

This is a document received on 27 FEB 2023
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

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

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/460
	Date Received 收到日期	27 FEB 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/lpb/>. 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/lpb/>), 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)

英盛(合和)工程有限公司 YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

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)

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)	DD1 29 LOT69,70&74RP
(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 5966 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,100 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) N/A 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	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan NO.S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	海岸保護區
(f) Current use(s) 現時用途	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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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 22/02/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 22/02/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	擬議臨時貨倉存放五金材料(為期三年)和填土 (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 三年 <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	3,866 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,100 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,100 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,100 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)	
2個構築物，一層，高度7米，用作貨倉存放五金材料	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	4
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 星期一至星期五上午9時至下午5時,星期六、日及公眾假期休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 深灣路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,966 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input 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。

受政府洪水橋二期工程影響,本公司屬其中用戶之一, (DD125 Lot 677)

最近地政署多次通知,於2023年度第四季通知用戶撤離(見附件1),

地政主任陳加穎小姐通知我們找地方,並協助商戶處理,

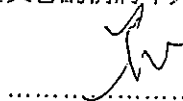
現找到此處地段,望城規會盡快通過。

8. Declaration 聲明

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

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

Signature
簽署



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

曾學朗

經理

Name in Block Letters
姓名（請以正楷填寫）

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 英盛(合和)工程有限公司 YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED
代表

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

Date 日期

22/02/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

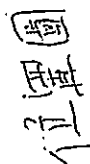
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD1 29 LOT69,70&74RP
Site area 地盤面積	5966 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan NO.S/YL-LFS/11
Zoning 地帶	海岸保護區
Type of Application 申請類別	<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 <input checked="" type="checkbox"/> Year(s) 年 三年 <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉存放五金鋼料(為期三年)和填土

(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	N/A <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	2,100 <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 block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(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		N/A
	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) _____ _____		N/A N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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) _____ _____		N/A N/A N/A 4 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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） 位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
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.

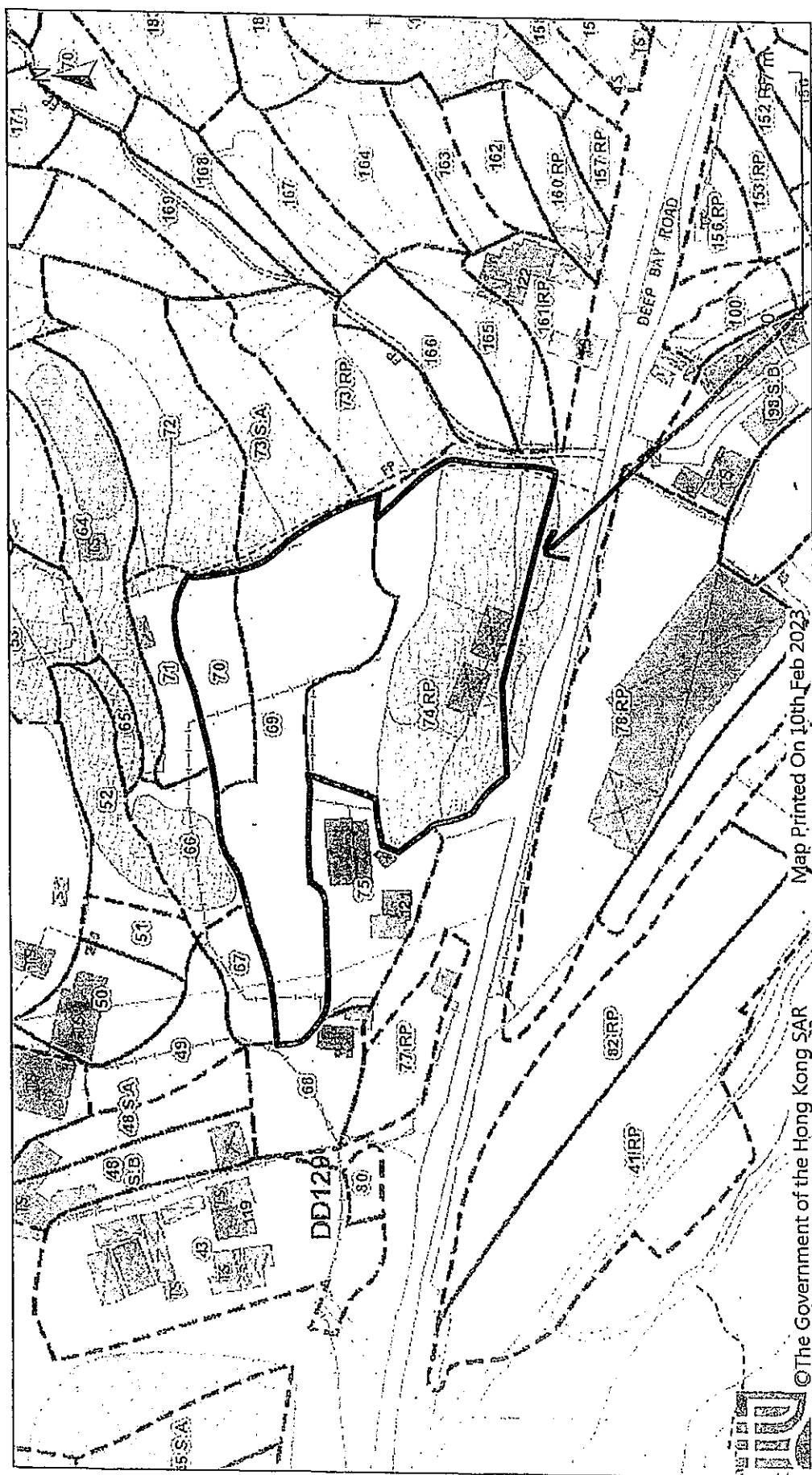
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



LOCATION PLAN

GEOINFO MAP
地理資訊地圖

Go to map: <https://www.map.gov.hk/gm/geo:22.4869,114.0016?z=1128>.



申請地點

Application

Powered by GeoInfo Map: <https://www.map.gov.hk>

Note: The use of this map is subject to the Terms and Conditions and the IP Rights Notice of GeoInfo Map.

DEVELOPMENT PARAMETERS

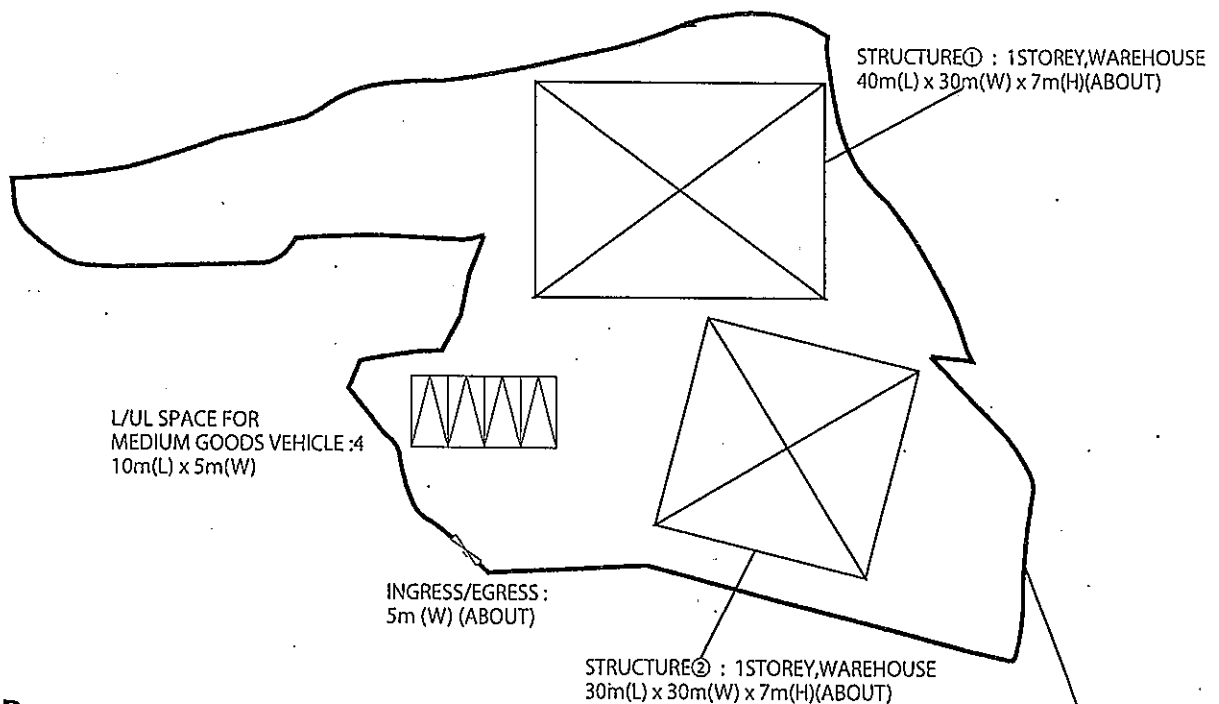
APPLICATION SITE AREA	: 5,966m ² (ABOUT)
COVERED AREA	: 2,100m ² (ABOUT)
UNCOVERED AREA	: 3,866m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 1

PARKING PROVISIONS





NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 10m(L) x 5m(W)

INGRESS / EGRESS PROVISIONS

NO. OF INGRESS / EGRESS	: 1
DIMENSION OF INGRESS / EGRESS	: 5m (ABOUT)(W)



LEGEND

-  APPLICATION SITE
-  L/UL SPACE
-  INGRESS / EGRESS 5m(ABOUT)(W)
-  STRUCTURE

申請地點
Application Site

申請地點 Application Site

DD129 LOT69,70&74 RP
LAYOUT PLAN

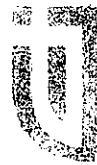
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號 REFERENCE No.

分區計劃大綱圖編號

S/YL-LFS/11

張仲 1



地政總署
新發展區組

NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

使命：以努力不懈，創出最佳的土地行政服務。
We strive to achieve excellence in land administration.

地址：新發展區組，位於香港新界新田鎮新田公路1501至1510號。
Units 1501 to 1510, Level 15, Landmark North
30 Lung Sum Avenue, Sheung Shui, New Territories

查詢 Website: www.landsd.gov.hk

電話：Tel: 379 2415

傳真：Fax: 379 0117

電郵：Email: gre@hksda.gov.hk

電報：Cable Ref: LDC/ND/HSK-HK 1122

網址：Internet:

請於回信時備註

Please quote our reference in your reply

致： 構築物佔用人或使用人／業務經營者

現場派遞

重要文件

洪水橋／厦村新發展區第二期發展工程

閣下的住所／業務所在的地方將受洪水橋／厦村新發展區第二期發展工程（下稱「該新發展區工程」）影響而須清拆。本函件旨在通知閣下的預計遷出日期，以及提供有關安置安排（只適用於住所）及補償（如適用）等事宜的相關資料。

擬議清拆範圍及遷出日期

2. 根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府，收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。

3. 為了讓土地佔用人有更多緩衝時間，工程部門將會為工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。就閣下所處的地點而言，預計遷出限期為 2025 年年中。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知閣下確實的遷出限期。在限期屆滿後，本署會根據《土地（雜項條文）條例》（第 28 章），清理涉及的構築物及相關範圍的土地。

4. 該新發展區工程的擬議收地及清拆範圍可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/te-compensation-and-clearance/>

「戶外業務經營者的特惠津貼」：適用於持合法土地文書¹（如私人地契上的業務經營），或向政府申索法定補償作為替代（只適用於私人土地上的業務經營）。政府已於2022年5月優化「露天／戶外業務經營者的特惠津貼」，只要受影響的業務在緊接清拆前登記日期前已在有關土地上營運最少兩年，便可獲發該特惠津貼。如同上述第二段所提及，就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者的最少連續佔用年期時，除緊接清拆前登記日期前的連續佔用年期外，亦會包括清拆前登記日期當日後至2018年5月10日期間的連續佔用年期，以決定業務經營者是否符合特惠津貼的資格。

5. 政府明白部分業務經營者期望重置業務並繼續經營。因此除了提供特惠津貼外，如受影響的經營者希望搬遷至新界其他地點繼續營運（例如是劃作「工業」或「露天貯物」的用地），政府會在規劃及土地行政事宜上向有意覓地重置的經營者，提供諮詢服務及便利措施。政府亦正加強整理較大機會可容納受影響作業的地帶資料，將向有需要商戶提供。如經營者覓得私人土地並希望尋求意見，可聯絡本署新發展區組陳珈穎女士（電話：3705 9749）[洪水橋／厦村新發展區第二期發展工程]。另外，政府將繼續致力物色合適作露天貯物／工場等作業的臨時政府用地，以局限性招標方式以短期租約出租予受影響的業務經營者。就政府為受影響棕地作業者所提供支援的詳情，可參考本署網頁如下：

<https://www.landso.gov.hk/te/land-acq-clearance/land-resumption-clearance/acquisition-compensation/brownfield-operator.html>

¹由政府撥賣或根據收地出租的土地除外。

根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，列明有關私人土地業權人公告張貼後的三個月後歸政府。

3. 收回土地通告訂明的日期，又是土地業權還歸政府的日期，並不是該土地佔用人的遷出限期。為了讓土地佔用人有更多緩衝時間，工程部門會按工程需要，將工程範圍內不同位置的土地佔用人訂定分階段的遷出限期。目前預計的遷出限期約為 2023 年第四季至 2025 年年中。在確實遷出限期前的三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼法定告示，限期屆滿後清理相關範圍的土地及構築物。本署已另行向受影響的土地佔用人發信告知相關資料。

補償事宜

4. 本署會根據適用安排向土地業權人作出補償。業權人可以根據相關法例向政府申索法定補償，或選擇領取行政性質的特惠土地補償作為法定補償以外的替代安排。詳情可參考附錄及本署網站 (<https://www.landsd.gov.hk/te/land-acq-clearance.html>)。

查詢

5. 如有查詢，請與本署新發展區組職員聯絡 [熱線電話：3543 0189(洪水橋／厦村新發展區第二期發展工程)]。

地政總署

總產業測量師／新發展區

(盧學榮



代行)

2022 年 11 月 10 日

附件(供參閱)

附件 1 - 受影響地段一覽表

附件 2 - 查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍圖則的地點

附錄 - 土地業權人補償簡介

核可

分、第571號(部分)、第572號(部分)、第573號(部分)、第574號(部分)、第667號、第668號、第669號、第670號、第671號、第672號、第673號、第674號、第675號A分段、第675號B分段、第676號、第677號(部分)、第678號A分段、第678號B分段、第679號(部分)、第679號B分段、第679號C分段、第679號D分段(部分)、第679號E分段、第679號F分段(部分)、第679號G分段(部分)、第680號(部分)、第681號(部分)、第682號(部分)、第683號(部分)、第684號(部分)、第685號(部分)、第686號、第687號、第688號、第689號、第690號、第691號、第692號、第693號、第694號、第695號、第696號、第697號、第698號、第699號、第700號、第701號、第702號、第703號、第704號、第705號、第706號、第707號、第708號、第709號、第710號、第711號(部分)、第712號(部分)、第713號(部分)、第714號(部分)、第715號(部分)、第716號餘段、第717號、第718號、第719號、第720號、第721號、第722號、第723號、第724號、第725號、第726號、第727號、第728號、第729號、第730號、第731號、第732號、第733號、第734號、第735號、第736號、第737號、第738號、第739號、第741號(部分)、第742號(部分)、第743號(部分)、第744號(部分)、第745號(部分)、第746號(部分)、第747號(部分)、第748號、第749號、第750號、第751號、第752號、第753號、第754號、第755號、第756號、第757號、第758號、第759號、第760號(部分)、第761號、第762號、第763號、第764號(部分)、第765號、第766號、第767號、第768號(部分)、第769號(部分)、第770號A分段、第770號B分段、第817號A分段餘段(部分)、第817號B分段餘段、第818號B分段餘段(部分)、第1100號餘段(部分)、第1101號餘段(部分)、第1102號餘段(部分)、第1103號餘段(部分)、第1104號餘段、第1105號(部分)、第1107號(部分)、第1132號(部分)、第1138號(部分)、第1140號A分段餘段、第1139號餘段(部分)、第1140號、第1141號餘段、第1142號、第1143號餘段、第1144號B分段、第1144號C分段、第1144號D分段、第1144號餘段(部分)、第1145號、第1146號(部分)、第1147號(部分)、第1149號(部分)、第1151號(部分)、第1152號、第1153號、第1154號餘段、第1155號、第1156號、第1157號、第1158號、第1159號(部分)、第1160號(部分)、第1161號、第1162號、第1163號、第1164號、第1165號、第1166號、第1168號、第1169號餘段(部分)、第1170號餘段(部分)、第1175號餘段、第1176號餘段、第1177號、第1179號、第1180號、第1181號、第1183號餘段、第1185號餘段、第1187號餘段、第1188號餘段、第1189號餘段、第1190號、第1191號、第1192號、第1193號、第1194號、第1195號、第1196號、第1197號、第1198號、第1199號A分段、第1199號B分段、第1200號、第1201號(部分)、第1202號A分段、第1202號B分段、第1203號、第1204號、第1205號、第1206號、第1207號、第1208號(部分)、第1213號(部分)、第1214號(部分)、第1215號、第1216號、第1217號、第1218號、第1219號、第1221號、第1221號(部分)、第1222號、第1223號、第1224號、第1225號、第1226號A分段、第1226號B分段、第1227號、第1228號、第1229號餘段、第1230號、第1231號餘段、第1232號、第1233號、第1234號、第1235號、第1236號、第1237號、第1238號、第1239號、第1240號、第1241號、第1242號、第1243號餘段、第1244號餘段、第1245號餘段、第1247號餘段、第1248號、第1249號、第1250號餘段、第1251號餘段(部分)、第1259號、第1260號、第1261號、第1262號、第1263號、第1264號、第1265號、第1266號、第1267號、第1268號、第1269號、第1270號、第1271號、第1272號、第1273號、第1274號、第1275號、第1276號、第1277號、第1278號、第1279號、第1280號、第1281號、第1282號、第1283號、第1284號、第1285號、第1286號、第1287號、第1288號、第1289號、第1290號、第1291號、第1292號、第1293號、第1294號、第1295號餘段、第1296號、第1297號、第1298號、第1299號、第1300號、第1301號、第1302號、第1303號、第1304號、第1305號餘段、第1306號餘段、第1307號餘段、第1308號、第1309號、第1310號、第1311號A分段、第1310號餘段、第1311

或掃描以下二維碼 (QR Code)



相關圖則亦可於附件 1所述地點查閱。

安置安排(只適用於住所)及補償事宜

5. 本署及相關部門會根據適用安排向合資格人士及業務經營者發放特惠津貼[或安置安排(只適用於住所)]，及對有意遷地重置業務的經營者提供適切的協助。詳情可參考附錄及本署網站 (<https://www.landsil.gov.hk/te/land-aeq-clearance.html>)。本署職員將於稍後適當時間聯絡閣下以進行安置安排及補償(如適用)的資格審核工作。若閣下希望能盡早得知是否符合資格申領安置補償，可向本署新發展區組提供附件 2 載列的文件的副本，以便評核閣下是否符合資格申領安置補償。

查詢

6. 如有查詢，請與本署新發展區組職員聯絡[熱線電話: 3543 0189(洪水橋／厦村新發展區第二期發展工程)]。

地政總署

總產業測量師／新發展區

(朱耀明



代行)

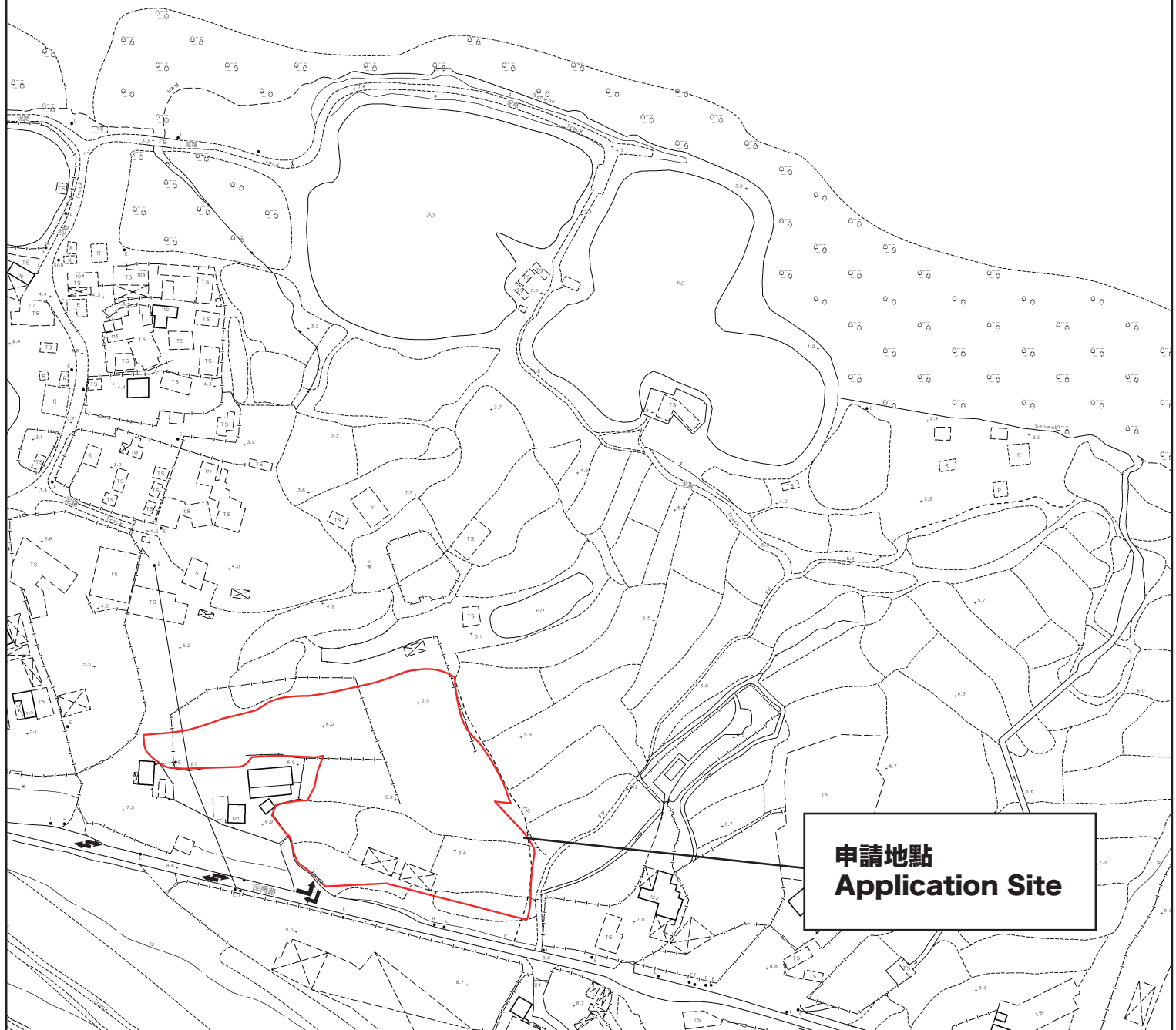
2022 年 11 月 10 日

附件(供參閱)

附件 1 - 查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍圖則的地點

附件 2 - 評核安置補償資格的所需文件

附錄 - 安置安排及特惠津貼簡介



車輛通道圖片

DD129 LOT69,70&74 RP

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號 REFERENCE No.

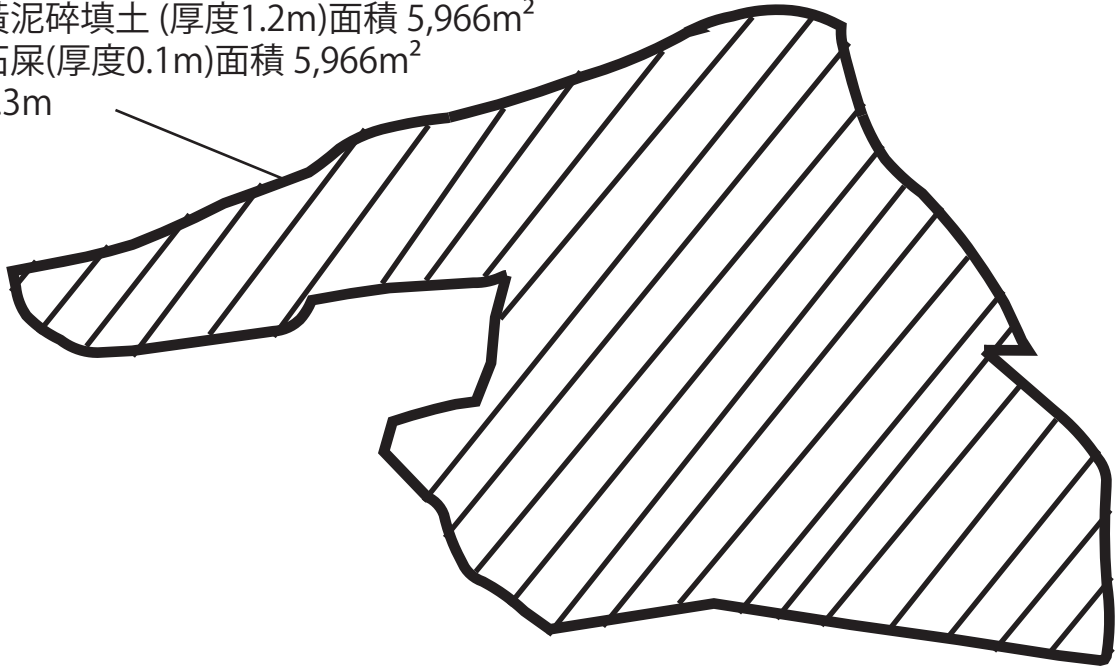
A/YL-LFS/460

分區計劃大綱圖編號

S/YL-LFS/11



底層物料:黃泥碎填土 (厚度1.2m)面積 5,966m²
表層物料:石屎(厚度0.1m)面積 5,966m²
合共厚度:1.3m



LEGEND

 APPLICATION SITE

 填土:(底層)黃泥碎+(表層)石屎

申請地點
Application Site

填土位置圖

DD129 LOT69,70&74 RP
LAYOUT PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號 REFERENCE No.
A/YL-LFS/460

分區計劃大綱圖編號
S/YL-LFS/11

補充資料:

有關流浮山尖鼻咀DD129,LOT69,70&74RP地段,申請補充資料A/YL-LFS/460

(1)本補充資料:公司現時的貨倉(DD125,LOT677)是受洪水橋及廈村二期工程影響。

圖片為(DD125,LOT677)現場



(2)這些是鋼絲材料用來制做鋼絲刷原料。申請地段同樣是存放鋼絲材料用來制做鋼絲刷原料。

(3)現申請地段逢星期一至五每日出入貨倉各一架次中型車輛,對交通不做成影響。

(4)現場地未有準備對外出租,只有本公司暫時使用。
貨物只會存放於倉庫內、露天位置不會用作露天存放。

(5)申請場地會用填土方式執平地面,填土物料為無雜質黃泥(1.2M厚度),
並會於黃泥面上再填上石屎面(10cm厚度),填土厚度為1.3M。

補充資料 DD129 LOT69,70&74 RP LAYOUT PLAN	申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
	參考編號 REFERENCE No. A/YL-LFS/460
	分區計劃大綱圖編號 S/YL-LFS/11

Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/401	Proposed Excavation of Land for Permitted Agricultural Use, and Proposed Utility Installation for Private Project with Excavation and Filling of Land	CPA	23.7.2021	(1) & (2)

Rejection Reasons:

- (1) Not in line with the planning intention.
- (2) Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should be reminded of the advisory comments at **Appendix IV**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the advisory comments at **Appendix IV**.

5. Others

Comments of Chief Estate Surveyor/New Development Area, Lands Department:

- (a) According to her records, a portion of Lot No. 677 in D.D.125 would be affected by the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- (b) Site inspection conducted by her office in 2017/2018 for the business undertaking (BU) revealed that some structures were erected on the site and mainly used for storage purpose. The operation area of the BU at that time was about 2,247.90m² and wholly falls within the

latest project limit of Second Phase Development of HSK/HT NDA. However, the BU's trade name was not available. Her office conducted another site inspection in November 2022 and the BU was "Locked and Out". Hence, the operator of the BU at the lot all along could not be ascertained.

6. District Officer's Comments

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

His office has not received any feedback from locals.

7. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner of Police (C of P); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (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; and
 - (ii) the owner(s) of the lots will need to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent and fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under 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 adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance. The Site should not be filled with construction waste. The Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) should be followed to minimise the environmental impacts during the construction stage. Adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed toilet in case of unavailability of public sewer shall be provided. The design and construction of the toilet shall follow the requirements of Environmental Protection Department's ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test if septic tank and soakaway system will be used;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of

the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



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)

29th March 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Steelwork for a Period of 3 Years
and Filling of Land**

(A/YL-LFS/460)

&

**Proposed Temporary Warehouse for Storage of Timber for a Period of 3 Years and
Filling of Land**

(A/YL-LFS/461)

1. We refer to the captioned.
2. These two applications are adjacent to each other and within the same Coastal Protection Area (CPA) zone. In the vicinity of the sites, within the same CPA zone, we could see ponds and the shoreline outside this CPA zone is also largely covered with mangrove and/ or mudflat.
3. As recommended under the Northern Metropolis Development Strategy (NMDS) announced by the Hong Kong Government, the private land within the CPA zone around Tsim Bei Tsui, Lau Fau Shan and Pak Nai *'should be resumed for the development of a Coastal Protection Park (CPP) between Tsim Bei Tsui and Pak Nai with an area of about 145 hectares. With the introduction of an effective management model to proactively conserve the existing natural coastline and the ecosystem of inshore mangroves, an important Coastal Landscape Ecology Corridor in the NTN CBD should be formed. This can also serve as a quality outdoor eco-recreation space for residents.'*¹

¹<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development->

4. The planning intention of the CPA zone of concern is as follows:

‘This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

*There is a general presumption against development in this zone. In general, **only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.***²

5. There was a rejected application for ‘Proposed Excavation of Land for Permitted Agricultural Use and Proposed Utility Installation for Private Project and Excavation and Filling of Land’ (A/YL-LFS/401)³ partially covering A/YL-LFS/460, and the reasons for rejection are listed below:

(a) the proposed excavation and filling of land and the proposed utility installation for private project are not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention; and

(b) approval of the application would set an undesirable precedent for similar applications for excavation and filling of land within the “CPA” zone and the cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.

6. We urge the Board to consider whether the approval would affect the future designation of the CPP and affect the concept of ‘Coastal Landscape Ecology Corridor’ as mentioned under

Strategy-Report.pdf

² https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_YL-LFS_11_e.pdf#nameddest=CPA

³ https://www2.ozp.tpb.gov.hk/gist/apply/en_tc/A_YL-LFS_401_TC.pdf

the NMDS. We also urge the Board to consider whether the proposed uses would disturb the sensitive wetland areas along the coastline including the ponds.

7. We do not consider the proposed uses are in line with the planning intention and we urge the Board to seriously consider the potential cumulative impacts of approving any of these applications as the approval would set a precedent for similar cases within this CPA zone.

8. To conclude, we urge the Board to reject these applications as they are not in line with the planning intention of the CPA zone.

9. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



長春社 Since 1968

The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

31st March 2023

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

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

Dear Sir/Madam,

RE: Comments on the Section 16 Application No. A/YL-LFS/460

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Coastal Protection Area (CPA) zone

According to the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11, the planning intention of CPA zone “*is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion*”.

The OZP also states that “*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted*”.

A previous planning application No. A/YL-LFS/401 within part of the site had been rejected by Rural & NT Planning Committee (RTNPC) on 23/07/2021. One of the reasons for rejecting this planning application which proposed “Excavation of Land



長春社 Since 1968

The Conservancy Association

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for Permitted Agricultural Use and Proposed Utility Installation for Private Project and Excavation and Filling of Land” was that *“the proposed excavation and filling of land and the proposed utility installation for private project are not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention”*.

Similar to the previous planning application, from the proposed application, we cannot see any details to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Undesirable precedent of “destroy first, build later”

This application site has been subject to land formation and vegetation clearance (Figure 1-3). It is suspected that this is a case of “destroy first, build later”.

At least half of the application site is had been destroyed in the past 9 years (from 2011-2019). According to the Statutory Planning Portal, there are some warning letters, enforcement and reinstatement notices issued by the authority:

1) E/YL-LFS/0267

- A. 01/09/2011 Warning Letter for unauthorized development: Land/ Pond Filling, Dumping & Site Formation
- B. 14/09/2011 Enforcement Notice: Filling of land
- C. 16/11/2011 Reinstatement Notice

2) E/YL-LFS/0326

- A. 27/11/2013 Warning Letter for unauthorized development: Car Park
- B. 29/01/2014 Enforcement Notice: Storage and workshop use
- C. 12/12/2014 Reinstatement Notice

3) E/YL-LFS/0456

- A. 22/06/2018 Enforcement Notice: Storage and workshop use
- B. 09/01/2019 Reinstatement Notice

Planning Department and members of Town Planning Board (TPB) should alert that



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at:

<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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Figure 1-2 The application site (marked in red) has been subject to land formation and vegetation clearance. A previous planning application No. A/YL-LFS/401 (marked in blue) within part of the site had been rejected. It is suspected that this is a case of “destroy first, build later” (Source: Google Earth)





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Figure 3 Our recent site observation in December 2021 (the application site marked in red and the pervious application A/YL-LFS/401 marked in blue)



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



A/YL-LFS/460 and 461 DD 129 Sha Kiu Tsuen CPA

30/03/2023 03:19

From:

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

File Ref:

1 attachment



Sha Kiu Tsuen - Google Maps.pdf

A/YL-LFS/460

Lots 69, 70 and 74 RP in D.D.129, Tsim Bei Tsui, Yuen Long

Site area: About 5,966sq.m

Zoning : "Coastal Protection Area"

Applied use: Warehouse for Storage of Steelwork / 4 Vehicle Parking / **Filling of Land**

The applicant also intends to fill the entire site (about 5,966 m²) with soil of about 1.2m in thickness, and further with concrete of about 0.1m in thickness atop the soil filling (total filling depth of 1.3m)

A/YL-LFS/461

Lots 53, 55 RP, 63, 64 and 71 in D.D.129, Tsim Bei Tsui, Yuen Long

Site area: About 4,650sq.m

Zoning : "Coastal Protection Area"

Applied use: Warehouse for Storage of Timber / 4 Vehicle Parking / **Filling of Land**

The applicant also intends to fill the entire site (about 4,650 m²) with soil of about 1.2m in thickness, and further with concrete of about 0.1m in thickness atop the soil filling (total filling depth of 1.3m)

Dear TPB Members,

The applications must be considered together as they are adjoining sites and the intention is to **ENTIRELY FILL IN 10,500SQ.MTS OF COASTAL PROTECTION AREA**

This is absolutely shocking when the world is facing calamitous weather conditions and experts have forecast that Hong Kong will not be spared. The CPA provides a protective barrier to our shoreline and must be kept intact. There are large ponds and many trees in the vicinity.

Previous applications were rejected or withdrawn (415), including that of CLP (384)

676th RNTPC MEETING ON 23.07.2021 Application 401

After deliberation, the Committee decided to reject the application. The reasons were:

“(a) the proposed excavation and filling of land and the proposed utility installation for private project are not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention; and

(b) approval of the application would set an undesirable precedent for similar applications for excavation and filling of land within the “CPA” zone and the cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.”

While images indicate that the lots have not been excavated, members must request that PlanD provide recent aerial views to find if there has been recent ‘Destroy to Build’ activity carried out.

Approval cannot be granted under any circumstance.

Mary Mulvihill

From: [REDACTED]

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

Date: Tuesday, 7 December 2021 1:08 AM CST

Subject: A/YL-LFS/415 DD 129 Sha Kiu Tsuen CPA

A/YL-LFS/415

Lots 53, 55 RP, 63, 64, 69 (Part), 71 (Part), 72 (Part), 73 S.A (Part), 73 RP (Part) and 74 RP (Part) in D.D.129 and adjoining Government Land, Lau Fau Shan

Site area : About 8,183sq.m Includes Government Land of about 20sq.m

Zoning : "Coastal Protection Area"

Applied use :Plant Nursery / **Filling of Land / Filling of Pond / 6 Vehicle Parking**

Dear TPB Members,

Despite rejection of previous application to fill in CPA, Applicant is looking to trash an even larger site:

land of about 662m2 is proposed to be filled by concrete with a thickness of not more than 0.1m for site formation of structures and circulation space. Ponds of about 829m2 are also proposed to be filled by mud with a depth of not more than 1.3m for prawn and crab farming that requires ponds with shallower water.

This plan is as destructive as 401 and totally unacceptable at such a sensitive coastal location when experts are predicting climate change and rising sea levels.

*Although the proposed uses were considered not entirely incompatible with the surrounding land uses, the applicant failed to demonstrate that there were no other alternatives to carry out the proposed fish farming activities (including the installation of an electricity pole) **without affecting the sensitive coastal natural environment in the "Coastal Protection Area" ("CPA") zone, and there was no strong planning justification in the submission for a departure from the planning intention of the "CPA" zone.** The Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application as the proposal **would inevitably alter the sensitive coastal natural environment and the natural coastline in the vicinity and the cumulative effect of approving such similar applications would further affect the integrity of the "CPA" zone.***

All the above applicable. There is no justification to approve the application. Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbbpd <tpbbpd@pland.gov.hk>
Date: Thursday, 1 July 2021 3:03 AM CST
Subject: A/YL-LFS/401 DD 129 Sha Kiu Tsuen CPA

A/YL-LFS/401

Lot 74 RP in D.D.129, Sha Kiu Tsuen, Lau Fau Shan

Site area : 3,015m²

Zoning : "Coastal Protection Area"

Applied Use : Proposed Excavation and Filling of Land (1.5m) / 8 Vehicle Parking

Dear TPB Members,

Strongest objections to this application. It is quite evident that there has been DESTROY TO BUILD activities on the site.

The planning intention of CPA is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments **against the effects of coastal erosion**. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Unlike NT West, NT East has been subject to less damage and degradation. Every effort must be made to retain and protect those precious resources that remain mostly intact.

Members must ask if any enforcement action has been taken with regard to unapproved degradation and filling of the site.

Member must reject this application. Approval would encourage further encroachment. In view of the dangers posed by climate change and the part that ponds, wetlands, etc play in shoring up coastal defences, it is clear that there is urgent need for strong action with regard to illegal activities in sensitive areas like this.

Mary Mulvihill



致：香港北角渣華道 333 號
政府合署 15 樓
香港城市規劃委員會秘書處

敬啟者，

有關反對：規劃申請編號：A/YL-LFS/460

擬議臨時貨倉存放鋼料（為期 3 年）及填土工程

新界元朗尖鼻咀丈量約份第129約地段第69號、第70號及第74號餘段

就上述標題申請，我們提出反對理據如下：

- (一) 擬議發展地點在綠化地帶「海岸保護區」及濕地緩衝區範圍，與地帶不協調；
- (二) 擬議現場是非法發展黑點，例如：填土等等...累計先破例，後申請；
- (三) 申請沒有標明發展如何確保四周環境不受負面影響；
- (四) 擬議發展涉及填土，挖土等等工程會影響周邊生態環境；及
- (五) 發展導致囤積雨水/污水，破壞四周生態環境；
- (六) 擬議申請等於進行破壞整區自然生態環境；
- (七) 擬議發展造成周邊環境滋擾、破壞景觀等；及
- (八) 對毗連土地/魚塘及住宅造成負面影響，包括排水及排污等等...；
- (九) 申請人並沒有提供測量、排水、排污等等...相關評估報告以釋大眾疑慮；
- (十) 擬議發展對附近道路交通網絡構成嚴重影響；
- (十一) 擬議改劃地帶用途申請，會對整區同類型立下不良先例。

此致

~

日期：二零二三年三月三十日

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

參考編號

Reference Number:

230327-223113-96908

提交限期

Deadline for submission:

31/03/2023

提交日期及時間

Date and time of submission:

27/03/2023 22:31:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/461

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tango Tang

意見詳情

Details of the Comment :

車路窄，阻礙沙橋村村民出入。

填土及貨倉會影響附近的空氣，塵土飛揚。

綠化地對生態極其重要，反對破壞生態的改劃申請。