

2023年 2月 28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。

28 FEB 2023

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

Appendix I of RNTPC
Paper No. A/YL-LFS/461

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

2300510 17/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	ATYL-LFS/461
	Date Received 收到日期	28 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/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)

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)	DD129 LOT53,55 RP,63,64&71
(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 4,650 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,000 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 17/02/2023 (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 17/02/2023 (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	擬議臨時倉庫,存放木板用途(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 2,650 sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 2,000 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 checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 2,000 sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 2,000 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,用作倉庫存放木板用途	
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 2 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 2 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)) 由 深灣路 經小路 到達	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 4,650. 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>(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。

受上水古洞北二期擴展工程影響,由地政主任多次通知,

今年第四季止搬離(見附件1)。

本公司屬木業經營,以超過20年,如停業則影響甚大,

現找到地段重新營運,望城規及早通過批准。

8. Declaration 聲明

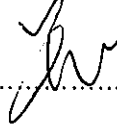
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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


曾舉朗

經理

Name in Block Letters
姓名（請以正楷填寫）

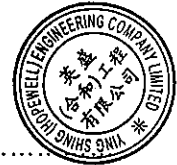
Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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 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

17/02/2023

(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 LOT53,55 RP,63,64&71
Site area 地盤面積	4,650 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 type="checkbox"/> Year(s) 年 <u>三年</u> <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	擬議臨時倉庫,存放木板用途(為期三年)和填土

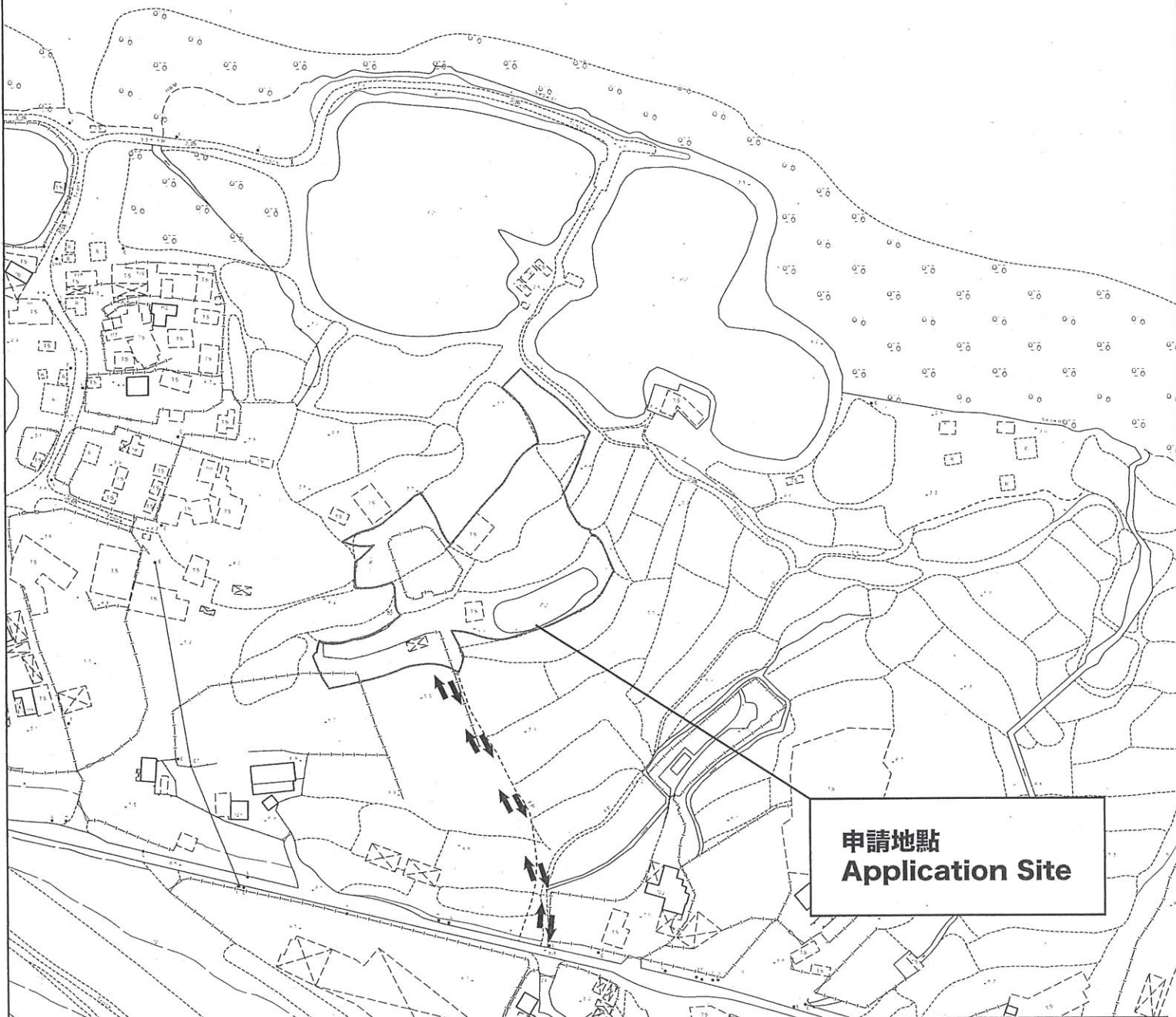
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,000 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" 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 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	43 % <input checked="" 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		2
	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)		2 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		2
	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 2 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 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"/>
位置圖		
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。

后海湾
(深圳湾)
DEEP BAY
(SHENZHEN BAY)



位置圖 LOCATION PLAN

DD129 LOT53,55 RP,63,64&71

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

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,650m ² (ABOUT)
COVERED AREA	: 2,000m ² (ABOUT)
UNCOVERED AREA	: 2,650m ² (ABOUT)
NO. OF STRUCTURE	: 2
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 1

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m(L) x 2.5m(W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 10m(L) x 6m(W)

INGRESS / EGRESS PROVISIONS

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

STRUCTURE NO.2: 1 STOREY, WAREHOUSE
30m(L) x 40m(W) x 7m(H)(ABOUT)

STRUCTURE NO.1: 1 STOREY, WAREHOUSE
40m(L) x 20m(W) x 7m(H)(ABOUT)






PARKING SPACE : 2
5m(L) x 2.5m(W)

L/UL SPACE : 2
10m(L) x 6m(W)

INGRESS/EGRESS :
5m (W) (ABOUT)

申請地點
Application Site

LEGEND

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

申請地點 Application Site

DD129 LOT53,55 RP,63,64&71
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

附件1

電話 Tel: 3516 8233
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署編號 Our Ref: LD NDA/POL/20/1
來函檔號 Your Ref:

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



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

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

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

網址 Website: www.landsd.gov.hk

注意：請轉交土地業權人

致：受影響土地業權人(受影響私人土地的地段編號請參閱附件1)

現場派遞

重要文件

古洞北／粉嶺北新發展區餘下階段工程

根據古洞北／粉嶺北新發展區餘下階段工程(下稱「該新發展區工程」)擬議收地範圍，附件1列出的私人土地(下稱「該土地」)將受影響而須被政府收回。本函件旨在通知受影響土地業權人項目的擬議收地範圍及時間表，以及提供有關補償事宜的相關資料。

擬議收地範圍及時間表

2. 該新發展區工程的擬議收地及清拆範圍可於古洞北／粉嶺北新發展區網頁瀏覽，網址如下：

<https://www.ktnfln-ndas.gov.hk/tc/6-1-compensation.php>

或掃描以下二維碼 (QR Code)：



相關圖則亦可於附件2所述地點查閱。

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。


3. 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。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離限期。目前預計的遷出限期約為 2024 年第二季至 2025 年下半年。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.landso.gov.hk/tc/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：3516 8233(古洞北／粉嶺北新發展區餘下階段工程)]。

地政總署
總產業測量師／新發展區
(楊振宇  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 - 查閱古洞北／粉嶺北新發展區餘下階段工程擬議收地及清拆範圍圖則的地點

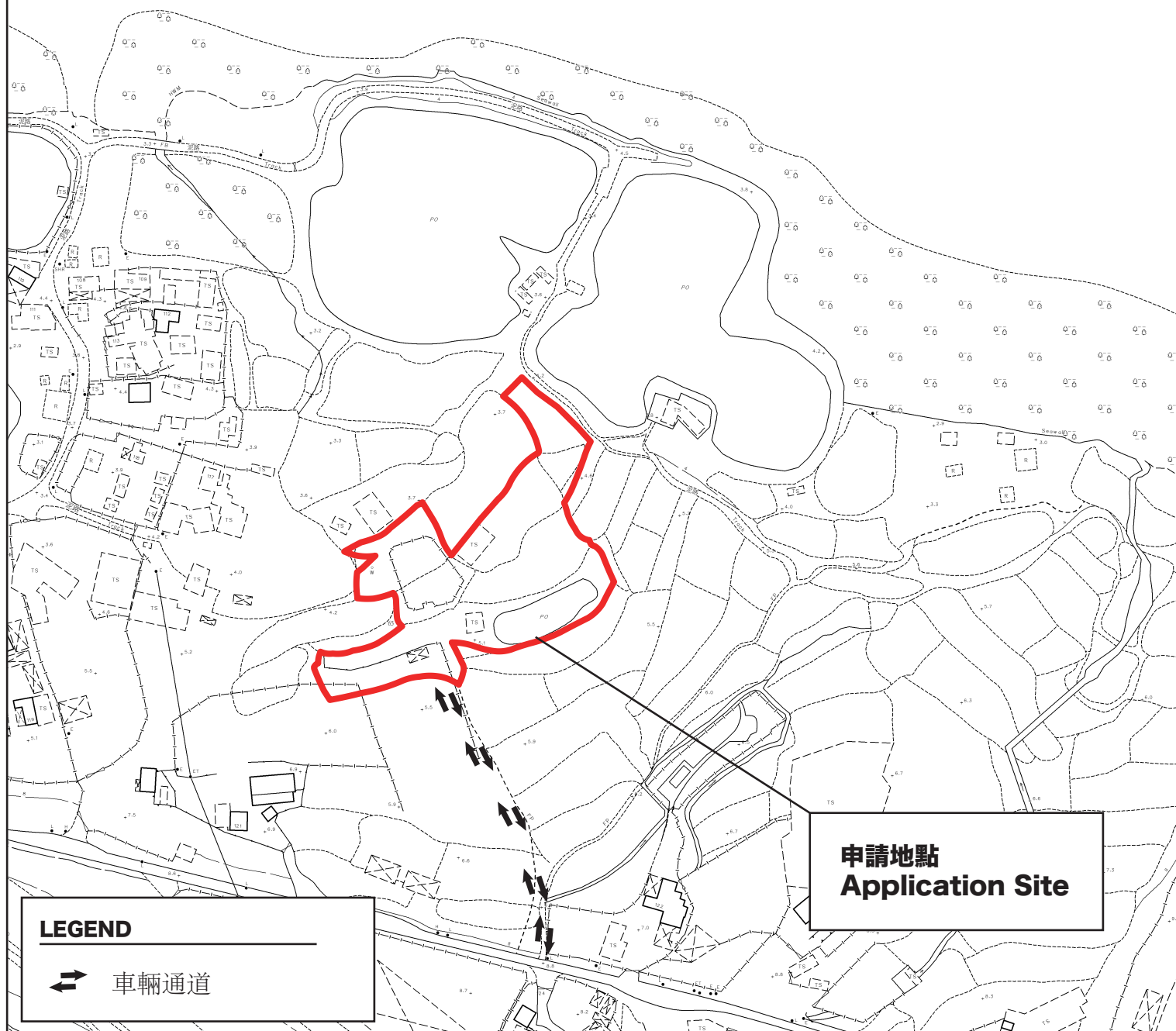
附錄 - 土地業權人補償簡介

(部分)、第1631號、第1632號、第1640號餘段、第1641號餘段、第2154號餘段(部分)、第2158號餘段(部分)、第2222號及上水地段第2號餘段(部分)；

這是我的地段

丈量約份第95約地段第4號、第5號、第6號、第7號、第8號、第9號、第10號A分段、第10號餘段、第12號、第13號、第14號、第16號A分段第2小分段、第16號A分段第3小分段、第16號A分段第4小分段、第16號A分段第5小分段(部分)、第16號A分段第6小分段、第16號A分段第7小分段、第16號A分段第8小分段、第16號A分段第9小分段、第16號A分段第10小分段、第16號A分段第11小分段、第16號A分段第12小分段、第16號A分段第13小分段、第16號A分段第14小分段、第16號A分段餘段(部分)、第17號A分段餘段、第19號、第20號、第21號、第22號、第23號、第24號、第25號、第26號、第27號、第28號、第29號、第31號、第32號(部分)、第33號(部分)、第34號(部分)、第37號(部分)、第38號A分段、第38號B分段、第38號餘段、第39號A分段、第39號餘段、第40號、第41號、第42號、第43號、第44號、第45號、第46號、第47號、第48號、第49號、第50號、第51號、第52號、第53號、第54號、第55號、第56號、第57號、第58號、第59號、第60號A分段、第60號餘段、第61號、第62號、第63號、第64號、第65號、第66號、第67號、第69號、第70號、第71號、第72號、第73號、第74號、第75號、第76號、第77號、第78號A分段、第78號餘段、第79號、第80號、第81號、第82號、第83號、第84號、第85號、第86號、第87號、第88號、第89號、第90號、第91號、第93號A分段餘段、第94號A分段餘段、第95號A分段第2小分段、第95號A分段餘段、第96號A分段、第97號A分段第1小分段、第97號A分段餘段、第98號A分段、第98號餘段、第99號、第100號、第102號、第104號(部分)、第106號、第107號、第108號、第109號、第110號、第111號A分段、第111號B分段、第111號餘段、第112號、第113號、第114號、第115號、第116號、第117號、第118號、第119號、第120號、第122號、第123號、第124號、第126號、第127號、第128號、第129號、第131號、第132號、第133號、第134號、第136號、第137號、第138號、第139號、第140號、第143號(部分)、第145號、第148號、第149號、第150號、第151號、第152號、第153號、第154號、第157號、第158號、第161號、第162號、第163號、第164號A分段、第165號A分段、第166號B分段、第167號A分段餘段、第168號A分段餘段、第169號餘段、第170號、第171號、第172號、第173號、第174號、第175號、第176號、第177號、第178號、第180號、第181號、第182號、第183號、第184號、第186號、第187號、第188號、第189號、第190號A分段、第191號、第193號、第194號A分段、第195號A分段餘段、第196號餘段、第197號A分段、第198號餘段、第199號A分段、第200號A分段、第201號A分段、第202號、第203號、第204號、第205號、第206號、第207號、第208號A分段、第208號B分段、第208號餘段、第210號A分段、第211號A分段餘段、第212號A分段、第212號餘段、第213號、第214號A分段、第214號餘段、第215號、第216號、第217號、第218號、第219號、第220號、第221號A分段餘段、第222號A分段餘段、第223號、第224號、第225號、第229號、第231號B分段餘段、第233號A分段、第234號A分段第1小分段、第234號A分段餘段、第235號A分段第1小分段、第235號A分段餘段、第236號A分段餘段、第237號B分段[又稱第237B號；亦稱第237號]、第238號、第240號、第241號、第242號、第244號、第245號、第246號、第247號、第249號、第252號、第253號、第255號、第256號、第257號、第258號、第259

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LEGEND

↔ 車輛通道

車輛通道圖

DD129 LOT53,55 RP,63,64&71

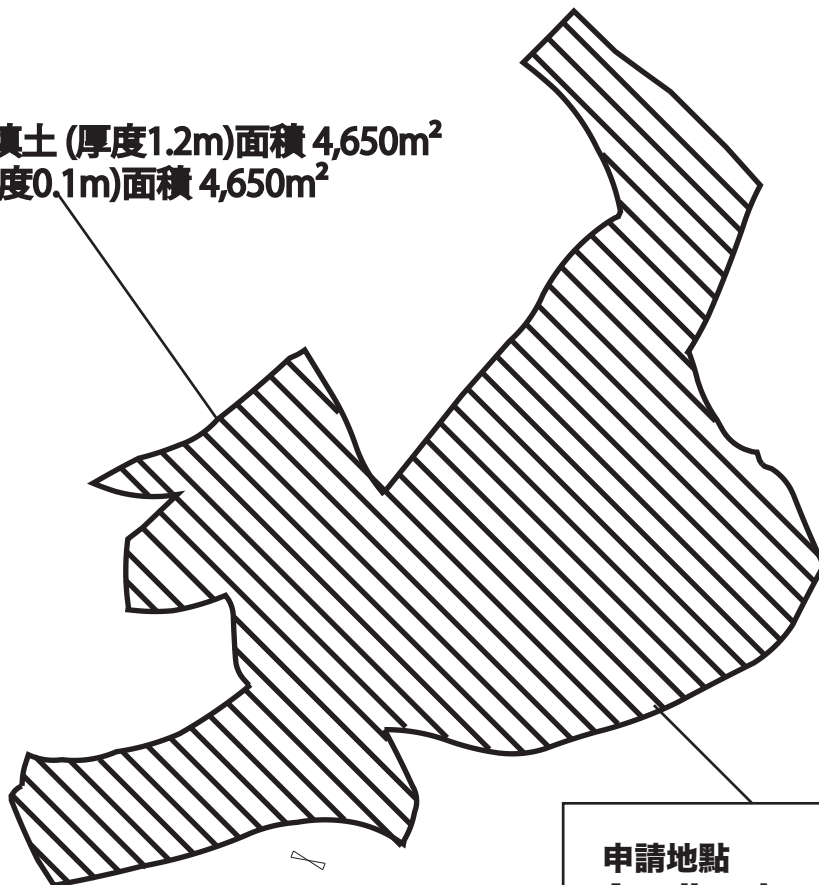
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號 REFERENCE No.
A/YL-LFS/461

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 4,650m²
表層物料:石屎(厚度0.1m)面積 4,650m²
合共厚度:1.3m



申請地點
Application Site

LEGEND



APPLICATION SITE



填土:(底層)黃泥碎+(表層)石屎

填土位置圖

DD129 LOT53,55 RP,63,64&71
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/461

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 LOT53,55 RP,63,64&71地段,申請補充資料A/YL-LFS/461

(1)本補充資料:公司現時的貨倉是受受上水古洞北DD95 LOT331二期擴展工程影響,由地政主任多次通知,今年第四季止搬離。

圖片為現時的貨倉現場



- (2)這些是木板及木柱材料。申請地段同樣是存放木板及木柱材料。
- (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和各一架次私家車,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 LOT53,55 RP,63,64&71	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/461
	分區計劃大綱圖編號 S/YL-LFS/11

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 III**.

4. Others

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

- (a) Lot No. 331 in D.D.95 is affected by the Remaining Phase Development of Kwu Tung North/Fanling North New Development Area.
- (b) Site inspection conducted by her office in 2019 revealed that there were some temporary structures on site, mainly for storage, office and workshop purposes. However, it is noted that the name of the applicant under the subject application (i.e. Ying Shing (Hopewell) Engineering Company Limited) is different from that of her 2014 pre-clearance survey record (i.e. 建興木業有限公司). According to available record, the total operation area of 建興木業有限公司 is about 1,438.4m², subject to detailed assessment.

5. 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.

6. Other Departments' Comments

The following Government departments have no comment on the application:

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the land filling works at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
 - (i) the Site comprises Old Schedule Agricultural Lots 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 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;
- (d) 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;
- (e) 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;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) to adopt appropriate measures to prevent disturbing the fishponds to the north of the site;
- (g) 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 minimize the environmental impacts during the construction stage;

- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. 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. The applicant is also advised to observe the relevant Ordinance that application(s) to responsible department for timber store may be required; and
- (i) 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

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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/461

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/10, 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 next to the site had been rejected by Rural & NT Planning Committee (RTNPC) on 23/07/2021. One of the



長春社 Since 1968

The Conservancy Association

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reasons for rejecting this planning application which proposed “Excavation of Land 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



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Planning Department and members of Town Planning Board (TPB) should alert that 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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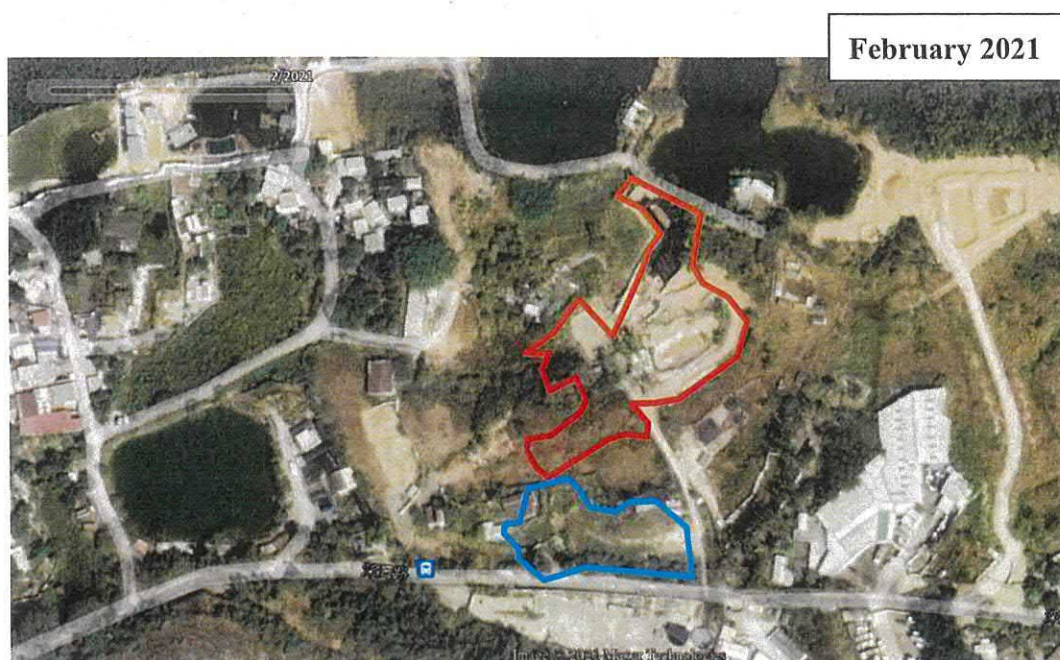
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Figure 1-2 A part of the site and the pervious application A/YL-LFS/401 (marked in blue) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later” (Source: Google Earth) (the application site marked in red)





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Figure 3 Our recent site observation in December (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

Google Maps Sha Kiu Tsuen



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 50 m

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/461

擬議臨時貨倉存放木材（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53號、第55號餘段、第63號、第
64號及第71號

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。