

Form No. S16-III
表格第 S16-III 號

This document is received on 1 MAR 2021
The applicant must formally acknowledge
the receipt of this document only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-PH/1878 |
| | Date Received 收到日期 | 1 MAR 2021 |

- 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 | |
| (<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) | |
| 鄧偉行 TANG WAI HANG | |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用) | |
| (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) | |
| 3. Application Site 申請地點 | |
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | 八鄉橫台山永寧里 DD111-LOT 2879(部份), 2881(部份), 2888(部份), 2889(部份), 2890(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 type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 469.69 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N.A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | 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 | 臨時露天存放建築材料、機械、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. 如上述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 30/12/2020 (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 30/12/2020 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展臨時露天存放建築材料、機械、二手汽車、
汽車零件及附屬辦公室

(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 | 1040.31 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 439.69 | sq.m | <input checked="" type="checkbox"/> 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 | 0 | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 469.69 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 469.69 | sq.m | <input checked="" type="checkbox"/> About 約 |

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

A構築物為臨時辦公室(長20呎X 8呎寬X8.6呎高)，由4個貨櫃組成，共2層，各佔2個貨櫃，上蓋為遮蔭棚。

B構築物為遮蔭棚，由支柱構成，上蓋面積103.56平方米。

C構築物為遮蔭棚，由支柱構成，上蓋面積234.95平方米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

| | |
|---|----|
| Private Car Parking Spaces 私家車車位 | 1 |
| Motorcycle Parking Spaces 電單車車位 | NA |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NA |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NA |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NA |
| Others (Please Specify) 其他 (請列明) | NA |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

| | |
|------------------------------------|----|
| Taxi Spaces 的士車位 | NA |
| Coach Spaces 旅遊巴車位 | NA |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 |
| Medium Goods Vehicle Spaces 中型貨車車位 | NA |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 1 |
| Others (Please Specify) 其他 (請列明) | NA |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| 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)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 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，請另頁表示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？ | <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"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|---|
| | Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) |
|--|---|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

本人現向貴會申請新界元朗八鄉第111約-LOT2879號(部分)、2881號(部分)、2888號(部分)、2889號(部分)、2890號(部分)及2900號(部分)作擬議臨時露天存放建築材料、機械、二手汽車及汽車零件，並開設附屬辦公室(為期3年)。近來受到疫情影響，迫於無奈被放無薪假期，收入低微。

因此租了片倉地打算經營小本生意，買賣汽車零件。該地鄰近也有同類型之行業營運，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道，遇上大雨時不會造成水浸或淤塞。

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。

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 an application to the Board 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

鄧偉行 TANG WAI HANG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

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

30/12/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

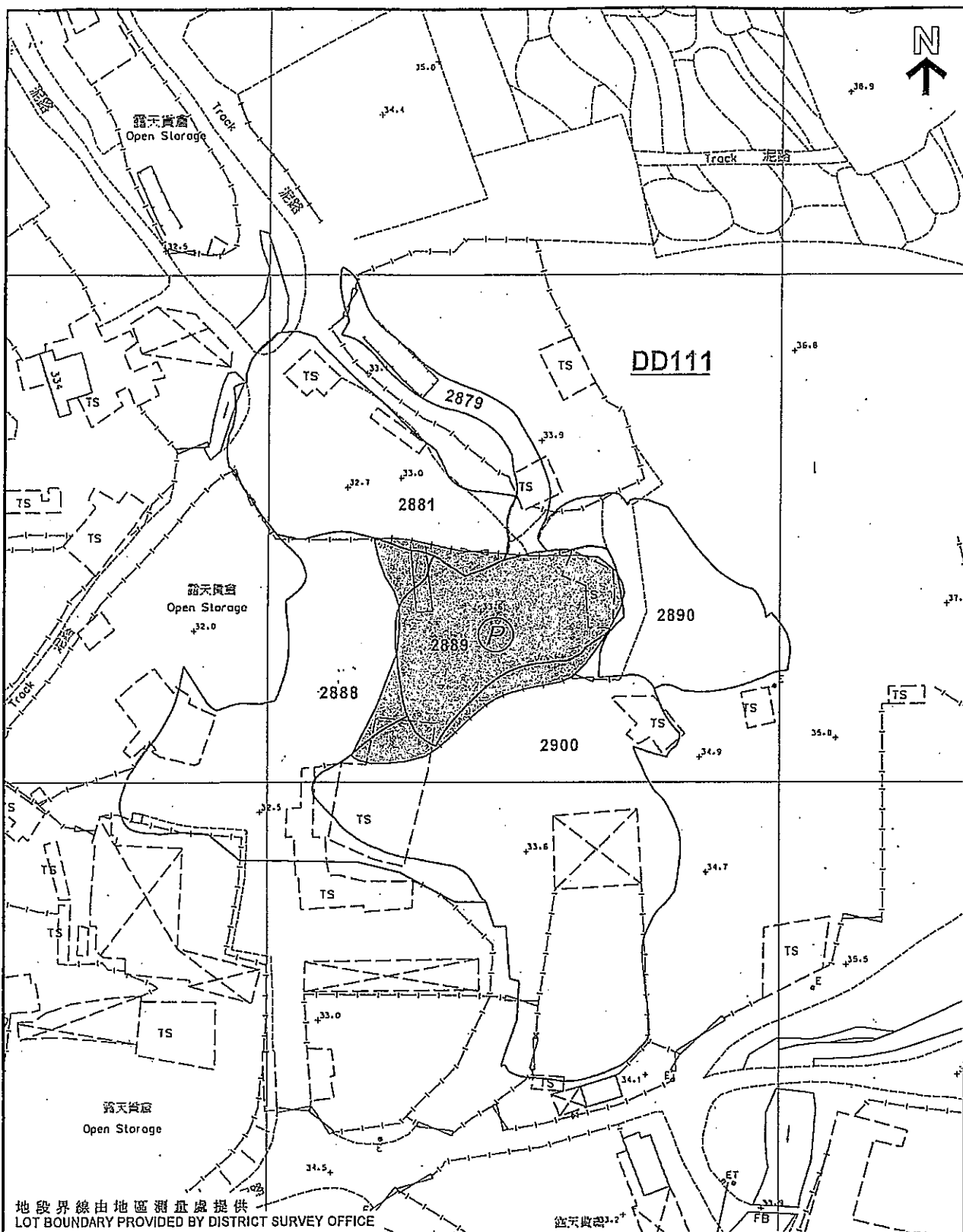
| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | 八鄉橫台山永寧里 DD111-LOT 2879(部份), 2881(部份), 2888(部份) 2889(部份), 2890(部份), 2900(部份) |
| Site area 地盤面積 | 1480 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input 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 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 | 臨時露天存放建築材料、機械、二手汽車、 汽車零件及附屬辦公室 |

| | | | |
|--|---|--|--|
| (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 | 469.69 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於 | 0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 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 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 5.2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 2 Storeys(s) 層 <input checked="" 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 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____ | | 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) _____ _____ | | 1 重型貨車車位 1 輕型貨車車位 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|-------------------------------------|--------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input 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） 位置圖、行車路線圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

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



申請範圍 (灰色標示)
SUBJECT SITE (COLOURED Gray)

圖則所示第111約的地段
LOT(S) AS SHOWN ON THIS PLAN
IN DD111

SCALE 1: 1 000 比例尺

m 20 0 20 40 米

位置(地段)圖

佈局設計圖

構築物A:遮蔭棚連臨時寫字樓
寫字樓由4個貨櫃組成，分兩
層，各佔兩個貨櫃，上蓋為遮蔭
棚，由支柱構成，上蓋面積101.18平
方米。

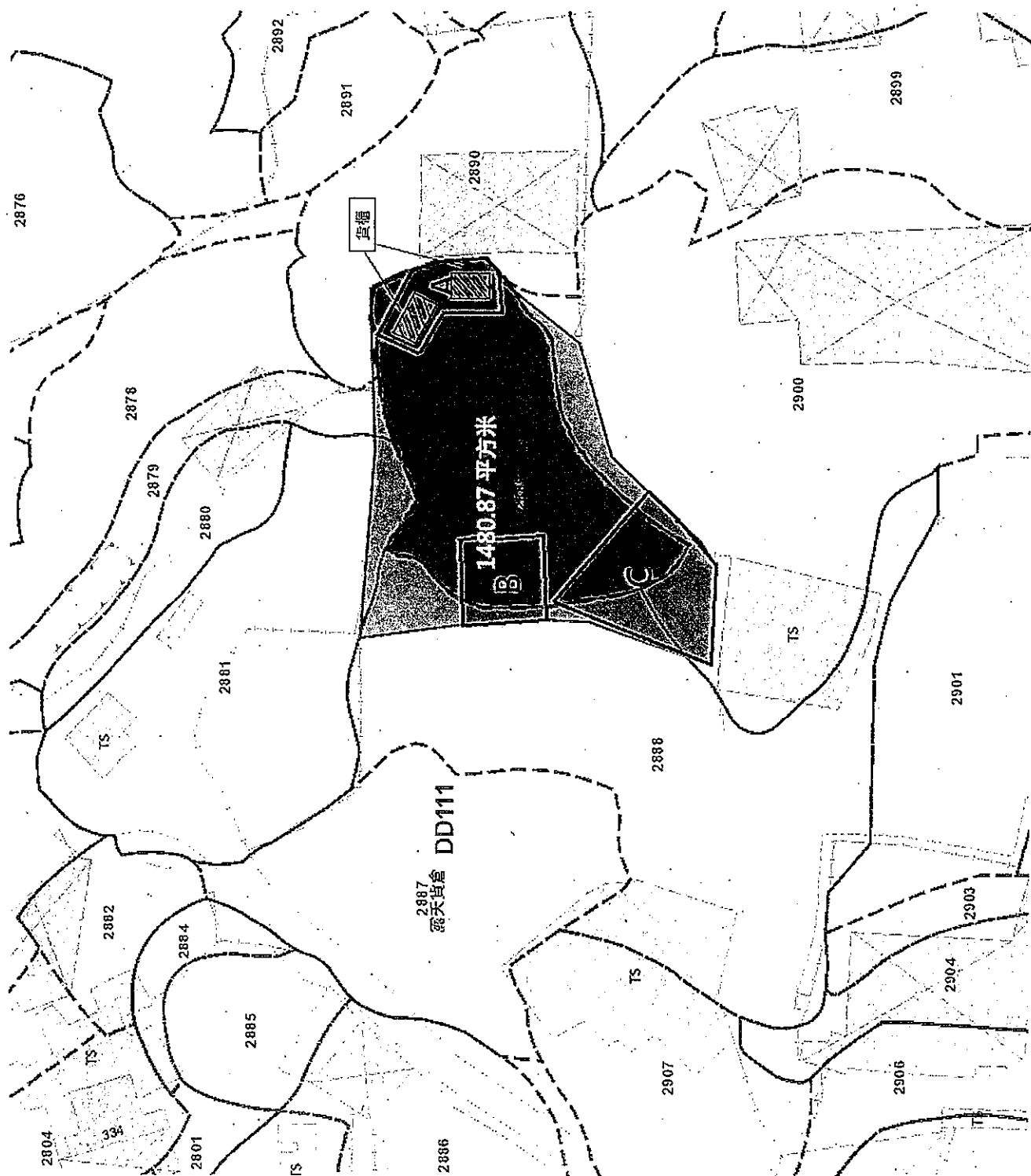
構築物B:遮蔭棚

由支柱構成，上蓋面積103.56
平方米。

構築物C:遮蔭棚

由支柱構成，上蓋面積234.95
平方米。

總上蓋面積:A+B+C=439.69平方米
總樓面面積:A+B+C+2個貨櫃=
469.69平方米



DD111-LOT2881(部份)、2888(部份)、2879(部份)、2889(部份)、2890(部
份)、2900(部份) 申請面積1480平方米

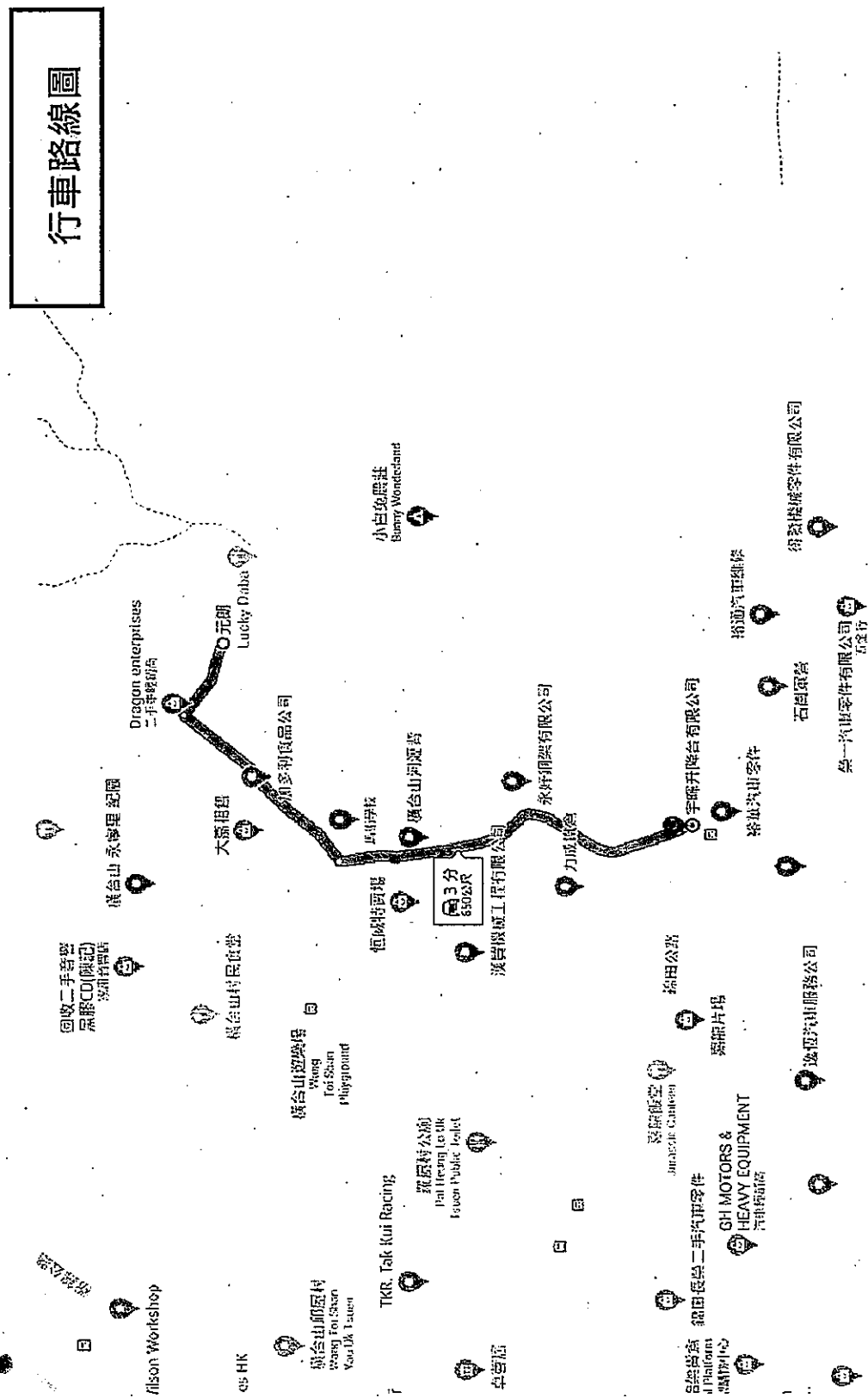
臨時擬議臨時露天存放建築材料、機械、二手汽車及汽車零件，並開設附屬辦公室(為期三年)

LOT2879(P.),2881(P.),

2888(P.),2889(P.),2890(P
,)2900(P.)

District:Kam Tin

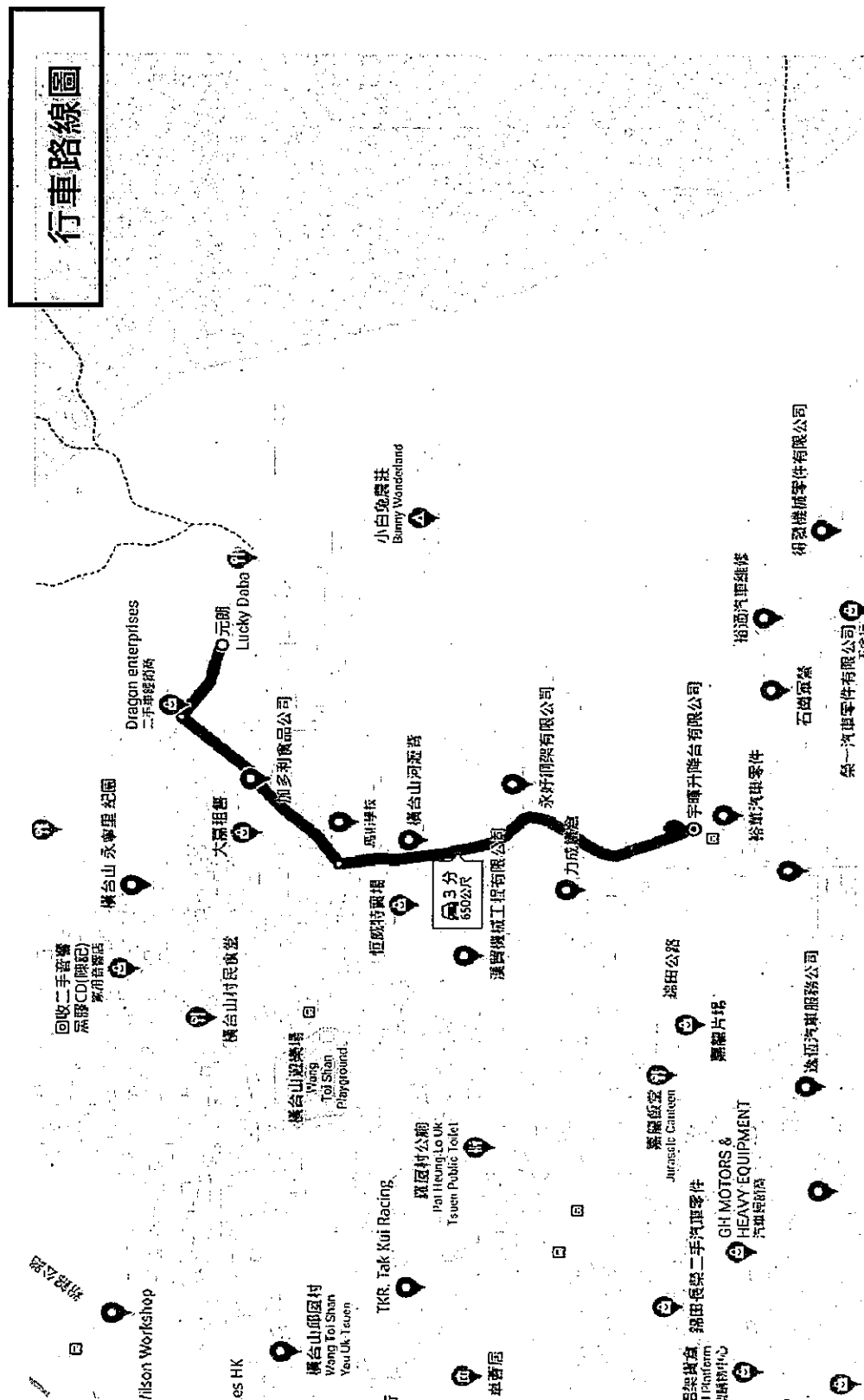
日期:30/12/2020



行車路線圖

District:Kam Tin

日期:30/12/2020



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

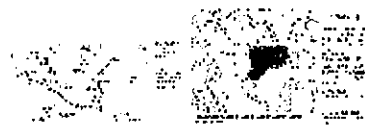
Bcc:

Subject: Re: planning application no. A/YL-PH/878

From: Tommy Tang

- Tuesday 20/04/2021 11:00

2 attachments



交通地圖.png 佈局設計圖.png

TEL: FAX:

Tommy Tang

在 2021年4月16日星期五 下午01:58:20 [GMT+8] 寫道：

1)1480sq.m.(附件)

2)30噸貨車可進入場內

3)附件

4)檔案no. A/YL-PH/765，因申請人不願意再作出申請，所以換了一個新的申請人。

TEL: FAX:

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: Re: planning application no. A/YL-PH/878

From: Tommy Tang

- Tuesday 20/04/2021 12:29

1 attachment



佈局設計圖.png

TEL: FAX:

Tommy Tang

在 2021年4月20日星期二 上午11:00:01 [GMT+8] 寫道：

TEL: FAX:

Tommy Tang

在 2021年4月16日星期五 下午01:58:20 [GMT+8] 寫道：

1)1480sq.m.(附件)

2)30噸貨車可進入場內

3)附件

4)檔案no. A/YL-PH/765，因申請人不願意再作出申請，
所以換了一個新的申請人。

TEL: FAX:

DD111-
LOT2879(P.)、2881(P.)
、2888(P.)、2889(P.)、
2890(P.)、2900(P.)
District:Kam Tin



佈局設計圖

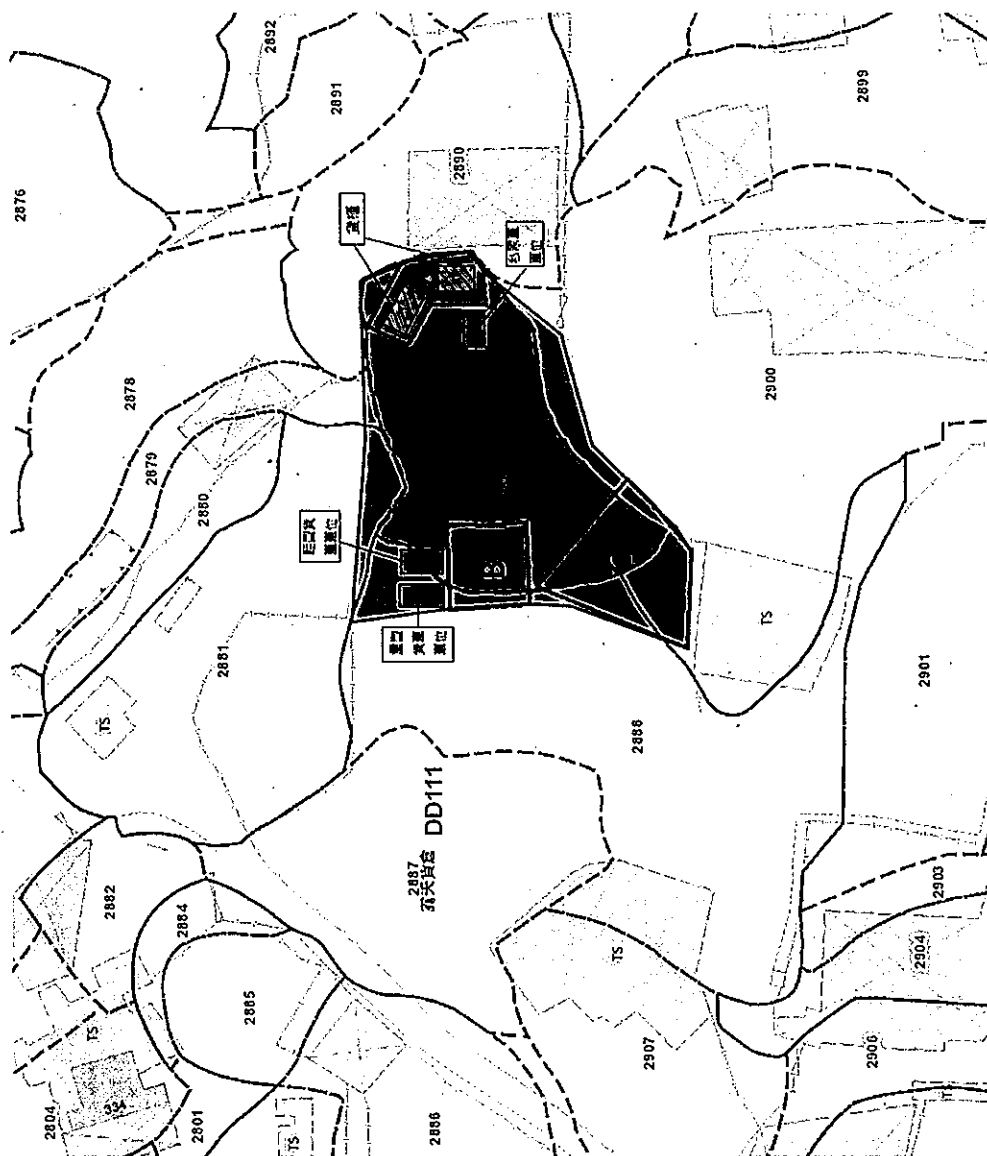
構築物A:遮蔭棚連臨時寫字樓
寫字樓由4個貨櫃組成，分兩層，各佔兩個貨櫃，上蓋為遮蔭棚，由支柱構成，上蓋面積101.18平方米。

A總樓面面積是131.18平方米。
(包括貨櫃及遮蔭棚)

構築物B:遮蔭棚及上落客貨區
由支柱構成，上蓋面積103.56平方米。遮蔭棚下的位置足夠上/落貨。

構築物C:遮蔭棚
由支柱構成，上蓋面積234.95平方米。

總上蓋面積:A+B+C=439.69平方米
總樓面面積:A+B+C+2個貨櫃=469.69平方米



DD111-LOT2879(部份),2881(部份),2888(部份),2889(部份),2890(部份),2900(部份)
申請面積1480平方米

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: Re: application no. A/YL-PH/878, TD's comments on applicant's FI received 16.4.2021 and 20.4.2021

From: Tommy Tang

Monday 17/05/2021 14:53

History: This message has been replied to.

1 attachment



回應規劃署.pdf

補交資料

TEL:

FAX:

FAX:

規劃申請編號：TPB/A/YL-PH/878

地點:DD111-LOT 2881(部份), 2888(部份), 2889(部份), 2879(部份), 2890(部份),
2900(部份)

聯絡地址:

回覆運輸署

致:香港城市規劃委員會

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。

- 1.) 申請地點只有一個入口，卸貨台位置的門是不會開。
- 2.) 更正：查詢使用人後，確實了貨櫃車卸貨台沒有用，不會有重型貨車使用上落客貨櫃位裝卸貨物。

謝謝!此致!

申請人:鄧偉行
17-5-2021

FAX:

規劃申請編號：TPB/A/YL-PH/878

地點:DD111-LOT 2881(部份), 2888(部份), 2889(部份), 2879(部份), 2890(部份),
2900(部份)

聯絡地址:

回覆運輸署

致:香港城市規劃委員會

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。

申請地點私家車和輕型貨車出入次數如下。

星期一至星期五:

9點前未開門

| | | |
|---------|------|-------|
| 9點至10點 | 1架出入 | 來回 1次 |
| 10點至11點 | 3架出入 | 來回 3次 |
| 11點至12點 | 3架出入 | 來回 3次 |
| 12點至13點 | 3架出入 | 來回 3次 |
| 13點至14點 | 3架出入 | 來回 3次 |
| 14點至15點 | 3架出入 | 來回 3次 |
| 15點至16點 | 3架出入 | 來回 3次 |
| 16點至17點 | 3架出入 | 來回 3次 |

17點之後關門

星期六:

9點前未開門

| | | |
|---------|------|-------|
| 9點至10點 | 1架出入 | 來回 1次 |
| 10點至11點 | 3架出入 | 來回 3次 |
| 11點至12點 | 3架出入 | 來回 3次 |
| 12點至13點 | 3架出入 | 來回 3次 |

13點之後關門

謝謝!此致!

申請人:鄧傑行
17-5-2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: Re: application no. A/YL-PH/878, TD's comments on applicant's FI received 16.4.2021 and 20.4.2021

From: Tommy Tang

- Tuesday 18/05/2021 14:23

2 attachments



回應規劃署2.pdf 回應規劃署3.pdf

有關申請地點車輛出入次數現更正申請人名稱，請取代之前的補充資料，謝謝。

TEL: FAX:

FAX:

規劃申請編號：TPB/A/YL-PH/878

地點:DD111-LOT 2881(部份), 2888(部份), 2889(部份), 2879(部份), 2890(部份),
2900(部份)

聯絡地址:

回覆運輸署

致:香港城市規劃委員會

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。

關於 A/YL-PH/765撤銷，以前的申請人與當前的申請人之間沒有關係，由於前申請人退租，所以不得不撤銷有關 A/YL-PH/765的申請。由於本人取了舊文件作參巧，用作重新申請，因此有些文件上的出錯造成誤會，敬請體諒。

謝謝!此致!

申請人:鄧偉行

17-5-2021

FAX:

規劃申請編號：TPB/A/YL-PH/878

地點:DD111-LOT 2881(部份), 2888(部份), 2889(部份), 2879(部份), 2890(部份),
2900(部份)

聯絡地址:

回覆運輸署

致:香港城市規劃委員會

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。

申請地點私家車和輕型貨車出入次數如下。

星期一至星期五:

9點前未開門

| | | |
|---------|------|-------|
| 9點至10點 | 1架出入 | 來回 1次 |
| 10點至11點 | 3架出入 | 來回 3次 |
| 11點至12點 | 3架出入 | 來回 3次 |
| 12點至13點 | 3架出入 | 來回 3次 |
| 13點至14點 | 3架出入 | 來回 3次 |
| 14點至15點 | 3架出入 | 來回 3次 |
| 15點至16點 | 3架出入 | 來回 3次 |
| 16點至17點 | 3架出入 | 來回 3次 |

17點之後關門

星期六:

9點前未開門

| | | |
|---------|------|-------|
| 9點至10點 | 1架出入 | 來回 1次 |
| 10點至11點 | 3架出入 | 來回 3次 |
| 11點至12點 | 3架出入 | 來回 3次 |
| 12點至13點 | 3架出入 | 來回 3次 |

13點之後關門

謝謝!此致!

申請人:鄧偉行

17-5-2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: Re: application no. A/YL-PH/878, TD's comments on applicant's FI received 16.4.2021 and 20.4.2021

From: Tommy Tang

- Friday 25/06/2021 14:53

1 attachment



25-06-2021 芝麻嶺入口的交通狀況及608次數.pdf

Good afternoon, Mr. Wan

補充圖片

TEL:

FAX:

FAX: 2362 6666

規劃申請編號: TPB/A/YL-PH/878

地點: DD111-LOT 2881(部份), 2888(部份), 2889(部份), 2879(部份),
2890(部份), 2900(部份)

聯絡地址: 2362 6666

回覆運輸署

致: 香港城市規劃委員會

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。

申請地點私家車，輕型貨車及608專線小巴出入次數如下。

星期一至星期五:

10點前未開門

10點至11點 4架出入 來回 4次

11點至12點 4架出入 來回 4次

1點至2點 4架出入 來回 4次

2點至3點 3架出入 來回 3次

3點至4點 4架出入 來回 4次

4點至5點 4架出入 來回 4次

5點之後關門

星期六:

10點前未開門

10點至11點 3架出入 來回 3次

11點至12點 3架出入 來回 3次

12點至1點 4架出入 來回 4次

1點之後關門

由於私家車普遍選擇從粉錦公路進入橫台山永寧里，加上由錦田公路進入場地的路段較寬，所以不會出現交通擠塞的情況。



圖1.從橫台山芝麻嶺入口面向粉錦公路

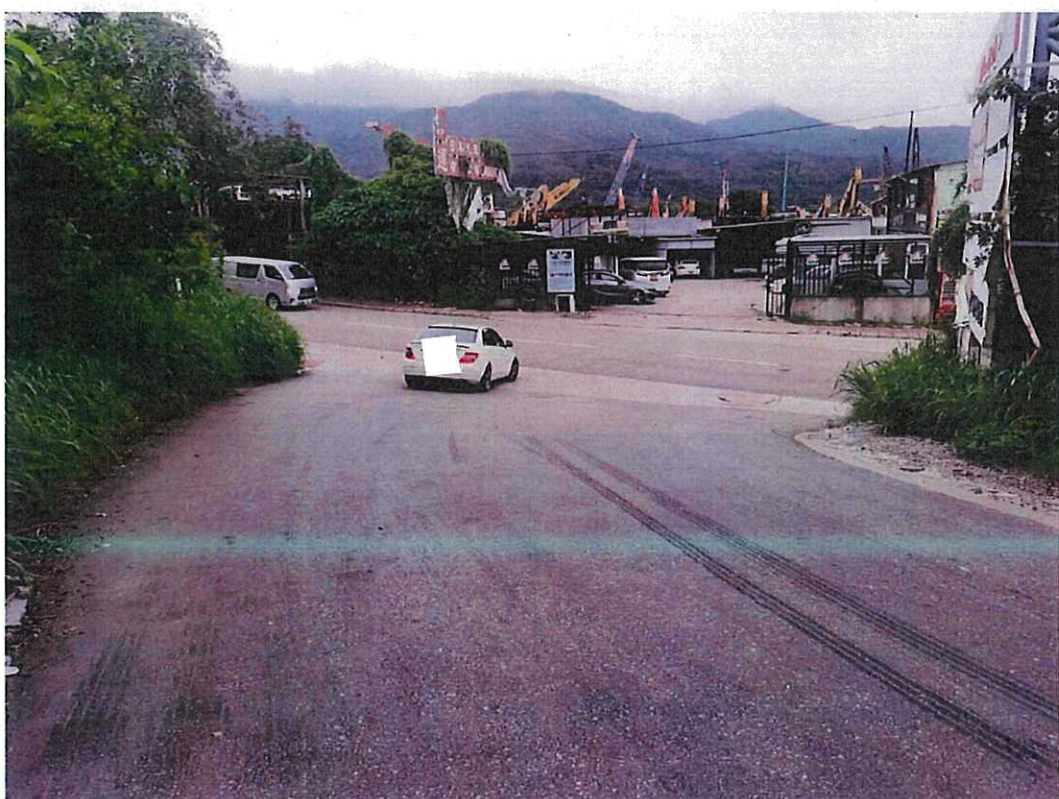


圖2.從橫台山芝麻嶺入口面向粉錦公路，非常寬闊。



圖3.大型車輛可由粉錦公路進入橫台山芝麻嶺。



圖4 橫台山芝麻嶺路寬闊輕型綠色小巴及私家車階可平排。

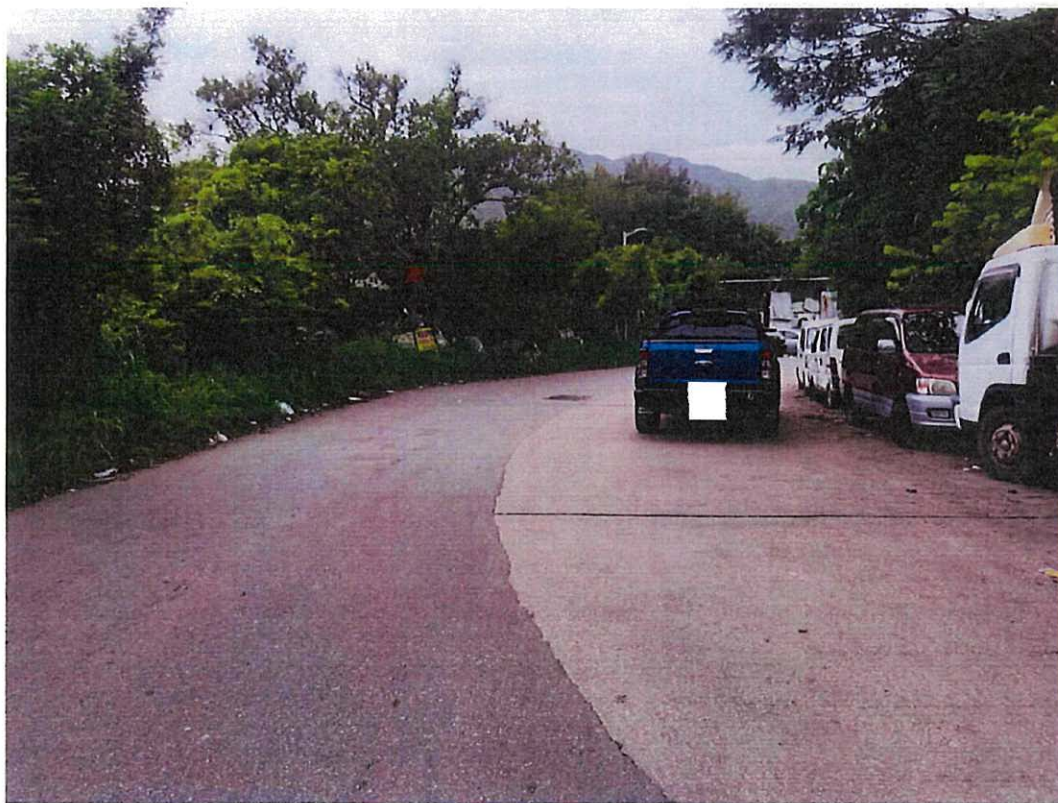


圖5 橫台山芝麻嶺路寬闊。



圖6. 橫台山芝麻嶺路寬闊重型車輛及私家車皆可平排。

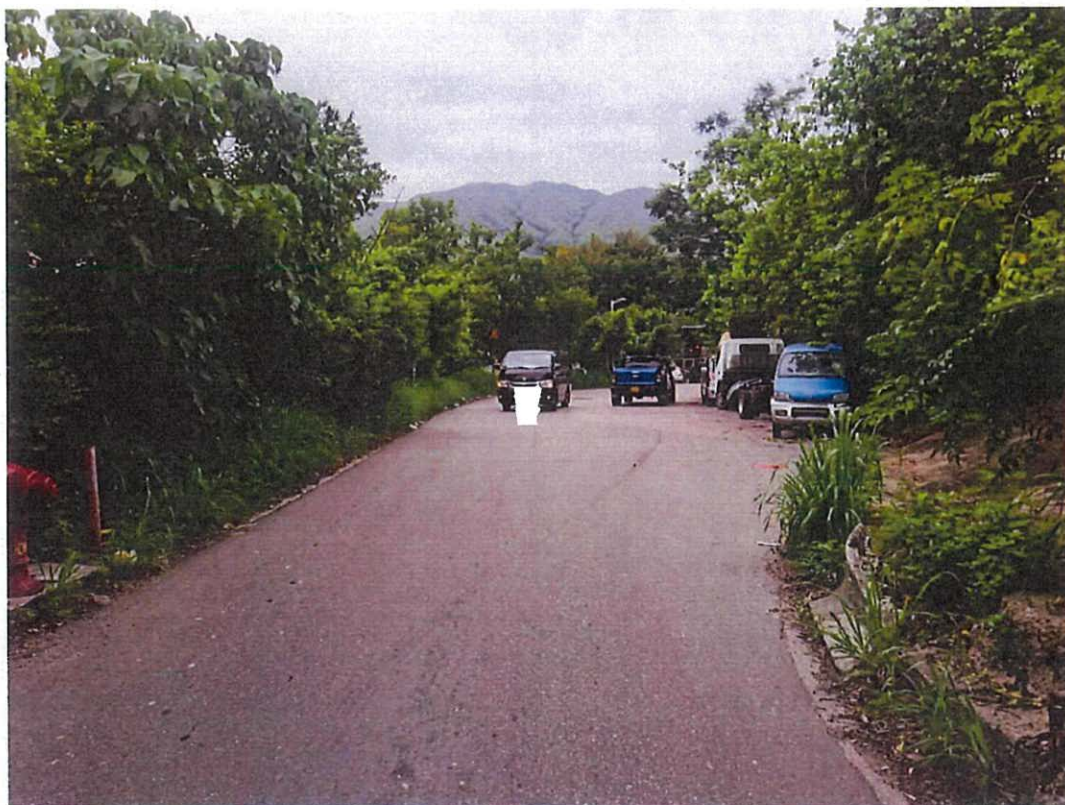


圖7. 橫台山芝麻嶺路寬闊私家車皆可平排。



圖8.橫台山芝麻嶺路。

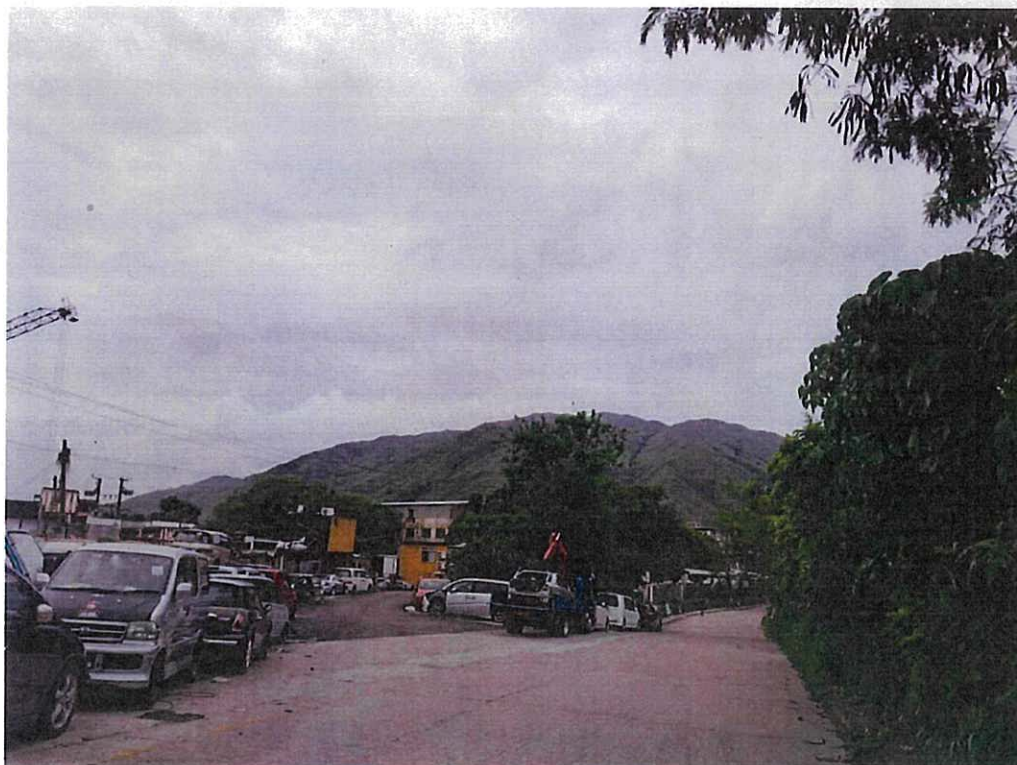


圖9.橫台山芝麻嶺路。

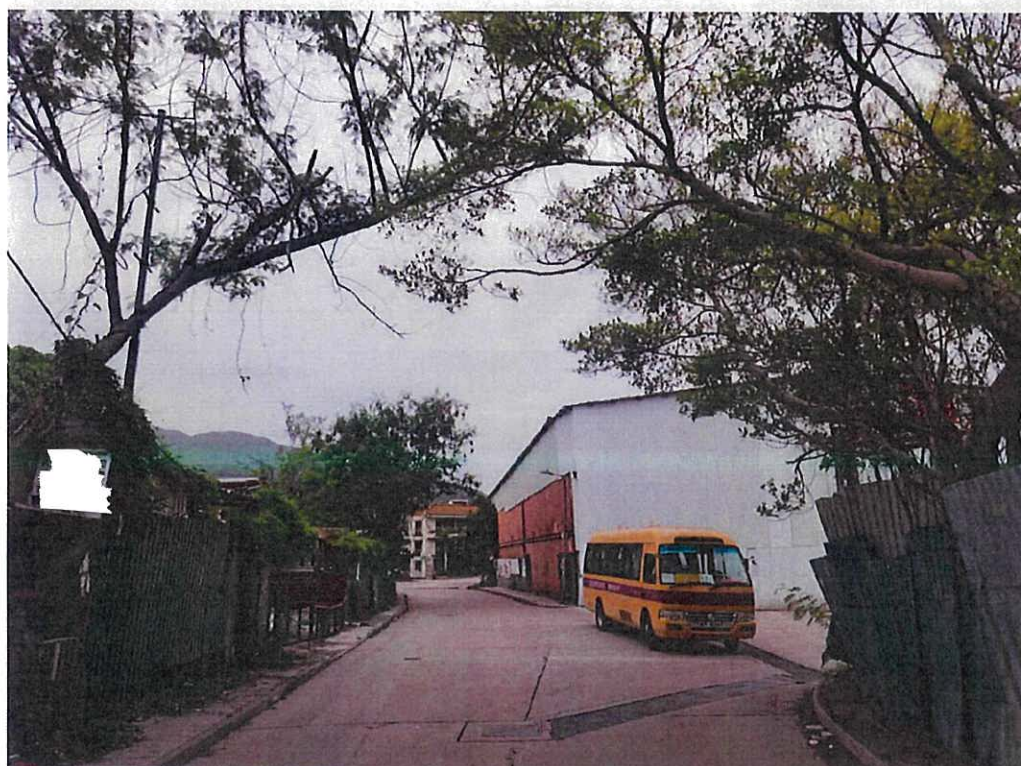


圖10. 橫台山芝麻嶺路。



圖11. 橫台山芝麻嶺路。

總結:橫台山芝麻嶺路段大部份路段寬闊。

謝謝!此致!

申請人:鄧偉行
24-6-2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: Re: application no. A/YL-PH/878, TD's comments on applicant's FI received 16.4.2021 and 20.4.2021

From: Tommy Tang

- Friday 25/06/2021 15:12

History: This message has been forwarded.

1 attachment



佈局設計圖.png

Good afternoon, Mr. Wan

佈局設計圖已加入(不涉及超過5.5噸的重型車輛)，煩請取代之前的佈局設計圖，謝謝!

TEL:

FAX:

佈局設計圖

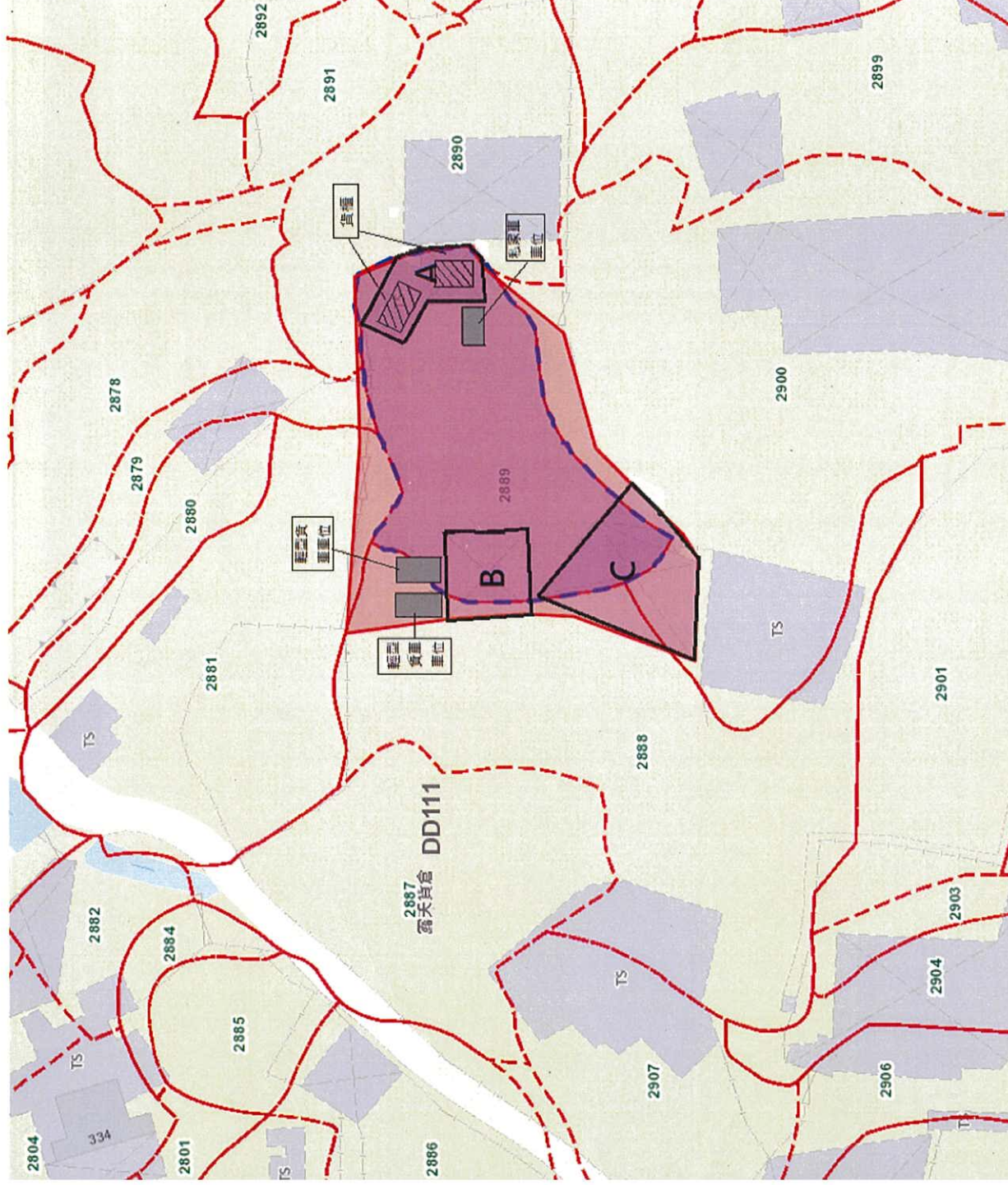
構築物A:遮蔭棚連臨時寫字樓
寫字樓由4個貨櫃組成，分兩層，各佔兩個貨櫃，上蓋為遮蔭棚，由支柱構成，上蓋面積101.18平方米。

A總樓面面積是131.18平方米。
(包括貨櫃及遮蔭棚)

構築物B:遮蔭棚及上落客貨區
由支柱構成，上蓋面積103.56平方米。遮蔭棚下的位置足夠上/落貨。

構築物C:遮蔭棚
由支柱構成，上蓋面積234.95平方米。

總上蓋面積:A+B+C=439.69平方米
總樓面面積:A+B+C+2個貨櫃=469.69平方米



DD111-LOT2879(部份),2881(部份),2888(部份),2889(部份),2890(部份),2900(部份)

申請面積1480平方米

場內不會涉及駛入超過5.5噸的重型車輛。

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

1. On 27.3.2020, 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) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. 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 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, 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: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 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 merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) 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;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) 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, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Conditions</u> |
|---|-------------------------------|---|---|--|
| 1 | A/YL-PH/375 | Temporary open storage of construction materials for a period of 3 years | 14.12.2001 on review | (1), (2), (3), (4), (5), (6) |
| 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] | (2), (3), (4), (7), (8), (9), (10) |
| 3 | A/YL-PH/597 | Proposed temporary open storage of construction materials and machinery for a period of 3 years | 23.10.2009 | (1), (2), (3), (4), (7), (8), (9), (11) |
| 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] | (1), (3), (4), (7), (8), (9), (11), (12), (13) |
| 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] | (1), (2), (3), (4), (7), (8), (9), (11), (14) |
| 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 | (1), (2), (3), (4), (7), (8), (9), (11), (14) |
| 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] | (1), (3), (4), (7), (8), (9), (11), (12), (13), (14), (15) |

Approval Conditions

- (1) Submission/implementation of landscaping/tree preservation proposals
- (2) Submission/implementation of drainage facilities
- (3) If any of the planning conditions was not complied with by the specified time limit or during the planning approval period, the approval given shall cease to have effect and shall be revoked without further notice
- (4) Reinstatement of the application site upon expiry of the planning permission
- (5) Submission/implementation of environmental mitigation measures proposals

- (6) Provision of fencing and paving of the application site
- (7) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities should be carried out at the site at any time during the planning approval period
- (8) No heavy vehicles allowed at any time during the planning approval period
- (9) Restriction on operation hours/time
- (10) Existing landscape plantings on the site should be maintained at all times during the planning approval period
- (11) Submission / implementation of fire service installations proposal
- (12) Existing drainage facilities on the site should be maintained at all times during the planning approval period
- (13) Submission of a record of the existing drainage facilities on the site
- (14) Provision of fire extinguisher(s) with a valid fire certificate (FS 251)
- (15) No vehicle is allowed to queue back to or reverse into / from public road

Rejected Applications

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Main Rejection Reasons</u> |
|---|-------------------------------|---|---|--------------------------------------|
| 1 | A/YL-PH/207 | Proposed temporary open storage of construction machinery and materials for a period of 12 months | 28.8.1998 | (1), (2), (3) |
| 2 | A/YL-PH/534 | Temporary open storage of plastic materials for a period of 3 years | 19.1.2007 | (2), (4) |
| 3 | A/YL-PH/585 | Temporary open storage of tires for a period of 3 years | 24.7.2009 | (2), (4) |

Main Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the “R(D)” zone which is to improve and upgrade the existing domestic accommodations and to cater for low-rise, low-density residential development. It was also not in line with the planning intention of the “AGR” zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation
- (2) The proposed development did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that it is incompatible with the surrounding land-uses which are rural in character with cultivated and fallow agricultural land and scattered domestic structures/there were local objection and adverse departmental comments on environmental, drainage, landscape or agricultural aspects
- (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 or increase fire hazard on the surrounding areas

**Similar Applications for Various Temporary Open Storage Uses
within the Same “R(D)” and “AGR” Zone
on the Pat Heung Outline Zoning Plan**

Approved Applications

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Conditions</u> |
|---|-------------------------------|---|---|---|
| 1 | A/YL-PH/589 | Temporary open storage of vehicles, vehicle parts and construction materials (electric generators) for a period of 3 years | 7.8.2009 | (1), (2), (3), (4), (7), (8), (9), (10) |
| 2 | A/YL-PH/610 | Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years | 27.8.2010 [revoked on 14.9.2011] | (1), (2), (3), (4), (7), (9), (10), (12) |
| 3 | A/YL-PH/613 | Temporary open storage of construction materials and vehicle parts for a period of 3 years | 24.9.2010 [revoked on 24.9.2011] | (1), (2), (3), (4), (6), (7), (9), (10), (12) |
| 4 | A/YL-PH/627 | 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 | 21.10.2011 [revoked on 21.9.2013] | (1), (2), (3), (4), (5), (7), (9), (10), (11), (12) |
| 5 | A/YL-PH/641 | Temporary open storage of construction materials and vehicle parts for a period of 3 years | 6.7.2012 | (1), (2), (3), (4), (5), (6), (7), (9), (10), (12) |
| 6 | A/YL-PH/656 | Temporary open storage of construction machinery and second hand vehicles for a period of 3 years | 21.12.2012 [revoked on 21.3.2013] | (1), (2), (3), (4), (5), (7), (9), (10), (12), (14) |
| 7 | A/YL-PH/660 | Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years | 3.5.2013 [revoked on 3.11.2015] | (1), (2), (3), (4), (7), (9), (10), (5), (12) |
| 8 | A/YL-PH/685 | Temporary open storage of construction materials, machinery (electricity generator), vehicle parts, temporary transit shipment particles and container for storage of plastic barriers for a period of 3 years | 4.4.2014 | (1), (2), (3), (4), (5), (7), (9), (10), (12) |

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Conditions</u> |
|----|-------------------------------|--|---|--|
| 9 | A/YL-PH/710 | Temporary open storage of construction machinery and second hand vehicles for a period of 3 years | 27.3.2015 | (1), (2), (3), (4), (7), (9), (10), (12), (14) |
| 10 | A/YL-PH/716 | Temporary open storage of Construction Materials and Vehicle Parts for a Period of 3 Years | 19.6.2015 | (1), (2), (3), (4), (5), (6), (7), (9), (10), (12), (14) |
| 11 | A/YL-PH/729 | Temporary open storage (vehicles, vehicle parts and construction materials) for a period of 3 years | 10.6.2016 | (1), (2), (3), (4), (5), (7), (9), (10), (12), (13) |
| 12 | A/YL-PH/741 | 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 | 3.3.2017 | (1), (2), (3), (4), (5), (7), (9), (10), (12), (13) |
| 13 | A/YL-PH/776 | Renewal of Planning Approval for Temporary "Open Storage of Construction Material and Vehicle Parts" for a Period of 3 Years | 20.4.2018 | (1), (2), (3), (4), (5), (6), (7), (9), (10), (12), (13), (14) |
| 14 | A/YL-PH/789 | Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years | 21.9.2018 [revoked on 21.3.2019] | (1), (2), (3), (4), (5), (7), (9), (10), (12), (13), (14) |
| 15 | A/YL-PH/810 | Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years | 20.9.2019 | (2), (3), (4), (5), (7), (9), (10), (12), (13), (14) |
| 16 | A/YL-PH/814 | Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years | 16.8.2019 | (2), (3), (5), (7), (9), (10), (12), (13) |
| 17 | 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 | (2), (3), (4), (7), (9), (10), (12), (13) |

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Approval Conditions</u> |
|----|------------------------|---|--------------------------------------|---|
| 18 | A/YL-PH/881 | Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Vehicle Parts for a Period of 3 Years | 11.6.2021 | (2), (3), (6), (7), (9), (10), (12), (13), (14) |

Approval Conditions

- (1) The submission and/or implementation of landscaping/tree preservation proposals /maintenance of landscape plantings / existing trees and vegetation
- (2) The provision/submission and implementation of drainage proposal/maintenance of drainage facilities/ submission of record of existing drainage facilities
- (3) If any of the planning conditions is not complied with during the planning approval period/by a specified date, the approval hereby given shall cease to have effect and shall be revoked without further notice
- (4) Upon expiry of the planning permission, the reinstatement of the application site to an amenity area.
- (5) Provision of fire extinguisher(s)
- (6) The stacking height of construction materials stored within 5m of the periphery of the application site should not exceed the height of the boundary fence of the application site
- (7) No repairing, maintenance, dismantling, cleansing, paint spraying or other workshop activities are allowed on the site
- (8) Restriction on types of vehicles allowed for the operation of the site
- (9) Restriction on operation hours
- (10) The submission / implementation of fire service installations proposals / maintenance of existing fire service installations
- (11) No storage of used electrical appliances or any other types of electronic waste
- (12) No medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, were allowed
- (13) No reversing of vehicles into or out of the site is allowed/ No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period
- (14) The existing boundary fencing on the site should be maintained at all times during the planning approval period

Rejected Applications

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Main Rejection Reasons</u> |
|---|------------------------|--|--------------------------------------|-------------------------------|
| 1 | A/YL-PH/587% | Temporary open storage of recyclable office equipment for a period of 3 years | 21.8.2009 | (1), (2), (4), (5) |
| 2 | A/YL-PH/591 | Temporary open storage of vehicles (including private cars and light goods vehicles) for a period of 3 years | 21.8.2009 | (1), (2), (4), (5) |

| | <u>Application No.</u> | <u>Proposed Uses</u> | <u>Date of Consideration (RNTPC)</u> | <u>Main Rejection Reasons</u> |
|---|--------------------------|--|--------------------------------------|-------------------------------|
| 3 | A/YL-PH/624 [%] | Temporary Open Storage of Recyclable Office Equipment with Ancillary Workshop for a Period of 3 Years | 18.11.2011 | (1), (2), (3), (4) |
| 4 | A/YL-PH/625 | Proposed Temporary Open Storage of Used Cars for Recycling with Ancillary Workshop for a Period of 3 Years | 18.11.2011 | (1), (2), (3), (4) |
| 5 | A/YL-PH/629 | Proposed Temporary Open Storage of Used Cars and Vehicle Parts for Recycling for a Period of 3 Years | 6.12.2011 | (1), (2), (3), (4) |
| 6 | A/YL-PH/634 [%] | Temporary Open Storage of Used Car Parts for Recycling for a Period of 3 Years | 10.2.2012 | (1), (2), (3) |
| 7 | A/YL-PH/636 | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years | 24.2.2012 | (1), (2), (3) |
| 8 | A/YL-PH/821 | Temporary Open Storage of Scrap Vehicles for a Period of 3 Years | 29.11.2019 | (1), (2), (4) |

Remarks:

[%] Applications straddled partly within the subject "AGR" zone and the adjoining "V" zone on the OZP

Main Rejection Reasons

- (1) The development was not in line with the planning intentions of the "R(D)"/"AGR"/"V" zones. There was no strong justification for a departure from the planning intention even on a temporary basis
- (2) The development did not comply with the then TPB Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' as it was not compatible with the nearby land-uses / there was no previous planning approval granted on site / there were adverse departmental comments on environmental, drainage, landscape and agricultural aspects or local objection
- (3) The proposed development would generate adverse environmental impact on the surrounding areas, and no technical assessment had been submitted to demonstrate that the proposed development would not generate any adverse impacts on the surrounding areas
- (4) Approval of the application would set an undesirable precedent for other similar applications
- (5) There was land zoned "Open Storage"/"Industrial (Group D)" on the Pat Heung OZP to meet the demand of land for the use under application

Good Practice Guidelines for Open Storage Sites

| | | 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.

5-1

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-PH/878 DD 111, Wing Ning Lei, Wang Toi Shan, Pat Heung
26/03/2021 03:36

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

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

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that 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. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on the site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (b) note C for T's comments 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. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;
- (e) note D of FS' comments that 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix V**) should be adhered to. To address the approval condition on the provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) 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 application. For UBW erected on leased land, enforcement action may be taken by the 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. 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 BA should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.