

HSK/545

e-form No. S16-III  
電子表格第 S16-III 號APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF

2025年01月15日 THE TOWN PLANNING ORDINANCE

此文件在 2025年01月15日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

(CAP. 131)

This document is received on 15 JAN 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form****填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Hsk/545
	Date Received 收到日期	15 JAN 2025

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

### 1. Name of Applicant 申請人姓名/名稱

仲順有限公司 (Company 公司)

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

### 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 1841 號 A 分段 (部分)、第 1842 號 (部分)、第 1852 號餘段 (部分)、第 1853 號、第 1855 號 (部分)、第 1856 號 (部分)、第 1857 號餘段 (部分)、第 1864 號餘段 (部分)、第 1881 號、第 1882 號餘段、第 1883 號、第 1884 號餘段、第 1885 號、第 1886 號、第 1887 號、第 1888 號、第 1889 號 (部分)、第 1891 號餘段 (部分)、第 1959 號 A 分段餘段 (部分)、第 1967 號 B 分段餘段 (部分)、第 1968 號 (部分)、第 1969 號餘段 (部分)、第 1971 號餘段 (部分)、第 1972 號、第 1973 號 (部分)、第 1974 號餘段、第 1975 號餘段 (部分)、第 1976 號餘段、第 1977 號餘段、第 1978 號 (部分)、第 1979 號 (部分)、第 1980 號餘段、第 1986 號餘段 (部分)、第 1988
(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 29240 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2492.09 ..... 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)	2720 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>洪水橋及廈村分區計劃大綱圖 (S/HSK/2)</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「住宅(甲類)3」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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

The applicant 申請人 –

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

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



**5. Statement on Owner's Consent/Notification****就土地擁有人的同意/通知土地擁有人的陳述**

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

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- ☐ has notified ..... "current land owner(s)"<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)"<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on 21/12/2024 (DD/MM/YYYY)  
於 21/12/2024 (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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 20/12/2024 (DD/MM/YYYY)  
於 20/12/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<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 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

擬議臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序

(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	27289.91	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1950.09	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	25		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2492.09	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2492.09	sq.m	<input checked="" type="checkbox"/> About 約

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

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	_____
Motorcycle Parking Spaces 電單車車位	_____
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	_____
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	_____
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	_____
Others (Please Specify) 其他 (請列明)	_____

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

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____
貨櫃車車位	16

Proposed operating hours 擬議營運時間

星期一至星期六，每日早上七時至晚上十一時，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	<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))  由屏廈路經行車通道到達
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)



(c) 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 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<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	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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 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> <hr/>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	



<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="582 212 1396 504"> <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：         <div data-bbox="657 542 1045 555" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="654 846 979 922" style="margin-top: 150px;"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="657 952 1045 965" style="border-bottom: 1px solid black; height: 10px; margin-top: 5px;"></div> </div> <div data-bbox="652 996 1284 1072" style="margin-top: 20px;"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="635 1323 1145 1361"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="635 1415 1145 1453" style="margin-top: 20px;"> <input type="checkbox"/> month(s) 個月 .....         </div>

## 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 (Applicant 申請人 #1)

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      Signed with recognised  
簽署            e-signature  
Signer: HUI HANG YU

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

文員

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)      ☐ Member 會員 / ☐ Fellow of 資深會員  
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

仲順有限公司

### Remark 備註

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

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

### Warning 警告

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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		新界元朗厦村丈量約份第 125 約地段第 1841 號 A 分段 (部分)、第 1842 號 (部分)、第 1852 號餘段 (部分)、第 1853 號、第 1855 號 (部分)、第 1856 號 (部分)、第 1857 號餘段 (部分)、第 1864 號餘段 (部分)、第 1881 號、第 1882 號餘段、第 1883 號、第 1884 號餘段、第 1885 號、第 1886 號、第 1887 號、第 1888 號、第 1889 號 (部分)、第 1891 號餘段 (部分)、第 1959 號 A 分段餘段 (部分)、第 1967 號 B 分段餘段 (部分)、第 1968 號 (部分)、第 1969 號餘段 (部分)、第 1971 號餘段 (部分)、第 1972 號、第 1973 號 (部分)		
Site area 地盤面積		29240 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2720 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則		洪水橋及厦村分區計劃大綱圖 (S/HSK/2)		
Zoning 地帶		「住宅(甲類)3」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展		擬議臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序		
(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	2492.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於



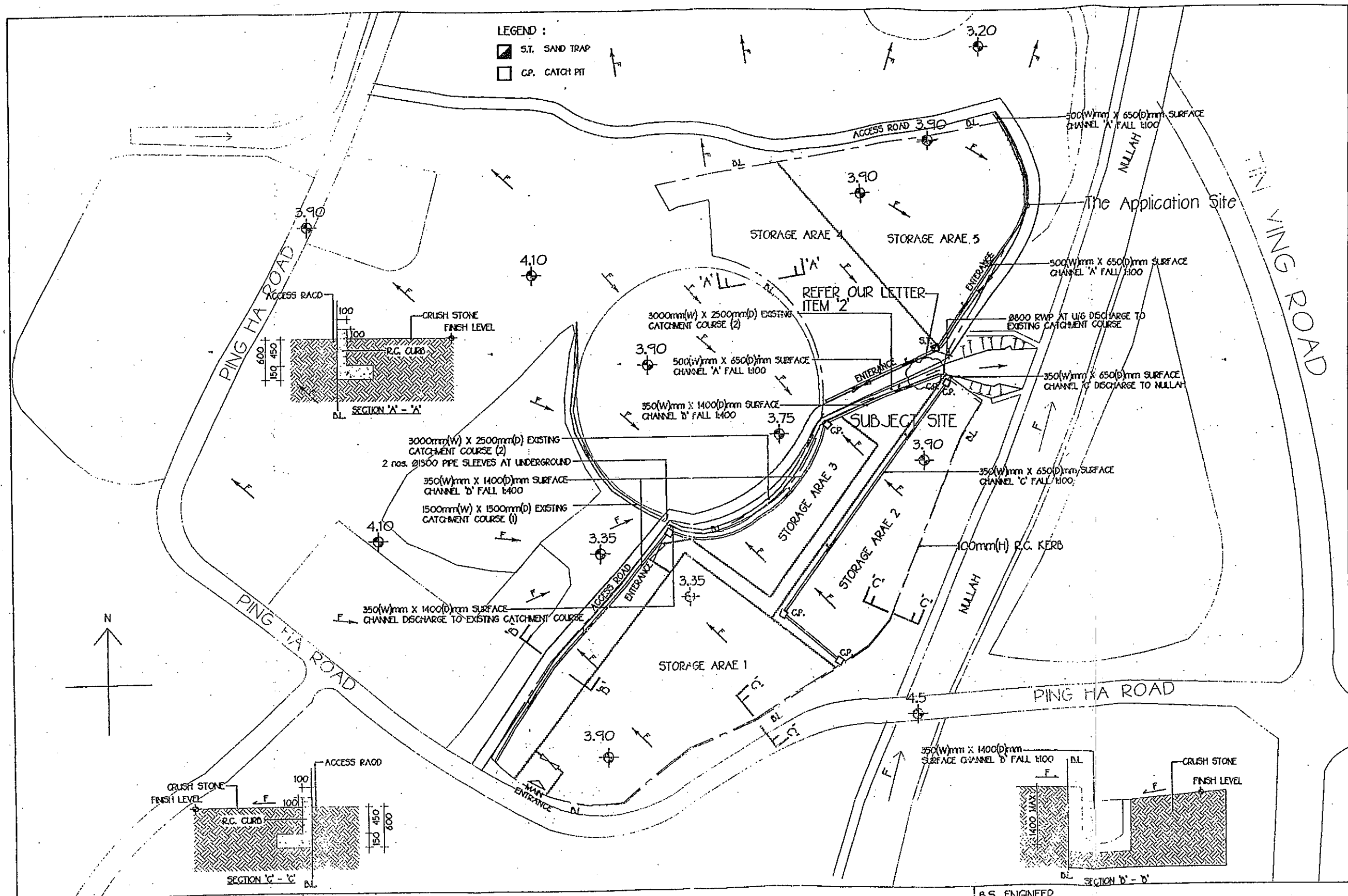
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	25
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 7 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 2 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		6.67 % <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 16 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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ 貨櫃車車位 16	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、渠務建議計劃圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。



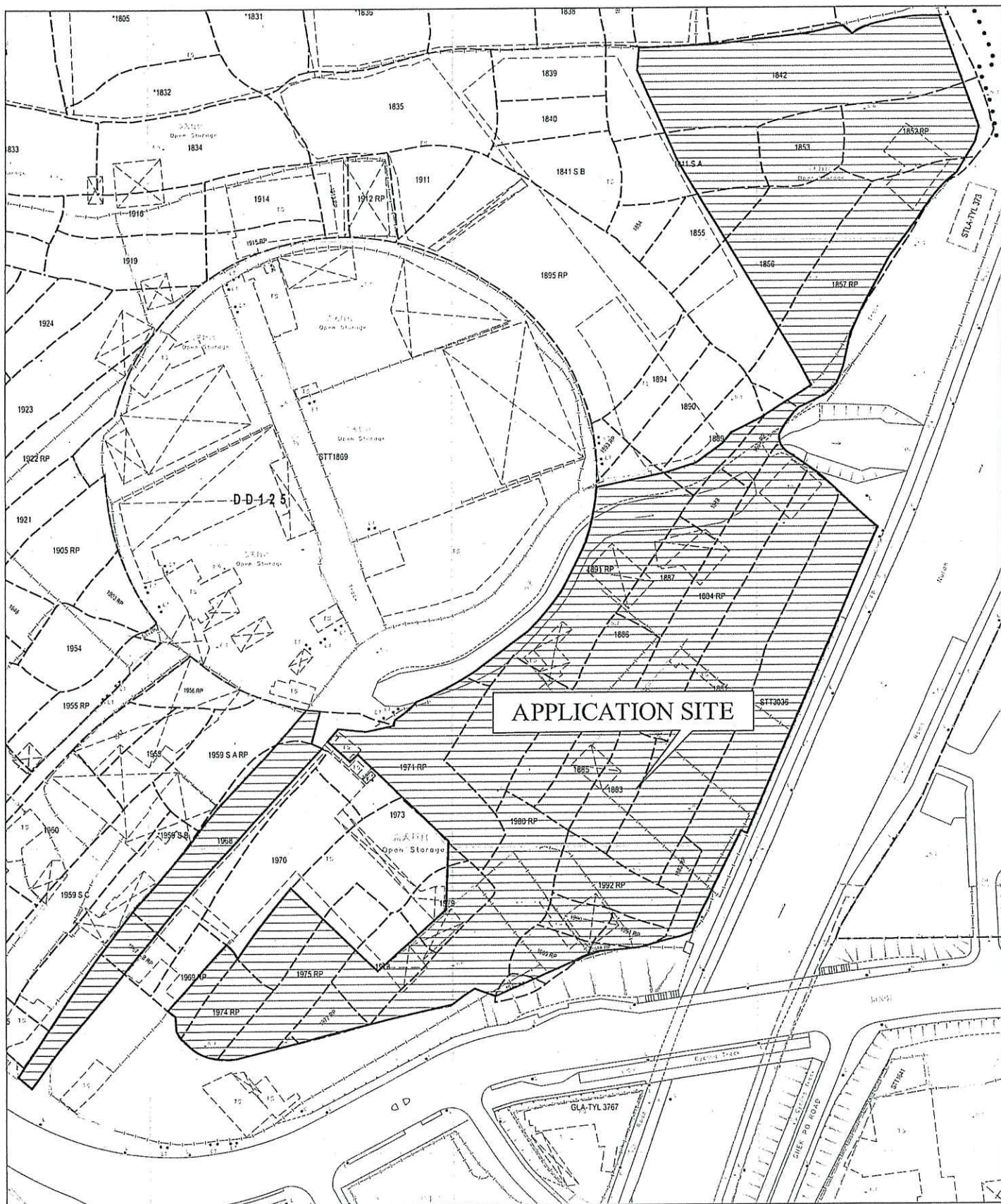


# 場地大綱圖





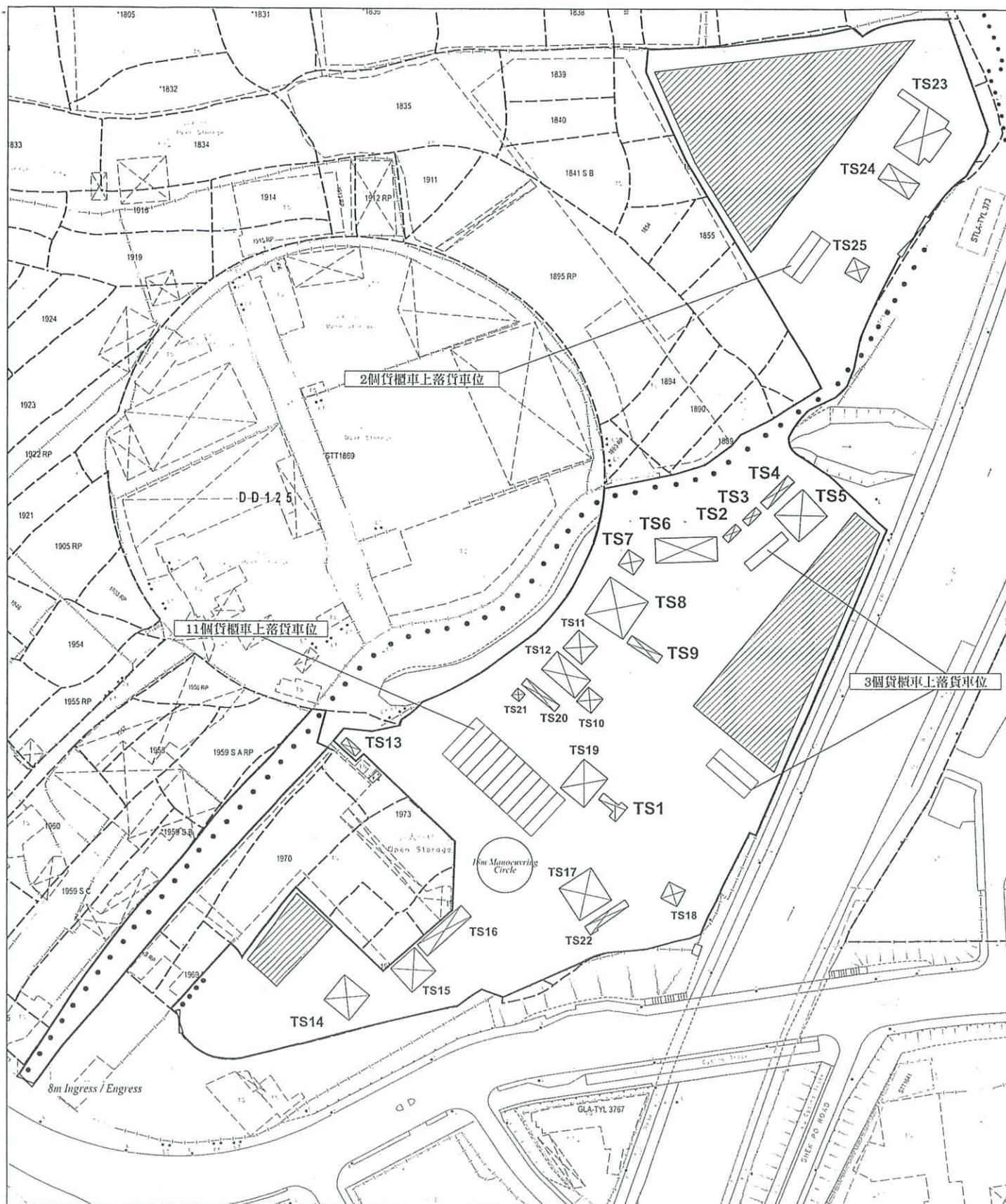
# 場地位置圖



SCALE 1 : 1000



## 場地設計圖



露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件

● ● ● 行車路線

SCALE 1 : 1000



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	30.5	30.5	3	1	金屬	辦公室
TS2	15.25	15.25	3	1	金屬	儲物室
TS3	15.25	15.25	3	1	金屬	儲物室
TS4	30.5	30.5	4	1	金屬	辦公室
TS5	148.84	148.84	6	1	金屬	涼棚
TS6	160	160	4	1	金屬	涼棚及辦公室
TS7	36	72	7	2	金屬	辦公室
TS8	225	225	7	1	金屬	涼棚及辦公室
TS9	36	72	7	2	金屬	涼棚
TS10	36	36	3	1	混凝土	涼棚
TS11	64	64	7	1	金屬	涼棚
TS12	112	224	6	2	金屬	涼棚及辦公室
TS13	18	36	6	2	金屬	辦公室
TS14	112	224	6	2	金屬	辦公室
TS15	100	100	4	1	金屬	涼棚
TS16	95	190	6	2	金屬	涼棚及辦公室
TS17	144	174.5	7	2	金屬	涼棚及辦公室
TS18	36	36	3	1	金屬	涼棚
TS19	120	120	6	1	金屬	涼棚及辦公室
TS20	34.25	64.75	6	2	金屬	涼棚及辦公室
TS21	9	9	4	1	金屬	洗手間
TS22	39.5	39.5	3	1	金屬	儲物室及洗手間
TS23	225	225	7	1	金屬	涼棚及辦公室
TS24	72	144	8	2	金屬	辦公室
TS25	36	36	3	1	金屬	涼棚

## 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1841號A分段(部分)、第1842號(部分)、第1852號餘段(部分)、第1853號、第1855號(部分)、第1856號(部分)、第1857號餘段(部分)、第1864號餘段(部分)、第1881號、第1882號餘段、第1883號、第1884號餘段、第1885號、第1886號、第1887號、第1888號、第1889號(部分)、第1891號餘段(部分)、第1959號A分段餘段(部分)、第1967號B分段餘段(部分)、第1968號(部分)、第1969號餘段(部分)、第1971號餘段(部分)、第1972號、第1973號(部分)、第1974號餘段、第1975號餘段(部分)、第1976號餘段、第1977號餘段、第1978號(部分)、第1979號(部分)、第1980號餘段、第1986號餘段(部分)、第1988號餘段、第1989號餘段(部分)、第1990號、第1991號餘段、第1992號餘段和毗連政府土地，申請場地面積為29240平方米，包括約2720平方米政府土地。由仲順有限公司提出申請，作擬議臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序(為期3年)，申請地點位於洪水橋及廈村分區計劃大綱圖(S/HSK/2)的「住宅(甲類)3」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方。

按規劃署記錄，在申請地點所在的同一「住宅(甲類)3」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/HSK/340，臨時露天存放汽車(私家車及輕型貨車)、貨櫃車及貨櫃車拖架用途的規劃許可續期(為期3年)，於24/12/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/355，臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序(為期3年)，於18/02/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/356，臨時存放建築材料及貨櫃、物流中心及附屬工場(為期3年)，於10/06/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/370，臨時貨倉存放電器(為期3年)，於10/06/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/387，臨時貨倉存放建築機械、建築材料、食品及電子產品(為期3年)，於12/08/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/HSK/390，臨時貨倉存放零件及汽車環保尿素(為期3年)，於26/08/2022在有條件下批給臨時性質的許可；



- 檔案編號：A/HSK/523，臨時露天存放循環再造物料（塑膠、紙張及金屬）連附屬工場（為期3年），於20/09/2024在有條件下批給臨時性質的許可；

是次規劃申請是 A/HSK/355 的申請地點，但比 A/HSK/355 範圍小，用途一致，構築物數量減少，上蓋面積及樓面面積減少，有關場地佈局大致相同。申請人因受到洪水橋/廈村新發展區工程發展影響，以上規劃申請有部分會變回政府土地，因此申請人希望遞交一個新規劃申請，以去除部分政府土地。

場地早年已發展作臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序，已進行地基平整，地面鋪築成硬地表，容易去水。此外，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。場地已於 A/HSK/122 及 A/HSK/355 已履行了有關排水設施的附帶條件，有關工程都獲接納，對保護環境有積極正面作用，因此是次申請的渠務建議計劃均沿用前申請繼續執行。

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。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。

申請地點共設 25 個構築物，上蓋面積約 1950.09 平方米，樓面面積約 2492.09 平方米，上蓋面積共佔場地約 6.67% 的土地。以下為構築物的詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	30.5	30.5	3	1	金屬	辦公室
TS2	15.25	15.25	3	1	金屬	儲物室
TS3	15.25	15.25	3	1	金屬	儲物室
TS4	30.5	30.5	4	1	金屬	辦公室
TS5	148.84	148.84	6	1	金屬	涼棚



TS6	160	160	4	1	金屬	涼棚及辦公室
TS7	36	72	7	2	金屬	辦公室
TS8	225	225	7	1	金屬	涼棚及辦公室
TS9	36	72	7	2	金屬	涼棚
TS10	36	36	3	1	混凝土	涼棚
TS11	64	64	7	1	金屬	涼棚
TS12	112	224	6	2	金屬	涼棚及辦公室
TS13	18	36	6	2	金屬	辦公室
TS14	112	224	6	2	金屬	辦公室
TS15	100	100	4	1	金屬	涼棚
TS16	95	190	6	2	金屬	涼棚及辦公室
TS17	144	174.5	7	2	金屬	涼棚及辦公室
TS18	36	36	3	1	金屬	涼棚
TS19	120	120	6	1	金屬	涼棚及辦公室
TS20	34.25	64.75	6	2	金屬	涼棚及辦公室
TS21	9	9	4	1	金屬	洗手間
TS22	39.5	39.5	3	1	金屬	儲物室及洗手間
TS23	225	225	7	1	金屬	涼棚及辦公室
TS24	72	144	8	2	金屬	辦公室
TS25	36	36	3	1	金屬	涼棚

露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件佔場地約 5500 平方米，佔場地 18.81% 的土地。餘下面積約 21789.91 平方米的土地，佔申請地點約 74.52% 土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

場地出入口（閘門）設於場地西南邊，出入口位置寬敞明確，闊度約 8 米，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，可供駕駛者安全使用。行車通道包括政府土地及其他私人地段，由場地使用者開闢及管理，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，每日早上七時至晚上十一時，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。申請地點設有 16 個貨櫃車上落貨車位，設置以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。設立此區目的可確保申請地點發展不會影響附近交通，



由於申請地點需預約上落貨，實際運作時一半上落貨車位（8個）只用作輪候用途，另外一半上落貨車位（8個）售進行裝卸。裝卸一個貨櫃需約 45 分鐘至 1 小時計算，預算上蓋倉庫每小時能處理 8 輛貨櫃車的裝卸量。當裝卸完成便會有 8 輛貨櫃車離開場地，換言之每小時等於有 8 輛貨櫃車的汽車流量。不過以上只是最高用量的汽車流量，按實際情況及交收發票估計，每小時大約會裝卸 3-4 輛貨櫃。以裝卸一出一入來回計算，3-4 輛貨櫃車離開亦會有 3-4 駕次貨櫃車進場準備裝貨，即每小時實際會有 6-8 駕次貨櫃車的汽車流量。

申請地點的運輸工作並無迫切性，可以完全控制貨物交收時間。運輸工作可按交通情況靈活調配，必要的貨櫃交收運輸工作，會安排在日間非繁忙時間進行。按實際經驗，每天早上八時至十時及下午四時至六時，屬貨櫃場運作的繁忙時間。加上上午十二時下午至二時為午膳時間，不會有裝卸貨櫃工作。而晚上六時以後，亦不會進行任何運輸工作。故此，上述每小時 6-8 輛貨櫃車的汽車流量，只會出現在每天早上十時至上午十二時及下午二時至四時的非繁忙時間進行。

在申請地點裝卸的貨櫃車均已有車位安排。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點裝卸的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。

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		
	重型貨車上落貨		
	入	出	每小時車輛出入次數
07:00 - 08:00	0	0	0
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	4	4	8
11:00 - 12:00	3	3	6



12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	4	4	8
15:00 - 16:00	3	3	6
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0
18:00 - 19:00	0	0	0
19:00 - 20:00	0	0	0
20:00 - 21:00	0	0	0
21:00 - 22:00	0	0	0
22:00 - 23:00	0	0	0
<p>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。</p>			

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。另外，申請地點位於物流業及貨櫃場雲集地區，附近並無民居，周圍多屬露天倉地或貨櫃場地，加上業界對物流貨運用地有一定需求，申請能製造就業機會外，還能紓緩其需求。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，為政府日後開闢土地帶來方便，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。申請人明白政府有意發展元朗西即洪水橋及廈村區，團隊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。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

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寄件者: 陳灝然 [REDACTED]  
寄件日期: 2025年01月22日星期三 14:22  
收件者: tpbbpd/PLAND  
副本: Tony Tsz Ying LAM/PLAND  
主旨: A/HSK/545文件更正  
附件: Form No. S.16-III\_Sep 2023.pdf  
類別: Internet Email





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Tony Tsz Ying LAM/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年02月20日星期四 12:17  
收件者: Sherry Man Wa KONG/PLAND  
副本: Carman Chui Ying CHEUNG/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: 轉寄: A/HSK/545補充資料  
附件: 美化環境及保護樹木建議圖.pdf; 場地設計圖.pdf

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Thursday, February 20, 2025 11:27 AM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
Cc: Yuki Man Yin YIU/PLAND <ymyiu@pland.gov.hk>  
Subject: Fw: A/HSK/545補充資料

From: 陳灝然 [REDACTED]  
Sent: Thursday, February 20, 2025 11:25 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Cc: Tony Tsz Ying LAM/PLAND <[ttylam@pland.gov.hk](mailto:ttylam@pland.gov.hk)>  
Subject: A/HSK/545補充資料

敬啟者

就上述檔案，申請人現提交補充資料。

露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件佔場地約 5500 平方米，佔場地 18.81% 的土地。可參閱場地設計圖黑色斜線部分。

另外TS11, 15, 19, 23 會有包裝工序。

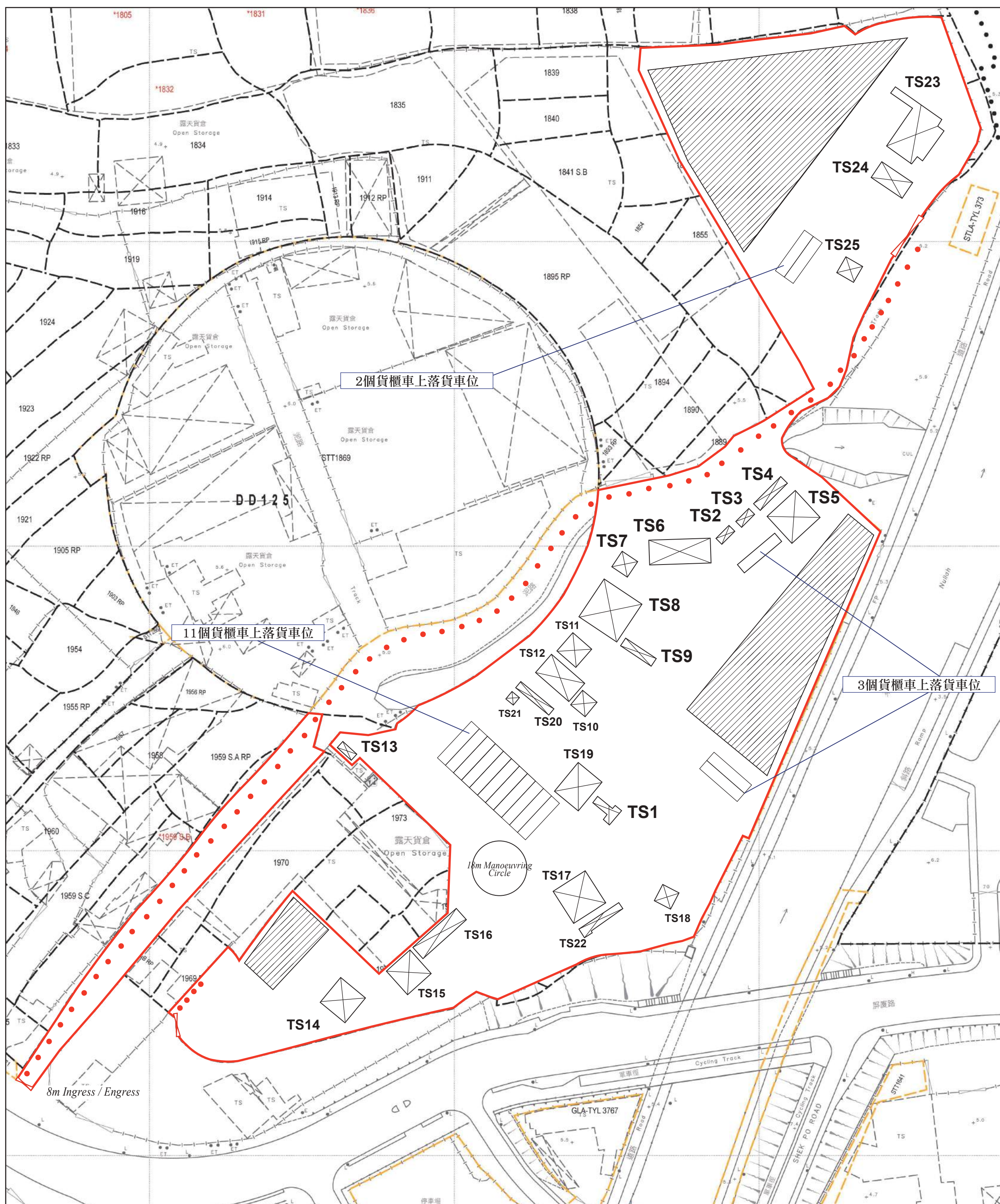
此外，附件為美化環境及保護樹木建議圖。







# 場地設計圖



露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件

● ● ● 行車路線

*SCALE 1 : 1000*



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年02月26日星期三 11:58  
收件者: Sherry Man Wa KONG/PLAND  
副本: Carman Chui Ying CHEUNG/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: 轉寄: A/HSK/545補充資料

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Wednesday, February 26, 2025 11:50 AM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>  
Subject: Fw: A/HSK/545補充資料

From: 陳灝然 [REDACTED]  
Sent: Wednesday, February 26, 2025 11:06 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Cc: Tony Tsz Ying LAM/PLAND <[ttylam@pland.gov.hk](mailto:ttylam@pland.gov.hk)>  
Subject: A/HSK/545補充資料

敬啟者

就上述檔案，申請人現提交補充資料作進一步澄清。

此申請作擬議臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序（為期3年），並不涉及燃燒、修理、清洗、溶解、噴漆及破碎等工場活動。另外，所有的包裝工序均會在有機械通風的封閉結構內進行。



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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for 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 sites 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, may also need to 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. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses 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/14	Temporary Open Storage of Marble Slabs for 3 Years	22.11.1996 on review
A/YL-HT/128	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	28.1.2000 on review (revoked on 28.4.2001)
A/YL-HT/216	Proposed Temporary Open Storage of Construction Machinery & Materials for a Period of 3 Years	1.2.2002 on review
A/YL-HT/261	Temporary Open Storage of Construction Machinery & Materials for a Period of 3 Years	9.8.2002
A/YL-HT/380	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	18.3.2005
A/YL-HT/534	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	7.3.2008
A/YL-HT/568	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Scrap Metals for a Period of 3 Years	10.10.2008
A/YL-HT/716	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials, Scrap Metal and Used Electrical Appliances with Ancillary Packaging Activities for a Period of 3 Years	15.4.2011 on review (revoked on 15.1.2013)
A/YL-HT/827	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities for a Period of 3 Years	11.1.2013
A/YL-HT/993	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities for a Period of 3 Years	8.1.2016
A/HSK/122	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	1.2.2019



<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/355	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	18.2.2022

**Similar S.16 Applications within/straddling the same  
“R(A)3”, “R(A)4” and “G/IC” Zones and Area shown as ‘Road’  
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/218	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.5.2020 (revoked on 21.8.2020)
A/HSK/252	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	6.11.2020 (revoked on 6.4.2023)
A/HSK/356	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	10.6.2022 (revoked on 10.3.2024)
A/HSK/421	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	23.12.2022
A/HSK/523	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	20.9.2024



**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 objection to the application from highway maintenance point of view.

**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
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

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

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site;
- 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
- in considering the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval.

**5. Building Matters**

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

- no objection to the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

## **6. Long-term Development**

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

- the south-western part of the Site encroaches upon the limit of works areas of a contract under Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), which will commence in 2025 tentatively. The applicant should liaise with his office to ensure no structures or facilities would be erected within or in close vicinity to the limit of works area of HSK/HT NDA contract and ensure that the proposed development would not affect the proposed works under HSK/HT NDA contract;
- the implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix V**.

## **7. Water Supplies**

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

No objection to the application.

## **8. 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) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. parking of heavy goods vehicles and crane trucks) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- 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;
  - the private lots covered by Short Term Waivers (STW) are listed as below:

<u>STW No.</u>	<u>Lot(s) No(s). in D.D. 125</u>	<u>Purposes</u>
3155	1852 RP	Storage and Ancillary Use
3156	1857 RP	
3335	1978	Temporary Logistics Centre and Ancillary Use to Open Storage of Construction Materials and Machineries
3336	1979	
3337	1887	Ancillary Use to Open Storage of Construction Materials and Machineries
3339	1883	
4164	1842	(i) Temporary Open Storage of Construction Machinery and Material and Scrap Metal with Ancillary Packaging Activities (ii) Temporary Warehouse for Storage of Electrical Appliances;
4165	1881, 1884 RP and 1992 RP	Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities
4167	1891 RP and 1970	Temporary Logistics Centre and Ancillary Use to Open Storage of Construction Materials and Machineries
4170	1990	Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities
4661	1885	
5058	1968, 1971 RP and 1973	Temporary Logistics Centre
5206	1889	(i) Temporary Warehouse for Storage of Electrical Appliances; (ii) Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods



5209	1839, 1841 S.A, 1855 and 1864 RP	Temporary Warehouse for Storage of Electrical Appliances
5212	1856	

- part of GL within the Site is covered by Short Term Tenancy (STT) No. 3036 for the purposes of “Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities”. No permission is given for occupation of remaining GL in the Site. Any occupation of GL without Government’s prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
- the STW/STT holder(s) should apply to his office for modification of the STW /STT conditions where appropriate and the lot owner(s) shall apply to his office for a STW and STT to permit the structure(s) erected within the said private lot(s) and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(d) to note the comments of the Commissioner for Transport that:

- sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads; and
- the local track leading to the Site is not under her 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 Environmental Protection that the applicant is advised that:

- to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;

- that all packaging activities should be carried out within enclosed structures with the provision of mechanical ventilation system, and locate the exhaust outlets of the mechanical ventilation as far as practicable from the nearby sensitive uses; and
- that the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances.

(h) 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. The location of where the proposed FSIs are 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 valid fire certificate (F. S. 251) to his department for approval to address the approval condition on the provision of fire extinguisher(s); and
- if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site is considered as two separate sites and each of them 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. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- 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;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

- the southwestern part of the Site encroaches upon the limit of works areas of a contract under Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), which will commence in 2025 tentatively. The applicant should liaise with his office to ensure no structures or facilities would be erected within or in close vicinity to the limit of works area of HSK/HT NDA contract and ensure that the proposed development of the Site would not affect the proposed works under HSK/HT NDA contract. In this regard, the applicant should approach their Engineer, Mr WONG, at 2158 5622 to resolve the interface issues, in particular the site access, as soon as possible; and
- 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. If the planning application is granted, notwithstanding the validity period of the planning permission, 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.



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.

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**From:**  
**Sent:** 2025-01-24 星期五 11:18:15  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Tony Tsz Ying LAM/PLAND <ttylam@pland.gov.hk>  
**Subject:** 就規劃申請提出意見-A/HSK/545  
**Attachment:** A\_HSK\_545\_Comment Form (Daniel Cham) (2025-01-24).pdf;  
A\_HSK\_545\_Comment Form (Daniel Cham) (2025-01-24).docx

Dear Sir,

Attached is my comment form, please contact me should there be any queries.

Regards

Daniel Cham

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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**有關的規劃申請編號 The application no. to which the comment relates** A/HSK/545

**意見詳情** (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

作為元朗區議員及樂湖居業主委員會永遠榮譽顧問，本人強烈反對該申請地點用作擬議臨時露天存放建築機械和材料、廢金屬及舊電器/電子產品和零件連附屬包裝工序，本人對露天存放建築機械和材料、廢金屬沒有反對，惟反對附屬包裝工序。原因是由於該位置鄰近天水圍住宅區嘉湖山莊樂湖居、天盛苑及天愛苑，過去多年本人曾多次及不斷收到廢金屬、舊電器/電子產品和零件連附屬包裝工序的噪音及氣味投訴，無論日間及晚上都影响上述屋苑的數萬居民。過去投訴後環保署及規劃署處理不力，以致長時間後才作出檢控及停止擾民運作。有關處理時間及程序漫長亦曾經在元朗區議會會議討論及跟進。舊電器/電子產品和零件拆卸及處理會釋出有害物質，影响土地泥土成份，在沾有有害物質的污水及雨水會影響天水圍明渠及后海灣的水質，本人亦予以反對。

「提意見人」姓名/名稱 Name of person/company making this comment: \_\_\_\_\_

Daniel CHAM, BBS MH BH JP, Yuen Long District Councillor



簽署 Signature \_\_\_\_\_ 日期 Date 24-1-2025



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**From:**  
**Sent:** 2025-01-24 星期五 17:01:27  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 就規劃申請提出意見(規劃申請編號：A/HSK/545)  
**Attachment:** 就規劃申請提出意見.pdf

致城市規劃委員會秘書：

隨電郵附上規劃申請編號 A/HSK/545 之意見書，以供 貴會跟進。

如對上述意見書有任何疑問，歡迎賜電 查詢。

此致

雷樹德  
樂湖居業主委員會主席

IMPORTANT:

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/HSK/545

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

本人為嘉湖山莊樂湖居業主委員會主席，現就上述規劃申請作出強烈反對。本人對露天存放建築機械和材料、廢金屬沒有反對，惟反對附屬包裝工序。原因是由於該位置鄰近天水圍住宅區嘉湖山莊樂湖居、天盛苑及天愛苑，過去多年本人曾多次及不斷收到廢金屬、舊電器/電子產品和零件連附屬包裝工序的噪音及氣味投訴，無論日間及晚上都影响上述屋苑的數萬居民。過去投訴後環保署及規劃署處理不力，以致長時間後才作出檢控及停止擾民運作。有關處理時間及程序漫長亦曾經在元朗區議會會議討論及跟進。舊電器/電子產品和零件拆卸及處理會釋出有害物質，影响土地泥土成份，在沾有有害物質的污水及雨水會影響天水圍明渠及后海灣的水質，本人亦予以反對。

「提意見人」姓名/名稱 Name of person/company making this comment 雷樹德

簽署 Signature




日期 Date 24-1-2025

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250212-095250-16446

**提交限期****Deadline for submission:**

14/02/2025

**提交日期及時間****Date and time of submission:**

12/02/2025 09:52:50

**有關的規劃申請編號****The application no. to which the comment relates:**

A/HSK/545

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Eric Ling

**意見詳情****Details of the Comment :**

I am writing to formally express my opposition to the land use application. While I understand the economic benefits of the project, I am deeply concerned about the significant noise pollution it will generate and the adverse impact it will have on the quality of life for the nearby residents, including myself.

The said site is located in close proximity to residential neighborhoods, including Tin Shing Court and Kingswood Garden where tens of thousands of people are living. The noise generated by using heavy machinery in handling those scrap iron will disrupt the peace and quiet that the nearby residents. Noise pollution is not merely an inconvenience; it has been proven to negatively affect mental and physical health and reduce overall well-being.

In fact, the new application seems to be merely an extension of the existing operation which has been making noise disruption to the nearby residents for years (you may request for complaint records from the Environmental Protection Department and Planning Department for reference). Furthermore, the proposed project does not appear to include adequate mitigation measures to address noise concerns.

As a resident and one of the noise pollution victims, I urge you to consider denying this application. We welcome the said land to be used for businesses which do not causing noise disruption to residents.

Thank you for your consideration, Should you need further information, for example, video showing the operation of the site, please contact me at \_\_\_\_\_ or at:

Yours faithfully,

Eric Ling