

This document is received on 2024 -10- 16
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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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	A/TL-PH/1034
	Date Received 收到日期	2024-10-16

- 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)

簡以凡

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)

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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)	八鄉橫台山永寧里丈量約份第111約地段編號第2879(部份)、2881(部份)、2888(部份)、2889(部份)、2900(部份)
(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 1480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 161.52 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) 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	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR, R(D)
(f) Current use(s) 現時用途	臨時露天存放二手汽車、汽車零件及附屬辦公室 (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 26/8/2024至9/9/2024 (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 _____ (DD/MM/YYYY)[&]
於 9/10/2024 (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，或有關係的鄉事委員會[&]

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/發展臨時露天存放二手汽車、汽車零件連附屬設施(為期三年)
以及相關的填土工程

(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年☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 1348.24sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 131.76sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 161.52sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 161.52sq.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)

A、B構築物為臨時辦公室及儲物室，由4個貨櫃組成，共2層，總樓面面積59.52平方米，

高度約為5.24米。C構築物為遮陰及上落貨櫃區，由4支柱支撐，四邊側面沒有圍封，上蓋面積102平方米，高度約為5.18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 1

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 1

Medium Goods Vehicle Spaces 中型貨車車位 N.A.

Heavy Goods Vehicle Spaces 重型貨車車位 1

Others (Please Specify) 其他 (請列明) N.A.

Proposed operating hours 擬議營運時間 營業時間為星期一至星期五，早上十時至下午五時，星期六則為早上十時至下午一時，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)) 有一條村路連接錦田公路。																														
		No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																														
(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 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 1480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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 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	<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。

本人現向貴會申請新界元朗八鄉丈量約份第111約地段編號2879號(部分)、2881號(部分)、2888號(部分)、2889號(部分)

及2900號(部分)作臨時露天存放二手汽車及汽車零件連附屬設施(為期3年)及相關的填土工程。

存放二手汽車及汽車零件，再運走，而該地鄰近也有同類型之行業在附近使這行業能夠互相照應，

有助行業合作及帶動發展。

營業時間為星期一至星期五，早上十時至下午五時，星期六則為早上十時至下午一時，星期日及公眾假期休息。

用途不會對環境造成影響，更不會影響交通流量及排水系統。

因上述地段之四周設有渠，本人必定會依照 貴會的要求把附帶條件做妥，希望城規會批出給許可。謝謝

用混凝土填土0.1米厚面積1480平方米已在多年前填好(2009年TPB/A/YL-PH/597)，只想合法化。

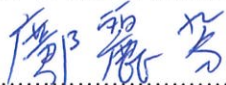
8. Declaration 聲明

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

鄭麗芬

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
代表

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

Date 日期

9/10/2024

(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

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 <u>as far as possible</u> . 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	八鄉橫台山永寧里丈量約份第111約地段編號第2879(部份)、2881(部份)、2888(部份)、2889(部份)及2900(部份)
Site area 地盤面積	1480 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	S/YL-PH/11
Zoning 地帶	AGR, R(D)
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 <u>3</u> <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	臨時露天存放二手汽車、汽車零件及連附屬設施(為期3年)以及相關的填土工程

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	161.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1092 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5.24	<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	8.9 % <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 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) _____ _____		1 1私家車車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 1輕型貨車車位 1重型貨車車位

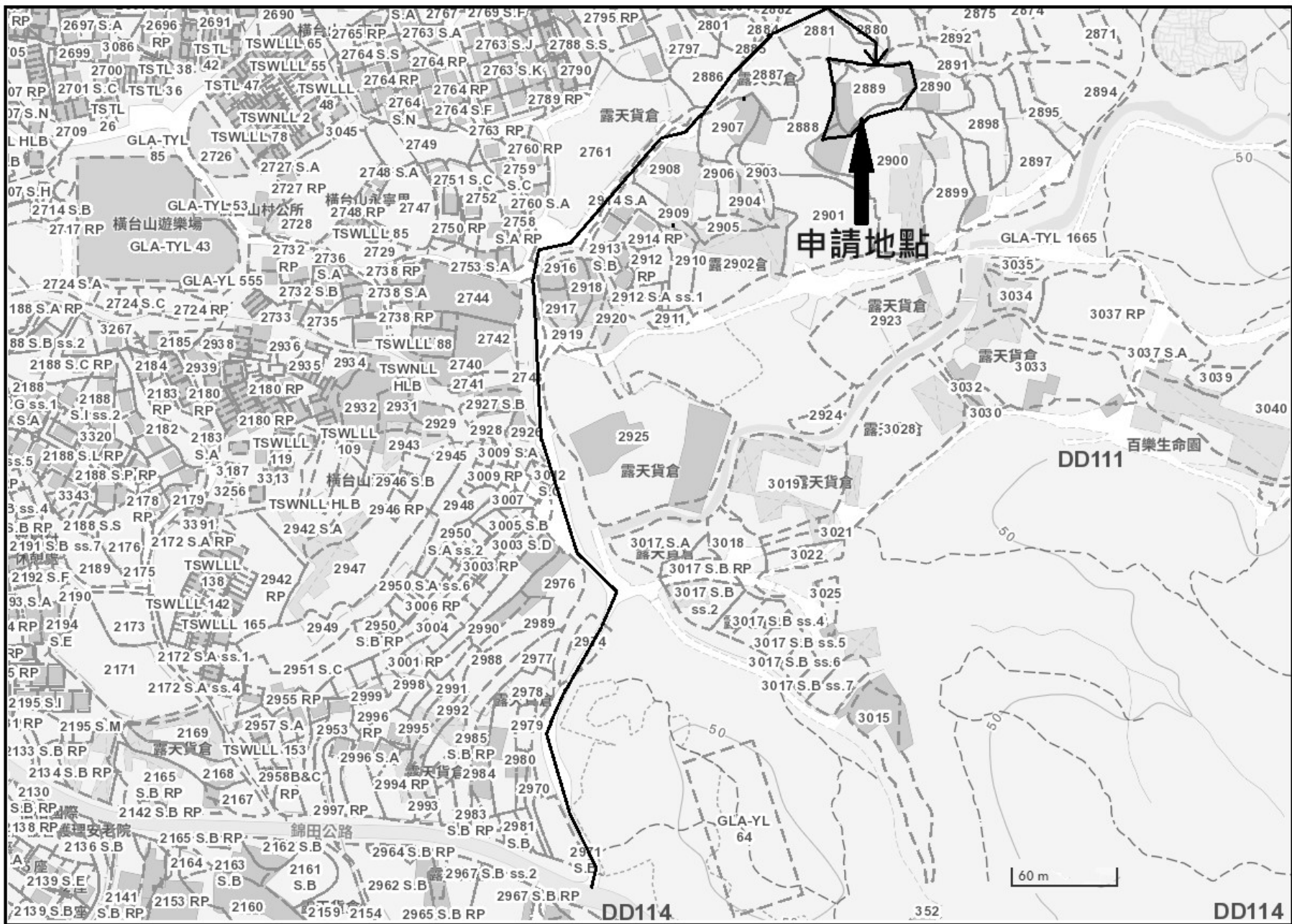
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、行車路線圖、填土範圍圖		
<u>Reports 報告書</u>		
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		

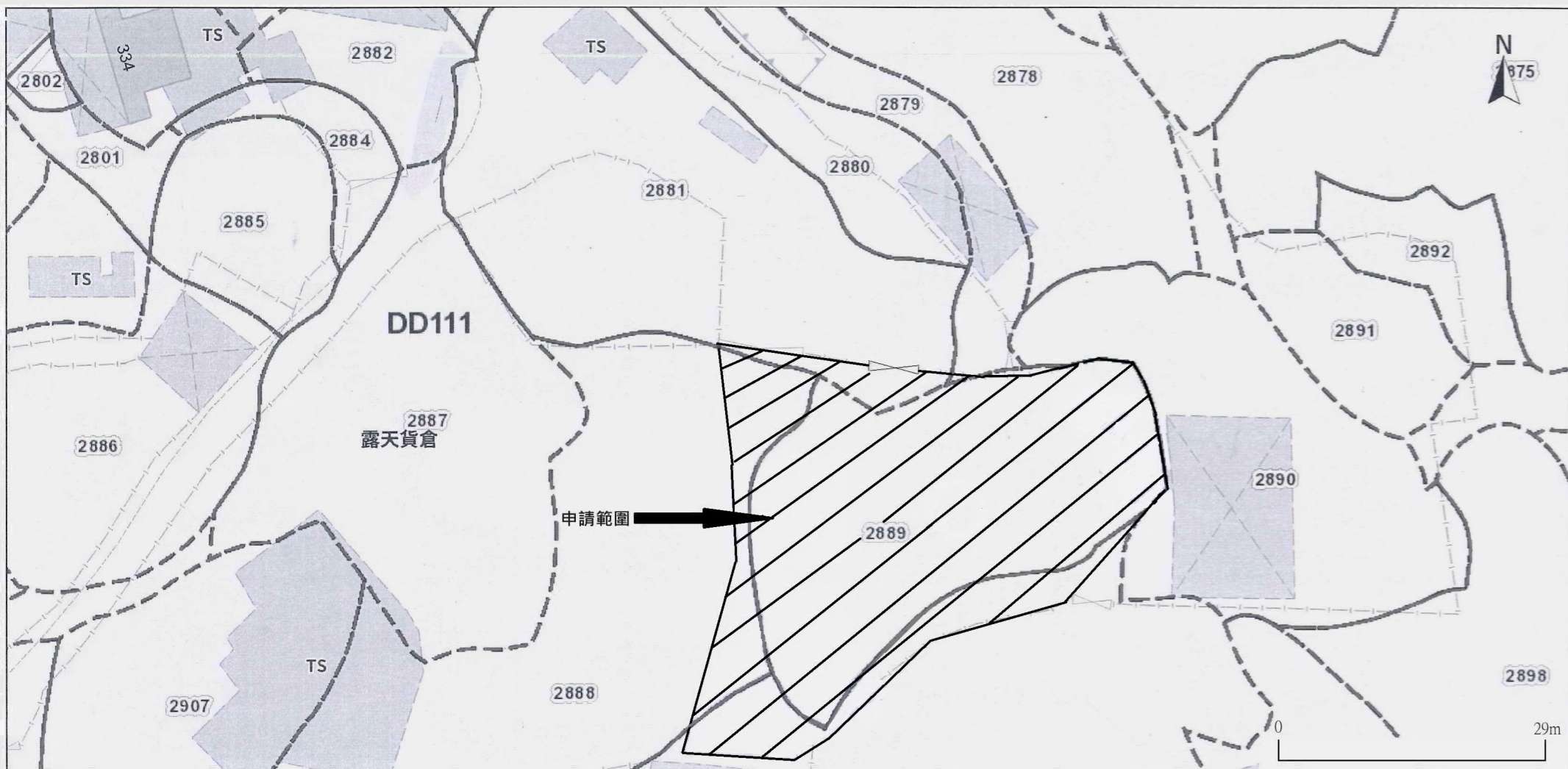
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

行車路線圖

八鄉橫台山
永寧里
丈量約份
第111約
地段編號第
2879(部份)、
2881(部份)、
2888(部份)、
2889(部份) 及
2900(部份)
S/YL-PH/11
臨時露天存放
二手汽車、
汽車零件連附屬
設施 (為期3年)
以及相關的
填土工程



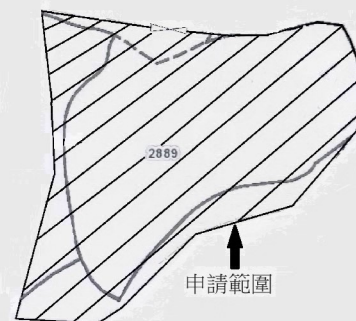


申請地點：新界八鄉橫台山永寧里丈量約份第111約地段編號第2879(部份)、
2881(部份)、2888(部份)、2889(部份)及 2900(部份)

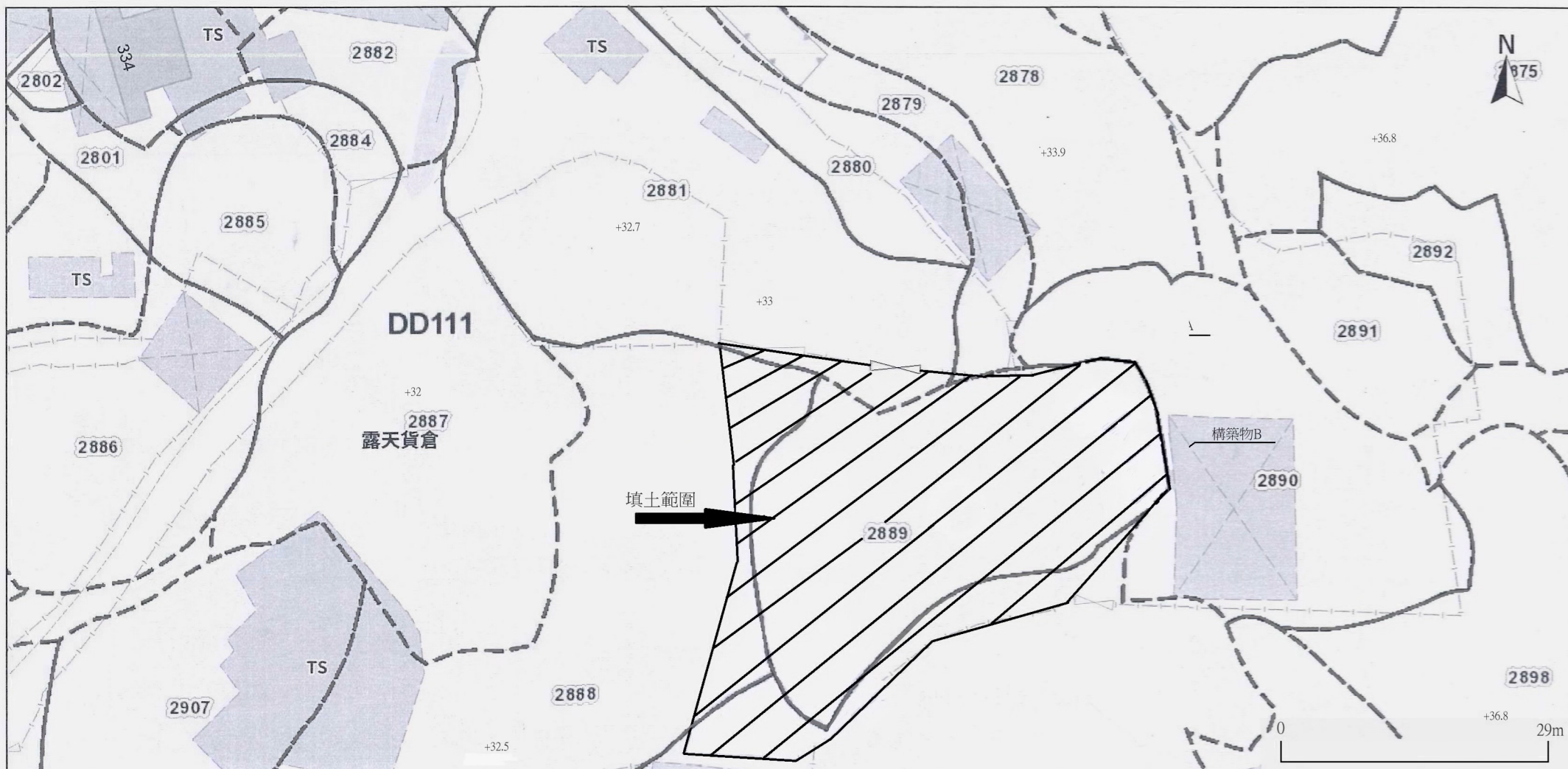
OZP NO : S/YL-PH/11

申請為 臨時露天存放二手汽車、汽車零件連附屬設施 (為期3年)
以及相關的填土工程

申請地點面積1480平方米。



位置圖



申請地點：新界八鄉橫台山永寧里丈量約份第111約地段
編號第2879(部份)、2881(部份)、2888(部份)、
2889(部份) 及 2900(部份)

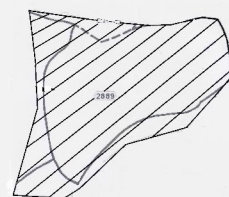
申請為 臨時露天存放二手汽車、汽車零件連附屬設施
為期3年以及相關的填土工程

OZP NO : S/YL-PH/11

填土範圍圖

申請地點面積1480平方米，填土面積1480平方米。

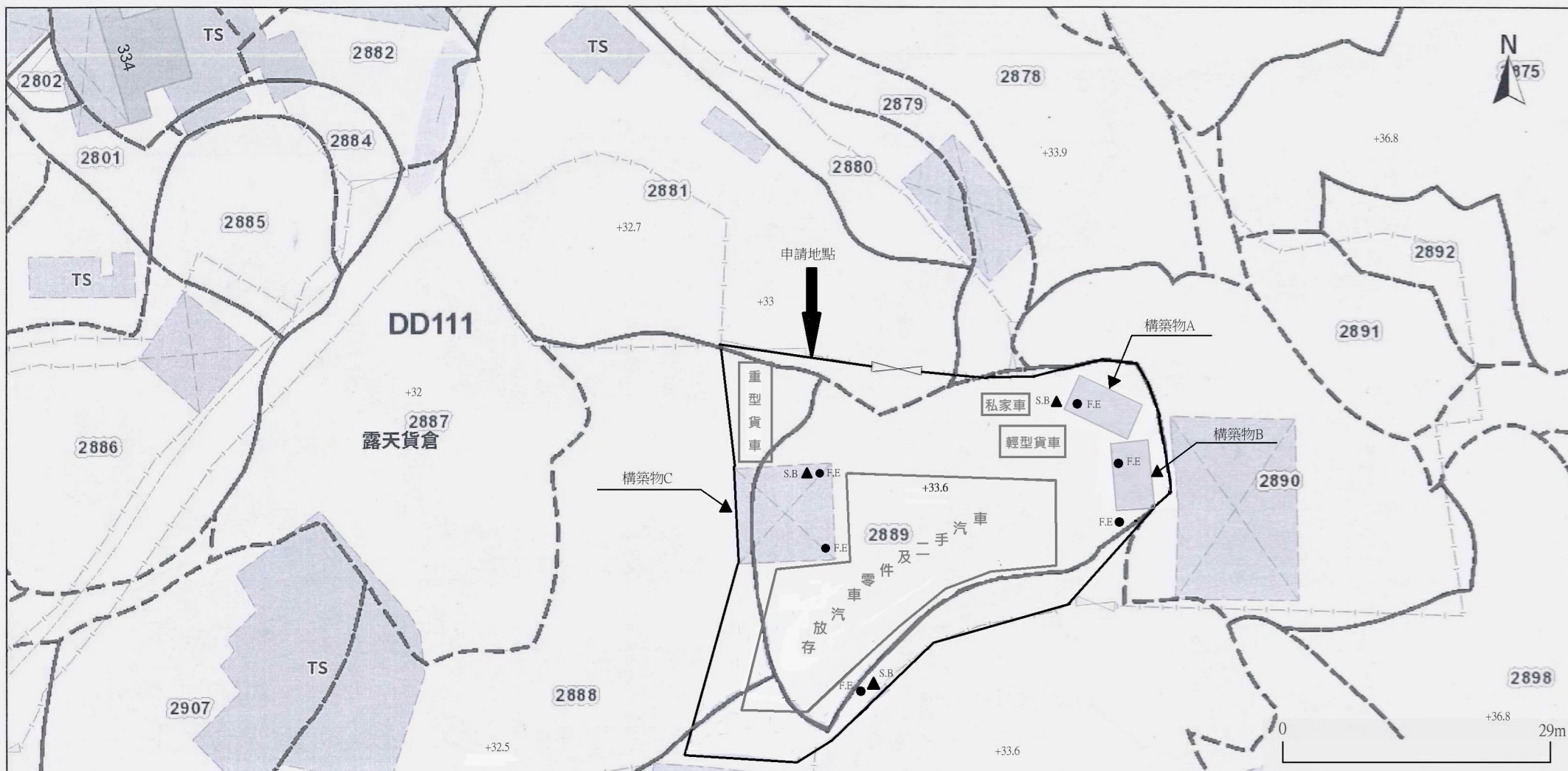
已在幾年前規劃申請中完成填土，只想合法化。填土厚度約0.1 米
，填土材料為混凝土，香港主水平基準由+33.6mPD



填土範圍。

門口

地界



申請地點：新界八鄉橫台山永寧里丈量約份第111約地段
編號第2879(部份)、2881(部份)、2888(部份)、
2889(部份)及2900(部份)

申請為臨時露天存放二手汽車、汽車零件連附屬設施
為期3年以及相關的填土工程

OZP NO : S/YL-PH/11

設計布局圖

私家車

輕型貨車

圍欄風棚

場地構築物圖

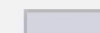
申請地點作當中擬議設置有3個臨時構築物，分別為：

- 構築物A：臨時貨櫃辦公室及儲物室，每層樓面面積約14.88平方米，每層高度2.62米，2層高度5.24米，共29.76平方米。
- 構築物B：臨時貨櫃辦公室及儲物室，每層樓面面積約14.88平方米，每層高度2.62米，2層高度5.24米，共29.76平方米。
- 構築物C：遮陰棚及上落貨櫃區，由四支柱構成，面積約102平方米，高度約5.18米。

1個私家車車位(長5米x闊2.5米)，1個輕型貨車上落客貨車位(長7米x闊3.5米)及
1個重型貨車上落客貨車位(長11米x闊3.5米)



門口



臨時構築物



存放五公斤乾粉式滅火桶



存放防火沙桶



地界

聯絡地址：新界 元朗八鄉 橫台山永寧里 2號1樓

聯絡電話：[REDACTED]

申請地段：DD111-LOT 2879(部份), 2881(部份), 2888(部份), 2889(部份), 2900(部份)

地點：WING NING LEI WANG TOI SHAN PAT HEUNG YEUN LONG

致：城市規劃委員會

補充資料

申請地點上落客貨車位停泊及私家車車位，時間和進入車輛次數如下：

星期一至星期五出入時間為早上10時至下午5時止。

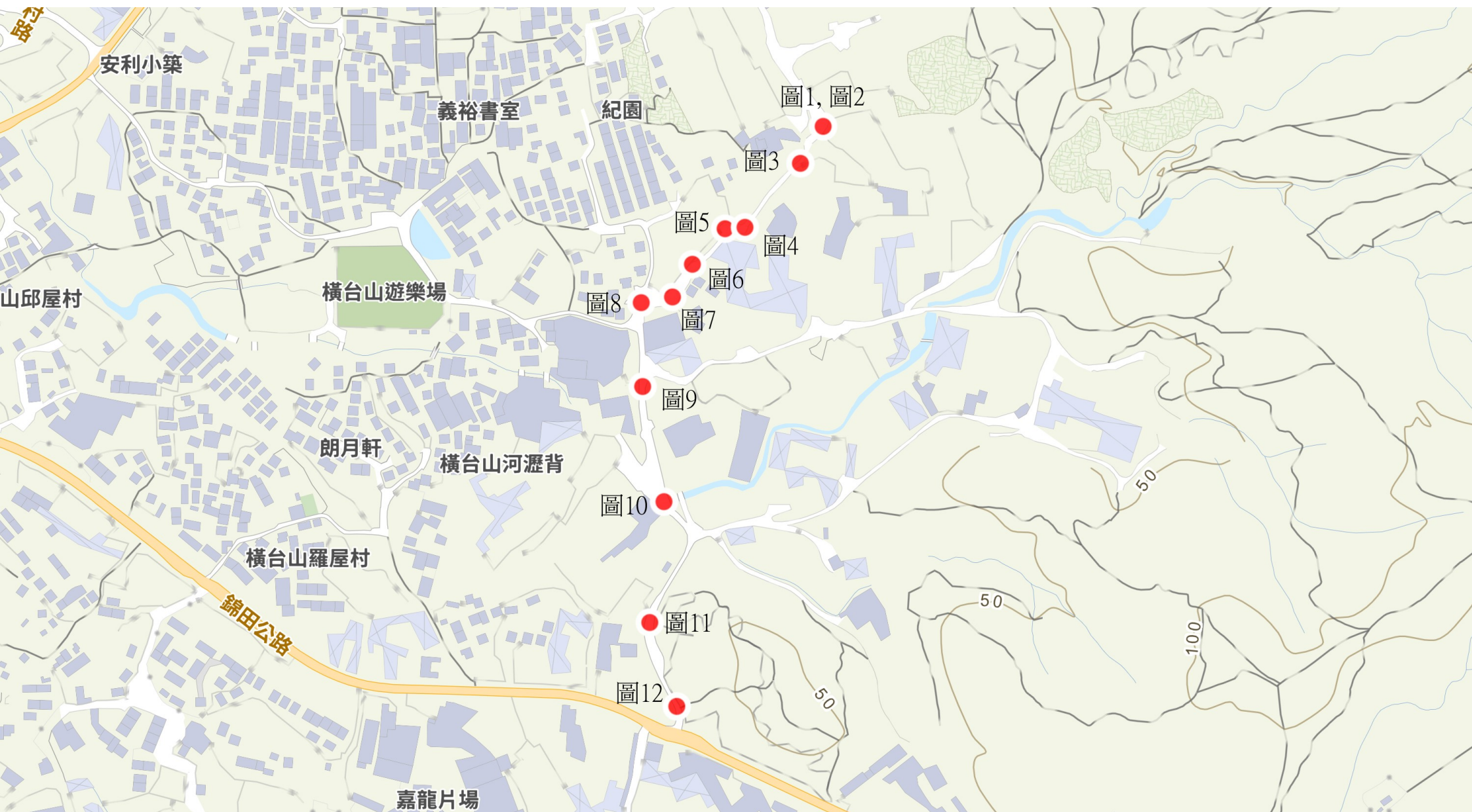
星期六出入時間為早上10時至下午1時止。

10:00 至11:00	約3輛車各1次進入申請地點，3車輛停泊。
11:00 至13:00	約2輛車各1次走出申請地點，1車輛停泊。
13:00 至14:00	約1輛車各1次走出申請地點，0或1車輛停泊。
14:00 至15:00	約3輛車各1次進入申請地點，3車輛停泊。
15:00 至16:00	約3輛車各1次進走出/進入申請地點，0或3車輛停泊。
16:00 至17:00	約3輛車各1次進走出/進入申請地點，0或3車輛停泊。

而實際車輛出入次數會更少。

簡以凡

2024 年 9 月 11 日



聯絡地址：新界 元朗八鄉 橫台山永寧里 2號1樓

聯絡電話：[REDACTED]

申請地段：DD111-LOT 2879(部份), 2881(部份), 2888(部份), 2889(部份), 2900(部份)

地點：WING NING LEI WANG TOI SHAN PAT HEUNG YEUN LONG

致：城市規劃委員會

回應運輸署問題

於早前收到有關運輸署的意見，現回答有關申請地點的問題。

The applicant should demonstrate and ensure the smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the site:





圖 3



圖 4



圖 5



圖 6



圖 7



圖 8



圖 9



圖 10



有關上述圖片的拍攝位置，請查閱附件一：地圖。

From: [REDACTED]
Sent: 2024-11-25 星期一 17:06:48
To: [REDACTED]
Subject: Re: PH-1034 (Departmental comments)
Attachment: TPB_A_YL-PH_1034 設計佈局圖.pdf

現更正文件，麻煩查收附件，謝謝。

如有問題請致電 [REDACTED]。

[REDACTED] 在 2024 年 11 月 25 日星期一 下午 03:49:19 [GMT+8] 寫道：

聯絡地址： 新界元朗八鄉橫台山永寧里 2 號 1 樓
聯絡電話： XXXXXXXXXX
申請編號： TPB/A/YL-PH/1034
申請地段： DD111-LOT2879(部份), 2881(部份), 2888(部份), 2889(部份), 2900(部份)
地點： WING NING LEI, WANG TOI SHAN, PAT HEUNG, YUEN LONG, N.T.

致：城市規劃委員會

回應地政總署意見

關於申請用作露天貯物的範圍，詳情請查閱附件：設計佈局圖。

工作時間：早上十點至下午五點（星期一至五），早上十點至下午一點（星期六），星期日及公眾假期休息，不會在晚上工作。

申請用途只為存放汽車零件及二手汽車，不會在地段範圍內進行任何造成噪音或污染的工作，此外最近的民居（橫台山永寧里 334 號）與申請地段距離超過 70 米，因此不會對週邊地區造成滋擾。

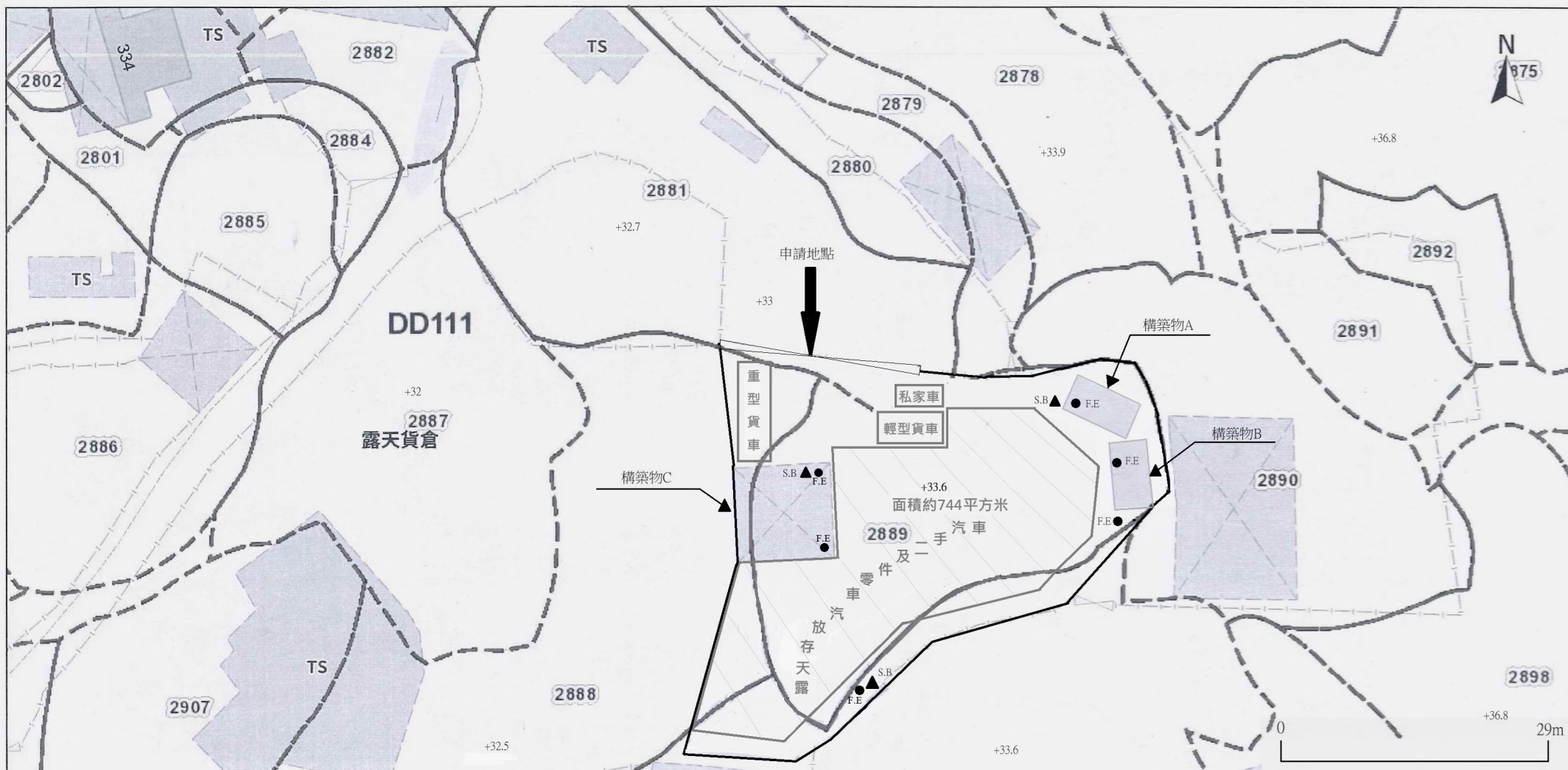
1. 申請人已知悉，申請場地的地段為集體政府租契內由私人持有的「舊批約地段」，及未經政府批准不得搭建構築物的限制。
2. 本規劃申請的範圍只有 DD111-LOT2888 的東面一部份，並不是整個地段 DD111-LOT2888，因此不屬於同一申請；申請場地因地段形狀不規則而以直線劃分範圍。
3. 已為該違例構築物申請短期豁免書，待申請通過後將會通知貴署。

回應運輸署意見

- (1) 重型貨車能在申請場地及鄰近路段順暢行駛，詳情請查閱附件：路面及場地門口的測量結果。
- (2) 申請人已知悉，位於錦田公路及申請場地之間的路段並非由運輸署管理。

回應公眾意見

在此澄清：現時規劃申請的申請人與上一個申請人並無任何關係。



申請地點：新界八鄉橫台山永寧里丈量約份第111約地段
編號第2879(部份)、2881(部份)、2888(部份)、
2889(部份)及2900(部份)

申請為臨時露天存放二手汽車、汽車零件連附屬設施
為期3年以及相關的填土工程

OZP NO : S/YL-PH/11

場地構築物圖

申請地點作當中擬議設置有3個臨時構築物，分別為：

- 構築物A：臨時貨櫃辦公室及儲物室，每層樓面面積約14.88平方米，每層高度2.62米，2層高度5.24米，共29.76平方米。
- 構築物B：臨時貨櫃辦公室及儲物室，每層樓面面積約14.88平方米，每層高度2.62米，2層高度5.24米，共29.76平方米。
- 構築物C：遮陰棚及上落貨櫃區，由四支柱構成，面積約102平方米，高度約5.18米。

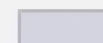
1個私家車車位(長5米x闊2.5米)，1個輕型貨車上落客貨車位(長7米x闊3.5米)及
1個重型貨車上落客貨車位(長11米x闊3.5米)

設計佈局圖

私家車 輕型貨車 重型貨車



門口



臨時構築物



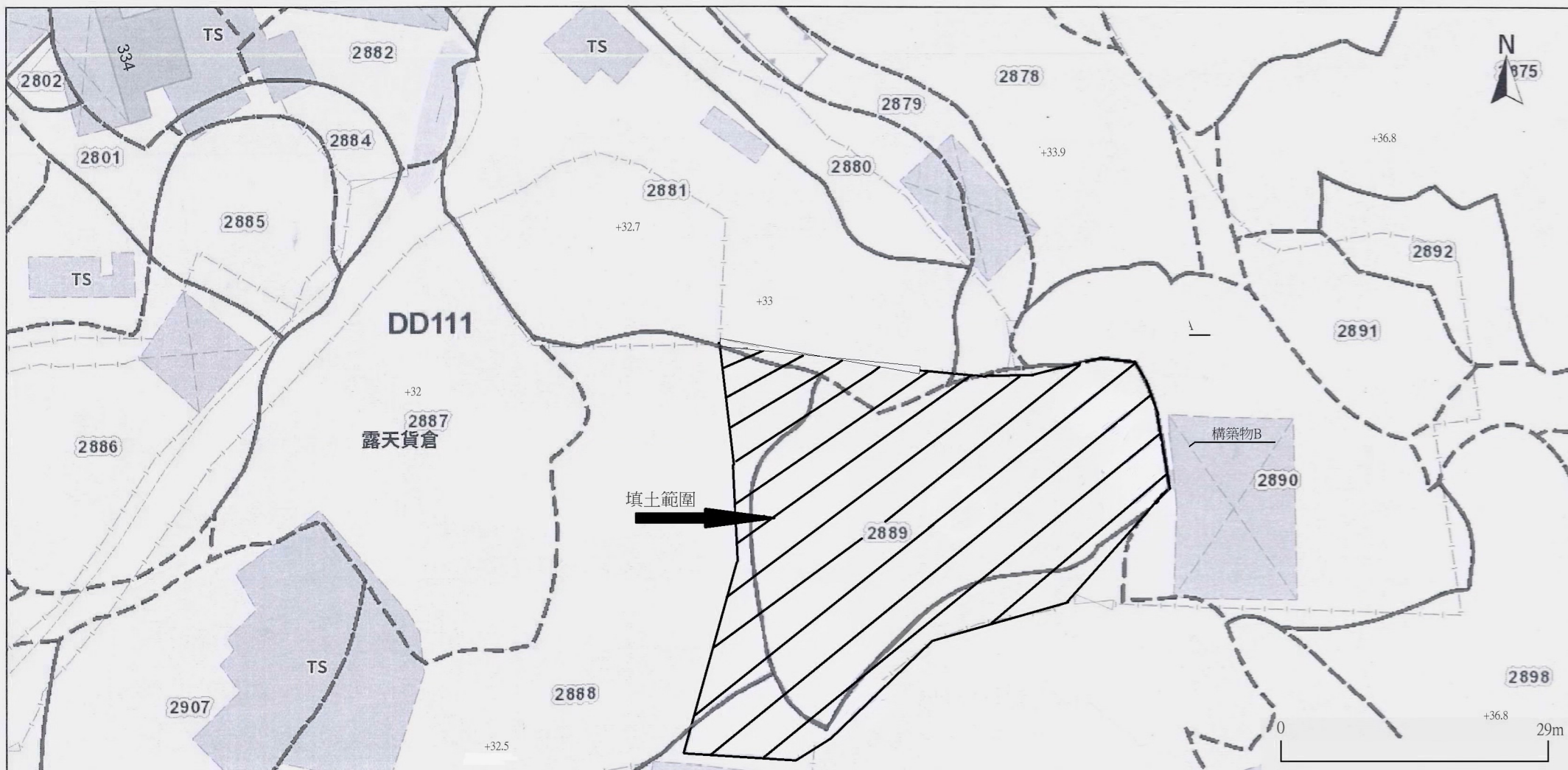
存放五公斤乾粉式滅火桶



存放防火沙桶



地界



申請地點：新界八鄉橫台山永寧里丈量約份第111約地段
編號第2879(部份)、2881(部份)、2888(部份)、
2889(部份) 及 2900(部份)

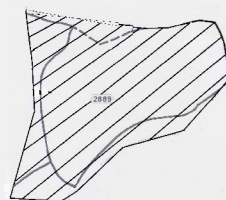
申請為 臨時露天存放二手汽車、汽車零件連附屬設施
為期3年以及相關的填土工程

OZP NO : S/YL-PH/11

填土範圍圖

申請地點面積1480平方米，填土面積1480平方米。

已在幾年前規劃申請中完成填土，只想合法化。填土厚度約0.1 米
，填土材料為混凝土，已填土至香港主水平基準+33.6mPD



填土範圍。

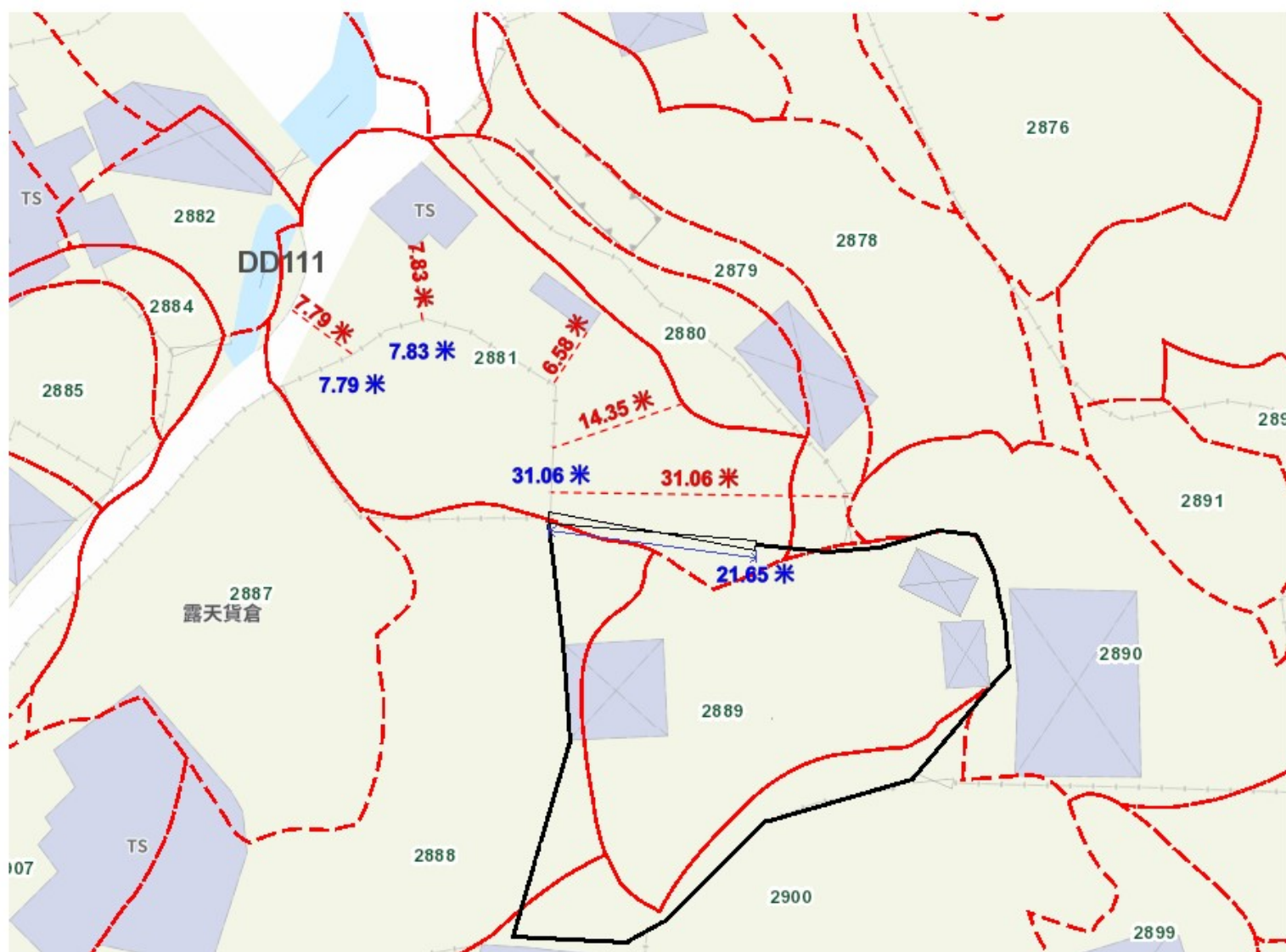
門口

地界

路面及場地門口的測量結果

申請編號：TPB/A/YL-PH/1034

申請地段：新界八鄉橫台山永寧里丈量約份第111約地段編號第2879(部份)、2881(部份)、2888(部份)、2889(部份)、2900(部份)



申請範圍



地界



門口



構築物

**Relevant Extracts of 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.13G)**

1. On 14.4.2023, 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.13G) were promulgated, which set out the following criteria for the various categories of the area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or 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. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)
1.	A/YL-PH/375	Temporary Open Storage of Construction Materials for a Period of 3 Years	14.12.2001 Upon review
2.	A/YL-PH/553	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	4.1.2008 (Revoked on 4.7.2008)
3.	A/YL-PH/597	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	23.10.2009
4.	A/YL-PH/655	Temporary Open Storage of Construction Materials, Machinery and Second-Hand Vehicles for a Period of 3 Years	21.12.2012 (Revoked on 21.6.2013)
5.	A/YL-PH/677	Temporary Open Storage of Construction Materials, Machinery and Second-Hand Vehicles for a Period of 3 Years	8.11.2013 (Revoked on 20.12.2013)
6.	A/YL-PH/699	Temporary Open Storage of Construction Materials, Machinery and Second-hand Vehicles for a Period of 3 Years	26.9.2014
7.	A/YL-PH/765	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	6.4.2018 (Revoked on 6.7.2020)
8.	A/YL-PH/878	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office for a Period of 3 Years	9.7.2021 (Revoked on 9.8.2023)

Rejected Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/YL-PH/207	Temporary Open Storage of Construction Machinery and Materials for a Period of 12 Months	28.8.1998	(1) to (3)
2.	A/YL-PH/534	Temporary Open Storage of Plastic Materials for a Period of 3 Years	19.1.2007	(2), (4)

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
3.	A/YL-PH/585	Temporary Open Storage of Tires for a Period of 3 Years	24.7.2009	(2), (4)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the “Residential (Group D)” zone which is to improve and upgrade the existing domestic accommodations and to cater for low-rise, low-density residential development. It is also not in line with the planning intention of the “Agriculture” zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There is no strong justification in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The development does not comply with the then Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’.
- (3) The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (4) There was insufficient information in the submission to demonstrate that the development would not have adverse environmental, drainage and landscape impacts on the surrounding areas and/or no technical assessments had been conducted to address the potential issues.

**Similar Applications within the “Residential (Group D)” and “Agriculture” Zones
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/810	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	20.9.2019 (Revoked on 20.12.2021)
2.	A/YL-PH/814	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	16.8.2019
3.	A/YL-PH/831	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	26.5.2020
4.	A/YL-PH/881	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years	11.6.2021
5.	A/YL-PH/910	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	29.7.2022 (Revoked on 29.4.2024)
6.	A/YL-PH/923	Renewal of Planning Approval for Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials) for a Period of 3 Years	29.7.2022 (Revoked on 17.11.2022)
7.	A/YL-PH/937	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	3.3.2023
8.	A/YL-PH/942	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	31.3.2023
9.	A/YL-PH/1001	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years	10.5.2024

Rejected Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
A/YL-PH/821	Temporary Open Storage of Scrap Vehicles for a Period of 3 Years	29.11.2019	(1) to (3)

Rejection Reasons

- (1) The proposed development is not in line with the planning intentions of the “Agriculture” and “Residential (Group D)” zones. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.
- (2) The application does not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there is no previous planning approval for open storage use granted at the Site and there are adverse departmental comments and local objections against the proposed development.
- (3) The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar application would result in a general degradation of the rural environment of the area.

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix VI**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix VI**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission and implementation of the drainage proposal and maintenance of the proposed drainage facilities for the development should be included in the planning permission.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction shall also be added; and
- advisory comments are at **Appendix VI**.

4. Landscape Aspect

Comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective;

- with reference to the aerial photo of October 2023, the Site is situated in an area of rural inland plains landscape character comprising of open storages, temporary structures and scattered tree groups. Village houses are found in the “Village Type Development” zone to the west of the Site. The proposed use is not incompatible with the surrounding environment. Comparing the aerial photos of February 2022 and October 2023, there is no significant change to the landscape character since the last application was approved;
- according to the site visit conducted in October 2024, there are some existing trees in fair condition along the site boundary. There is no significant change in the proposed layout in comparison with the previous approved application. Further significant adverse impact on landscape character and resources arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix VI**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix VI**.

6. District Office's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.

7. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use 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 (LandsD) that
 - (i) there are unauthorised structures and uses on Lot Nos. 2879 and 2889 both in D.D.111 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the STW holder(s) will need to apply to his office for modification of the Short Term Waiver (STW) conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within Lot Nos, 2879, 2881, 2889 and 2900 all in D.D.111. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered.
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the access arrangement to the Site from Kam Tin Road should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised 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” issued by the Environmental Protection Department to minimise any potential environmental nuisance;

- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal is anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) the applicant is required to submit a valid fire certificate (F.S. 251) to FSD for approval to address the approval condition on the provision of fire extinguisher(s);
 - (iv) the applicant is reminded that if the proposed structures that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and
 - (i) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers	-	2m	4.5m	-	-
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (h) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three 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 the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator 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 building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current 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 Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses 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 the building plan submission stage.

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

From: [REDACTED]
Sent: 2024-11-15 星期五 04:16:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1034 DD 111, Wing Ning Lei, Wang Toi Shan, Pat Heung

Dear TPB Members,

978 was withdrawn. As was 1027. So the business has effectively been operating for at least one year with no approval.

Has any enforcement action been taken. Since previous objection there have been a number of fires at similar operations reported in the media.

Previous objections relevant and upheld. It is unacceptable that operations that are not in compliance with conditions for many years are tolerated and granted multiple roll over approvals.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 7 December 2023 3:06 AM HKT
Subject: A/YL-PH/978 DD 111, Wing Ning Lei, Wang Toi Shan, Pat Heung

Dear TPB Members,

878 was approved in JULY 2021, but conditions were never fulfilled and for some reason Lands Dept continues to approve further extensions of time.

THIS IS TOTALLY UNACCEPTABLE.

The unfilled conditions are usually related to fire and drainage. Last week a similar operation in Lau Fau Shan went up in flames. Many people had to be evacuated and two fire fighters were hospitalized. Large clouds of noxious fumes spread over the district having a significant impact on the good health of residents and works in the district.

Drainage is now an issue of much concern as climate change is generating ever more frequent and heavy rainfall causing flooding in many districts.

Members should now recognize that rolling over applications like this is tantamount to approval of operations that represent clear and present dangers to the community.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 26 March 2021 3:37 AM HKT

Subject: A/YL-PH/878 DD 111, Wing Ning Lei, Wang Toi Shan, Pat Heung

Dear TPB Members,

864 withdrawn, probably because the real intention is

Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office

Previous objections upheld. Time to start the big clean up of NT to expedite housing development as ordered by President Xi and confirmed by our Chief Secretary in an interview with FT this week.

The era of cheap storage and inefficient land use has passed.

Mary Mulvihill

From: [REDACTED]

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

Sent: Friday, December 11, 2020 3:06:06 AM

Subject: A/YL-PH/864 DD 111, Wing Ning Lei, Wang Toi Shan, Pat Heung

A/YL-PH/864

Lots 2881 (Part), 2888 (Part), 2879 (Part), 2889 (Part), 2890 (Part) and 2900 (Part) in D.D. 111, Wing Ning Lei, Wang Toi Shan, Pat Heung

Site area : 1,480m²

Zoning: "Agriculture" and "Res (Group D)"

Applied Use : Temporary Shop and Services (Auto Parts Retail) / 3 Vehicle Parking

Dear TPB Members,

Application 765 Approval: The applied use was not considered incompatible with the surrounding area intermixed with various open storage, workshop and warehouse uses. The application was in line with the Town Planning Board Guidelines No. 13E in that the site, falling within Category 3 areas, was subject to a previous planning permission for similar open storage use in 2014; **all approval conditions under the previous planning permission had been complied with**

But again, as with previous approvals, conditions were not met and approval revoked.

This operation gets rolled over because of its previous history. Similar application 821 for lots close by was rejected 29 Nov 2019.

In view of the planned residential developments at Pat Heung, it is now time to phase out brownfields to encourage the realization of the zoning intention..

Mary Mulvihill

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-PH/1034

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

鍾就華 主席

新城市中心及鄉郊東分區委員會

日期 Date

2/11/2024