

2022年 6月 27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。

27 JUN 2022

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.

e-form No. S16-III  
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-NSW/307
	Date Received 收到日期	27 JUN 2022

- 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

PERFECT INFLOW INDUSTRIES LTD (豐進實業有限公司) (Company 公司)

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗南生圍丈量約份第 104 約地段 3719 號 R 段餘段, 3719 號 R 段 1 分段, 3719 號 R 段 2 分段 A 段 3719 號 R 段 2 分段餘段, 3719 號 R 段 3 分段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 12310 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	南生圍分區計劃大綱核准圖編號 S/YL-NSW8
(e) Land use zone(s) involved 涉及的土地用途地帶	"其他指定用途" 註明 "綜合發展包括濕地修復區"
(f) Current use(s) 現時用途	未有用途  (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

**5. Statement on Owner's Consent/Notification****就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of “current land owner(s)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）
- .....

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

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	臨時存放貨櫃拖架及停泊貨櫃車用途（為期 3 年）  (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                      3 .....
	<input type="checkbox"/> month(s) 個月                      .....

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....	sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	
Proposed domestic floor area 擬議住用樓面面積	.....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	sq.m <input 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)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	50	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)		
拖架	50	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	
Coach Spaces 旅遊巴車位	.....	
Light Goods Vehicle Spaces 輕型貨車車位	.....	
Medium Goods Vehicle Spaces 中型貨車車位	.....	
Heavy Goods Vehicle Spaces 重型貨車車位	.....	
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
逢星期一至星期日(包括公眾假期)		
早上八時至下午六時		
(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 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))
		<input checked="" 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)
	No 否	<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 type="checkbox"/>	



<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件            <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件            <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：         <div data-bbox="647 506 1051 510" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 822 979 898"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1051 943" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 981 1295 1057"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1357"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="628 1413 1158 1451"> <input type="checkbox"/> month(s) 個月 .....         </div>

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

本公司豐進實業有限公司，主要從事本地和中港拖運後勤服務，在元朗大生圍地段 LOT104 3719-R 經營貨倉(地政署短期豁免書第 4902 號、4903 號及 4904 號)及貨櫃業超過 40 年，共擁有貨櫃車 250 部，拖架 220 條及聘請貨櫃車司機超過 320 人，三成為 65 歲以上貨櫃車司機。

新冠肺炎第五波疫情令跨境物流業務受阻，本地及中港貨櫃車司機被迫停工，全球疫情令各地收緊防疫政策，進出口貨量下跌等因素，致貨櫃車司機開工不足。數年前，貨櫃車大部份仍有運作使用路面，泊車位的需求或可勉強平衡。現在因為疫情，貨櫃車開工日數已嚴重不足，近期更步入開工一天休息數天的常態化現象，導致本公司的閒置貨櫃車越來越多，對於貨櫃車的泊車位有殷切需求，雖然本公司已經在貨櫃碼頭一帶和亞洲貨櫃物流中心租用了 65 個貨櫃車泊車位，但是仍然不能解決本公司過多閒置貨櫃車的泊車問題。

本公司現時有 50 部貨櫃車及 50 條拖架沒有可供停泊車的地方，臨時存放於元朗大生圍地段 LOT104 3719-R 的貨倉，貨櫃車及拖架均存放於以上地段，泊車位置遠離民居，周邊充滿綠化植物，貨櫃車及拖架屬閒置，不會對周圍環境造成影響，對附近居民亦不會造成滋擾。

唯近月規劃署檢控員到場聲稱本公司露天擺放貨櫃車及拖架違反規劃署條例，限定本公司盡快駛走貨櫃車及拖架。本公司苦無對策，感到極度徬徨，希望透過申請，得到規劃署的批准可作臨時存放，渡過結業的厄運。

申請人希望規劃署給予批准為期三年的臨時用途，在申請地點臨時存放拖架及貨櫃車泊位。

## 8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature  
簽署

Signed with recognised  
e-signature  
Signer: 周寶玲

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

經理.....

Name  
姓名

Position (if applicable)  
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

PERFECT INFLOW INDUSTRIES LTD (豐進實業有限公司)

### Remark 備註

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

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

### Warning 警告

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

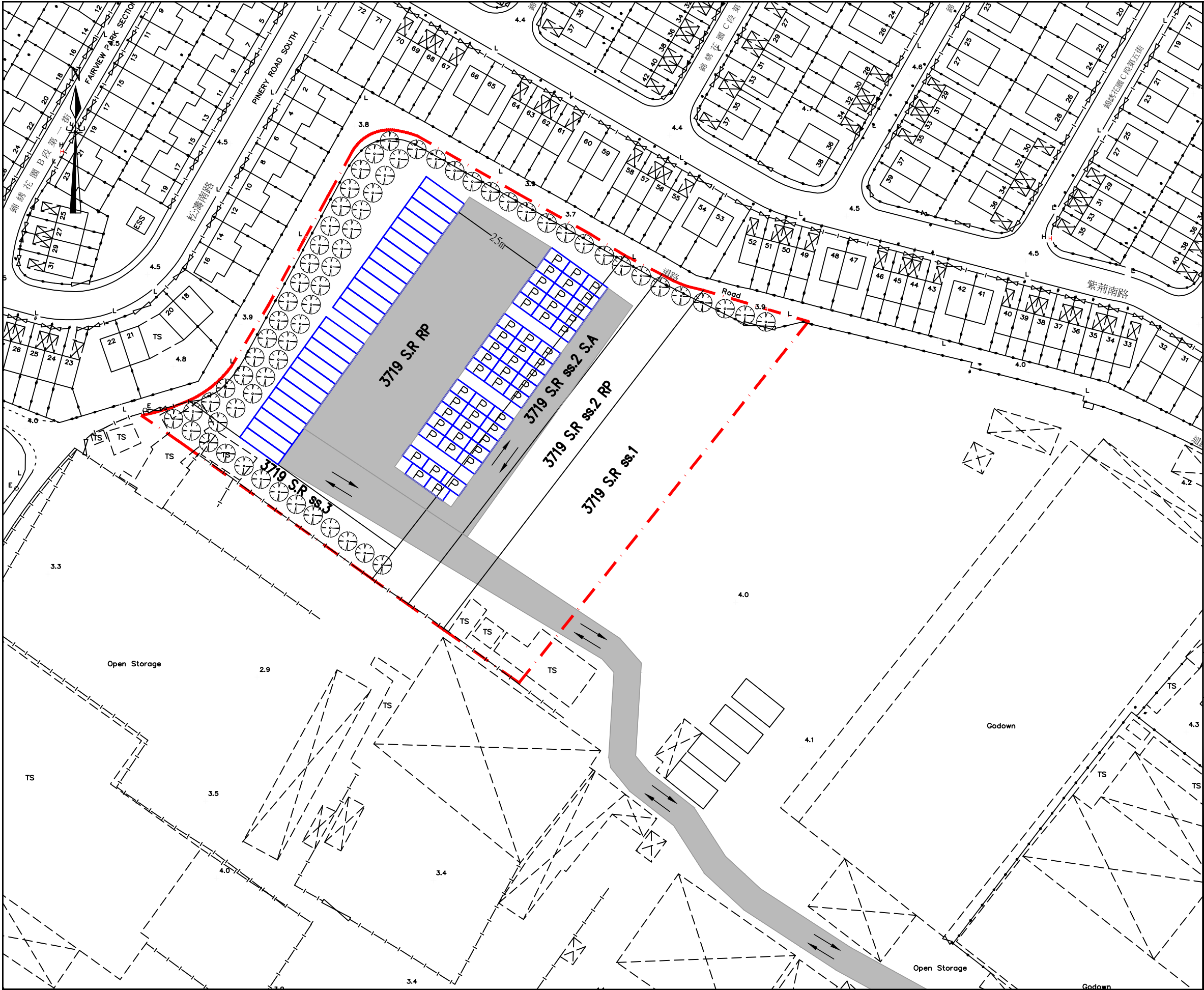
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界元朗南生圍丈量約份第 104 約地段 3719 號 R 段餘段, 3719 號 R 段 1 分段, 3719 號 R 段 2 分段 A 段 3719 號 R 段 2 分段餘段, 3719 號 R 段 3 分段		
Site area 地盤面積	12310 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	南生圍分區計劃大綱核准圖編號 S/YL-NSW8		
Zoning 地帶	"其他指定用途" 註明 "綜合發展包括濕地修復區"		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <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	臨時存放貨櫃拖架及停泊貨櫃車用途 (為期 3 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of block 幢數	Domestic 住用	
	Non-domestic 非住用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 _____  Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>50</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) <u>拖架</u> _____ <u>50</u>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____  Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Document 文件</u></b>		
Authorisation letter 授權書	<input type="checkbox"/>	<input type="checkbox"/>
Document proof for land ownership 土地業權的證明文件	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consent(s) obtained from / notification given to the "current land owners" 「現行土地擁有人」的同意書或已發給「現行土地擁有人」的通知書	<input type="checkbox"/>	<input type="checkbox"/>

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

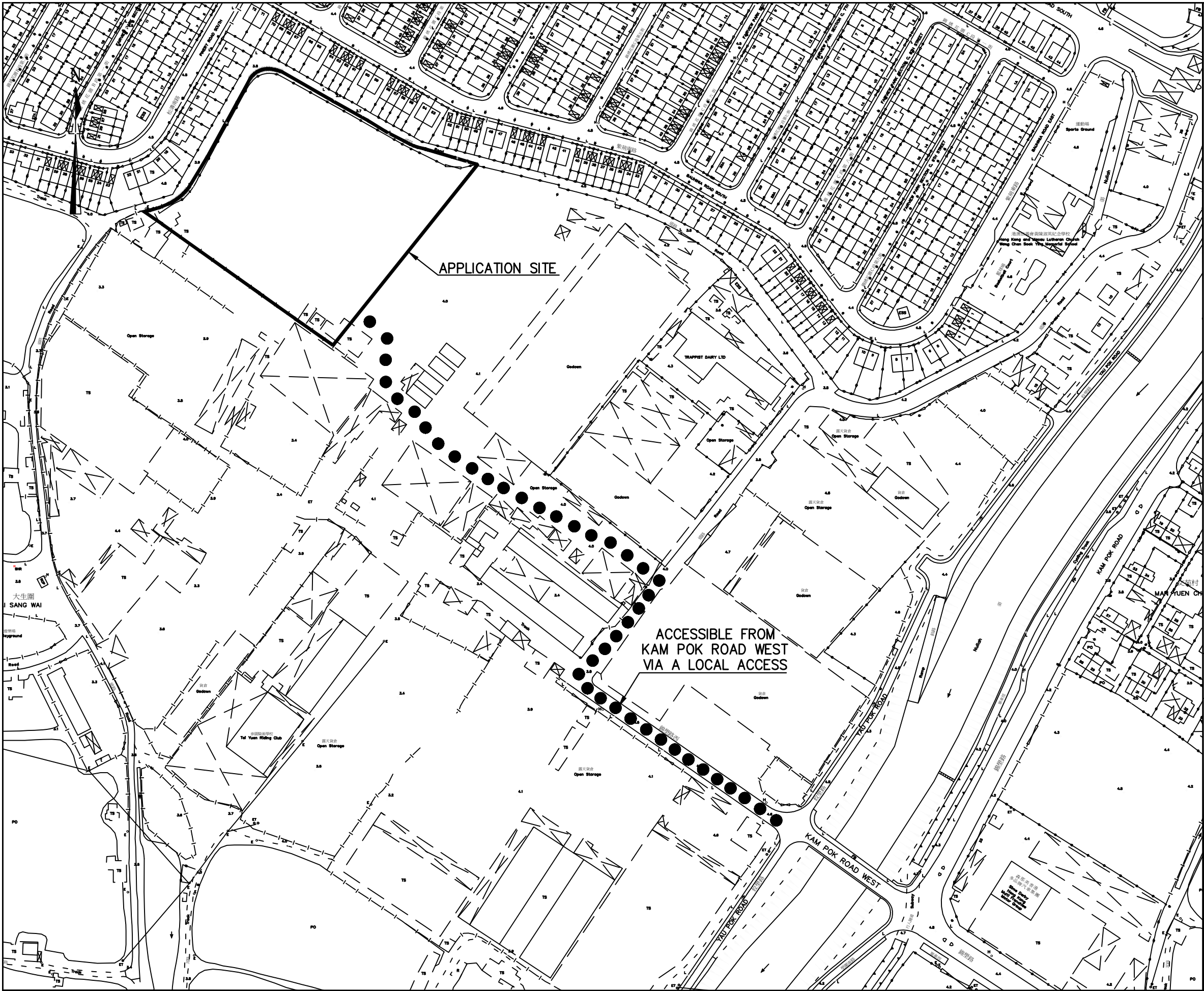
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



圖例

- 申請地點
- 貨車停泊位(3.5米 x 6.0米)
- 拖架存放處 (50個拖架)  
(共2層 每層25個)  
(每個 2.59米 x 12.192米)
- 車輛通道
- 現有綠化植物

SURVEY SHEET NO. 2 - SE - 21A	
PROJECT TITLE Lot Nos. 3719 S.R ss.1, 3719 S.R ss.2 S.A, 3719 S.R ss.2 RP 3719 S.R ss.3, 3719 S.R RP IN D.D.104	
DRAWING DETAIL LAYOUT PLAN	
DATE 10. 06. 2022	SCALE 1 : 1000
DRAWING NUMBER L - 1	



- LEGEND :
- APPLICATION SITE
  - ACCESSIBLE FROM  
KAM POK ROAD WEST  
VIA A LOCAL ACCESS

SURVEY SHEET NO. 2 - SE - 21A	
PROJECT TITLE Lot Nos. 3719 S.R ss.1, 3719 S.R ss.2 S.A, 3719 S.R ss.2 RP 3719 S.R ss.3, 3719 S.R RP IN D.D.104	
DRAWING DETAIL LOCATION PLAN	
DATE 10. 06. 2022	SCALE 1 : 2000
DRAWING NUMBER R - 1	



RE: Planning Application No. A/YL-NSW/302-Submission of Further Information 19/08/2022 16:35

From: "Eva Chow" [REDACTED]

To: <tpbpd@pland.gov.hk>

Cc: [REDACTED]

2 Attachments



layout-3a 18.8.2022.pdf 規劃署回覆信\_.docx

致 城市規劃委員會

本公司於今早電郵給貴會的回覆總結現作出修正, 詳情請見附件.

謝謝!

Best regards,

Eva Chow  
Perfect Inflow Industries Ltd

Phone : [REDACTED]

Fax : 2409 0198

Email : [REDACTED]

**Standard Trading Conditions**

All transactions are subject to the Company standard Trading Conditions (copies available on request from the Company) and which, in certain cases, exclude or limit the Company's liability and include certain indemnities benefiting the company.

---

**From:** Eva Chow [REDACTED]

**Sent:** Friday, August 19, 2022 11:30 AM

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

**Cc:** [REDACTED]

**Subject:** Planning Application No. A/YL-NSW/302-Submission of Further Information

致 城市規劃委員會

本公司"豐進實業有限公司"在2022年7月26日後陸續收到運輸署及消防處的電郵關於本申請的評論, 現以附件作出回覆總結;

謝謝大家!

Best regards,

Eva Chow  
Perfect Inflow Industries Ltd

Phone : [REDACTED]

Fax : [REDACTED]

Email : [REDACTED]

**Standard Trading Conditions**

All transactions are subject to the Company standard Trading Conditions (copies available on request from the Company) and which, in certain cases, exclude or limit the Company's liability and include certain indemnities benefiting the company.

日期 2022 年 8 月 19 日

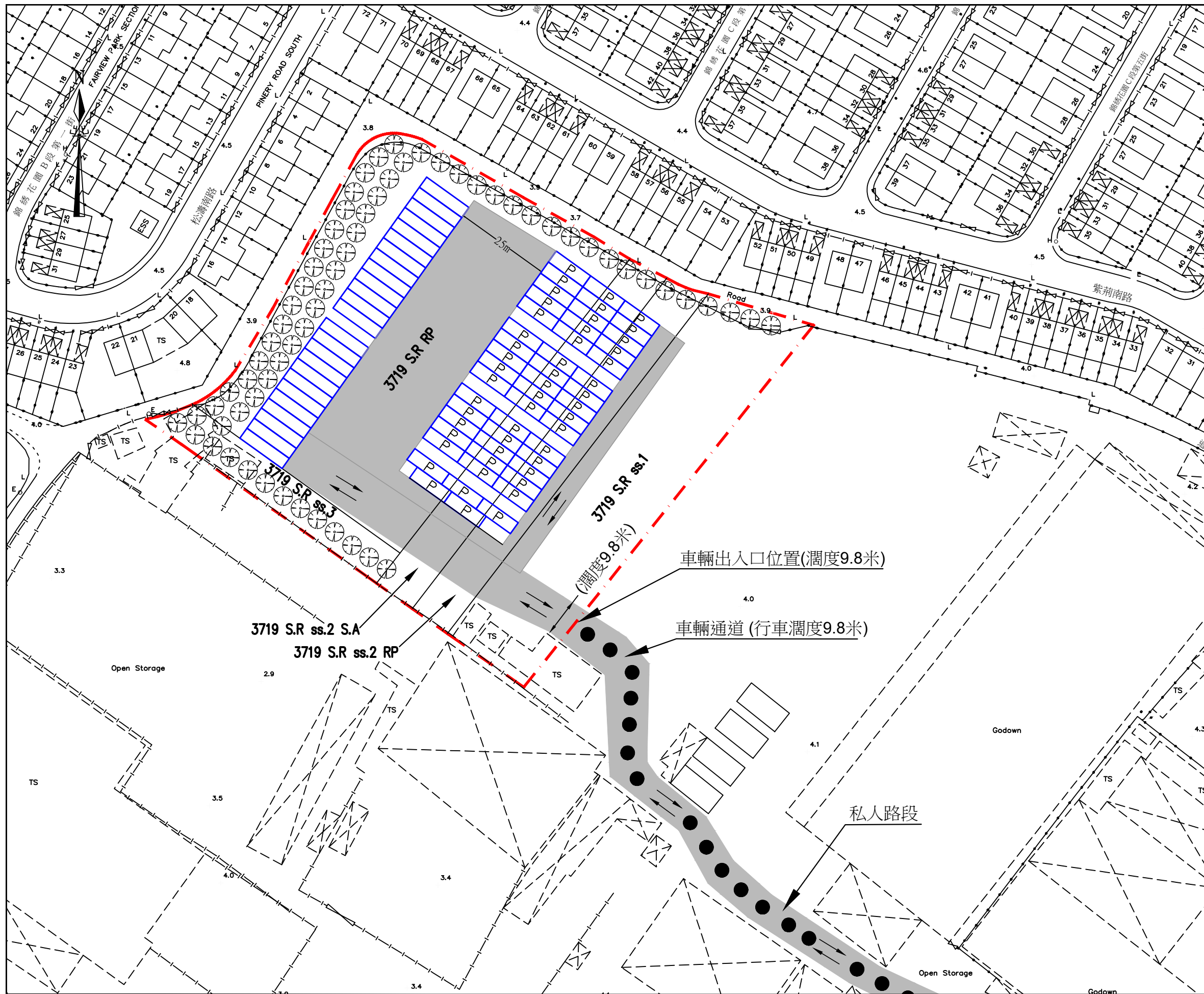
致 城市規劃委員會  
運輸署  
消防處

貴會檔號: A/YL-NSW/302 提交進一步資料

本公司“豐進實業有限公司”在 2022 年 7 月 26 日後陸續收到運輸署及消防處的電郵關於本申請的評論，現作以下回覆總結：

30/07/2022 12:59 replying email from 26/07/2022 14:39	
<p><u>TD comments:</u></p> <p>(a) The subject site is connected to public road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified the relevant lands and maintenance authorities accordingly.</p> <p>(b) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant owner(s) on the right of using the vehicular access.</p> <p>(c) The applicant should indicate the ingress and egress point with clear width on the layout plan drawings for the subject site.</p> <p>(d) The applicant should review the parking dimension of type(s) of vehicles and trailers, which should comply with requirements stipulated in Transport Design and Planning Manual (TPDM).</p> <p>(e) The applicant should provide details of trip generation and attraction rates during operation hours to justify the provision 50 parking spaces for container vehicles within the subject site.</p> <p>(f) No vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period.</p>	<p><u>就 TD 評論：</u></p> <p>(a) 就 TD 所提及“地盤通過一段不受運輸署管理的本地通路與公共道路”乃屬申請人(即本公司)的私人地方。</p> <p>(b) 理由如上</p> <p>(c) 詳情請見附件圖表</p> <p>(d) 本公司的申請會把貨車及拖架分開停泊，因為貨車及拖架屬閑置，等待疫情好轉中港通關用，所以甚少駛出駛入。根據 TPDM 於貨車的停車呎寸為 3.5 米 X 11 米，運輸署拖架停車呎寸為 2.5 米 X 13.5 米。</p> <p>(e) 本公司在早上八時至下午六時的營運時間大約會有 6 部貨車及 6 條拖架駛離開或進入申請地點。</p> <p>(f) 在規劃審批期間，不會有車輛因為此次申請而出現在公路上排隊或倒車的情況。</p>
<p><u>FSD comment:</u></p>	<p><u>就 FSD 評論：</u></p>

Please clarify with the applicant if any Dangerous Goods Vehicle is allowed to park at the subject site for our further consideration.	本公司不會有危險品貨櫃車停泊於申請地點。
06/08/2022 10:11 replying email from 03/08/2022 17:29	
<p>1. Refer to chapter 8 of HKPSG for details of parking spaces dimensions, which is about 16m in length for container vehicles and 11m in length of M/HGV. For trailer, TPDM only specify the dimensions of trailers, which is 13.5m in length and 2.5m in width. Hence, the applicant should further review the parking dimension for types of vehicles in RtC item (d), which shall comply with Table 11, chapter 8 of HKPSG requirement.</p> <p>2. For RtC item (c), the applicant should supplement clear width of ingress and egress point in layout plan for further consideration.</p>	<p>1 車位尺寸詳見附件更新的佈局圖, 貨車停泊位 (3.5 米 x 11 米), 拖架的尺寸為 (2.5 米 x 13.5 米).</p> <p>2 在佈局圖中補充了車輛通道(行車闊度 9.8 米)詳見附件圖表</p>
18/08/2022 10:04 replying email from 17/08/2022 4:20	
For RtC item (c), the applicant should supplement clear width of ingress and egress point in layout plan for further consideration.	在佈局圖中補充了車輛出入口位置(闊度為 9.8 米)詳見附件圖表
At time of writing this document - Replying email from 18/08/2022 15:23	
<p>Comment from the Fanling, Sheung Shui &amp; Yuen Long East District Planning Office of PlanD as below:</p> <p>1. Please clarify that "there are no workshop or vehicle repairing activities on the application site"</p>	申請地點沒有任何車輛維修或工作坊



圖例

申請地點

P

貨車停泊位(3.5米 x 11米)

拖架存放處 (50個拖架)  
(共2層 每層25個)  
(每個 2.5米 x 13.5米)

車輛通道 (行車濶度9.8米)

現有綠化植物

ACCESSIBLE FROM  
KAM POK ROAD WEST  
VIA A LOCAL ACCESS

SURVEY SHEET NO. 2 - SE - 21A	
PROJECT TITLE Lot Nos. 3719 S.R ss.1, 3719 S.R ss.2 S.A, 3719 S.R ss.2 RP 3719 S.R ss.3, 3719 S.R RP IN D.D.104	
DRAWING DETAIL LAYOUT PLAN	
DATE 04. 08. 2022	SCALE 1 : 1000
DRAWING NUMBER L - 3	

**Relevant Extracts of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area under Section 16 of the Town  
Planning Ordinance  
(TPB PG-No. 12C)**

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

## Appendix A

### List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

# other than free-standing building

\* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

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

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F) provides guidelines for open storage and port back-up uses. The Site falls within Category 4 areas under the guidelines. The following criteria are relevant:

Category 4 areas

- Category 4 areas are areas with ponds or wetland or with extensive vegetation or close to environmentally or ecologically sensitive areas, areas which are mostly used for residential purpose or proposed for such purposes, areas near existing major village settlements or areas subject to extremely high flooding risk. Applications for open storage and port back-up uses in Category 4 areas would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Since the planning intention of Category 4 areas is to phase out the open storage and port back-up uses, a maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.
- Taking into account the demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in areas of close proximity to the border crossing points, such as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) in the TPB PG-No. 13F, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

**Government Departments' General Comments**

**1. Land Administration**

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

- (a) The application site (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.
- (b) It is noted that no structure is proposed at the Site.

**2. Traffic**

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

- (a) He has no comment on the application from traffic engineering point of view.
- (b) Should the application be approved, the following condition should be incorporated:  
  
No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (c) Advisory comments as detailed in **Appendix V**.

**3. Fire Services**

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 (FSI) being provided to the satisfaction of the D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval.
- (c) Advisory comments as detailed in **Appendix V**.

**4. Drainage**

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, conditions should be stipulated requiring the applicant (i) to submit a drainage proposal; and (ii) to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.
- (c) Advisory comments as detailed in **Appendix V**.

## **5. Landscape**

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

- (a) He has no objection on the application from the landscape planning perspective.
- (b) According to site photos taken in July 2022, the Site is hard paved and parking of container vehicles and trailers is in operation. Existing trees of common species are observed along the northern site boundary. Based on the proposed layout in the application, it has no direct conflict with the existing trees. Significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated.
- (c) Based on the aerial photo of 2021, the Site is located in a miscellaneous rural fringe landscape character comprising of ponds, open storage, temporary structures, scattered tree groups and low rise residential building groups in the north of the site. Mix of unauthorized and existing use of storage and car parks are observed in vicinity of the site. There is no public frontage along the Site and existing trees serving as landscape buffer is observed between the Fairview Park and the Site.

## **6. Others**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Highway Engineer/New Territories West, Highways Department (HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development on the application site;
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the application site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the permission;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the application site is connected to public road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
  - (ii) as there is no information about the vehicular access at the private lot(s) to the application site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Kam Pok Road West is not and will not be maintained by the HyD. HyD will not be responsible for maintaining any access connecting the Site with Kam Pok Road West. Presumably, the relevant department will provide their comments, if any.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) 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 the Building Ordinance (BO);
  - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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;

- (iii) before any demolition works are to be carried out on application site, prior approval and consent of the BA should be obtained. An Authorized Person (AP) should be appointed as the co-ordinator for any demolition works in accordance with the BO. Should the AP confirm the works fall into the Minor Works Control System (MWCS), then the applicant may proceed with the works under the MWCS. For details of the submission procedure under the MWCS, the applicant may wish to visit our website at [www.bd.gov.hk](http://www.bd.gov.hk); and
  - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations.
- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his 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.
- (g) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development.
- (h) to note the comment of the Director of Agriculture, Fisheries and Conservation (DAFC) that appropriate measures should be adopted to avoid causing pollution or disturbance to the adjacent fishponds. Existing trees on the application site should also be preserved.

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

220708-155857-32022

**Reference Number:****提交限期**

26/07/2022

**Deadline for submission:****提交日期及時間**

08/07/2022 15:58:57

**Date and time of submission:****有關的規劃申請編號**

A/YL-NSW/302

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

**Name of person making this comment:****意見詳情****Details of the Comment :**

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。



FAIRVIEW PARK PROPERTY MANAGEMENT LTD. 2

錦綉花園物業管理有限公司

Block G, Town Centre, Fairview Park, Yuen Long, N.T.

新界元朗錦綉花園市中心G座

電話 Tel : 2471 1301

傳真 Fax : 2471 8210

電子郵件

E-mail : info@fairviewpark.hk

網站

Website : www.fairviewpark.hk



本司檔案編號：FAIV/22/GM/L015

郵寄及傳真 (2877 0245)

敬啟者：

規劃申請編號 A/YL-NSW/302

本司，錦綉花園物業管理有限公司，為錦綉花園（「本屋苑」）物業管理人，現就以上編號為 A/YL-NSW/302 的規劃申請，提出強烈反對並表達以下意見：

1. 眾所周知，錦綉花園的交匯處是全港最多出入口的迴旋處，現時交通長期處於超負荷狀態；
2. 規劃申請編號 A/YL-NSW/302 項目無可避免地使用該迴旋處；
3. 該申請項目用途是貨櫃車/拖架停放場，換言之已經超出負荷的迴旋處將需要額外承受更多的壓力；更令人擔憂的是眾多的重型車輛穿梭於繁忙的迴旋處極容易造成混亂及發生交通意外，而有關的事故，將會阻斷錦綉花園唯一的對外通道，對本屋苑居民及其他錦綉大道使用者造成極大困擾。

另一方面，鑒於錦綉大道周邊越來越多的新發展項目陸續推出，而這些項目無可避免將使用錦綉大道，故我們藉此一併敦促政府按新批地（號碼：2265）內一般條款第 4 條收回該條原屬私家道路，但實際上卻用作公共道路的錦綉大道。事實上政府有責任為新發展項目周邊地區提供完善的公共交通配套，而不是把該等責任，例如管理及維修道路支出，轉嫁於道路擁有人及錦綉花園住戶承擔。

此致

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

錦綉花園物業管理有限公司  
總經理 連子豐 謹啟  
持牌物業管理人(第 1 級)  
(牌照號碼 P1-573294)

2022 年 7 月 15 日

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



**A/YL-NSW/302 DD 104 Nam Sang Wai Wetland Restoration**

24/07/2022 03:37

From:

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

File Ref:

A/YL-NSW/302

Lots 3719 S.R ss.1, 3719 S.R ss.2 S.A , 3719 S.R ss.2 RP, 3719 S.R ss.3 and 3719 S.R RP in D.D.104, Nam Sang Wai

Site area : About 12,310sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use/ development : 100 Container Vehicles/Trailers Park

Dear TPB Members,

The site is an existing container park, how come it has not history of approval?

The location is alongside Fairview Park. Does this pose noise and safety concerns so close to a mass residential complex?

Mary Mulvihill

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



反對 A/YL-NSW/302 申請

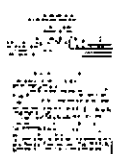
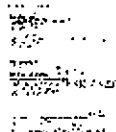
25/07/2022 17:42

From:

To: 城市規劃委員會 <tpbpd@pland.gov.hk>

File Ref:

2 attachments



20220725\_00001\_001.jpg 20220725\_00001\_002.jpg

敬啟者：

錦綉居民代表，第十一屆錦綉花園管理諮詢委員會反對 A/YL-NSW/302 申請。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NSW/302

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請：  
錦綉迴旋處相當擠擁，未來還有  
幾個屋苑落成。

「提意見人」姓名/名稱 Name of person/company making this comment

黃楚銘

簽署 Signature



日期 Date

第十一屆錦綉花園管理諮詢委員會主席