

2023年 6月 1 2日
此文件在 收到・城市規劃委員會
只有在收到所有必要的資料及文件後才正式確認收到
申請的日期

This document is received on 12 JUN 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

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

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

2301385

8/6

by

post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL HTF/1155
	Date Received 收到日期	12 JUN 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/ipb/>. 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/ipb/>)。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)

胡肇陞

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 HUI HANG YU

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)	新界元朗厦村丈量約份第 128 約地段第 298 號餘段 (部分)
(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 2970 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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」
(f) Current use(s) 現時用途	空置

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 01/06/2023 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 01/06/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處/或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展

擬議臨時露天存放建築材料

(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 2970 sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 sq.m ☐ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目
 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 sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積 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)

申請作臨時露天存放建築材料，因此沒有任何構築物，場地範圍面積約2970平方米，
 露天存放建築材料範圍面積約2530平方米。

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 2
 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 星期一至六上午八時至下午六時，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)) 可由深灣路經行車通道到達																															
	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) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

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) ☐ 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

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

Date 日期

01/06/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗廈村丈量約份第 128 約地段第 298 號餘段 (部分)
Site area 地盤面積	2970 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-HTF/12
Zoning 地帶	「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時露天存放建築材料

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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 <input type="checkbox"/> (Not more than 不多於)	
		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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input 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 298 號餘段（部分），面積為 2970 平方米，胡肇陞先生提出申請，作為期三年的擬議臨時露天存放建築材料，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」地帶內。申請地點不涉及政府土地，申請地點地型不規則，近似長方型，總面積約 2970 平方米，露天存放建築材料範圍佔面積約 2530 平方米。

按規劃署記錄，在申請地點所在的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/1150，臨時貨倉（存放建築材料、五金及電子零件）及露天存放建築材料（為期 3 年），於 17/03/2023 在有條件下批給臨時性質的許可；

申請擬議作臨時露天存放建築材料，建築材料包括：磚石、金屬、無縫管、水泥製品等，因此申請地點基本設施齊備，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

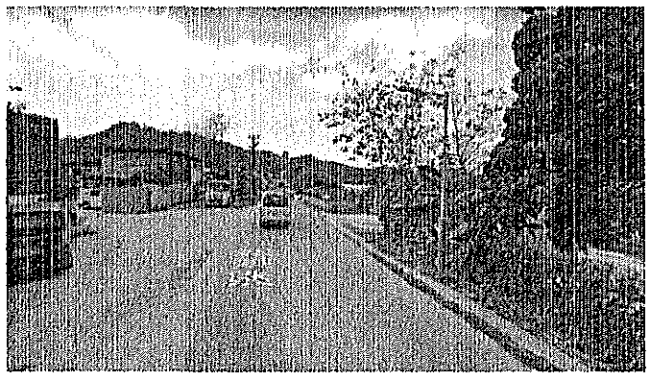
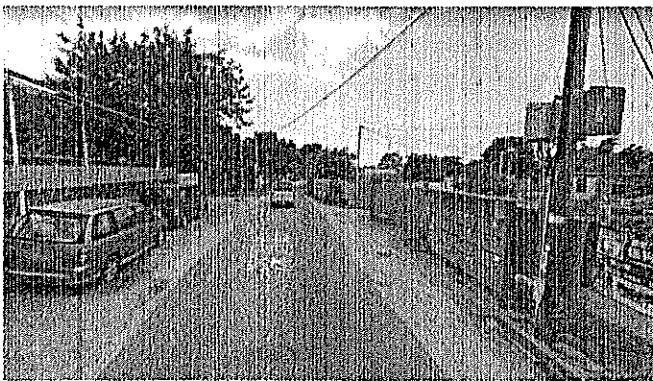
申請人會委託專業管理公司進行管理，實施附帶條件工程並為設備提供維修及保養，包括現有樹木、渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點設有 2 個輕型貨車上落貨車位（每個面積 7 米 x 3.5 米），設置上落貨車位以供申請地點所屬的車輛輪候上落貨，作短暫停泊之用。場地不會有任何重型貨車出入，包括貨櫃車及貨櫃車拖架。

申請地點設置「露天存放建築材料範圍」，佔面積約 2530 平方米，佔申請地點約 85% 土地。餘下面積約 440 平方米的土地，佔申請地點約 14.8% 土地會用作車輛迴旋空間。

場地出入口（閘門）設於場地東邊，出入口位置寬敞明確，闊度約 12 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁深灣路，透過深灣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，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



行車通道實況照片



申請地點開放時間，為星期一至六上午八時至下午六時，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。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。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。

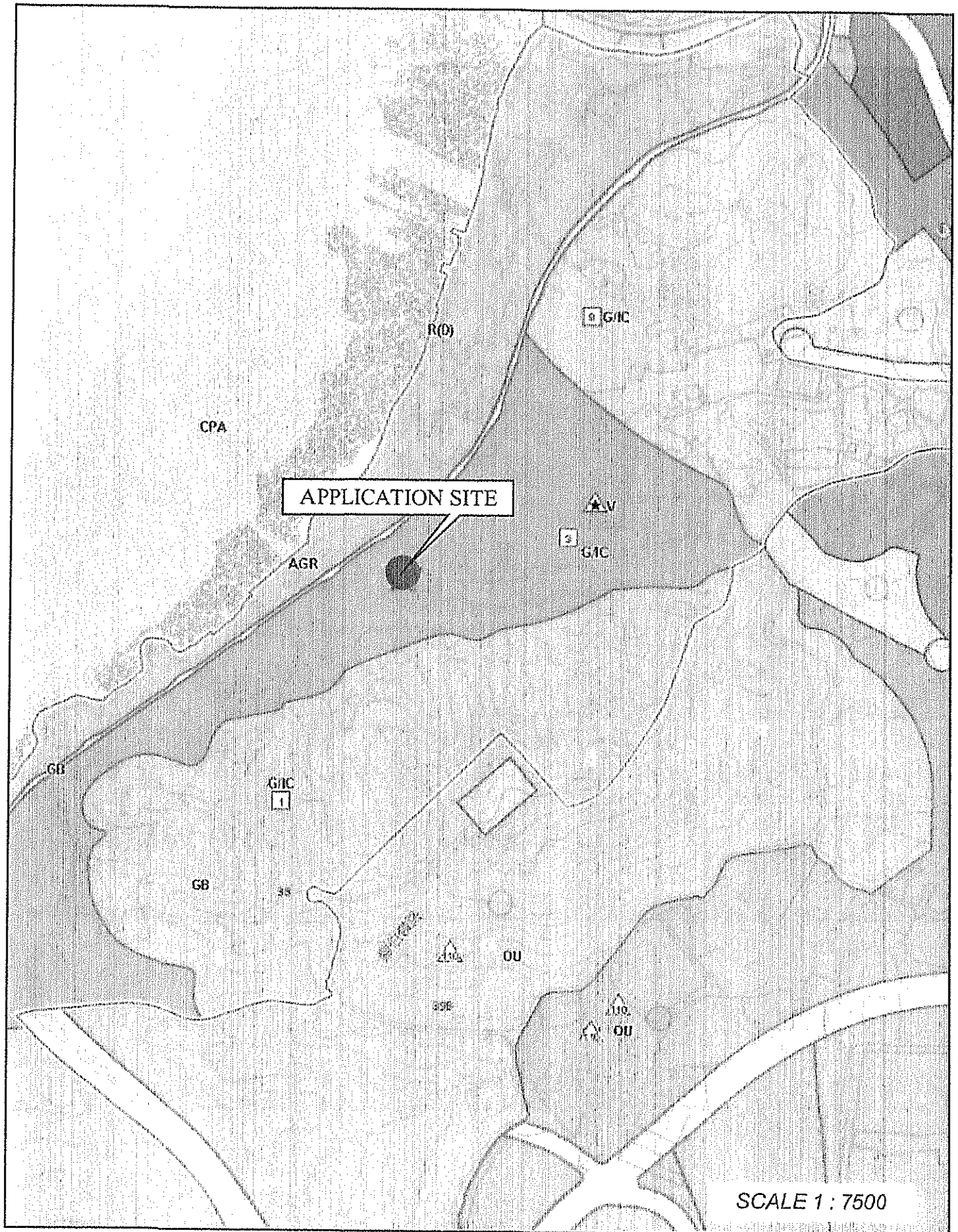
總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

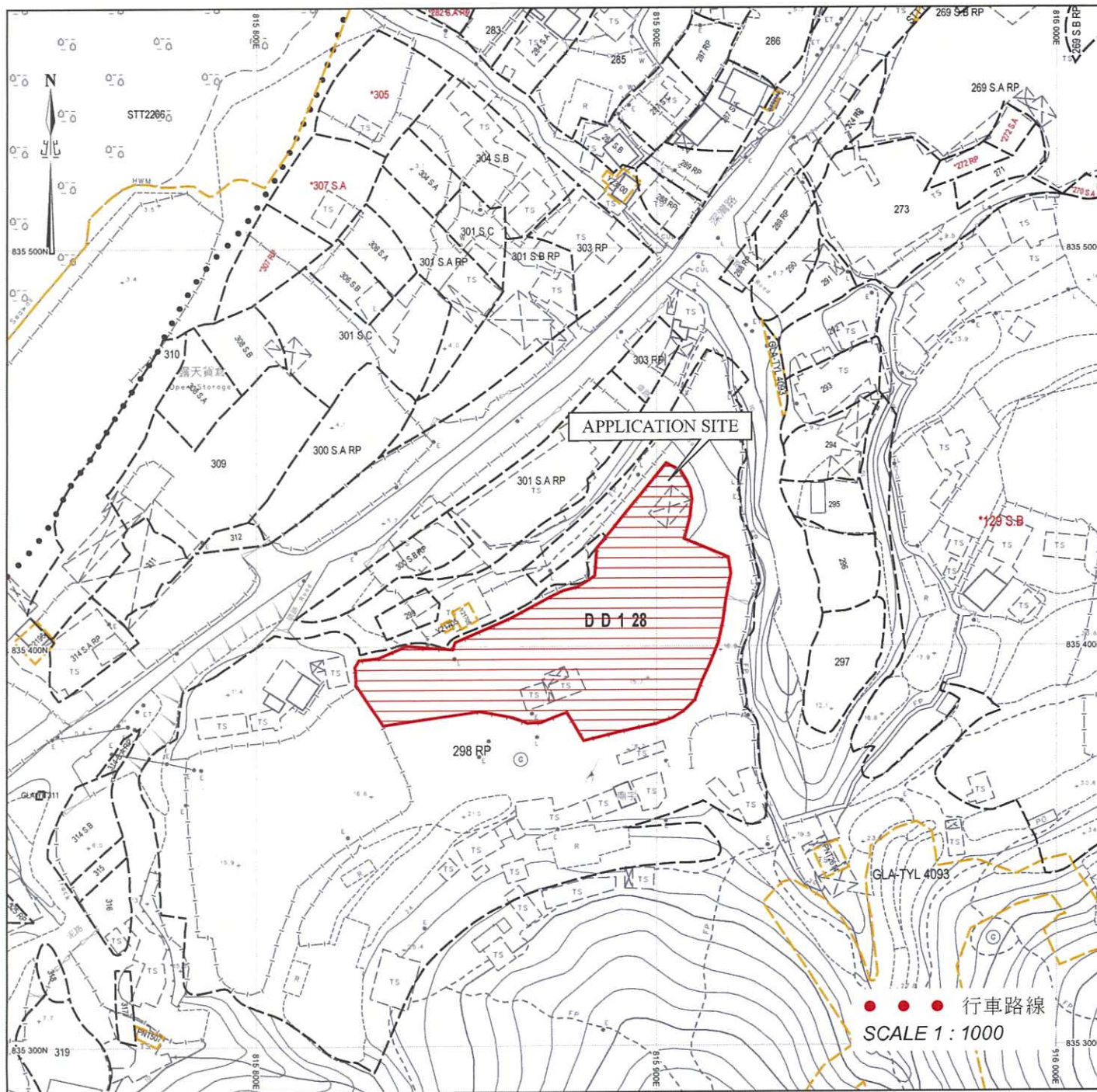
	星期一至六		
	輕型貨車上落貨		
	入	出	每小時車輛出入次數
08:00 - 09:00	0	0	0
09:00 - 10:00	0	0	0
10:00 - 11:00	2	0	0
11:00 - 12:00	0	1	0
12:00 - 13:00	0	1	0
13:00 - 14:00	0	0	0
14:00 - 15:00	1	0	0
15:00 - 16:00	1	1	0
16:00 - 17:00	0	1	0
17:00 - 18:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

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。申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。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。

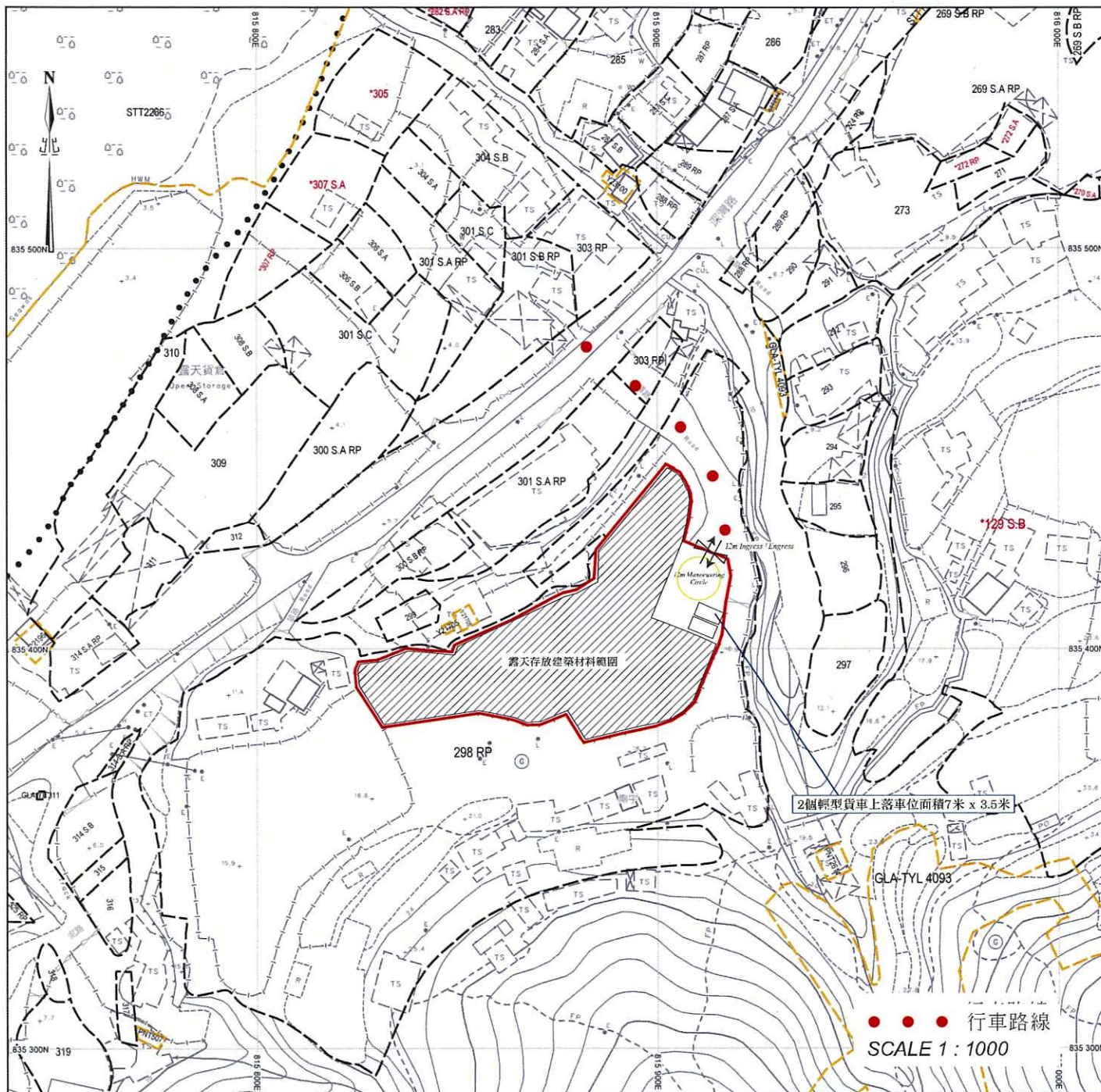
申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。

場地大綱圖





場地位置圖





有關A/YL-HTF/1155補充文件13/06/2023 12:44

From: [REDACTED]

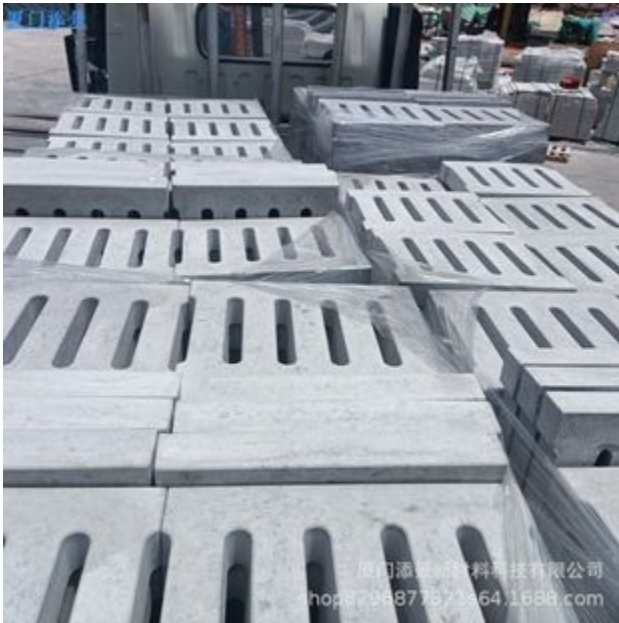
To: tpbpd@pland.gov.hk

Cc: [REDACTED]

敬啟者

就上述檔案，現提交照片以作補充資料。

此申請作臨時露天存放建築材料，建築材料包括：磚石、金屬、無縫管、水泥製品等，現提供有關照片。此外，場地會有2個輕型貨車上落車位，輕型貨車即最高總重達5.5公噸的車輛，此類車輛有足夠承載力承載提及的建築材料。



水泥製品



磚石



金屬



無縫管

此致
規劃署

許小姐



有關A/YL-HTF/1155進一步資料18/07/2023 15:34

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: [REDACTED]

1 Attachment



KSIL05A_TRA_Full_Signed.pdf

敬啟者

就上述檔案，現提供樹木調查報告及對AMO意見作出澄清。此電郵取代今早0954、0956及1440的電郵。

此申請不會進行斬樹，經營者存放建築材料時亦會避開場內的樹木。此外，場地不需進行平整或建築工程，只作露天存放，不需要進行挖土，故此項目不會影響其考古價值。



順林花園園藝保養工程有限公司

Shun Lan Landscaping Limited

Tree Risk Assessment Report 2023-2024

for

Specified Region of DD128

(Site Location: DD128)

- 1st Submission -

Prepared by:

Chris Wong

ISA Certified Arborist (HK-0630A)

Date: 17-07-2023

Tree Risk Assessment Form 1 : Tree Group Inspection

樹木風險評估表格1：樹群檢查表

General Information 基本資料

Form 1 Ref. No.:	KSIL-2023-000-0000-1
表格1編號:	

Dept. / Agency 部門 / 機構:	PriO	Inspection Officer 巡查人員:	Wong Fu On, Chris	Post 職位:	Arborist
Project / Contract No. 工程 / 合約編號:	KSIL05A			File Ref. 檔案編號:	KSIL05A
Date of Inspection 巡查日期:	04/07/2023 (dd/mm/yyyy)	Last Inspection Date: 上次巡查日期:	(dd/mm/yyyy)	Inspection Frequency: 巡查週期:	Ad hoc

Location Information 位置資料

Masterzone Ref. 主區編號:		-		Subzone Ref. 副區編號:		-	
Location (English) : 地點 (英文):	DD128		Location (Chinese) : 地點 (中文):	DD128		District: 地區:	Yuen Long 元朗區
Tree Risk Management Zone 樹木風險管理地區類別:				Category II 第二類			
Location Types 地點類別: (multiple selections allowed 可選多於一項)		<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input type="checkbox"/> Public park/recreation venue 公園/康樂場地 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Central divider 中央分隔帶 <input checked="" type="checkbox"/> Others (please specify) 其他 (請說明): <div>Nursery Storage Area</div>					
Nearby Utility Post No. 就近公用設施編號:		燈柱: VD3209					

Tree Information 樹木基本資料

The size of a tree group should be defined by location types, such as public parks, SIMAR slopes, tree pits, etc. with due consideration given to the limitations of visual tree assessment. 在決定樹群的大小時，應參照地點類別，如公園、系統性鑑別維修責任的斜坡、樹穴等，並考慮目測法的局限。

(A) Triage Trees and Trees Require Remedial Actions or Form 2 Assessment

分流樹木及需要進行緩減措施 / 表格 2 評估的樹木

TMCP Tree ID 樹木編號	Dept. Tree ID 部門樹木編號	Tree Species 樹種	Estimated Tree Height (m) 大約樹高 (米)	Estimated Crown Spread (m) 大約樹冠闊度 (米)	Tree Status 樹木類別	Overall Tree Conditions 整體樹木狀況	Triage Colour 分流顏色	Remedial Action / Form 2 Assessment 緩減措施 / 表格2評估	Anticipated Completion Date 預計完成日期 (dd/mm/yyyy)	Reference Coordinates of Tree 樹木參考座標	
										X	Y

Add Rows 增加列

Delete Rows 刪除列

(B) Other Trees (Non-Triage Trees - trees do not need further actions)

其他樹木 (非分流樹木 - 無需進一步行動的樹木)

Tree Species 樹種	App. Quantity of Trees 大約樹木數	Range of Tree Height 樹高範圍		Overall Tree Conditions 整體樹木狀況
		From (m) 由 (米)	To (m) 至 (米)	
Leucaena leucocephala 銀合歡	4	9	9	Fair 一般
Macaranga tanarius var. tomentosa 血桐	4	6	6	Fair 一般
Bauhinia variegata 豎粉手躑甲	2	6	6	Fair 一般
Celtis sinensis 朴樹	1	18	18	Fair 一般
Ficus microcarpa 榕樹(細葉榕)	1	12	12	Fair 一般

Add Rows 增加列

Delete Rows 刪除列

Overall Remarks 整體評語

The overall tree condition is fair, but tall bushes cause inspection limitations.

Sub-total No. of Trees in Table (A): (A) 表樹木數量小結:	0	Sub-total No. of Trees in Table (B): (B) 表樹木數量小結:	12	Total No. of Trees (A + B): 樹木總數 (A + B):	12
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Summary of TRIAGE Trees 分流樹木總結

Black 黑	0	Red 紅	0	Yellow 黃	0	No Triage colour 無	0
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Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖	N/A	KSIL05A_TreePlan
TREE 樹木	Profile	KSIL05A_TreePhotos
		Tree Photos
Add Rows 增加列		Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 1, confirm that I have inspected the tree group(s) at the specified date with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上樹群檢查表格1的巡查人員，確認本人已在本表格所列日期，謹慎小心完成有關樹群的檢查，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer specified in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

Name of Inspection Officer:

Wong Fu On, Chris

巡查人員姓名

(請以英文正楷書寫)

(If more than one Inspection Officer involved in the same Tree Group Inspection, each Inspection Officer should submit individual Form 1 containing the trees inspected by him/her. 如多於一位巡查人員負責同一樹群檢查，個別巡查人員應將其檢查的樹木以另一表格1填報。)

Date of Form Completion:

17/07/2023

完成表格日期

(dd/mm/yyyy)

(If Form 1 is submitted in paper form 若以文本形式遞交表格1)

Signature of Inspection Officer:

巡查人員簽署：

Tree Assessment Schedule

Project: Tree Risk Assessment in Specified Region of DD128
Inspection Date: 4 Jul 2023

Location: DD128
Inspected by: Wong Fu On, Chris (HK-0630A)

Prepared by Shun Lan Landscaping Limited
Total Number of Trees: 12

Item No.	Tree No.	Species		Measurements			Ancient Value (High/ Medium/ Low)	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation Status	Recommendation (Retain/Transplant/ Fell)	Department to provide expert advice to LandsD	Additional Remarks	Recommended Mitigation Actions
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)					(High/ Medium/ Low)	Remarks					
1	T001	<i>Ficus microcarpa</i>	細葉榕	12.0	620.0	9.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
2	T002	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	150.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
3	T003	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
4	T004	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	150.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
5	T005	<i>Bauhinia variegata</i>	宮粉羊蹄甲	6.0	170.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
6	T006	<i>Bauhinia variegata</i>	宮粉羊蹄甲	6.0	160.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
7	T007	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	150.0	4.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
8	T008	<i>Celtis sinensis</i>	朴樹	18.0	700.0	8.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
9	T009	<i>Leucaena leucocephala</i>	銀合歡	9.0	200.0	6.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
10	T010	<i>Leucaena leucocephala</i>	銀合歡	9.0	200.0	6.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
11	T011	<i>Leucaena leucocephala</i>	銀合歡	9.0	150.0	6.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-
12	T012	<i>Leucaena leucocephala</i>	銀合歡	9.0	150.0	6.0	Low	Fair	Fair	Fair	Low	-	-	Retain	-	Tall bushes cause inspection limitations	-



T001_OverallView



T002_OverallView



T003_OverallView



T004_OverallView



T005_OverallView



T006_OverallView



T007_OverallView



T008_OverallView



T009_OverallView



T010_OverallView



T011_OverallView



T012_OverallView

Relevant extract of the 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 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 or if required, 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/or 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/or 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. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage 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;
 - (b) 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;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) 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, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Rejected Applications

Application No.	Applied Use(s)/Development(s)	Zoning	Date of Consideration	Rejection Reasons
A/YL-HT/504	Temporary Open Storage of Construction Machinery and Material with Ancillary Covered Storage and Office for a Period of 3 Years	“AGR”	28.9.2007	1,2,3,5
A/YL-HT/1040	Proposed Temporary Training Centre with Ancillary Site Office and Machinery Repair Workshop for a Period of 3 Years	“AGR”	20.1.2017 (on review)	1,4,5

Rejection Reasons:

1. Not in line with the planning intention of the “AGR” zone and no strong justification for a departure.
2. Not compatible with surrounding areas.
3. Not in line with the then TPB PG-No. 13D. The site has no previous planning approval and there were adverse comments from Government departments and local objections, and insufficient information to demonstrate that the development would not have adverse traffic, environmental and drainage impacts on the surrounding areas.
4. Failure to demonstrate that the development would not have adverse ecological, landscape, drainage and environmental impacts on the surrounding areas.
5. Setting undesirable precedent.

**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	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/1150	Proposed Temporary Warehouse (Storage of	“AGR”	17.3.2023

	Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years		
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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 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 the Transport Department.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- should the application be approved, the following approval condition should be imposed:

no medium or heavy goods vehicles exceeding 5.5 tonnes are 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 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 six weeks from the date of planning approval to the satisfaction of D of FS.

6. 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 an area of miscellaneous rural fringe predominated by temporary structures, village houses and woodland. With reference to the site photos of June 2023, the Site is occupied by temporary structures and existing vegetation/trees are observed; and
- with reference to the submitted tree survey report and the applicant's confirmation in the responses-to-comments that “經營者存放建築材料時亦會避開場內的樹木” (**Appendix Ib**), she has no comment on the application from landscape planning perspective.

7. 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.

8. Other Departments' Comments

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- 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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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;
 - (ii) it is noted that no structure is proposed at the Site; and
 - (iii) the Site is accessible to Deep Bay Road through a local track on both private lot and Government Land (GL). His Office provides no maintenance works to the GL involved and does not guarantee right-of-way;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) 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) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (e) 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;
- (f) 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;

- (g) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the Site is situated within the Sha Kong Miu (South) Site of Archaeological Interest. 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; and
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree 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.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2023年07月05日星期三 2:50
收件者: tpbpd
主旨: A/YL-HTF/1155 DD 128 Ha Tsuen

A/YL-HTF/1155

Lot 298 RP (Part) in D.D.128, Ha Tsuen

Site area: About 2,970sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 2 Vehicle Parking

Dear TPB Members,

The lot is part of Application 1040 rejected on review. 1098 for the other part of the site also rejected.

(a) the development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. There is no strong planning justification to merit a departure from such planning intention, even on a temporary basis;

(b) the applicant fails to demonstrate that the proposed development would not generate adverse ecological, landscape, drainage and environmental impacts; and

(c) the approval of the application, even on a temporary basis, would set an undesirable precedent for applications for other developments within the "AGR" zone, the cumulative effect of which would result in a general degradation of the environment.

This section of AG zoning along Deep Bay Road has been relatively spared the brownfield trashing and it should not be encouraged.

Application should be rejected for the same reasons.

Mary Mulvihill

2

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



KFBG's comments on six planning applications
06/07/2023 15:54

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

5 attachments



230706 s16 HTF 1155.pdf 230706 s12a TW 19.pdf 230706 s12a TM,25 & 26.pdf 230706 s16 MKT 29.pdf



230706 s16 MKT 28.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are FIVE 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)

6th July 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Open Storage of Construction Materials
for a Period of 3 Years
(A/YL-HTF/1155)

1. We refer to the captioned.
2. There are two rejected applications entirely/ partially covering the application site. The reasons to reject the latest one (i.e., A/YL-HT/1040; Proposed Temporary Training Centre with Ancillary Site Office and Machinery Repair Workshop for a Period of 3 Years; review rejected in 2017) are as follows:
 - (a) *the development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. There is no strong planning justification to merit a departure from such planning intention, even on a temporary basis;*
 - (b) *the applicant fails to demonstrate that the proposed development would not generate adverse ecological, landscape, drainage and environmental impacts; and*
 - (c) *the approval of the application, even on a temporary basis, would set an undesirable precedent for applications for other developments within the "AGR" zone, the cumulative effect of which would result in a general degradation of the environment.*
3. There is also one slightly covering and adjacent to the current site; the reasons to reject

this one (i.e., A/YL-HTF/1098; Proposed Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years; rejected in 2019) are as follows:

- (a) the proposed use is not in line with the planning intention of the "Agriculture" ("AGR") zone which 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;*
 - (b) the applicant fails to demonstrate that the proposed use would not generate adverse traffic, environmental, ecological and landscape impacts on the surrounding areas; and*
 - (c) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications for other developments within the "AGR" zone, the cumulative effect of which will result in a general degradation of the rural environment of the area.*
4. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the AGR zone. We also urge the Board to consider the potential cumulative impacts of approving this application as the approval would set a precedent for similar applications in this zone.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden