

2023年 1月 2 日

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

HTF/1150

This document is received on 26 JAN 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or 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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL-HTF/1150
	Date Received 收到日期	26 JAN 2023

- 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)

栢匯顧問及發展有限公司

### 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128約地段第260號(部分)、第261號(部分)、第268號(部分)、第130號(部分)、第131號、第132號(部分)及毗連政府土地

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 8410 sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 2638 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)

590 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」及「住宅(丁類)」
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



- ☐ has notified ..... "current land owner(s)"<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 23/12/2022 (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 23/12/2022 (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/發展擬議臨時貨倉(存放建築材料、五金及電子零件)  
以及露天存放建築材料

(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 ..... 6062 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 2348 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 14 .....

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 ..... 2638 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 2638 .....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。(可參閱：場地設計圖)

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

Private Car Parking Spaces 私家車車位 ..... 2

Motorcycle Parking Spaces 電單車車位 .....

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 ..... 4

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) .....

Proposed operating hours 擬議營運時間 星期一至星期六上午八時至下午八時，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	<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))  可經由雞伯嶺路經小路到達申請地點	
	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)	
(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	<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"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)	
		<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/>		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**  
 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>.....</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

23/12/2022

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

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

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	新界元朗厦村丈量約份第128約地段第260號(部分)、 第261號(部分)、第268號(部分)、第130號(部分)、 第131號、第132號(部分)及毗連政府土地
Site area 地盤面積	8410 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 590 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-HTF/12
Zoning 地帶	「農業」及「住宅(丁類)」
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	擬議臨時貨倉(存放建築材料、五金及電子零件) 以及露天存放建築材料



(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	2638 <input checked="" 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	14	
(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	3-8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input 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		2
	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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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) _____ _____		4

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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
場地大綱圖、場地位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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128約地段第260號(部分)、第261號(部分)、第268號(部分)、第130號(部分)、第131號、第132號(部分)及毗連政府土地，總面積約8410平方米，包括政府土地約590平方米，總樓面面積為2638平方米，由栢匯顧問及發展有限公司提出申請作為期三年的擬議臨時貨倉(存放建築材料、五金及電子零件)以及露天存放建築材料。(可參閱：場地大綱圖及場地位置圖)

申請地點位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 的「農業」及「住宅(丁類)」地帶內。申請地點共涉及六幅私人土地及毗連政府土地，申請地點地型不規則，地勢平坦。申請地點基本設施齊備(水電供應)，無須進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。場地共有十四個由金屬搭建的上蓋物，詳情如下：

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	520	520	8	1	金屬搭建	貨倉(存放建築材料)
TS2	755	755	8	1	金屬搭建	貨倉(存放五金及電子零件)
TS3	810	920	8	2	金屬搭建	貨倉(存放五金及電子零件)及寫字樓
TS4	180	360	7	2	金屬搭建	貨倉(存放五金及電子零件)、寫字樓及保安室
TS5	8	8	3	1	金屬搭建	保安室
TS6	10	10	3	1	金屬搭建	消防泵房
TS7	50	50	3	1	混凝土搭建	消防水缸
TS8	3	3	3	1	金屬搭建	大型貯物倉庫
TS9	2	2	3	1	金屬搭建	洗手間
TS10	2	2	3	1	金屬搭建	洗手間
TS11	2	2	3	1	金屬搭建	洗手間
TS12	2	2	3	1	金屬搭建	洗手間
TS13	2	2	3	1	金屬搭建	洗手間
TS14	2	2	3	1	金屬搭建	洗手間

申請地點設置一個「露天存放建築材料範圍」用作長期儲存建築材料，不會涉及其他用途。申請地點主要發展以貯放工作為主，其範圍佔面積約 1955 平方米，佔申請地點約 23.2% 土地。餘下面積約 4107 平方米的土地，佔申請地點約 48.8% 土地會用作流動空間。流動空間具緩衝及協調作用，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。申請地點毗連北邊，有回收中心必須借用申請地點的部份範圍作行車通道，故北邊部份邊界不會設置圍板。

按規劃署記錄，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/YL-HTF/1141，臨時貨倉存放建築材料及雜貨（為期3年），於14/10/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1123，臨時回收中心(五金)（為期3年），於10/09/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1133，臨時露天存放全新車輛(私家車)、建築材料、機械、器材、貯存工具和零件及附屬辦公室(為期三年)及填土和填塘（為期3年），於10/06/2022在有條件下批給臨時性質的許可；

申請地點位於元朗廈村，出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度不少於6米，可供消防車之類的緊急車輛進入，並有行車通道接駁雞伯嶺路。行車通道即由出入口連接到雞伯嶺路的距離，行車通道闊度約6米，路面已平整為混凝土地面，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。



雞伯嶺路實況照片



行車通道實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。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，對規劃及地方環境均帶有好處及產生正面作用。

申請地點開放時間為星期一至星期六，上午八時至晚上八時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有2個私家車泊車位，每個面積5米 x 2.5米，以便員工使用。同時，設有4個輕型貨車上落車位，每個面積7米 x 3.5米，作運送之用。申請地點若取得許可，在規劃許可有效期內的任何時間，申請人會在申請地點當眼位置張貼告示，訂明只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。

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。申請地點會使用輕型貨車送貨及補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

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：

申請地點的車輛流量預算					
	星期一至六				每小時車輛出入 次數
	私家車		輕型貨車		
	入	出	入	出	
08:00 - 09:00	2	0	0	0	2
09:00 - 10:00	0	0	3	3	6
10:00 - 11:00	0	0	2	2	4
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1



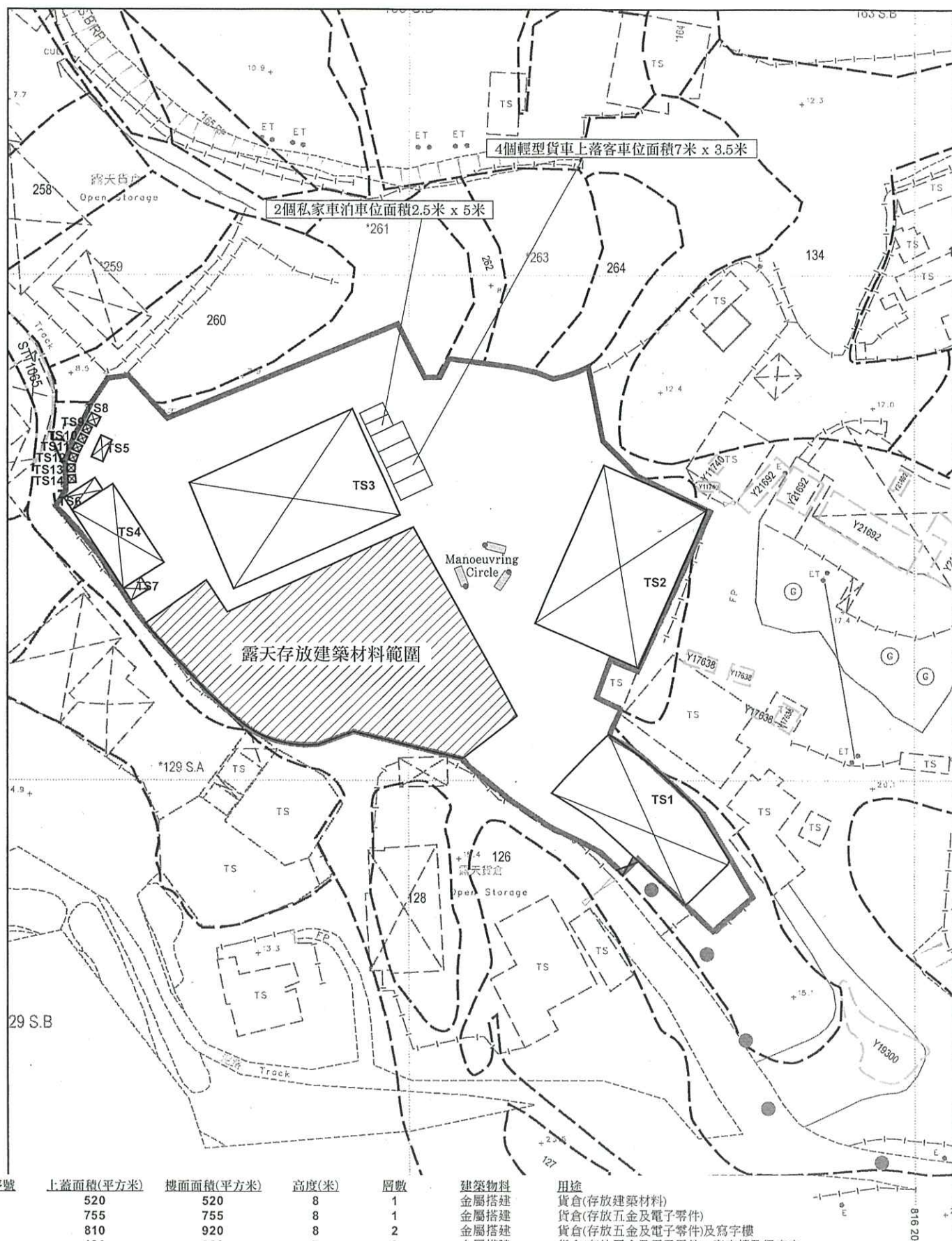
14:00 - 15:00	0	0	2	2	4
15:00 - 16:00	0	0	2	2	4
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0
19:00 - 20:00	0	2	0	0	2
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。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。

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。

# 場地設計圖



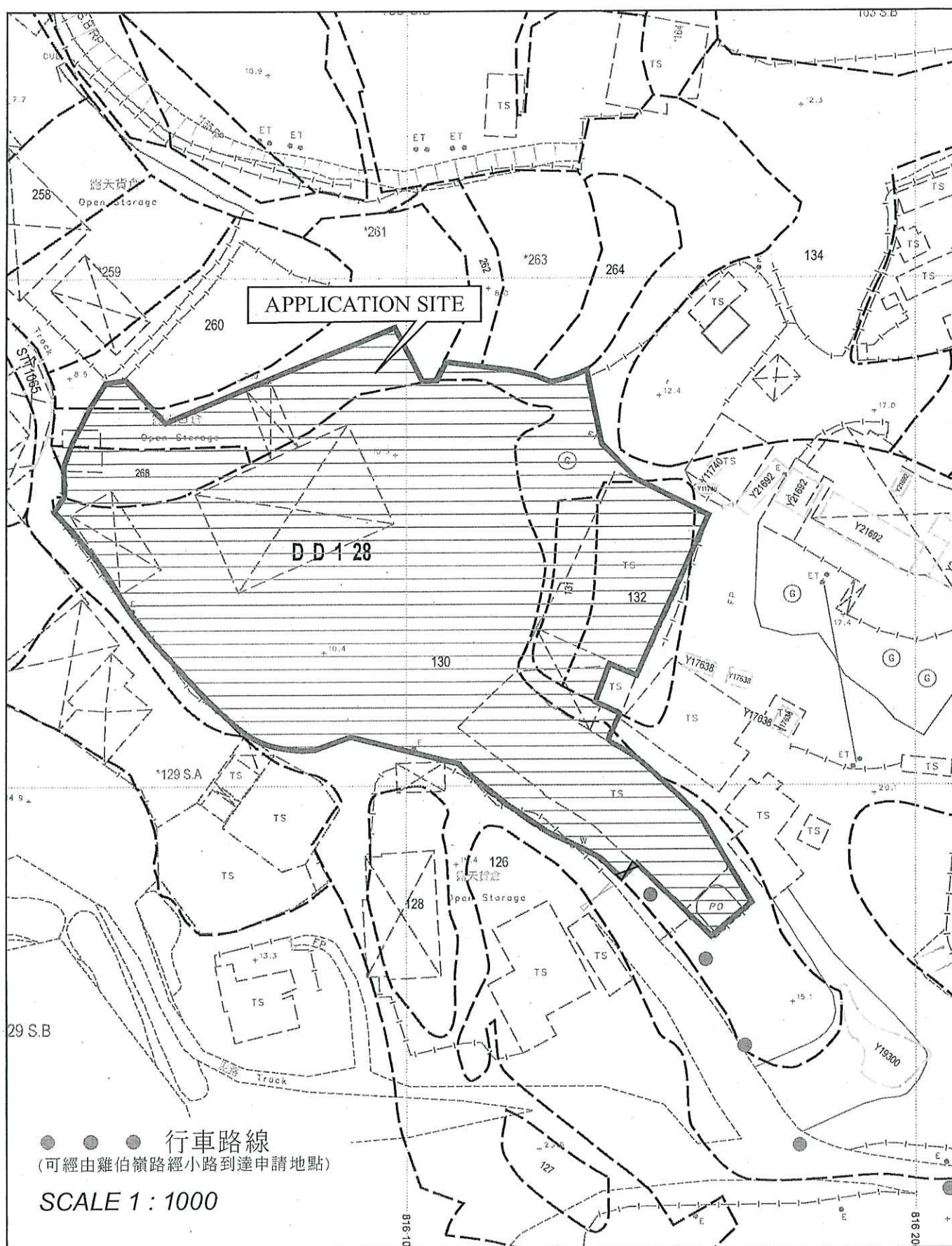
建築物序號	上蓋面積(平方米)	樓面面積(平方米)	高度(米)	層數	建築物料	用途
TS1	520	520	8	1	金屬搭建	貨倉(存放建築材料)
TS2	755	755	8	1	金屬搭建	貨倉(存放五金及電子零件)
TS3	810	920	8	2	金屬搭建	貨倉(存放五金及電子零件)及寫字樓
TS4	180	360	7	2	金屬搭建	貨倉(存放五金及電子零件)、寫字樓及保安室
TS5	8	8	3	1	金屬搭建	保安室
TS6	10	10	3	1	金屬搭建	消防泵房
TS7	50	50	3	1	混凝土搭建	消防水缸
TS8	3	3	3	1	金屬搭建	洗手間
TS9	2	2	3	1	金屬搭建	洗手間
TS10	2	2	3	1	金屬搭建	洗手間
TS11	2	2	3	1	金屬搭建	洗手間
TS12	2	2	3	1	金屬搭建	洗手間
TS13	2	2	3	1	金屬搭建	洗手間
TS14	2	2	3	1	金屬搭建	洗手間

● ● ● 行車路線  
(可經由雞伯嶺路經小路到達申請地點)

SCALE 1:1000

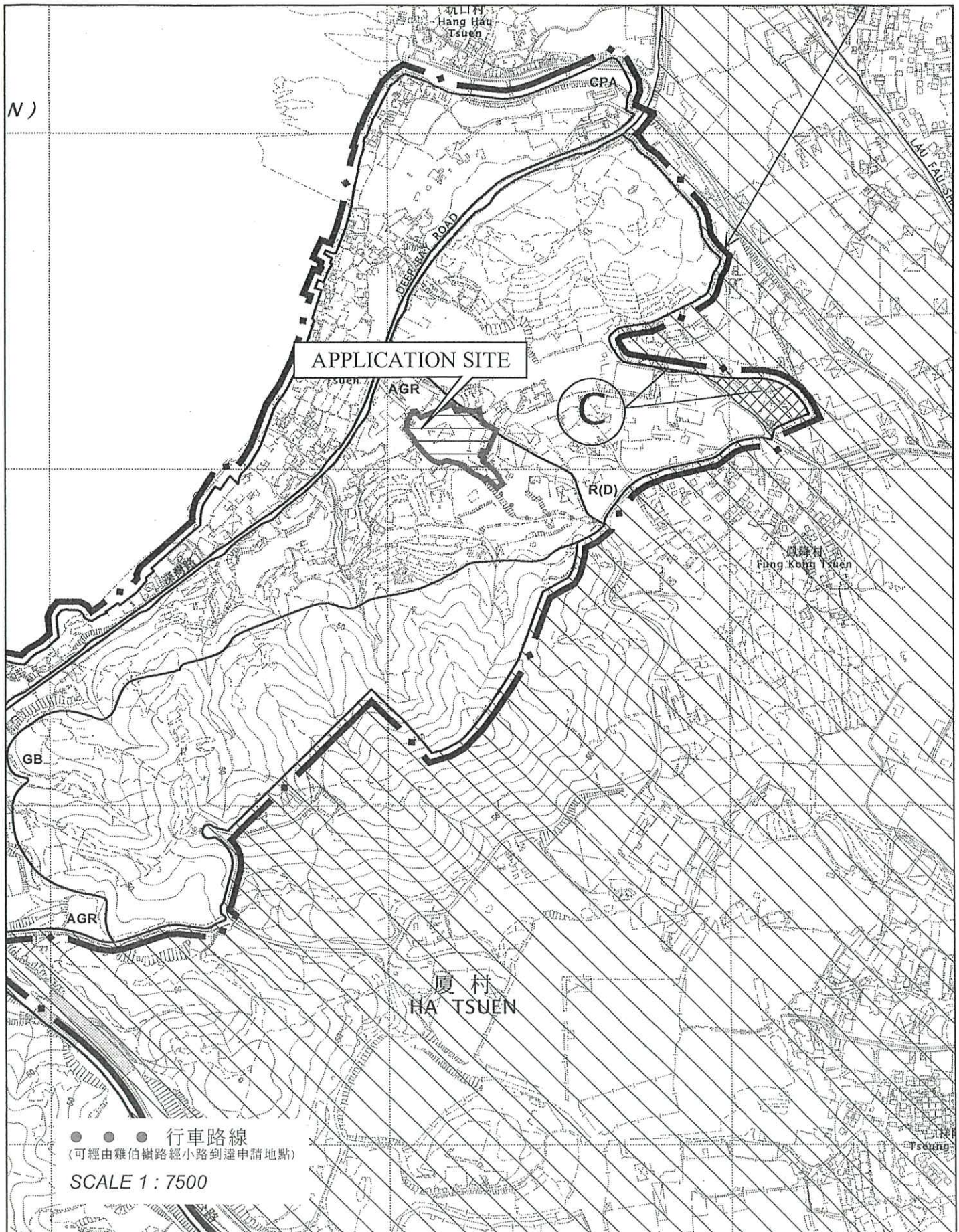


# 場地位置圖





# 場地大綱圖







DD128 LOT130澄清事宜01/02/2023 10:51

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: [REDACTED]

1 Attachment



申請理由.pdf

敬啟者：

就上述檔案，現提交進一步資料以回應規劃署之疑問。

第一，構築物8為洗手間。第二，流動空間是指行人及車輛通道，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。第三，申請地點沒有工場活動。第四，所有貨倉均為密封式構築物。

如有任何疑問，歡迎致電[REDACTED]與許小姐聯絡。

此致

城規會 / 規劃署

申請代理人  
許幸如

2023年02月01日

## 申請理由

申請地點位於新界元朗廈村丈量約份第128約地段第260號(部分)、第261號(部分)、第268號(部分)、第130號(部分)、第131號、第132號(部分)及毗連政府土地，總面積約8410平方米，包括政府土地約590平方米，總樓面面積為2638平方米，由栢匯顧問及發展有限公司提出申請作為期三年的擬議臨時貨倉(存放建築材料、五金及電子零件)以及露天存放建築材料。(可參閱：場地大綱圖及場地位置圖)

申請地點位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 的「農業」及「住宅(丁類)」地帶內。申請地點共涉及六幅私人土地及毗連政府土地，申請地點地型不規則，地勢平坦。申請地點基本設施齊備(水電供應)，無須進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。場地共有十四個由金屬搭建的上蓋物，詳情如下：

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	520	520	8	1	金屬搭建	貨倉(存放建築材料)
TS2	755	755	8	1	金屬搭建	貨倉(存放五金及電子零件)
TS3	810	920	8	2	金屬搭建	貨倉(存放五金及電子零件)及寫字樓
TS4	180	360	7	2	金屬搭建	貨倉(存放五金及電子零件)、寫字樓及保安室
TS5	8	8	3	1	金屬搭建	保安室
TS6	10	10	3	1	金屬搭建	消防泵房
TS7	50	50	3	1	混凝土搭建	消防水缸
TS8	3	3	3	1	金屬搭建	洗手間
TS9	2	2	3	1	金屬搭建	洗手間
TS10	2	2	3	1	金屬搭建	洗手間
TS11	2	2	3	1	金屬搭建	洗手間
TS12	2	2	3	1	金屬搭建	洗手間
TS13	2	2	3	1	金屬搭建	洗手間
TS14	2	2	3	1	金屬搭建	洗手間



申請地點設置一個「露天存放建築材料範圍」用作長期儲存建築材料，不會涉及其他用途。申請地點主要發展以貯放工作為主，其範圍佔面積約 1955 平方米，佔申請地點約 23.2% 土地。另外，所有貨倉均為密封式構築物。餘下面積約 4107 平方米的土地，佔申請地點約 48.8% 土地會用作流動空間。流動空間則作行人及車輛通道，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。申請地點毗連北邊，有回收中心必須借用申請地點的部份範圍作行車通道，故北邊部份邊界不會設置圍板。

按規劃署記錄，申請地點四周有不少類似案件獲通過。

- 檔案編號：A/YL-HTF/1141，臨時貨倉存放建築材料及雜貨（為期3年），於14/10/2022在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1123，臨時回收中心(五金)（為期3年），於10/09/2021在有條件下批給臨時性質的許可；
- 檔案編號：A/YL-HTF/1133，臨時露天存放全新車輛(私家車)、建築材料、機械、器材、貯存工具和零件及附屬辦公室(為期三年)及填土和填塘（為期3年），於10/06/2022在有條件下批給臨時性質的許可；

申請地點位於元朗廈村，出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度不少於6米，可供消防車之類的緊急車輛進入，並有行車通道接駁雞伯嶺路。行車通道即由出入口連接到雞伯嶺路的距離，行車通道闊度約6米，路面已平整為混凝土地面，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。

雞伯嶺路實況照片



行車通道實況照片





申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。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，對規劃及地方環境均帶有好處及產生正面作用。

申請地點開放時間為星期一至星期六，上午八時至晚上八時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有2個私家車泊車位，每個面積5米 x 2.5米，以便員工使用。同時，設有4個輕型貨車上落車位，每個面積7米 x 3.5米，作運送之用。申請地點若取得許可，在規劃許可有效期內的任何時間，申請人會在申請地點當眼位置張貼告示，訂明只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。

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。申請地點會使用輕型貨車送貨及補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

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：

申請地點的車輛流量預算					
	星期一至六				每小時車輛出入 次數
	私家車		輕型貨車		
	入	出	入	出	
08:00 - 09:00	2	0	0	0	2
09:00 - 10:00	0	0	3	3	6
10:00 - 11:00	0	0	2	2	4
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1

14:00 - 15:00	0	0	2	2	4
15:00 - 16:00	0	0	2	2	4
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0
19:00 - 20:00	0	2	0	0	2
申請地點尚未發展，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。					

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點沒有工場活動，場地內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。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。

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。



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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) the use of sites of less than 1,000 m<sup>2</sup> each for open storage uses and 2,000 m<sup>2</sup> each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
  - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
  - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.



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

Approved Application

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/YL-HTF/1125	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	“AGR”	24.9.2021

Rejected Applications

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-HT/64	Temporary Open Storage of Construction Materials and Construction Machinery for a Period of 12 Months	“AGR”	8.1.1999	1,2,3,5
A/YL-HT/77	Temporary Open Storage of Water Pipes for a Period of 12 Months	“AGR”	9.7.1999 (on review)	1,2,3,5
A/YL-HT/368	Temporary Workshop for Recycling Plastic Waste and Open Storage of Plastic Raw Materials for a Period of 3 Years	“AGR”	14.1.2005	1,4,5
A/YL-HT/391	Temporary Workshop for Recycling Plastic Waste and Open Storage of Plastic Raw Materials for a Period of 3 Year	“AGR”	16.9.2005 (on review)	1,4,5
A/YL-HT/453	Temporary Open Storage of Construction Materials (Steel and Scrap Metal) for a Period of 3 Years	“AGR”	10.11.2006 (on review)	1,4,5
A/YL-HT/744	Temporary Open Storage of Used Electronic Appliances and Parts for a Period of 3 Years	“AGR”	2.9.2011	1,2,4,5
A/YL-HTF/1093	Proposed Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“AGR” and “R(D)”	1.2.2019	1,3,5
A/YL-HTF/1096	Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“AGR” and “R(D)”	20.9.2019	1,3,5
A/YL-HTF/1104	Proposed Temporary Development and Learning Centre for Graphene with Ancillary Office for a Period of 3 Years	“AGR” and “R(D)”	30.10.2020 (on review)	1,3,5,6

**Rejection Reasons:**

1. Not in line with the planning intention(s) and no strong justification for a departure.
2. Not compatible with surrounding areas.

3. Insufficient information to demonstrate that the development would not have adverse environmental and/or traffic impacts on the surrounding areas.
4. Not in line with the then TPB PG-No. 13C/D/E. There were adverse comments from Government departments and insufficient information to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding area.
5. Setting undesirable precedent.
6. Failure to give a clear account of the nature of activities to be conducted at the site.

**Similar s.16 Applications within the same “Agriculture” Zone  
on the Ha Tsuen Fringe OZP**

Approved Applications

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
A/YL-HTF/1133	Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Ponds	“AGR”	10.6.2022
A/YL-HTF/1141	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	“AGR”	14.10.2022

Rejected Application

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/YL-HTF/1092	Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years	“AGR”	8.11.2019 (on review)	1,2,3

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.
2. Failure to demonstrate that the development would not have adverse landscape impact on the surrounding areas.
3. Setting undesirable precedent.



**Government Departments' General Comments**

**1. Land Administration**

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

No adverse comment on the application.

**2. Traffic**

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

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

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

The proposed access arrangement should be commented by Transport Department (TD).

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there were nine substantiated environmental complaints regarding air and water quality pertaining to the Site in the past three years; and
- should the application be approved, the following approval conditions should be imposed:
  - (i) no workshop activities, as proposed by the applicant, are allowed on the Site at any time during the planning approval period; and
  - (ii) no medium or heavy goods vehicles exceeding 5.5 tonnes is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period.

**4. Drainage**

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

- no objection in principle to the application from a drainage point of view; and
- should the Town Planning Board (the Board) consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal,

to implement and maintain the proposed drainage facilities to the satisfaction of his department.

## **5. Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- having considered 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 to the satisfaction of D of FS.

## **6. Building Matters**

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

As there is no record of approval granted by the Building Authority for the existing structure(s) at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application.

## **7. Landscaping**

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

- according to the aerial photo of 2022, the Site is situated in area of miscellaneous rural fringe predominated by open storage yards, warehouses, vacant land, graveyards and scattered tree groups. With reference from the site photos taken on 3.2.2023, the Site is hard paved with temporary structures and some self-seeded trees and vegetation are observed;
- with reference to the Item 6(e) – “Impacts of Development Proposal” in the Application Form, it is noted that “no” tree felling and “no” landscape impact would be resulted from the proposed use. Further significant landscape impact on existing landscape resources within the Site is not anticipated. According to recent records, similar approved temporary warehouse in same zone under planning application No. A/YL-HTF/1141 near the Site is observed. Therefore, the proposed use is considered not incompatible to the landscape character of the surrounding area; and
- she has no comment from landscape planning perspective.

## **8. District Officer’s Comments**

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



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

**9. Other Departments' Comments**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Commissioner of Police (C of P); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots (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, and Government Land (GL);
  - (ii) no permission is given for the occupation of GL (about 590m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
  - (iii) the owner(s) of the lots 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. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. 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 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 (C for T) that:
  - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public road or reverse onto/from public road; and
  - (ii) the local track leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) Kai Pak Ling Road and the access road connecting the Site with Kai Pak Ling Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining Kai Pak Ling Road and any access connecting the Site with Kai Pak Ling Road;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures (not being a New Territories Exempted House) are erected on



leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;

- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) 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 UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) 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;
  - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (vi) 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; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the 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 (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
- (i) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

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

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

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**A/YL-HTF/1150 DD 128 Ha Tsuen**  
21/02/2023 03:03

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-HTF/1150

Lots 260 (Part), 261 (Part), 268 (Part), 130 (Part), 131 and 132 (Part) and adjoining Government Land in D.D.128, Ha Tsuen

Site area: About 8,410sq.m Includes Government Land of about 590sq.m

Zoning: "Agriculture" and "Res Group D"

Applied use: Warehouse (Construction Materials, Metal and

Electronic Parts) / Open Storage of Construction Materials/ 6 Vehicle Parking

Dear TPB Members,

1139 was withdrawn as was a subsequent 1146 for warehouse. Applicant is obviously on a fishing excise to find a scenario that will garner approval.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Thursday, 18 August 2022 2:12 AM CST  
Subject: A/YL-HTF/1139 DD 128 Ha Tsuen

A/YL-HTF/1139

Lots 260 (Part), 261 (Part), 268 and 130 (Part) in D.D.128, Ha Tsuen

Site area: About 6,935sq.m

Zoning: "Agriculture"

Applied use: Recyclable Collection Centre for Metals / 6 Vehicle Parking



Dear TPB Members,

I have often pointed out that the number of applications going before the Rural Board are should be split as it is quite clear that members cannot cope with the volume of data and instead rely on the recommendations of PlanD.

This includes the lots approved under 1125 for Animal Boarding without any questions being asked despite the obvious machinations on the part of the applicant in splitting the site that was rejected for a dodgy graphene project.

I would remind members that the reasons for rejection were

Decision 1233rd TPB MEETING ON 30.10.2020

After deliberation, the Board decided to reject the application on review for the following reasons:

“(a) the proposed development is **not in line with the planning intentions of the “Agriculture” (“AGR”) and “Residential (Group D)” (“R(D)”) zones**. The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis;

(b) the applicant fails to give a clear account of the nature of activities to be conducted at the Site, without which it would be very difficult for relevant government departments and the Board to form a view on compatibility with land uses in the vicinity, potential impacts and the associated mitigation measures;

(c) **the applicant fails to demonstrate that the proposed development would not generate adverse environmental and traffic impacts on the surrounding areas; and**

(d) **approval of the application would set an undesirable precedent for similar applications within the “AGR” zone, the cumulative effect of which will result in a general degradation of the rural environment.”**

But members later approved 1123 for what some would consider a more inappropriate recycling operation and now the remainder of the site, where obviously hobby farm was just an excuse to keep the show on the road, demonstrates the true intention, more recycling.

The lack of consistency with regard to the decision process and the reliance on the

recommendations is inconsistent with the JR decisions that decreed that members should make an INDEPENDENT decision based on making inquiries and checking facts instead of rubberstamping PlanD often misleading recommendations.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 27 August 2021 1:59 AM CST  
**Subject:** A/YL-HTF/1125 DD 128 Ha Tsuen.

A/YL-HTF/1125  
Lot 130 (Part) in D.D.128, Ha Tsuen, Yuen Long  
Site area : About 2,880sq.m  
Zoning : "Agriculture"  
Applied use : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

Application 1104 Graphene research rejected 30 Oct 2020 on review.

So now the original 1093 footprint of 12,563sq.m Includes Government Land of about 600m<sup>2</sup> is being split up. This application should be considered in tandem with 1123.

Hong Kong must recognize its obligation to conform with overall China policy. President Xi has stated that good quality arable land must be used for food production. Animal boarding degrades the quality of the land because of the discharges.

According to the minutes previous applications were rejected because:  
The proposed development is not in line with the planning intentions of the "Agriculture" ("AGR") Zone **to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.**

Time for Ag and Fish to arrange some seminars with owners of AG zoned lots with potential to instruct them on national policy and the need for patriots to make a contribution to the goal of self-sufficiency in food production.

**China's food security at core of Beijing's new five-year rural-revitalisation plan**

- Ministry of Agriculture and Rural Affairs says China must 'speed up innovations' in the seed industry to help feed the nation's 1.4 billion people 23 Feb 2021

Members can play their part by rejecting proposals like this for a service over which there is little control and no data with regard to genuine need.

Mary Mulvihill

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**KFBG's comments on four planning applications**

24/02/2023 13:52

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

A/YL-HTF/1150

3 attachments



230224 s16 KTN 889.pdf 230224 s16 HTF 1150.pdf 230224 s12a TYST 9-10.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

24th February 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years (A/YL-HTF/1150)**

1. We refer to the captioned.
2. The site is almost entirely within Agriculture (AGR) zone and based on the information from the Statutory Planning Portal 2 website there are many rejected/ withdrawn applications covering the application site. The reasons for rejection of the review of one of these applications (Proposed Temporary Development and Learning Centre for Graphene with Ancillary Office for a Period of 3 Years; A/YL-HTF/1104; review rejected in Oct 2020)<sup>1</sup> are reproduced below:

*(a) the proposed development is not in line with the planning intentions of the "Agriculture" ("AGR") and "Residential (Group D)" ("R(D)") zones. The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The planning intention of the "R(D)" zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intentions, even on a*

<sup>1</sup> [https://www1.ozp.tpb.gov.hk/gist/apply/en\\_tc/A\\_YL-HTF\\_1104\\_TC.pdf](https://www1.ozp.tpb.gov.hk/gist/apply/en_tc/A_YL-HTF_1104_TC.pdf)

*temporary basis;*

*(b) the applicant fails to give a clear account of the nature of activities to be conducted at the Site, without which it would be very difficult for relevant government departments and the Board to form a view on compatibility with land uses in the vicinity, potential impacts and the associated mitigation measures;*

*(c) the applicant fails to demonstrate that the proposed development would not generate adverse environmental and traffic impacts on the surrounding areas; and*

*(d) approval of the application would set an undesirable precedent for similar applications within the "AGR" zone, the cumulative effect of which will result in a general degradation of the rural environment.*

3. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.

4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden