

This document is reserved for the use of the Town Planning Board only upon receipt of all the required information and documents.  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

1 NOV 2022

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 Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

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

### **填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2202710 20/10 by post

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	A1H5K 1421
	Date Received 收到日期	1 NOV 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

海暉物流有限公司

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

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

許幸如

## 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)	新界元朗廈村丈量約份第125約地段第1816號、第1817號、第1818號、第1819號(部分)、第1820號、第1821號、第1822號、第1823號、第1824號B分段餘段(部分)及第1825號(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 ..... 6432.3 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 234.9 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 278 ..... 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	洪水橋及廈村分區計劃大綱核准圖 (S/HSK/2)
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府、機構或社區」、「休憩用地」、 「住宅 (甲類)3」及「道路」。
(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>

於 05/10/2022 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>

於 27/10/2022 (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／或有關係的鄉事委員會<sup>&</sup>

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  
 位於鄉郊地區土地上及/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, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/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

擬議臨時露天存放貨櫃連附屬物流用途、  
 汽車維修工場、修理貨櫃工場及停泊貨櫃  
 拖頭用途

(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

☒ year(s) 年 ..... 3  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 6197.4 ..... sq.m ☐ About 約  
 Proposed covered land area 擬議有上蓋土地面積 ..... 234.9 ..... sq.m ☐ About 約  
 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....  
 Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☐ About 約  
 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 234.9 ..... sq.m ☐ About 約  
 Proposed gross floor area 擬議總樓面面積 ..... 234.9 ..... sq.m ☐ 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)  
 詳情請見附頁

## 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 ..... 3  
 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 .....  
 Heavy Goods Vehicle Spaces 重型貨車車位 .....  
 Others (Please Specify) 其他 (請列明) .....  
 上落貨櫃車拖架車位 ..... 5

Proposed operating hours 擬議營運時間

星期一至星期六，上午八時至晚上八時，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?	Yes 是     No 否	<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)) 可經由屏廈路到達申請地點 <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"/>																														
(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?	Yes 是     No 否	<input type="checkbox"/> Please provide details 請提供詳情   <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是     No 否	<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 <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 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"/>
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)</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>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(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>

**7. Justifications 理由**

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


可參閱附頁申請理由

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

HUI HANG YU

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

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

Date 日期

06/10/2022

(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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗廈村丈量約份第125約地段第1816號、 第1817號、第1818號、第1819號(部分)、第1820號、 第1821號、第1822號、第1823號、第1824號B分段餘段(部分) 及第1825號(部分)和毗連政府土地
Site area 地盤面積	6432.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	洪水橋及廈村分區計劃大綱核准圖 (S/HSK/2)
Zoning 地帶	「政府、機構或社區」、「休憩用地」、 「住宅(甲類)3」及「道路」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時露天存放貨櫃連附屬物流用途、 汽車維修工場、修理貨櫃工場及停泊貨櫃 拖頭用途

(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	234.9 <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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3-6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	% <input 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		3
	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)		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		5
	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) 上落貨櫃車拖架車位		5

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
場地大綱圖、場地位置圖、排水建議計劃圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
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。



## 申請理由

申請地點位於新界元朗廈村丈量約份第125約地段第1816號、第1817號、第1818號、第1819號(部分)、第1820號、第1821號、第1822號、第1823號、第1824號B分段餘段(部分)及第1825號(部分)和毗連政府土地，面積為6432.3平方米，由海暉物流有限公司提出申請，作為期三年的擬議臨時露天存放貨櫃連附屬物流用途、汽車維修工場、修理貨櫃工場及停泊貨櫃拖頭用途。申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「政府、機構或社區」、「休憩用地」、「住宅(甲類)3」及「道路」地帶內。

申請地點共涉及十幅相連的私人土地和毗連政府土地。申請地點地型不規則，近似長方型，涉及政府土地的面積約278平方米，總面積為6432.3平方米。申請人已進行了合理步驟，於提交前已於地點當眼位置張貼通告，並將通告郵寄到有關鄉事委員會張貼，以通知申請地點內的土地擁有人有關申請發展事宜。

按規劃署記錄，在申請地點所在的同一「政府、機構或社區」、「休憩用地」、「住宅(甲類)3」及「道路」地帶內，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/187，臨時露天存放貨櫃連附屬物流用途、汽車維修工場、修理貨櫃工場及停泊貨櫃拖頭（為期3年），於18/10/2019在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/37，臨時倉庫(傢俬)連附屬辦公室（為期3年），於12/01/2018在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/1047，臨時露天存放建築物料連附屬辦公室（為期3年），於30/09/2016在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/829，臨時預製建築組件製造工場連附屬露天存放、貨倉及辦公室，於25/10/2013在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HT/717，臨時露天存放貨櫃的規劃許可續期（為期3年），於18/03/2011在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/532，臨時露天存放貨櫃（為期3年），於07/03/2008在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/379，臨時露天存放貨櫃（為期3年），於18/03/2005在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/222，臨時露天存放貨櫃（為期3年），於01/02/2002在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HT/46，臨時露天存放貨櫃（為期3年），於20/11/1998在有條件下批給臨時性質的許可。

場地早年發展作臨時露天存放貨櫃連附屬物流用途、汽車維修工場、修理貨櫃工場及停泊貨櫃拖頭用途，（檔案編號：A/HSK/187），是次申請會按實際使用範圍修正，減少了兩幅私人土地。由於申請地點過去已取得許可發展，已進行了地基平整，地面鋪築成硬地表，容易去水。此外，所有基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

過去的申請取得許可後，場地已落實過所有附帶條件工程，已履行的工程包括：綠化、排水、消防及設置圍欄等工作。這些工程均獲有關方面接納，對保護環境有積極正面作用。是次申請的渠務建議計劃及消防裝置建議計劃均沿用前申請（檔案：A/HSK/187）繼續執行。申請地點毗連東邊，有物流場地必須借用申請地點的部份範圍作行車通道；西邊則作行車通道，故東邊及西邊部份邊界不會設置圍板。

申請人會委託專業管理公司進行管理，對已實施的附帶條件工程設備提供維修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

此申請標題為臨時露天存放貨櫃連附屬物流用途、汽車維修、修理貨櫃及停泊貨櫃拖頭，主要發展以貯放貨櫃和物流處理。貯放貨櫃用途，即單純存放貨櫃，會按貨櫃業使用者守則進行運作，申請地點存放並堆疊的貨櫃高度不會超過八個貨櫃疊起的高度。物流方面，主要將貨櫃內的物品分類再交由貨車運走。貯放及物流工作整齊簡單，不含有害廢料或污染物。

申請地點設計簡單，共設四個不同區域：「露天存放貨櫃範圍」、「物流範圍」、「修理及停泊貨櫃拖頭範圍」及「汽車維修及露天存放貨櫃範圍」。「露天存放貨櫃範圍」用作儲存貨櫃，該區內儲物高度限制在 8 個貨櫃的堆疊高度，佔面積約 630 平方米，佔申請地點約 9.8% 土地；「物流範圍」用作貨物分類及包裝，佔面積約 1530 平方米，佔申請地點約 23.8% 土地；「修理及停泊貨櫃拖頭範圍」作停泊貨櫃拖頭及修理貨櫃，佔面積約 1170 平方米，佔申請地點約 18% 土地；「汽車維修及露天存放貨櫃範圍」作儲存貨櫃及維修汽車，該區內儲物高度限制在 8 個貨櫃的堆疊高度，佔面積約 740 平方米，佔申請地點約 11.5% 土地。

場地共有兩個上蓋物，標籤為1及2號，分別用作避雨棚及電錶房。兩個上蓋物合共佔積為 234.9 平方米，樓面面積為 234.9 平方米，佔此申請範圍約 3.7% 土地。上蓋物即場地設計圖內所示，場地內有交叉的方格。

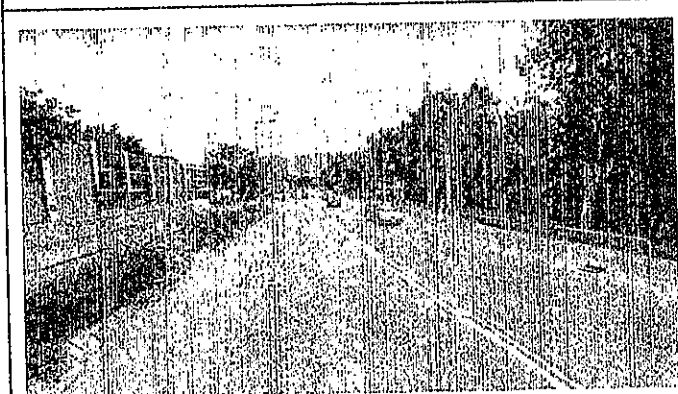
上蓋物1，樓高1層，高度約6米，佔面積228.8平方米，樓面面積為228.8平方米，是一個以金屬搭建的避雨棚，能為極端天氣物流裝卸貨提供一定保障，保證倉庫正常工作運轉儲物用途；上蓋物2，樓高1層，高度約3米，佔面積6.1平方米，樓面面積為6.1平方米，是一個以金屬搭建的電錶房。

餘下面積約 2362.3 平方米的土地，佔申請地點約 36.7%土地。這未有設定範圍會用作流動空間，同時借用予申請地點毗連東邊的物流場地作行車通道。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。流動空間即場地設計圖內的未有指示的空白部分。

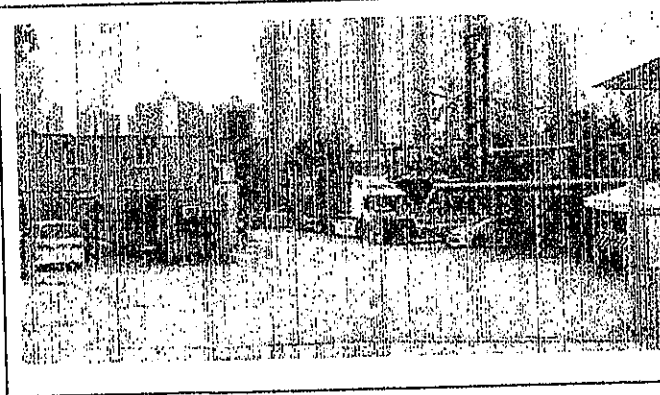
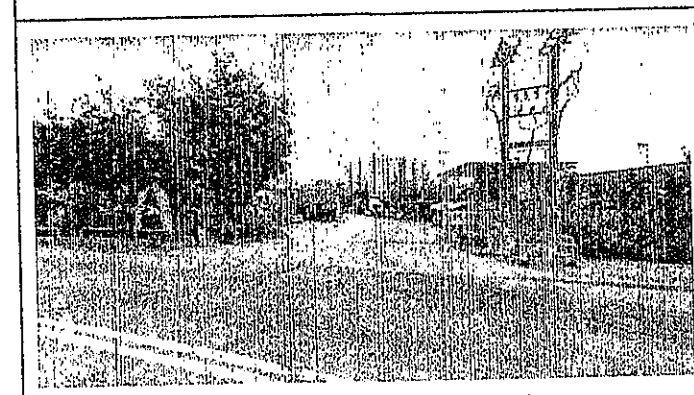
申請地點會以前申請（檔案A/HSK/187）的設計為基礎，設有三個訪客泊車位及五個貨櫃車拖架上落車位。訪客泊車位供訪客及員工使用，每個面積 2.5 米 x 5 米，上落貨車位則每個面積 16 米 x 3.5 米。

場面位於元朗廈村臨近天水圍區。出入口（閘門）設於場面西邊。出入口位置寬敞明確，可供消防車之類的緊急車輛進入，並連接行車通道接駁屏廈路，透過屏廈路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，已平整為混凝土地面，闊度近 20 米，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

屏廈路實況照片



行車通道實況照片



申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。另外，下午八時至翌日早上八時，不會進行夜間作業。

場地會有員工上下班車輛，員工車輛都屬私家車。員工上下班及午餐時間都會使用一次汽車。總體汽車用量極為輕微，對附近交通不會構成影響。場地內有足夠的車輛迴旋空間供車輛轉動，申請地點亦會嚴格規定，所有車輛不得在公共道路排隊等候，或以倒車方式進出公共道路。確保申請地點發展後，不會出現車輛輪候或阻塞交通的情況，不會對附近交通構成負面影響。申請地點可以完全控制貨物交收的運送時間，進入申請地點裝卸的貨櫃車都會在進場前由職員預約，故不會出現車輛輪候的情況。基於保安考慮，申請地點不歡迎閒雜車輛進入。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六						每小時車輛出入次數
	貨櫃車		貨車		私家車		
	入	出	入	出	入	出	
08:00 - 09:00	0	0	0	0	3	0	3
09:00 - 10:00	2	0	0	0	0	0	2
10:00 - 11:00	2	1	1	0	0	0	4
11:00 - 12:00	0	2	0	1	0	0	3
12:00 - 13:00	0	0	0	0	0	2	2
13:00 - 14:00	0	0	0	0	1	1	2
14:00 - 15:00	2	0	1	0	2	0	5
15:00 - 16:00	2	1	0	1	0	0	4
16:00 - 17:00	0	2	0	0	0	0	2
17:00 - 18:00	0	1	0	0	0	0	1
18:00 - 19:00	0	0	0	0	0	2	2
19:00 - 20:00	0	0	0	0	0	1	1

以上數字為預算車輛進出場地記錄，  
 假設當天附近地區沒有交通事故，進出場地車輛數量正常。

申請地點預計，開放時間每天每小時有最多約 5 架次的車輛進出，並沒有特別繁忙時間，每小時最多約有 3 架次的貨櫃車進出申請地點。申請地點共設有五個上落貨車位，供駐場貨櫃車或貨車輪候或上落貨使用，亦有足夠的訪客泊車位。同時，騰空了約 36.7% 土地作流動空間。申請地點最多只會有五輛貨櫃車或貨車使用，而且各有泊車位，確保不會出現車輛輪候的情況。

根據土地註冊處記錄，申請地點由十多幅相連的農地組成，地段為：新界元朗廈村丈量約份第 125 約地段第 1816 號、第 1817 號、第 1818 號、第 1819 號、第 1820 號、第 1821 號、第 1822 號、第 1823 號、第 1824 號 B 分段餘段、第 1825 號；租期由 1898 年 7 月 1 日起至往後的 75 年減三天，可續租 24 年。除了一般性的不得違法貿易條款外，並無其他限制。（可參閱：場地位置圖）

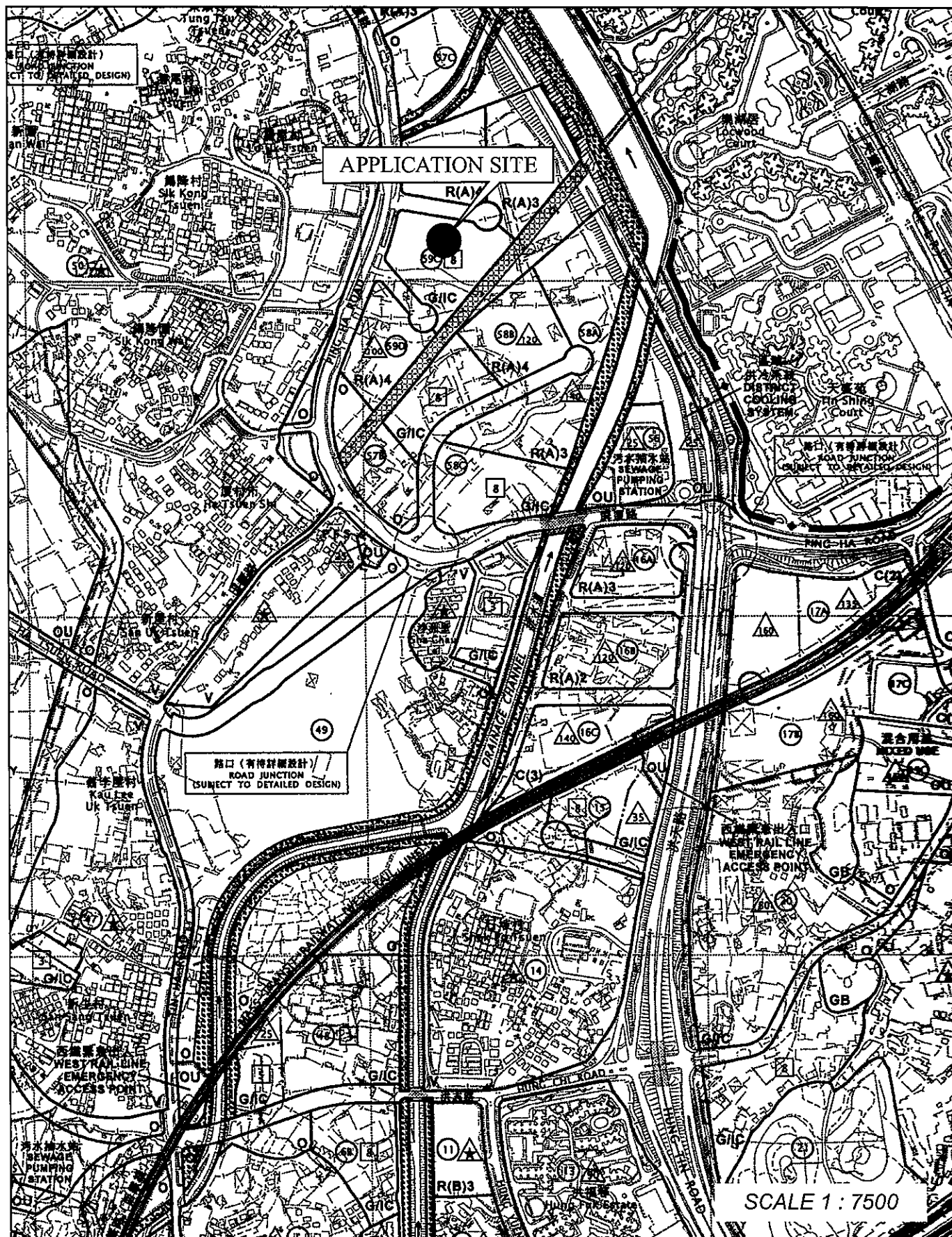
申請地點屬政府租契批租的舊批農地。此申請獲得通過後，申請人會依足規定，向地政處就場地內上蓋物，進行上蓋牌照申請，亦會就涉及政府土地進行短期租約申請。

此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。政府亦可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。

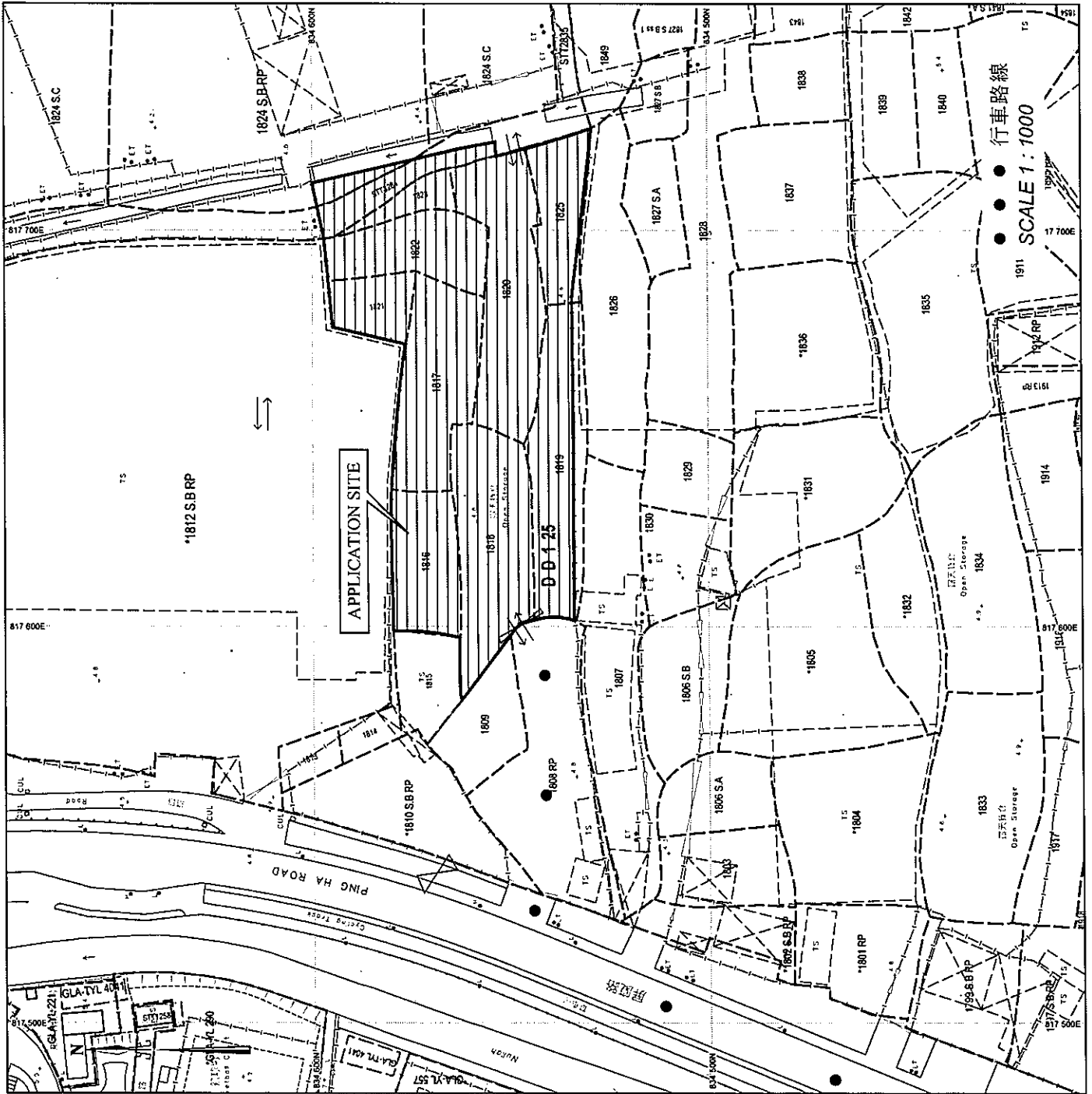
另外，業界對「露天貯物及港口後勤用途」有一定的需求，類似發展能製造就業機會，所以一直獲附近居民支持。申請地點位於物流業及貨櫃場雲集的地區，周圍多屬露天倉地或貨櫃場地。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展元朗西即洪水橋及廈村區，申請人最終須配合洪水橋及廈村分區計劃大綱圖的意願發展，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

## 場地大綱圖



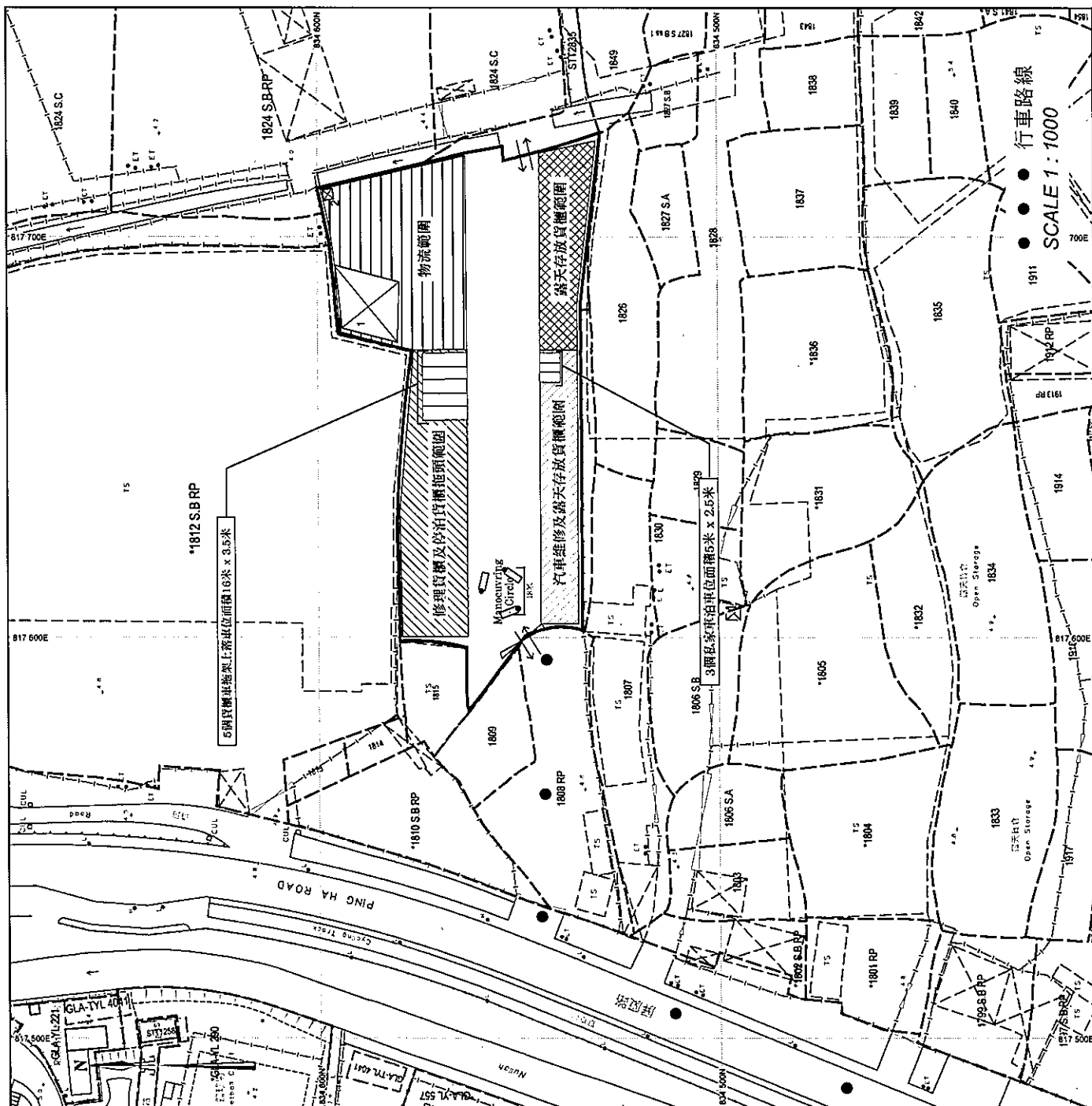
場地位置圖





# 場地設計圖

- 建築物(1)  
用途: 避雨棚  
建築物料: 以金屬搭建  
高度: 約6米  
層數: 1層  
面積: 約228.8平方米  
結構面積: 約228.8平方米
- 建築物(2)  
用途: 電鍍房  
建築物料: 以金屬搭建  
高度: 約3米  
層數: 1層  
面積: 約6.1平方米  
結構面積: 約6.1平方米



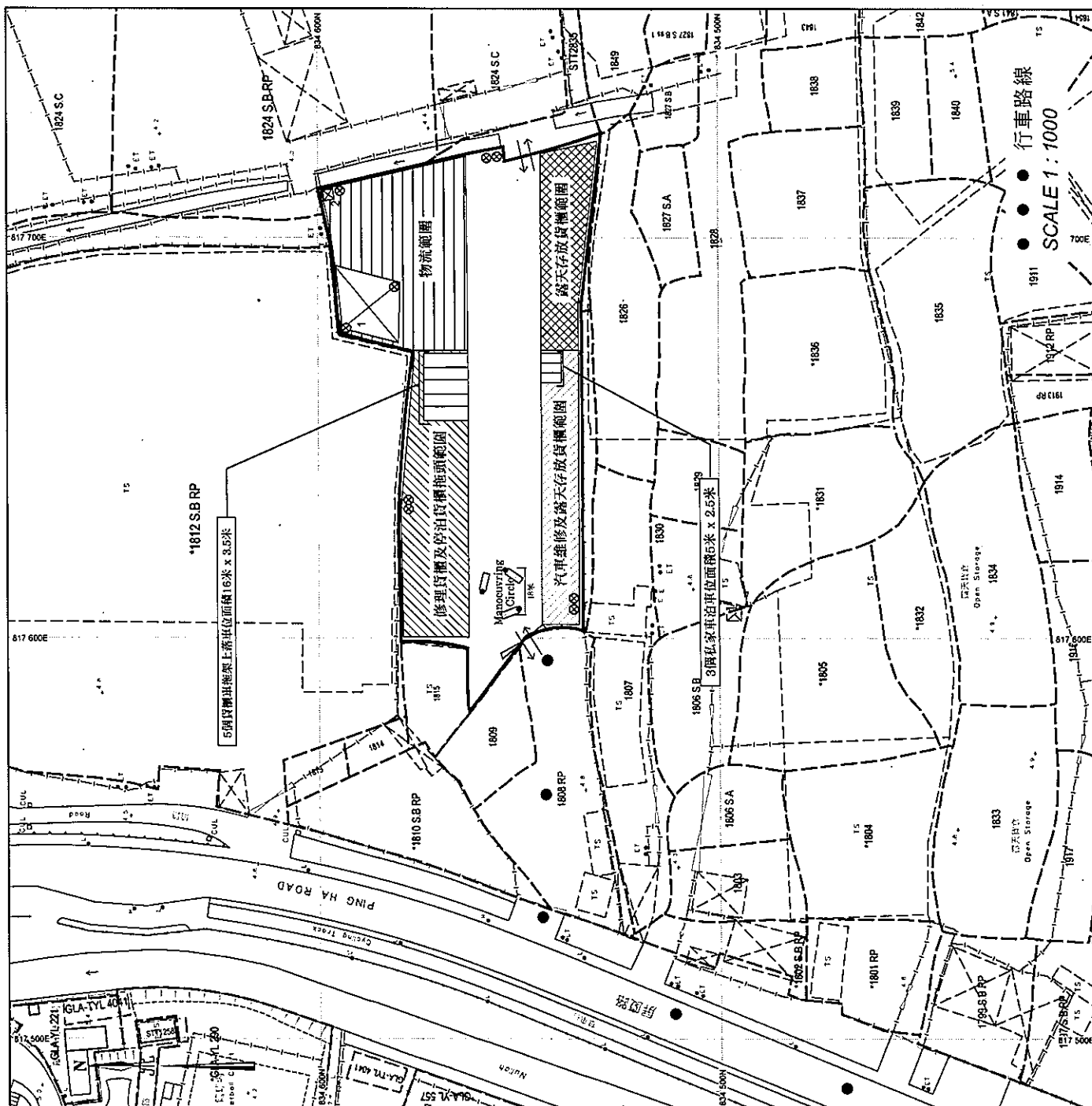
# 消防裝置建議計劃圖

構築物(1)  
用途: 避雨棚  
建築物料: 以金屬搭建  
高度: 約6米  
層數: 1層  
面積: 228.8平方米  
總樓面面積: 228.8平方米

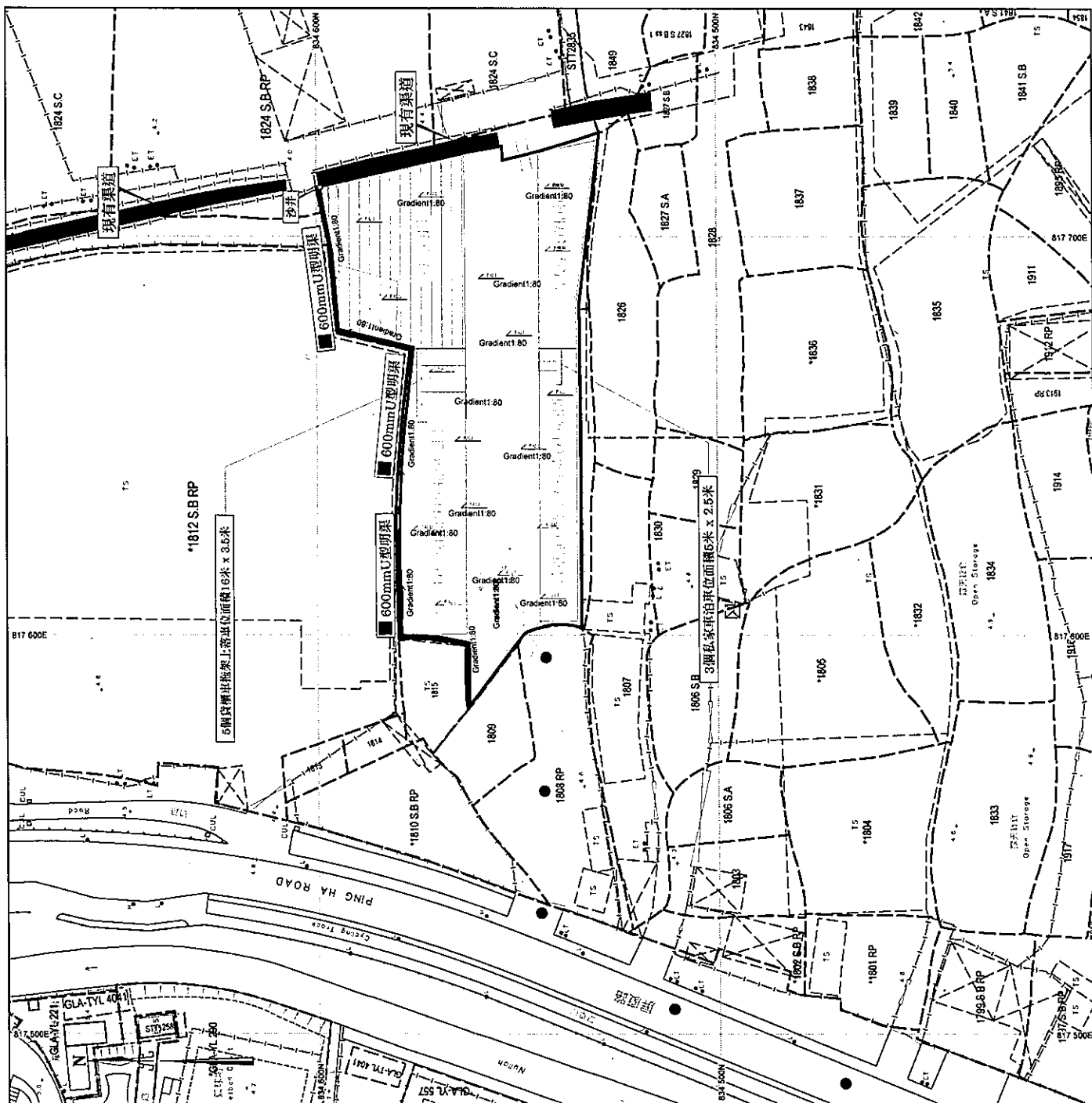
構築物(2)  
用途: 電錶房  
建築物料: 以金屬搭建  
高度: 約3米  
層數: 1層  
面積: 6.1平方米  
總樓面面積: 6.1平方米

## 四公斤乾粉滅火筒

共安裝九支四公斤乾粉滅火筒, 位置分別於場地四周及構築物附近, 每層約40米安裝兩支四公斤乾粉滅火筒。構築物(1)純用作避雨用途, 高約6米, 樓高一層, 佔面積228.8平方米, 樓面面積為228.8平方米; 構築物(2)純粹作電錶房用途, 高約3米, 樓高一層, 佔面積6.1平方米, 樓面面積為6.1平方米。申請場地位於屏廈路沿線, 不超過30米, 屏廈路屬南北行雙向道路, 闊度約10米, 可供緊急車輛進入如消防車。基於以上條件, 申請人建議在申請範圍內安裝九支四公斤乾粉滅火筒。



# 排水建議計劃圖



SCALE 1:1000

排水設施狀況

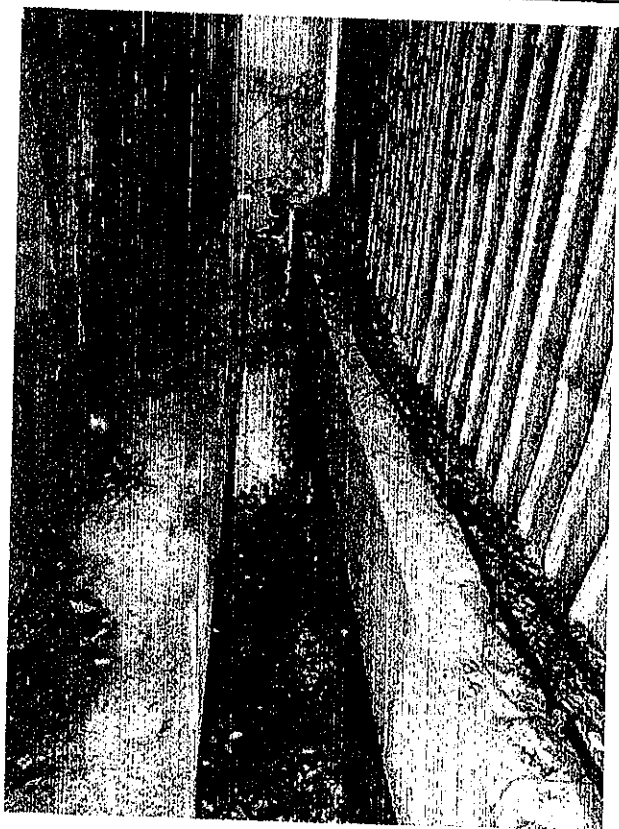
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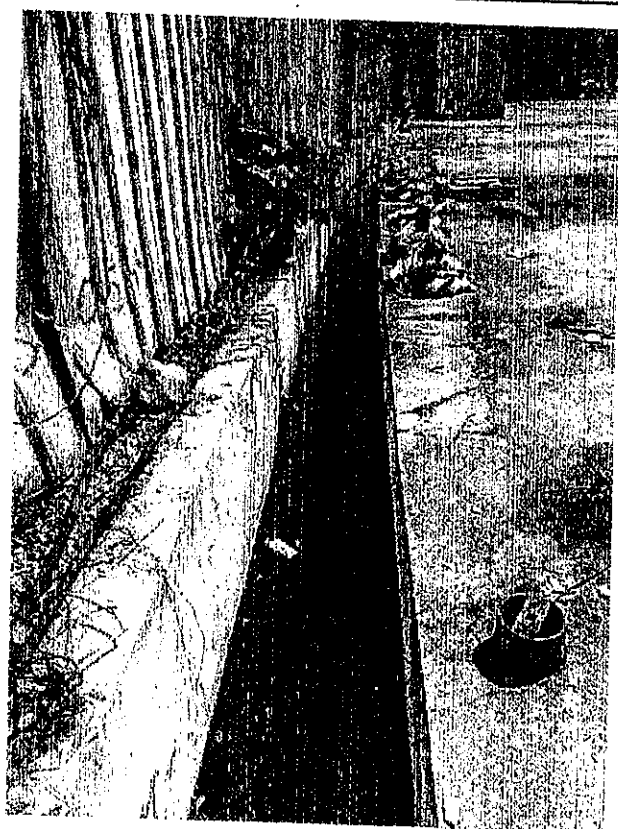
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3



4



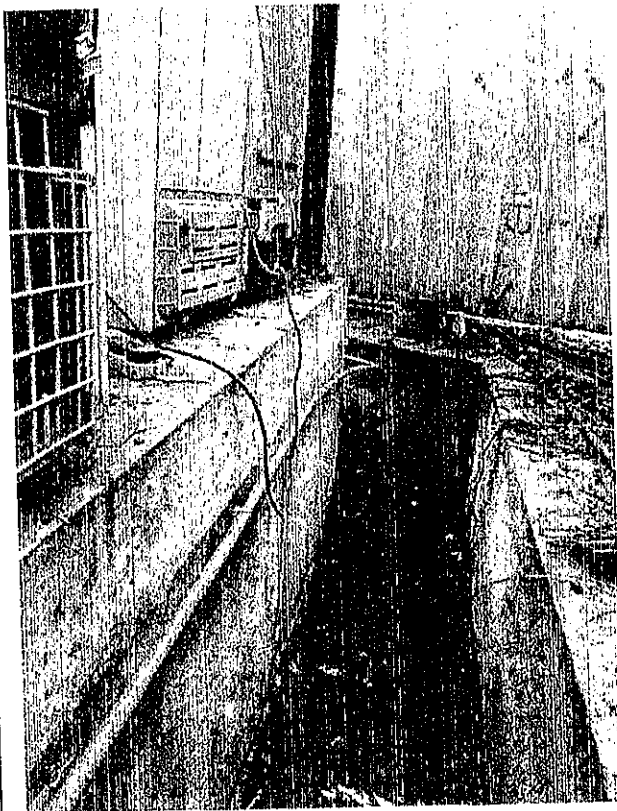
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6



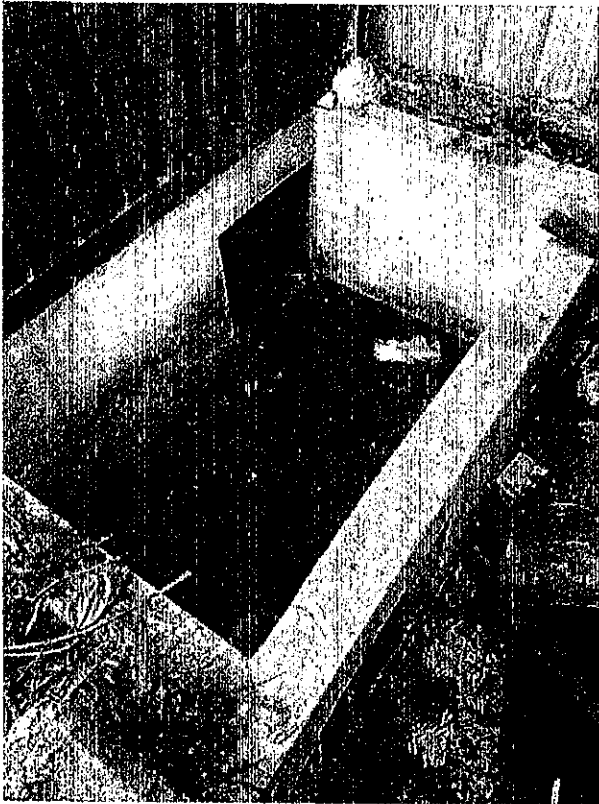
7



8



9



10



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Fw: A/HSK/421之申請文件**  
08/11/2022 09:07

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND  
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 08/11/2022 09:07 -----

From: tpbpd/PLAND/HKSARG  
To: tmylwdpo@pland.gov.hk  
Date: 07/11/2022 17:33  
Subject: Fw: A/HSK/421之申請文件

----- Forwarded by tpbpd/PLAND/HKSARG on 07/11/2022 17:33 -----

From: Danny Hoi Hei NG/PLAND/HKSARG  
To: Town Planning Board <tpbpd@pland.gov.hk>  
Date: 07/11/2022 16:53  
Subject: Fw: A/HSK/421之申請文件

----- Forwarded by Danny Hoi Hei NG/PLAND/HKSARG on 07/11/2022 16:52 -----

From: 陳灝然 <[REDACTED]>  
To: dhhng@pland.gov.hk  
Date: 03/11/2022 15:47  
Subject: A/HSK/421之申請文件



場地設計圖.pdf

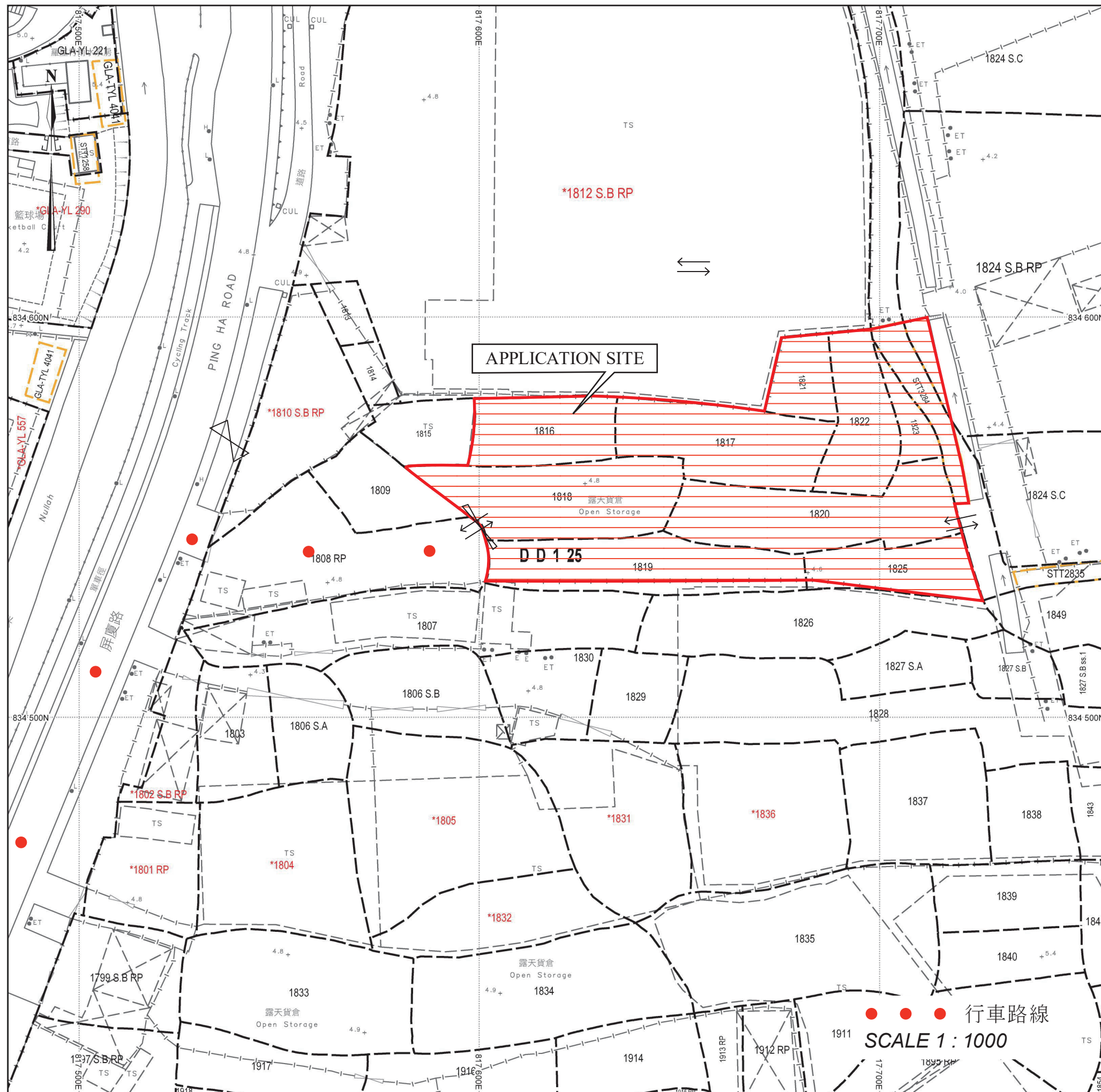


# 場地大綱圖

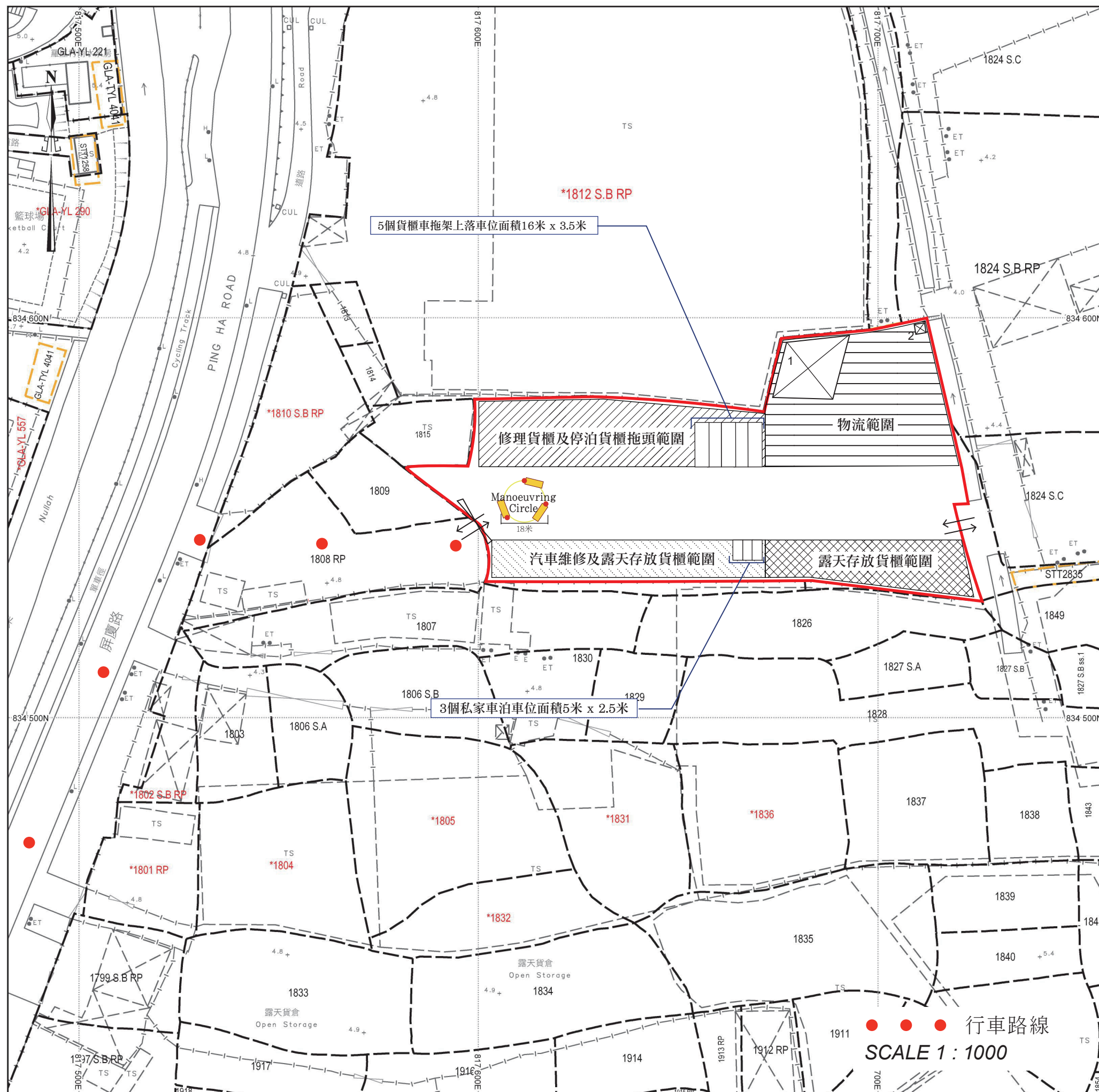




### 場地位置圖



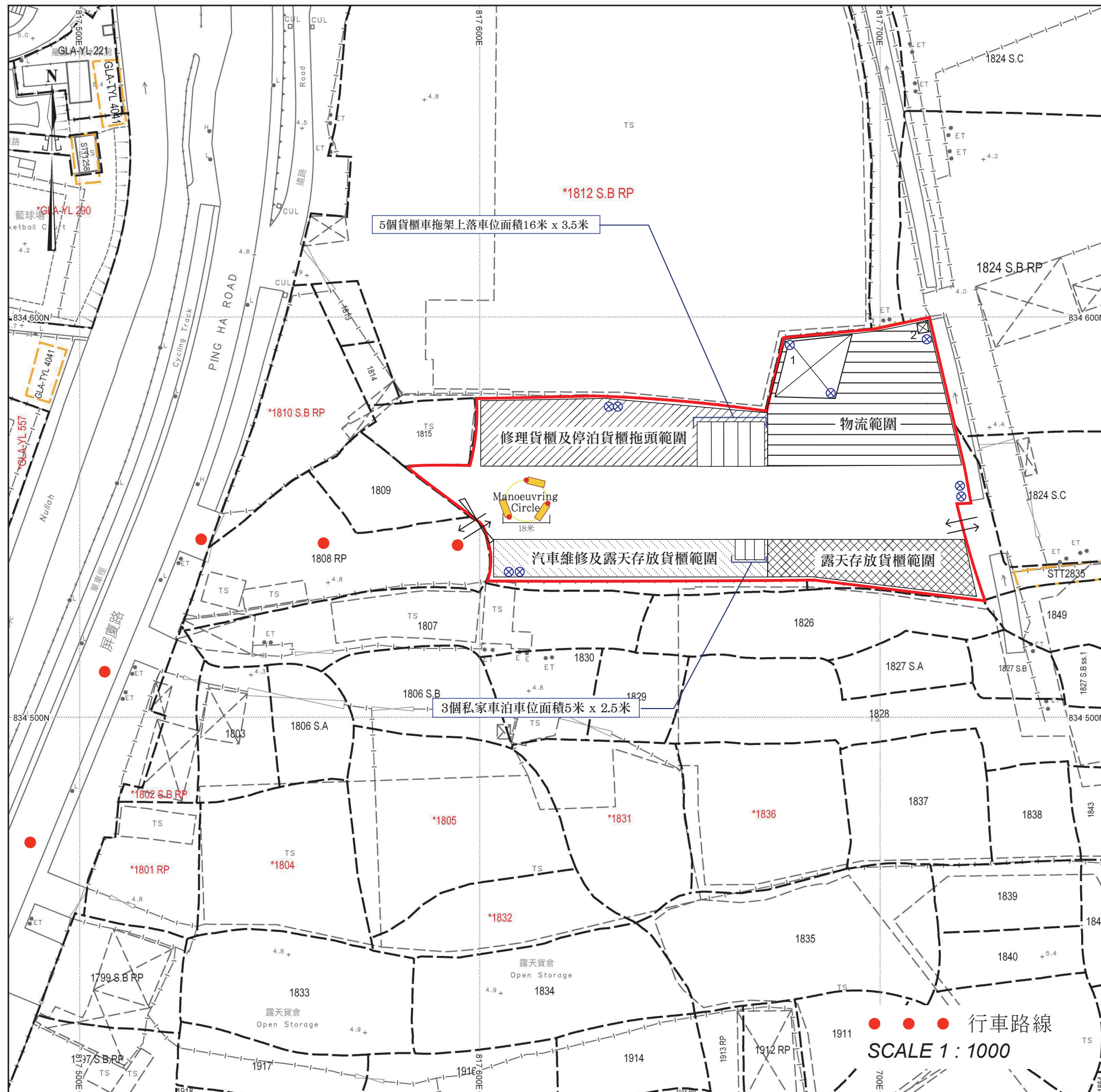




構築物(1)  
用途:避雨棚  
建築物料:以金屬搭建  
高度:約6米  
層數:1層  
面積:約228.8平方米  
總樓面面積:約228.8平方米

構築物(2)  
用途:電錶房  
建築物料:以金屬搭建  
高度:約3米  
層數:1層  
面積:約6.1平方米  
總樓面面積:約6.1平方米





SCALE 1 : 1000

## 消防裝置建議計劃圖

構築物(1)  
用途：避雨棚  
建築物料：以金屬搭建  
高度：約6米  
層數：1層  
面積：228.8平方米  
總樓面面積：228.8平方米

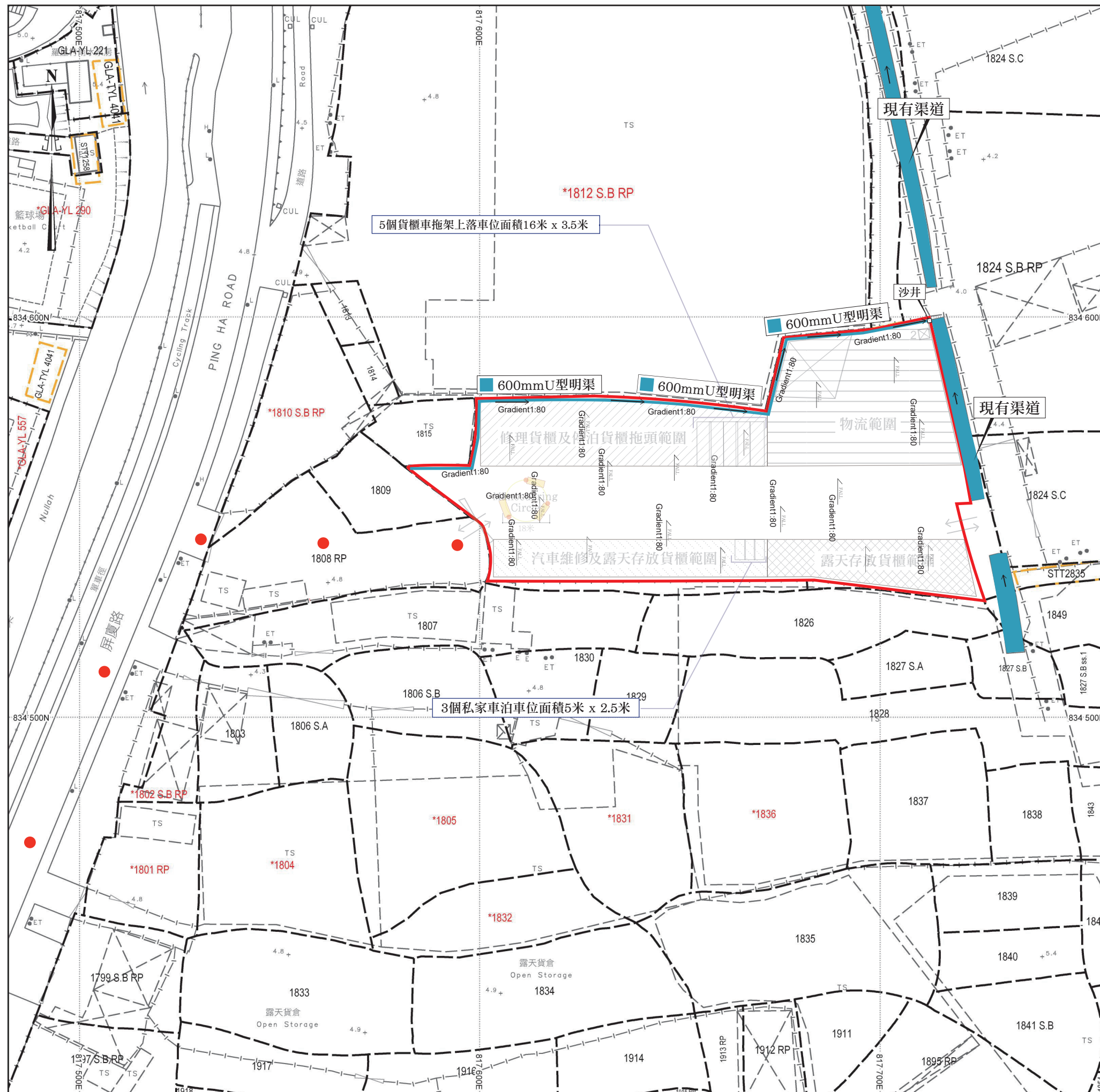
構築物(2)  
用途:電鍍房  
建築物料:以金屬搭建  
高度:約3米  
層數:1層  
面積:6.1平方米  
總樓面面積:6.1平方米






⊗ 四公斤乾粉滅火筒

共安裝九支四公斤乾粉滅火筒，位置分別於場地四周及構築物附近，每隔約40米安裝兩支四公斤乾粉滅火筒。構築物(1)純粹作避雨用途，高約6米，樓高一層，佔面積228.8平方米，樓面面積為228.8平方米；構築物(2)純粹作電鍍房用途，高約3米，樓高一層，佔面積6.1平方米，樓面面積為6.1平方米。申請場地位於屏廈路沿線，不超過30米。屏廈路屬南北行雙向道路，闊度約10米，可供緊急車輛進入如消防車。基於以上條件，申請人建議在申請範圍內安裝九支四公斤乾粉滅火筒。



### 排水建議計劃圖



-  600mmU型明渠  
 沙井  
 地表逕流  
 雨水流向  
 ● ● ● 行車路線

SCALE 1 : 1000

**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous S.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/7	Temporary Open Storage of Containers for 3 Years	29.11.1996 (on review) (Revoked on 29.9.1997)
A/YL-HT/46	Temporary Open Storage of Containers for a Period of 3 Years	20.11.1998 (on review) (Revoked on 20.5.1999)
A/YL-HT/222	Proposed Temporary Open Storage of Containers for a Period of 3 Years	1.2.2002 (on review)
A/YL-HT/379	Temporary Open Storage of Containers for a Period of 3 Years	18.3.2005
A/YL-HT/532	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	7.3.2008
A/YL-HT/717	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	18.3.2011
A/YL-HT/829	Proposed Temporary Precast Building Fabrication Workshop with Ancillary Open Storage, Warehouse and Office for a Period of 3 Years	25.10.2013 (Revoked on 25.11.2015)
A/YL-HT/1047	Proposed Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	30.9.2016 (Revoked on 30.3.2018)
A/HSK/37	Proposed Temporary Warehouse (Furniture) and Ancillary Office for a Period of 3 Years	12.1.2018 (Revoked on 12.7.2018)
A/HSK/187	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Container Tractors for a Period of 3 Years	18.10.2019

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/22	Temporary Open Storage of Containers with Repair Workshop for a Period of 3 Years	6.12.1996	(1), (2) and (3)
A/YL-HT/188	Temporary Flea Market for a Period of 5 Years	16.2.2001	(1), (3), (4), (5) and (6)

Rejection Reason(s)

- (1) Insufficient information on traffic impacts.
- (2) No information on road safety.
- (3) Setting of undesirable precedent.
- (4) Land use incompatibility.
- (5) Insufficient information on access and carparking provisions.
- (6) Insufficient information on drainage impacts.



**Similar S.16 Applications within/straddling the subject “Open Space” Zone  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/126	Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	1.2.2019
A/HSK/165	Temporary Open Storage of Vehicles with Site Office, Storage of Vehicle Parts, Vehicles Inspection and Repairing Workshop for a Period of 3 Years	19.7.2019 (Revoked on 19.10.2021)
A/HSK/181	Temporary Open Storage of Construction Materials, Container Vehicles and Container Trailers for a Period of 3 Years	20.9.2019
A/HSK/340	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.12.2021

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of the open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks and the submission of a valid fire certificate (FS251) from the date of planning approval.

**5. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the application site (the Site) received in the past three years.

## **6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

## **7. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection on the application.

## **8. Long-term Development**

(a) Comments of the Project Manager (West), Civil Engineering and Development Department:

No objection to the application.

(b) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application;
- the Site is not on the priority list for development agreed by the Yuen Long District Council; and
- his office has no plan to develop the Site into public open space at present.

## **9. District Officer's Comments**

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

**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) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and the Government Land (GL);
  - the GL in the Site is covered by a Short Term Tenancy (STT) No. 3284 for the purpose of Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors; and
  - the STT holder(s) should apply to his office for modification of the STT conditions where appropriate and the lot owner(s) of the lot(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport that:
  - the local track leading to the Site is not under 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (g) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans;
  - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to;
  - the applicant is advised to submit a legible FSIs proposal incorporated with the proposed FSIs and clarify whether any dangerous goods will be stored on the Site; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - 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 Building Authority should be obtained, otherwise they are unauthorised 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;
  - 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; and
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comment of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required

to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

消防處發出之露天貯存用地良好作業指引  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

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