

Previous s.16 Application covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/26	Proposed Temporary Open Storage of Construction Materials (12 Months)	REC	24.7.1998 (on Review)	(1) to (4)
2	A/YL-LFS/38	Proposed Temporary Open Storage of Construction Materials (12 Months)	REC	5.2.1999	(1) to (4)

Rejection Reasons

1. Not in line with the planning intention.
2. Not compatible with the surrounding land uses.
3. Insufficient information to demonstrate no adverse traffic and drainage impact.
4. Undesirable precedent.

**Similar s.16 Applications within the same “Recreation” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed (3 years)	REC	12.6.2020
2	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
3	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
4	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
5	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023
6	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods (3 Years)	REC	27.10.2023
7	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 Years)	REC	5.4.2024

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

2. Landscape

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

From the site photos taken in November 2024, the Site was paved and occupied by temporary structures without any existing vegetation. Similar approved temporary warehouse for storage under planning applications No. A/YL-LFS/441, 455, 490 and 510 were in same "REC" zone. As such, she has no comment on the application from the landscape planning perspective.

3. 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 the application be acceptable from planning point of view, an approval condition should be stipulated requiring the applicant to submit and implement a drainage proposal and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. 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 note his advisory comments at **Appendix IV**.

5. 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 structure 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 note his advisory comments at **Appendix IV**.

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 the locals.

7. Other Departments' Comments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE/AM, AMO);
- (d) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Project Manager (West), Civil Engineering and Development Department (PM (W), CEDD);
- (g) Director of Leisure and Cultural Services (DLCS);
- (h) Commissioner of Police (C of P); and
- (i) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

if the planning application is approved, the lot owner(s) shall apply to this office for STW(s) and/or STT(s) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the Government Land and/or apply for modification of STW(s)/STT(s) conditions where appropriate. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and/or STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the subject site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the subject 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 Region, Highways Department (CHE/NTR, 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 minimize any potential environmental nuisance. In addition, the applicant is advised to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person. Furthermore, the applicant is advised to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works;

- (g) 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 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that five structures are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are UBW under BO and should not be designated for any proposed use under the captioned application;
 - (v) 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 application Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and 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; and
- (i) to note the comments of Antiquities and Monuments Office Development, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

From:
Sent: 2024-11-27 星期三 03:05:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/538 DD 129 Lau Fau Shan

A/YL-LFS/538

Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan

Site area: About 3,321sq.m Includes Government Land of about 166sq.m

Zoning: "Recreation"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. No history of previous approvals. Despite pledges to phase out brownfield use, the administration is now actively encouraging further expansion of this third world modus operandi.

Instead of developing, and encouraging/forcing operators to invest in state of the art logistic parks, main thoroughfares like Deep Water Bay Road are being transformed into long lines of ramshackle walls of rusting metal.

The vision the government is trying to sell of a Technopolis is laughable when the reality is a shameful degradation of the countryside.

Mary Mulvihill

2024年10月3日

Appendix I of RNTPC
Paper No. A/YL-LFS/538

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。

This is received on 30 OCT 2024
The Planning Board will formally acknowledge
the 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
A/YL-LFS/538 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

⌘ Please attach documentary proof 請夾附證明文件

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

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

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

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

2402546

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	A17C-LFS/538
	Date Received 收到日期	30 OCT 2004

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

1. Name of Applicant 申請人姓名/名稱

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

洛豐實業有限公司 Lok Fung Industrial 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)

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗流浮山丈量約份第129約地段第1749號餘段 (部分)、第2044號餘段 (部分)、第2045號 (部分)、第2046號 (部分)、第2047號 (部分)、第2058號 (部分)、第2059號 (部分)、第2076號 (部分)、第2077號及第2078號和毗連政府土地 Lots 1749 RP (Part), 2044 RP (Part), 2045 (Part), 2046 (Part), 2047 (Part), 2058 (Part), 2059 (Part), 2076 (Part), 2077 and 2078 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(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 3,321 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,309 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 166 sq.m 平方米 <input checked="" 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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 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	康樂 Recreation
(f) Current use(s) 現時用途	空置 (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
30/9/2024 (DD/MM/YYYY)[&]
於 30/9/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/9/2024 (DD/MM/YYYY)[&]
於 23/9/2024 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development
擬議用途/發展擬議臨時貨倉存放五金零件
Proposed Temporary Warehouse for Storage of Hardware Accessories

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,194sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 2,127sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 3,309sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 3,309sq.m ☒ About 約

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

構築物B1，用途：貨倉，上蓋面積：約1,835平方米，高度不多於13米，兩層高，總樓面面積：約2,981平方米

構築物B2，用途：消防泵房，上蓋面積：約20平方米，高度不多於3米，一層高，總樓面面積：約220平方米

構築物B3，用途：貨倉，上蓋面積：約220平方米，高度不多於6米，一層高，總樓面面積：約220平方米

構築物B4，用途：辦公室，上蓋面積：約36平方米，高度不多於6米，兩層高，總樓面面積：約72平方米

構築物B5，用途：洗手間，上蓋面積：約16平方米，高度不多於3米，一層高，總樓面面積：約16平方米

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 0

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

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 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 2

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明) N/A

Proposed operating hours 擬議營運時間 營運時間為星期一至六上午9時至下午6時，星期日及公眾假期休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 可從深灣路前往.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/>		

	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) 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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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）。

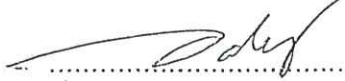
請參考附件申請報告書

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


.....
Jacky Wong

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

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

Date 日期

16/10/2024

(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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese 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	新界元朗流浮山丈量約份第129約地段第1749號餘段(部分)、第2044號餘段(部分)、 第2045號(部分)、第2046號(部分)、第2047號(部分)、第2058號(部分)、第2059 號(部分)、第2076號(部分)、第2077號及第2078號和毗連政府土地 Lots 1749 RP (Part), 2044 RP (Part), 2045 (Part), 2046 (Part), 2047 (Part), 2058 (Part), 2059 (Part), 2076 (Part), 2077 and 2078 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	3,321 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 166 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	康樂 Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉存放五金零件 Proposed Temporary Warehouse for Storage of Hardware Accessories

(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	3,309 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	99 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(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	13	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	64 %		<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		0
	Private Car Parking Spaces 私家車車位		0
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		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		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Medium Goods Vehicle Spaces 中型貨車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		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 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"/>
Land status, Location and access plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
行政摘要, 申請報告書		
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。

行政摘要

根據《城市規劃條例》(第131章)第16條遞交的許可申請擬議在
新界元朗流浮山丈量約份第129約地段第1749號餘段(部分)、第2044號餘段
(部分)、第2045號(部分)、第2046號(部分)、第2047號(部分)、第2058
號(部分)、第2059號(部分)、第2076號(部分)、第2077號及第2078號和
毗連政府土地作擬議臨時貨倉存放五金零件(為期3年)

1. 本擬議臨時貨倉存放五金零件(為期3年),座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11上的「康樂」地帶。根據該大綱圖的註釋,「貨倉」不屬「康樂」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。
2. 本擬議發展的地盤面積為約3,321平方米,當中包括約166平方米政府土地,總樓面面積為約3,309平方米,為5個樓高一層(高度不超過13米)的貨倉、辦公室、洗手間及消防泵房,土地已作平整因此不涉及填土工程。申請地點設有2個輕型貨車上落客貨車車位。擬議發展的營運時間為星期一至六早上9時至下午6時(星期日及公眾假期休息)。
3. 規劃申請理據如下:
 - 3.1 本擬議發展為臨時性質,因此不會影響申請地點用途長遠規劃的發展;
 - 3.2 本擬議發展土地屬規劃指引編號13G的「第二類地區」,而物流中心屬於露天貯物和港口後勤用途的發展;
 - 3.3 本擬議發展只作貨倉用途,不涉及露天存放,洗車、維修、拆裝、噴油等工場活動;
 - 3.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響;
 - 3.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加;
 - 3.6 本擬議發展附近也有多個臨時貨倉,與周邊環境用途兼容;
 - 3.7 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11「康樂」地帶已有多個類近規劃許可申請獲得批准:A/YL-LFS/469、A/YL-LFS/482、A/YL-LFS/490、A/YL-LFS/497、A/YL-LFS/498、A/YL-LFS/510;
4. 根據以上各點,申請人懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第129約地段第1749號餘段(部分)、第2044號餘段(部分)、第2045號(部分)、第2046號(部分)、第2047號(部分)、第2058號(部分)、第2059號(部分)、第2076號(部分)、第2077號及第2078號和毗連政府土地作擬議貨倉存放五金零件(為期3年)。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗流浮山丈量約份第129約地段第1749號餘段（部分）、第2044號餘段（部分）、第2045號（部分）、第2046號（部分）、第2047號（部分）、第2058號（部分）、第2059號（部分）、第2076號（部分）、第2077號及第2078號和毗連政府土地，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時貨倉存放五金零件（為期3年）。

1.2 本擬議發展臨時貨倉可以支援本地的倉儲物流業以應對新界區對貨倉需求日益增加。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 3,321 平方米，當中包括約 166 平方米政府土地，總樓面面積為約 3,309 平方米，構築物樓高不多於一層而高度不超過 13 米，上蓋面積為 64%，地積比率為 99%，土地已作平整因此不涉及填土工程。整個範圍內有 5 個樓高一層的構築物（高度不超過 13 米），總樓面面積為約 3,309 平方米的貨倉、辦公室、洗手間及消防泵房。擬議發展的營運時間為星期一至六早上 9 時至下午 6 時（星期日及公眾假期休息），預計場內有 4-6 個工作人員，他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	貨倉存放五金零件	約 1,835 平方米	約 2,981 平方米	不多於 13 米(2 層高)
B2	消防泵房	約 20 平方米	約 20 平方米	不多於 3 米(1 層高)
B3	貨倉存放五金零件	約 220 平方米	約 220 平方米	不多於 6 米(1 層高)
B4	辦公室	約 36 平方米	約 72 平方米	不多於 6 米(2 層高)
B5	洗手間	約 16 平方米	約 16 平方米	不多於 3 米(1 層高)

- 2.2 本擬議申請地點可從深灣路前往，申請場內出入閘口闊度為約 8 米（位於東北面），設有 2 個輕型貨車上落客貨車車位（面積為 3.5 米 x 7 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間（10 米迴旋空間），因此輕型貨車不需以倒車方式進出，對附近道路不會造成安全影響。

輕型貨車車輛流量預算 星期一至六早上 9 時至下午 6 時			
時間	入	出	每小時車輛入出次數
09:00-10:00	2	0	2
10:00-11:00	0	0	0
11:00-12:00	0	2	2
12:00-13:00	0	0	0
13:00-14:00	2	0	2
14:00-15:00	0	0	0
15:00-16:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	2	2
合計	4	4	8

- 2.3 本擬議申請主要是存放五金零件，不涉及任何危險品及露天存放，更不會有洗車、維修、拆裝、噴油等工場活動。

3. 規劃背景

- 3.1 本擬議申請座落於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「康樂」。根據該大綱圖的註釋，「貨倉」不屬「康樂」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

- 3.2 參照規劃署記錄，流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 上的「康樂」有多個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-LFS/469	臨時貨倉存放五金零件（為期3年）	23/06/2023
A/YL-LFS/482	臨時貨倉存放五金零件（為期3年）	11/09/2023
A/YL-LFS/490	擬議臨時貨倉存放雜貨（為期3年）	27/10/2023
A/YL-LFS/497	擬議臨時貨倉存放建築材料（為期3年）	22/12/2023
A/YL-LFS/498	擬議臨時貨倉存放汽車零件及建築材料（為期3年）	22/12/2023
A/YL-LFS/510	臨時貨倉存放塑膠及零售粒狀塑膠的規劃許可續期（為期3年）	05/04/2024

4. 規劃申請理據

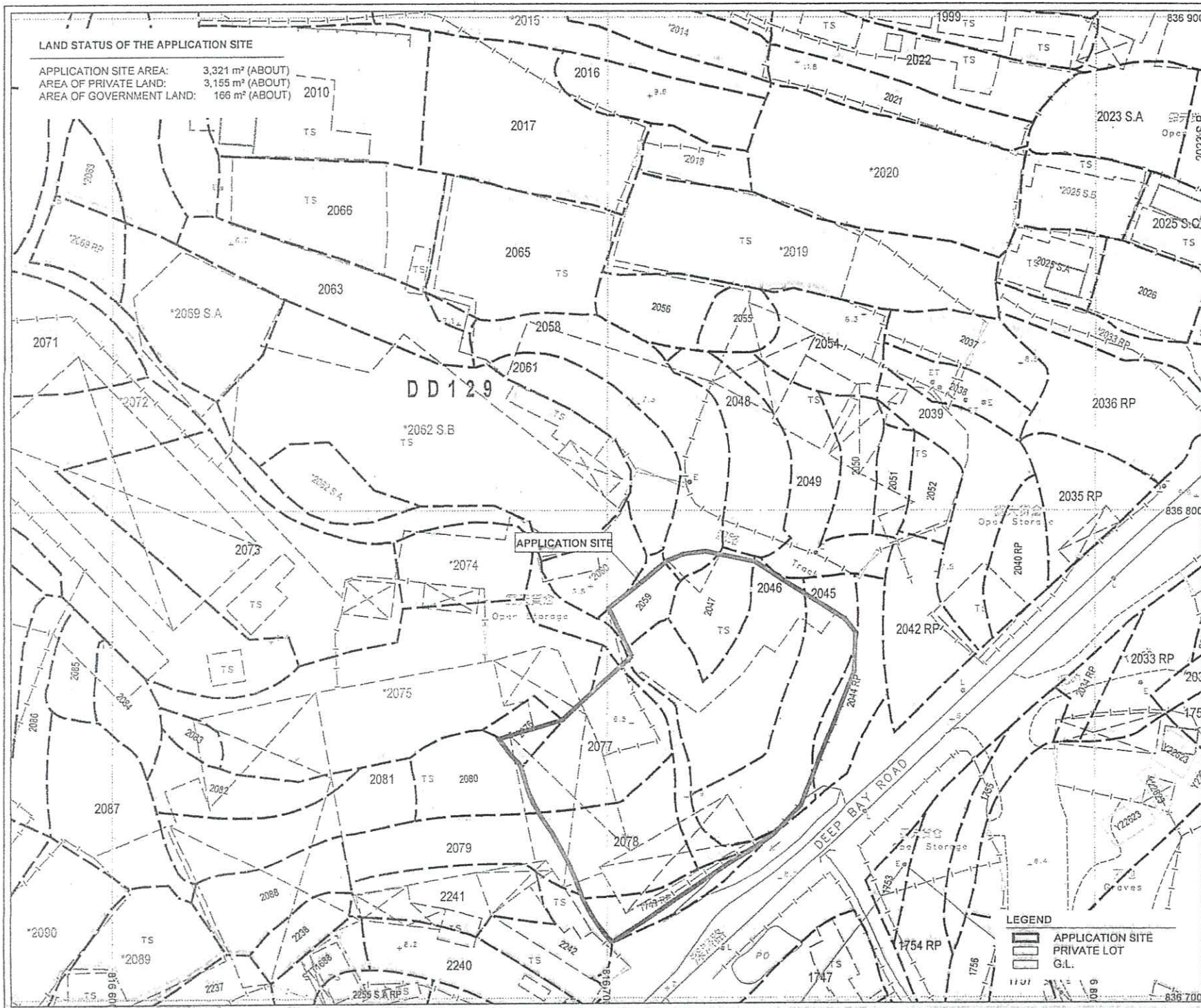
- 4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
- 4.2 本擬議發展土地屬規劃指引編號13G的「第二類地區」，而物流中心屬於露天貯物和港口後勤用途的發展；
- 4.3 本擬議發展只作貨倉用途，不涉及露天存放，洗車、維修、拆裝、噴油等工場活動；
- 4.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.5 本擬議發展支援本地的倉儲業以應對新界區對貨倉需求日益增加；
- 4.6 本擬議發展附近也有多個臨時貨倉，與周邊環境用途兼容；
- 4.7 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11「康樂」地帶已有多個類近規劃許可申請獲得批准：A/YL-LFS/469、A/YL-LFS/482、A/YL-LFS/490、A/YL-LFS/497、A/YL-LFS/498、A/YL-LFS/510；

5. 總結

- 5.1 本擬議發展為臨時性質，只是作為貨倉存放五金零件，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗流浮山丈量約份第 129 約地段第 1749 號餘段（部分）、第 2044 號餘段（部分）、第 2045 號（部分）、第 2046 號（部分）、第 2047 號（部分）、第 2058 號（部分）、第 2059 號（部分）、第 2076 號（部分）、第 2077 號及第 2078 號和毗連政府土地作擬議貨倉存放五金零件（為期 3 年）。

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA: 3,321 m² (ABOUT)
 AREA OF PRIVATE LAND: 3,155 m² (ABOUT)
 AREA OF GOVERNMENT LAND: 166 m² (ABOUT)



TOP 鎮崎
PLANNING



PROJECT
 PROPOSED TEMPORARY
 WAREHOUSE FOR STORAGE
 OF HARDWARE ACCESSORIES
 FOR A PERIOD OF 3 YEARS

LOTS 1749 RP (PART), 2044 RP (PART),
 2045 (PART), 2046 (PART), 2047 (PART),
 2058 (PART), 2059 (PART), 2076 (PART),
 2077 AND 2078 IN D.D. 129 AND ADJOINING
 GOVERNMENT LAND, LAU FAU SHAN,
 YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWING TITLE
 LAND STATUS

DRAWN BY
 J.W

DATE
 13.08.2024

INVESTED BY
 DATE

APPROVED BY
 DATE

PLAN 1

A-1

LEGEND

APPLICATION SITE
 PRIVATE LOT
 G.L.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 3,321m² (ABOUT)
COVERED AREA: 2,127m² (ABOUT)
UNCOVERED AREA: 1,194m² (ABOUT)

PLOT RATIO: 0.99 (ABOUT)
SITE COVERAGE: 64% (ABOUT)

NO. OF STRUCTURE: 5
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 3,309m² (ABOUT)
TOTAL GFA: 3,309m² (ABOUT)

BUILDING HEIGHT: 13m (ABOUT)
NO. OF STOREY: 1-2

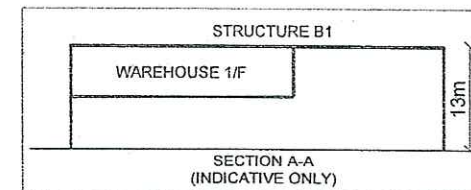
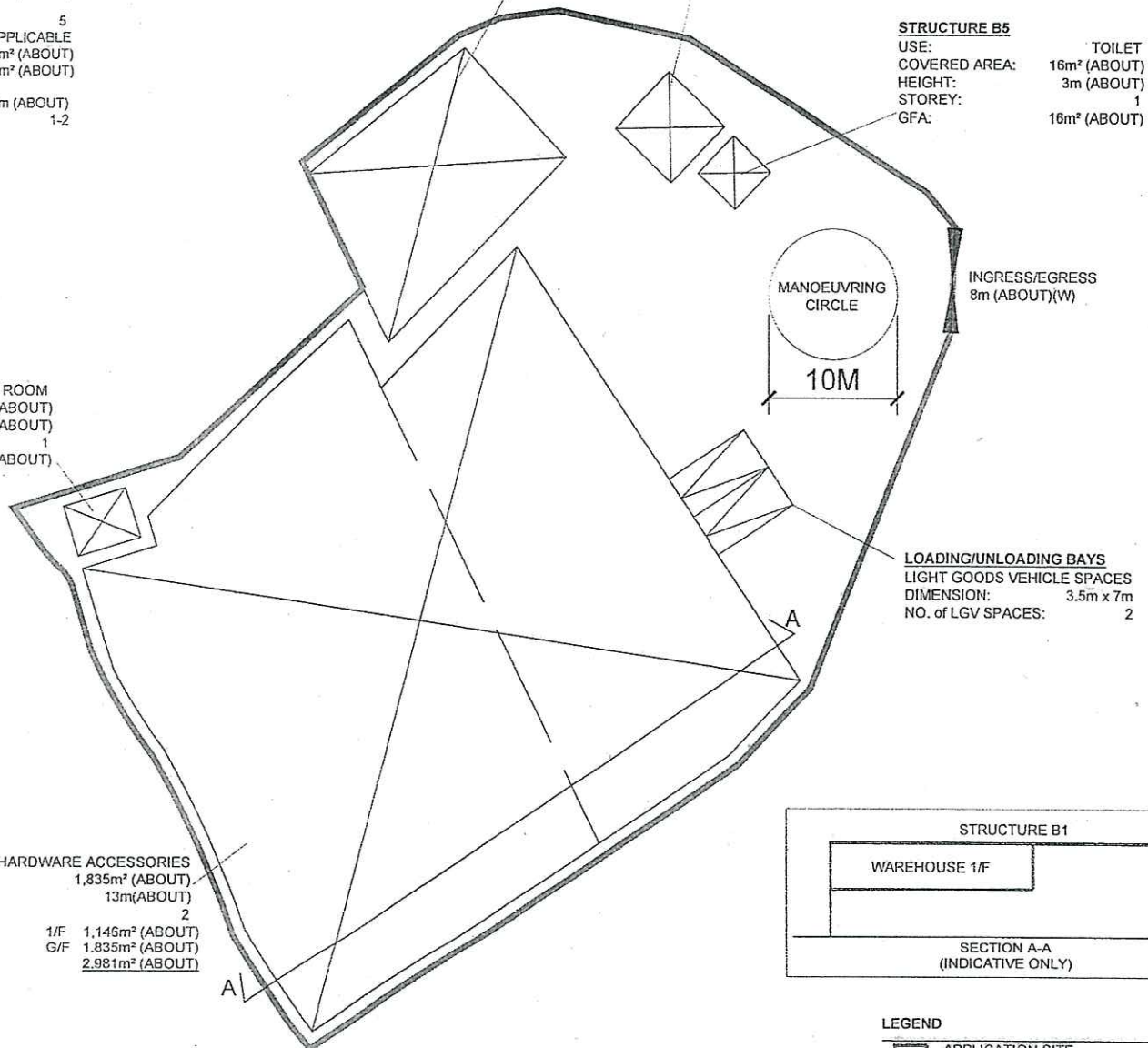
STRUCTURE B3
USE: WAREHOUSE FOR STORAGE OF HARDWARE ACCESSORIES
COVERED AREA: 220m² (ABOUT)
HEIGHT: 6m (ABOUT)
STOREY: 1
GFA: 220m² (ABOUT)

STRUCTURE B4
USE: OFFICE
COVERED AREA: 36m² (ABOUT)
HEIGHT: 6m (ABOUT)
STOREY: 2
GFA: 72m² (ABOUT)

STRUCTURE B5
USE: TOILET
COVERED AREA: 16m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 16m² (ABOUT)

STRUCTURE B2
USE: F.S. PUMP ROOM
COVERED AREA: 20m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 20m² (ABOUT)

STRUCTURE B1
USE: WAREHOUSE FOR STORAGE OF HARDWARE ACCESSORIES
COVERED AREA: 1,835m² (ABOUT)
HEIGHT: 13m (ABOUT)
STOREY: 2
GFA: 1/F 1,146m² (ABOUT)
G/F 1,835m² (ABOUT)
TOTAL GFA: 2,981m² (ABOUT)



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS



PROJECT
**PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE
OF HARDWARE ACCESSORIES
FOR A PERIOD OF 3 YEARS**

SITE LOCATION:
LOTS 1749 RP (PART), 2044 RP (PART),
2045 (PART), 2046 (PART), 2047 (PART),
2058 (PART), 2059 (PART), 2076 (PART),
2077 AND 2078 IN D.D. 129 AND ADJOINING
GOVERNMENT LAND, LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY
J.W

DATE
13.08.2024

CHECKED BY

DATE

APPROVED BY

DATE

CLUSTER
PLAN 2

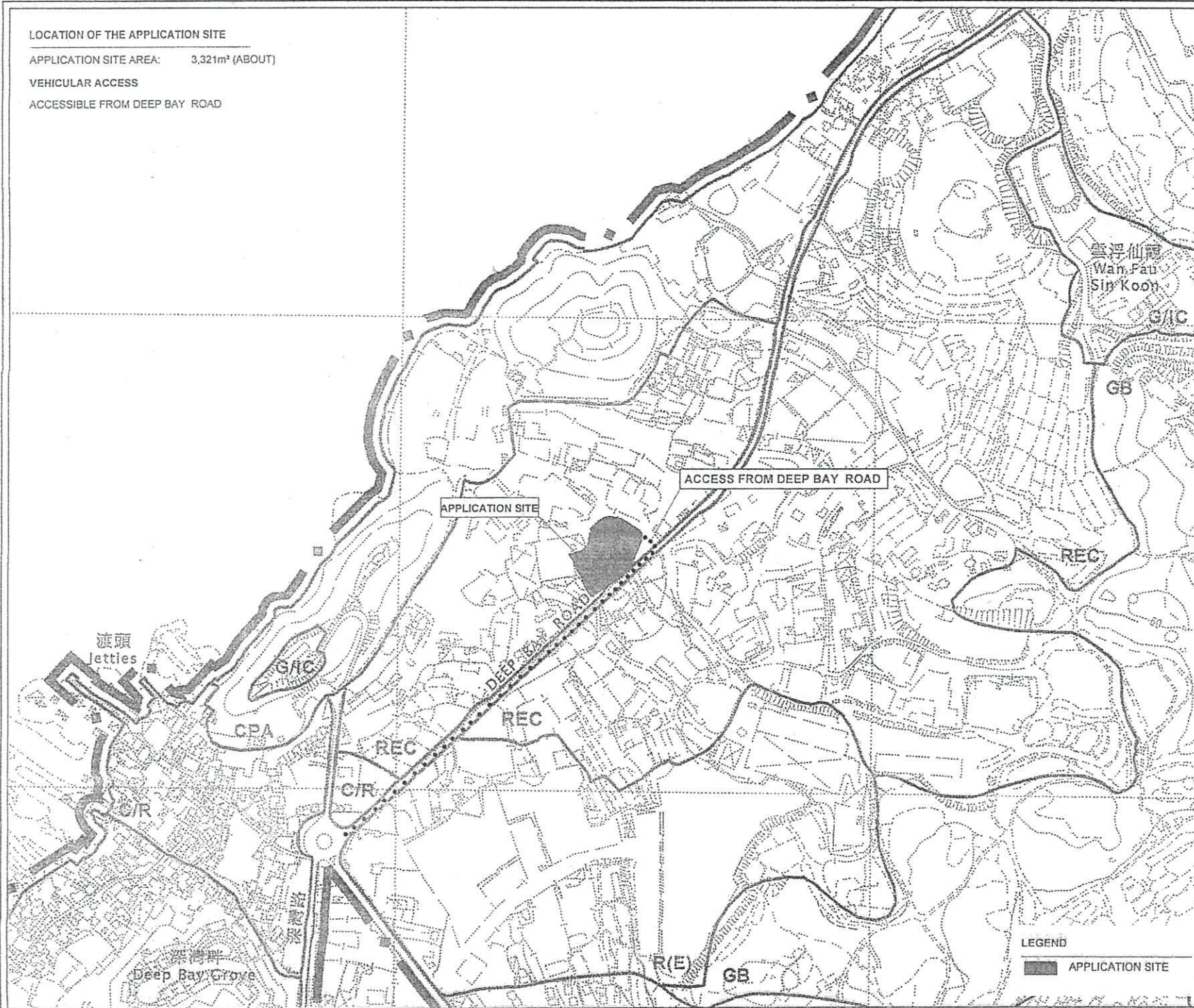
FILE
A-1

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 3,321m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD



TOP 頂橋
PLANNING



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE
OF HARDWARE ACCESSORIES
FOR A PERIOD OF 3 YEARS

REMARKS

LOTS 1749 RP (PART), 2044 RP (PART),
2045 (PART), 2046 (PART), 2047 (PART),
2058 (PART), 2059 (PART), 2076 (PART),
2077 AND 2078 IN D.D. 129 AND ADJOINING
GOVERNMENT LAND, LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWING TITLE

LOCATION AND ACCESS PLAN

CREATED BY

J.W

DATE

13.08.2024

NUMBERED BY

DATE

APPROVED BY

DATE

DWG NO.

PLAN 3

REV.

A-1

LEGEND

APPLICATION SITE

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

tmylwdpo_pd/PLAND

寄件者: tpbpd/PLAND
寄件日期: 2024年12月12日星期四 17:05
收件者: tmylwdpo_pd/PLAND
副本: Kiff Kit Fu YIU/PLAND
主旨: Fw: 有關第16條規劃申請編號A/YL-LFS/538的申請範圍作出更正

-----Original Message-----

From:
Sent: Thursday, December 12, 2024 5:01 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Christina Ki Na LEE/PLAND <cknlee@pland.gov.hk>
Subject: 有關第16條規劃申請編號A/YL-LFS/538的申請範圍作出更正

敬啟者,

有關第16條規劃申請編號A/YL-LFS/538的申請範圍由新界元朗流浮山丈量約份第129約地段第1749號餘段（部分）、第2044號餘段（部分）、第2045號（部分）、第2046號（部分）、第2047號（部分）、第2058號（部分）、第2059號（部分）、第2076號（部分）、第2077號及第2078號和毗連政府土地更正為新界元朗流浮山丈量約份第129約地段第1749號餘段（部分）、第2044號餘段（部分）、第2045號（部分）、第2046號（部分）、第2047號（部分）、第2058號（部分）、第2059號（部分）、第2076號（部分）、第2077號（部分）及第2078號和毗連政府土地。

主要是第2077號更正為第2077號（部分）。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話：