

2024年 9月 13日

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

HTF/1180

This document is received on 2024 -09- 13  
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  
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](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](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/1180
	Date Received 收到日期	2024-09-13

- 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

得寶實業公司 (Company 公司)

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗厦村丈量約份第 128 約地段第 341 號 A 分段、第 341 號 B 分段、第 341 號 C 分段、第 341 號 D 分段、第 341 號 E 分段及第 341 號餘段
(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 1370 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1458 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約



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

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

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

### 就土地擁有人的同意/通知土地擁有人的陳述

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

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of \_\_\_\_\_ "current land owner(s)"<sup>#</sup>.

已取得 \_\_\_\_\_ 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- ☐ has notified \_\_\_\_\_ "current land owner(s)"<sup>#</sup>

已通知 \_\_\_\_\_ 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)"<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises<sup>&</sup> on  
16/08/2024 (DD/MM/YYYY)  
於 16/08/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 03/09/2024 (DD/MM/YYYY)  
於 03/09/2024 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時工業用途（食品加工及儲存）（為期 3 年）及填土工程  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	20	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1350	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4		
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	1458	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1458	sq.m	<input checked="" type="checkbox"/> About 約

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

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

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

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期六，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

☐

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																	
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																																
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 _____ sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 _____ m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 1370 _____ sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 0.2 _____ m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 _____ m 米 <input type="checkbox"/> About 約</p>																															
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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="549 203 1358 481"> <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="627 533 1015 544" style="border-bottom: 1px solid black; height: 5px; width: 100%; margin-top: 5px;"></div> </div> <div data-bbox="627 837 949 909"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="627 947 1015 958" style="border-bottom: 1px solid black; height: 5px; width: 100%; margin-top: 5px;"></div> </div> <div data-bbox="627 987 1251 1059"> <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="611 1314 1121 1350"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="611 1404 1121 1440"> <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      ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人  
Signer: HUI HANG YU      文員

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) 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

得寶實業公司

### 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。 )			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界元朗厦村丈量約份第 128 約地段第 341 號 A 分段、第 341 號 B 分段、第 341 號 C 分段、第 341 號 D 分段、第 341 號 E 分段及第 341 號餘段		
Site area 地盤面積	1370 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶	「農業」		
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	擬議臨時工業用途（食品加工及儲存）（為期 3 年）及填土工程		
(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	1458 <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	4
(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	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <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 2 上落客貨車位／停車處總數 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 2 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、填土位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
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

申請由得寶實業公司提出，申請地點總面積約 1370 平方米，總樓面面積為1458平方米，位於新界元朗廈村丈量約份第128約地段第341號A分段、第341號B分段、第341號C分段、第341號D分段、第341號E分段及第341號餘段，發展作為期三年的擬議臨時工業用途（食品加工及儲存）（為期 3 年）及填土工程。

申請人受洪水橋/廈村新發展區第二期工程發展計劃影響，申請人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，較為合適，因此現向城規會遞交規劃申請。團隊已於六月份諮詢發展局及有關部門，受影響範圍約 2670 平方米，其涉及規劃為：A/HSK/396，用途為臨時工業用途（食品加工及儲存）（為期 3 年）。此規劃與原址的用途完全相同，申請範圍比原有場地小，樓面面積比原有場地多約 221 平方米，員工們都認為此地最合適不過，便立刻遞交此申請。

申請地點於多年前已是混凝土及泥地，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。填土面積約 1370 平方米，填土厚度約 0.2 米，填土物料為混凝土及泥土。

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內的「農業」地帶內。申請地點涉及六幅私人土地，不涉及政府土地。申請地點地型不規則，近似長方型，地勢平坦並已平整。場地共有 4 個上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	1350	1458 (已包括TS3、4第二層樓面面積約108平方米)	9	1	金屬及混凝土搭建	食品加工及儲存
構築物2 (被TS1覆蓋)	15	0	4	1	金屬搭建	消防泵房
構築物3 (被TS1覆蓋)	54	0	7	2	金屬搭建	辦公室及洗手間
構築物4 (被TS1覆蓋)	54	0	7	2	金屬搭建	辦公室及電錶房

在食品加工及儲存方面，其營運只作凍肉分割及醃製。送達場內的凍肉有不同種類，如：豬、雞、牛，這些食品先由工作人員搬運到場內作點算、分類及存放。申請者會於構築物內添置冷凍櫃，把凍肉存放至雪櫃中。隨後進行食品加工部分，即進行凍肉分割及醃製。最後，這些醃肉會供應給香港本地市場，例如燒烤場及餐廳。此申請並不會飼養任何禽畜，亦不會割割任何活家禽。

擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請地點位於元朗廈村，出入口（閘門）設於場地東邊，出入口位置寬敞明確，可供消防車之類的緊急車輛進入。深灣路闊度約6米，路面已平整，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。行車通道地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

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

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。

申請地點開放時間為星期一至星期六，上午九時至晚上六時，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 2 個輕型貨車泊車位，每個面積 7 米x3.5 米，作運送貨物之用。車輛預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

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

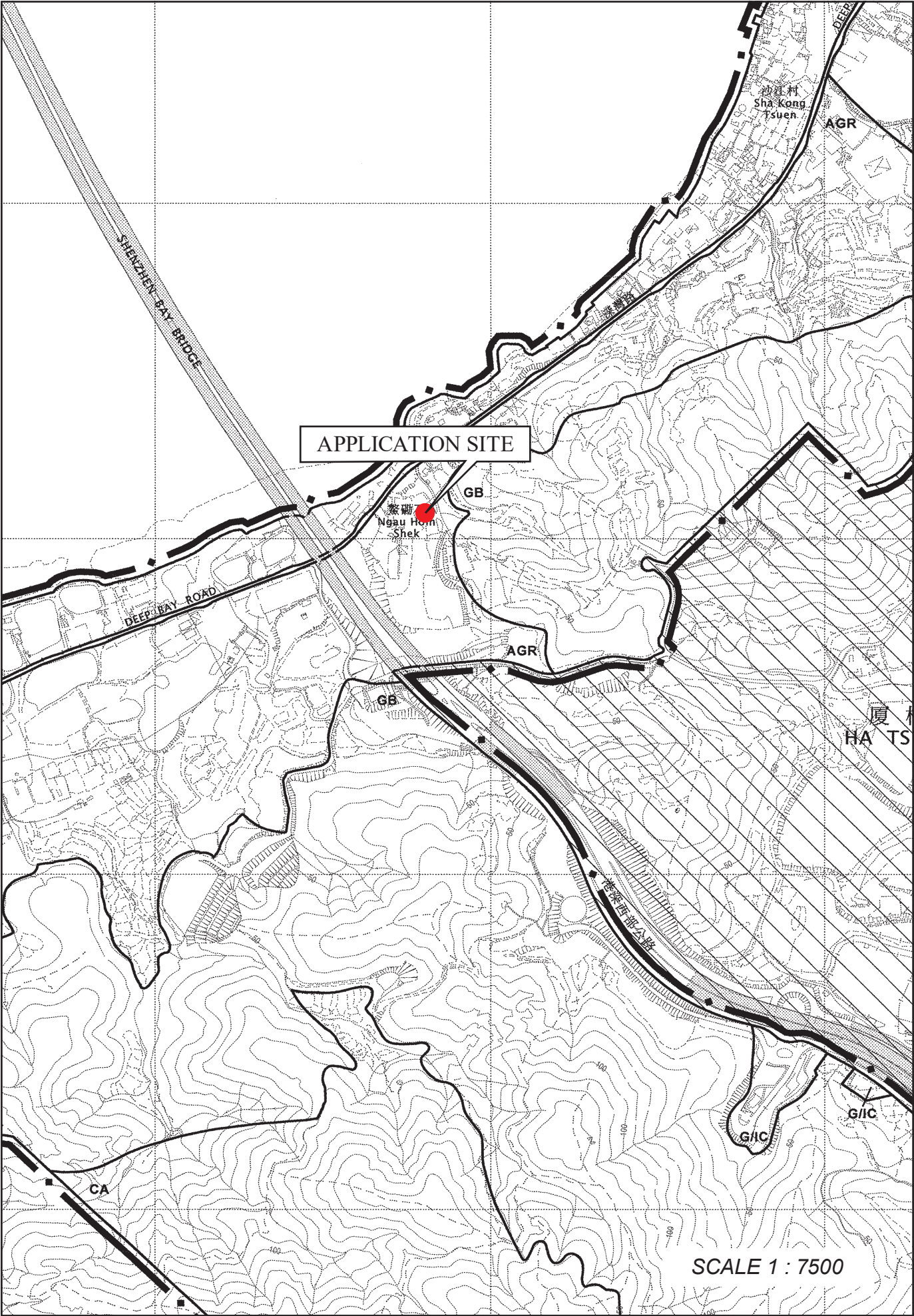
	星期一至六		
	輕型貨車		
	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	0
10:00 - 11:00	0	2	2
11:00 - 12:00	2	2	4
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	2	0	2
15:00 - 16:00	0	2	2
16:00 - 17:00	2	0	2
17:00 - 18:00	0	0	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

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。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。城規會可在

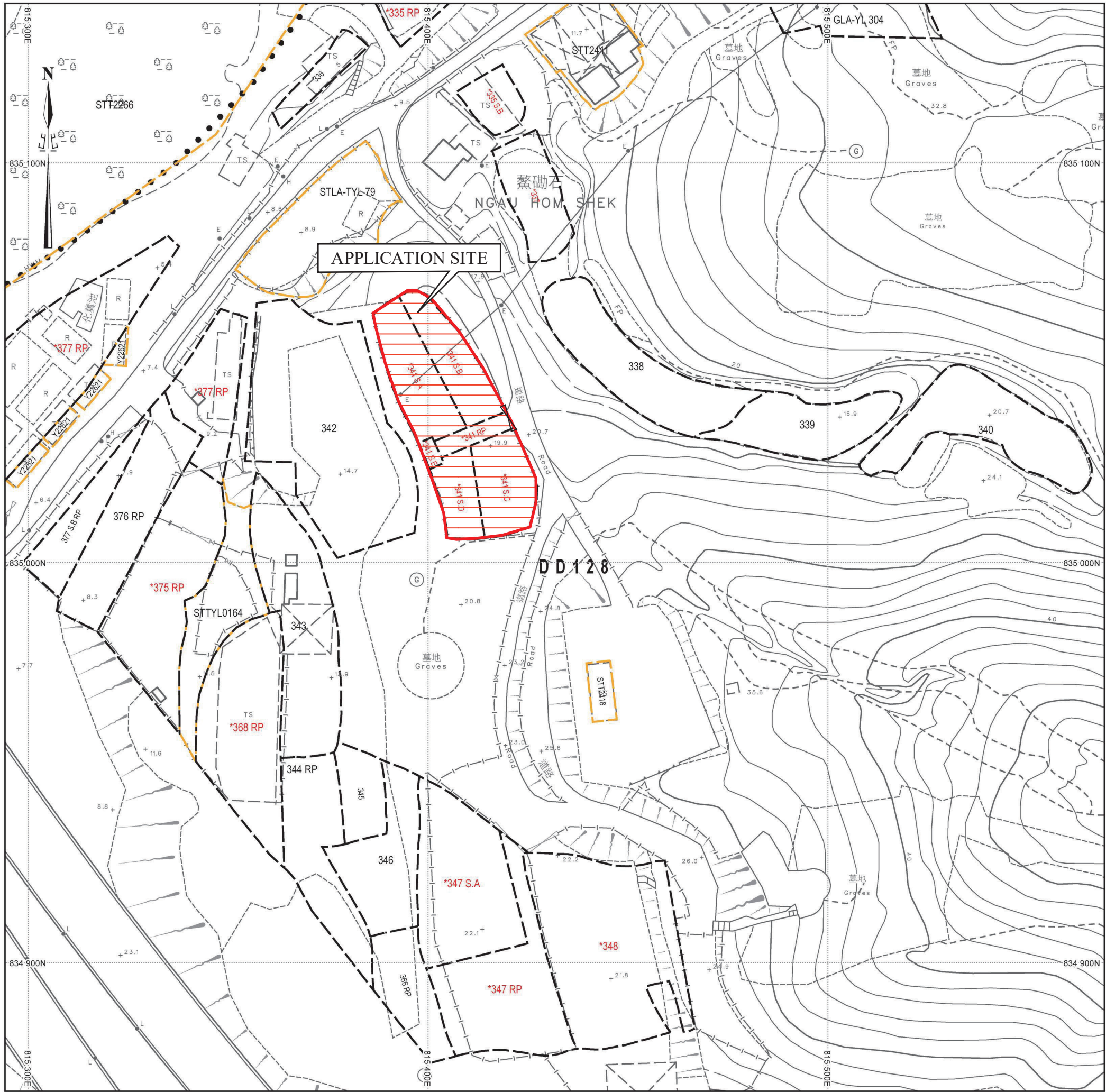
規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。



場地大綱圖



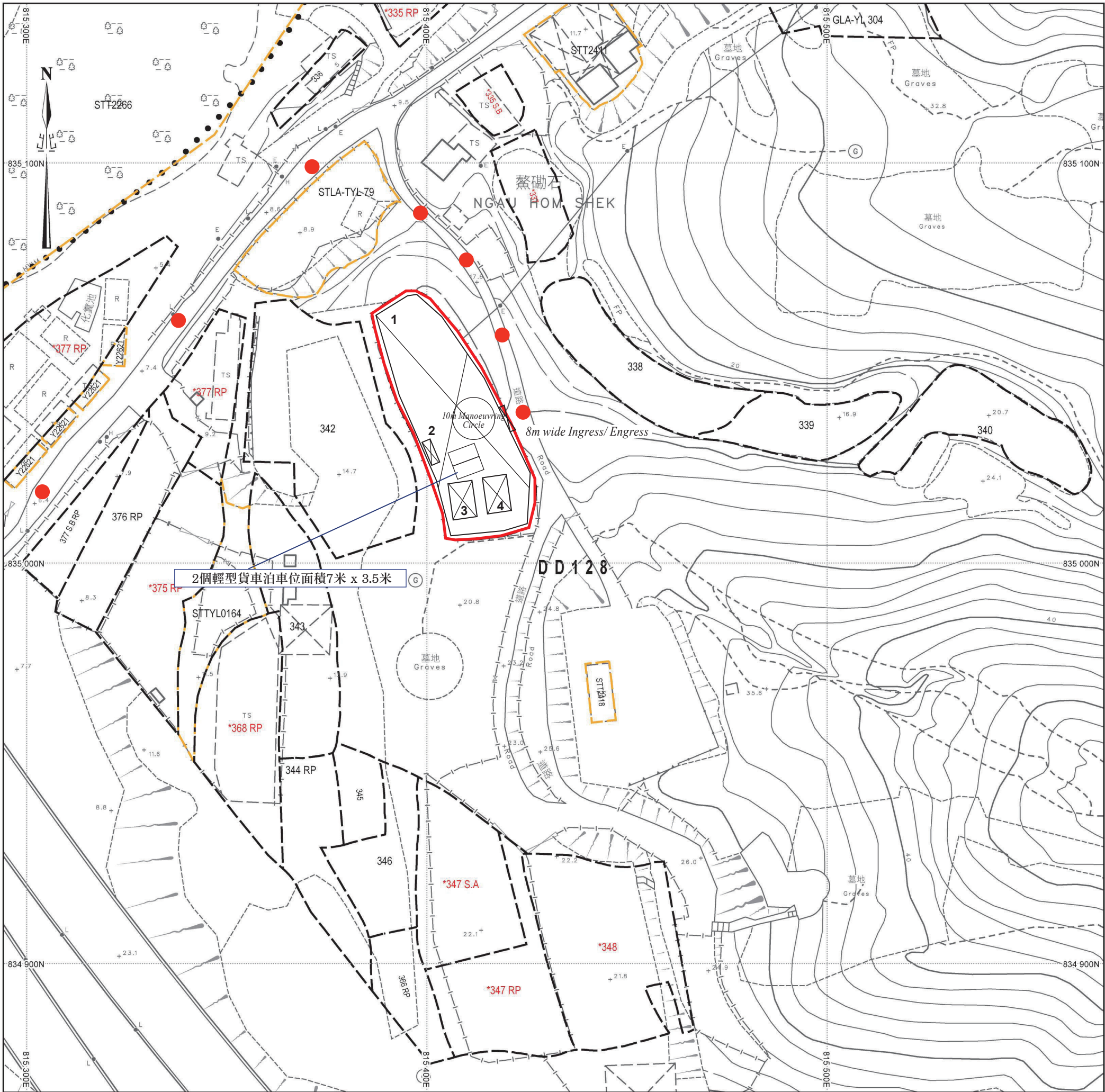




場地位置圖

SCALE 1 : 1000





場地設計圖

構築物(1)  
用途：食品加工及儲存  
建築物料：以金屬搭建  
高度：約9米  
層數：1層  
面積：約1350平方米  
總樓面面積：約1350平方米

構築物(2)  
用途：消防泵房  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約15平方米  
總樓面面積：約15平方米

構築物(3)  
用途：辦公室及洗手間  
建築物料：以金屬搭建  
高度：約7米  
層數：2層  
面積：約54平方米  
總樓面面積：約108平方米

構築物(4)  
用途：辦公室及電錶房  
建築物料：以金屬搭建  
高度：約7米  
層數：2層  
面積：約54平方米  
總樓面面積：約108平方米

● ● ● 行車路線  
SCALE 1 : 1000





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**Jessie Man Heng KWOK/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2024年09月16日星期一 15:32  
收件者: tpbpd/PLAND  
副本: Jessie Man Heng KWOK/PLAND  
主旨: A/YL-HTF/1180補充資料  
附件: 地政文件.pdf; 場地設計圖..pdf; 申請理由.pdf  
  
類別: Internet Email

敬啟者

就上述檔案，現提交補充文件。

## 申請理由

申請由得寶實業公司提出，申請地點總面積約 1370 平方米，總樓面面積為1458平方米，位於新界元朗廈村丈量約份第128約地段第341號A分段、第341號B分段、第341號C分段、第341號D分段、第341號E分段及第341號餘段，發展作為期三年的擬議臨時工業用途（食品加工及儲存）（為期 3 年）及填土工程。

申請人受洪水橋/廈村新發展區第二期工程發展計劃影響，申請人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，較為合適，因此現向城規會遞交規劃申請。團隊已於六月份諮詢發展局及有關部門，受影響範圍約 2670 平方米，其涉及規劃為：A/HSK/396，地址為新界元朗廈村丈量約份第124約地段第1367號，用途為臨時工業用途（食品加工及儲存）（為期 3 年）。此規劃與原址的用途完全相同，申請範圍比原有場地小，樓面面積比原有場地多約 221 平方米，員工們都認為此地最合適不過，便立刻遞交此申請。

申請地點於多年前已是混凝土及泥地，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。填土面積約 1370 平方米，填土厚度約 0.2 米，填土物料為混凝土及泥土。此申請並不會涉及挖土工程，故不會影響其考古價值。

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內的「農業」地帶內。申請地點涉及六幅私人土地，不涉及政府土地。申請地點地型不規則，近似長方型，地勢平坦並已平整。場地共有 4 個上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物1	1350	1458 (已包括TS3、4第 二層樓面面積約 108平方米)	9	1	金屬及混凝土搭建	食品加工及儲存
構築物2 (被TS1覆蓋)	15		4	1	金屬搭建	消防泵房
構築物3 (被TS1覆蓋)	54		7	2	金屬搭建	辦公室及洗手間
構築物4 (被TS1覆蓋)	54		7	2	金屬搭建	辦公室及電錶房



在食品加工及儲存方面，其營運只作凍肉分割及醃製。送達場內的凍肉有不同種類，如：豬、雞、牛，這些食品先由工作人員搬運到場內作點算、分類及存放。申請者會於構築物內添置冷凍櫃，把凍肉存放至雪櫃中。隨後進行食品加工部分，即進行凍肉分割及醃製。最後，這些醃肉會供應給香港本地市場，例如燒烤場及餐廳。此申請並不會飼養任何禽畜，亦不會割割任何活家禽。基於以上原因，構築物1是一個密封式構築物，希望有關食品能更衛生及降低對周邊環境的影響。

擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請地點位於元朗廈村，出入口（閘門）設於場地東邊，出入口位置寬敞明確，可供消防車之類的緊急車輛進入。深灣路闊度約6米，路面已平整，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。行車通道地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

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

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。

申請地點開放時間為星期一至星期六，上午九時至晚上六時，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 2 個輕型貨車泊車位，每個面積 7 米x3.5 米，作運送貨物之用。場地只會使用輕型貨車作運送，不會使用中型或重型貨車。車輛預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

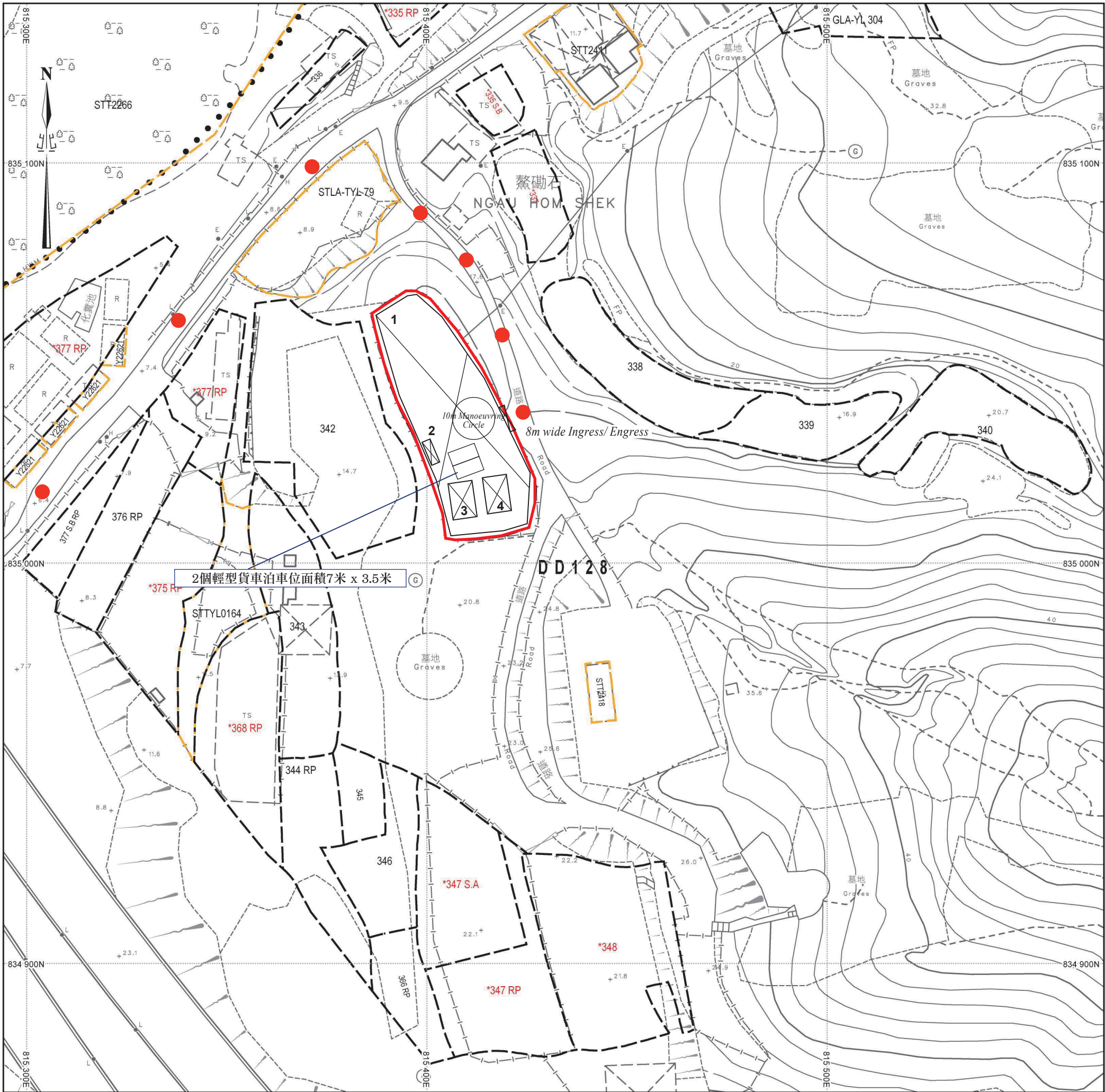
總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	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	0	2	2
11:00 - 12:00	2	2	4
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	2	0	2
15:00 - 16:00	0	2	2
16:00 - 17:00	2	0	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。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。



場地設計圖

構築物(1) (覆蓋構築物(2-4))  
用途：食品加工及儲存  
建築物料：以金屬搭建  
高度：約9米  
層數：1層  
面積：約1350平方米  
總樓面面積：約1350平方米

構築物(2)  
用途：消防泵房  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約15平方米  
總樓面面積：約15平方米

構築物(3)  
用途：辦公室及洗手間  
建築物料：以金屬搭建  
高度：約7米  
層數：2層  
面積：約54平方米  
總樓面面積：約108平方米

構築物(4)  
用途：辦公室及電錶房  
建築物料：以金屬搭建  
高度：約7米  
層數：2層  
面積：約54平方米  
總樓面面積：約108平方米

● ● ● 行車路線  
SCALE 1 : 1000



電話 Tel: 3590 3077  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: laonda@landsd.gov.hk  
本署檔號 Our Ref: ( ) in LD NDA/HSK/CCLT/Q/SPD/1/1  
來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply



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

**By Ordinary Mail, Registered Mail & Post On-site**

LI Man-kwong  
FU Kwok-ying

c/o HUI Hang-yu

30 MAY 2024

Dear Sir/Madam,

**Cancellation of Short Term Waiver No. STW5539  
Lot No. 1367 in D.D. 124**

I wish to inform that the captioned Short Term Waiver (STW) will shortly be affected by the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area. The STW will be cancelled on **30 AUG 2024**.

Should you have any queries on this matter, please contact Land Executive Mr. Dickson LEUNG at 3565 1371 or the undersigned during office hours.

A Chinese Translation of this letter is attached for your information.

Yours faithfully,

(Ms. Steffie CHEUNG)  
for Chief Estate Surveyor/New Development Area

c.c

Land owner of Lot No. 1367 in D.D. 124:

LI Man-kwong (李文光)

FU Kwok-ying (符國英)



CR&V

SM/Clearance (Clearance/HQ)

Mgr/Clearance (NDA)

CLE/Land Enforcement (DLO/YL)

DSO/YL

File ref.: DLOYL 364/YAT/2022

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**Jessie Man Heng KWOK/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2024年11月12日星期二 16:35  
收件者: tpbpd/PLAND  
副本: Jessie Man Heng KWOK/PLAND  
主旨: A/YL-HTF/1180進一步資料  
附件: 美化環境及保護樹木建議圖.pdf  
  
類別: Internet Email

敬啟者

此電郵取代 11 月 11 日 14:24 發出的電郵。

有關上述檔案現提交進一步資料及作進一步澄清。

申請地點主要作食品加工及儲存，即作凍肉分割及儲存醃製凍肉。

場地會使用凍肉切割機把凍肉分割，聲量分貝約 70，加上構築物 1 是一個密封式構築物，有助隔音，相信釋出的分貝不會影響市民。

污水方面，場地不會進行洗滌或烹調工作，凍肉的切割會以雪藏的狀態進行，並不需進行解凍，因此不會排出污水。此外，場內儲存的醃製凍肉皆為獨立包裝，因此食品方面不會衍生任何污水問題。

氣味方面，所有食品加工及儲存工作皆在構築物 1 內進行，申請人可確保不會對環境及市民造成影響。而且，儲存的醃製凍肉皆為獨立包裝，不可能會有異味。至於凍肉切割是於冷藏狀態進行，故肉類不會流出血水，故此申請不會有任何異味。

有關美化環境建議計劃，申請人承諾會保育及保護現有 4 棵雜樹。另外，申請人將會種植 10 棵中華杜英，以美化現場環境。即場內將有 14 棵樹木，包括：4 棵雜樹、10 棵中華杜英。(可參閱美化環境及保護樹木建議圖)

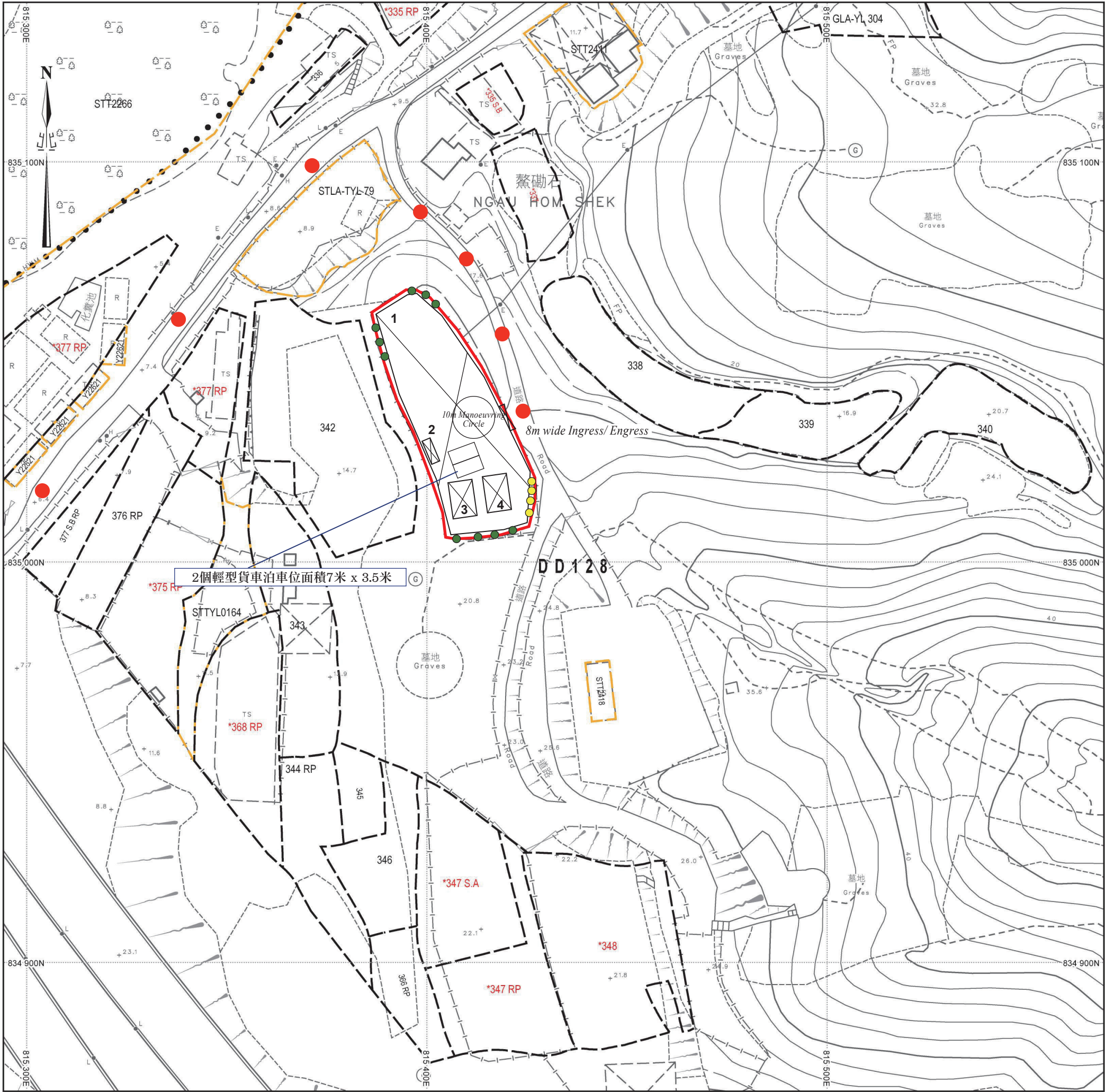
此外，現場的雜草會被去除，因影響環境美觀，還會增加害蟲的數量和病菌的寄生，容易引致蚊患、成為鼠蛇窩藏場所。因此經營者會把雜草消除，以減少害蟲滋生。以下為現場照片。

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美化環境及保護樹木建議圖



- 雜樹(4棵)(保育現有樹木)
- 中華杜英(10棵)(新種樹木)

● ● ● 行車路線  
SCALE 1 : 1000

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

**Approved Applications**

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/YL-HTF/1090	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	6.7.2018 (Revoked on 6.12.2020)
A/YL-HTF/1116	Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 5 Years and Land Filling	25.6.2021 (Revoked on 25.9.2023)



**Government Departments' General Comments**

**1. Land Administration**

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

No adverse comment on the application.

**2. Traffic**

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

No adverse comment on the application from traffic engineering perspective.

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

No objection to the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

**4. Landscaping**

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

- according to the aerial photo of 2023 (**Plan A-3**), the Site is situated in an area of rural landscape character predominated by village houses, temporary structures, ponds and scattered tree groups. Based on the site photos dated September 2024, the Site is mainly covered with bare soil and wild grass. Trees and vegetation at the periphery within the site boundary are observed. According to the aerial photo of 2023, a large portion of area within the Site covered by trees and vegetation is observed. Extensive site formation and removal of existing trees and vegetation were already undertaken at the Site; and
- based on the submitted landscape proposal (**Drawing A-2**), the applicant proposes to preserve four existing trees and plant 10 new trees (*Elaeocarpus chinensis* 中華杜英) within the Site to mitigate the landscape impact arising from the proposed development. She has no comment on the application from landscape perspective.

## 5. **Drainage**

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

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

## 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.

## 7. **Project Interface**

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

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning permission is granted, notwithstanding its validity period, the applicant should note her advisory comments at **Appendix IV**.

## 8. **District Officer's Comments**

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

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

## 9. **Other Departments' Comments**

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

- Chief 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);
- Director of Food and Environmental Hygiene (DFEH); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the following private lots are covered by Short Term Waiver (STW) as shown below:

STW No.	Lot No. in D.D. 128	Purpose
4975	341 S.A, 341 S.B, 341 S.C, 341 S.D, 341 S.E and 341 RP	Temporary Place of Recreation, Sports or Culture (Hobby Farm)

- (iii) the STW holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as 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/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:
  - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the local track connecting Deep Bay Road with the Site is currently not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and
  - (ii) adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of proposed FSIs to be installed should be clearly marked on the layout plans. Licensing requirements would be formulated upon receipt of formal application via the licensing authority. However, the applicant is reminded that if the proposed

structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances;
  - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person; and
  - (iii) the applicant should meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that as the Site is about 95m from the Shenzhen Bay Bridge Egrettry which has been active in recent years, the applicant should preserve the existing trees along the site boundary, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that four structures are proposed in the application. 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 (BA) 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;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected;
  - (ii) proper licence/permit issued by FEHD is required if there is any catering service/activity regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food businesses listed in the Regulation. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132;
  - (iii) depending on the mode of operation, generally there are several types of food business licence/permit that the operator may apply for under the Regulation:
    - i. if the business involves the preparation of food (such as the process of cold storage, defrosting, cutting, seasoning and packaging) for sale (including wholesale and retail) for human consumption off the premises, a food factory licence should be obtained;
    - ii. if the business involves only sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry), a fresh provision shop licence should be obtained; and
    - iii. if the business involves only storage of articles of food under refrigeration in any warehouse, a cold store licence should be obtained;
  - (iv) the application for Cold Store Licence/Food Factory Licence/Fresh Provision Shop Licence, if accepted by FEHD, will be referred to relevant government departments, such as BD, FSD, Planning Department and LandsD (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
  - (v) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated onto the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (k) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant should inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the

course of works.

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

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**From:**  
**Sent:** 2024-10-12 星期六 13:19:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on three planning applications  
**Attachment:** 241012 s16 HTF 1180.pdf; 241012 s16 NSW 314.pdf; 241012 s16 MTL 11.pdf

Dear Sir/ Madam,

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

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

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

12th October, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Industrial Use (Food Processing and Storage) for a Period of 3  
Years and Filling of Land  
(A/YL-HTF/1180)**

1. We refer to the captioned.
2. There were two approved applications for Hobby Farm covering the site and both were revoked (A/YL-HTF/1090 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years; A/YL-HTF/1116 Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 5 Years and Land Filling), and now this application is for 'Industrial Use', on Agriculture (AGR) zone.
3. We urge the Board to consider how many sites within AGR zone have been turned into brownfield sites and whether this trend should be continued. We would like to remind the Board that our Country is now promoting Construction of Ecological Civilisation.
4. We urge the Board to reject this application as it is not in line with the planning intention of AGR zone.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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**From:**  
**Sent:** 2024-10-11 星期五 03:01:48  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-HTF/1180 DD 128 Lau Fau Shan

A/YL-HTF/1180

Lots 341 S.A, 341 S.B, 341 S.C, 341 S.D, 341 S.E and 341 R.P. in D.D. 128, Lau Fau Shan

Site area: About 1,370m<sup>2</sup>

Zoning: "Agriculture"

Applied Use: Food Processing / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So once again members failed in their duty to give consideration to the warning flags and rolled over the fake Hobby Farm operation.

And again, surprise, surprise, conditions were not fulfilled.

So now its back with the real use but this is alarming, FOOD PROCESSING.

That PlanD would support and members would rubber stamp a food processing operation that fails to provide adequate drainage and other conditions would appear to be unthinkable in Hong Kong, now a bastion of law and order.

But regrettably fundamental issues such as the safety and good health of the community are of no importance under the prevailing BUT NEVER ANNOUNCED TO THE PUBLIC policy support for extending brownfield.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 27 May 2021 3:23 AM HKT  
**Subject:** A/YL-HTF/1116 DD 128 Lau Fau Shan

Dear TPB Members,

One has to question if members read the reports. The following for example:

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

(c) When comparing the aerial photos of 2011 (Aerial Photo No. CW93033), 2015 (Aerial Photo No. CW113691) and 2018 (Aerial Photo No. E033200C dated 3.1.2018), it is observed that the Site was **originally well vegetated with trees and shrubs, but the majority of the Site (central portion) appeared to be cleared in 2015**. It is observed that there are a few trees at the northern portion of the site in 2018.

(d) **Open storage use (probably used tires) is observed in the aerial photos of 2013** (Aerial Photo No. CS43508), 2015 (Aerial Photo No. CW113691) and 2018 (Aerial Photo No. E033200C dated 3.1.2018), **while used tires were observed stacked within the Site in the site photos from DPO dated 9.2.2018**.

(e) Other Detailed Comments as follows:

(i) Despite the site is partly hard paved, **the soil at the site is likely contaminated and tainted with (potential toxic) chemicals from the storage of used tires**, the direct use of such soil as a medium for planting is illogical as the plants would not likely able to grow. Hence a degree of excavation and filling to replace/treat the topsoil as well as footing for the temporary structures (some 2 storeys high) is anticipated.

(ii) **The proposed layout appears misleading**, despite the majority of the uncovered areas indicated as 'farm area', the farms appear to be isolated by the proposed structures. **As there is no footpaths proposed for access (e.g. with wheelbarrows) to tend to the farms. Furthermore, as the method to irrigate the farms is not clarified the feasibility of the proposed layout is in doubt.**

(iii) **As the existing trees within (and adjoining) the site is not shown on the submitted landscape proposal**, there is inadequate information to ascertain the treatment of the existing trees. (iv) Hence based on the above the sincerity of the applicant to operate a hobby farm is in doubt.

**But - Members had no question on the application.**

Hopefully the current board members will be more diligent and question why there have been **TEN EXTENSIONS OF TIME**

So Applicant plays the game, withdraws 1090 and submits a new application.

Will members reward him with a roll over?

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Sunday, June 3, 2018 1:37:21 AM

**Subject:** A/YL-HTF/1090 DD 128 Lau Fau Shan

A/YL-HTF/1090

Lot 341 (Part) in D.D. 128, Lau Fau Shan, Yuen Long

Site area : About 1,290m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm

Dear TPB Members,

Application 1086 was deferred on 16 March, so now a slightly larger footprint and its Hobby Farm.

**This screams unapproved brownfield operation.**

Previous objections upheld. Application has no credibility and should be rejected.

Mary Mulvihill

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**From:**

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

**Sent:** Thursday, March 1, 2018 2:51:52 AM

**Subject:** A/YL-HTF/1086 DD 128 Lau Fau Shan

A/YL-HTF/1086

Lot 341 (Part) in D.D.128, Lau Fau Shan, Yuen Long

Site area : About 1,096.8m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 4 Parking

Dear TPB Members,

Kung Hei Fat Choi. Hopefully in the Year of the Dog members will sniff out dodgy brownfield applications trotted out as animal facilities.

Perhaps Ag and Fish could provide some statistics on the number of 'Animal Boarding' facilities in the district and data on the actual demand for such? Applications 588 and 577 are for the same use in the same district.

There have obviously been unapproved brownfield operations on this site. Similar applications have been rejected for the following reasons.

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas;

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Mary Mulvihill