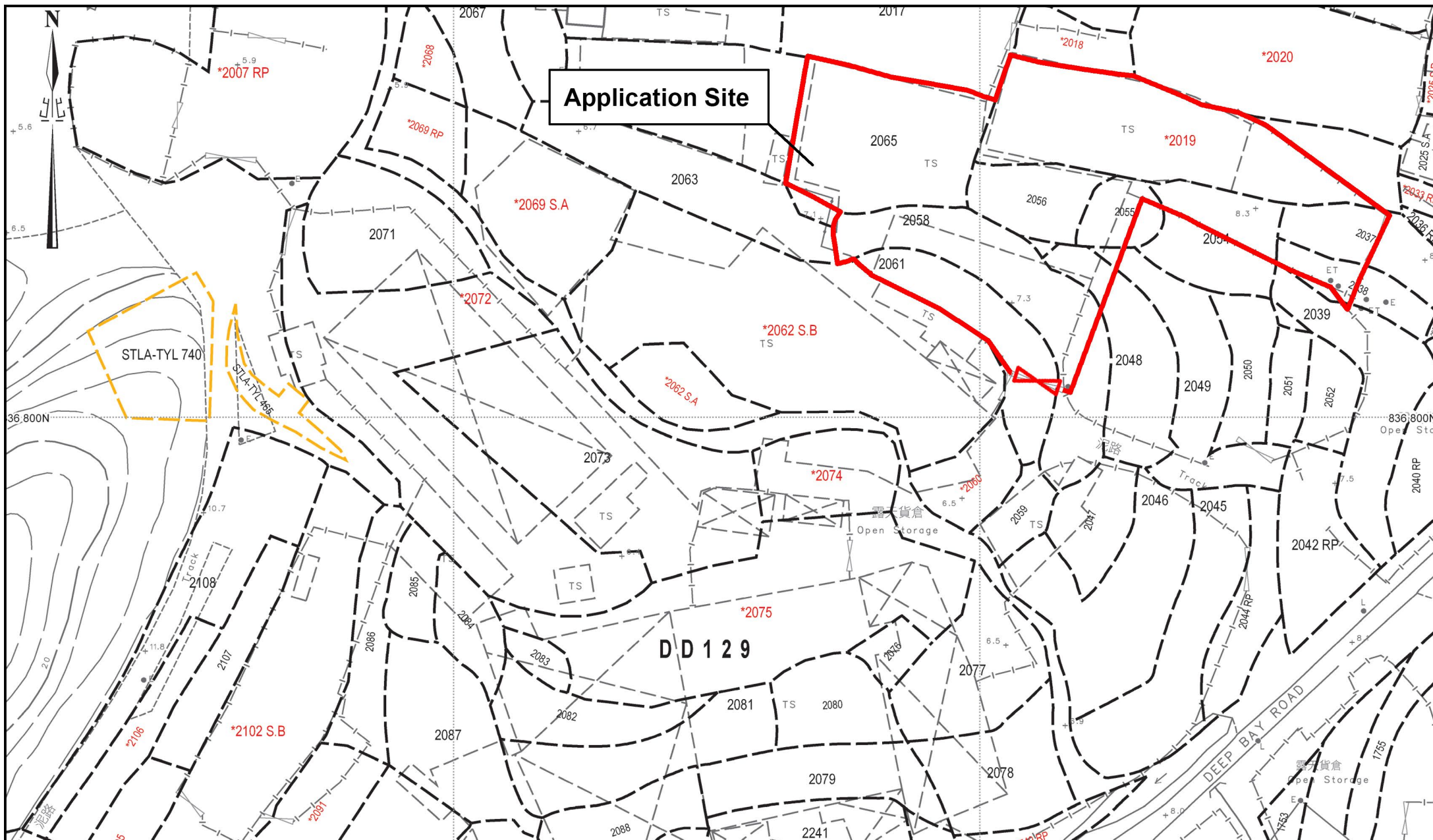


Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:
Location Plan

Drawing No. 圖號:
20260211


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



Project 項目名稱:
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:
Site Plan

Drawing No. 圖號:
 20260211

Remarks 備註:
 Application Site

Application Site

Structure 1

Warehouse
 Covered Area: 1,415m² (About)
 Area of 2/F : 1,285m² (About)
 GFA: 2,700m² (About)
 No. of Storey: 2
 Height: Not exceeding 13m

Structure 2

Warehouse
 Covered Area: 770m² (About)
 Area of 2/F : 400m² (About)
 GFA: 1170m² (About)
 Height: Not exceeding 12m
 No. of storey: 2

Rain Shelter C

GFA: 53m² (About)
 No. of storey: 1
 Height: Not exceeding 7m

1 Loading/unloading spaces of 7m x 3.5m for light goods vehicle

2 Parking spaces of 5m x 2.5m for private car

Manoeuvring circle

Ingress/Egress 8m

Rain Shelter A
 GFA: 60m² (About)
 No. of storey: 1
 Height: Not exceeding 7m

Manoeuvring circle

Rain Shelter B
 GFA: 80m² (About)
 No. of storey: 1
 Height: Not exceeding 7m

Ingress/Egress 8m

1 Loading/unloading spaces of 7m x 3.5m for light goods vehicle



Project 項目名稱:
 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:
 Layout Plan

Drawing No. 圖號:
 20260213

Remarks 備註:

-  Light goods vehicle
-  Private car
-  Structure
-  Rain Shelter

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗流浮山丈量約份第 129 約第 2019 號 (部分)、第 2037 號 (部分)、第 2038 號 (部分)、第 2039 號 (部分)、第 2048 號 (部分)、第 2049 號 (部分)、第 2054 號 (部分)、第 2055 號 (部分)、第 2056 號、第 2058 號 (部分)、第 2061 號 (部分)、

第 2065 號及毗連政府土地

擬議臨時貨倉 (危險品倉庫除外) (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4
4. 五金零片參考照片-----P.5-6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗流浮山丈量約份第 129 約第 2019 號(部分)、第 2037 號(部分)、第 2038 號(部分)、第 2039 號(部分)、第 2048 號(部分)、第 2049 號(部分)、第 2054 號(部分)、第 2055 號(部分)、第 2056 號、第 2058 號(部分)、第 2061 號(部分)、第 2065 號及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉(危險品倉庫除外)。
2. 申請地點位於元朗流浮山的深灣路附近，在《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃為「康樂」用途。
3. 申請地盤面積為約 3,920 平方米，上蓋總面積為 2,378 平方米，露天地方面積為 1,542 平方米，上蓋覆蓋率為 60.7%。
4. 申請地點將設有 5 個構築物，總樓面面積不多於 4,063 平方米，詳情請參考 List Of Structure。
5. 擬議用途的臨時貨倉，主要用作存放五金零件(參考下頁圖片)，不涉及任何機械加工程序及工場活動，不會帶來噪音。
6. 申請地點涉及 2 個輕型貨車上落貨車位，只作臨時上落貨用途；另設 2 個私家車停車位，供職員停泊的。
7. 申請地點可從深灣路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 3,920 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「康樂」。
2. 部份申請地點涉及一個先前的規劃許可編號 A/YL-LFS/510，批准作為期三年的臨時貨倉用途，由於之前因為早前未能如期履行規劃許可附帶的規劃條件，以及申請範圍改變，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
3. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
4. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 擬議臨時貨倉的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。
6. 擬議發展只涉及 2 個私家車停車位；及 2 個輕型貨車的上落貨車位，不涉及任何中型或重型貨車，不會加重深灣路的交通負荷。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約第 2019 號 (部分)、第 2037 號 (部分)、第 2038 號 (部分)、第 2039 號 (部分)、第 2048 號 (部分)、第 2049 號 (部分)、第 2054 號 (部分)、第 2055 號 (部分)、第 2056 號、第 2058 號 (部分)、第 2061 號 (部分)、第 2065 號及毗連政府土地作為期三年的臨時貨倉 (危險品倉庫除外)。

擬議發展計劃的各方面影響

1. 土地行政

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

2. 擬議發展的入口

申請地點可從深灣路經一條鄉村地區道路前往，設兩個出入口，每個出入口設有約 8 米闊的大閘讓車輛駛進臨時貨倉。

3. 擬議發展的交通安排

申請用途只提供 2 個輕型貨車的上落車位，供送貨司機使用；另設 2 個私家車車位，供職員停泊。

4. 環境方面

申請人會按照環保署對臨時上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時貨倉，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途涉及一個洗手間，位於構築物 1 內，申請人將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約第 2019 號(部分)、第 2037 號(部分)、第 2038 號(部分)、第 2039 號(部分)、第 2048 號(部分)、第 2049 號(部分)、第 2054 號(部分)、第 2055 號(部分)、第 2056 號、第 2058 號(部分)、第 2061 號(部分)、第 2065 號及毗連政府土地作為期不超過三年的臨時貨倉(危險品倉庫除外)。



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

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

擬議申請用途：臨時貨倉（危險品倉庫除外）（為期3年）

丈量和地段編號：新界元朗流浮山丈量約份第129約多個地段及毗連政府土地

預計 私家車 進出流量報告
(星期一至星期六)

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

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

擬議申請用途：臨時貨倉（危險品倉庫除外）（為期3年）

丈量和地段編號：新界元朗流浮山丈量約份第129約多個地段及毗連政府土地

預計 輕型貨車 進出流量報告
(星期一至星期六)

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

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

Urgent Return receipt Expand Group Restricted Prevent Copy

Belva Yuen King TONG/PLAND

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2026年03月06日星期五 17:57
收件者: tpbpd/PLAND
副本: Belva Yuen King TONG/PLAND
主旨: A/YL-LFS/602_申請文件
附件: 申請表格_P.5.pdf; planning statement.pdf; List of Structures.pdf; 申請表格_P.3.pdf;
DD129_2065_Layout_Plan_20260306.pdf; 申請表格_P.10.pdf

類別: Internet Email

城規會：

您好。

有關規劃申請編號：A/YL-LFS/602：現附上更改過的申請文件，請查收。

這電郵將取代 2026 年 3 月 6 日 15:47 的電郵。

謝謝！

如有什麼問題或查詢，請隨時聯絡我。

Ms Chong
([REDACTED])

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 Recreation
(f) Current use(s) 現時用途	臨時貨倉 (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
就土地擁有人同意/通知土地擁有人陳述**

(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)

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（危險品倉庫除外）（為期 3 年） Temporary Warehouse (Excluding Dangerous Goods Godown) 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	1542sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2378sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4063sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4063sq.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) Please refer to List of Structure	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Gist of Application 申請摘要

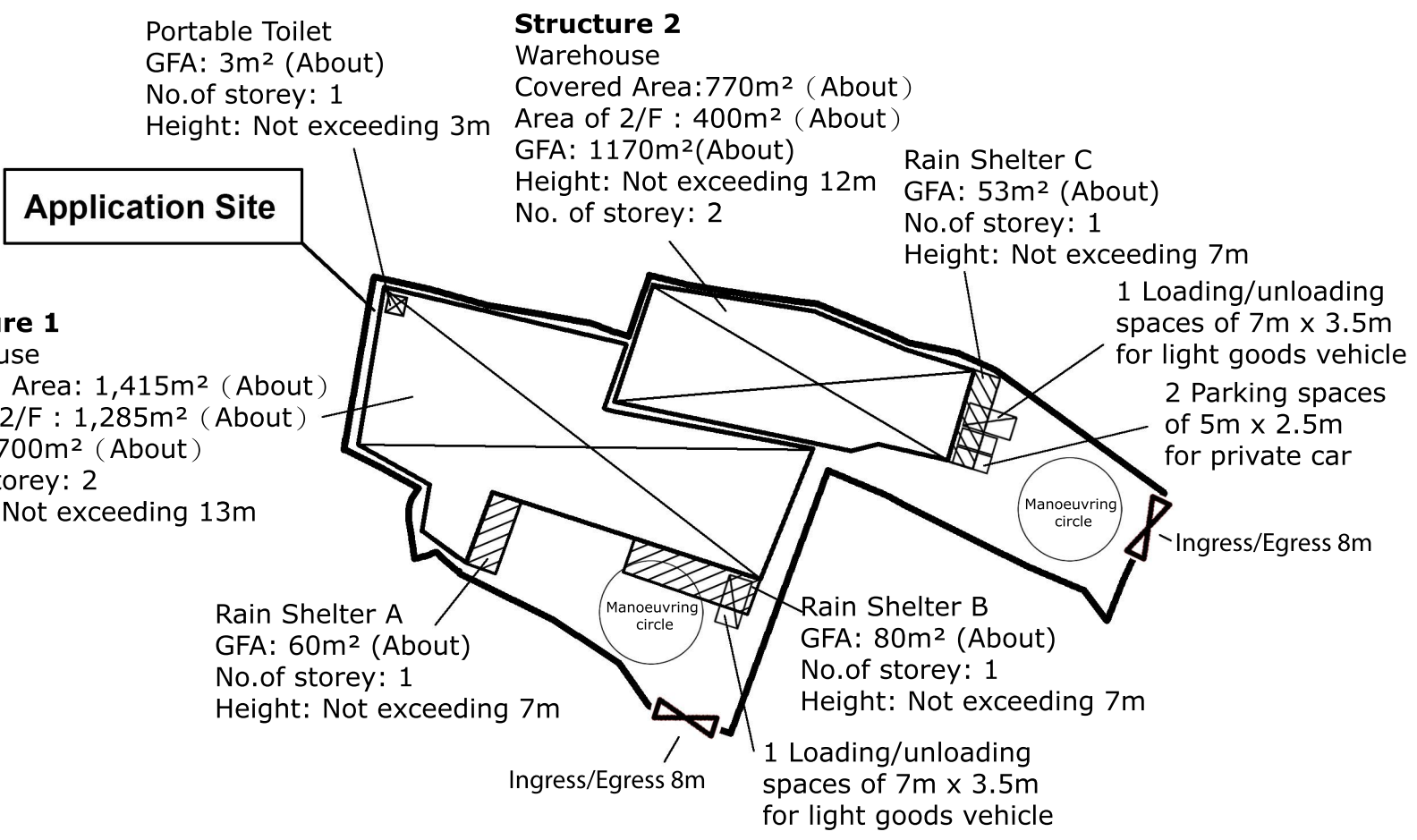
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129約第2019號(部分)、第2037號(部分)、第2038號(部分)、第2039號(部分)、第2048號(部分)、第2049號(部分)、第2054號(部分)、第2055號(部分)、第2056號、第2058號(部分)、第2061號(部分)、第2065號及毗連政府土地 Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	3920 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 11 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	康樂 Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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/發展的規畫許可續期為期 <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(危險品倉庫除外)(為期3年) Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years

List of Structures

Structure No.	Usage	Covered Area (m ²)	GFA (m ²)	Proposed Height
1	Warehouse & Portable Toilet	1415	2700	Not Exceeding 13 m ; 2 Storey
2	Warehouse	770	1170	Not Exceeding 12 m ; 2 Storey
3	Rain Shelter A	60	60	Not Exceeding 7 m ; 1 Storey
4	Rain Shelter B	80	80	Not Exceeding 7 m ; 1 Storey
5	Rain Shelter C	53	53	Not Exceeding 7 m ; 1 Storey
Total		2,378	4,063	



Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 2019(Part), 2037(Part), 2038(Part), 2039(Part), 2048(Part), 2049(Part), 2054(Part), 2055(Part), 2056, 2058(Part), 2061(Part), 2065 in D.D. 129 and Adjoining Government Land , Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:
20260306

Remarks 備註:

	Light goods vehicle
	Private car
	Structure
	Rain Shelter

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗流浮山丈量約份第 129 約第 2019 號(部分)、第 2037 號(部分)、第 2038 號(部分)、第 2039 號(部分)、第 2048 號(部分)、第 2049 號(部分)、第 2054 號(部分)、第 2055 號(部分)、第 2056 號、第 2058 號(部分)、第 2061 號(部分)、第 2065 號及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉(危險品倉庫除外)。
2. 申請地點位於元朗流浮山的深灣路附近，在《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃為「康樂」用途。
3. 申請地盤面積為約 3,920 平方米，上蓋總面積為 2,378 平方米，露天地方面積為 1,542 平方米，上蓋覆蓋率為 60.7%。
4. 申請地點將設有 5 個構築物，總樓面面積不多於 4,063 平方米，詳情請參考 List Of Structure。
5. 擬議用途的臨時貨倉，主要用作存放五金零件(參考下頁圖片)，不涉及任何機械加工程序及工場活動，不會帶來噪音。
6. 申請地點涉及 2 個輕型貨車上落貨車位，只作臨時上落貨用途；另設 2 個私家車停車位，供職員停泊的。
7. 申請地點可從深灣路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 3,920 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「康樂」。
2. 部份申請地點涉及一個先前的規劃許可編號 A/YL-LFS/510，批准作為期三年的臨時貨倉用途，之前申請人已履行規劃許可的附帶規劃條件，但由於申請範圍有變化，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
3. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
4. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 擬議臨時貨倉的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。
6. 擬議發展只涉及 2 個私家車停車位；及 2 個輕型貨車的上落貨車位，不涉及任何中型或重型貨車，不會加重深灣路的交通負荷。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約第 2019 號 (部分)、第 2037 號 (部分)、第 2038 號 (部分)、第 2039 號 (部分)、第 2048 號 (部分)、第 2049 號 (部分)、第 2054 號 (部分)、第 2055 號 (部分)、第 2056 號、第 2058 號 (部分)、第 2061 號 (部分)、第 2065 號及毗連政府土地作為期三年的臨時貨倉 (危險品倉庫除外)。

擬議發展計劃的各方面影響

1. 土地行政

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

2. 擬議發展的入口

申請地點可從深灣路經一條鄉村地區道路前往，設兩個出入口，每個出入口設有約 8 米闊的大閘讓車輛駛進臨時貨倉。

3. 擬議發展的交通安排

申請用途只提供 2 個輕型貨車的上落車位，供送貨司機使用；另設 2 個私家車車位，供職員停泊。

4. 環境方面

申請人會按照環保署對臨時上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時貨倉，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途涉及一個流動洗手間，位於構築物 1 內，申請人會安排清潔公司定期來吸糞，不會影響周邊環境。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約第 2019 號(部分)、第 2037 號(部分)、第 2038 號(部分)、第 2039 號(部分)、第 2048 號(部分)、第 2049 號(部分)、第 2054 號(部分)、第 2055 號(部分)、第 2056 號、第 2058 號(部分)、第 2061 號(部分)、第 2065 號及毗連政府土地作為期不超過三年的臨時貨倉(危險品倉庫除外)。

五金零件 參考圖片





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

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Belva Yuen King TONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2026年03月20日星期五 9:21
副本: Belva Yuen King TONG/PLAND
主旨: 轉寄: A/YL-LFS/602 -回應部門意見
附件: A_YL-LFS_602_回應部門意見.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, March 19, 2026 5:32 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/YL-LFS/602 -回應部門意見

From: Chong Hermose <[REDACTED]>
Sent: Thursday, March 19, 2026 4:48 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: A/YL-LFS/602 -回應部門意見

城規會/規劃處：

大家好。

有關 s16 No. A/YL-LFS/602，現附上申請人回應部門意見，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
([REDACTED])

Planning Application No. A/YL-LFS/602

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Antiquities and Monuments Office	
(a)	As the application site is situated within the Lau Fau Shan Site of Archaeological Interest, the applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.	There is no ground excavation for the temporary warehouse for storage.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/321	Proposed Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 Years)	REC	6.7.2018 (Revoked on 6.12.2020)
2	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
3	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years	REC	5.4.2024

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/26	Temporary Open Storage of Construction Materials (12 months)	REC & CPA	24.7.1998 (on Review)	(1), (2), (4) to (6)
2	A/YL-LFS/38	Proposed Temporary Open Storage of Construction Materials (12 months)	REC	5.2.1999	(1), (2), (4) to (6)
3	A/YL-LFS/123	Temporary Open Storage of Recycling Plastic Materials and Workshop (3 years)	REC	14.1.2005	(1) to (3) & (6)
4	A/YL-LFS/134	Temporary Plastic Recycling Workshop (3 years)	REC	15.7.2005	(1), (3) & (6)

Rejection Reasons

1. Not in line with the planning intention.
2. Not compatible with the surrounding areas.
3. Not in line with the then TPB PG-No. 13C.
4. Insufficient information to demonstrate no adverse traffic impact.
5. Insufficient information to demonstrate no adverse drainage impact.
6. Undesirable precedent.

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	29.10.2021 (Revoked on 29.7.2023)
2	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	9.9.2022 (Revoked on 9.12.2023)
3	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	23.9.2022
4	A/YL-LFS/442	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	11.11.2022
5	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	25.11.2022 (Revoked on 25.11.2023)
6	A/YL-LFS/449	Temporary Warehouse for Storage of Construction Materials and Engineering Machineries with Ancillary Workshop for a Period of 3 Years	REC	3.2.2023
7	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	17.3.2023
8	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years	REC	31.3.2023
9	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	23.6.2023 (Revoked on 23.12.2024)
10	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	11.8.2023 (Revoked on 11.2.2024)
11	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	11.9.2023 (Revoked on 11.6.2025)
12	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years	REC	27.10.2023 (Revoked on 27.10.2024)
13	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	22.12.2023 (Revoked on 22.9.2025)
14	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	22.12.2023 (Revoked on 22.6.2025)
15	A/YL-LFS/538	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	20.12.2024

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
16	A/YL-LFS/554	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	5.9.2025
17	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	20.6.2025
18	A/YL-LFS/558	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	REC	4.7.2025
19	A/YL-LFS/582	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	REC	23.1.2026
20	A/YL-LFS/591	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	6.2.2026

Government Bureau/Departments' General Comments

1. Land Administration

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

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

2. Traffic

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

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

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. 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) 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

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

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- (c) The applicant should note his advisory comments at **Appendix IV**.

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- (b) 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 submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.

- (c) Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that approval condition(s) be stipulated requiring the applicant to submit a drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.

5. **Fire Safety**

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

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

6. **Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority 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.
- (b) The applicant should note his advisory comments at **Appendix IV**.

7. **Project Interface**

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

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

8. **Archaeological and Heritage Conservation**

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE/AMO, DEVB):

The Site is situated within the Lau Fau Shan Site of Archaeological Interest (SAI) (**Plan A-1a**). After reviewing the location and scope of the applied use, the AMO has no in-principle objection to the captioned planning application from both the archaeological and

built heritage conservation perspectives. Notwithstanding, the applicant should note his advisory comments detailed in **Appendix IV**.

9. District Officer's Comments

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

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

10. Other Departments' Comments

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

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

built heritage conservation perspectives. Notwithstanding, the applicant should note his advisory comments detailed in **Appendix IV**.

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- (c) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises government land (GL) and Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 11m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
 - (ii) the following lot(s) is covered by Short Term Waivers (STW) are listed below:

STW Nos.	Lot Nos. (in D.D. 129)	Use
3424	2065	Plastic Recycle Workshop
4963	2019	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet

- (iii) the lot owner(s) shall apply to his office for STW(s) and Short Term Tenancy(s) (STT(s)) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of GL. The STW holder(s) will need to apply to his office for modification of the existing STW(s) conditions where appropriate. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied 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) that no workshop activity is allowed at the Site at any time during the planning approval period;
 - (ii) to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - (iii) 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;

- (iv) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (v) to meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- (i) 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; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road from Deep Bay Road to the Site is not under HyD's maintenance jurisdiction and HyD will not take up the maintenance responsibility of the access. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an

acceptance of any existing building works or UBW on the Site under the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (j) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works. The applicant is also required to inform AMO the works schedule for AMO to conduct site inspection as and when necessary.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月29日星期日 5:32
收件者: tpbpd/PLAND
主旨: A/YL-LFS/602 DD 129 Lau Fau Shan Recreation
類別: Internet Email

A/YL-LFS/602

Lots 2019 (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2048 (Part), 2049 (Part), 2054 (Part), 2055 (Part), 2056, 2058 (Part), 2061(Part)

Site area: About 3,920m² (Includes Government Land of about 11 sq. m)

Zoning: "Recreation"

Applied Use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

Despite a history of failure to implement conditions, 510 was STREAMLINED WITH NO QUESTIONS ASKED on 5 Apr 2024.

Despite referring this to Fire Services, there is no mention in the paper that an inspection was actually conducted.

Even though the operator had claimed that all conditions had been complied with, this was obviously not the case as there were a number of extensions of time. No indication that approval was subsequently revoked.

This application states that *"Part of the application site involves a previous Planning Permit No. A/YL-LFS/510, approved for a three-year temporary warehouse use. **Due to previous failure to fulfill the planning conditions** attached to the planning permit and changes in the application scope, **the applicant has resubmitted** this application to request the Town Planning Board to approve a three-year planning permit."*

With regard to the additional lots, there is no record of any previous approval for brownfield operations but the applicant refers to land being filled in.

So multiple examples of illegal activity and failure to abide by the REGULATIONS OF THE HKSAR.

In lieu of the disastrous fire at Tai Po and more recent fires at a number of warehouse sites, there is no justification to approve this application.

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Mary Mulvihill

From: [REDACTED]
To: hkfsdenq <hkfsdenq@hkfsd.gov.hk>
Date: Friday, 15 March 2024 10:29 PM HKT
Subject: Re: A/YL-LFS/510 DD 129 Lau Fau Shan Recreation

Dear Anonymous,

I am surprised that you are not familiar with access records via the government websites. The records for applications can be found on:

<https://www.ozp.tpb.gov.hk/?page=search&searchType=identify&type=perm&caseNo=A%2FH5K%2F509&layers=perm-1&lang=en>

<https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fYL-LFS%2f510&lang=EN&ext=pdf&dType=in>

Regards

Mary

From: hkfsdenq <hkfsdenq@hkfsd.gov.hk>
To: [REDACTED]
Date: Friday, 15 March 2024 12:26 PM HKT
Subject: Re: A/YL-LFS/510 DD 129 Lau Fau Shan Recreation

Dear Sir/Madam,

Thank you for your preceding email.

In general, enforcement action will be taken by the Fire Services Department against fire hazards, such as locked exit at means of escape, obstruction caused by articles or things at means of escape, defective/lack of maintenance of fire service installations, over-storage of dangerous goods, etc.

On the other hand, whether your mentioned situation would materially increase the danger to life or property during the outbreak of fire or the occurrence of any other calamity is left to be determined without an on-site investigation being conducted by our officer. In order to facilitate our investigation, may I solicit your kind assistance to provide more details of the situation, such as the address of the building / location of the suspected fire hazards, please.

This email account (hkfsdenq@hkfsd.gov.hk) is for general enquiry or complaint only. In case of emergency, please call 999.

Fire Services Department

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From: [REDACTED]
To: hkfsdenq@hkfsd.gov.hk, dfs <dfs@hkfsd.gov.hk>
Date: 15/03/2024 12:01
Subject: Re: AYL-LFS/510 DD 129 Lau Fau Shan Recreation

Dear Anonymous,

The issue is that DFS does not oppose approval of applications when there is a history of non compliance with Fire regulations.

It is quite clear that there are two standards here. For urban residents there are regular inspections and legal action taken if items are left in corridors, etc.

Meanwhile in NT large operations are allowed to continue in business despite not having adequate fire prevention in place.

Re release of toxins, this is fire related as the toxins are released when the materials are on fire.

Regards
Mary

From: hkfsdenq <hkfsdenq@hkfsd.gov.hk>
To: [REDACTED]
Date: Friday, 15 March 2024 8:02 AM HKT
Subject: Re: AYL-LFS/510 DD 129 Lau Fau Shan Recreation

Dear Sir/Madam,

Thank you for your preceding email.

Please inform this department is responsible for follow-up action should there be any further information regarding the existence of any fire hazards, such as locked exit / obstruction caused by articles or things at means of escape in respect of buildings, defective/lack of maintenance of fire service installations, over-storage of dangerous goods, etc.

Please be informed that the issue regarding suspected release of toxic fumes maybe under the jurisdiction of Environmental Protection Department(EPD). You may contact the respective department by the following means:

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Telephone : [REDACTED]

E-mail : enquiry@epd.gov.hk

Hong Kong Fire Services Department

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>, dfs <dfs@hkfsd.gov.hk>

Date: 15/03/2024 01:59

Subject: AYL-LFS/510 DD 129 Lau Fau Shan Recreation

AYL-LFS/510

Lots 2019 (Part), 2037 (Part), 2054 (Part) and 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area: About 1,430m²

Zoning: "Recreation"

Applied Use: Warehouse for Storage of Plastic / 3 Vehicle Parking

Dear TPB Members,

Again conditions of 392 not fulfilled but applicant is back with a larger footprint.

It is absolutely shocking that both government depts and board members continue to rubber stamp operations that are in breach in regulations, particularly FIRE. This is an operation that involves materials that can emit extremely toxic fumes.

Every week there are media reports of fires at brownfield operations. This week's episode resulted in three people injured, one with 100% burns.

If fire conditions are involved in this operation, then, at the risk of being arrested for finding fault with government apparatus, one has to point out that further approval is an abrogation of the responsibility to give precedence to the interests and safety of the community.

As it is clear that there is no genuine intention to ensure that conditions are complied with then in the interest of 'streamlining' the process, it is time they are eliminated, particularly that for FIRE as it is the most abused condition.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 April 2021 3:35 AM HKT
Subject: A/YL-LFS/392 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

Despite The Director of Environmental Protection (DEP) did not support the application as there were sensitive receivers in the vicinity of the site and environmental nuisance was expected.

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application in that the proposed use and extensive hard paving was incompatible with the environment and surrounding landscape character, members approved the 321 application. Plan D: Nonetheless, there was no environmental complaint against the site in the past three years - indicating that the operation had continued without approval

After NINE extensions of time, approval was revoked for non compliance with drainage and fire conditions.

But mo man tai, just resubmit the application and operator can continue to contaminate an ecological sensitive area close to CPA and the shoreline.

Perhaps members would care to raise some questions this time?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 12, 2018 2:42:39 AM
Subject: A/YL-LFS/321 DD 129 Lau Fau Shan Recreation

A/YL-LFS/321
Lots 2019 (Part) and 2037 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
Site area : About 1,280m²
Zoning : "Recreation"

Urgent Return receipt Expand Group Restricted Prevent Copy

Applied Use : Warehouse for Storage of Plastic / 3 Vehicle Parking

Dear TPB Members,

This site has a long history of rejections, the most recent in 2005 so it appears that for two decades there have been unapproved brownfield operations.

The current application to legitimize these operations is totally inappropriate as the planning intention of the "REC" zone is to encourage the development of active and/or passive recreation and tourism/eco-tourism.

Members must reject this application as approval would reward illegal operations and create an undesirable precedent.

Mary Mulvihill