

2021年 5月 3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。

Appendix I of RNTPC  
Paper No. A/YL-LFS/400

This document is received on 3 MAY 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/400
	Date Received 收到日期	- 3 MAY 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

Great Winfield Investment Limited 昊星投資有限公司  
Envirocycle Tech Limited 環創新科有限公司

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

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

Chuo Wang Development Consultant Limited 卓弘發展顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lau Fau Shan, Yuen Long, New Territories, Lot Nos. 1796, 1798, 1802, 1803, 1804, 1805 & 1806 in D.D. 129 新界元朗流浮山丈量約份第 129 約 地段第 1796, 1798, 1802, 1803, 1804, 1805 及 1806 號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... 3104.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-LFS/9 流浮山及尖鼻咀分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation 康樂
(f) Current use(s) 現時用途	Vacant 空置土地  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"<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 ..... 年 ..... 月 ..... 日的記錄，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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

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

Temporary Open Storage (Dump Box)  
臨時露天存放(車斗)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期

☒ year(s) 年 .....3.....

☐ month(s) 個月 .....

**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 .....3104.7.....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 .....NA.....sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 .....NA.....

Proposed domestic floor area 擬議住用樓面面積 .....NA.....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 .....NA.....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 .....NA.....sq.m ☐About 約

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

.....  
 .....  
 .....  
 .....

**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 .....

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 時間為星期一至六，早上8:00-9:00及下午5:00-6:00，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)) 車路可通往深灣路																															
	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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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"/>																															

	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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）。

1. 我們是兩間環保科技的公司，其中一項主要業務是進口工程用約5.5噸的泥頭車及環保斗車。
2. 我們擬議於申請位置存放約5.5噸泥頭車及環保斗車的車斗。
3. 我們的車斗比較難於找地方存放，而申請位置偏僻，存放車斗應該合適。
4. 我們只停存放車斗，並不涉及其他用途，如維修、清洗，因此不會污染環境。
5. 我們的車斗全是新的車斗，一般若有車斗損壞，我們才需要到現場安裝新車斗。
6. 我們預計每星期約有5輛泥頭車或環保斗車進出，時間為星期一至六，早上8:00-9:00  
及下午5:00-6:00，星期日及公眾假期休息。
7. 申請位置接連現有道路，而我們會預留4.5m通道出入及預留足夠位置用作做排水渠  
及綠化位置。
8. 申請位置已荒廢，部份位置為爛泥地，部份為草叢，而我們申請位置不涉及砍伐樹  
木，而其中有部份申請位置於很久前為池塘，而現已乾涸變為爛泥地。
9. 我們申請位置途經深灣路至流浮山道迴旋處，全程約700米，車程約3分鐘，途中有  
4個避車處，而我們行車流量不算多，因此對交通沒有太大影響。
10. 我們會做足所有措施，確保不會影響環境。



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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

  
.....  
Pang Hing Yeun

Name in Block Letters  
姓名（請以正楷填寫）

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

Director

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

CHUO WANG DEVELOPMENT CONSULTANT LIMITED

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

Date 日期

07-04-2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
<b>Application No.</b> 申請編號	(For Official Use Only) (請勿填寫此欄)
<b>Location/address</b> 位置／地址	Lau Fau Shan, Yuen Long, New Territories, Lot Nos.1796, 1798, 1802, 1803, 1804, 1805 & 1806 in D.D. 129 新界元朗流浮山丈量約份第 129 約 地段第 1796, 1798, 1802, 1803, 1804, 1805 及 1806 號
<b>Site area</b> 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>3104.7</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
<b>Plan</b> 圖則	S/YL-LFS/9 流浮山及尖鼻咀分區計劃大綱圖
<b>Zoning</b> 地帶	Recreation 康樂
<b>Type of Application</b> 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
<b>Applied use/development</b> 申請用途/發展	Temporary Open Storage (Dump Box) 臨時露天存放 (車斗)



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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Location Plan and Existing Access</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



We reply to Transport Department' s comments.

- The application site already has an existing access, so we don't need to build any new access.
- Near the application site, from Sham Wan Road to Lau Fau Shan's roundabout probably 700 meters, driving time is about 3 minutes, there are four passing place along Sham Wan road, therefore adequate capacity to accommodate the traffic problem.
- Furthermore, our application site just used for storage new dump box, and all the new dump box are not used immediately, they are just temporarily stored at the application site and low liquidity, therefore, the application does not affect traffic.
- We will not involve use of medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined under the Road Traffic Ordinance.
- We only storage new dump box and we will not involve transportation and/or storage of dusty construction materials.
- The application site has a 5m vehicles access and included U-turn position.
- Therefore, vehicles will not line up to public roads or reverse onto/from public roads.
- We also enclosed dump box and dump truck's photos for your reference.

Size of Dump Box:

環保斗呎吋

長 18 呎 闊 8 呎 高 4 呎半

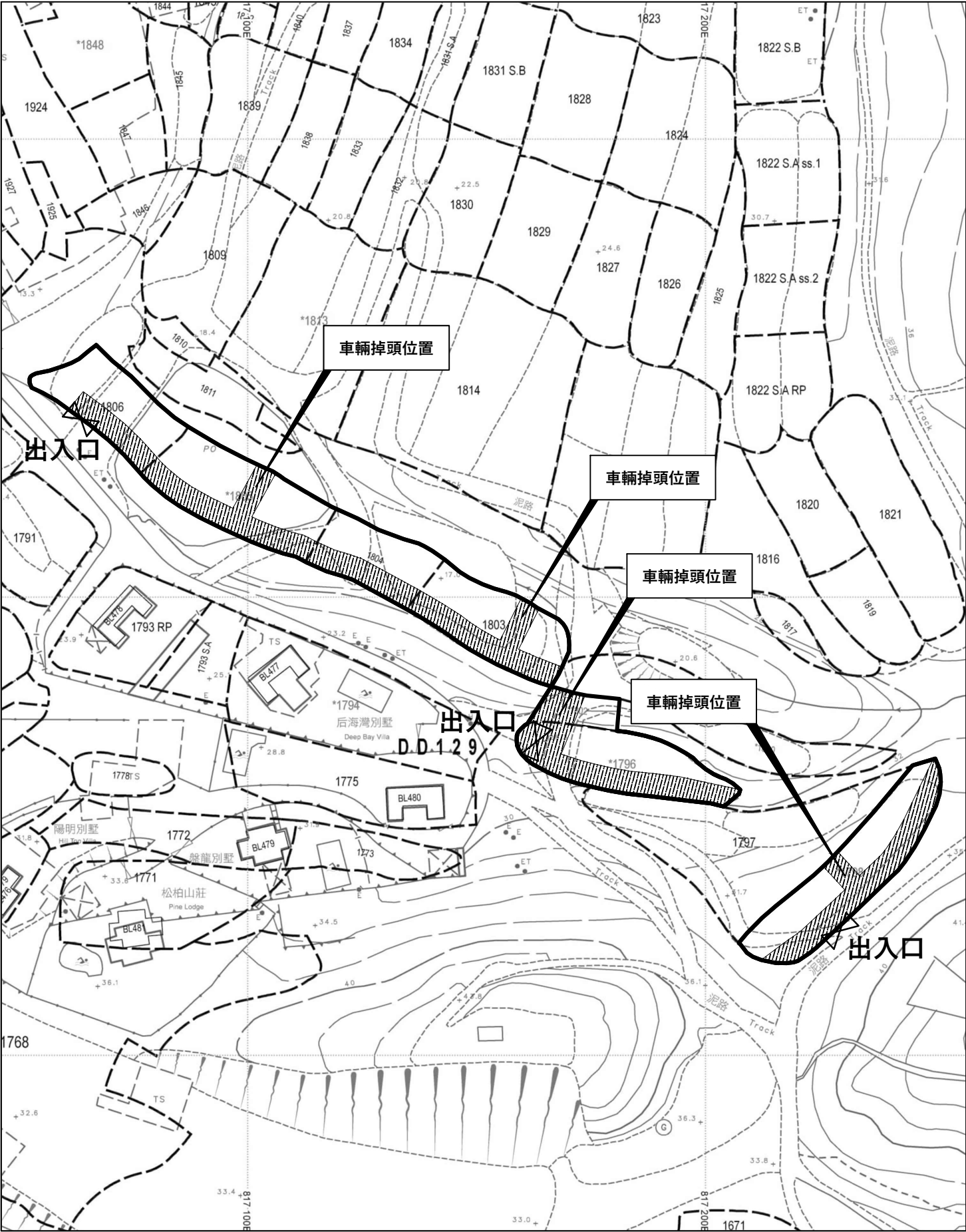
Thanks & Regards,

H.Y.Pang





# Site Access Layout Plan



香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region  
車輛登記文件  
Vehicle Registration Document

車輛的細節  
DETAILS OF VEHICLE

03345409

類別  
Class MEDIUM GOODS VEHICLE  
廠名  
Make DONGFENG  
型號  
Model KD

底盤號碼/車輛識別號碼  
Chassis No./V.I. No. LGAX4D432JH130019

引擎號碼  
Engine No. 78515543

汽缸容量  
Cylinder Capacity (DIESEL) 8880 立方厘米  
c.c.

額定功率  
Rated Power \*\*\*\*\* 千瓦  
kW

顏色  
Colour WHITE /GREEN

車身類型  
Body Type GULLY EMPTIER

類型審核編號  
Type Approval No. H0137000

車輛尺寸  
Dimensions of Vehicle  
長度 Length: \*\*\*\*\* 米  
m  
寬度 Width: \*\*\*\*\* 米  
m  
高度 Height: \*\*\*\*\* 米  
m

許可車輛總重  
Permitted Gross Vehicle Weight 24.00 公噸  
Tonnes

最高許可車軸重量  
Maximum Permitted Axle Weights  
1) 7.10 2) 9.00 3) 9.00  
\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*  
公噸  
Tonnes

許可組合式車輛總重  
Permitted Gross Combined Weight \*\*\*\*\* 公噸  
Tonnes

許可行李箱載重量  
Permitted Luggage Compartment Weight \*\*\*\*\* 公噸  
Tonnes

登記車主的細節  
DETAILS OF REGISTERED OWNER

登記車主的全名  
Full Name of Registered Owner

WORLD ENVIRONMENTAL SERVICES LIMITED

發出日期  
Date of Issue: 19/03/2021

檔號記錄  
Transaction: A05-0083

T.D. 26 (Rev. 1/2019)

登記號碼  
Registration Mark

NE5072

5

出廠年份  
Year of Manufacture 2018

原產國家/原產地  
Country/Place of Origin CHINA

座位限額(司機除外)  
Seating Capacity (Excluding driver) 下層 / 上層  
L/D / U/D 2

企位限額(祇限巴士)  
Standing Passenger Capacity (Buses only) 下層  
L/D 0

首次登記日期  
Date of First Registration 19/03/2021

首次登記時的車輛狀況  
First Registration Vehicle Status E  
(註釋見背頁see notes overleaf)

首次登記時的應課稅值  
First Registration Taxable Value \$479000.00

已繳付的首次登記稅  
First Registration Tax Paid \$71850.00

免稅配件的價值  
Value of Tax-exempt Accessories \$0.00

免稅保養未滿期部份的價值  
Value of Unexpired Portion of Tax-exempt Warranty \$0.00

1980年6月15日以來之前任車主數目  
Number of Previous Owners since 15.6.1980 0

登記為車主日期  
Date registered as Owner 19/03/2021

牌照條件  
Conditions of Licence LOCALLY ASSEMBLED VEHICLE

附註  
Remarks

登記車主簽署

Signature of Registered Owner

(Leo WAN)  
for Commissioner for Transport  
運輸署署長  
(尹雋希代行) H5

NO. R 491146



**重 要 事 項**  
**IMPORTANT NOTE**

1. 關於首次登記時的車輛狀況的註釋 (於 2019 年 1 月 2 日或之後首次登記的車輛適用)

Notes on "First Registration Vehicle Status" (for vehicles first registered on or after 2 January 2019)

A – 根據相關證明文件，車輛在進口香港供銷售前，未曾在香港以外地方登記，或曾在香港以外地方登記但有關登記不准許車輛在道路上使用。

A – prior to importation into Hong Kong for sale, the vehicle has either never been registered outside Hong Kong, or was registered outside Hong Kong but in a manner that the vehicle was not permitted to be used on roads, with documentary proof.

B – 基於車輛進口者的聲明，車輛在進口香港供銷售前，未曾在香港以外地方登記。

B – prior to importation into Hong Kong for sale, the vehicle has never been registered outside Hong Kong as declared by the vehicle importer.

C1 – 車輛在進口香港供銷售前，曾在香港以外地方登記。根據相關證明文件，車輛在香港以外地方登記的時間少於 15 天。

C1 – the vehicle has been registered outside Hong Kong prior to importation into Hong Kong for sale. The length of the period of such registration is shorter than 15 days as proved by supporting documents.

C2 – 車輛在進口香港供銷售前，曾在香港以外地方登記，並不歸類為 C1 狀況。

C2 – the vehicle has been registered outside Hong Kong prior to importation into Hong Kong for sale, other than vehicles categorized as C1.

D – 車輛由登記車主進口香港自用。

D – the vehicle was imported by the registered owner into Hong Kong for own use.

E – 車輛是在香港以進口底盤或進口駕駛室及底盤添加指明附加物裝配而成的車輛。

E – the vehicle was assembled in Hong Kong with specified additions to the imported chassis / cab and chassis.

F – 車輛是透過拍賣從香港特別行政區政府購得。

F – the vehicle was acquired through auction from the Hong Kong SAR Government.

2. 登記車主必須在車輛登記文件上簽署。車輛登記文件屬政府所有，運輸署署長可隨時要求退還此文件。

The Vehicle Registration Document must be signed by the registered owner. It shall remain the property of the Government and the Commissioner for Transport may require a Vehicle Registration Document to be returned to him at any time.

3. 登記車主須在姓名、地址或身分證明文件有所變更或車輛過戶後的 72 小時內通知運輸署署長。車輛登記細節如有任何更改，登記車主亦應立刻通知運輸署署長。任何人無合理辯解而違反任何上述的規定即屬犯罪，一經定罪可被罰款 2,000 元。

Notify the Commissioner for Transport of any change of name, address or identity document, or transfer of vehicle ownership within 72 hours. Also, notify the Commissioner for Transport of any change of vehicle registration particulars immediately. Any person who without reasonable excuse contravenes any of the above requirements commits an offence and is liable on conviction to a fine of \$2,000.

4. 若警務人員或運輸署署長提出要求，登記車主必須於 72 小時內將車輛登記文件呈交查閱。如遺失車輛登記文件，應立即向警署報案，並以指定的表格向運輸署署長申請補發複本。

The Vehicle Registration Document must be produced for inspection upon the request of a police officer or the Commissioner for Transport within 72 hours of such request. Report its loss at once to any police station, and apply to the Commissioner for Transport in a specified form for a duplicate document.

廿四小時查詢熱線：2804 2600  
24-hour enquiry hotline: 2804 2600

有關車輛牌照的最新資料，職員應參看電腦記錄。  
Staff should refer to the computer record for the latest vehicle licence information.

NO. R 491146

**Relevant extract of the Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No. 13F)**

1. On 27.3.2020, 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. 13F) 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, 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 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 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. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very



exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) the use of sites of less than 1,000 m<sup>2</sup> each for open storage uses and 2,000 m<sup>2</sup> each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
  - (b) 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;
  - (c) 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;
  - (d) 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;
  - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
  - (f) 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, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

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

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/YL-LFS/351	Proposed Temporary Vehicle Park and Open Storage (Dump Truck and Skip Truck) for a period of 3 years	REC	18.9.2020	1-2

**Rejection Reasons**

1. the development is not in line with the planning intention of the “REC” zone which is intended primarily for recreational developments for the use of the general public and encourages the development of active and/or passive recreation and tourism/eco-tourism. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
2. the development is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted for the Site and there are adverse departmental comments and local objections to the application.



**Similar s.16 Applications for Temporary Open Storage Use  
within “REC” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-LFS/186	Temporary Open Storage of Construction Materials (Plastic and Scrap Metal) (3 Years)	R(E), REC	19.12.2008 (12 months)  (revoked on 19.5.2009)	3, 4, 7, 8, 10-15, 23, 24
2	A/YL-LFS/211	Temporary Open Storage of Marble and Construction Materials (3 Years)	R(E), REC	12.11.2010 (12 months)  (revoked on 25.10.2011)	1, 3-8, 10- 14, 16-17, 20-22
3	A/YL-LFS/225	Renewal of Planning Approval under Application No. A/YL-LFS/183 for Temporary Open Storage of Marble with Ancillary Workshop (3 Years)	REC	7.10.2011	1, 3-7, 10- 11, 13-14, 16-17, 20-21
4	A/YL-LFS/232	Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop (3 Years)	R(E), REC	20.1.2012 (12 months)	1, 3-7, 10, 11, 13, 14, 16-18
5	A/YL-LFS/250	Temporary Open Storage of Marble, Construction Material, Small-scale Construction Machinery and Tools, Construction/Road Safety Goods and Components with 4 Loading/Unloading Spaces (3 Years)	R(E), REC	19.4.2013 (12 months)	1, 3-7, 10, 11, 13, 14, 16-18
6	A/YL-LFS/255	Temporary Open Storage (Marbles, Construction Material, Aluminum cans and frames, Small-scale Machinery, cars and lorries for export, mini raising platforms and ancillary workshop and loading/unloading spaces) (3 Years)	R(E), REC	13.12.2013 (12 months)	1-7, 10(*), 11, 13, 14, 16, 17, 19

\* The condition was reviewed under Section 17 of the Town Planning Ordinance and was rejected by the Board on 20.6.2014.

7	A/YL-LFS/260	Temporary Open Storage of Marbles, Construction Materials, Aluminium Cans, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles (3 Years)	REC	25.4.2014	1-8, 14, 16, 17
8	A/YL-LFS/272	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years)	R(E), REC	27.3.2015 (12 months)	2-7, 10-17
9	A/YL-LFS/283	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years)	R(E), REC	19.2.2016	1, 3-7, 9-11, 13-17
10	A/YL-LFS/293	Renewal of Planning Approval under Application No. A/YL-LFS/260 for Temporary Open Storage of Marbles, Construction Materials, Aluminum Cans, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles (3 Years)	REC	7.4.2017	1, 3-8, 13, 14, 16, 17
11	A/YL-LFS/336	Temporary Open Storage of Construction Materials, Aluminum Pipes/Frames, Elevating Platforms, Small-scale Machinery with Ancillary Workshop and 2 Loading and Unloading Spaces for Goods Vehicles (3 Years)	REC	12.4.2019	3, 5-8, 12-14, 17, 25

### **Approval Conditions**

1. The submission and implementation of landscaping and tree preservation proposals.
2. The submission and implementation of drainage facilities proposals.
3. Revocation clauses.
4. Reinstatement clause.



5. The provision of fire extinguisher(s) and/or the submission of a valid fire certificate (FS 251).
6. The submission and implementation of fire service installations.
7. No night-time operation/no operation on Sundays and public holidays.
8. The provision of fencing of the site.
9. Maintenance of existing fencing on the site at all times during the planning approval period.
10. No cutting, dismantling, cleansing, melting, repairing, compaction and workshop activity.
11. The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
12. Maintenance of existing trees on-site in good condition at all times during the planning approval period.
13. Maintenance of drainage facilities on site and/or submission of a condition record of the existing drainage facilities.
14. No vehicle exceeding 24 tonnes as defined in the Road Traffic Ordinance, including heavy goods vehicle is allowed to enter, park or operate at the site at any time.
15. No materials are allowed to be stored within 3m from the boundary of the site.
16. No vehicle over 10m long, including container vehicle/trailer/tractor as defined in the Road Traffic Ordinance, was allowed to enter, exit, park or operate at the site at any time during the planning approval period.
17. No vehicle queuing was allowed back to public road or vehicle reversing onto/from the public road was allowed at all times.
18. The removal of the excessive structures on the site.
19. No toilet facility is allowed on site anytime.
20. No open storage of recyclable materials was allowed on the site.
21. No handling (including dismantling, loading, unloading and storage) of electrical/electronic appliances, computers/computer parts/wastes, cathode-ray tubes (CRT), CRT computer monitors/television sets/equipment was allowed on the site.
22. The replacement of dead trees and the clearance of climbers on the site.
23. No materials were allowed to be stored within 1m of any tree on the site.
24. The submission and implementation of run-in proposal.
25. No painting and paint spraying activities is allowed on the site.

## **Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejected Reasons</u></b>
1	A/YL-LFS/187	Temporary Open Storage of Marble with Ancillary Workshop (3 Years)	REC	9.1.2009	1, 7
2	A/YL-LFS/229	Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop (3 Years)	R(E), REC	2.12.2011	3
3	A/YL-LFS/230	Proposed Temporary Open Storage of Scrap Metal, Scrap Plastic and Used Motorcycles (3 Years)	REC	16.12.2011	2, 4, 6
4	A/YL-LFS/236	Proposed Temporary Open Storage of Second-hand Motorcycle (3 Years)	REC	20.7.2012	2, 4, 6
5	A/YL-LFS/326	Proposed Temporary Open Storage of Construction Machinery (3 Years)	REC	21.9.2018	4, 6, 7
6	A/YL-LFS/329	Temporary Open Storage of Construction Materials (3 Years)	R(E), REC	2.11.2018	4, 6, 7

## **Rejected Reasons**

1. The development was not in line with the planning intention of the "Recreation" zone which was primarily for recreational developments for the use of the general public. There was no strong justification in the submission to merit for a departure from such planning intention, even on a temporary basis.
2. The development was not compatible with the nearby residential dwellings.
3. The applicant failed to demonstrate that the development would not generate environmental nuisance on the residential dwellings in the vicinity and along the access road and that the approval conditions imposed by the Town Planning Board could be complied with.
4. The proposed development was not in line with the planning intention of the "Recreation" zone, which was primarily for recreational developments for the use of the general public. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
5. The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there was no previous planning approval granted for the northern part of the site and there were adverse departmental comments. There was insufficient information in the submission to demonstrate that the development would not have adverse environmental impacts on the surrounding areas.
6. The proposed development was not in line with the Town Planning Board Guidelines No. 13E

for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous approval had been granted for the site, there were adverse departmental comments on the environmental, traffic and landscape aspects and the proposed development would have adverse environmental, traffic and landscape impacts on the surrounding areas.

7. Approval of the application, even on a temporary basis, would set an undesirable precedent for applications for other developments within the “REC” zone, the cumulative effect of which will result in a general degradation of the environment.



tpbpd@pland.gov.hk

5-1

寄件者: [REDACTED]  
寄件日期: 2021年05月18日星期二 12:54  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to application number A/YL-LFS/400

A/YL-LFS/400

DD129 Lot 1796,1798,1802,1803,1804,1805 & 1806

臨時露天貯物(車斗)

本人反對有關申請，深灣路單線雙程而且路面狹窄，不適宜再增加道路負

擔，有關用途亦會對鄰近居民構成滋擾，產生噪音及空氣污染。申請用途

違反規劃意向，與附近環境不協調，批給許可會造成不良先例，累積影響

，附近閒置農地會相繼仿效變成露天貯物泥頭車斗車停泊場，破壞整體規

劃。連接深灣路之間的通道亦十分狹窄，申請人沒有交通評估報告呈交，

也沒有噪音及環境評估報告，同類申請於2020年9月已經被城規會否決，

今次申請亦沒有新的支持理據，懇請城規會貫徹一致，拒絕此項申請。

Wilson Li

2021.05.18

2-2

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

參考編號

Reference Number:

210524-163300-93010

提交限期

Deadline for submission:

01/06/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:33:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/400

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天貯物(車斗)必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

5-3

寄件者: [REDACTED]  
寄件日期: 2021年05月30日星期日 4:16  
收件者: tpbpd  
主旨: A/YL-LFS/400 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

351 was rejected so now its back with "Dump Box", presumably open storage of containers.

The application did not meet the Town Planning Board Guidelines No. 13F in that the site fell within Category 3 areas. The site was not subject to any previous planning approval and there were adverse departmental comments. The Environmental Protection Department, Transport Department, Drainage Services Department and Urban Design and Landscape Unit of PlanD did not support/had reservation on the application as the applicant failed to demonstrate that the applied use would not have adverse environmental, traffic, drainage and landscape impacts. Seven similar applications within the same "REC" zone were rejected, and the circumstances of the current application were similar to those rejected applications. Rejection of the current application was in line with the Committee's previous decisions.

Copy and Paste

currently partly hard-paved and partly covered with soil/gravel. **Part of the Site is used for parking/open storage of dump trucks and skip trucks without valid planning permission**

**Has enforcement action been initiated? If not why not?**

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, August 27, 2020 3:03:30 AM  
Subject: Re: A/YL-LFS/351 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

Almost one year later.

There is clearly no need for a vehicle park as there are only a few private residences in the district so it is effectively open storage.

As there is no history of previous approval for this use then the application has no merit no matter how many reports are submitted.

Mary Mulvihill

---

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Saturday, November 23, 2019 4:13:50 AM  
Subject: A/YL-LFS/351 DD 129 Lau Fau Shan Recreation



A/YL-LFS/351

Lots 1796, 1798, 1802, 1803, 1804, 1805 and 1806 in D.D. 129, Lau Fau Shan

Site area : 3,104.7sq.m

Zoning : "Recreation"

Applied use : 52 Vehicle Park and Open Storage

Dear TPB Members,

Open Storage on land zoned Recreation is absolutely unacceptable. The site is still relatively vegetated. There are a number of residences in the vicinity.

Members cannot approve a plan that would trash the land and create yet another brownfield in this already heavily polluted area.

Mary Mulvihill

Fax to 28770245

5-4

檔案編號：A/YL-LFS/400

申請用途：臨時存放斗車

DD129 Lot 1796,1798,1802,1803,1804,1805 & 1806

深灣路非常狹窄，若上述地點用作存放斗車的話，將會嚴重增加道路負荷。

場地運作時間設於上班及下班的交通繁忙時間，勢必做成深灣路交通癱瘓，城規會日後亦不會監管場地的營運時間，日後場地更可能延長運作時間致令交通問題更嚴重。

申請地點不適合用作存放斗車，應該維持發展康樂用途，本人就上述申請提出反對。

鄧年有

二〇二一年五月卅一日

**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that 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. It is noted that no structure was proposed in the application;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow the relevant mitigation measures and requirements in the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road; and
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicants should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. 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. The applicants should submit a valid fire certificate (FS 251) to his Department regarding the provision of fire extinguisher(s). The applicants should note that if the proposed structure(s) is required to comply with the Building Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. The “Good Practice Guidelines for Open Storage Sites” issued by his department at **Appendix VII** should be adhered to.



**Good Practice Guidelines for Open Storage Sites**

		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.