2024年 1月 1 1日

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

This document is received on 11 JAN 2014
The fown Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

<u>Form No. S16-III</u> 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 <u>notice of application</u> 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: <a href="https://www.tpb.gov.hk/en/plan\_application/apply.html">https://www.tpb.gov.hk/en/plan\_application/apply.html</a>

申請人如欲在本地報章刊登<u>申請通知</u>,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 「 v 」 at the appropriate box 請在適當的方格內上加上「 v 」號

For Official Use Only	Application No. 申請編號	A/YL-HTF/1166
請勿填寫此欄	Date Received 收到日期	1 1 JAN 2024

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. 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: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),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 樓及新界沙田上禾養路 1 號沙田政府合署 14 樓)索取。
- 3. 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 /ゼ Company 公司 /□ Organisation 機構 )

First Champion Limited (豐上有限公司)

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

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

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

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)	Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(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 77,682 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 1,352.1 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)	3,562 sq.m 平方米 ☑About 約

(d)	2						
(e)	Land use zone(s) involved 涉及的土地用途地帶 "Agriculture" ("AGR")						
(f)	Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds  (If there are any Government, institution or community facilities, please illustrate of						
		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 A	pplication Site 申請地點的「現行土均	 也擁有人 」				
The	applicant 申請人 -						
	is the sole "current land owner"#& (p 是唯一的「現行土地擁有人」#& (i	ease proceed to Part 6 and attach documentary proof 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).				
	is one of the "current land owners"** 是其中一名「現行土地擁有人」**	<sup>4</sup> (please attach documentary proof of ownership). (請夾附業權證明文件)。					
abla	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。						
□.	□. The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上(請繼續填寫第 6 部分)。						
5.	Statement on Owner's Conse	ent/Notification					
5.	Statement on Owner's Conse就土地擁有人的同意/通						
5. (a)	就土地擁有人的同意/通	知土地擁有人的陳述 nd Registry as at(DD/MI	M/YYYY), this application				
u	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/MI current land owner(s) "#. 年					
u	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/MI current land owner(s) "#. 年					
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述 nd Registry as at(DD/MI current land owner(s) "#. 年					
(a)	就土地擁有人的同意/通 According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at					
(a)	就土地擁有人的同意/通知 According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at	日的記錄,這宗申請共 <b>牽</b>				
(a)	就土地擁有人的同意/通纸According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at	日的記錄,這宗申請共 <b>牽</b>				
(a)	就土地擁有人的同意/通纸According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at	J #同意的詳情  Date of consent obtained (DD/MM/YYYY) 取得同意的日期				
(a)	就土地擁有人的同意/通纸According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at	J #同意的詳情  Date of consent obtained (DD/MM/YYYY) 取得同意的日期				
(a)	就土地擁有人的同意/通纸According to the record(s) of the La involves a total of	知土地擁有人的陳述  nd Registry as at	J #同意的詳情  Date of consent obtained (DD/MM/YYYY) 取得同意的日期				

	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 range of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」 # Date of notification							
La	nd Owner(s)' 現行土地擁 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	given (DD/MM/YYYY) 通知日期(日/月/年)					
	į	Market Control of the						
			1.00					
	-	heets if the space of any box above is insufficient. 如上列任何方格的空	<b>間不足,請另頁說明</b> )					
		e steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:						
Reas		Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的						
	=	r consent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」"郵遞要求同						
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								
	_	ces in local newspapers on29/12/2023(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知&	YY) <sup>&amp;</sup>					
	-	n a prominent position on or near application site/premises on(DD/MM/YYYY)&						
	於	(日/月/年)在申請地點/申請處所或附近的顯明位置	貼出關於該申請的通					
V		relevant owners' corporation(s)/owners' committee(s)/mutual aid ral committee on29/12/2023(DD/MM/YYYY)&	committee(s)/manager					
	於	(日/月/年)把通知寄往相關的業主立案法團/業主委 ]鄉事委員會 <sup>&amp;</sup>	員會/互助委員會或					
Othe	ers 其他							
	others (please 其他(請指明	•						
_								
-								
-								

6. Type(s) of Application 申請類別							
Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas  並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 Develop							
proceed to Part (B))	mient in Kurat Areas of Regulated Areas, please						
(如屬低於鄉郊地區或受規管地區臨時用途/發展的規劃許可能	實期,請填寫(B)部分)						
(a) Proposed use(s)/developmen 擬議用途/發展							
(Please illustrate the details of the propo	osal on a layout plan) (請用平面圖說明擬議詳情)						
(b) Effective period of 口 year(s) 年 permission applied for							
申請的許可有效期 □ month(s) 個月							
(c) <u>Development Schedule 發展細節表</u>							
Proposed uncovered land area 擬議露天土地面積	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 擬議非住用樓面直積	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 (i 的擬議用途 (如適用) (Please use separate sheets if the space below is							
	<b>\</b>						
••••••							
Proposed number of car parking spaces by types 不同種類停車位的	疑議數目 人						
Private Car Parking Spaces 私家車車位	······································						
Motorcycle Parking Spaces 電單車車位							
Light Goods Vehicle Parking Spaces 較型員車沿車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Light Goods Vehicle Parking Spaces 輕型貨車泊車位  Notified Coods Vehicle Parking Spaces 輕型貨車泊車位						
Heavy Goods Vehicle Parking Spaces 車型貨車泊車位	······						
Others (Please Specify) 其他 (請列明)							
, , , , , , , , , , , , , , , , , , ,							
Proposed number of loading/unloading spaces 上落客貨車位的擬議數	ψ目						
Taxi Spaces 的士車位							
Coach Spaces 旅遊巴車位							
Light Goods Vehicle Spaces 輕型貨車車位							
Medium Goods Vehicle Spaces 中型貨車車位	·····						
Heavy Goods Vehicle Spaces 重型貨車車位 Others (Plance Specific) 其他 (達列明)	<i></i>						
Others (Please Specify) 其他 (請列明)	,						

Prop	osed operating hours ‡	疑議營運時	門
··· <b>\</b> 			
(d)	Any velticular acce the site/subject build 是否有車路通往地 有關建築物?	ss to ing?	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))  There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)
(e)	Impacts of Developm	$\overline{}$	al 擬議發展計劃的影響
	(If necessary, please u	ise separat for not p	e sheets to indicate the proposed measures to minimise possible adverse impacts or give oviding 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
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築	Yes 是 No 否	□ Please provide details 請提供詳情
(ii)	monows?  Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	□ (Please indicate of 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) □ Diversion of stream 河道改道 □ Filling of pond 填塘
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drains On slope Affected Landscap Tree Fell Visual In	supply 對供水 Yes 會 □ No 不會 □   age 對排水 Yes 會 □ No 不會 □

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)  (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 the permission relates 與許可有關的申請編號	which	A/ YL-HTF / 1133			
(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		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 Pond			
(e) Approval conditions 附帶條件		□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☑ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:         (e), (f), (h), (j), (m), (r) and (t) □ Reason(s) for non-compliance: 仍未履行的原因: The complexity of the construction works, coupled with the extensive nature of the application site, has posed challenges in adhering to the initially stipulated timeline. Additionally, the implementation of relevant proposals could only be commenced accordingly after the acceptance by Government departments, and the subsequent commencement of these proposals further contributes to the need for additional time.  (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		☑ year(s) 年 3			

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)。
Please refer to attached Planning Statement.
·
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

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 □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署						
Thomas LUK Managing Director						
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)						
Professional Qualification(s)  □ Member 會員 / □ Fellow of 資深會員 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他						
on behalf of 代表  Aikon Development Consultancy (中華)  Company 公司 / □ Organisation Name and Rep (中華) 機構名稱及蓋章(如適用)						
Date 日期 2 / (ソ) 20 7 3. (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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》

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

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

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

- (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 .	App	olication	申請摘要
------	------	-----	-----------	------

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

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。)

	到负付巨的处价 放多风 7						
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)						
Location/address	Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417,						
位置/地址	418, 419, 420 S.A., 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A., 428 RP, 429, 430, 431, 432, 433, 434, 435,						
	436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories						
	斯界元朗度村丈量約份第128約地段第386號、第387號、第389號、第390號、第391號、第392號、第396號A分段餘段、第396號B分段餘段、第397號、						
	第398號A分段、第398號餘段、第402號、第413號、第414號、第415號、第416號、第417號、第418號、第418號、第429號、第420號A分段、第420號餘段、第422號、第422號、第423號、第424號、第425號、第425號、第425號、第425號、第428號A分段、第428號餘段、第429號、第430號、第431號、第433號、第433號、第434號						
	、第435號、第436號、第437號、第438號、第448號、第449號、第450號、第451號、第453號、第453號、第454號、第455號、第460號、第461號第563號 和毗連政府土地						
A*:	1046/EX17.T.						
Site area	77,682 sq. m 平方米 ☑ About 約						
地盤面積	* * * * * * * * * * * * * * * * * * * *						
	(includes Government land of 包括政府土地 3,562 sq. m 平方米 ☑ About 約)						
	(menues government land of 包括政州工地 3,302 sq. in 平方木 自 About \$5)						
Plan							
圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12						
間以	1 ''						
	厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12						
Zoning							
地帶							
心中	"Agriculture" ("AGR")						
	「農業」						
	辰木】 ,						
Two of							
Type of	Temporary Use/Development in Rural Areas or Regulated Areas for a Period of						
Application 申請類別	位於鄉郊地區或受規管地區的臨時用途/發展為期						
中胡规则							
	□ Year(s) 年 □ Month(s) 月						
	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						
	☑ Year(s) 年3 □ Month(s) 月						
	☑ Year(s) 年 <u>3</u> □ Month(s) 月						
Applied use/							
development	Temporary Open Storage of New Vehicles						
申請用途/發展	(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 Pond						
	l G						
	臨時露天存放全新車輛(私家車)、建築材料、機械、器材、						
	貯存工具和零件及附屬辦公室 (為期三年)及填土和填塘						
	·						

(i)	Gross floor area and/or plot ratio		sq.n	1 平方米	Plot I	Ratio 地積比率
	總樓面面積及/或地積比率	Domestic 住用	N/A	□ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
	·	Non-domestic 非住用	1,352.1	☑ About 約 □ Not more than 不多於	N/A	□About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A			
		Non-domestic 非住用	36		-	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	·	□ (Not	m 米 more than 不多於)
			N/A		□ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	2.4-7.2		□ (Not	m 米 more than 不多於)
			1-3		□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積		N/A		%	□ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	le parking spaces	s 停車位總數		. 10
	unloading spaces 停車位及上落客貨 車位數目	Private Car Parki Motorcycle Parki	ng Spaces 電單	車車位		8
		Medium Goods V Heavy Goods Ve Others (Please Sp	/ehicle Parking hicle Parking Sp pecify)其他(訂		I車位 📗	2
		Total no. of vehicl 上落客貨車位/	e loading/unload 停車處總數	ling bays/lay-bys		6
		Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods V Heavy Goods Ve Others (Please Sp	遊巴車位 icle Spaces 輕極 /ehicle Spaces 「 hicle Spaces 重	中型貨車位 型貨車車位		6
	·	L				

Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖 Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇平面圖 Sectional plan(s) 截視圖 Blevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估	中文	英 2000000000000000000000000000000000000
Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇中面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇中面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Floor plan(s) 樓字平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		<b>A</b>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他 (請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		Ø
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他(請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估	 	Ø
Others (please specify) 其他(請註明) Location plan, Lot Index Plan extract, Site photos  Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		<u>~</u>
Accation plan, Lot Index Plan extract, Site photos  Reports 報告書  Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估	  	
Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估	□ . □	
Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
環境評估(噪音、空氣及/或水的污染) Traffic impact assessment (on vehicles) 就車輛的交通影響評估	ب	
Fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
	П	
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	. <u></u>	
Visual impact assessment 視覺影響評估	. $\square$	
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)	Ľ,	
	<del></del>	`

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。

**Details of the Proposed Structures** 

	Proposed Structures				
Structure/	Proposed Use	Roof	Floor	No. of	Max.
Container		Area	Area	Storeys	Height
No.		(About) (m²)	(About) (m²)		(About) (m)
Tenant A		(111 )	(111 )		(111)
1	Site Office and Storage of Tools &				
	Parts	220.00	278.00	2	6
2	Storage of Tools & Parts	95.80	95.80	1	5
3	Site Office	25.00	25.00	1	6
4	Storage of Tools & Parts	14.86	29.72	2	4.8
5	Storage of Tools & Parts	14.86	44.58	3	7.2
6	Storage of Tools & Parts	14.86	14.86	1	6
7	Site Office	14.86	14.86	1	2.4
8	Portable Toilet	1.31	1.31	1	2.4
Tenant B					
9	Staff Rest Area	14.64	14.64	1	2.44
10	Store Room	14.64	14.64	1	2.44
11	Electricity Room	14.64	14.64	1	2.44
12	Security Control Room	14.64	14.64	1	2.44
13	Guard Kiosk	5.76	5.76	1	3
Tenant C					
14	Security Control Room	14.64	14.64	1	2.44
15	Electricity Room	14.64	14.64	1	2.44
16	Guard Kiosk	5.76	5.76	1	3
17	Store Room	14.64	14.64	1	2.44
18	Staff Rest Area	14.64	14.64	1	2.44
Tenant D 19	Guard Room	4.50	4.50	1	2.4
20	Staff Rest Area	14.86	14.86	1	6
21	Site Office	14.86	29.72	2	2.4
22	Site Office and Storage of Tools &	11.00	20.12		2.1
	Parts	14.86	14.86	1	2.4
23	Storage of Tools & Parts	14.86	29.72	2	2.4
24	Storage of Tools & Parts	14.86	14.86	1	2.4
25	Storage of Tools & Parts	189.80	189.80	1	2.4
26	Site Office and Storage of Tools &				
	Parts	82.26	103.48	2	4.8
Tenant E		ı			
27	Site Office and Storage of Tools &				
	Parts	96.00	192.00	2	6
28	Site Office	14.86	14.86	1	5
29	Site Office and Storage of Tools & Parts	14.86	14.86	1	2.4
30	Parts Portable Toilet	1.31	1.31	1	2.4
31	Electricity Room	5.76	5.76	1	2.4
32	Storage of Tools & Parts	14.86	29.72	2	4.8
<i>52</i>	Clorage of 10010 a 1 alto	1 1.00	20.12		1.0

Ref.: ADCL/POT-10561/R002

33	Storage of Tools & Parts	14.86	14.86	1	2.4
34	Storage of Tools & Parts	14.86	14.86	1	2.4
35	Storage of Tools & Parts	14.64	14.64	1	2.6
36	Storage of Tools & Parts	14.64	14.64	1	2.6
Total			1,352.1		

#### **Details of the Parking Facilities**

No. of Parking Spaces	
Private Car (5m(L) x 2.5m(W))	8
Heavy Goods Vehicle (11m(L) x 3.5m(W))	2
No. of Loading/Unloading (L/UL) Bays	
Heavy Goods Vehicle (11m(L) x 3.5m(W))	6

Ref.: ADCL/POT-10561/R002



# Section 16 Planning Application (Renewal of Planning Approval under Application No. A/YL-HTF/1133)

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 Pond

Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Planning Statement

Address: Unit 1310, Level 13, Tower 2, Metroplaza, No. 233 Hing Fong Road, Kwai Fong, New Territories, Hong Kong

Tel : (852) 3180 7811 Fax : (852) 3180 7611 Email: info@aikon.hk Web : www.aikon.hk Prepared by Aikon Development Consultancy Ltd.

January 2024

#### **Table of Contents**

1.	INTRODUCTION	3
2.	THE PROPOSED DEVELOPMENT	4
3.	APPROVAL CONDITIONS OF THE LAST APPROVED APPLICATION	6

#### List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan (Extract of Lot Index Plan (No. ags_S00000089259_0001)
Figure 3	Indicative Layout Plan
Figure 4	The Non-developable Area

#### **List of Illustration**

Illustration 1 Latest Photo Record of the Current Site Condition

#### List of Table

Table 1 Compliance with Planning Approval Conditions under the Last Approved Application

#### List of Appendices

Appendix I	Site Formation Profile (Accepted under Approval Condition (s) in
	Application No. A/YL-HTF/1133)
Appendix II	Discharge Letters for Approval Conditions (g), (i), (l), (p), (q) and (s) of
	the Last Approved Application No. A/YL-HTF/1133
Appendix III	Previously Accepted Technical Proposals under Application No. A/YL-
	HTF/1133

Ref.: ADCL/POT-10561/R002

#### 1. INTRODUCTION

- 1.1. The current application aims to renew the planning approval granted on 10.06.2022 under Application No. A/YL-HTF/1133 (hereinafter referred to as "the last approved application"). This renewal seeks to provide the Applicant with an opportunity to continue utilizing the application site (the Site) for the proposed use (i.e. 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 Pond) in order to facilitate the relocation of five existing operations which will be displaced by the Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) project.
- 1.2. The current application is an early submission made under exceptional circumstances, considering the Government plans to acquire relevant sites in relation to the Second Phase development from mid-2024 progressively for the development of HSK/HT NDA and the need for additional time to arrange relocation in case the renewal application is not approved and/or the last approved application is revoked. Given these considerations, the Applicant is seeking sympathetic consideration for the current application to ensure a successful project execution, facilitating smooth clearance for the NDA project and providing operating space for displaced brownfield operations still needed by the community.
- 1.3. The nature of the current application, in terms of the approval period sought, the proposed use, and the nature/operation of the proposed use is the same as that approved under the last approved application. Additionally, the overall physical setting surrounding the Site compared to the last approved application is very similar.

Ref.: ADCL/POT-10561/R002

Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/YL-HTF/1133)

#### 2. THE PROPOSED DEVELOPMENT

- 2.1. The Site has a total area of about 77,682m² (including Government land (GI) of about 3,562m²). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the Site involves.
- 2.2. As shown on **Figure 3**, the Site is accessible via ingress/egress at the eastern boundary of the Site to a local track to Kai Pak Ling Road. The Site will be occupied by 36 temporary structures with a total floor area of about 1,352.1m², for storage, site office, electricity room, staff rest area, security control room, guard kiosk and toilet uses (2.4m -7.2m, 1-3 storeys). The remaining open-air area of the Site is used for open storage for new vehicles (private cars), construction materials, machineries and equipment. Four loading/unloading spaces for Heavy Goods Vehicle (HGV), two HGV parking spaces and eight private car parking spaces are provided. The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 2.3. As compared with the last approved scheme under Application No. A/YL-HTF/1133, there would be changes only on the reduction in site area due to land administrative issues and a modification in site formation plan as per the comments and acceptance by the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, based on the Archaeological Impact Assessment (AIA).
- 2.4. Lots 404, 405, 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 562 in D.D. 128 (partially covered under approved Application No. A/YL-HTF/1147 for another use), along with Gl adjoining Lots 386, 387, and 390 in D.D. 128 (collectively referred to as "the non-developable area") (Figure 4 refers), which were involved in the last approved application, have been excluded and will not be utilized for the approved development. This is due to the Applicant's inability to acquire/lease the private lots in the non-developable area from the relevant owner after the planning approval, coupled with difficulties in vacating the structure on the Gl within the non-developable area. Consequently, the Applicant has inevitably excluded the non-developable area with proper fencing work. The non-developable area has been retained and remains untouched from the last approved scheme, with no specific work carried out in the area. In addition, the non-developable area has also been excluded under the subsequent Short Term Waiver (STW) and Short Term Tendency (STT) applications submitted to the Lands Department.
- 2.5. Moreover, due to archaeological constraints, as proposed in the accepted AIA under the last approved application, only filling works will be conducted for site formation, with no foundation works or excavation on the Site. The Site will be filled with soil ranging from

Ref.: ADCL/POT-10561/R002

0.1m to 2.5m in depth (**Appendix I** refers). Furthermore, the construction of drains, landscape works, and a metal fence will take place within the filled area of the Site, any possible underground remains would not be disturbed.

#### 3. APPROVAL CONDITIONS OF THE LAST APPROVED APPLICATION

- 3.1. During the approval period of the last application, the Applicant made genuine efforts to submit and implement necessary proposals, and all submission-related approval conditions (i.e. approval conditions (g), (i), (l), (p), (q) and (s)) have been duly complied with. However, the complexity of the construction works, coupled with the extensive nature of the Site, has posed challenges in adhering to the initially stipulated timeline. Additionally, the implementation of relevant proposals could only commence after acceptance by Government departments, and the subsequent commencement of these proposals further contributes to the need for additional time. Therefore, additional time is required by the Applicant to complete the implementation works. The Applicant is committed to diligently continue to facilitate the implementation works and is expected to complete by March 2024.
- 3.2. **Table 1** concludes the compliance with planning condition under the last approved application. **Appendix II** attaches the relevant discharge letters for the approval conditions. The latest photo record of the current site condition is attached at **Illustration 1**.

Table 1: Compliance with Planning Approval Conditions under the Last Approved Application

Planni	ng Approval Conditions	Discharged
		Date
(e)	the provision of boundary fencing	N/A
(f)	the provision of noise barrier	N/A
(g)	the submission of a revised landscape proposal	04.04.2023
(h)	the implementation of the revised landscape proposal	N/A
(i)	the submission of a revised drainage impact assessment	14.09.2023
(j)	the implementation of the mitigation measures identified	N/A
	in the drainage impact assessment	
(I)	the submission of a detailed road improvement proposal	20.02.2023
	and associated engineering drawings	
(m)	the implementation of the detailed road improvement	N/A
	proposal and associated engineering works	
(p)	the provision of fire extinguisher(s)	12.07.2022
(q)	the submission of a fire service installations proposal	03.02.2023
(r)	the implementation of the fire service installations	N/A
	proposal	
(s)	the submission of an archaeological impact assessment	24.04.2023
(t)	the implementation of the mitigation measures identified	N/A
	in the archaeological impact assessment	

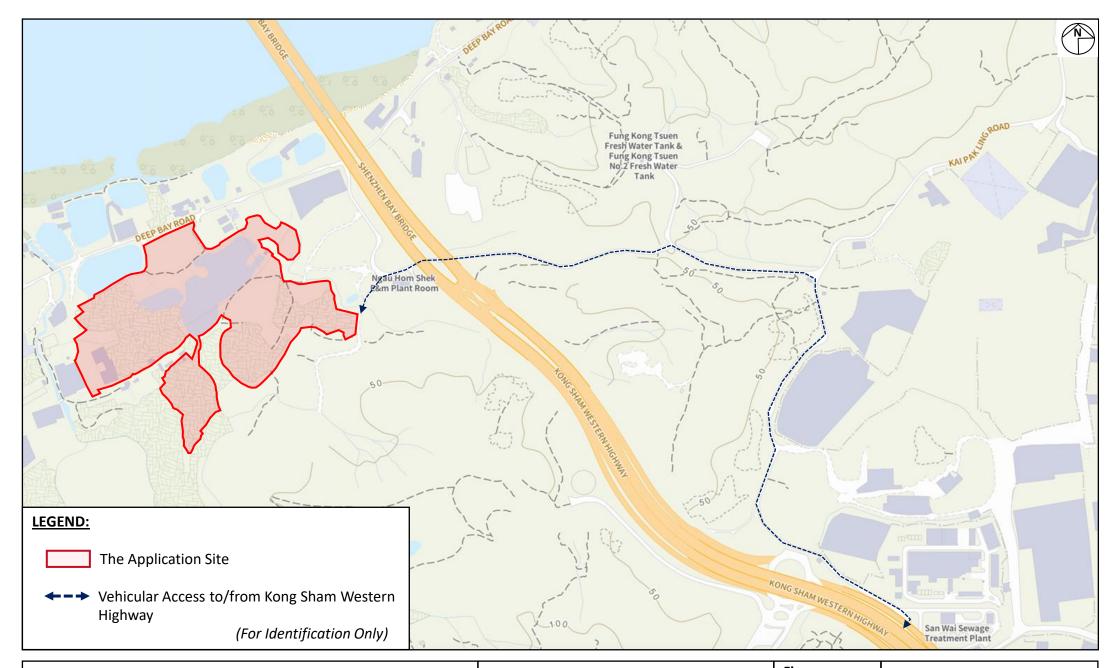
Ref.: ADCL/POT-10561/R002

- 3.3. For approval conditions (e), (f), (h), (j), (r), and (t), the Applicant is actively carrying out the implementation works, expecting completion by March 2024. Given the extensive nature of the Site and the implementation of relevant proposals could only be commenced accordingly after the acceptance by Government departments, additional time is required for the Applicant to complete the implementation works.
- 3.4. For approval condition (m), the road improvement works were completed in late December 2023. Additional time is required for the Applicant to prepare the documents for consideration by relevant Government departments or of the TPB, with a view to discharging approval condition (m).
- 3.5. As all technical proposals from the last approved application have been accepted by Government departments and considering that the layout and development parameters remain consistent with the previous approval (except for the reduction in site area), the proposals and associated mitigation measures remain valid and applicable in the current application. **Appendix III** includes the relevant accepted technical proposals from the last approved application.

Ref.: ADCL/POT-10561/R002

#### List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan (Extract of Lot Index Plan (No. ags_S00000089259_0001)
Figure 3	Indicative Layout Plan
Figure 4	The Non-developable Area



Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

**Location Plan** 

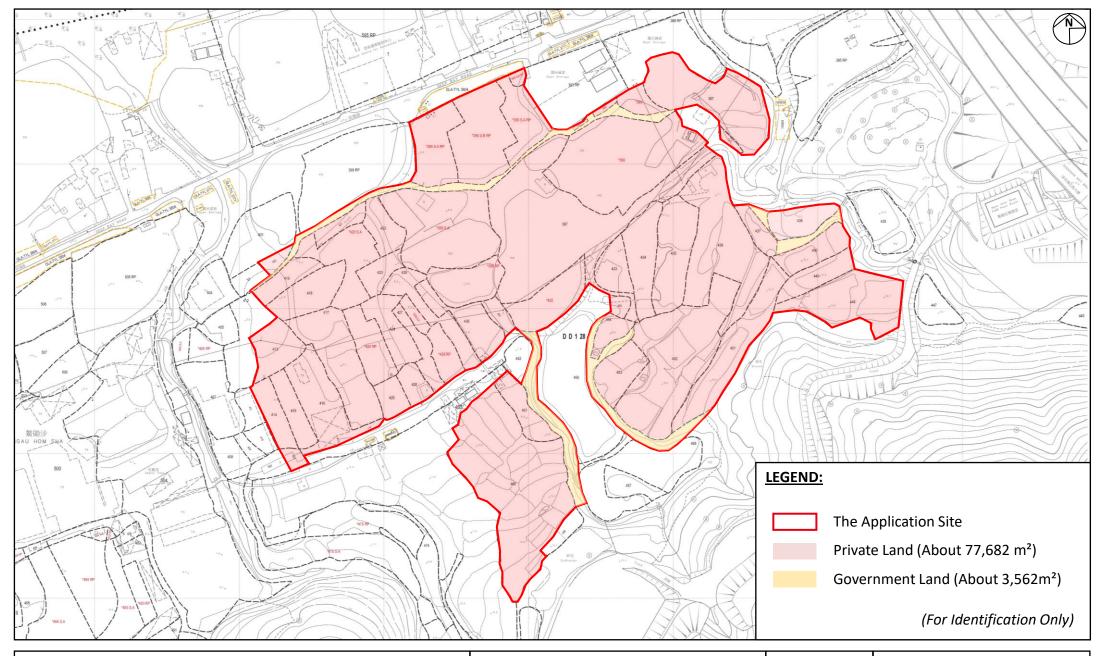
Figure:

Scale: Not to Scale

Date: Jan 2024



Ref.: ADCL/POT-10561-R002/F001



Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

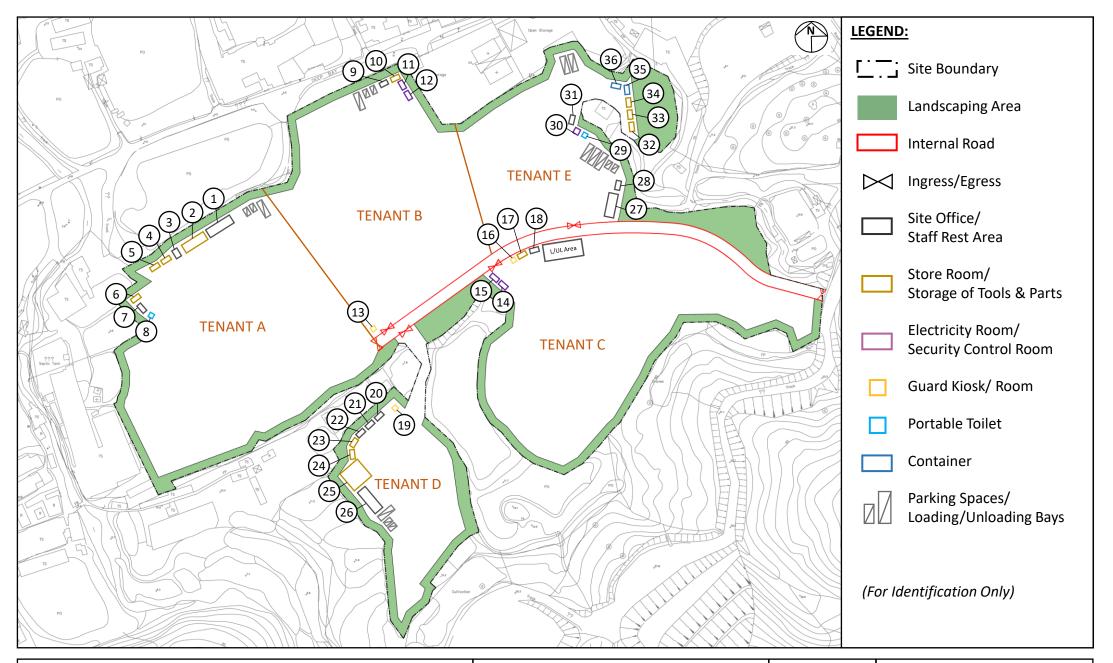
Extract of Lot Index Plan (No. ags\_S00000089259\_0001)

Ref.: ADCL/POT-10561-R002/F002

# Figure:

Scale: Not to Scale





Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

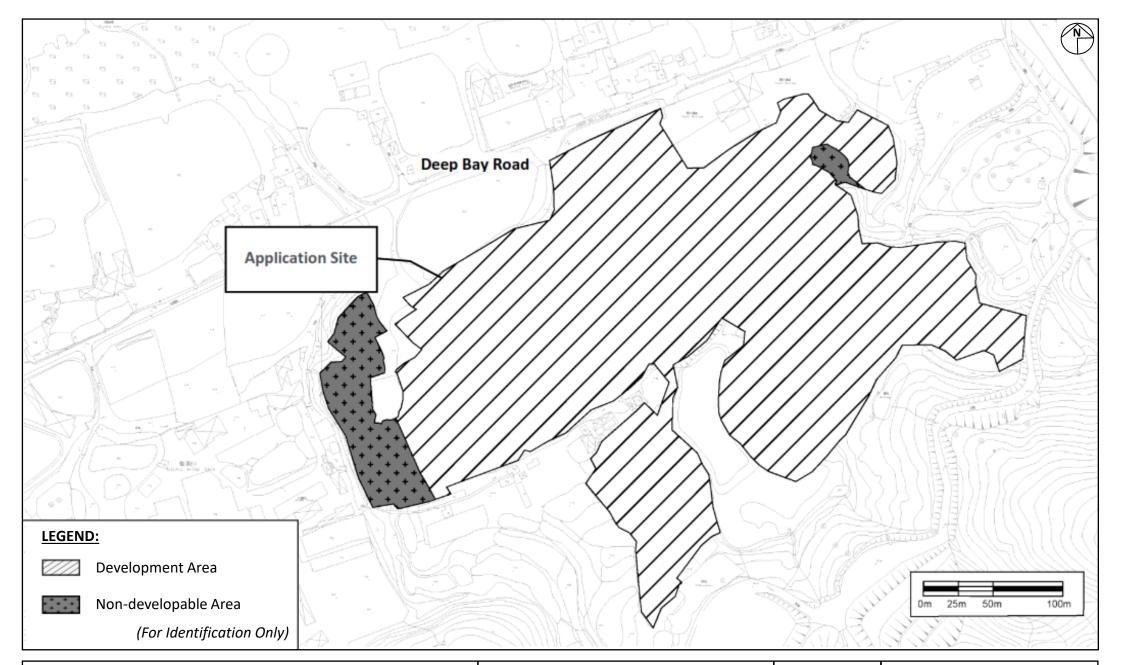
Indicative Layout Plan

Ref.: ADCL/POT-10561-R002/F003

# Figure:

**Scale:** Not to Scale





Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

The Non-developable Area

Ref.: ADCL/POT-10561-R002/F004

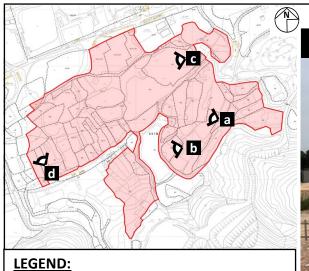
### Figure:

**Scale:** Not to Scale



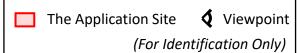
Illustration 1

Latest Photo Record of the Current Site Condition













Section 16 Planning Application for 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 Pond at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

Latest Photo Record of the Current Site Condition

Ref.: ADCL/POT-10561-R002/I001

## Illustration:

**Scale:** Not to Scale



Ref.: ADCL/POT-10561/R002

#### List of Appendices

Appendix I Site Formation Profile (Accepted under Approval Condition (s) in

Application No. A/YL-HTF/1133)

Appendix II Discharge Letters for Approval Conditions (g), (i), (l), (p), (q) and (s) of the

Last Approved Application No. A/YL-HTF/1133

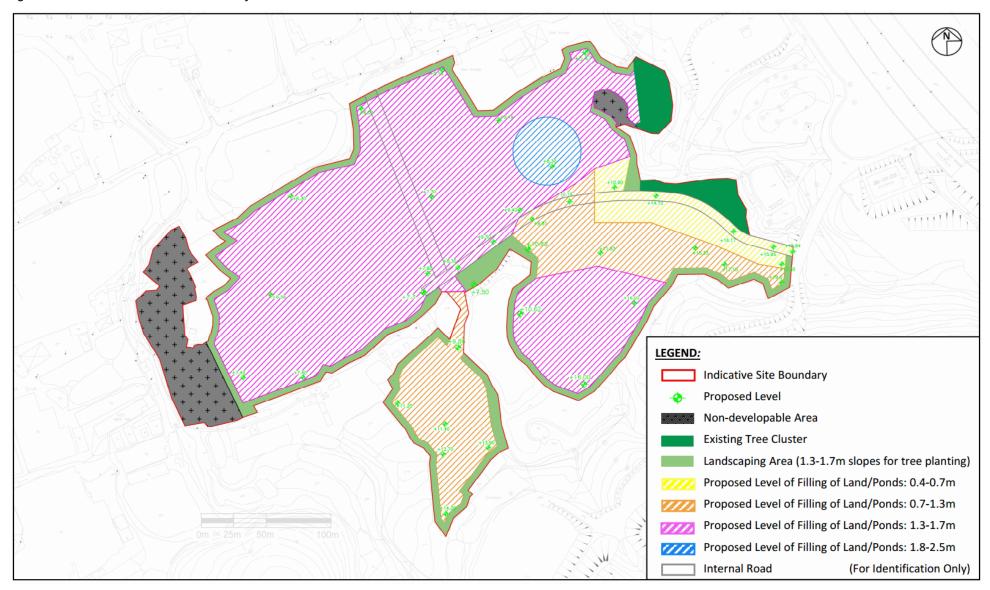
Appendix III Previously Accepted Technical Proposals under Application No. A/YL-

HTF/1133

Appendix I

Site Formation Profile (Accepted under Approval Condition (s) in Application No. A/YL-HTF/1133)

Figure 2-4: Indicative Site Formation Profile



#### D01 - ARCHAEOLOGICAL IMPACT ASSESSMENT

Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries and Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of Three Years and Filling of Land at Various Lots in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long Prepared for First Champion Ltd

Appendix II

Discharge Letters for Approval Conditions (g), (i), (l), (p), (q) and (s) of the Last Approved Application No. A/YL-HTF/1133

Aikon Development Consultancy Ltd. 毅勤 發展顧問有限公司

#### 規劃署

屯門及元朗西規劃處 香港新界沙田上禾輋路1號 沙田政府合署 14 樓



#### By Fax (3180 7611) and Post

#### **Planning Department**

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T. Hong Kong

4 April 2023

來函檔號

Your Reference ADCL/POT-10561/L022

本署檔號

Our Reference TPB/A/YL-HTF/1133

電話號碼

Tel. No.: 2158 6330

傳真機號碼 Fax No.: 2489 9711

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza, 223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Dear Sir/Madam,

#### Compliance with Approval Condition (g) Planning Application No. A/YL-HTF/1133

I refer to your submission dated 28.2.2023 for compliance with the captioned approval condition on the submission of a revised landscape proposal.

Relevant department has been consulted. Your submission is considered:

abla	Acceptable.	The	captioned	condition	has	been	complied	with.	Please	find
	detailed comm	nents :	at the Appe	endix.						

- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department

CTP/UD&L, PlanD

(Attn.: Mr. Brian LAM)

Internal CTP/TPB(2)

#### By Post & Fax (3180 7611)

#### 規劃署

屯門及元朗西規劃處 新界沙田上禾輋路1號 沙田政府合署 14 樓



#### Planning Department

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, No.1 Sheung Wo Che Road, Sha Tin, N.T.

14 September 2023

本函檔號

Your Reference ADCL/POT-10561/L032

本署檔號

Our Reference TPB/A/YL-HTF/1133

電話號碼

Tel. No.:

2158 6330

傳真機號碼 Fax No.:

2489 9711

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza, 223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Dear Sir/Madam,

#### Planning Application No. A/YL-HTF/1133 Compliance with Approval Condition (i)

I refer to your letter of 13.9.2023 for compliance with the captioned approval condition on the submission of a revised drainage impact assessment.

Relevant department has been consulted. Your submission is considered:

 $\square$  Acceptable. The captioned condition has been **complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

 $\square$  Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West

Planning Department

C.C.

CE/MN, DSD

(Attn.: Ms. Iris KEUNG)

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."

#### By Post & Fax (3180 7611)

#### 規劃署

屯門及元朗西規劃處 新界沙田上禾輋路1號 沙田政府合署14樓



#### **Planning Department**

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, No.1 Sheung Wo Che Road, Sha Tin , N.T.

20 February 2023

本函檔號 Your Reference ADCL/POT-10561/L014a

本署檔號 Our Reference

Our Reference TPB/A/YL-HTF/1133

電話號碼 Tel. No.:

2158 6330

傳真機號碼 Fax No.:

2489 9711

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza, 223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Dear Sir/Madam,

#### Planning Application No. A/YL-HTF/1133 Compliance with Approval Condition (l)

I refer to your letter of 22.11.2022 for compliance with the captioned approval condition on the submission of a detailed road improvement proposal and associated engineering drawings.

Relevant departments have been consulted. Your submission is considered:

$\nabla$	Acceptable.	The	captioned	condition	has	been	complied	with.	Please	find
	detailed depa	artme	ental comm	ents at Ap	pend	dix.				

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

□ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department



#### 規劃署

屯門及元朗西規劃處 香港新界沙田上禾輋路1號 沙田政府合署14樓



# By Fax (3180 7611) and Post

#### **Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

12 July 2022

來函檔號 Your Reference

本署檔號 Our Reference

Our Reference ( ) in TPB/A/YL-HTF/1133

電話號碼

Tel. No.:

2158 6330

傳真機號碼 Fax No.:

2489 9711

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza 223 Hing Fong Road Kwai Chung, New Territories (Attn: Miss Isa YUEN)

Dear Sir/Madam,

# Compliance with Approval Condition (p) Planning Application No. A/YL-HTF/1133

I refer to your submission dated 6.7.2022 regarding the provision of fire extinguisher(s) for compliance with the subject approval condition. Your submission is considered:

☑ Acceptable. The captioned condition <u>has been complied</u> with.

□ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>.

 $\square$  Not acceptable. The captioned condition has <u>not</u> been complied with.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Shing-to (Tel: 2733 7758) of the Fire Services Department direct.

Yours faithfully,

(Ms Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department

c.c.

D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB



#### By Post & Fax (3180 7611)

#### 規劃署

屯門及元朗西規劃處 新界沙田上禾輋路1號 沙田政府合署14樓



#### **Planning Department**

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, No.1 Sheung Wo Che Road, Sha Tin , N.T.

3 February 2023

本函檔號 Your

Your Reference

本署檔號 Our Reference

TPB/A/YL-HTF/1133

電話號碼

Tel. No.:

2158 6330

傳真機號碼 Fax No.:

2489 9711

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza, 223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Dear Sir/Madam,

# Planning Application No. A/YL-HTF/1133 Compliance with Approval Condition (q)

I refer to your email of 19.1.2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ✓ Acceptable. The captioned condition has been <u>complied with</u>. Please find detailed departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)



25-APR-2023 09:43 FROM TM&YLW/DPO TO 31807611

#### P.001/002

#### 規劃署

屯門及元朗西規劃處 新界沙田上禾煮路 1 號 沙田政府合署14樓



#### By Post & Fax (3180 7611)

#### Planning Department

Tuen Mun and Yuen Long West District Planning Office 14/F., Sha Tin Government Offices, No.1 Sheung Wo Che Road, Sha Tin , N.T.

本函檔號

Your Reference ADCL/POT-10561/L025

本署檔號

Our Reference TPB/A/YL-HTF/1133

電話號碼

Tel. No. :

2158 6330

傳真機號碼 Fax No.:

2489 9711

24 April 2023

Aikon Development Consultancy Limited Unit 1310, Level 13, Tower 2 Metroplaza, 223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Dear Sir/Madam,

#### Planning Application No. A/YL-HTF/1133 Compliance with Approval Condition (s)

I refer to your submission dated 6.4.2023 for compliance with the captioned approval condition on the submission of an archaeological impact assessment.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ms. Jessie KWOK) for District Planning Officer/ Tuen Mun and Yuen Long West Planning Department

c.c.

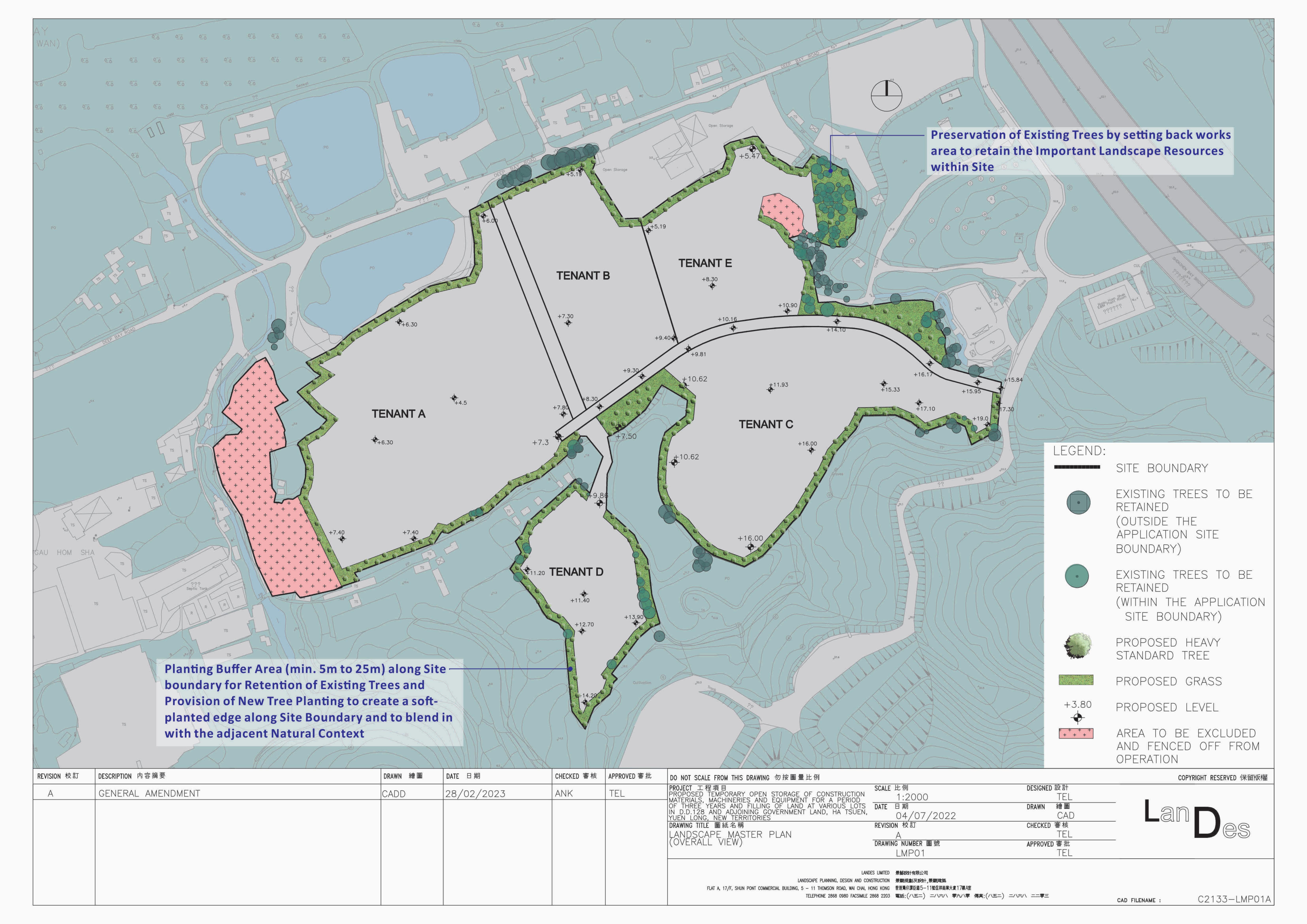
AMO, DevB

(Attn.: Ms. Chun-fci FAN)

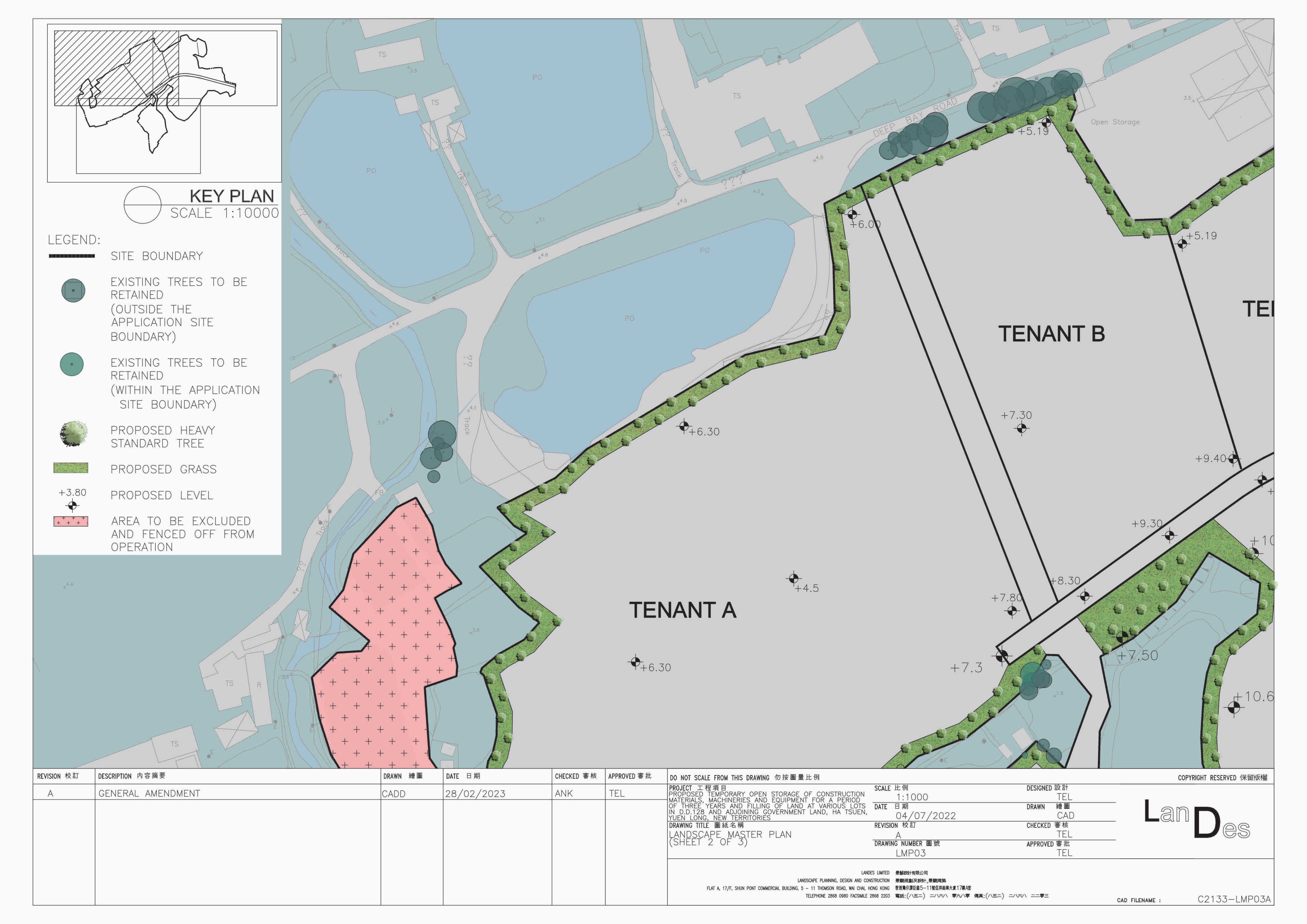


Appendix III

Previously Accepted Technical Proposals under Application No. A/YL-HTF/1133







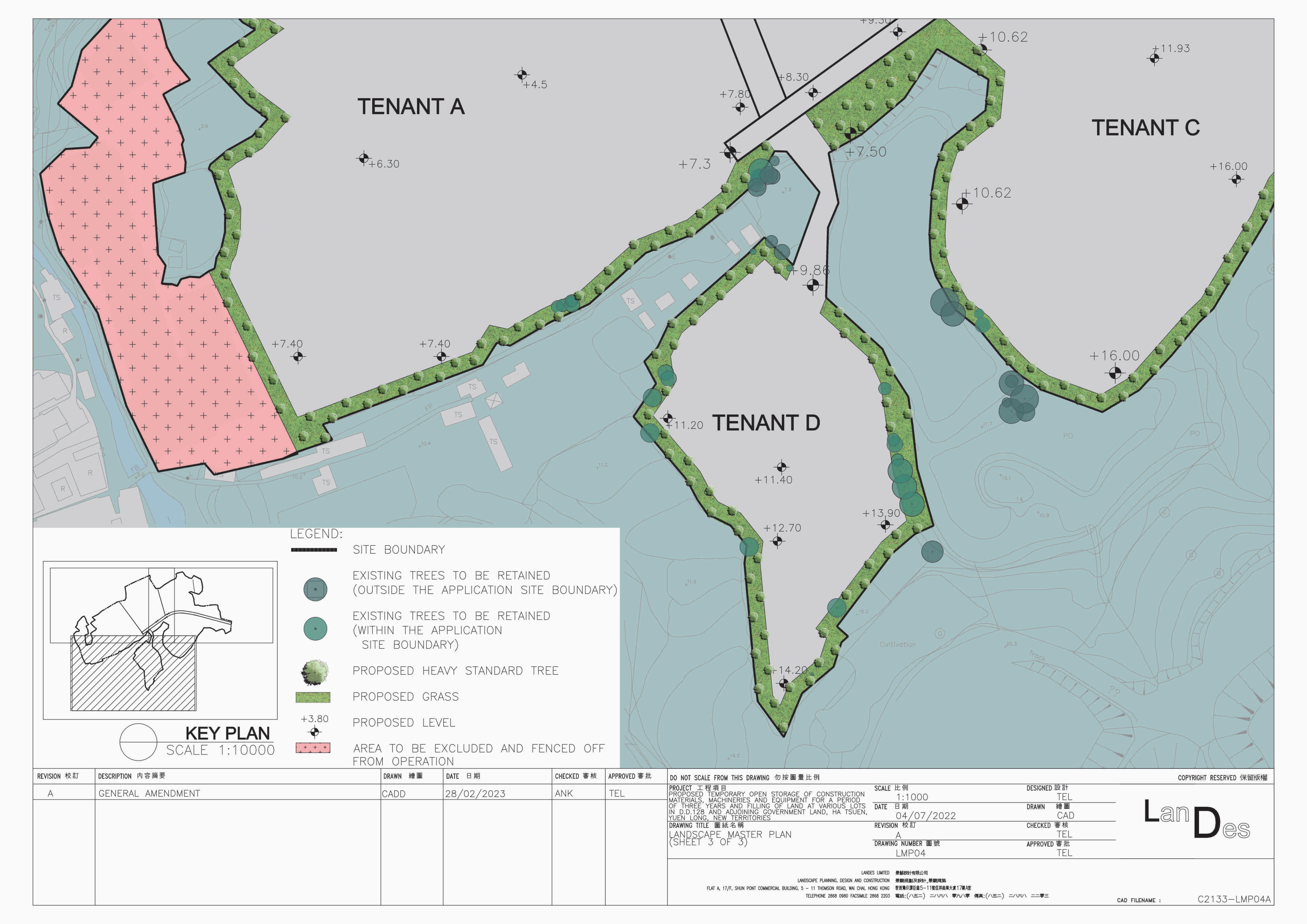
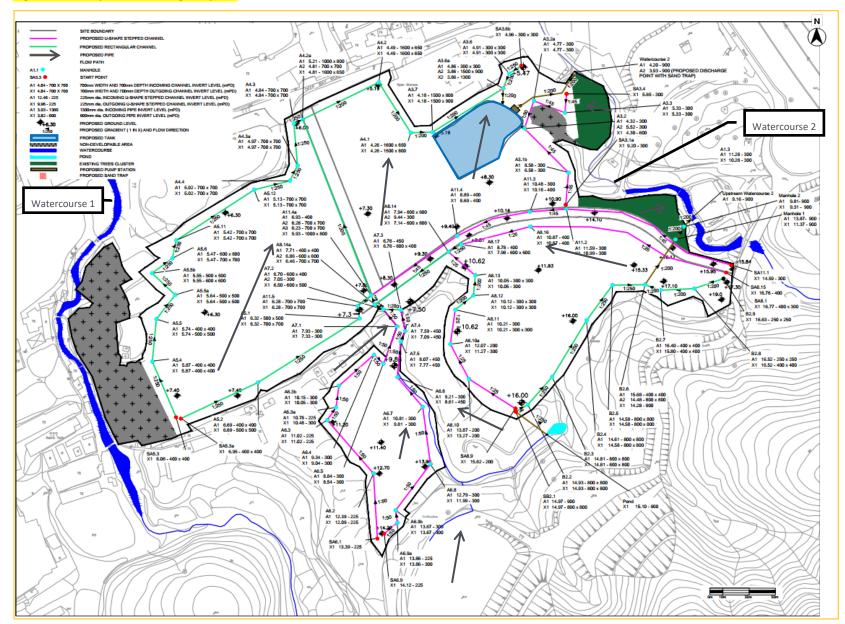
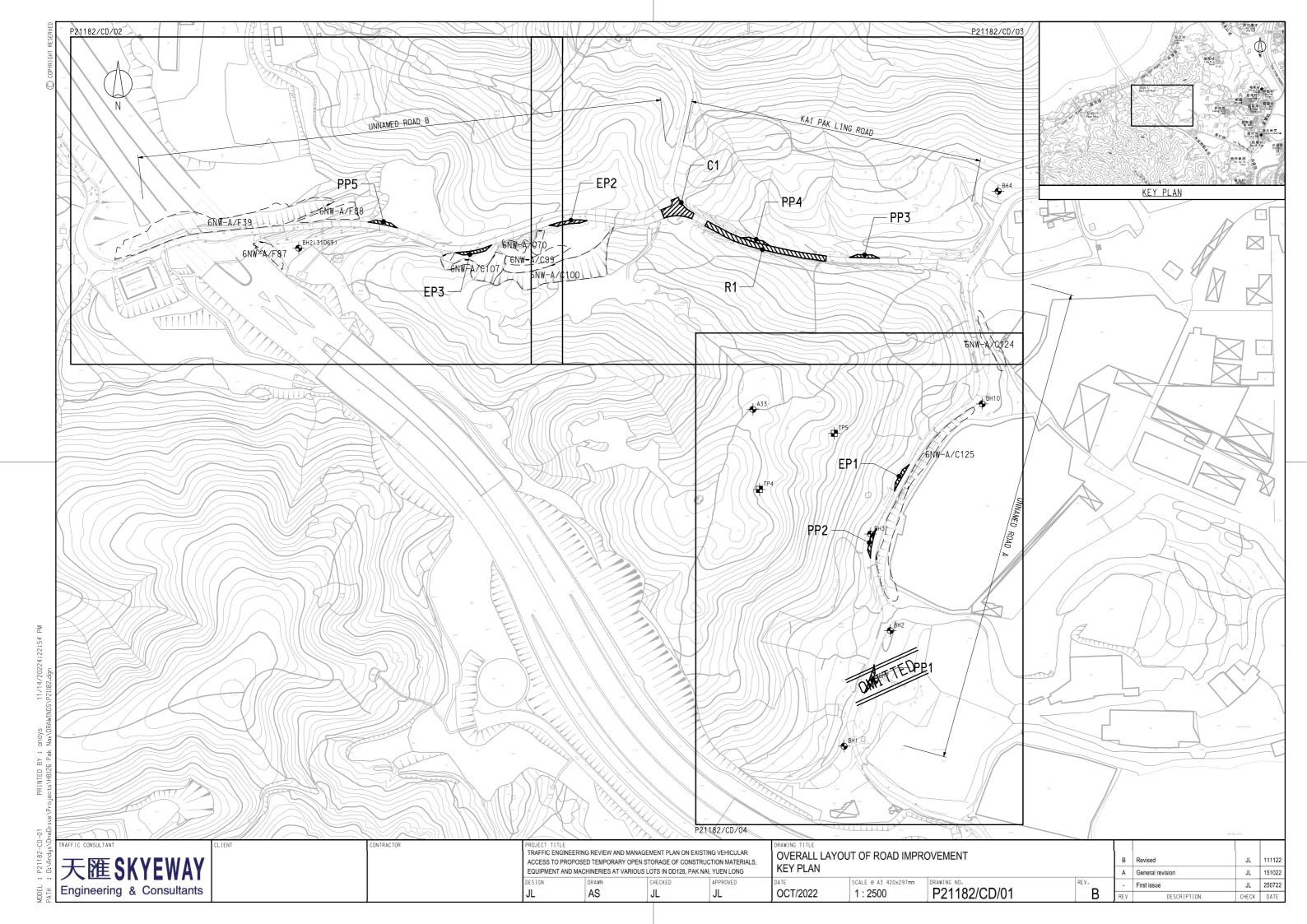
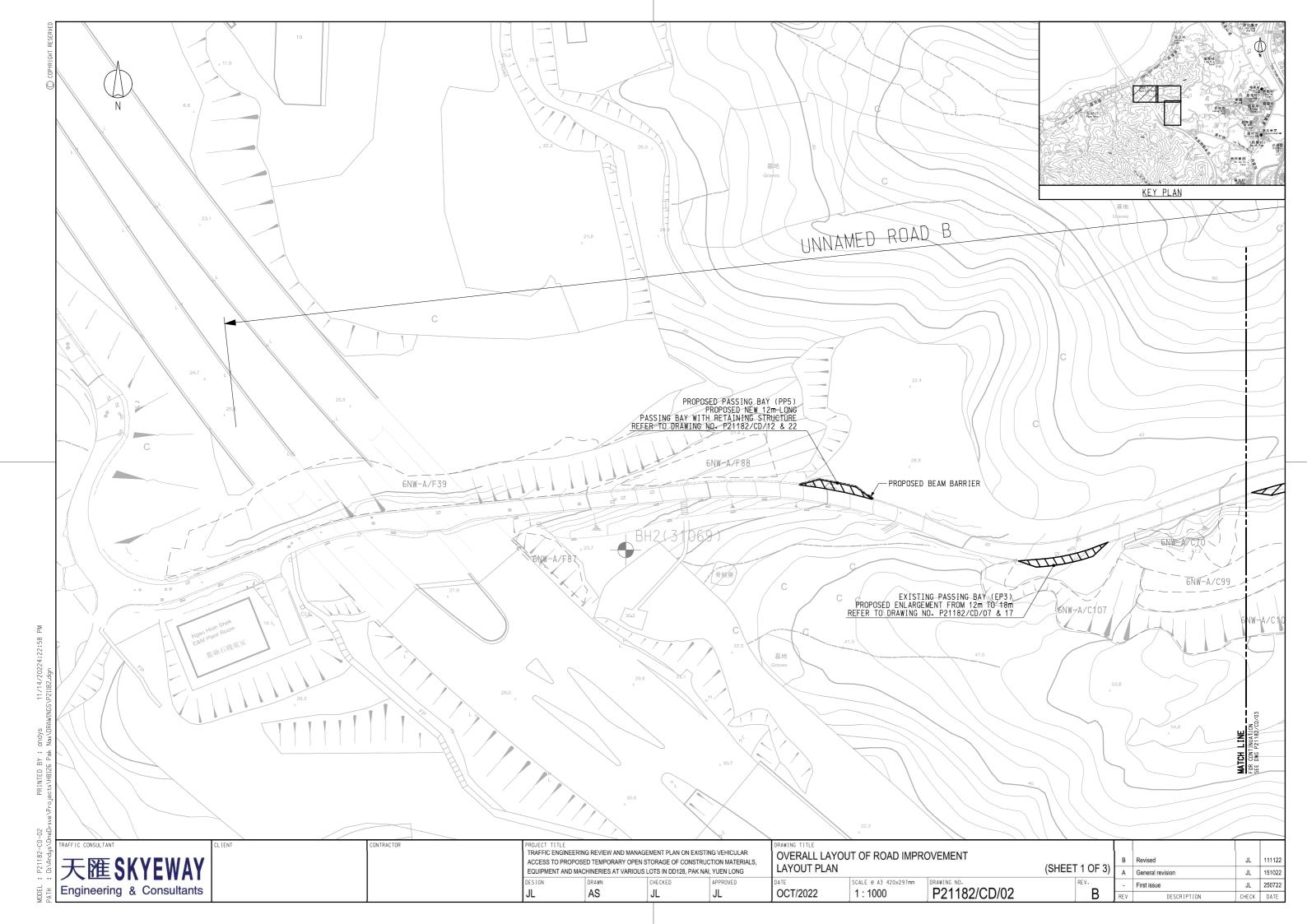


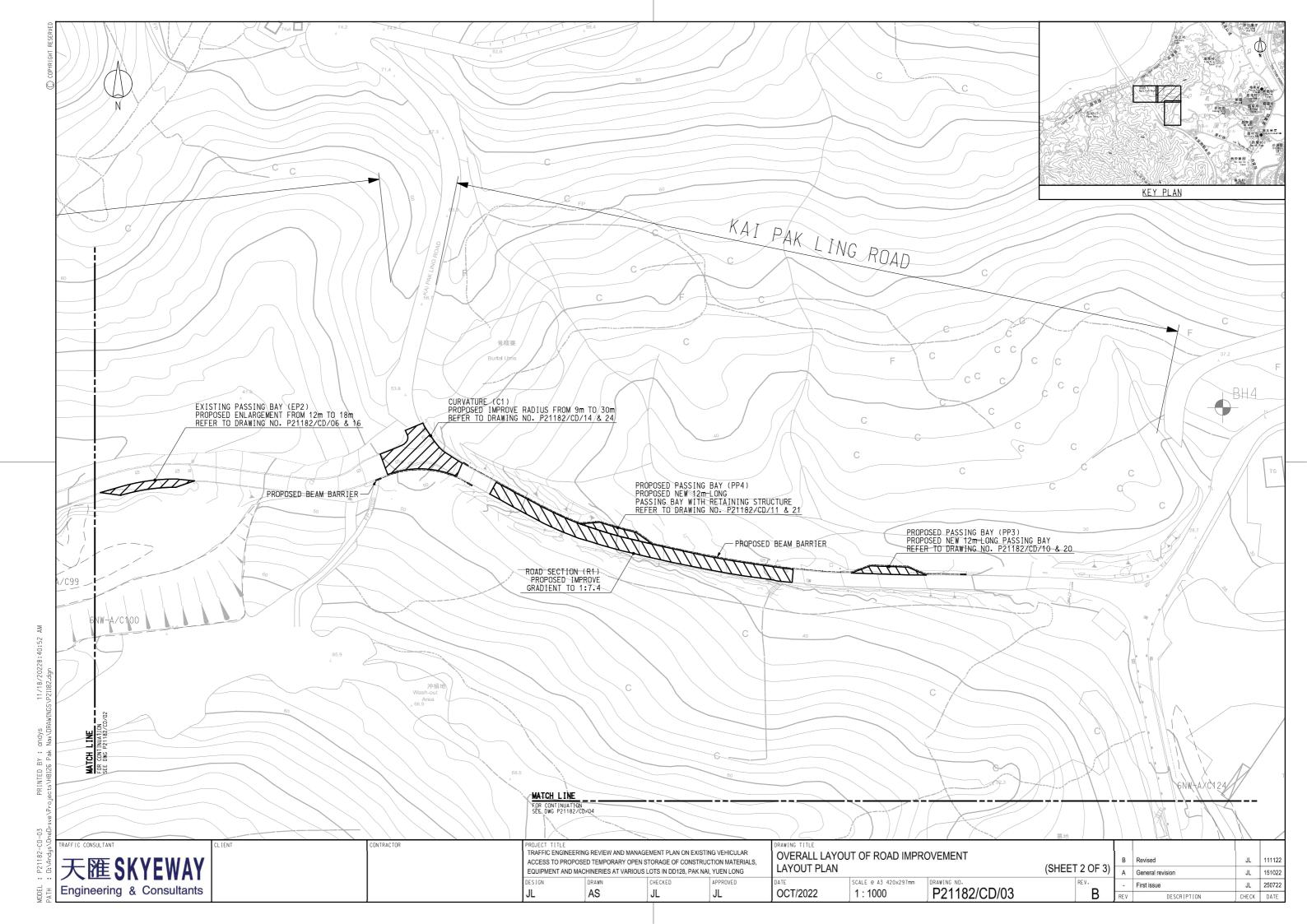
Figure 3-3: Proposed Drainage Layout

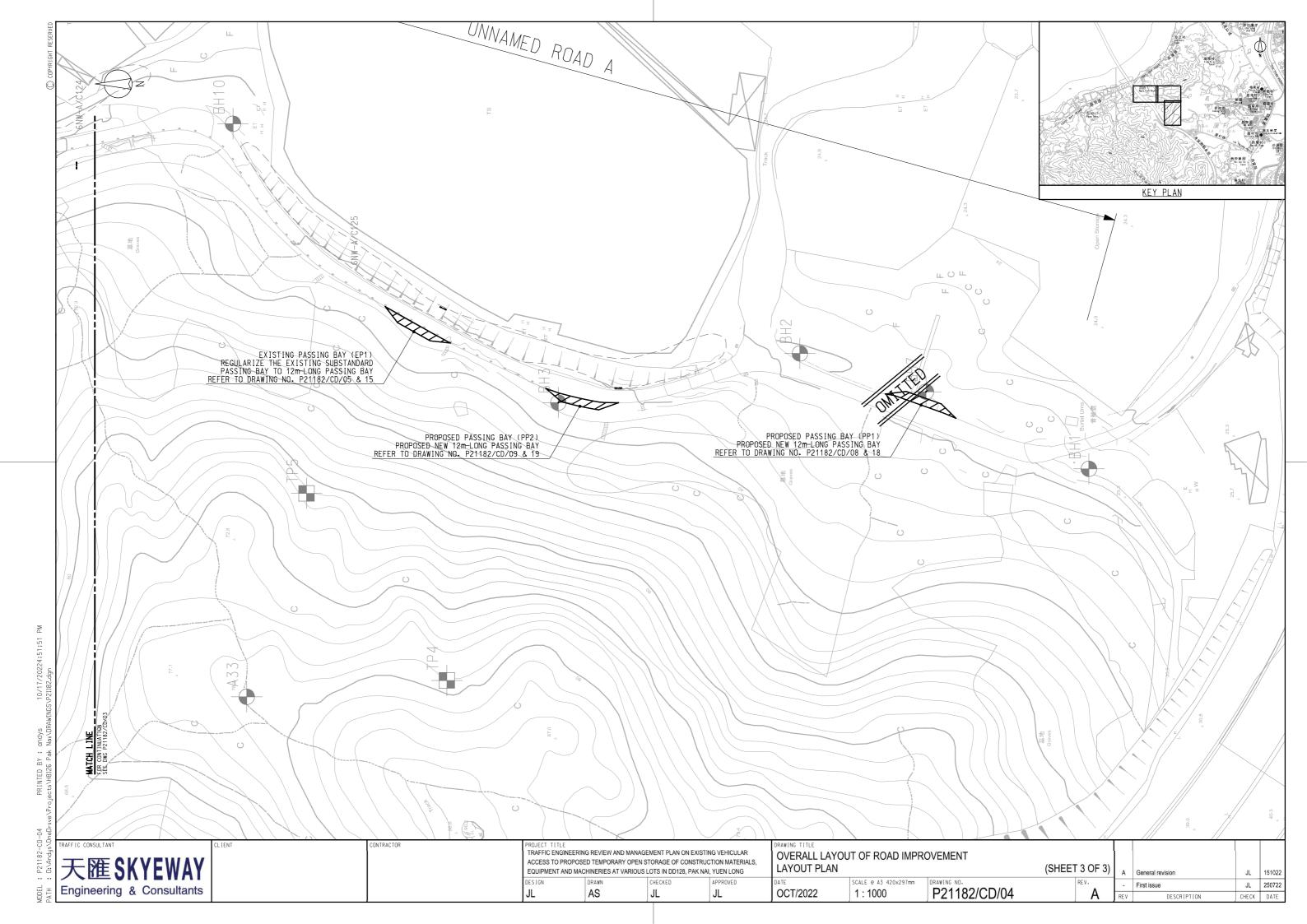


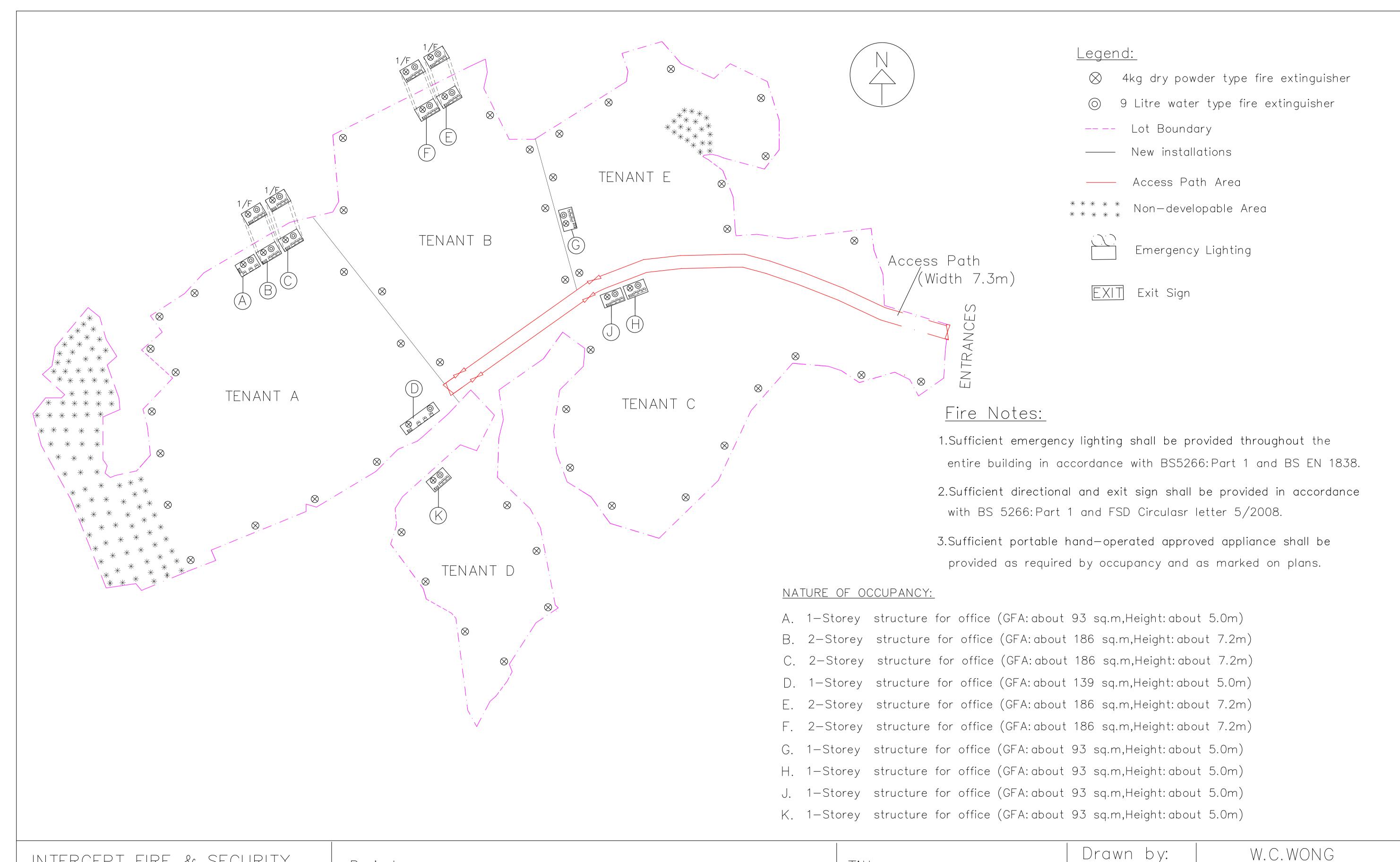
Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of Three Years and Filling of Land at Various Lots in D.D.128 and adjoining Government Land, Ha Tsuen, Yuen Long Prepared for First Champion Ltd











# INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:

Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Stree, Yuen Long,N.T

Tel: 92637766, Fax: 24285932

Business Address:

8/F, Block L,Phase 2,Wah Fung Industrial Centre,33—39 Kwai Fung Street Kwai Chung,N.T

Tel: 24255404 , Fax: 24285932

## Project:

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 at Various Lots in D.D 128 and Adjoining Government Land, Ha Tsuen, Yuen Long.

TIE	· •	

Proposed Fire Service
Installation Layout Plan

<i>)</i>	
Date:	2023-01-15
Scale:	1:1000@ A1
Ref No:	TPB/A/YL-HTF/1133
Drawing No:	2022/FS/007



[POT\_10561] Planning Application No.: A/YL-HTF/1166 - Submission of Replacement and Supplementary Pages16/01/2024 12:20

From: Zoe Lau

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

Cc: "jmhkwok@pland.gov.hk" <jmhkwok@pland.gov.hk>, Thomas Luk

4 Attachments





ADCL POT 10561 R002a.pdf ADCL POT 10561 R002 F003a.pdf





Appendix I - Site Formation Plan (v.2).pdf Condition(f) - Noise Barrier.pdf

Dear Sir/Madam,

Please find enclosed the replacement and supplementary pages for your further handling.

Should you have any queries, please do not hesitate to contact me. Thank you.

Best regards,

Zoe Lau Assistant Town Planner

#### 毅勤發展顧問有限公司

**Aikon Development Consultancy Limited**Estate Agent's License (Company): C-045740

T: (852) 3180 7811 | F: (852) 3180 7611 | E:

H: Unit 1310, Level 13, Tower 2, Metroplaza, No. 223 Hing Fong Road, Kwai Fong, New Territories, Hong Kong

B: 22/F., No.3 Lockhart Road, Wanchai, Hong Kong

Email Disclaimer: This E-mail is confidential and should not be used by anyone who is not the original intended recipient. It may contain confidential, proprietary or legally privileged information. If you receive this E-mail in error, please immediately delete it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this Email if you are not the intended recipient. Aikon Development Consultancy Ltd. do not accept liability for any errors or omissions in the content of this Email, nor accept liability for statement which are those of the sender and/or not clearly made on behalf of Aikon Development Consultancy Ltd.

435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

(Renewal of Planning Approval under Application No. A/YL-HTF/1133)

#### 2. THE PROPOSED DEVELOPMENT

- 2.1. The Site has a total area of about 77,682m² (including Government land (GI) of about 3,562m²). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the Site involves.
- 2.2. As shown on **Figure 3**, the Site is accessible via ingress/egress at the eastern boundary of the Site to a local track to Kai Pak Ling Road. The Site will be occupied by 36 temporary structures with a total floor area of about 1,352.1m², for storage, site office, electricity room, staff rest area, security control room, guard kiosk and toilet uses (2.4m -7.2m, 1-3 storeys). The remaining open-air area of the Site is used for open storage for new vehicles (private cars), construction materials, machineries and equipment. Six loading/unloading spaces for Heavy Goods Vehicle (HGV), two HGV parking spaces and eight private car parking spaces are provided. The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 2.3. As compared with the last approved scheme under Application No. A/YL-HTF/1133, there would be changes only on the reduction in site area due to land administrative issues and a modification in site formation level and extent as per the comments and acceptance by the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, based on the Archaeological Impact Assessment (AIA) submitted in compliance with approval condition (s) under the last approved application.
- 2.4. Lots 404, 405, 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 562 in D.D. 128 (partially covered under approved Application No. A/YL-HTF/1147 for another use), along with Gl adjoining Lots 386, 387, and 390 in D.D. 128 (collectively referred to as "the non-developable area") (Figure 4 refers), which were involved in the last approved application, have been excluded and will not be utilized for the approved development. This is due to the Applicant's inability to acquire/lease the private lots in the non-developable area from the relevant owner after the planning approval, coupled with difficulties in vacating the structure on the Gl within the non-developable area. Consequently, the Applicant has inevitably excluded the non-developable area with proper fencing work. The non-developable area has been retained and remains untouched from the last approved scheme, with no specific work carried out in the area. In addition, the non-developable area has also been excluded under the subsequent Short Term Waiver (STW) and Short Term Tenancy (STT) applications submitted to the Lands Department.
- 2.5. Moreover, due to archaeological constraints, as proposed in the accepted AIA under the last approved application, only filling works will be conducted for site formation, with no

foundation works or excavation on the Site. The Site (originally with an uneven site profile) will be filled with soil, covering an area of about 74,871m² and ranging in depth from 0.4m to 2.5m (**Appendix I** refers). The extent of filling of land is about 59,473m², ranging from 0.4m to 2.5m in depth. Additionally, the extent of filling of pond is about 15,398m², ranging from 1.3m to 2.5m in depth. Furthermore, the construction of drains, landscape works, and a metal fence (including noise barrier) will take place within the filled area of the Site, any possible underground remains would not be disturbed.

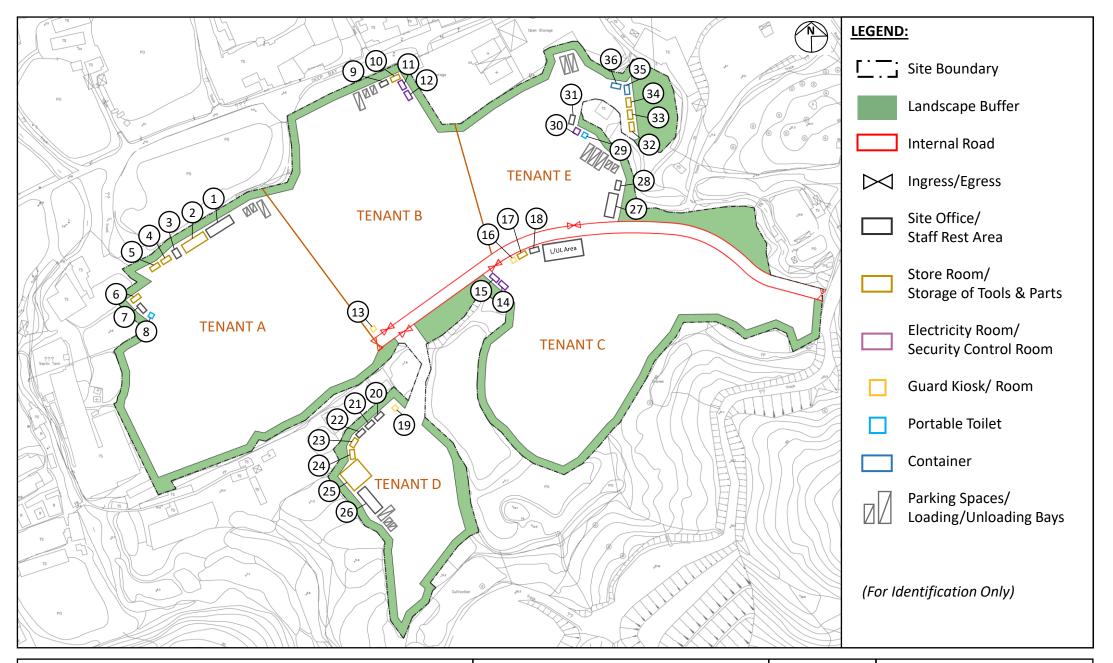
- 2.6. In early January, the site formation works have been substantially completed and the Applicant is currently working on the implementation of boundary fencing, noise barrier, drainage, landscaping, and fire service installations.
- 2.7. The road improvement works committed and approved under the last approved application include the upgrade of existing passing bays, provision of new passing bays, widening road with improved inner curvature to R30m and improving gradient of road section along the proposed access to the Site (**Appendix III** refers). No container trailers will be permitted to enter/exit or be parked/stored on the Site at any time during the planning approval period, should the current application be approved.
- 2.8. In order to provide buffer area between the proposed development and the surrounding context, edge planting beds (i.e. the landscape buffer) ranging from min. 5m to 25m wide are proposed along the site boundary. There will be a newly formed slopes with gradient from 20° to 30° for proposed vegetation. Besides, root barrier is proposed under the soil filling to protect the existing soil. Out of the total of 382 surveyed trees, 208 existing trees will be retained, and an additional 270 new heavy standard trees will be planted.
- 2.9. The proposed noise barriers will be at least 3m in height such that there will not be direct line of sight from the residential dwellings to the Site. The surface densities of the proposed noise barriers will be 10kg/m². The extent and location of the proposed noise barriers are shown in **Appendix III**. In areas where noise barriers are not installed, boundary fencing will be provided along the site boundary.
- 2.10. By implementing the accepted proposals under the last approved application, as summarized above, no adverse traffic, drainage, landscape, visual, environmental, and archaeological impacts are anticipated.
- 2.11. The current application aims to relocate five existing operations (hereinafter referred to as "the concerned operations") affected by the Stage 2 Works of the HSK/HT NDA development, the same as the last approved application. The existing uses, locations and areas of the concerned operations are detailed in **Table 1** below.

Table 1: Existing Uses, Locations and Areas of the Concerned Operations

_	nd Areas of the Concerned Operations		
Existing Use	Existing Location	Existing Area	
Tenant A Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office  [Valid Planning Permission No. A/HSK/330]  Tenant B	Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 RP (Part), 1635 S.A RP, 1636 RP (Part), 1712 RP (Part), 3206 RP (Part), 3225 RP (Part), 3226 RP (Part), 3228 RP (Part), 3230 (Part), 3231 (Part), 3232, 3233 (Part), 3234 (Part), 3235 (Part), 3236 RP (Part), 3237 (Part), 3239 (Part), 3240 (Part), 3241 (Part), 3244 (Part), 3285 RP (Part), 3286 (Part), 3287 (Part), 3289 (Part), 3304 (Part), 3305 (Part), 3307 (Part), 3349 (Part), 3350 (Part), 3351 RP (Part), and 3352 RP (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 27,176m <sup>2</sup>	
Temporary Open Storage of Construction Materials, Machineries and Equipment	Lots 3321, 3322, 3400 (Part), 3401 (Part), 3402 (Part), 3403 (Part), 3404 (Part), 3405 (Part), 3406 (Part), 3407 (Part), 3409 (Part), 3410 (Part), 3411 (Part), 3412 (Part), 3413 (Part), 3414 RP (Part), 3415 (Part), 3416 RP (Part), 3419, 3420 RP (Part), 3433 RP (Part), 3435 (Part), 3436, 3437 (Part), 3438 (Part), and 3440 (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 18,915m <sup>2</sup>	
Tenant C Temporary Open Storage of New Vehicles (Private Cars)	Lots 3276 RP (Part), 3312 RP (Part), 3313 RP (Part), 3314 RP, 3316 RP (Part), 3317, 3318 (Part), 3319 S.A (Part), and 3319 S.B (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 18,581m²	
Tenant D Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office  [Valid Planning Permission No. A/HSK/330]  Tenant E	Lots 3241 (Part), 3244 (Part), 3272 (Part), 3273 (Part), 3274 (Part), 3275 RP (Part), 3339 (Part), 3340, 3341 (Part), 3342 (Part), 3343, 3344 (Part), 3345 (Part), 3346, 3347 (Part), 3348 (Part), 3350 (Part), 3351 RP (Part) and 3352 RP (Part) in D.D. 124, Ping Shan, Yuen Long, N.T.	About 14,363m²	
Temporary Open Storage of Construction Materials, Machineries and Equipment and Storage of Tools and Parts with Ancillary Site Office  [Valid Planning Permissions Nos. A/HSK/487 and A/HSK/330]	Lots 3370 (Part), 3371 (Part), 3372 (Part), 3373 (Part), 3374 (Part), 3375 (Part), 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), and 3384 (Part) in D.D. 124, Ping Shan, Yuen Long, N.T.	About 10,266m²	

Ref.: ADCL/POT-10561/R002

2.12. The Applicant has strictly followed the approved scheme under Application No. A/YL-HTF/1133 during the implementation works. If the current renewal application is approved, the Applicant is committed to continuing to follow the approved scheme in the implementation works.



#### **Project:**

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

Indicative Layout Plan

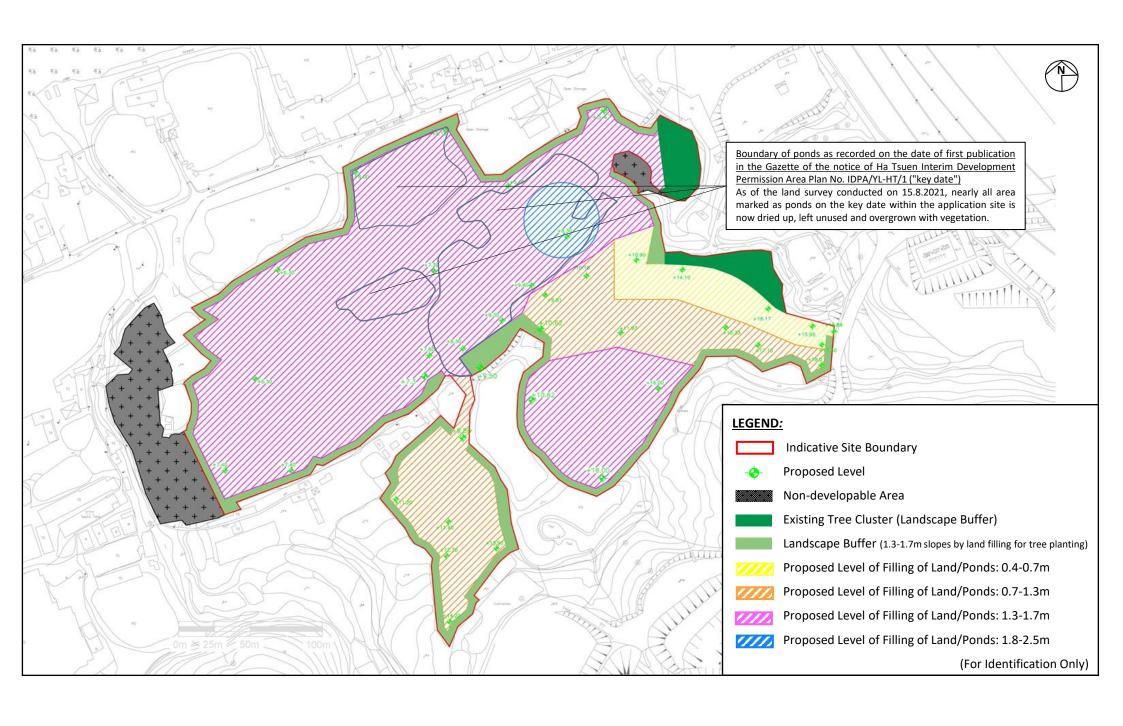
Ref.: ADCL/POT-10561-R002/F003

## Figure:

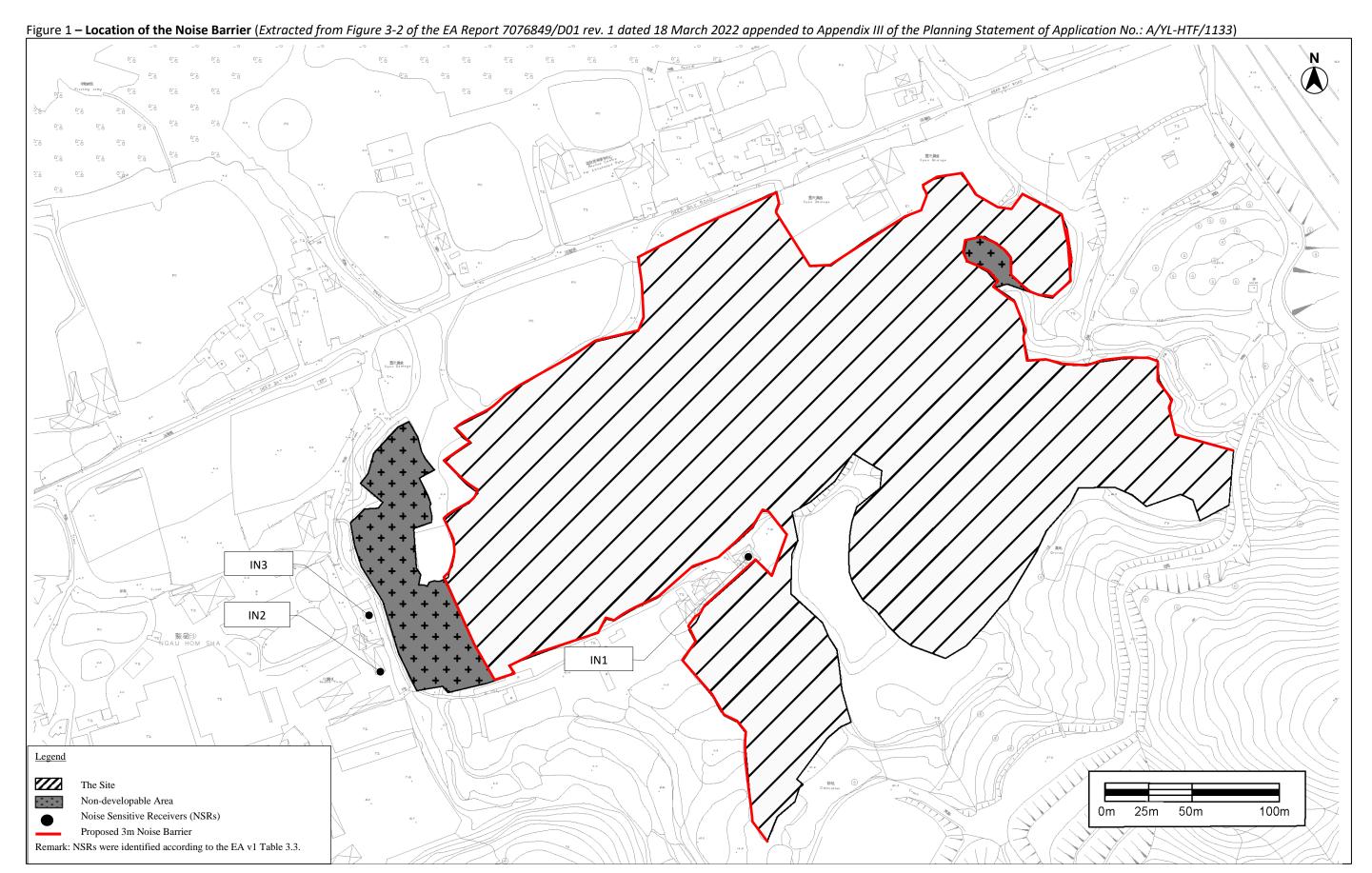
**Scale:** Not to Scale

Date: Jan 2024











Date : 14<sup>th</sup> February, 2024 Our Ref. : ADCL/POT-10561/L036

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

Aikon Deve

Appendix Ic of RNTPC Paper No. A/YL-HTF/1166

展顧問有限公司

Tel 電話: (852) 3180 7811 Fax 傳真: (852) 3180 7611 Email 電郵: info@aikon.hk Web 網址: www.aikon.hk

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Renewal Application of Planning Approval for 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 Pond at Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (Planning Application No. A/YL-HTF/1166)

I am writing to provide further details regarding the background of the current Application No. A/YL-HTF/1166.

Back in 2022, the Applicant has undergone extensive site search process and identified the current site as the most suitable site for the relocation of the affected brownfield operations. The current proposed site of the relocation is of a similar scale to the original operations in the Hung Shui Kiu area.

Notwithstanding Application No. A/YL-HTF/1133 being approved by the Town Planning Board (TPB) on 10.6.2022, the Applicant has been making every effort to facilitate and comply with the relevant approval conditions, as well as implementing the site formation and construction works. The Applicant has also submitted the Short Term Waiver and Short Term Tenancy applications to the Lands Department.

The complexity of the construction works and sequencing, coupled with the extensive nature of the application site, has posed challenges in adhering to the initially stipulated timeline under Application No. A/YL-HTF/1133. Throughout the approval period of Application No. A/YL-HTF/1133, the Applicant has continuously liaised with relevant Government departments to seek advice to resolve the technical issues and ensure early compliance with the approval conditions.

In early January 2024, the site formation works have been substantially completed and the Applicant is currently working on the implementation of boundary fencing, noise barrier, drainage, landscaping, and fire service installations. During the submission process of the current Application No. A/YL-HTF/1166, the Applicant has also submitted relevant documents for approval condition (m) on the implementation of the detailed road improvement proposal and associated engineering works.



It is anticipated that the construction works for the proposed use will be completed by March 2024. With land resumption scheduled for mid-2024, the Applicant would kick-start the relocation process of the current operations as early as March 2024. This process is expected to take several months due to the extensive scale of the site.

The Applicant is genuinely facilitating the relocation process to continue the business operations in the current site. The early renewal is intended to reduce uncertainties in relocation schedule and facilitate smooth clearance for the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area, while ensuring the necessary operating space for displaced brownfield operations still needed by the community.

To provide a comprehensive overview of the progress made, the details of the approval conditions for Application No. A/YL-HTF/1133 are summarised in the enclosed **Table 1**.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,

**Aikon Development Consultancy Limited** 

Encl.

c.c. Client

Planning Application No. A/YL-HTF/1166

Our Ref.: ADCL/POT-10561/L036

Table 1: Planning Application No. A/YL-HTF/1133 Approval Conditions Progress

Approval Conditions	First Submission by the Applicant	Reply from Government Department(s)	Further Submission(s) by the Applicant	Further Reply from Government Department(s)	Remarks/Current Status
(e) the provision of boundary fencing			Pending		Since the boundary fencing installation can only commence after the substantial completion of the site formation works to ensure precise location accuracy, the Applicant is currently working on the implementation of boundary fencing.
(f) the provision of noise barrier	20.9.2022	No Comments (5.10.2022)	N/A	N/A	Prior to the implementation works, the Applicant received no comments from the EPD regarding the extent and specifications of the noise barrier in October 2022.  Since the noise barrier installation can only commence after the substantial completion of the site formation works to ensure precise location accuracy, the Applicant is currently working on implementing the noise barrier according to the accepted noise barrier proposal.
(g) the submission of a revised landscape proposal	9.9.2022	Complied With (3.10.2022)	2 <sup>nd</sup> Submission (28.2.2023)	Complied With (4.4.2023)	The landscape proposal has been revised to accommodate adjustments in the site formation level and extent, as outlined in the accepted AIA submitted under the last approved application. The revised landscape proposal was submitted on 28.2.2023 and subsequently complied with on 4.4.2023.

(h) the implementation of the revised landscape proposal			Pending		The root barrier, which is installed under the soil filling to protect the existing soil, was installed in September 2023. Additionally, the newly formed slopes for proposed vegetation have been substantially completed, along with the site formation works. The Applicant is currently working on the turfing and plantation of new heavy standard trees.
(i) the submission of a			2 <sup>nd</sup> Submission (8.11.2022)	Not Complied With (6.1.2023)	To avoid any ground disturbance to
revised DIA			3 <sup>rd</sup> Submission (28.2.2023)	Not Complied With (12.4.2023)	the Fu Tei Au Site of Archaeological
			Advance copy (12.5.2023)	Comments from DSD (30.5.2023)	Interest (SAI), it has been proposed in
			4 <sup>th</sup> Submission (7.6.2023)	Comments from DSD (28.6.2023)	the accepted AIA (approval condition
				Meeting with DSD (30.6.2023)	(s)) under the last approved
			Further information to DSD (7.7.2023)	Meeting with DSD (9.8.2023)	application that only filling works will be conducted for site formation.
				Meeting with DSD (12.9.2023)	Therefore, no foundation works or
	24.8.2022 (Superseded on 26.9.2022)	Not Complied With (18.10.2022)	5 <sup>th</sup> Submission (13.9.2023)	Complied With (14.9.2023)	excavation are permitted on the application site. As a result, al implementation works, including drainage installations, must be carried out within the filling area without coming into contact with the original ground. This constraint presents challenges in drainage design, particularly concerning the gradient of channels/pipes and the size of the water tank.  Following ongoing communication with DSD, approval condition (i) was complied with on 14.9.2023.

Planning Application No. A/YL-HTF/1166

Our Ref.: ADCL/POT-10561/L036

(j) the implementation of the mitigation measures identified in the DIA			Pending		Since the drainage installation can only commence after the substantial completion of the site formation works to ensure precise location accuracy, the Applicant is currently working on the drainage installation.
(I) the submission of a detailed road improvement proposal and associated engineering drawings		Not Complied	2 <sup>nd</sup> : 4.11.2022 (Superseded: 22.11.2022)	Meeting with TD, HyD, GEO, CEDD, LandsD, HAD, PlanD and DEVB (3.11.2023)  Comments from HyD and CEDD (3.1.2023)	Approval condition (I) was complied with on 20.2.2023.
crismeering drawings	3.8.2022	With (26.9.2022)	1 <sup>st</sup> Further information to TD (6.1.2023)	Comments from TD (6.1.2023)	
			2 <sup>nd</sup> Further information to TD (12.1.2023)	Comments from TD (17.1.2023)	
			3 <sup>rd</sup> Further information to TD (17.1.2023)	Complied With (20.2.2023)	
(m) the implementation of the detailed road improvement proposal and associated engineering works	2.2.2024	Pending	N/A	N/A	The Excavation Permit required for the implementation works was secured on 17.5.2023. Additionally, the necessary no objection from TD and HKPF on the Temporary Traffic Arrangements submission for Kai Pak Ling Road was obtained on 4.5.2023, subsequently renewed on 16.10.2023.  Since the implementation works can only commence after obtaining of relevant government approvals, these implementation works were completed in late December 2023. Subsequently, relevant documents were submitted for consideration by the relevant Government departments on 2.2.2024.

(p) the provision of fire extinguisher(s)	6.7.2022	Complied With (12.7.2022)	N/A	N/A	Approval condition (p) was complied with on 12.7.2022.
(q) the submission of a fire service installations proposal	19.12.2022	Not Complied With (6.1.2023)	2 <sup>nd</sup> Submission (19.1.2023)	Complied With (3.2.2023)	Approval condition (q) was complied with on 3.2.2023.
(r) the implementation of the fire service installations proposal			Pending		Due to the specific sequencing requirements, the erection of temporary structures can only commence after the completion of the site formation works. Similarly, the installation of fire service installations can only commence after the temporary structures have been erected. As a result, these structures, along with the associated fire service installations, will be installed during the final stage of the implementation works.
(s) the submission of an AIA				Meeting with AMO, PlanD and DEVB (14.11.2022)	The application site is situated within the Fu Tei Au SAI, which imposes
			Advance copy (18.11.2022)	Comments from AMO (28.12.2022)	constraints on implementing the proposed development.
			2 <sup>nd</sup> Submission (17.1.2023) (Superseded on 1.3.2023)	Meeting with AMO, PlanD and DEVB (17.2.2023)	After ongoing communication with
	8.9.2022 (Superseded on	Not Complied With		Comments from AMO (28.3.2023)	AMO, it has been agreed and accepted that the application site will be
	5.10.2022)	(28.10.2022)	3 <sup>rd</sup> Submission (6.4.2023)	Complied With (24.4.2023)	completely filled up to a level that ensures the proposed works will be confined within the filled-up layer, without affecting the existing ground, in order to protect the archaeological site. Subsequently, the approval condition (s) was complied with on 24.4.2023.

Planning Application No. A/YL-HTF/1166

Our Ref.: ADCL/POT-10561/L036

(t) the implementation of the mitigation measures identified in the AIA		The extensive size of the application site has presented various complexities and challenges during the site formation works.
	Pending	As of early January 2024, the site formation works have been substantially completed.
		Finalisation of the site formation works is expected to occur after the completion of boundary fencing, noise barriers, drainage, and landscaping implementation.



Date : 19<sup>th</sup> February, 2024 Our Ref. : ADCL/POT-10561/L037

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Aikon Deve Paper No. A/YL-HTF/1166

勤 發 展 顧 問 有 限 公 司

Tel 電話: (852) 3180 7811 Fax 傳真: (852) 3180 7611 Email 電郵: info@aikon.hk Web 網址: www.aikon.hk

By Email and Fax (No. 2877 0245)

Re: Section 16 Renewal Application of Planning Approval for 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 Pond at Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (Planning Application No. A/YL-HTF/1166)

We refer to the latest comments Geotechnical Engineering Office, Civil Engineering and Development Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Additionally, please find enclosed the replacement page of the planning statement and a comparison figure to supplement the captioned application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,

**Aikon Development Consultancy Limited** 



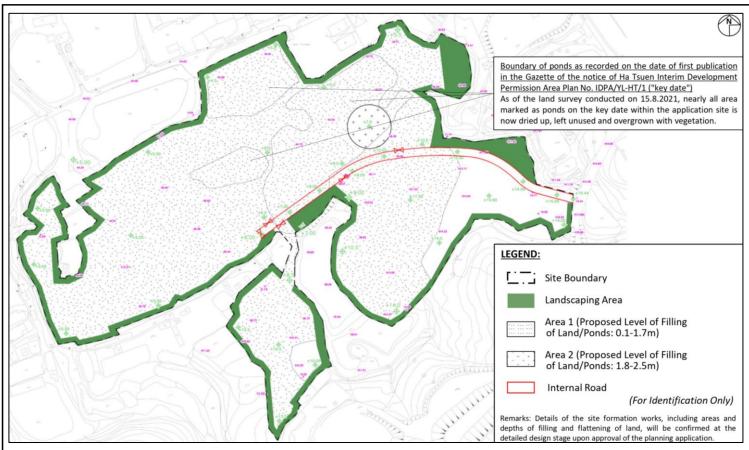
c.c. Client



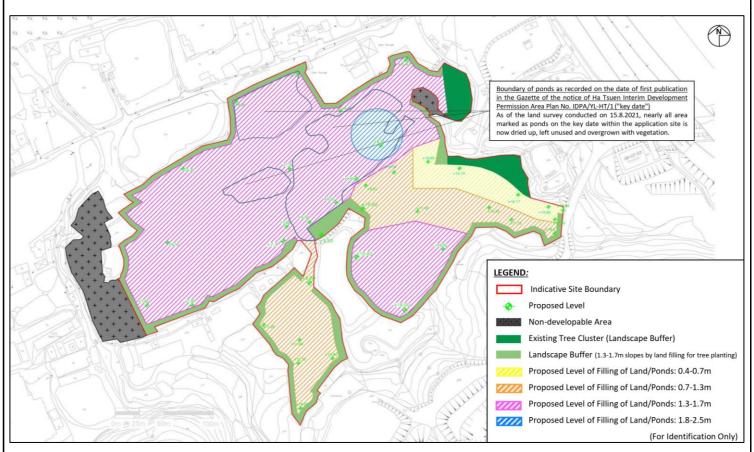
Department	Date	Comments	Responses to Departmental Comments
Department Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)	<b>Date</b> 15.2.2024	It is noted that some building works are proposed to be founded on the recently-formed fill platforms. Since this Office have no record of the design and construction of the filling works at the subject site, we have geotechnical safety concern about the proposed building works. As such, please ask the applicant to clarify whether he/she submitted/will submit	Responses to Departmental Comments  Noted. The Applicant will ensure that all filling work within the slope area, as permitted under the previously approved application, will be geotechnically safe during the planning approval. In addition, the  Applicant will seek advice from Buildings Department (BD) and give immediate response/clarification thereto if and
		necessary submission(s), including but not limited to any necessary stability assessments on the fill platforms and slopes affected or to be affected by the proposed building works, to BD for approval.	whenever required.

foundation works or excavation on the Site. The Site (originally with an uneven site profile) will be filled with soil, covering an area of about 74,871m<sup>2</sup> and ranging in depth from 0.4m to 2.5m (**Appendix I** refers). The extent of filling of land is about 59,473m<sup>2</sup>, ranging from 0.4m to 2.5m in depth. Additionally, the extent of filling of pond is about 15,398m<sup>2</sup>, ranging from 1.3m to 2.5m in depth. Furthermore, the construction of drains, landscape works, and a metal fence (including noise barrier) will take place within the filled area of the Site, any possible underground remains would not be disturbed.

- 2.6. In early January, the site formation works have been substantially completed and the Applicant is currently working on the implementation of boundary fencing, noise barrier, drainage, landscaping, and fire service installations.
- 2.7. The road improvement works committed and approved under the last approved application include the upgrade of existing passing bays, provision of new passing bays, widening road with improved inner curvature to R30m and improving gradient of road section along the proposed access to the Site (**Appendix III** refers). No container trailers will be permitted to enter/exit or be parked/stored on the Site at any time during the planning approval period, should the current application be approved.
- 2.8. In order to provide buffer area between the proposed development and the surrounding context, edge planting beds (i.e. the landscape buffer) ranging from min. 5m to 25m wide are proposed along the site boundary. There will be a newly formed slopes with gradient from 20° to 30° for proposed vegetation. Besides, root barrier is proposed under the soil filling to protect the existing soil. Out of the total of 382 surveyed trees, 208 existing trees will be retained (including 101 within and 107 outside the Site), and an additional 270 new heavy standard trees will be planted.
- 2.9. The proposed noise barriers will be at least 3m in height such that there will not be direct line of sight from the residential dwellings to the Site. The surface densities of the proposed noise barriers will be 10kg/m<sup>2</sup>. The extent and location of the proposed noise barriers are shown in **Appendix III**. In areas where noise barriers are not installed, boundary fencing will be provided along the site boundary.
- 2.10. By implementing the accepted proposals under the last approved application, as summarized above, no adverse traffic, drainage, landscape, visual, environmental, and archaeological impacts are anticipated.
- 2.11. The current application aims to relocate five existing operations (hereinafter referred to as "the concerned operations") affected by the Stage 2 Works of the HSK/HT NDA development, the same as the last approved application. The existing uses, locations and areas of the concerned operations are detailed in **Table 1** below.



Approved Scheme Under Application No. A/YL-HTF/1133



Revised Scheme Submitted in Compliance with Approval Condition (s)
Under Application No. A/YL-HTF/1133 and the Current Application

#### Project:

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

Comparison of the Site Formation Plan of the Approved Scheme Under Application No. A/YL-HTF/1133 with that of the Revised Scheme Submitted in Compliance with Approval Condition (s) Under Application No. A/YL-HTF/1133 and the Current Application

Ref.: ADCL/POT-10561-L037/F001

#### Figure:

Scale: Not to scale

Date: Feb 2024





Date : 21<sup>st</sup> February, 2024 Our Ref. : ADCL/POT-10561/L038

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Appendix Ie of RNTPC
Paper No. A/YL-HTF/1166

毅 勤 發 展 顧 問 有 限 公 司

Tel 電話: (852) 3180 7811 Fax 傳真: (852) 3180 7611 Email 電郵: info@aikon.hk Web 網址: www.aikon.hk

By Email and Fax (No. 2877 0245)

Re: Section 16 Renewal Application of Planning Approval for 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 Pond at Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (Planning Application No. A/YL-HTF/1166)

I am writing to provide further details regarding the site formation plan for the current Application No. A/YL-HTF/1166.

Compared to the last approved scheme under Application No. A/YL-HTF/1133, there have been modifications to the site formation level and extent. These changes were made in accordance with the comments and acceptance by the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, based on the Archaeological Impact Assessment (AIA) submitted in compliance with approval condition (s) of the last approved Application No. A/YL-HTF/1133.

The adjustments involved expanding the land filling area within the southeastern and southern sections of the application site, ensuring the complete filling of the application site (except from the existing tree clusters) and thereby avoiding any ground disturbance to the Fu Tei Au Site of Archaeological Interest. Additionally, slopes ranging from 1.3 to 1.7m were proposed through land filling for tree planting at the periphery of the application site in order to align with the adjusted site formation level specified in the accepted AIA. Please refer to the enclosed **Figure 1** for an illustration of these changes.

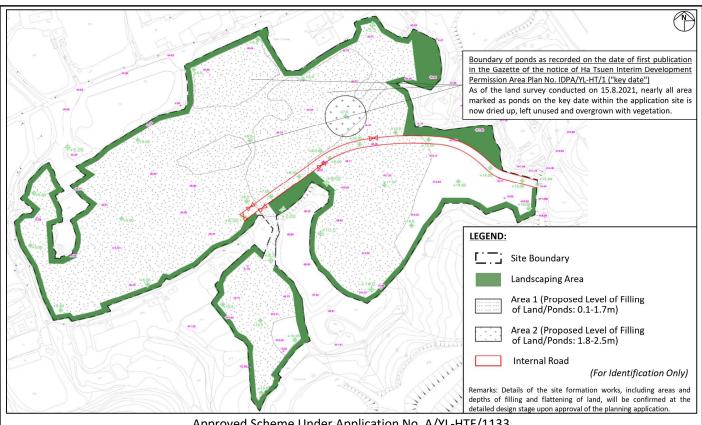
Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,

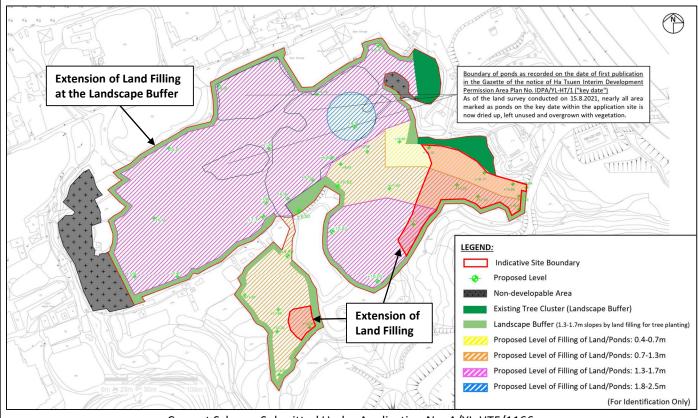
**Aikon Development Consultancy Limited** 

Encl. c.c. Client





#### Approved Scheme Under Application No. A/YL-HTF/1133



Current Scheme Submitted Under Application No. A/YL-HTF/1166 (Also In line with the Scheme Submitted in Compliance with Approval Condition (s) Under Application No. A/YL-HTF/1133)

#### Project:

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

#### Title:

Comparison of the Site Formation Plan of the Approved Scheme Under Application No. A/YL-HTF/1133 with the Current Scheme Submitted No. Under Application A/YL-HTF/1166

#### Date:

Scale:

Figure:

Feb 2024

Not to scale



Ref.: ADCL/POT-10561-L038/F001

#### 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;
  - (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; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

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

#### **Approved Applications**

Application No.	Applied Use(s)/Development(s)	Zoning	Date of	
			Consideration	
A/YL-HTF/1091	Proposed Temporary Place of Recreation,	"AGR"	21.9.2018	
	Sports or Culture (Hobby Farm) for a Period of		(Revoked on	
	3 Years		21.3.2019)	
A/YL-HTF/1106	Proposed Temporary Place of Recreation,	"AGR"	1.9.2020	
	Sports or Culture (Hobby Farm) for a Period of		(Revoked on	
	5 Years and Filling of Land		1.9.2022)	
A/YL-HTF/1133	Proposed Temporary Open Storage of New	"AGR"	10.6.2022	
	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 Pond			

#### Rejected Applications

<b>Application No.</b>	Applied Use(s)/Development(s)	Zoning	Date of	Rejection
			Consideration	Reasons
A/YL-HT/414	A/YL-HT/414 Temporary Racing Circuit for a Period of		29.7.2005	1,2,6
	3 Years	"AGR"		
A/YL-HT/506 Proposed Land Filling for Agricultural		"AGR"	28.9.2007	2,3,6
	Use			
A/YL-HT/730	/YL-HT/730   Proposed Temporary Open Storage of		3.6.2011	1,4,5,6
	Construction Materials for a Period of 3			
	Years			
A/YL-HTF/1083	Temporary Open Storage of	"AGR"	25.8.2017	1,4,5,6
	Construction Materials and Equipment			
	for a Period of 3 Years			

#### Rejection Reasons:

- 1. Not in line with the planning intention(s) of the "AGR" and/or "GB" zone(s) and no strong justification for a departure.
- 2. Insufficient/no information to demonstrate that the proposed development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the site and/or adjacent areas.
- 3. The existing topography and condition of the site rendered the proposed land filling for agricultural use unjustifiable. Besides, the existing materials used to fill the site were construction wastes which were not suitable for cultivation.

- 4. Incompatible with the surrounding areas.
- 5. Not in line with the then TPB PG-No. 13E. The site has no previous planning approval and there were adverse comments from Government departments, and no technical assessment had been submitted/the applicant failed to demonstrate that the development would not have adverse traffic, ecological, drainage, landscape and/or environmental impacts on the surrounding areas.
- 6. Setting an undesirable precedent.

# Similar s.16 Applications within the same "Agriculture" Zone on the Ha Tsuen Fringe OZP

#### **Approved Applications**

<b>Application No.</b>	Applied Use(s)/Development(s)	Zoning	Date of	
			Consideration	
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			
A/YL-HTF/1155	Proposed Temporary Open Storage of	"AGR"	11.8.2023	
	Construction Materials for a Period of 3 Years			

#### Rejected Application

<b>Application No.</b>	cation No. Applied Use(s)/Development(s)		Date of	Rejection
			Consideration	Reason
A/YL-HTF/1160	Temporary Storage of Metalware and	"AGR"	13.10.2023	1
	Tools and Private Vehicle Park (Private			
	Cars Only) for a Period of 3 Years			

#### Rejection Reason:

1. Not in line with the planning intention of the "AGR" zone and no strong justification for a departure.

#### **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 adverse comment on the application from traffic engineering perspective; and
- Kai Pak Ling Road, Unnamed Road A and Unnamed Road B are single track roads which are not managed by the Transport Department (TD). Some of the road sections are not up to TD's standard. The applicant shall self-satisfy the road condition for the business operation proposed under the application.

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 TD.

#### 3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Considering that the previous application for the same use on the Site was approved, he has no strong view on the application for renewal of planning approval.

#### 4. <u>Landscaping</u>

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

- according to the aerial photo of 2022, the Site is situated in area of rural landscape character predominated by open storage yards, temporary structures, village houses, vacant land, ponds and scattered tree groups. From the site photos dated January 2024, site formation works were undertaken at the Site;
- according to the submitted Planning Statement (**Appendices Ia, Ib and Id**), it is noted from paragraph 2.8 that "Out of the total 382 surveyed trees, 208 existing trees will be retained (including 101 within and 107 outside the Site), and an additional 270 new heavy standard trees will be planted" and paragraph 3.5 that "the proposals and associated mitigation measures remain valid and applicable in the application."

Moreover, the proposed landscape mitigation measures in the current application are the same as the last accepted proposal for compliance with approval condition (g) under application No. A/YL-HTF/1133 and the implementation works of the approved landscape proposal has not yet been completed. As such, she has no comment on the planning application from the landscape planning perspective; and

• according to Item 6(B)(e) – "Approval conditions" of the Application Form (**Appendix I**), the applicant has not yet complied with approval conditions including condition (h) on the implementation of previously accepted landscape proposal. A landscape condition may be considered to ensure the accepted landscape proposal be properly implemented.

#### 5. <u>Drainage</u>

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

- according to the applicant's submission, the applicant will implement the drainage proposal accepted under application No. A/YL-HTF/1133 for the development;
- 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 implement the drainage proposal and maintain the proposed drainage facilities to the satisfaction of his department. Condition record should be submitted after the implementation of the drainage proposal.

#### 6. 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.

#### 7. Archaeology

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- the Site is situated within the Fu Tei Au Site of Archaeological Interest; and
- since approval condition (s) of the last approved application No. A/YL-HTF/1133 has been complied with, the Antiquities and Monuments Office has no objection in principle to the application from both the archaeological and built heritage conservation perspectives. Approval condition (t) of application No. A/YL-HTF/1133 on the implementation of the mitigation measures identified in the archaeological impact

assessment (as in approval condition (s) of the application No. A/YL-HTF/1133) remains valid.

#### 8. <u>District Officer's Comments</u>

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

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

## 9. Other Departments' Comments

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

- Chief 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
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

## **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 Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
  - (ii) Short Term Waiver (STW) Nos. 5487 and 5488 for Lots 390, 396 S.A RP, 396 S.B RP, 421, 422, 429, 430 and 460, and 433 and 434 all in D.D. 128 were approved by DLO/YL on 8.2.2023 for the purpose of Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office. As requested by the representative of the applicant, the commencement date of both STWs is scheduled on 2.5.2024 tentatively;
  - (iii) Short Term Tenancy (STT) Nos. STTYL0193 and STTYL0194 for the GL within the Site were approved by DLO/YL on 8.2.2023 for the purpose of Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office. As requested by the representative of the applicant, the commencement date of both STTs is scheduled on 2.5.2024 tentatively; and
  - (iv) the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads;
- (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;
- (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 (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (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 Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded to make the necessary submissions of the proposed building works to BD for approval under the provisions of the BO;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catchpits, sand traps, manholes, terminal catchpits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) 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 BO, detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should to follow the relevant mitigation measures and requirements in the

- revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance;
- (ii) the entrance/exit of the access road to the Site shall be located at the east of the site to maximise the separation distance between the sensitive uses and the heavy vehicle traffic of the Site and reduce the environmental nuisance;
- (iii) the applicant shall implement appropriate pollution control measures to minimise any potential environmental impacts during the construction of the project. Reference could be made to relevant publications/guidelines including the Recommended Pollution Control Clauses for Construction Contracts (available at: http://www.epd.gov.hk/epd/english/environmentinhk/eia\_planning/guide\_ref/rpc.html) and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/23 'Construction Site Drainage'; and
- (iv) the applicant shall meet the statutory requirements under relevant pollution control ordinances; and
- (j) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the 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	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.

001

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240123-102605-74335

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 10:26:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 李

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我支持這個申請。由於附近已有類似的露天存儲,我認為規劃申請並不會帶來不好的先 例。

**80**2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240123-102118-01112

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 10:21:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sham Po Ling

意見詳情

**Details of the Comment:** 

我十分支持這一次的規劃申請。政府近日在施政報告提出北部都會區發展策略,相信日後在附近將會有更多的發展,對露天存儲帶來龐大的需求。城規會應加快大力推動類似的發展,好好善用土地資源。

參考編號

**Reference Number:** 

240123-155528-47978

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 15:55:28

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 何潔玲

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持。申請人已經提交了不同的評估報告證明申請不會帶來不良的影響。城規會應該尊 重報告的結果,批准這次申請。

參考編號

**Reference Number:** 

240123-155630-64337

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 15:56:30

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

女士 Ms. Lee Wing Tung

意見詳情

**Details of the Comment:** 

我十分支持將申請地點作為露天倉庫用途。因為它不會破壞環境。贊成。希望日後更多

參考編號

**Reference Number:** 

240123-161145-77006

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 16:11:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss Ho

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我支持。其實廈村洪水橋一帶也有不少物流及貨倉公司,我認為申請用途亦十分符合這 ·帶的特色。

參考編號

**Reference Number:** 

240123-161300-97710

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 16:13:00

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG

意見詳情

**Details of the Comment:** 

支持。附近地區原本已經有類似的作業。所以我認為批准這個申請是合情合理的。

參考編號

**Reference Number:** 

240123-161358-94205

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 16:13:58

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee

意見詳情

**Details of the Comment:** 

絕對支持A/YL-HTF/1166規劃申請擬議臨時露天存放全新車輛(私家車)、建築材料、 機械、器材、貯存工具和零件連附屬辦公室的規劃許可續期(為期3年)及填土和填塘 工程。因為香港土地有限,一定不可以錯過發展的機會。

參考編號

**Reference Number:** 

240123-161626-86604

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 16:16:26

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sin Yu Ching

意見詳情

**Details of the Comment:** 

支持這個申請

參考編號

**Reference Number:** 

240123-170556-13928

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:05:56

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

夫人 Mrs. 李

Name of person making this comment:

意見詳情

**Details of the Comment:** 

用地空置多年,十分浪費。這個A/YL-HTF/1166申請能帶來發展機遇

參考編號

**Reference Number:** 

240123-171932-49465

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:19:32

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Carol Yip

意見詳情

**Details of the Comment:** 

申請地點靠近深圳灣口岸,作為露天倉庫十分適合,可以容納從中國大陸運來的建築材 料。我支持這個申請。

參考編號

**Reference Number:** 

240123-172053-44626

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:20:53

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ben Choi

意見詳情

**Details of the Comment:** 

根據申請人提供的平面圖,用地將來會有綠化的元素。我認為這樣反而可以改善當區的 環境及景觀,同時又可以好好運用珍貴的土地。所以我支持這次申請。

參考編號

**Reference Number:** 

240123-172247-82189

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:22:47

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

**Details of the Comment:** 

雖然有申請有填塘元素,但範圍不大,因此我依然支持申請。

參考編號

**Reference Number:** 

240123-172509-93085

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:25:09

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 李欣情

意見詳情

**Details of the Comment:** 

支持。申請地點人煙稀少,甚少居民及遊客到訪。加上用地空置多年,作為露天儲物最 合適不過。

參考編號

**Reference Number:** 

240123-174122-92834

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

23/01/2024 17:41:22

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lui Wing

意見詳情

**Details of the Comment:** 

政府應該支持這申請,因為洪水橋將來都會有貯物及物流用地,申請地點鄰近這些地設 施而且性質類似,兩者互相配合增強此行業競爭力。

參考編號

**Reference Number:** 

240124-120941-39782

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:09:41

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Shu Ling

意見詳情

**Details of the Comment:** 

我贊成將露天貨倉和停車場搬離市區,改為設置廈村這一類較少民居的地方。支持。

參考編號

**Reference Number:** 

240124-122051-35053

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:20:51

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳德權

意見詳情

**Details of the Comment:** 

我支持是次申請A/YL-HTF/1133。政府在洪水橋強行收地,卻又不提供其他土地重置現 有作業。我認為城規會必須批准這份申請,保障被迫遷的人們的權益。

參考編號

**Reference Number:** 

240124-122221-24899

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:22:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 李子琳

意見詳情

**Details of the Comment:** 

當然要支持

參考編號

**Reference Number:** 

240124-122311-76263

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:23:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 何明靜

意見詳情

**Details of the Comment:** 

由於申請帶來的環境影響非常有限,所以我支持這個申請。

參考編號

**Reference Number:** 

240124-122633-98693

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:26:33

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Daisy Wu

意見詳情

**Details of the Comment:** 

申請用途只是臨時性質,可以看看運作情況如何再決定是否續批。所以我支持此申請。

參考編號

**Reference Number:** 

240124-124223-40160

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:42:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黎元宏

意見詳情

**Details of the Comment:** 

大力支持。我們應擁抱大灣區的機遇,大力發展洪水橋廈村一帶地區。

參考編號

**Reference Number:** 

240124-124515-01029

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:45:15

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧振維

意見詳情

**Details of the Comment:** 

支持,既然要發展洪水橋就應該提供返相應土地重置受應該行業,長遠可以維持貯物同 物流行業正常運作,提供就業機會,唔可以漠視原有居民利益。

參考編號

**Reference Number:** 

240124-124651-54300

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:46:51

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 何意涵

意見詳情

**Details of the Comment:** 

支持批准申請。洪水橋以至廈村新發展區必須從速發展。

參考編號

Reference Number:

240124-124759-94874

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:47:59

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 關心純

意見詳情

**Details of the Comment:** 

為了配合香港未來建造業發展同大量基建,需要地方存放建築材料同器具。我覺得申請 地點夠大而且唔會對附近環境同居民有大影響,好適合用來做露天倉庫,所以贊成申請

參考編號

**Reference Number:** 

240124-125102-78594

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 12:51:02

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Woody Hau

意見詳情

**Details of the Comment:** 

附近一帶已有不少類似用途,一直都沒有對居民造成滋擾,因此我支持是次申請。

Reference Number:

240124-160917-61008

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:09:17

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黎恩宏

意見詳情

**Details of the Comment:** 

城規會完全可以控制這個臨時用途可否續期,因此即使將來有需要改變申請地點的用途,這 宗申請也不會影響其長遠發展意向,我不反對

**Reference Number:** 

240124-161105-00025

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:11:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 尹浩程

意見詳情

**Details of the Comment:** 

Support. As Hung Shui Kiu is going to be developed into residential and commercial areas, the e xisting open storage businesses here will need to be relocated properly.

參考編號

**Reference Number:** 

240124-161311-72660

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:13:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 彭禮恆

意見詳情

**Details of the Comment:** 

咁多空地就應該用黎發展,支持申請!

參考編號

**Reference Number:** 

240124-162045-37283

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:20:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. 彭

Name of person making this comment:

意見詳情

**Details of the Comment:** 

比起現在土地處於荒廢的狀態,申請人會於申請地點進行綠化和美化工作,預計可以提 昇周圍的視覺和環境質素,所以我贊成。

參考編號

**Reference Number:** 

240124-162535-49624

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:25:35

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 陳美意

意見詳情

**Details of the Comment:** 

支持, 露天貯物需要廣闊, 遠離民居的土地, 而這些土地未來隨著北部都會區發展將會愈來 愈少,所以應該批准申請令這行業可以持續發展.

參考編號

**Reference Number:** 

240124-162915-93853

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:29:15

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳育才

意見詳情

**Details of the Comment:** 

申請地點鄰近深圳灣大橋,可達度高,方便運送建築材料,我支持這個申請。

參考編號

**Reference Number:** 

240124-163116-33324

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 16:31:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

/ Miss Elaine Lam

意見詳情

#### **Details of the Comment:**

I strongly support the application A/YL-HTF/1166. According to the information provided by the e government, the Hung Shui Kiu/ Ha Tsuen new developed area will be transformed into a "Re gional Economic and Civic Hub" for the NWNT. The existing open storage facilities are therefo re considered incompatible with the future development of Hung Shui Kiu and shall be relocated as soon as possible. I believe that the application site would be the perfect place for accommodat ing the relocated open storage activities because it is located further away from major residential areas. I therefore strongly support the application.

參考編號

**Reference Number:** 

240124-170155-00243

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 17:01:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

先生 Mr. 黃子賢

意見詳情

**Details of the Comment:** 

我認為政府進行發展的同時,亦需考慮受影響的行業的生存空間。實際上,露天儲物為 香港的發展發揮的重要的作用。很多基建、大廈、工程都依賴露天儲物。所以我支持這 個申請。

參考編號

**Reference Number:** 

240124-170330-79792

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 17:03:30

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 錢妙玲

意見詳情

**Details of the Comment:** 

申請地點位置上非常適合發展成露天貨倉。支持。

參考編號

**Reference Number:** 

240125-104738-94223

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 10:47:38

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Yim Lai Yi

意見詳情

**Details of the Comment:** 

我對這份規劃申請表示歡迎,但政府必須確保申請人履行承諾,在申請獲批後作出在報 告書提到的緩衝措施等。

參考編號

**Reference Number:** 

240125-104836-83616

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 10:48:36

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. Choi Tsz Wai

Name of person making this comment:

意見詳情

**Details of the Comment:** 

由於只是作為臨時用途,建議的發展並不會帶來長遠的負面影響。所以我支持這次申請

**Reference Number:** 

240125-104938-40143

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 10:49:38

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 馬卓立

意見詳情

**Details of the Comment:** 

贊成。該地早就應該用作發展。

參考編號

**Reference Number:** 

240125-105756-09565

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 10:57:56

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yip Shing Hin

意見詳情

**Details of the Comment:** 

支持。農地荒廢多年,蚊蟲滋生。申請用途可善用土地資源。

參考編號

**Reference Number:** 

240125-105923-18155

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 10:59:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 劉成俊

Name of person making this comment:

意見詳情

**Details of the Comment:** 

希望城規會批准這次申請。

參考編號

**Reference Number:** 

240125-110229-83881

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 11:02:29

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ngan

意見詳情

**Details of the Comment:** 

I strongly support the application. For many years, there has been a severe housing shortage in Hong Kong as well as a severe shortage of job providing in northwest new territories. By relocat ling the associated open storage work to Ha Tsuen Fringe, there could be more available land in Hung Shui Kiu to accommodate more residents and more jobs, fostering the development in the area as well as in Hong Kong.

11

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240130-114512-23114

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 11:45:12

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 姚欣凌

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持發展,支持興建露天儲物場

\* 42

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

**Reference Number:** 

240130-115729-89469

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 11:57:29

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 秦天銘

Name of person making this comment:

意見詳情

Details of the Comment:

露天儲物用途並不會吸引大量的人流和車流。更何況附近車流量很少,道路足以容納申 請帶來的少量車流。支持。

參考編號

Reference Number:

240130-115950-09414

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 11:59:50

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 楊芷珊

Name of person making this comment:

意見詳情

**Details of the Comment:** 

申請地點遠離民居,不會為市民帶來健康或噪音上的影響。所以我支持是次申請A/YL-H TF/1166。

參考編號 ·

Reference Number:

240130-171159-10979

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:11:59

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳玉龍

意見詳情

**Details of the Comment:** 

此地點荒廢多時,應該騰出空間做其他用途。支持申請。

參考編號

**Reference Number:** 

240130-171240-38997

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:12:40

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam Jenny

意見詳情

**Details of the Comment:** 

支持。申請地點人煙稀少,缺乏特色,甚少居民及遊客到訪。加上用地空置多年,作為 露天儲物最合適不過。

參考編號

**Reference Number:** 

240130-171412-02212

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:14:12

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 何

意見詳情

**Details of the Comment:** 

贊成,呢個申請係做露天貯存之餘會種樹同美化周邊環境,即使做完臨時用途都會保持

綠化,提升周邊環境質素。我同唔少附近嘅居民都支持。

參考編號

**Reference Number:** 

240130-172655-97707

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:26:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss Parry Lui

Name of person making this comment:

意見詳情

**Details of the Comment:** 

作為附近居民,我並不反對這次申請。附近一帶居民不多,相信申請所建議的用途帶來 的少量車流並不會造成本區交通擠塞。

參考編號

**Reference Number:** 

240130-174457-62890

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:44:57

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

/ Miss Elizabeth

意見詳情

**Details of the Comment:** 

The applicant has conducted multiple assessments to prove that the proposed open storage will n ot induce any negative impacts to the area. Therefore, I support the application.

參考編號

**Reference Number:** 

240130-174608-79498

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:46:08

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yuen

意見詳情

**Details of the Comment:** 

It is a waste to leave the land vacant for many years without any productive uses. Now the appli cant is willing to use the land for better usage, so the government should allow alternative utiliza tion of the land. I hope the board will support this application.

參考編號

**Reference Number:** 

240130-175708-68136

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:57:08

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 劉勤在

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我是白泥的居民,我支持這宗申請。申請地點附近已經有一些臨時結構和貯物設施,適 合用作貯存用途。

參考編號

**Reference Number:** 

240130-175813-40205

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 17:58:13

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Mo Shu Ling

意見詳情

**Details of the Comment:** 

The site is quite far from residential areas and new towns, therefore it is suitable for open storag e because the impacts of noise and traffic will be minimal to residents. I support this application.

參考編號

**Reference Number:** 

240130-180516-95491

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

30/01/2024 18:05:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Frankie Wong

意見詳情

**Details of the Comment:** 

我是廈村的居民,我支持這份申請,原因如下:

申請地點的土地空置多年,改作露天儲物用途反而可以好好利用土地 申請人進行的各種專業評估證明臨時露天儲物並不會對周遭環境造成不良後果 附近一帶已有不少類似用途,一直都沒有對居民造成滋擾

本村居民一致支持發展北部都會區,希望加快落實各項基建及商住發展

參考編號

**Reference Number:** 

240202-105521-65273

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 10:55:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 陳志業

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持。有發展香港才會繁榮穩定。政府應該加快將鄉郊的閒置土地改變成對經濟有貢獻 的用途。

參考編號

**Reference Number:** 

240202-110120-96350

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 11:01:20

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chan

意見詳情

**Details of the Comment:** 

I support the application.

參考編號

**Reference Number:** 

240202-110313-70022

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 11:03:13

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 周思熒

意見詳情

**Details of the Comment:** 

支持。附近地區原本已經有類似的作業。

參考編號

**Reference Number:** 

240202-115800-20031

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 11:58:00

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 楊美鳳

意見詳情

**Details of the Comment:** 

這個申請能帶來發展機遇 所以我支持

參考編號

**Reference Number:** 

240202-120411-26231

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 12:04:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 廖兆華

Name of person making this comment:

意見詳情

**Details of the Comment:** 

香港地少人多,好少土地可以用。支持!

參考編號

**Reference Number:** 

240202-122936-70237

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 12:29:36

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cho

意見詳情 **Details of the Comment:** 

為左香港未來建造業發展同大量基建,需要啲地方擺呢啲野.贊成申請!

參考編號

**Reference Number:** 

240202-123151-07311

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 12:31:51

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. John

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I support the application. The proposed open storage is just temporary and does not involve any large-scale construction work. According to the impact assessment submitted by the applicant, t here will not be any significant negative environmental impacts as well.

參考編號

**Reference Number:** 

240202-143625-59795

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:36:25

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lee Yue Shan

意見詳情

**Details of the Comment:** 

I support this application, there are many brownfield sites nearby, it will not bring negative impa cts to the nearby area.

參考編號

**Reference Number:** 

240202-143924-92638

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:39:24

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃國強

意見詳情

**Details of the Comment:** 

支持呢個申請,要善用新界D地

參考編號

**Reference Number:** 

240202-144338-45264

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:43:38

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 劉

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持,A/YL-HTF/1166此申請遠離市區,作棕地用途適合不過.

參考編號

**Reference Number:** 

240202-144704-06697

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:47:04

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. nGAI

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I agree the application. The application site is near highway, in a convenience location, and will not bring disturbance to others.

參考編號

**Reference Number:** 

240202-145003-84708

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:50:03

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周

意見詳情

**Details of the Comment:** 

支持 睇相都見到本身塊地都吉既 方便

參考編號

**Reference Number:** 

240202-145503-16116

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:55:03

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. Lai

Name of person making this comment:

意見詳情 **Details of the Comment:** 

而且只是臨時性質,日後容易回復原來面貌,不反對這申請。

參考編號

**Reference Number:** 

240202-145638-52883

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:56:38

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 鐘明蕙

意見詳情

**Details of the Comment:** 

我支持這次申請:沒有保育價值,可以發展。

參考編號

**Reference Number:** 

240202-145816-57808

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 14:58:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 洪彥達

意見詳情

**Details of the Comment:** 

十分支持 既不會破壞環境 又可以帶動發展

參考編號

**Reference Number:** 

240202-173053-66951

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:30:53

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lok Man Ting

意見詳情

**Details of the Comment:** 

贊成,申請人會於申請地點進行綠化,可以提昇周圍環境質素

參考編號

**Reference Number:** 

240202-173206-39803

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:32:06

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女十 Ms. Laura

意見詳情

**Details of the Comment:** 

The site is quite far from residential areas and new towns, therefore it is suitable for open storag e because the impacts of noise and traffic will be minimal to residents. I do not object to this app lication.

參考編號

**Reference Number:** 

240202-173740-35041

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:37:40

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. 季

Name of person making this comment:

意見詳情

**Details of the Comment:** 

與其由得這荒廢農地生滿雜草,不如盡快好好利用珍貴的土地資源作有效益的用途

參考編號

**Reference Number:** 

240202-173900-26394

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:39:00

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 夏冠峰

意見詳情

**Details of the Comment:** 

相片可見申請地點已荒廢,沒有農業和生態價值,所以我同意,善用土地資源。

參考編號

**Reference Number:** 

240202-174100-87208

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:41:00

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lo

意見詳情

**Details of the Comment:** 

我支持 申請人只想作臨時用途 不會影響長遠用途

參考編號

**Reference Number:** 

240202-174321-86983

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:43:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Go Yau Ching

意見詳情

**Details of the Comment:** 

支持,露天貯物需要遠離民居

參考編號

**Reference Number:** 

240202-174805-98849

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:48:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chim Tin Yee

意見詳情

**Details of the Comment:** 

塊地都已經種唔到嘢,改做其他用途仲好,i support

參考編號

**Reference Number:** 

240202-175652-31846

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:56:52

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

先生 Mr. 陳林溢

意見詳情

**Details of the Comment:** 

贊成,但希望會確保申請人將來會嚴格遵守條件和限制,保證不會影響交通和環境。

參考編號

**Reference Number:** 

240202-175905-32872

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 17:59:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. ho ting ping

意見詳情

**Details of the Comment:** 

露天貯存之餘會種樹同美化周邊環境 支持

參考編號

**Reference Number:** 

240202-180144-47948

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

02/02/2024 18:01:44

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai Dak Chung

意見詳情

**Details of the Comment:** 

詳盡的評估和技術報告令我決定支持這次申請。

參考編號 .

**Reference Number:** 

240206-093455-69183

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:34:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 姚廣德

意見詳情

**Details of the Comment:** 

我支持 申請地點遠離民居

參考編號

**Reference Number:** 

240206-093713-05996

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:37:13

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 管一鳴

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持將露天貨倉搬離市區,唔洗影響市容

參考編號

**Reference Number:** 

240206-094047-62680

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:40:47

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 戴朋津

意見詳情

**Details of the Comment:** 

支持,香港要有地先可以發展,有棕地點發展

參考編號

**Reference Number:** 

240206-094329-38876

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:43:29

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 王慧萍

意見詳情

**Details of the Comment:** 

我贊成將露天貨倉搬離市區,改為設置於白泥這一類較少民居的地方。支持。

**Reference Number:** 

240206-094400-20422

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:44:00

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 程守華

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I support the application A/YL-HTF/1166. This is away from the residential area and there are g reen belt and conservation around it, it will not visually impact the surroundings.

參考編號

**Reference Number:** 

240206-094907-86648

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:49:07

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 黃怡君

Name of person making this comment:

意見詳情

**Details of the Comment:** 

絕對贊同A/YL-HTF/1166規劃申請。香港土地有限,露天存儲是未來大灣區發展的重要 資產,一定不可以錯過發展的機會。

參考編號

**Reference Number:** 

240206-095017-65719

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:50:17

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 何家銘

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我認為政府進行發展的同時,亦需考慮受影響的行業的生存空間。實際上,露天儲物為 香港的發展發揮的重要的作用。很多基建、大廈、工程都依賴露天儲物。所以我支持這 個申請。

參考編號

**Reference Number:** 

240206-095148-97484

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:51:48

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

小姐 Miss 陳芝寶

意見詳情 **Details of the Comment:** 

支持,既然要發展洪水橋就應該提供返相應土地重置受應該行業,長遠可以維持貯物同 物流行業正常運作,提供就業機會。

參考編號

**Reference Number:** 

240206-095241-20163

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:52:41

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

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

女士 Ms. 邱佳燕

意見詳情

**Details of the Comment:** 

香港地少人多,好少土地可以用。既然呢塊地既業主無意耕作,政府應該支持其他可以 善用土地資源又有經濟效益嘅用途。支持!

參考編號

**Reference Number:** 

240206-095656-27184

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 09:56:56

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 黄

意見詳情 **Details of the Comment:** 

我認為批准這個申請是合理的,畢竟選址已經沒有植物,不適合耕種

參考編號

**Reference Number:** 

240206-100101-90009

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:01:01

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. 唐

Name of person making this comment:

意見詳情

**Details of the Comment:** 

絕對支持,要保留市區土地比香港發展.

參考編號

**Reference Number:** 

240206-100821-54189

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:08:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. Chung

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I support this application. I understand that Hong Kong has to develop and we must need to spar some space to place the construction materials. As this place is far away from the residence, curr ent situation already not suitable for agriculture, and it is only for temporary use, there is no reas on to oppose. The Government could take action later on if there are really pollution or violation

參考編號

**Reference Number:** 

240206-101434-41433

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:14:34

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉袁祥

意見詳情

**Details of the Comment:** 

要運用土地資源,滿足市場需求,支持這項申請

參考編號

**Reference Number:** 

240206-101508-76850

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:15:08

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 何麗萍

意見詳情

**Details of the Comment:** 

支持此申請,希望城規會批准。

**Reference Number:** 

240206-102047-37099

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:20:47

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 嚴天冶

Name of person making this comment:

意見詳情

**Details of the Comment:** 

應該批准申請,因為香港土地有限,一定不可以錯過發展的機會。

參考編號

**Reference Number:** 

240206-102419-89811

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:24:19

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 張天純

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我認爲報告的内容正面,規劃值得支持。

參考編號

**Reference Number:** 

240206-102826-75751

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:28:26

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 陳

意見詳情

**Details of the Comment:** 

雖然是在農地.但已經被荒廢,改做工地都可以,不用浪費

參考編號

**Reference Number:** 

240206-103441-89136

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:34:41

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss Lee

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I definitely support this application. Hong Kong has a desperate need for more housing and bette r development. By locating the open storage at the New Territories, we can provide more space at the urban area, facilitating development.

參考編號

**Reference Number:** 

240206-103845-96979

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:38:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 姚祥福

意見詳情

**Details of the Comment:** 

支持有呢D地先有工返

參考編號

**Reference Number:** 

240206-104011-43822

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:40:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 錢正家

意見詳情

**Details of the Comment:** 

不會破壞環境。贊成。申請地點沒有價值,發展非常合適

參考編號

**Reference Number:** 

240206-104351-00909

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:43:51

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 阮勇諄

意見詳情

**Details of the Comment:** 

支持! 香港呢家都有人耕田 唔好哂左塊地

參考編號

**Reference Number:** 

240206-110604-70619

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:06:04

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

女士 Ms. 杜星平

意見詳情

**Details of the Comment:** 

兩地貨物來往頻繁,對露天貨倉的需求十分大。所以我支持這個申請。

參考編號

**Reference Number:** 

240206-112802-20221

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:28:02

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 羅澤城

意見詳情

**Details of the Comment:** 

絕對支持發展農地,要活用香港資源

參考編號

**Reference Number:** 

240206-112836-93967

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:28:36

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 何洛瑤

Name of person making this comment:

意見詳情

**Details of the Comment:** 

支持。農地荒廢多年,蚊蟲滋生。申請用途可善用土地資源。

參考編號

**Reference Number:** 

240206-112936-23793

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:29:36

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

Name of person making this comment:

「提意見人」姓名/名稱

先生 Mr. 陳啓翔

意見詳情

**Details of the Comment:** 

通關後兩地的貨物來往會更加頻繁,對露天貨倉的需求亦會相應增加。所以我支持這個 申請。

參考編號

**Reference Number:** 

240206-113057-93999

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:30:57

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 毛婧瞳

意見詳情

**Details of the Comment:** 

十分支持A/YL-HTF/1166這個規劃申請。香港並不適合發展農業

參考編號

**Reference Number:** 

240206-113122-16120

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:31:22

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 姚心彤

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我十分支持將申請地點作為露天倉庫用途。因為它不會破壞環境。贊成。希望日後更多 類似申請。

參考編號

**Reference Number:** 

240206-113627-74556

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:36:27

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 萬國偉

Name of person making this comment:

意見詳情

**Details of the Comment:** 

香港新一代對耕種甚少感到興趣,況且城市急速發展,對露天倉庫需求日益增加。應將 土地好好利用,發展成其他用途。所以我支持這次申請,希望城規會能考慮我的意見。

參考編號

**Reference Number:** 

240206-113746-13942

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:37:46

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃興彥

意見詳情

**Details of the Comment:** 

support. 用地空置多年,十分浪費。這個申請能帶來發展機遇

參考編號

**Reference Number:** 

240206-114845-10787

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:48:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 文又嘉

意見詳情

**Details of the Comment:** 

附近洪水橋需要發展 將露天儲物設置該地能幫助新市鎮發展 又對附近沒有影響 支持

參考編號

**Reference Number:** 

240206-115404-14273

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 11:54:04

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Chun Yat

意見詳情

**Details of the Comment:** 

I support the application. From what the applicant have provided, it seems that there will not be I ong term impact to the community. There is also no impact to the transport there.

參考編號

**Reference Number:** 

240207-180340-48228

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

07/02/2024 18:03:40

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Sham Ka Yi

意見詳情

**Details of the Comment:** 

根據申請人提供的平面圖,用地將來會有綠化的元素。我認為這樣反而可以改善當區的 環境及景觀,同時又可以好好運用珍貴的土地。所以我支持這次申請。

參考編號

**Reference Number:** 

240207-180420-45985

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

07/02/2024 18:04:20

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. Tom

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I support the application. The site is situated at a strategic location that is close to both Shenzhen and the future northern metropolis. It is expected that there will be a lot of new development in t he area, and it is necessary to provide open storage facilities to support the development. Further more, it is obvious that the site does not possess any ecological significance nor potentials for va luable farming activities. I therefore do not see any reasons to object the application.

參考編號

**Reference Number:** 

240207-180457-58216

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

07/02/2024 18:04:57

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. Kim

Name of person making this comment:

意見詳情

**Details of the Comment:** 

I support the application. Considering that the application is temporary in nature, I believe that t he proposed open storage will not bring any long-term negative impact to the area.

參考編號

**Reference Number:** 

240207-180912-24702

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

07/02/2024 18:09:12

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 林松泰

Name of person making this comment:

意見詳情

**Details of the Comment:** 

白泥需要經濟發展,接通大灣區,刻不容緩,支持申請。

參考編號

**Reference Number:** 

240208-100435-86145

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:04:35

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss Carol Yip

Name of person making this comment:

意見詳情

**Details of the Comment:** 

Considering the development potential and limited adverse impact to the environment, this appli cation should be passed.

參考編號

**Reference Number:** 

240208-100755-94709

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:07:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 蔡子强

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我認爲申請人在報告中設計的噪音屏風能有效減少環境影響,因此我支持申請。

參考編號

**Reference Number:** 

240208-100918-43386

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:09:18

有關的規劃申請編號

The application no. to which the comment relates:

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李文榮

意見詳情

**Details of the Comment:** 

支持。全力配合國家發展大局。

**Reference Number:** 

240208-101107-71291

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:11:07

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chau Choi Wai

意見詳情

**Details of the Comment:** 

I think the application is reasonable. I hope the TPB will give serious consideration to it.

參考編號

**Reference Number:** 

240208-101205-28643

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:12:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 李欣怡

Name of person making this comment:

意見詳情

**Details of the Comment:** 

申請地點附近一帶已經荒蕪,發展成露天貨倉也合適。支持。

參考編號

**Reference Number:** 

240208-101801-76064

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:18:01

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Candy

意見詳情

**Details of the Comment:** 

申請地點位於深圳灣公路旁邊,占盡地理優勢。

參考編號

**Reference Number:** 

240208-102117-73271

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:21:17

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. 彭志榮

Name of person making this comment:

意見詳情

**Details of the Comment:** 

大力支持!申請地點甘偏遠,用黎擺建築材料最適合不過

參考編號

**Reference Number:** 

240208-105749-14932

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:57:49

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sham Man Kwong

意見詳情

**Details of the Comment:** 

我是附近居民,希望發展能帶旺地區。

參考編號

**Reference Number:** 

240208-105914-59826

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 10:59:14

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. Leung

Name of person making this comment:

意見詳情

**Details of the Comment:** 

政府應該支持這申請,申請地點附近用地性質類似,互相配合能增強競爭力。

參考編號

**Reference Number:** 

240208-110145-03403

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:01:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho Kit Ling

意見詳情

**Details of the Comment:** 

同意 以後應該有更多類似申請 將新界零散的工業和貯物用途集中在一起 更有效利用土地 資源又可以減少對民居的影響

參考編號

**Reference Number:** 

240208-110735-62437

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:07:35

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

**Details of the Comment:** 

請城規會認真考慮申請,發展機會可遇不可求。

參考編號

**Reference Number:** 

240208-111448-95744

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:14:48

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. Luk Tsun Yin

Name of person making this comment:

意見詳情

**Details of the Comment:** 

香港地少人多,好少土地可以用。既然呢塊地既業主無意耕作,政府應該支持其他可以 善用土地資源又有經濟效益嘅用途。支持!

參考編號

**Reference Number:** 

240208-112005-20416

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:20:05

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Wan Ki

意見詳情

**Details of the Comment:** 

規劃報告清楚列出日後設計格局,可見申請人有詳盡計劃,應該給予通過。

參考編號

**Reference Number:** 

240208-112218-43712

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:22:18

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss Li Sin Yi

Name of person making this comment:

意見詳情

**Details of the Comment:** 

The applicant has conducted multiple assessments, including Environmental assessment, Traffic impact assessment, Landscape impact assessment and Drainage impact assessment, to prove that the proposed open storage will not induce any negative impacts to the area. Acknowledging that there is an urgency to accommodate the relocated open storage work from Hung Shui Kiu, I thin k the town planning board shall approve this application.

參考編號

**Reference Number:** 

240208-112838-67985

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:28:38

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. Kit Yi

Name of person making this comment:

意見詳情

**Details of the Comment:** 

5個租客的用途和占用面積一目瞭然,我支持申請。

參考編號

**Reference Number:** 

240208-113132-13965

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:31:32

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

先生 Mr. Lau TM

Name of person making this comment:

意見詳情

**Details of the Comment:** 

AGR zone上發展露天儲物過去不乏先例,如果申請人能證明項目的環境影響不大就應該 批准申請。

參考編號

**Reference Number:** 

240208-115414-60202

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 11:54:14

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

女士 Ms. Yik

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我在附近的村屋居住了超過30年。雖然近年在流浮山一帶有越來越多的土地用作露天儲 物,但普遍沒有對村民的生活造成影響。所以,我不反對這次申請。

參考編號

**Reference Number:** 

240208-150929-82911

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 15:09:29

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

夫人 Mrs. 朱

意見詳情

**Details of the Comment:** 

希望准許發展能帶來更多就業機會。

Name of person making this comment:

參考編號

**Reference Number:** 

240208-151045-66115

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 15:10:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss 黃

Name of person making this comment:

意見詳情

**Details of the Comment:** 

我是新移民,剛搬入白泥一帶,樂於見到新發展,因此我支持

參考編號

**Reference Number:** 

240208-152106-58183

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 15:21:06

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ip Ching Long

意見詳情

**Details of the Comment:** 

我住附近見哥度經常都無人營運,倒不如用作發展,當然支持。

133

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

**Reference Number:** 

240208-163839-68284

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 16:38:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1166

「提意見人」姓名/名稱

小姐 Miss rachel

Name of person making this comment:

意見詳情

**Details of the Comment:** 

與其他村民相討後,我決定支持這次申請。申請人提交的報告令我相信這個發展不會為 村民帶來不良影響。

134

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240208-225005-43388

提交限期

**Deadline for submission:** 

09/02/2024

提交日期及時間

Date and time of submission:

08/02/2024 22:50:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1166

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

#### 意見詳情

### **Details of the Comment:**

我反對此申請。因為申請地點內的大量填泥行為已經對附近居民造成了影響。尤其是在去年的兩季,大量黃泥從申請地點沖出深灣路,甚至流至深灣路對面的土地更加湧入屋內。場內的填泥情況非常誇張,就肉眼所見,場地地面高度已明顯比深灣路的路面超出一個成年人的高度,相信填泥已高於路面兩米。而場內的地台高度亦一直升高至三、四層樓高。肉眼已能看見場內有很多非常陡峭的泥土斜坡,嚴重危害附近居民和駕駛人士。萬一遇上了暴雨,確實有山泥傾瀉的風險。事實上去年兩季已有大量黃泥沖出路面及馬路對面的土地,而其填泥行為從未停止,情況實在令人擔憂。

			40
Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark S	ubject Restricted
	Fw: 規劃申請編號:A/YL-H 29/01/2024 10:41	HTF/1166	
From: To: File Ref:			
PROPERTY OF THE PROPERTY OF TH			
To: Jessie Ma	, January 28, 2024 5:48 PM in Heng KWOK/PLAND <jmhkwo 規劃申請編號:A/YL-HTF/1166</jmhkwo 		
致:秘書處			
沒有意見。	謝謝		
Donald	l Man		
Yuen Long	DC Member		
Mobile: Email: <u> </u> OFFICE OF M	AN KA HO,		
<jmhkwok@ 致各區議</jmhkwok@ 	@pland.gov.hk>於 2024年1月 員:	月19日 週五 上午9:51寫道	
	題規劃申請編號:A/YL 2024年2月9日或之前超		牛。如你欲提出意

報章通知:

https://www.tpb.gov.hk/tc/plan\_application/Attachment/20240119/s16\_c hi\_news.pdf

摘要:

https://www.tpb.gov.hk/tc/plan application/Attachment/20240119/s16

A YL-HTF 1166 0 gist.pdf

規劃署
屯門及元朗西規劃處

郭敏行 (聯絡電話: 2158 6330)

Urge	nt Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subject Restricted	d   Expand personal&publi



# **A/YL-HTF/1166 DD 128 Lau Fau Shan** 09/02/2024 02:25

From:

To: Sent by: File Ref:

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

tpbpd@pland.gov.hk

A/YL-HTF/1166

Various Lots in D.D.128 and adjoining Government Land, Ha Tsuen

Site Area: About 77,682sq.m Includes Government Land of about 3,562sq.m

Zoning: "Agriculture"

Applied use: Open Storage of New Private Cars) / Construction Materials,

Machineries / Filling of Land and Ponds / 16 Vehicle Parking

Dear TPB Members,

Conditions for 1133 were not fulfilled, so back with a new application for a slightly smaller site.

The Applicant cunningly states that the many unfilled conditions will be met by end of March. Conveniently this would be AFTER he has secured approval from the ever accommodating board based on recommendations of PlanD.

For approval conditions (e), (f), (h), (j), (r), and (t), the Applicant is actively carrying out the implementation works, expecting completion by March 2024

In order to ensure that conditions are indeed fulfilled, it would be both prudent and in line with the responsibility of the board to put the interests of the community first, that the board defers a decision on the application until April.

Government depts should support this as there is Government Land included in the site and this should always be properly regulated and managed.

Mary Mulvihill

From:

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

**Date:** Friday, 20 May 2022 2:16 AM HKT

Subject: A/YL-HTF/1133 DD 128 Lau Fau Shan

#### A/YL-HTF/1133

Various Lots in D.D.128 and adjoining Government Land, Ha Tsuen

Site Area: About 83,668sq.m Includes Government Land of about 4,070sq.m

Zoning: "Agriculture"

Applied use: Open Storage of New Private Cars) / Construction Materials,

Machineries / Filling of Land and Ponds / 16 Vehicle Parking

Dear TPB Members,

This is a monster Destroy to Build application. It is clear from Google Maps that practically all vegetation has been stripped from the site and ponds have already been filled in.

Part of the site was approved for a Hobby Farm on 1 Sept 2020, Application 1106, but to date conditions have not been fulfilled. That is about 10% of the site so the destruction of the other 90% was illegal.

Re Application 1106:

According to the applicant, about **22% of the site would be hard paved** with a depth of not more than 0.2m for site formation of structures, vehicle manoeuvring space and footpath. Hence, planning application was required;

According to the applicant, about 60% of the site area was for planting use in the hobby farm, and about 22% proposed to be hard paved for the construction of eight temporary structures, vehicle manoeuvring space and footpath. For the current application, a substantial portion of the land (more than half of the site) was for agriculture use.

The site was currently hard paved and were partly used for open storage of construction materials. Implementation of the proposal required removal of the existing hard paving/soil/gravel and filling of soil for the farming use. An approval condition was recommended requiring the applicant to reinstate the site to an amenity area upon expiry of the planning permission;

The site was subject to enforcement action against unauthorised development involving filling of land and a reinstatement notice had been served.

There is no record of approval to trash 90% of the site

The 'Hobby Farm' has not been developed

Clearly the intention is to use this very large site for brownfield logistic uses serving the bridge.

There is no justification for approval as government policy is to phase out brownfield use.

If there is to be a logistic centre there then it should be subject to the appropriate rezoning and the facility built to modern high teck standards.

Mary Mulvihill

From:

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

Date: Wednesday, 1 July 2020 2:59 AM CST Subject: A/YL-HTF/1106 DD 128 Lau Fau Shan

A/YL-HTF/1106

Lots 420 RP, 420 S.A, 421, 422 (Part), 424, 427, 428 S.A, 428 RP, 429 (Part),

430 (Part) and 431 (Part) in D.D. 128, Lau Fau Shan

Site area: About 8,324sq.m

Zoning: "Agriculture"

Applied development: Hobby Farm / 5 Years / Land Filling / 7 Vehicle Parking

Dear TPB Members,

Agriculture land is for growing crops to feed people not city folk messing around on weekends.

These Hobby Farms should be regulated as farm land is a precious resource. The recent health crisis that resulted in restrictions on the importation of food stuffs should be a wakeup call that Hong Kong needs to ensure a basic supply of fresh produce in times of crisis. Give farm land to genuine farmers who can utilize it.

Again a No Names Applicant. What experience does he have in this sector? Filling of land indicates Destroy to Build initiative. The plan shows that less than 50% of the site would be used for cultivation.

Then there is the issue of toilets and washing facilities. Lots of contaminants and grey water soaking into the land so close to the shoreline.

There are already a number of Hobby Farms in the district. Is there any data on how many and is there is indeed demand for further facilities.

Questions please.

Mary Mulvihill