

This document is received on 2024-08-15
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-HTF/1178 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1178
	Date Received 收到日期	2024-08-15

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

1. Name of Applicant 申請人姓名/名稱	
駿誠(香港)有限公司	(Company 公司)

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

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗丈量約份第128約地段第558號A分段、第558號B分段第1小分段A分段、第558號B分段第1小分段餘段、第558號B分段第2小分段、第561號A分段、第561號B分段第1小分段及第561號B分段第2小分段和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 17488 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 480.5 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	180 sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of _____ "current land owner(s)".

已取得 _____ 名「現行土地擁有人」#的同意。

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

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

- ☐ has notified _____ "current land owner(s)".

已通知 _____ 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☒ published notices in local newspapers[&] on 09/08/2024 (DD/MM/YYYY)
於 09/08/2024 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 07/08/2024 (DD/MM/YYYY)
於 07/08/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>擬議臨時露天存放建築材料（為期3年）及相關的填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	17007.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	480.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	12		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	480.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	480.5	sq.m	<input checked="" type="checkbox"/> About 約

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

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

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

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

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	5
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed operating hours 擬議營運時間

星期一至星期六，上午九時至下午六時，星期日及公眾假期休息。

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／
有關建築物？

Yes 是

☒ 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))

深灣路經地區小徑到達

☐ 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)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 _____	
	No 否 <input checked="" type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 _____ m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2392 _____ sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 _____ m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 _____ m 米 <input type="checkbox"/> About 約	
	No 否 <input type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

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

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

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="592 185 1406 465"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="667 510 1058 521" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="667 817 994 891"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="667 925 1058 936" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="667 965 1297 1041"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="652 1294 1165 1328"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="652 1384 1165 1417"> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature 簽署 Signed with recognised e-signature
Signer: HUI HANG YU
☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
文員

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

駿誠 (香港) 有限公司

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址		新界元朗丈量約份第 128 約地段第 558 號 A 分段、第 558 號 B 分段第 1 小分段 A 分段、第 558 號 B 分段第 1 小分段餘段、第 558 號 B 分段第 2 小分段、第 561 號 A 分段、第 561 號 B 分段第 1 小分段及第 561 號 B 分段第 2 小分段和毗連政府土地		
Site area 地盤面積		17488 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 180 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則		厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶		「綠化地帶」		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展		擬議臨時露天存放建築材料 (為期 3 年) 及相關的填土工程		
(i)	Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	480.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	12
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>5</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>5</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、填土位置圖、DRAINAGE LAYOUT、TREE PRESERVATION AND LANDSCAPE PROPOSAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

申請理由

申請地點位於新界元朗丈量約份第 128 約地段第 558 號 A 分段、第 558 號 B 分段第 1 小分段 A 分段、第 558 號 B 分段第 1 小分段餘段、第 558 號 B 分段第 2 小分段、第 561 號 A 分段、第 561 號 B 分段第 1 小分段及第 561 號 B 分段第 2 小分段和毗連政府土地，總面積約 17488 平方米，包括約 180 平方米政府土地，總樓面面積為 480.5 平方米，由駿誠（香港）有限公司提出申請作擬議臨時露天存放建築材料（為期 3 年）及相關的填土工程。

申請地點位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 的「綠化地帶」。申請地點共涉及七幅私人，申請地點地型不規則，地勢平坦。場地共有 12 個構築物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	61	61	3	1	金屬搭建	接待處
TS2	7.5	7.5	3	1	金屬搭建	洗手間
TS3	61	61	3	1	金屬搭建	辦公室
TS4	92	92	3	1	金屬搭建	儲物室
TS5	15	15	3	1	金屬搭建	儲物室、洗手間
TS6	31	31	3	1	金屬搭建	更衣室、洗手間
TS7	15	15	3	1	金屬搭建	儲物室、洗手間
TS8	92	92	3	1	金屬搭建	儲物室
TS9	15	15	3	1	金屬搭建	洗手間
TS10	61	61	3	1	金屬搭建	涼棚
TS11	15	15	3	1	金屬搭建	儲物室
TS12	15	15	3	1	金屬搭建	儲物室

申請地點設置「露天存放建築材料範圍」，主要存放磚石、水泥製品、磚瓦等，面積約 9488 平方米，佔申請地點約 54.25% 土地。餘下面積約 7519.5 平方米的土地，佔申請地點約 43% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

申請地點中有部分位置需要進行填土即設計圖中灰色陰影地帶及斜點範圍，填土位置面積約 2392 平方米，填土厚度約 0.1 - 0.2 米，填土物料為混凝土。(可參閱：填土位置圖)

場地出入口(閘門)設於場地北邊，出入口位置寬敞明確，闊度約 6 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁深灣路，透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 5 個輕型貨車上落貨車位，每個面積 7 米 x 3.5 米，作運送及補給物資，預計在日間非繁忙時間進行。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次

流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

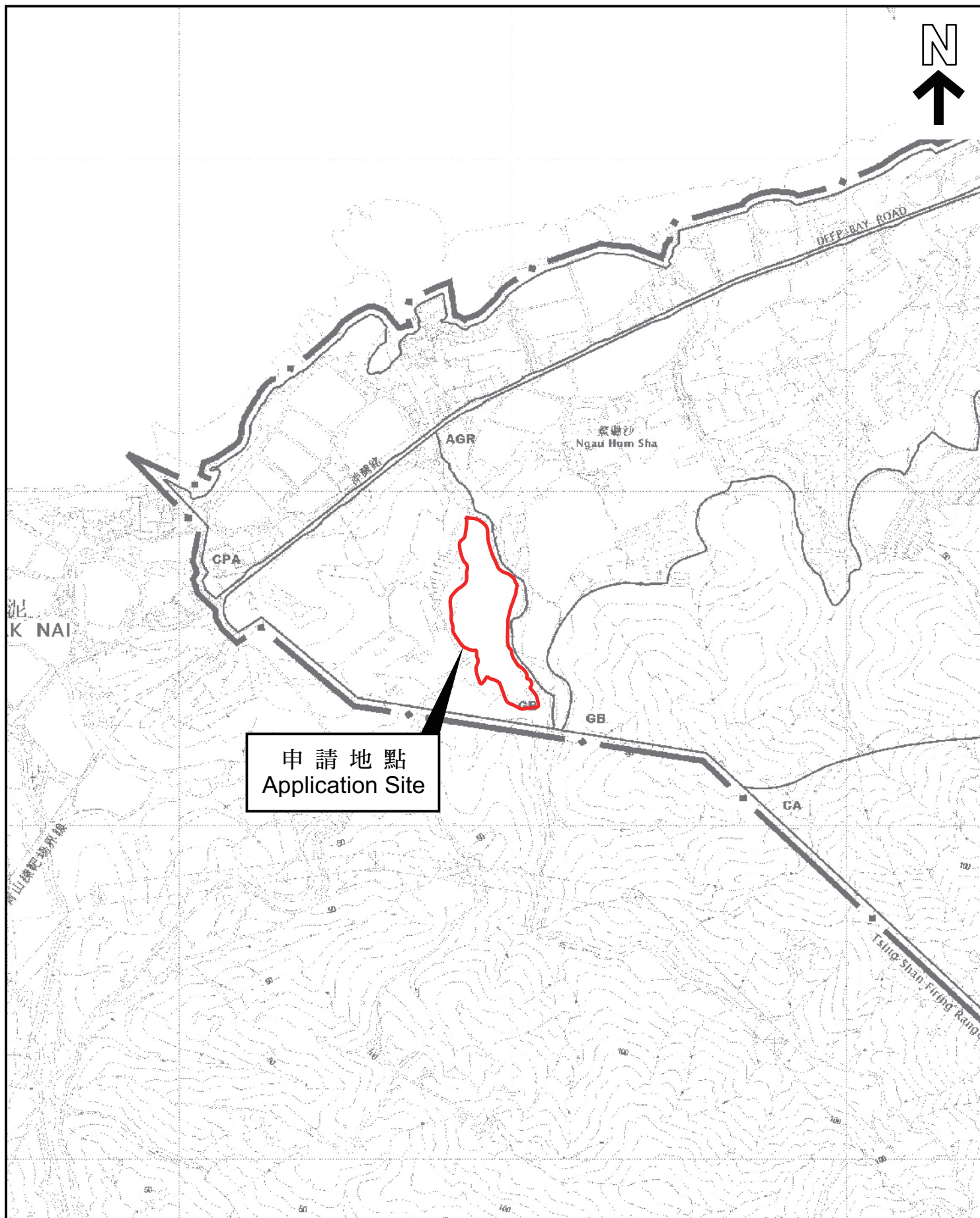
由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

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

	星期一至六		
	輕型貨車		
	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	0
10:00 - 11:00	3	2	5
11:00 - 12:00	2	3	5
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	3	0	3
15:00 - 16:00	2	3	5
16:00 - 17:00	0	2	2
17:00 - 18:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

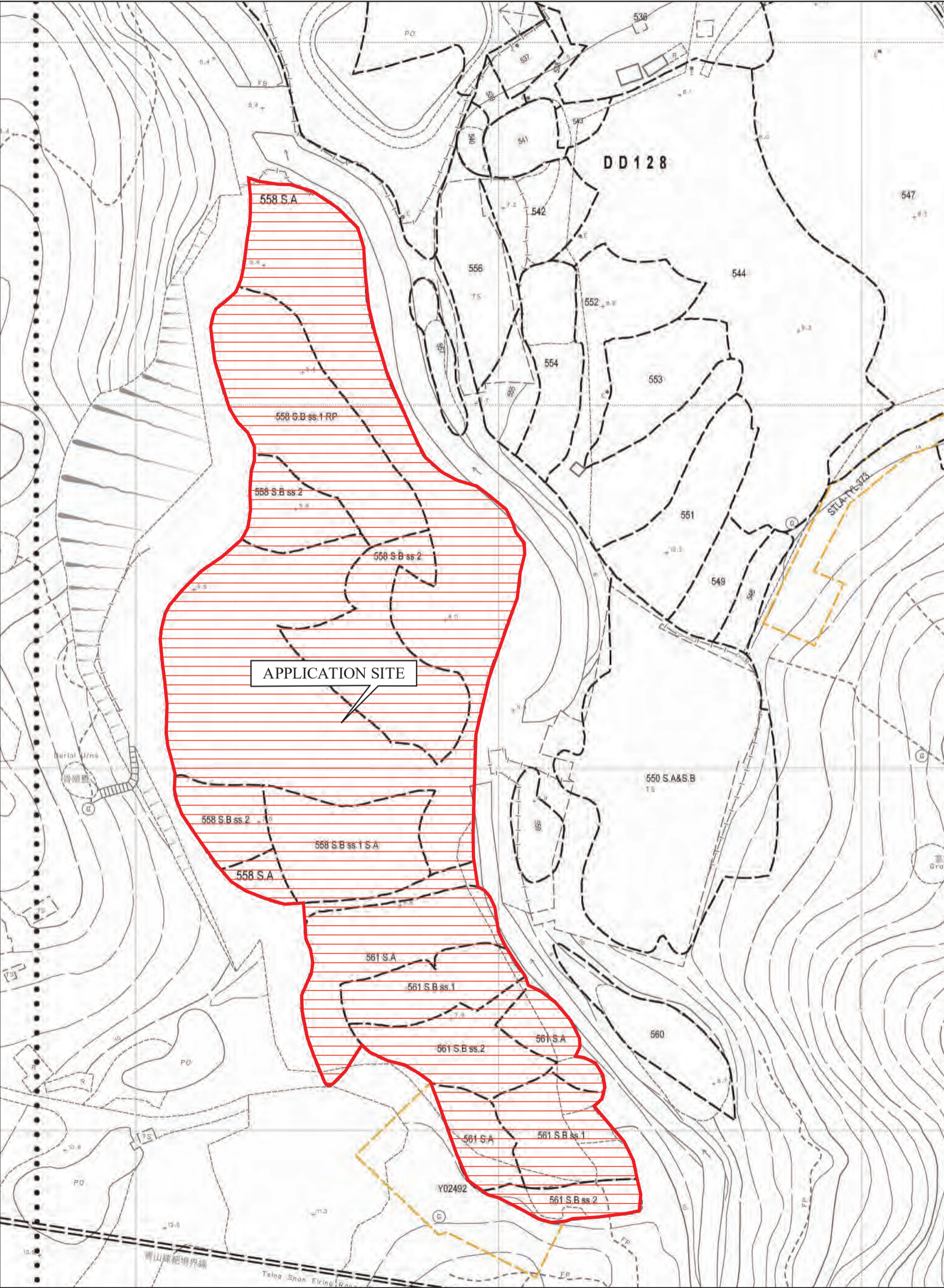


場地大綱圖

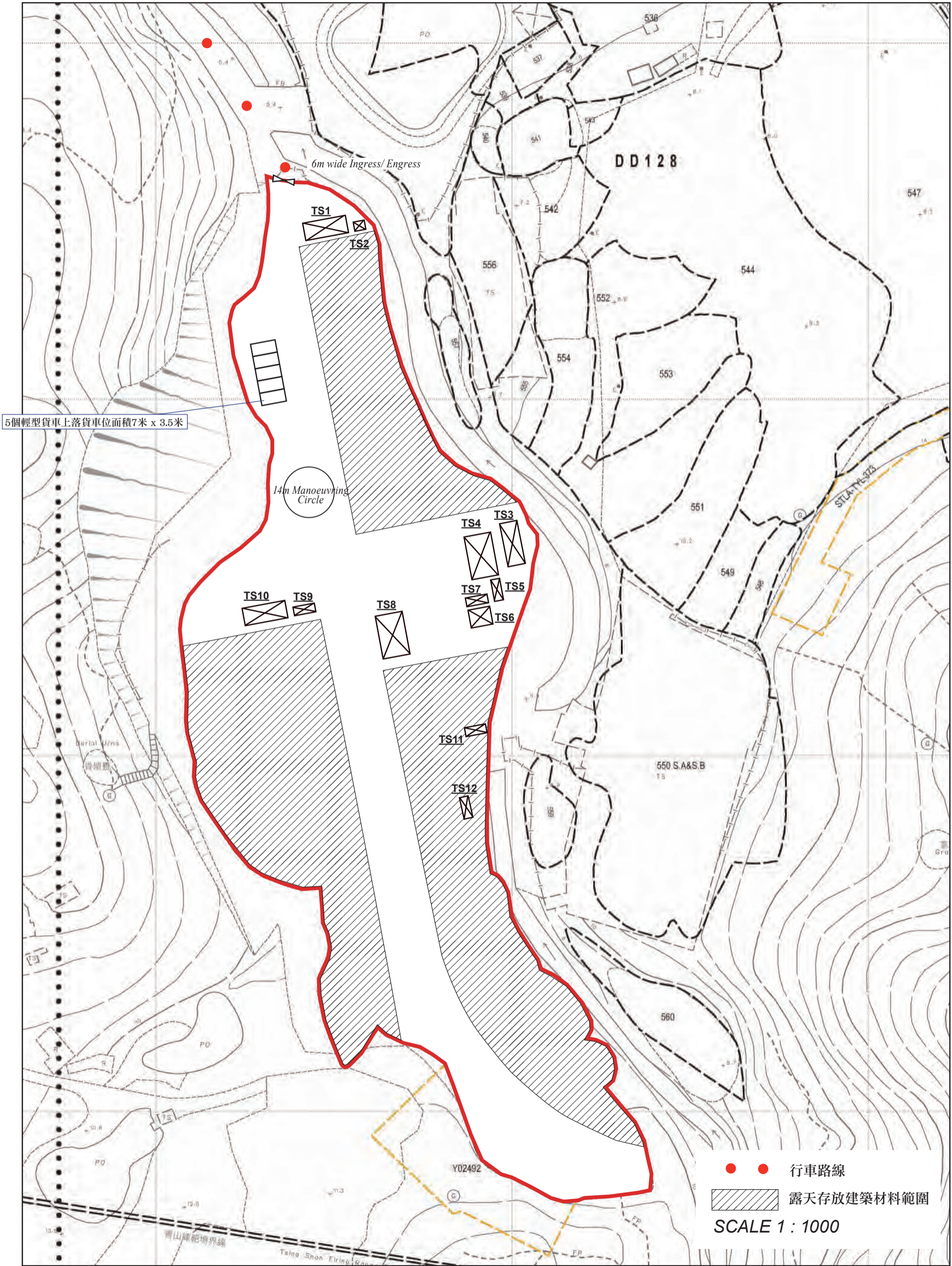
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

場地位置圖

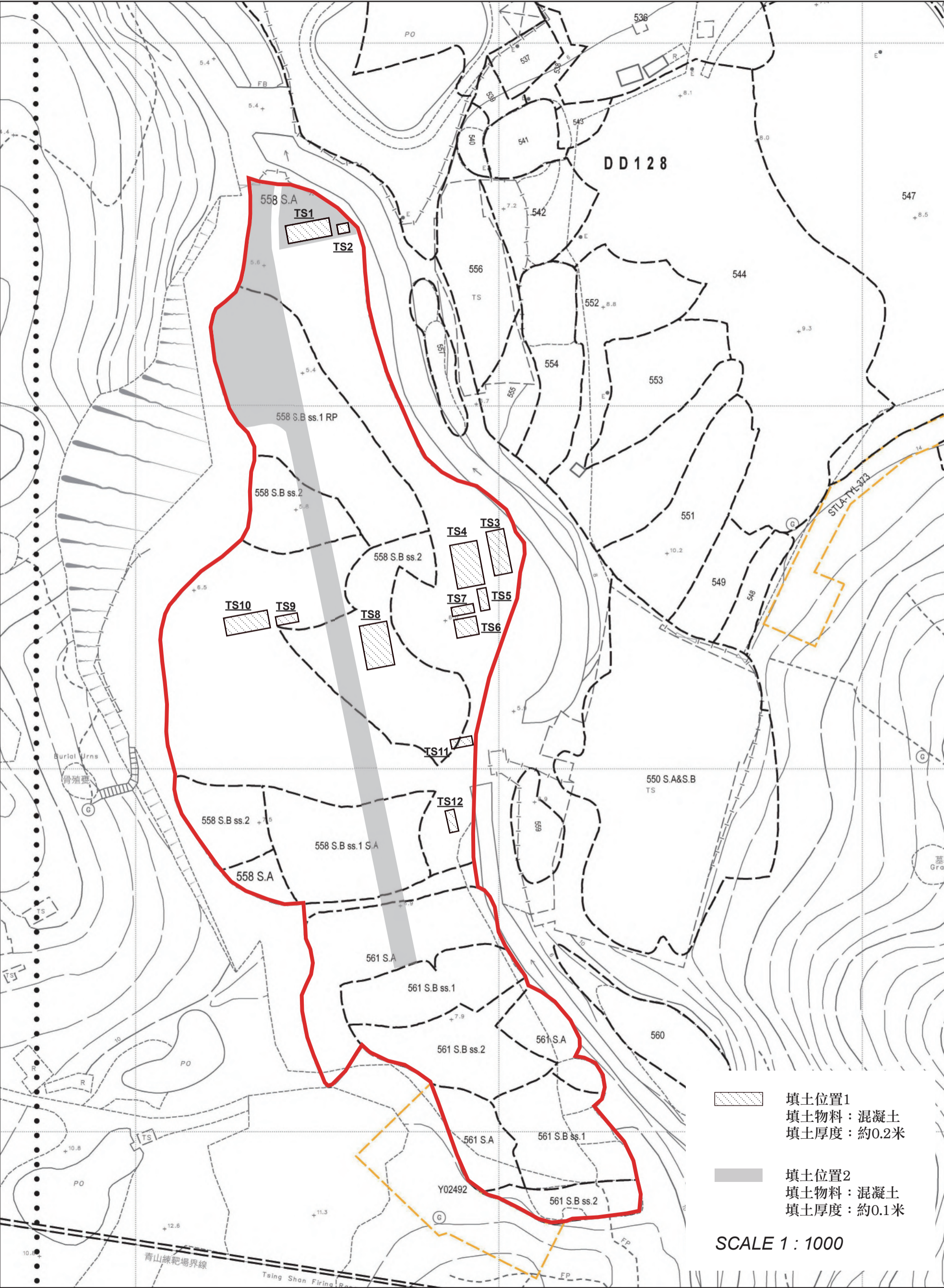


場地設計圖



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	61	61	3	1	金屬搭建	接待處
TS2	7.5	7.5	3	1	金屬搭建	洗手間
TS3	61	61	3	1	金屬搭建	辦公室
TS4	92	92	3	1	金屬搭建	儲物室
TS5	15	15	3	1	金屬搭建	儲物室、洗手間
TS6	31	31	3	1	金屬搭建	更衣室、洗手間
TS7	15	15	3	1	金屬搭建	儲物室、洗手間
TS8	92	92	3	1	金屬搭建	儲物室
TS9	15	15	3	1	金屬搭建	洗手間
TS10	61	61	3	1	金屬搭建	涼棚
TS11	15	15	3	1	金屬搭建	儲物室
TS12	15	15	3	1	金屬搭建	儲物室

填土位置圖

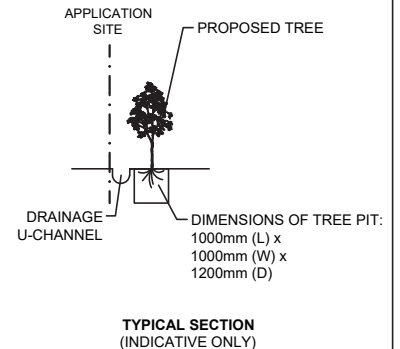
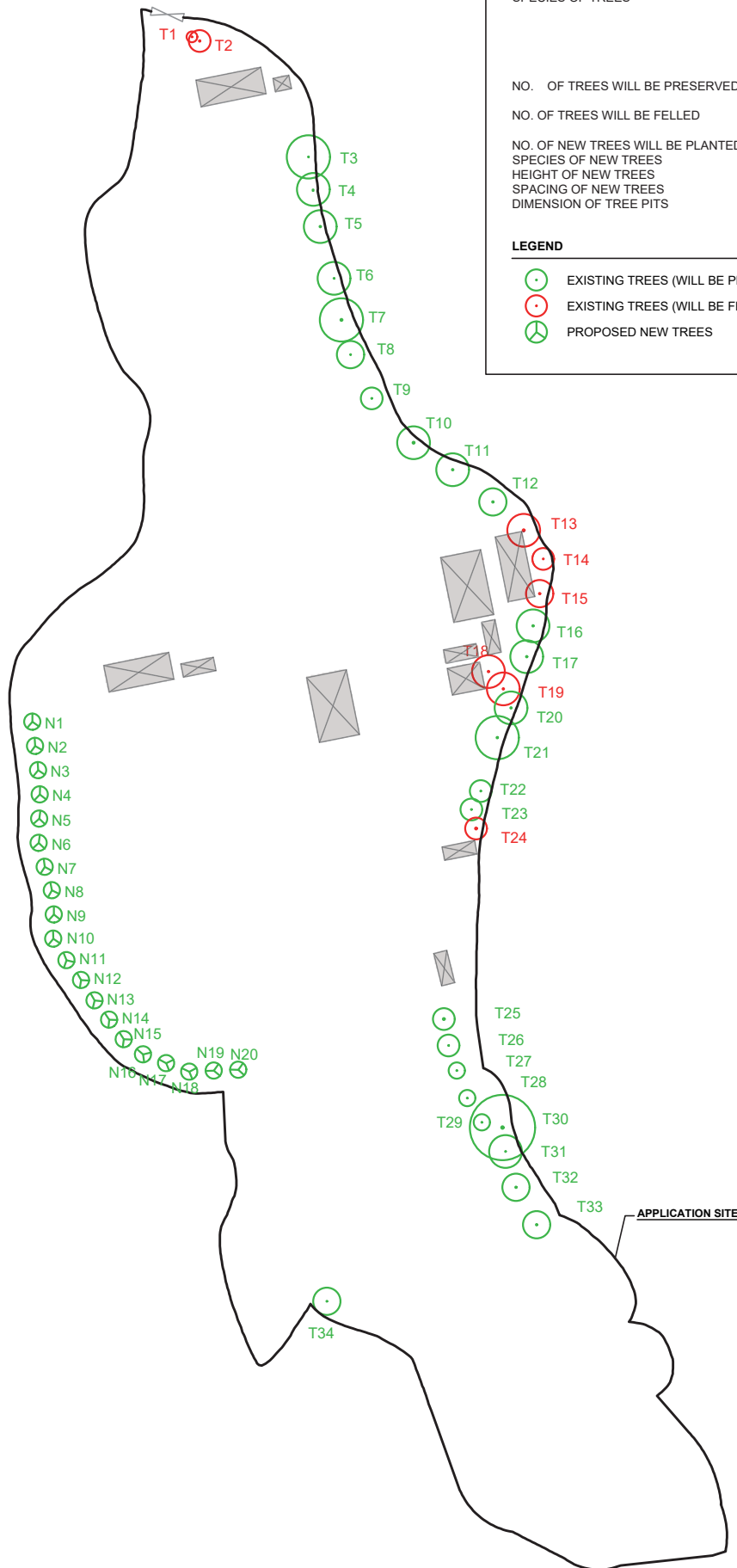


TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
NO. OF EXISTING TREE SPECIES OF TREES	: <u>34</u> (T1 TO T34) : 22 X <i>LEUCAENA LEUCOCEPHALA</i> 8 X <i>MACARANGA TANARIUS VAR. TOMENTOSA</i> 2 X <i>FICUS HISPIDA</i> 1 X <i>FIRCUS VARIEGATA</i> 1 X <i>CELTIS SINENSIS</i>
NO. OF TREES WILL BE PRESERVED	: <u>26</u> (T3 TO T12, T16, T17, T20 TO T23 AND T34)
NO. OF TREES WILL BE FELLED	: <u>8</u> (T1, T2, T13 TO 15, T18, T19, T24)
NO. OF NEW TREES WILL BE PLANTED	: <u>20</u> (N1 TO N20)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- EXISTING TREES (WILL BE FELLED)
- PROPOSED NEW TREES



LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

ADDRESS
VARIOUS LOTS IN D.D. 128 AND ADJOINING
GOVERNMENT LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY
MN

DATE

REVISED BY
OL

TITLE
TREE
PRESERVATION
AND LANDSCAPE
PROPOSAL

DWG NO.
PLAN 1

VER.
001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- PROPOSED U-CHANNEL
- PROPOSED CATCHPIT
- RUNOFF FLOW DIRECTION
- EXISTING MAIN WATERCOURSE

Proposed Site
Entrance/ Exit

750mm dia. Pipe (1:100)
Discharging to
Existing Natural Stream

+5.4 mPD

450UC

450UC

450UC

+5.8 mPD

450UC

450UC

+6.5 mPD



SITE LOCATION
 VARIOUS LOTS IN D.D. 128 AND
 ADJOINING GOVERNMENT
 LAND, LAU FAU SHAN, YUEN
 LONG, NEW TERRITORIES

SCALE
 1 : 2000 @ A4

DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 DRAINAGE LAYOUT

DWG NO. DIA 3	VER. 001
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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年08月20日星期二 13:37
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: A/YL-HTF/1178補充資料
附件: Form No. S.16-III_Sep 2023.pdf; 申請理由.pdf; Tree Survey Report.pdf; 場地設計圖.pdf

類別: Internet Email

敬啟者

以下為 A/YL-HTF/1178 補充資料

Proposed operating hours 擬議營運時間 星期一至星期六，上午九時至下午六時，星期日及公眾假期休息。																																				
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center; margin-top: 10px;">深灣路經地區小徑到達</div> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2392 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1-0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																																		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;">Yes 會</th> <th style="width: 10%;">No 不會</th> </tr> </thead> <tbody> <tr><td>On environment 對環境</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>On traffic 對交通</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>On water supply 對供水</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>On drainage 對排水</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>On slopes 對斜坡</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>Affected by slopes 受斜坡影響</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>Landscape Impact 構成景觀影響</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>Tree Felling 砍伐樹木</td><td align="center"><input checked="" type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>Visual Impact 構成視覺影響</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> <tr><td>Others (Please Specify) 其他 (請列明)</td><td align="center"><input type="checkbox"/></td><td align="center"><input checked="" type="checkbox"/></td></tr> </tbody> </table>				Yes 會	No 不會	On environment 對環境	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On traffic 對交通	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On water supply 對供水	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On drainage 對排水	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On slopes 對斜坡	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visual Impact 構成視覺影響	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																		

申請理由

申請地點位於新界元朗丈量約份第 128 約地段第 558 號 A 分段、第 558 號 B 分段第 1 小分段 A 分段、第 558 號 B 分段第 1 小分段餘段、第 558 號 B 分段第 2 小分段、第 561 號 A 分段、第 561 號 B 分段第 1 小分段及第 561 號 B 分段第 2 小分段和毗連政府土地，總面積約 17488 平方米，包括約 180 平方米政府土地，總樓面面積為 480.5 平方米，由駿誠（香港）有限公司提出申請作擬議臨時露天存放建築材料（為期 3 年）及相關的填土工程。

申請地點位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 的「綠化地帶」。申請地點共涉及七幅私人，申請地點地型不規則，地勢平坦。場地共有 12 個構築物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	61	61	3	1	金屬搭建	辦公室
TS2	7.5	7.5	3	1	金屬搭建	洗手間
TS3	61	61	3	1	金屬搭建	辦公室
TS4	92	92	3	1	金屬搭建	儲物室
TS5	15	15	3	1	金屬搭建	儲物室、洗手間
TS6	31	31	3	1	金屬搭建	更衣室、洗手間
TS7	15	15	3	1	金屬搭建	儲物室、洗手間
TS8	92	92	3	1	金屬搭建	儲物室
TS9	15	15	3	1	金屬搭建	洗手間
TS10	61	61	3	1	金屬搭建	涼棚
TS11	15	15	3	1	金屬搭建	儲物室
TS12	15	15	3	1	金屬搭建	儲物室

申請地點設置「露天存放建築材料範圍」，主要存放磚石、水泥製品、磚瓦等，面積約 9488 平方米，佔申請地點約 54.25% 土地。餘下面積約 7519.5 平方米的土地，佔申請地點約 43% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

露天存放建築材料方面，有關建築材料主要存放磚石、金屬、建築五金、水泥製品等，以下為有關照片。所有建築材料皆會使用輕型貨車作運送，不會使用中型或重型貨車。申請場地並不會進行工場活動。場內的構築物如儲物室、涼棚，也是作儲存建築材料，希望物料有更好的保存空間，免受天氣影響。



申請地點中有部分位置需要進行填土，即設計圖中灰色陰影地帶及斜點範圍，以方便車輛出入。填土位置面積約 2392 平方米，填土厚度約 0.1 - 0.2 米，填土物料為混凝土。申請場地於A/YL-HTF/1151的規劃申請已進行填土工程，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土工程。

場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 6 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁深灣路，透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 5 個輕型貨車上落貨車位，每個面積 7 米 x 3.5 米，作運送及補給物資，預計在日間非繁忙時間進行。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

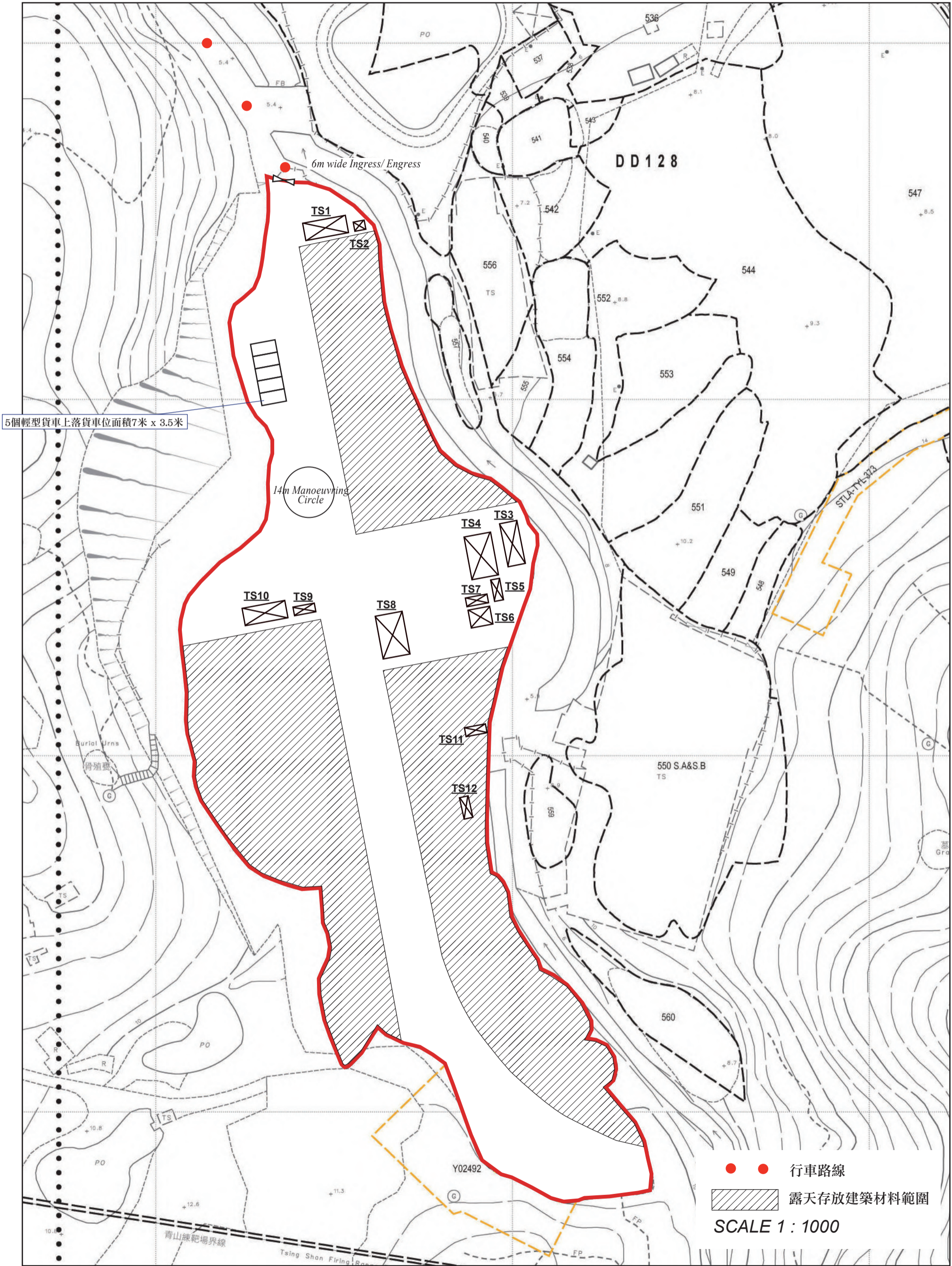
總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六		
	輕型貨車		
	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	0
10:00 - 11:00	3	2	5
11:00 - 12:00	2	3	5
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	3	0	3
15:00 - 16:00	2	3	5
16:00 - 17:00	0	2	2
17:00 - 18:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地設計圖



構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	61	61	3	1	金屬搭建	辦公室
TS2	7.5	7.5	3	1	金屬搭建	洗手間
TS3	61	61	3	1	金屬搭建	辦公室
TS4	92	92	3	1	金屬搭建	儲物室
TS5	15	15	3	1	金屬搭建	儲物室、洗手間
TS6	31	31	3	1	金屬搭建	更衣室、洗手間
TS7	15	15	3	1	金屬搭建	儲物室、洗手間
TS8	92	92	3	1	金屬搭建	儲物室
TS9	15	15	3	1	金屬搭建	洗手間
TS10	61	61	3	1	金屬搭建	涼棚
TS11	15	15	3	1	金屬搭建	儲物室
TS12	15	15	3	1	金屬搭建	儲物室



Tree Survey Report

Date of Survey: 4th April 2023

Location:

Private Area, Lau Fau Shan, Yuen Long

Prepared by:

A handwritten signature in black ink, appearing to read 'Mak Ka Hei', is written over a solid horizontal line.

Mak Ka Hei

Date: 11th April 2023

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 4th April 2023. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

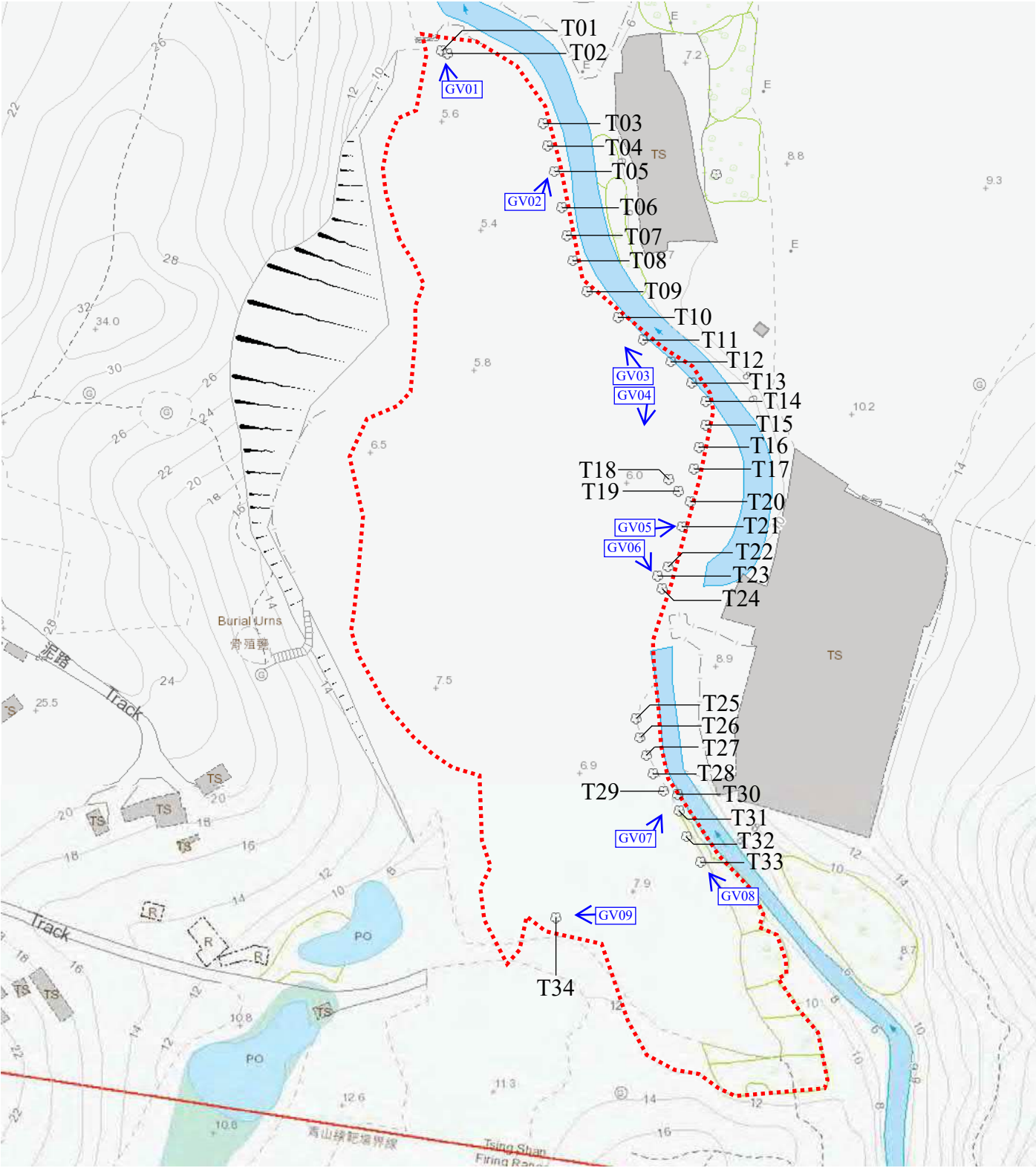
The surveyed site is located at Private Area, Lau Fau Shan, Yuen Long.

At the time of inspection on 4th April 2023, **34 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.


Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

Tree Survey Plan




LEGEND

 : Surveyed Tree

GVXX

 : General view

 : Site Boundary

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Lau Fau Shan, Yuen Long
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 4 April 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T01	<i>Leucaena leucocephala</i>	銀合歡	7.0	136	2.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, restricted root, crooked trunk, cross trunks with T02, dead trunk, wound on trunk
T02	<i>Leucaena leucocephala</i>	銀合歡	8.0	235	4.0	Low	Poor	Poor	Poor	Low	invasive species, cross trunks with T01, cracks and wound on trunk, hanger, restricted root
T03	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T04	<i>Leucaena leucocephala</i>	銀合歡	10.0	269	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, decay at trunk, wound on trunk
T05	<i>Leucaena leucocephala</i>	銀合歡	10.0	251	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T06	<i>Leucaena leucocephala</i>	銀合歡	8.0	186	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, bark crack on trunk, cross trunks, dead stub
T07	<i>Leucaena leucocephala</i>	銀合歡	10.0	362	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, climber, wound on trunk, restricted root
T08	<i>Leucaena leucocephala</i>	銀合歡	9.0	125	5.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T09	<i>Leucaena leucocephala</i>	銀合歡	9.0	180	4.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk, decay at trunk
T10	<i>Leucaena leucocephala</i>	銀合歡	10.0	400	6.0	Low	Poor	Poor	Poor	Low	invasive species, cavity and wound on branch, co-dominant trunks, included bark, hanger
T11	<i>Leucaena leucocephala</i>	銀合歡	10.0	277	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, broken trunks, included bark, wound on trunk
T12	<i>Leucaena leucocephala</i>	銀合歡	10.0	240	5.0	Low	Poor	Poor	Poor	Low	invasive species, leaning, broken trunks with hanger, wound on trunk
T13	<i>Leucaena leucocephala</i>	銀合歡	10.0	350	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk

Tree Survey Schedule

Location: Private Area, Lau Fau Shan, Yuen Long
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 4 April 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T14	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	4.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T15	<i>Leucaena leucocephala</i>	銀合歡	10.0	220	5.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T16	<i>Leucaena leucocephala</i>	銀合歡	10.0	241	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, bark crack, wound on trunk
T17	<i>Leucaena leucocephala</i>	銀合歡	10.0	280	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T18	<i>Leucaena leucocephala</i>	銀合歡	10.0	241	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T19	<i>Leucaena leucocephala</i>	銀合歡	10.0	269	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk, split at branch
T20	<i>Leucaena leucocephala</i>	銀合歡	10.0	229	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T21	<i>Leucaena leucocephala</i>	銀合歡	10.0	283	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, decay at trunk, restricted root, wound on trunk
T22	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	191	4.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, wound on trunk
T23	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	200	4.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, dead stub
T24	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	312	5.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, cavity at root, conflict with steel pole, root-plate movement
T25	<i>Ficus variegata</i>	青果榕	7.0	191	5.0	Low	Poor	Poor	Poor	Low	multi-trunks, included bark
T26	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	150	4.0	Low	Poor	Poor	Poor	Low	
T27	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	140	3.0	Low	Poor	Poor	Poor	Low	broken branch
T28	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	110	3.0	Low	Poor	Poor	Poor	Low	
T29	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	190	3.0	Low	Poor	Poor	Poor	Low	broken branch, wound on trunk
T30	<i>Celtis sinensis</i>	朴樹	7.0	450	12.0	Low	Poor	Poor	Poor	Low	seam at trunk, climber, leaning
T31	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	180	6.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, decay at trunk, broken trunk
T32	<i>Ficus hispida</i>	對葉榕	7.0	206	5.0	Low	Poor	Poor	Poor	Low	included bark, bark crack
T33	<i>Ficus hispida</i>	對葉榕	7.0	269	5.0	Low	Poor	Poor	Poor	Low	broken branch, co-dominant trunks
T34	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	5.0	Low	Poor	Poor	Poor	Low	invasive species

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09

Photo Records



T01 (Overview)



T01 Cross trunks with T02



T01 Dead trunk



T01 Restricted root (Co-dominant trunks, Crooked trunk)

Photo Records



T01 Wound on trunk_1



T01 Wound on trunk_2



T02 (Overview)



T02 Cracks on trunk

Photo Records



T02 Cross trunks with T01



T02 Hanger



T02 Restricted root



T02 Wound on trunk

Photo Records



T03 (Overview)



T03 Co-dominant trunks



T04 (Overview)



T04 Co-dominant trunks

Photo Records



T04 Decay at trunk



T04 Wound on trunk



T05 (Overview)



T05 Co-dominant trunks

Photo Records



T05 Wound on trunk_1



T05 Wound on trunk_2



T06 (Overview)



T06 Bark crack on trunk

Photo Records



T06 Co-dominant trunks (Cross trunks)



T06 Dead stub



T07 (Overview)



T07 Co-dominant trunks (Climber)

Photo Records



T07 Restricted root



T07 Wound on trunk



T08 (Overview)



T08 Wound on trunk

Photo Records



T09 (Overview)



T09 Decay at trunk



T09 Wound on trunk_1

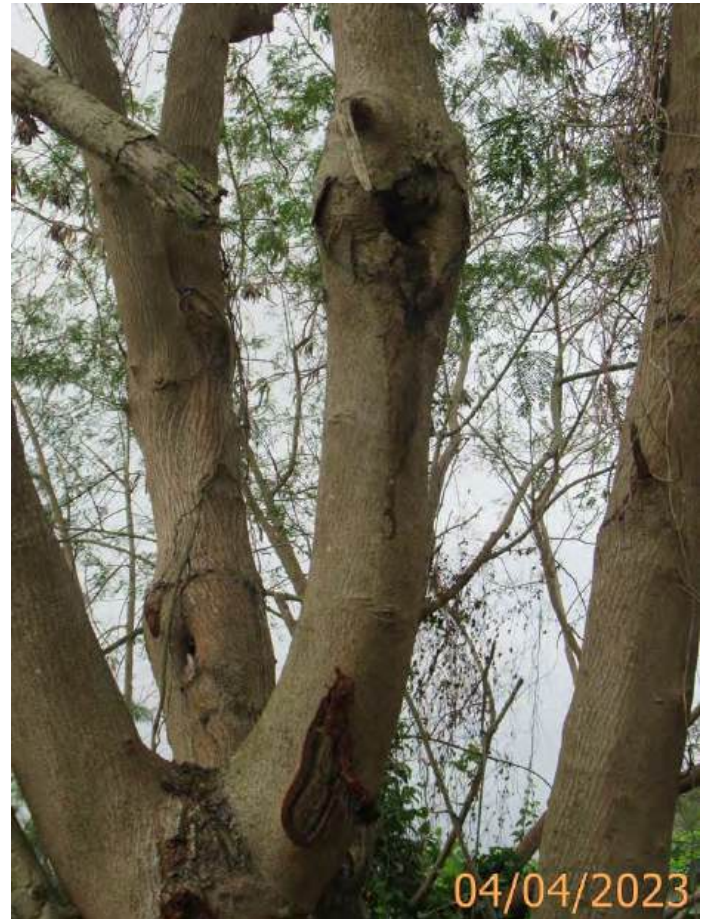


T09 Wound on trunk_2

Photo Records



T10 (Overview)



T10 Cavity and wound on branch



T10 Co-dominant trunks (Included bark)



T10 Hanger

Photo Records



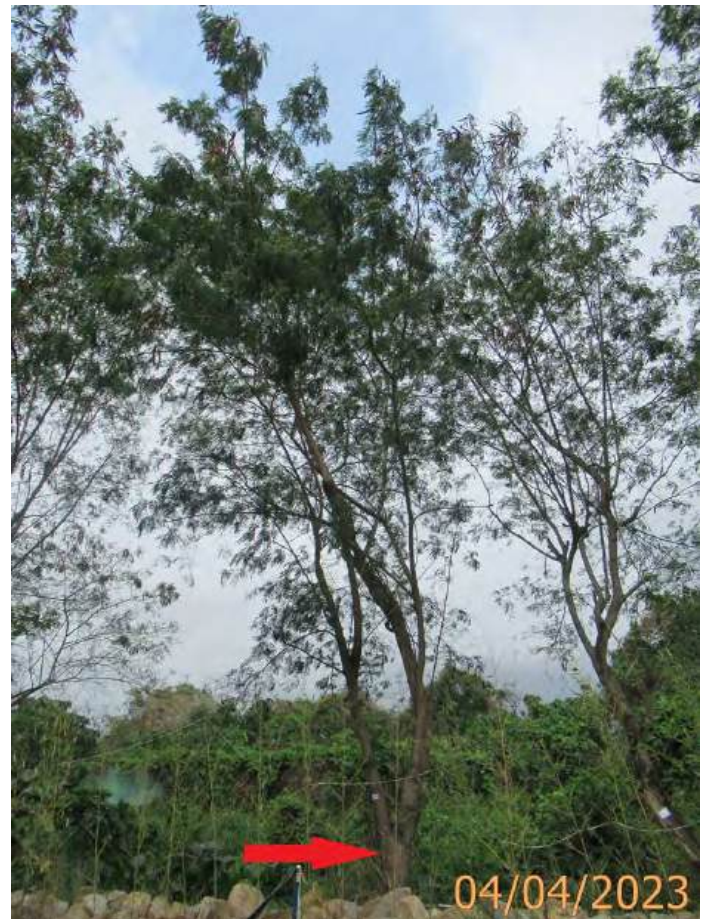
T10 Wound on trunk



T10 Wound on trunk_1



T10 Wound on trunk_2



T11 (Overview)

Photo Records



T11 Broken trunks



T11 Co-dominant trunks



T11 Included bark



T11 Wound on trunk

Photo Records



T12 (Overview) (Leaning)



T12 Broken trunks with hanger



T12 Wound on trunk



T13 (Overview)

Photo Records



T13 Co-dominant trunks



T13 Wound on trunk_1



T13 Wound on trunk_2



T13 Wound on trunk_3

Photo Records



T14 (Overview) (Co-dominant trunks)



T15 (Overview)



T15 Wound on trunk_1



T15 Wound on trunk_2

Photo Records



T16 (Overview)



T16 Bark crack



T16 Co-dominant trunks



T16 Wound on trunk_1

Photo Records



T16 Wound on trunk_2



T16 Wound on trunk_3



T17 (Overview)



T17 Co-dominant trunks

Photo Records



T17 Wound on trunk



T18 (Overview) (Co-dominant trunks)



T18 Wound on trunk



T19 (Overview)

Photo Records



T19 Split at branch



T19 Wound on trunk



T20 (Overview) (Co-dominant trunks)



T21 (Overview)

Photo Records



T21 Co-dominant trunks



T21 Decay at trunk



T21 Restricted root



T21 Wound on trunk

Photo Records



T22 (Overview)



T22 Wound on trunk



T23 (Overview)



T23 Dead stub

Photo Records



T24 (Overview)



T24 Cavity at root



T24 Conflict with steel pole



T24 Root-plate movement

Photo Records



T25 (Overview)



T25 Multi-trunks (Included bark)



T26 (Overview)



T27 (Overview)

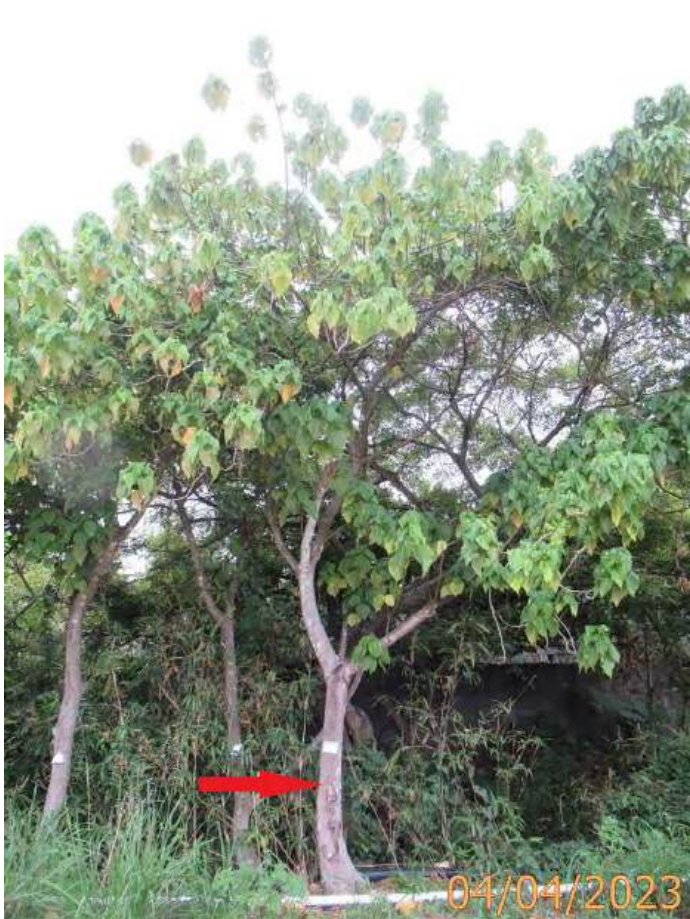
Photo Records



T27 Broken branch



T28 (Overview)



T29 (Overview)



T29 Broken branch

Photo Records



T29 Wound on trunk



T30 (Overview) (Leaning)



T30 Climber



T30 Seam at trunk

Photo Records



T31 (Overview)



T31 Broken trunk



T31 Co-dominant trunks



T31 Decay at trunk

Photo Records



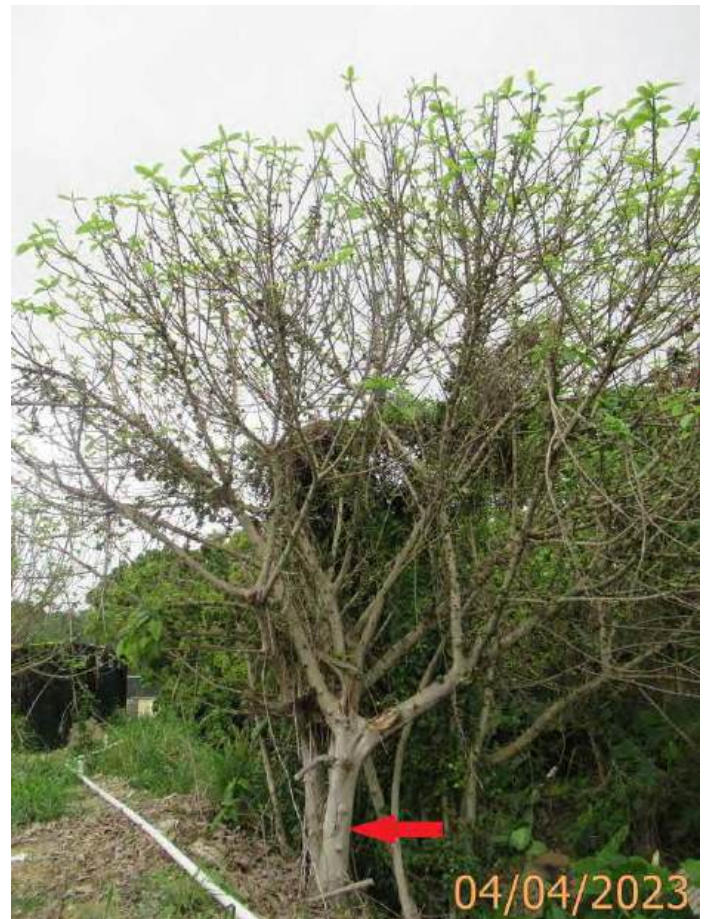
T32 (Overview)



T32 Bark crack



T32 Included bark



T33 (Overview)

Photo Records



T33 Broken branch_1



T33 Broken branch_2



T33 Co-dominant trunks



T34 (Overview)

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Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年09月10日星期二 15:09
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: A/YL-HTF/1178補充資料
附件: Form No. S.16-III_Sep 2023.pdf
類別: Internet Email

敬啟者

以下為 A/YL-HTF/1178 補充資料。

有關場地填土面積約 2575 平方米，填土厚度約 0.1 - 0.2 米，填土物料為混凝土，以方便車輛出入。

有關洗手間的污水處理，場地設有化糞池，申請人會定期找專人於場地進行真空吸缸，以處理污水。

Proposed operating hours 擬議營運時間 星期一至星期六，上午九時至下午六時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 深灣路經地區小徑到達	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2575 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1-0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

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Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年09月13日星期五 11:49
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: A/YL-HTF/1178補充資料
附件: 授權.pdf; 地政文件.pdf

類別: Internet Email

敬啟者

就上述檔案，現提交補充文件及進一步回應漁農自然護理署的意見。

申請人駿誠（香港）有限公司是代表搬遷戶達高環保有限公司提交規劃申請作重置業務的公司，達高環保有限公司為新界古洞北丈量約份第 96 約地段第 2240 號 C 分段的經營者，受古洞北及粉嶺北新發展區第一階段工程影響。原址地盤面積約 6052.7 平方米，上蓋面積約 4460 平方米，用途為露天存放回收物料、貨倉、回收中心連附屬工場。此規劃申請比原址的申請範圍大，上蓋面積及樓面面積比原址小，用途亦改為臨時露天存放建築材料。

達高環保有限公司已事先找了好幾個場地作搬遷，但都不合適。直至現在申請的場地，員工們都認為此地最合適不過，因此現向城規會遞交規劃申請。

漁農自然護理署

提到有關申請地點的東部邊界有一條水道，這不在我們的申請範圍，我們不會佔用水道，我們只會使用自己的私人地段及場地中間的政府土地。我們亦承諾所有的構築物會遠離水道，不會貼近邊界以減少潛在影響。

授權書

本公司達高環保有限公司為新界古洞北丈量約份第96約地段第2240號C分段的經營者，我們業務受古洞北及粉嶺北新發展區第一階段工程影響。

本公司現授權駿誠（香港）有限公司為代理人，計劃根據城市規劃條例向貴署提出申請，於以下地段以作重置業務。將新界元朗丈量約份第128約地段第558號A分段、第558號B分段第1小分段A分段、第558號B分段第1小分段餘段、第558號B分段第2小分段、第561號A分段、第561號B分段第1小分段及第561號B分段第2小分段和毗連政府土地，申請用作擬議臨時露天存放建築材料（為期3年）及相關的填土工程。此文件為書面証明，以便辦理申請。

如有任何疑問歡迎致電 [REDACTED] 與許小姐聯絡。

此致

城市規劃委員會

For and on behalf of
Globaltech Recycling Limited
達高環保有限公司
.....
Authorized Signature(s)
達高環保有限公司

BR No. : [REDACTED]

鄭嘉琪小姐

2024年08月10日

電話 Tel: 3547 0710
圖文傳真 Fax: 3547 0755 / 3547 0756
電郵地址 Email: lee2nda@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA/POL/8/1/8
來函檔號 Your Ref:
來函請註明本署檔號
Please quote our reference in your reply

B/U no.: 68-69



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website : www.landsd.gov.hk

掛號郵遞

澳斯環保科技有限公司/達高環保有限公司
鄭嘉琪小姐

鄭小姐：

古洞北及粉嶺北新發展區第一階段工程項目

閣下於新界古洞北丈量約份第 96 約地段第 2240 號 C 分段的業務受古洞北及粉嶺北新發展區（下稱「新發展區」）第一階段工程影響。

地政總署（下稱“本署”）曾於 2019 年 2 月 20 日與閣下會面，簡介業務經營者的特惠津貼安排及申請處理流程。現特函通知閣下的業務經營的遷出限期，以及閣下業務經營的特惠津貼申請狀況。

遷出限期

本署在 2019 年 9 月 26 日於新發展區第一階段工程範圍內的私人土地張貼收地通告，列明 2019 年 12 月 27 日為該等私人土地歸還政府的日期（下稱「歸還日期」）。正如政府多次強調，該歸還日期只是土地業權歸還政府的日期，**並不是土地佔用人（包括業務經營者）須遷出的限期。**

為了讓受影響的業務經營者有更多緩衝時間，經參考工程的施工時序，本署將安排工程範圍內的土地佔用人分階段遷離所處地點。就閣下的業務經營而言，**遷出限期約為 2021 年下半年。**

在遷出限期屆滿前約三個月，本署會援引香港法例第 28 章《土地(雜項條文)條例》，在構築物上及／或其相關範圍張貼告示，通知佔用人於遷出限期屆滿前停止佔用有關土地。在限期屆滿後，本署將根據《土地(雜項條文)條例》，清理相關構築物及範圍。

特惠津貼安排

根據現行機制，對於受政府發展清拆行動影響並**主要為露天／戶外作業的業務經營者**，若符合既定資格¹，而沒有其他人士就同一用地／構築物同時提出其他特惠補償及／或安置申索，可獲發**露天／戶外業務經營者的特惠津貼**。

就古洞北／粉嶺北新發展區而言，受影響業務經營者的營運年期不單計算緊接清拆前登記日期前的年期，也計及清拆前登記日至 2018 年 5 月 10 日(即公布優化特惠補償及安置方案日期)的營運年期。特惠津貼款額是根據相關土地上露天及／或有蓋地方的經營面積計算²。

若業務經營者**主要於持牌構築物／1982 年登記寮屋內營運**，並且不符合申領露天／戶外業務經營者的特惠津貼資格，倘若其業務在清拆前登記時已於該等構築物內營運，並從事 1982 年寮屋管制登記／牌照普遍涵蓋的非住用用途的業務，而沒有其他人士就同一所構築物同時提出其他補償及／或安置申索，可獲發**寮屋業務經營者的特惠津貼**。這項特惠津貼的金額會根據業務種類和受影響構築物的面積計算。構築物面積會按照 1982 年寮屋

¹ 即是，在緊接清拆前登記日期前 -

- (a) 在私人土地上營運最少達七年，並且沒有違契情況；或
- (b) 獲地政總署發出短期土地文書(例如短期豁免書、修訂租賃許可證和批准書)核准佔用私人土地營運最少達七年，並且沒有違反該等文書條件；或
- (c) 以距離首次批出日期最少達七年的短期租約(按簡易招標程序出租的土地除外)／政府土地牌照佔用政府土地營運業務，並且沒有違反該等租約／牌照條件。

² 計算方式如下：

露天場地	有蓋地方
以清拆前登記時的佔用面積作為基礎。現時露天場地的津貼率為每平方米 \$440，有關業務經營的最低及最高合資格面積分別為 20 平方米及為 5000 平方米。	以構築物的 1982 年寮屋登記／牌照記錄或土地文書所核准的面積，或清拆前登記時的佔用面積(兩者以較小者為準)作為基礎。首 5 至 25 平方米有蓋場地的特惠津貼率為 \$132,000，及後以每平方米 \$2,640 計算，有關場地須符合最低合資格面積 5 平方米的規定。

管制登記／牌照紀錄或清拆前登記中所記錄的面積計算，以較小者為準。

本署職員雖然多次與閣下聯絡，但至今閣下仍未提交相關證明文件。故此，本署現階段無法進一步處理閣下業務經營的特惠津貼申請。如果閣下希望提交相關證明文件以繼續申請業務經營的特惠津貼，請盡快聯絡本署職員，以便跟進。

發放特惠津貼的時間

本署會在業務經營者將業務遷出受影響土地及構築物當日，向合資格的業務經營者發放適用的特惠津貼。如果閣下在遷出限期前提早遷出，並符合獲發業務經營者特惠津貼的資格，在閣下接受本署的特惠津貼後，本署會提早援引《土地(雜項條文)條例》，在構築物上及／或其相關範圍張貼告示，及清理相關土地及構築物。

如受影響的業務經營者不合資格申領或不接受特惠津貼，而其業務運作無違反地契條款，可以就土地被收回而蒙受的損失，根據有關條例向政府提出法定補償申索。

查詢

如有查詢，請於辦公時間聯絡本署新發展區組李振星先生（電話：3547 0710）。

地政總署
總產業測量師／新發展區組
(李振星 代行)



2019年11月29日

**Relevant extract of the Town Planning Board Guidelines
for Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The main planning criteria for assessing applications for development within the “Green Belt” zone under s.16 of the Town Planning Ordinance are:

- (a) There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.

- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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 Application

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
1	A/YL-HTF/1151	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	“GB”	25.8.2023

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/42	Temporary Open Storage of Building Materials for 12 Months	“GB”	3.4.1998	1,2,3,4
2	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	1,3,4
3	A/YL-HT/967	Temporary Recyclable Collection Centre (including Plastics and Metals) for a Period of 3 Years	“GB” and “AGR”	18.12.2015	1,2,4,5,6

Rejection Reasons:

1. Not in line with the planning intention(s) and no strong justification for a departure.
2. Not compatible with surrounding areas.
3. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
4. Setting undesirable precedent.
5. Not in line with TPB PG-No. 10. The proposed development would affect the natural landscape.
6. Not in line with the then TPB PG-No. 13E. No previous approval has been granted for the site, and there are adverse departmental comments and local objections. The applicant fails to demonstrate that the proposed development would not generate adverse drainage, landscape and environmental impacts.

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. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was a substantiated environmental complaint pertaining to the Site regarding waste in the past three years.

3. 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.

4. Project Interface

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

No objection to the application for a period of three years until 2027.

5. District Officer's Comments

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

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

6. Other Departments' Comments

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

application:

- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of containers, vehicles and container vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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. No permission is given for the occupation of GL (about 180m² subject to verification) included in the Site. The act of occupation of GL without the Government's prior approval is not allowed; and
 - (ii) the lot owner(s) will need to apply to his office for Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) to be erected within the subject lots, if any, and the occupation of GL, and/or apply for modification of the STW or STT conditions where appropriate. The application(s) for STW and/or STT will be considered by the Government in its capacity of a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee, as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 local access road connecting the Site with Deep Bay Road is not under HyD's maintenance jurisdiction and the maintenance will not be taken up by HyD;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) 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 VII** of this RNTPC Paper) should also be adhered to. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the Buildings

Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (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) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
 - (i) a registered man-made slope (feature no. 5NE-B/C47), which may affect or be affected by the proposed development, is located in the vicinity of the Site. As the stability of the feature is uncertain, the applicant is recommended to locate the proposed structures outside the buffer zone at the downslope side of the feature (i.e. the western periphery of Lot 558 S.B ss.1 RP); and
 - (ii) the applicant is reminded to make the necessary submission(s) of the site formation works, including but not be limited to any necessary stability assessments of the existing geotechnical features within or in the vicinity of the Site, to BD for approval as required under the provisions of the BO if found applicable; and
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt appropriate measures to prevent disturbing or polluting the watercourse to the east of the Site during the construction and operation phases.

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

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

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

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

1

From:
Sent: 2024-09-10 星期二 02:12:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-HTF/1178 DD 128 Ngau Hom Sha GB

A/YL-HTF/1178

Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Ngau Hom Sha, Yuen Long

Site area: About 17,488sq.m Includes Government Land of about 180sq.m

Zoning: "Green Belt"

Applied use: Open Storage Construction Materials / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Despite it being an obviously fake application:

11 51 Approved 25 Aug as both PlanD and members ignored the clear evidence of what the real intention was, to gain approval in order to continue the brownfield operation.

Junchneg Group (HK) Co

The western and northeastern portions of the Site mainly comprise of grassland/lawn (about 8,254m² or 47% of the Site) and are mainly intended for tent camping area (20 tents), barbecue area (not more than 20 pits) and open/activity space uses. The southern and southeastern portions of the Site mainly comprise of farmland (about 5,509m² or 32% of the site) and are mainly designated for hobby farming.

26 trees will be preserved, eight trees will be felled (no Old and Valuable Trees involved) and 20 new trees will be planted.

Majority of the Site is the subject of planning enforcement actions (cases No. E/YLHTF/947 and 950) against unauthorized developments (UDs) involving storage use, (including deposit of containers) and filling of land respectively. Enforcement Notice (EN) (case No. E/YL-HTF/947) was issued on 8.3.2023 requiring the discontinuation of the storage use (including deposit of containers) at the northern part of the Site by 8.5.2023. Reinstatement Notice (RN) (case No. E/YL-HTF/950) was issued on 16.3.2023 requiring the reinstatement of the concerned land (i.e. removal of debris, leftovers and fill materials including concrete blocks and concrete) at the southern part of the Site by 16.6.2023. As recent site inspections conducted upon expiry of the notices revealed that the storage use still largely continued and the Site was only partially reinstated, prosecution action may be followed.

The applicant also seeks to regularise some of the land filling works that have been carried out at the Site, which comprises an area of 2,575m² (about 15% of

site area) and a depth of not more than 0.2m involving concrete. For the land filling works under application, the applicant has provided justifications regarding the need for filling of land, i.e. site formation of structures and provision of parking, L/UL and circulation spaces. As mentioned in footnote 2 in paragraph 8.1(a), the Site was largely formed and land filling/site formation had been carried out before the first gazette of the Ha Tsuen IDPA Plan on 7.8.1990. Considering the extent of land filling in relation to the scale of the proposed operations at the Site, the land filling works is considered not excessive and necessary to support the operation of the proposed uses.

The Site is largely formed and, partly used for open storage of construction materials and occupied by temporary structures and partly vacant.

But now there is no excuse for PlanD and members to ignore their duty to follow TPB's own guidelines and the limitations imposed under

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

The lots are not Cat 2 and the zoning is "GB".

If the board has any intention of engaging in ethical practices this application must be rejected.

Mary Mulvihill

From:

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

Date: Tuesday, 6 June 2023 9:11 PM CST

Subject: Re: A/YL-HTF/1151 DD 128 Ngau Hom Sha GB

Dear TPB Members,

The additional information merely reinforces the reality that most of the trees and vegetation on the site were illegally removed.

The issue is not how many trees are left but how many were chopped down.

Also if the site is to be used for tent camping, no details provided, why the wide concrete road down the middle of the site?

This Destroy to Build should not be rewarded. It is unacceptable that such a large country park buffer zone be destroyed.

Mary Mulvihill

From:

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

Date: Monday, 20 March 2023 2:47 AM CST

Subject: A/YL-HTF/1151 DD 128 Ngau Hom Sha GB

A/YL-HTF/1151

Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Ngau Hom Sha, Yuen Long

Site area: About 17,488sq.m Includes Government Land of about 180sq.m

Zoning : "Green Belt"

Applied use: Hobby Farm / BBQ / Holiday Camp / 12 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest objections. This GB site has been stripped of all vegetation indicating that it has in fact been used for many years for unapproved operations despite numbers rejections of applications for brownfield use over many years.

The area of filling of land is about 2,392m² is misleading, members should request PlanD to provide images of the current state of the lots and ask what, if any, enforcement action has been taken against the cutting down of trees and trashing of the site.

No indication as to how many tents are proposed, details of drainage, water supply, etc.

The application is clearly an attempt to gain approval for some, any, operation in order to legitimize the destruction of the natural environment.

Such techniques should not be rewarded. There is no previous history of approvals and therefore no justification as there is a 'general presumption against development within this zone' in line with previous decisions.

Mary Mulvihill

From:
Sent: 2024-09-13 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-HTF/1178
Attachment: TPB20240913(HTF1178).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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13th September 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-HTF/1178

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Green Belt (GB) zone

According to the approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/NE-HTF/12, the planning intention of GB zone “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”. From the figures in the application, it seems that most of the site would be formed and covered by structures. We do not think that such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: Various structures/uses have been proposed in the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Disturbance on natural stream: The application site is located very close to a natural stream. No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase. Regarding the proposed washrooms, we cannot see any details such as design;



長春社 Since 1968

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collection, treatment and disposal of sewage, and so on. We especially worry that some of them are very close to the natural stream. Leaking of human sewage can cause serious environmental and hygiene problems.

Yours faithfully,
The Conservancy Association

From:
Sent: 2024-09-13 星期五 22:36:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on seven planning applications
Attachment: 240913 s16 HT 22c.pdf; 240913 s16 LFS 530.pdf; 240913 s16 HTF 1178.pdf; 240913 s16 FTA 251.pdf; 240913 s16 TLS 65.pdf; 240913 s16 MKT 40 & MUP 207.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme

Kadoorie Farm and Botanic Garden

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

13th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials for a Period of 3
Years and Associated Filling of Land**
(A/YL-HTF/1178)

1. We refer to the captioned.
2. There is a rejected application covering the current site for Proposed Temporary Recyclable Collection Centre (Including Plastics and Metals) for a Period of 3 Years (A/YL-HT/967); the reasons for rejection are reproduced below:

(a) the development is not in line with the planning intention of the "Green Belt" ("GB") and "Agriculture" ("AGR") zones which are primarily to promote the conservation of the natural environment and to safeguard them from encroachment by development and to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes respectively. There is no strong planning justification to merit a departure from such planning intentions, even on a temporary basis;

(b) the development is not compatible with the existing rural neighbourhood and landscape character, which comprises mainly vegetated land;

(c) the development does not comply with the Town Planning Board (TPB) Guidelines No. 10 on 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the development would affect the natural landscape;

(d) the development is not in line with the TPB Guidelines No. 13E on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous approval has been granted for the site, there are adverse departmental comments on the drainage, agricultural, landscape and environmental aspects and there are local objections. The applicant fails to demonstrate that the proposed development would not generate adverse drainage, landscape and environmental impacts; and

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

3. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Green Belt (GB) zone. We hope the Board can remember or be reminded of the planning intention of GB zone – there is a general presumption against development within this zone¹.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹<https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fYL-HTF%2f12&lang=EN&ext=pdf&dType=in>