

HTF/1164

This document is received on - 9 NOV 2023
The Town Planning Board will formally acknowledge
receipt of the application only upon receipt
of the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2302926

9.11.2023

EPASS

| | | |
|---------------------------------|-------------------------|-----------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/T- HTF / 1164 |
| | Date Received 收到日期 | - 9 NOV 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

盛進管理有限公司 (Company 公司)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

新界元朗厦村丈量約份第 128 約地段第 136 號(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

☒ Site area 地盤面積 2620 sq.m 平方米 ☐ About 約

☒ Gross floor area 總樓面面積 1805 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)

sq.m 平方米 ☐ About 約

| | |
|--|--|
| <p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p> | <p>廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12</p> |
| <p>(e) Land use zone(s) involved 涉及的土地用途地帶</p> | <p>「住宅(丁類)」</p> |
| <p>(f) Current use(s) 現時用途</p> | <p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p> |
| <p>(g) Additional Information (if applicable) 附加資料（如適用）</p> | |

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (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 (日/月/年) 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
10/10/2023 (DD/MM/YYYY)
於 10/10/2023 (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 24/10/2023 (DD/MM/YYYY)
於 24/10/2023 (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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

| | |
|--|---|
| (a) Proposed use(s)/development 擬議用途/發展 | 擬議臨時露天存放五金廢料及物流中心連附屬辦公室 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |

(c) Development Schedule 發展細節表

| | | | |
|---|------|------|---|
| Proposed uncovered land area 擬議露天土地面積 | 895 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 1725 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 3 | | |
| Proposed domestic floor area 擬議住用樓面面積 | | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 1805 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 1805 | sq.m | <input checked="" type="checkbox"/> About 約 |

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

詳情請見附頁(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 | 1 |
| 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 | 3 |
| 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，每日早上八時至晚上八時，星期日及公眾假期休息。

| | | |
|--|-------|---|
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <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)) <u>可經由雞伯嶺路到達申請地點</u> |
| | 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) |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|--------------------------------|
| <p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p> | <p>Yes 是</p> <p>No 否 <input checked="" type="checkbox"/></p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <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 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 type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期 | |
|---|---------------------------|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ / |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |

| | |
|--|--|
| <p>(e) Approval conditions 附帶條件</p> | <div data-bbox="576 181 1390 461"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="655 510 1043 521" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="655 817 978 889"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="655 925 1043 936" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="655 967 1284 1039"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div> |
| <p>(f) Renewal period sought 要求的續期期間</p> | <div data-bbox="638 1292 1150 1328"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="638 1382 1150 1417"> <input type="checkbox"/> month(s) 個月 </div> |

7. Justifications 理由

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

是次規劃申請與 A/YL-HTF/1124 規劃許可性質相同，用途為擬議臨時露天存放五金廢料及物流中心。以下是重新申請原因：

A/YL-HTF/1124 規劃申請代理人郭志文先生於二零二一年八月身故，其附帶條件(i)項設置滅火筒需於二零二一年十一月五日或之前完成。當時團隊並不知道郭先生去世的消息，直至十二月才接到其消息。導致案件的附帶條件(i)項已過期，故現在需要重新申請規劃許可。

以往已批之規劃許可都跟足貴署指引落實所有附帶條件，是次申請定會將所有附帶條件做好，努力完成及落實所有附帶條件。

懇請貴署批准是次申請，謝謝!

營運時間:星期一至星期六 8:00AM - 08:00PM

星期日及公眾假期休息

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature Signed with recognised
簽署 e-signature

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

Signer: HUI HANG YU

文員

Name
姓名

Position (if applicable)
職位 (如適用)

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

盛進管理有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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 also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | | | | |
| Application No. 申請編號 | | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置／地址 | | 新界元朗厦村丈量約份第 128 約地段第 136 號(部分) | | |
| Site area 地盤面積 | | 2620 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 | | 厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 | | |
| Zoning 地帶 | | 「住宅(丁類)」 | | |
| Type of Application 申請類別 | | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ | | |
| Applied use/ development 申請用途/發展 | | 擬議臨時露天存放五金廢料及物流中心連附屬辦公室 | | |
| (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 | 1805 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.69 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於 |

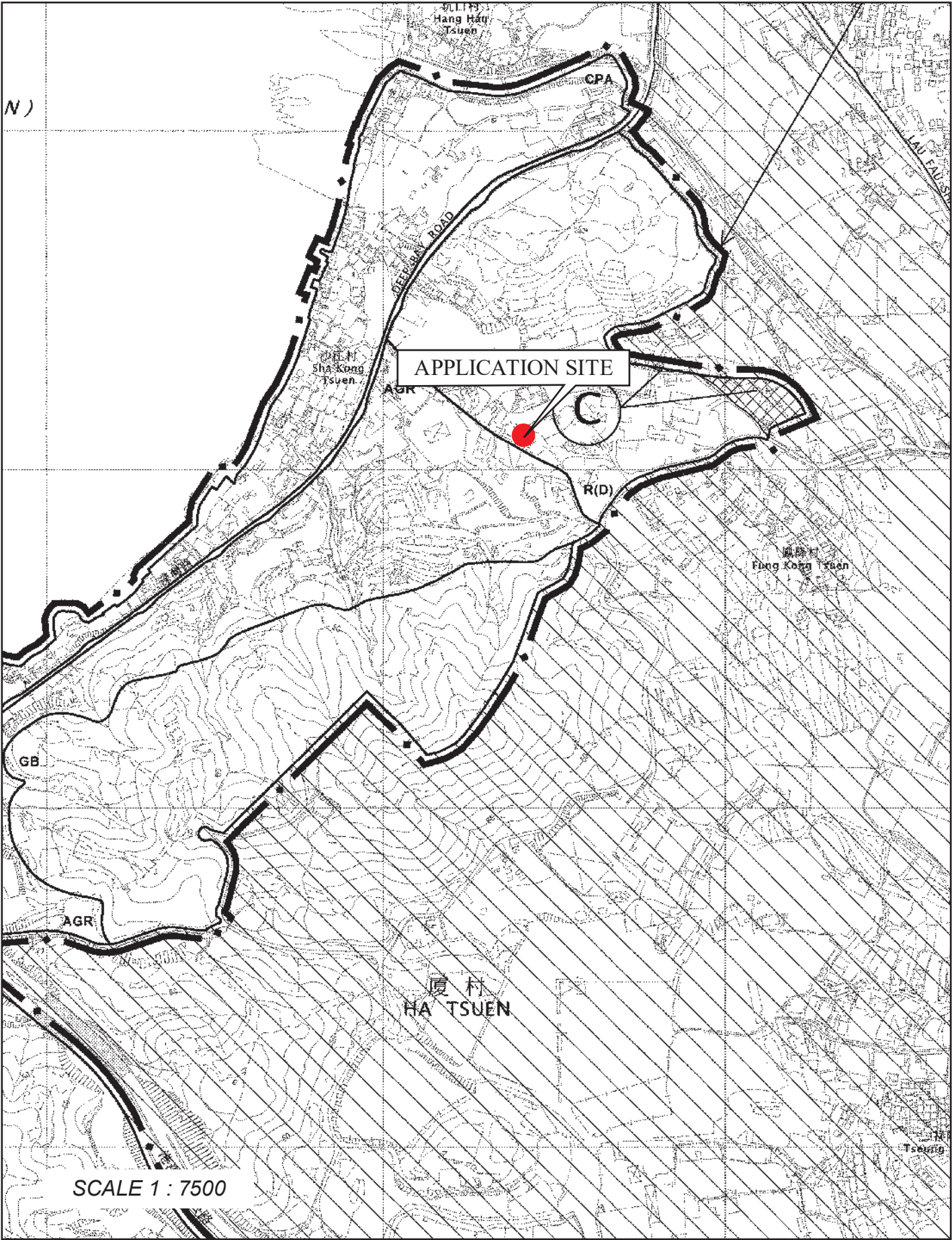
| | | |
|--|---|---|
| (ii) No. of blocks 幢數 | Domestic 住用 | |
| | Non-domestic 非住用 | 3 |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | | 65.84 % <input checked="" type="checkbox"/> About 約 |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> 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 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>3</u> 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) _____ | |

| 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） | | |
| 場地大綱圖、場地位置圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |
| Air Ventilation Assessment 空氣流通評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Management Plan 管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Social Impact Assessment 社會影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Heritage Impact Assessment | <input type="checkbox"/> | <input type="checkbox"/> |
| Ecological Impact Assessment 生態影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Conservation Management Plan 保育管理計劃 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |

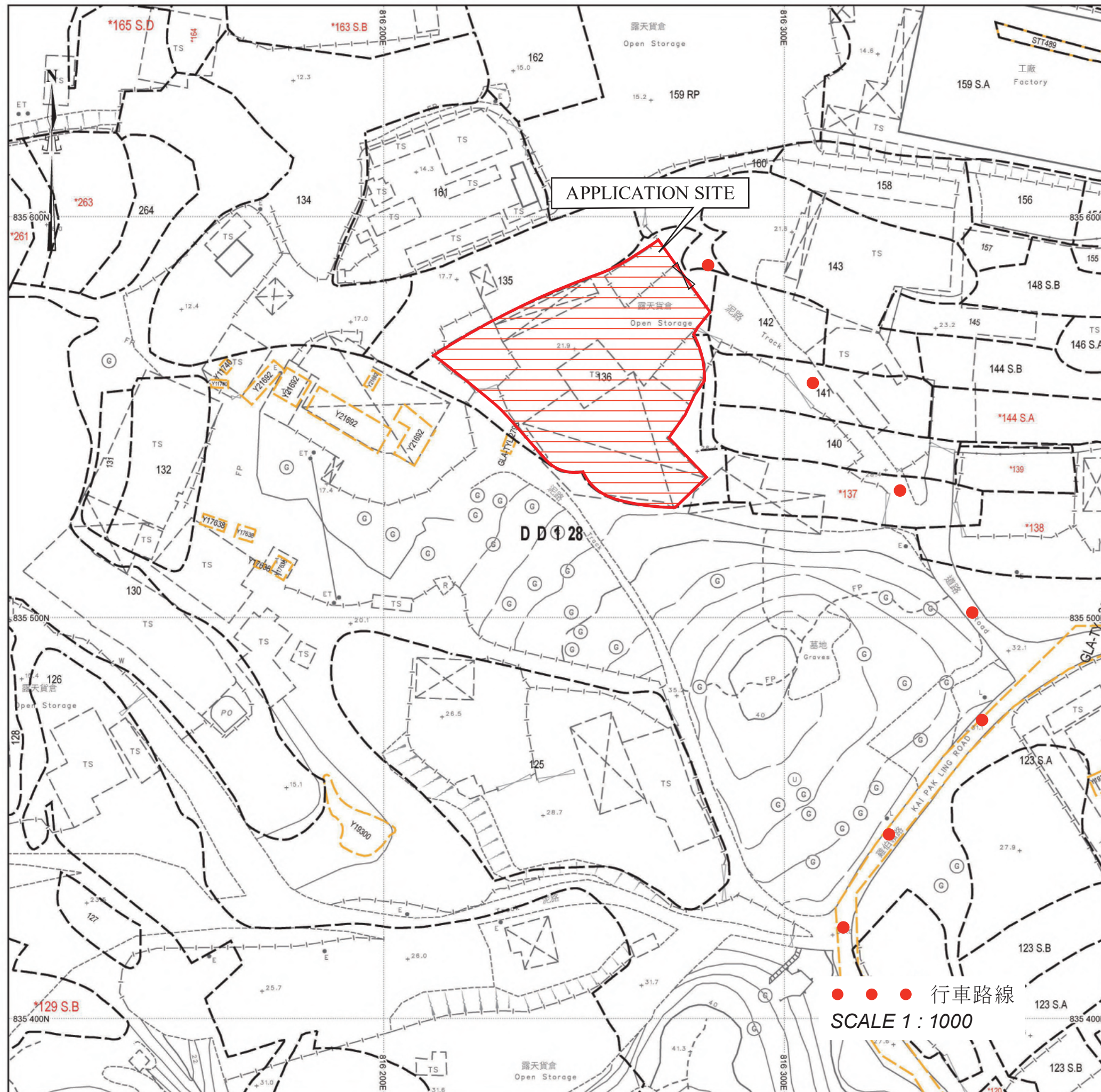
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

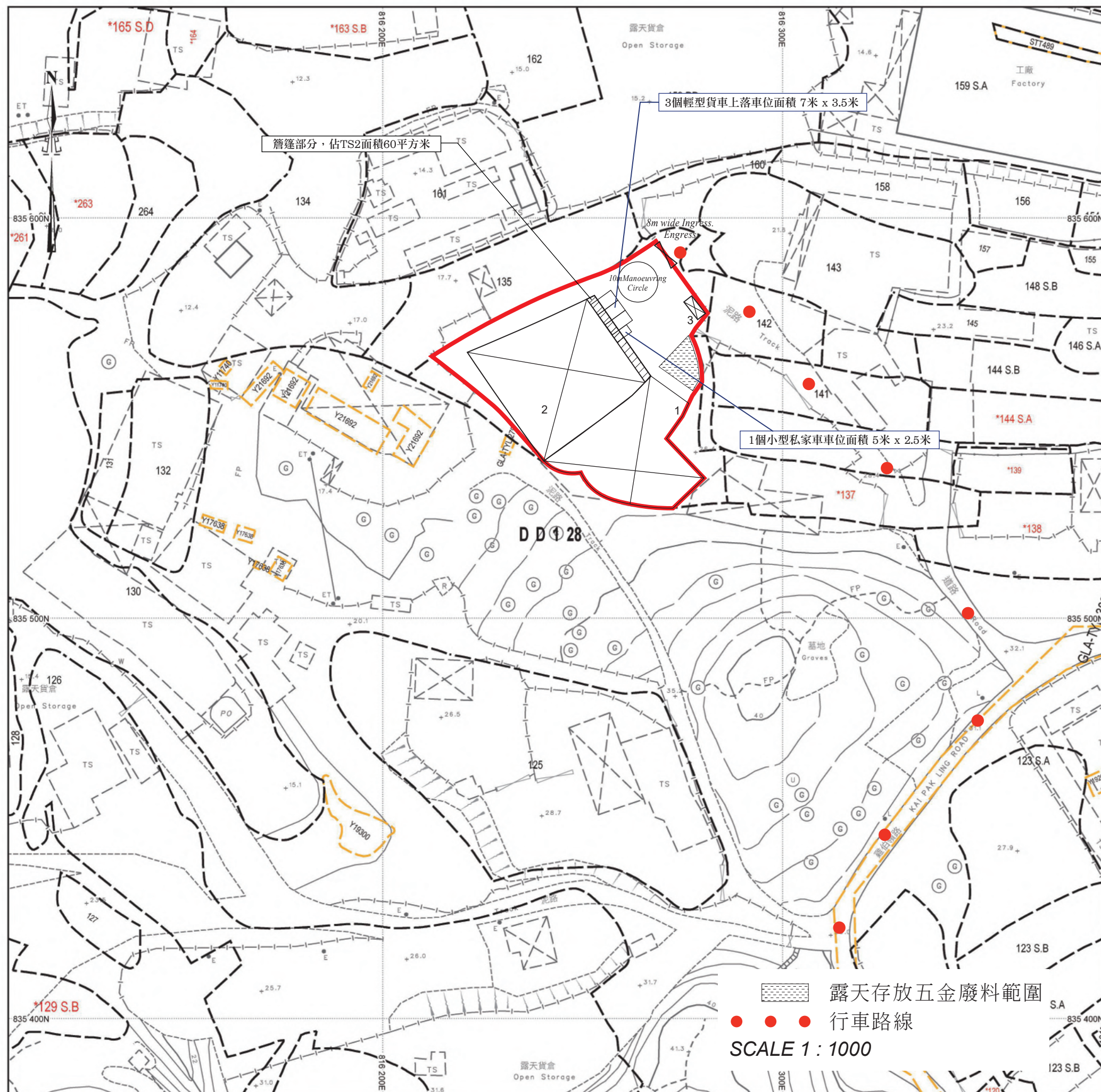
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

場地大綱圖



場地位置圖





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136號(部分)，總面積約2620平方米，總樓面面積為1805平方米，不涉及政府土地，作為期三年的擬議臨時露天存放五金廢料及物流中心連附屬辦公室（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「住宅(丁類)」地帶內，擬議發展屬臨時性質，設施簡單容易還完。申請地點所在位置同時亦屬規劃指引 13F 的「第二類地區」範圍。按規劃指引 13G 的擬作「露天貯物及港口後勤用途」內說明，「第二類地區」指大多數為未有清晰規劃意向或既定的發展計劃，受即將展開的大型基建工程所影響，坐落或鄰近《城市規劃條例》定為「現有用途」的「露天貯物或港口後勤」用地，水浸機會不高。申請人或須提交技術評估以證明擬議用途不會對附近地區造成不良的排水、交通、視覺和環境影響。若政府部門沒有負面意見，而附近居民不予反對，或者各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，有關申請將會獲得有效期最多三年的臨時規劃許可。

申請地點共涉及一幅私人土地。申請地點地型不規則，位於半山高地，地勢平坦並已平整。由於場地過往已被發展，因此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。場地共有三個由金屬搭建的構築物，構築物1至3。另外，場地設有露天存放五金廢料範圍，佔場地約20平方米。

| 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 |
|-------|---------------|---------------|-----------|----|------|------------------------|
| 構築物1 | 685 | 740 | 7 | 2 | 金屬搭建 | 物流中心、存放五金廢料及附屬辦公室 |
| 構築物2 | 1015 | 1015 | 11 | 1 | 金屬搭建 | 物流中心及存放五金廢料 |
| 構築物3 | 25 | 50 | 6 | 2 | 金屬搭建 | 泵房及辦公室 上層為辦公室；下層為泵房 |

「露天存放五金廢料範圍」只作存放用途，不涉及其他工作。「露天存放五金廢料範圍」佔面積約 80 平方米，佔場地約 3.05% 土地。申請人會履行城市規劃條例第16條附件之要求，確保場地發展不會對環境帶來任何負面影響。

按規劃署記錄，在申請地點的同一「住宅(丁類)」地帶內，有不少屬於「露天貯物及港口後勤用途」的發展，發展項目以露天倉地、回收物料場地、維修工場、上蓋倉庫及物流中心用途為主。是次申請發展作臨時露天存放五金廢料及物流中心連附屬辦公室，發展與周圍土地用途相近。根據以往記錄，一宗申請擬議臨時露天存放五金廢料及物流中心（為期3年），（檔案編號：A/YL-HTF/1115），於28/05/2021在有條件下批給臨時性質的許可；一宗申請擬議臨時露天存放五金廢料及物流中心（為期3年），（檔案編號：A/YL-HTF/1124），於24/09/2021在有條件下批給臨時性質的許可。A/YL-HTF/1124的申請是於A/YL-HTF/1115規劃許可尚未屆滿前已申請，原因是當時申請地點面積不敷應用，需要增加上蓋面積。申請地點面積會由約2,600平方米調整至約3,107平方米，構築物佔面積由約1,110平方米調整至約1,540平方米。

是次規劃申請與A/YL-HTF/1124規劃許可性質相同，用途為擬議臨時露天存放五金廢料及物流中心連附屬辦公室。重新申請原因是A/YL-HTF/1124規劃申請代理人郭志文先生於上年度八月身故，其附帶條件(i)項設置滅火筒需於二零二一年十一月五日或之前完成。申請者不知道郭先生去世的消息，導致案件直至十二月才交接到新代理人許幸如小姐手上。當時的附帶條件(i)項已過期，故現在需要重新申請規劃許可。以往已批之規劃許可都跟足貴署指引落實所有附帶條件，是次申請定會將所有附帶條件做好，努力完成及落實所有附帶條件。

申請地點位於元朗廈村，出入口（閘門）設於場地東北邊，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4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。申請人已取得上述業主同意獲准許使用。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1個私家車泊車位，每個面積5米x2.5米，以便員工使用。同時，設有3個輕型貨車上落車位，每個面積7米x3.5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，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。

運輸工作並無迫切性，輕型貨車裝卸貨物都會事先預約，使用者可完全控制運輸時間。運輸工作可按交通情況靈活調配，完全避開交通繁忙時間，對附近交通不會構成壓力。進出申請地點的車輛數目極為穩定，只有一輛私家車（員工車輛）及三輛輕型貨車，申請地點的車輛流量都可在預計之內。申請地點的員工包括貨車司機在內共有

四人，共駕駛有三輛輕型貨車及一輛私家車。申請地點的員工上班車輛，屬私家車，並設有一個私家車泊車位。除申請標題的運輸工作外，員工上下班及午餐時間都會使用私家車。

臨時露天存放五金廢料用途，性質屬定期存放，需要進行的運輸工作極為輕微。按未來營運情況估計，每輛輕型貨車平均每天進行一次運輸工作，由三輛 5.5 噸輕型貨車進行。每天進入申請地點的貨車有 6 架次，輕微的汽車流量不會對周邊地區的交通構成重大或不良影響。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 | | | | |
| | 輕型貨車 | | 私家車 | | |
| | 入 | 出 | 入 | 出 | |
| 08:00 - 09:00 | 0 | 0 | 1 | 0 | 1 |
| 09:00 - 10:00 | 2 | 0 | 0 | 0 | 2 |
| 10:00 - 11:00 | 1 | 1 | 0 | 0 | 2 |
| 11:00 - 12:00 | 0 | 1 | 0 | 0 | 1 |
| 12:00 - 13:00 | 0 | 0 | 0 | 1 | 1 |
| 13:00 - 14:00 | 0 | 0 | 1 | 0 | 1 |
| 14:00 - 15:00 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 16:00 | 0 | 1 | 0 | 0 | 1 |
| 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 | 0 | 0 | 1 | 1 |
| 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。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。

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，申請人會聘請具經驗公司協助，在申請地點實施所有附帶條件工程，包括渠務、消防裝置及紓緩環境措施工作。落實執行的附帶附帶條件工程，有效降低水浸的機會，同時改善環境衛生，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。申請人願意承擔場內所有附帶條件設施的興建和維修保養責任，為防止出現阻塞及狀況變壞，申請人會安排專人定期檢驗及維修排水設施，並按時清理沙井內的雜物，確保有關設施能運作良好，不會令申請地點及鄰近地區出現水浸問題。

申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定就申請地點上搭建構築物，向地政總署元朗地政專員申請短期豁免書及短期租約，包括繳付地價及其他費用。此申請只屬過渡性質，發展項目簡單，容易還原。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。



有關A/YL-HTF/1164文件修改10/11/2023 16:51

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: [REDACTED]

2 Attachments



申請理由.pdf Form No. S.16-III_Feb 2023.pdf

敬啟者

以下為上述案件之文件修改。

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136號(部分)，總面積約2620平方米，總樓面面積為1805平方米，不涉及政府土地，作為期三年的擬議臨時露天存放五金廢料及物流中心連附屬辦公室（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「住宅(丁類)」地帶內，擬議發展屬臨時性質，設施簡單容易還完。申請地點所在位置同時亦屬規劃指引 13G 的「第二類地區」範圍。按規劃指引 13G 的擬作「露天貯物及港口後勤用途」內說明，「第二類地區」指大多數為未有清晰規劃意向或既定的發展計劃，受即將展開的大型基建工程所影響，坐落或鄰近《城市規劃條例》定為「現有用途」的「露天貯物或港口後勤」用地，水浸機會不高。申請人或須提交技術評估以證明擬議用途不會對附近地區造成不良的排水、交通、視覺和環境影響。若政府部門沒有負面意見，而附近居民不予反對，或者各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，有關申請將會獲得有效期最多三年的臨時規劃許可。

申請地點共涉及一幅私人土地。申請地點地型不規則，位於半山高地，地勢平坦並已平整。由於場地過往已被發展，因此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。場地共有三個由金屬搭建的構築物，構築物1至3。另外，場地設有露天存放五金廢料範圍，佔場地約80平方米。

| 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 |
|-------|---------------|---------------|-----------|----|------|------------------------|
| 構築物1 | 685 | 740 | 7 | 2 | 金屬搭建 | 物流中心、存放五金廢料及附屬辦公室 |
| 構築物2 | 1015 | 1015 | 11 | 1 | 金屬搭建 | 物流中心及存放五金廢料 |
| 構築物3 | 25 | 50 | 6 | 2 | 金屬搭建 | 泵房及辦公室 上層為辦公室；下層為泵房 |

「露天存放五金廢料範圍」只作存放用途，不涉及其他工作。「露天存放五金廢料範圍」佔面積約 80 平方米，佔場地約 3.05% 土地。物流中心營運方面，主要作五金上的輸送，營運者會把五金裝箱再作運送。此申請並不涉及工場活動，包括不會在申請地點從事維修、噴油、燃燒、熔解及清洗等工作，對生態及環境不會帶來任何影響。

按規劃署記錄，在申請地點的同一「住宅(丁類)」地帶內，有不少屬於「露天貯物及港口後勤用途」的發展，發展項目以露天倉地、回收物料場地、維修工場、上蓋倉庫及物流中心用途為主。是次申請發展作臨時露天存放五金廢料及物流中心連附屬辦公室，發展與周圍土地用途相近。根據以往記錄，一宗申請擬議臨時露天存放五金廢料及物流中心（為期3年），（檔案編號：A/YL-HTF/1115），於 28/05/2021 在有條件下批給臨時性質的許可；一宗申請擬議臨時露天存放五金廢料及物流中心（為期3年），（檔案編號：A/YL-HTF/1124），於 24/09/2021 在有條件下批給臨時性質的許可。

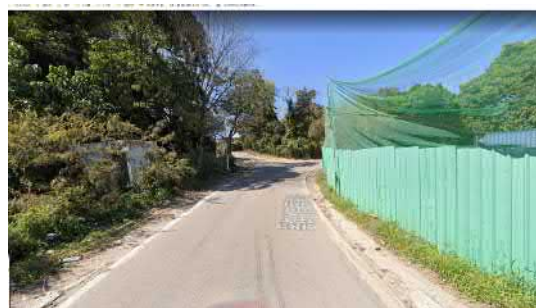
A/YL-HTF/1124的申請是於A/YL-HTF/1115規劃許可尚未屆滿前已申請，原因是當時申請地點面積不敷應用，需要增加上蓋面積。申請地點面積會由約2,600 平方米調整至約 3,107 平方米，構築物佔面積由約 1,110 平方米調整至約 1,540 平方米。當時 A/YL-HTF/1115申請人正實行A/YL-HTF/1124的規劃申請，因此沒有履行 A/YL-HTF/1115的附帶條件。

是次規劃申請與A/YL-HTF/1124規劃許可性質相同，用途為擬議臨時露天存放五金廢料及物流中心連附屬辦公室。A/YL-HTF/1124規劃申請代理人郭志文先生於二零二一年八月身故，其附帶條件(i)項設置滅火筒需於二零二一年十一月五日或之前完成。申請者不知道郭先生去世的消息，導致案件直至十二月才交接到新代理人許幸如小姐手上，交接期間附帶條件(i)項已過期，因此A/YL-HTF/1124規劃許可已被撤銷。至今，場地營運權已轉變，申請人為盛進管理有限公司，與以往的申請人及規劃申請並無任何關係，申請人承諾會將所有附帶條件努力完成。

申請地點位於元朗廈村，出入口（閘門）設於場地東北邊，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出，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4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。申請人已取得上述業主同意獲准許使用。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1個私家車泊車位，每個面積5米x2.5米，以便員工使用。同時，設有3個輕型貨車上落車位，每個面積7米x3.5米，作運送之用。申請人只會使用輕型貨車及私家車進出場地。申請地點若取得許可，在規劃許可有效期內的任何時間，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。

運輸工作並無迫切性，輕型貨車裝卸貨物都會事先預約，使用者可完全控制運輸時間。運輸工作可按交通情況靈活調配，完全避開交通繁忙時間，對附近交通不會構成壓力。進出申請地點的車輛數目極為穩定，只有一輛私家車（員工車輛）及三輛輕型貨車，申請地點的車輛流量都可在預計之內。申請地點的員工包括貨車司機在內共有四人，共駕駛有三輛輕型貨車及一輛私家車。申請地點的員工上班車輛，屬私家車，

並設有一個私家車泊車位。除申請標題的運輸工作外，員工上下班及午餐時間都會使用私家車。

臨時露天存放五金廢料用途，性質屬定期存放，需要進行的運輸工作極為輕微。按未來營運情況估計，每輛輕型貨車平均每天進行一次運輸工作，由三輛 5.5 噸輕型貨車進行。每天進出申請地點的貨車有 6 架次，輕微的汽車流量不會對周邊地區的交通構成重大或不良影響。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 | | | | |
| | 輕型貨車 | | 私家車 | | |
| | 入 | 出 | 入 | 出 | |
| 08:00 - 09:00 | 0 | 0 | 1 | 0 | 1 |
| 09:00 - 10:00 | 2 | 0 | 0 | 0 | 2 |
| 10:00 - 11:00 | 1 | 1 | 0 | 0 | 2 |
| 11:00 - 12:00 | 0 | 1 | 0 | 0 | 1 |
| 12:00 - 13:00 | 0 | 0 | 0 | 1 | 1 |
| 13:00 - 14:00 | 0 | 0 | 1 | 0 | 1 |
| 14:00 - 15:00 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 16:00 | 0 | 1 | 0 | 0 | 1 |
| 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 | 0 | 0 | 1 | 1 |
| 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。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。

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，申請人會聘請具經驗公司協助，在申請地點實施所有附帶條件工程，包括渠務、消防裝置及紓緩環境措施工作。落實執行的附帶附帶條件工程，有效降低水浸的機會，同時改善環境衛生，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。申請人願意承擔場內所有附帶條件設施的興建和維修保養責任，為防止出現阻塞及狀況變壞，申請人會安排專人定期檢驗及維修排水設施，並按時清理沙井內的雜物，確保有關設施能運作良好，不會令申請地點及鄰近地區出現水浸問題。

申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定就申請地點上搭建構築物，向地政總署元朗地政專員申請短期豁免書及短期租約，包括繳付地價及其他費用。此申請只屬過渡性質，發展項目簡單，容易還原。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。

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

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 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;
 - (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 provided 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

Approved Applications

| | Application No. | Applied Use(s)/Development(s) | Date of Consideration |
|---|------------------------|---|--------------------------------------|
| 1 | A/YL-HTF/1115 | Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years | 28.5.2021 (Revoked on 28.11.2021) |
| 2 | A/YL-HTF/1124 | Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years | 24.9.2021 (Revoked on 5.11.2021) |

Rejected Application

| | Application No. | Applied Use(s)/Development(s) | Date of Consideration | Rejection Reasons |
|---|------------------------|---|------------------------------|--------------------------|
| 1 | A/YL-HTF/1108 | Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years | 4.12.2020 | 1,2 |

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.
2. Insufficient information to demonstrate that the development would not have adverse environmental impact on the surrounding areas.

**Similar s.16 Applications within the same “Residential (Group D)” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

| | Application No. | Applied Use(s)/Development(s) | Date of Consideration |
|---|------------------------|---|--------------------------------------|
| 1 | A/YL-HTF/1111 | Temporary Open Storage of Metal for a Period of 3 Years | 12.3.2021 (Revoked on 12.8.2023) |
| 2 | A/YL-HTF/1114 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 28.5.2021 |
| 3 | A/YL-HTF/1118 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 25.6.2021 (Revoked on 25.11.2023) |
| 4 | A/YL-HTF/1119 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 9.7.2021 |

| | | | |
|---|---------------|---|--|
| 5 | A/YL-HTF/1122 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 27.8.2021 (Revoked on 27.2.2023) |
| 6 | A/YL-HTF/1157 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 11.9.2023 |

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

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

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

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

- no objection to the application; and
- the proposed vehicular access arrangement should be commented by the Transport Department.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- there were six substantiated environmental complaints pertaining to the Site regarding air quality in the past three years; and
- should the application be approved, the following approval conditions should be imposed:
 - (i) no workshop activity is allowed on the Site at any time during the planning approval period; and
 - (ii) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked or enter/exit the Site 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 drainage point of view; and

- should the Town Planning Board consider the application be acceptable from planning point of view, 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. 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.

7. 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); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

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 (OSAL) 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) Lot No. 136 in D.D. 128 is covered by Short Term Waiver (STW) No. 5301 for the purpose of temporary open storage of metal waste and logistics centre; and
 - (iii) the STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application 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;
- (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 vehicle is allowed to queue back to public roads or reverse onto/from public road; and
 - (ii) Kai Pak Ling Road and 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 proposed by the applicant is not and will not be maintained by HyD. HyD should not be responsible for maintaining the vehicular access connecting the Site;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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;

- (iii) if the existing structures 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;
 - (iv) 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;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (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;
- (f) 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 structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) 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.

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.

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



A/YL-HTF/1164 DD 128 Fung Kong Tsuen, Ha Tsuen

08/12/2023 02:08

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-HTF/1164

Lots 136 (Part), 141 (Part) and 142 (Part) in D.D.128, Fung Kong Tsuen, Ha Tsuen

Site area : About 2,620sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage Metal Waste / 4 Vehicle Parking

Dear TPB Members,

1149 withdrawn. Some minor tweaking of site size.

Previous objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 13 February 2023 2:23 AM HKT

Subject: Re: A/YL-HTF/1149 DD 128 Fung Kong Tsuen, Ha Tsuen

A/YL-HTF/1149

Lots 136 (Part), 141 (Part) and 142 (Part) in D.D.128, Fung Kong Tsuen, Ha Tsuen

Site area : About 2,555sq.m Includes Government Land of about 23.5sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage Metal Waste / 4 Vehicle Parking

Dear TPB Members,

1134 was withdrawn. Some tweaking to the lots and ready to roll out again.

Members should question what steps are being taken to address the fire hazard issues.

Last week there was yet another fire on a brownfield site that took many hours to extinguish.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 13 June 2022 1:54 AM CST

Subject: A/YL-HTF/1134 DD 128 Fung Kong Tsuen, Ha Tsuen

Dear TPB Members,

1124 approved in Sept 2021 and already revoked. Failure to provide fire extinguishers. Rather alarming in view of the number and toxicity of fires at waste centres.

But mo man tai, apply again and good to go for another round.

Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 24 August 2021 2:30 AM CST

Subject: A/YL-HTF/1124 DD 128 Fung Kong Tsuen, Ha Tsuen

A/YL-HTF/1124

Lot 136 (Part) in D.D.128, Fung Kong Tsuen, Ha Tsuen

Site area : About 3,107sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage Metal Waste / 4 Vehicle Parking

Dear TPB Members,

PlanD supported and members asked no questions. 1115 was approved.
Now back for a larger site.

Note that conditions were not fulfilled.

Members have a duty to inquire into such matters. What conditions were not being fulfilled?

We are talking about recycling facility, these operations are fire hazards, for example.

Re the agreement of board on 6 August that the issue of compliance with conditions is to be taken more seriously, the board should consider giving approval for one year only.

Our Chief Secretary has stated that Hong Kong will develop 'a law abiding community'. Is this policy applicable only to certain sectors of society?

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, May 7, 2021 3:02:23 AM

Subject: A/YL-HTF/1115 DD 128 Fung Kong Tsuen, Ha Tsuen

A/YL-HTF/1115

Lot 136 (Part) in D.D.128, Fung Kong Tsuen, Ha Tsuen

Site area : About 2,600sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage Metal Waste / 4 Vehicle Parking

Dear TPB Members,

Previous application was rejected on 4 December but applicant is back, with a larger site. Metal waste is recycling under another name.

This area is intended for residential use. Recycling produces toxins, contaminates the soil and such facilities often catch fire. Certainly not in line with the intended development.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, September 2, 2020 3:07:34 AM

Subject: A/YL-HTF/1108 DD 128 Fung Kong Tsuen

A/YL-HTF/1108

Lot 136 (Part) in D.D.128, Fung Kong Tsuen, Ha Tsuen

Site area : About 1,850sq.m

Zoning : "Res (Group D)"

Applied use : Plastic Recycling Centre / 2 Vehicle Parking

Dear TPB Members,

October 2018: The Chief Executive in Council has approved the draft Ha Tsuen Fringe Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Ha Tsuen Fringe area," a spokesman for the Town Planning Board said today (October 26).

The planning scheme area covers about 341.15 hectares of land in the western part of the North West New Territories. It is bounded by the Hung Shui Kiu New Development Area and the Kong Sham Western Highway in the east, Lau Fau Shan and the coast of Deep Bay in the north, Tsing Shan Firing Range in the west and Yuen Tau Shan in the south and southwest.

About 17.35 hectares of land are zoned "Residential (Group D)" for improvement and upgrading of existing temporary structures in the rural area to permanent buildings.

The application is for an existing brownfield use. So what progress is being made with regard to relocating operations like this in order to achieve the planning intention?

Members must question what the timeline is for the transformation.

Mary Mulvihill