

2021年 5月 2 日

Appendix I

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

21 MAY 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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/4L-PH1885
	Date Received 收到日期	21 MAY 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

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

CHIEF FORCE LIMITED 志科有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗八鄉丈量約份第111約地段第1864號餘段(部分)、第1865號(部分)、第1866號(部分)、第1867號(部分)、第1868號(部分)、第3047號(部分)及第3048號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 約3650 .....sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 .....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則之名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	臨時露天存放建築材料 (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 10/05/2021 (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 10/05/2021 (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 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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	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 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 type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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/ <u>YL-PH</u> / <u>782</u>
(b) Date of approval 獲批給許可的日期	<u>01/06/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>07/08/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放建築材料
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <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）。

詳情請參閱附帶規劃文件。

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

Chy
鄭嘉翔

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

鄭嘉翔

文員

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



志科有限公司

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

Date 日期

10/05/2021

(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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	元朗八鄉丈量約份第111約地段第1864號餘段(部分)、第1865號(部分)、第1866號(部分)、第1867號(部分)、第1868號(部分)、第3047號(部分)及第3048號(部分)		
Site area 地盤面積	約3650	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11		
Zoning 地帶	農業		
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <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		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		私家車/輕型貨車泊車位2個，尺寸約7x3.5米
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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"/>
場地設計圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，行車通道圖則		
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。

附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉丈量約份第 111 約地段 1864RP(部分)、1865(部分)、1866(部分)、1867(部分)、1868(部分) 3047(部份)及 3048(部分)

申請作「臨時露天存放建築材料」，為期 3 年，

地帶：農業

地盤面積：約 3650 平方米

行政摘要

擬在新界元朗八鄉丈量約份第 111 約地段 1864RP(部分)、1865(部分)、1866(部分)、1867(部分)、1868(部分) 3047(部份)及 3048(部分)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「農業」地帶內申請作為「臨時露天存放建築材料」為期三年。

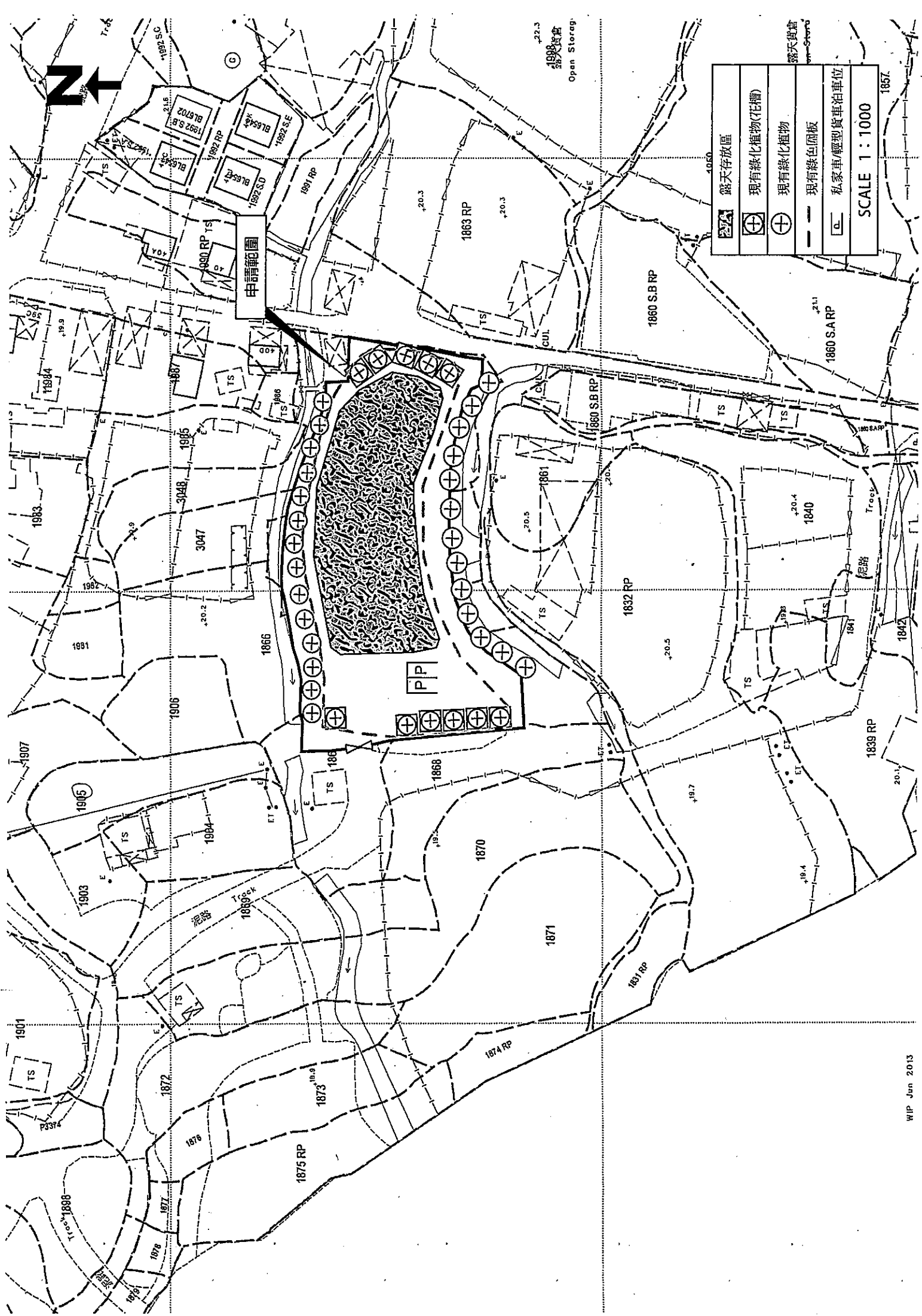
是次申請是作為上次規劃許可申請 A/YL-PH/782 的續期申請，今次的申請用途與前次的申請用途沒有任何重大的改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好，同時申請人已完成全部附帶條件，因此希望城市規劃委員會及規劃署可以寬容處理時次的續期申請。

場地設計：

申請地點位於丈量約份第 111 約地段 1864RP(部分)、1865(部分)、1866(部分)、1867(部分)、1868(部分) 3047(部份)及 3048(部分)，當中無佔用政府土地。

申請地點主要用作臨時露天存放建築材料之用，場地面積約3650平方米。申請地點只為臨時性質，開放時間為星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放，申請地點內只作存放建築材料用途，也不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

詳情請參閱以下圖則。



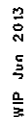
	露天存放區
	現有綠化植物(花槽)
	現有綠化植物
	現有綠色固板
	私家車/輕型貨車泊車位
SCALE 1 : 1000	

美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，對申請地點內的現有的 16 棵綠化植物進行保存和保護。

申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

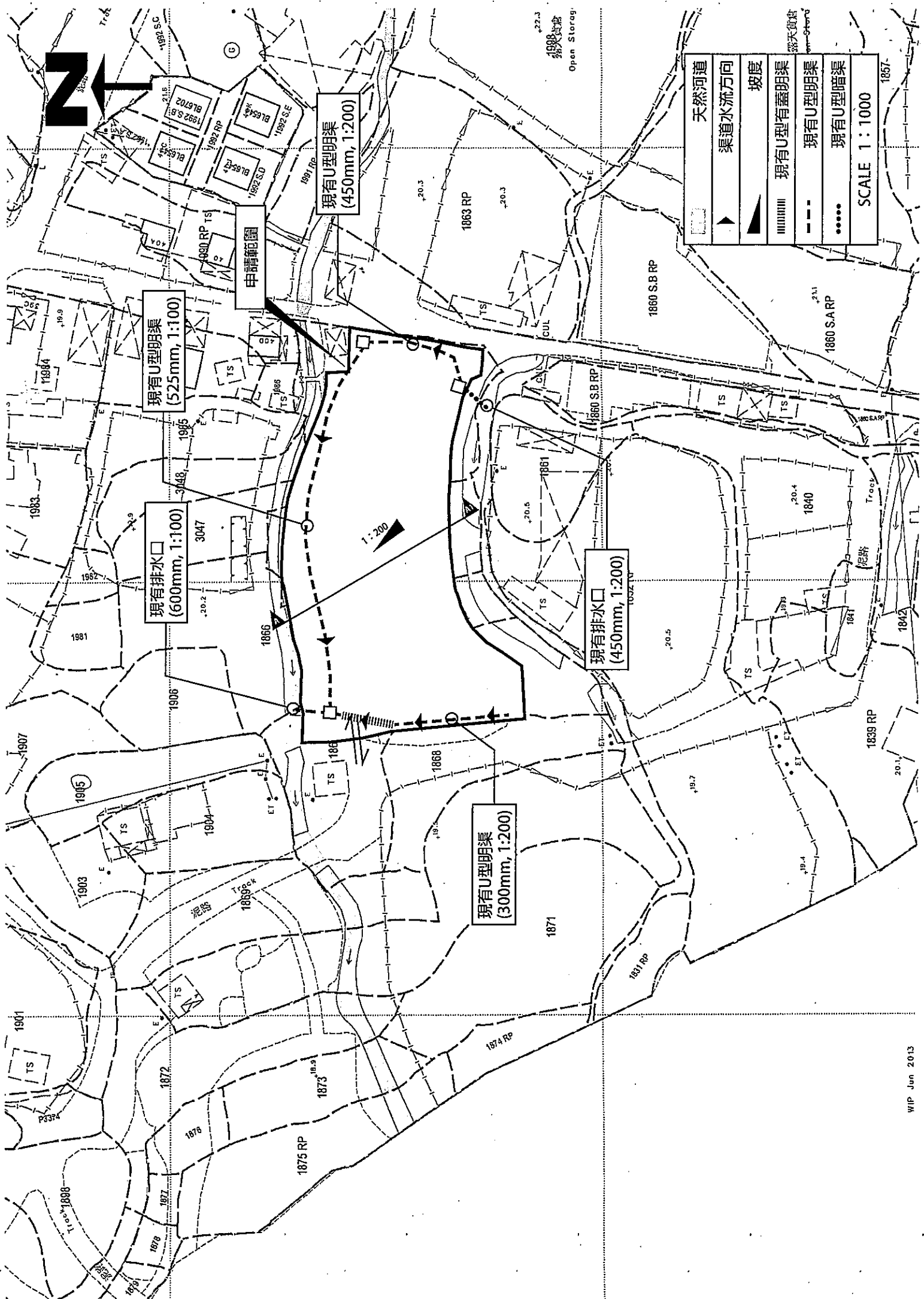
詳情請參閱以下圖則。



渠務排水：

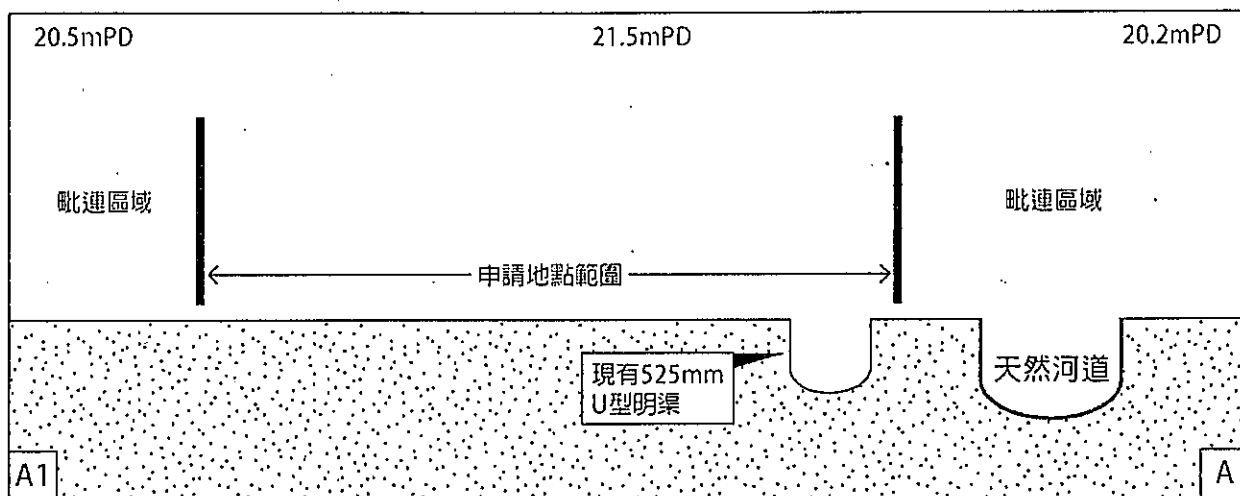
申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第16條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養。

詳情請參閱以下圖則。

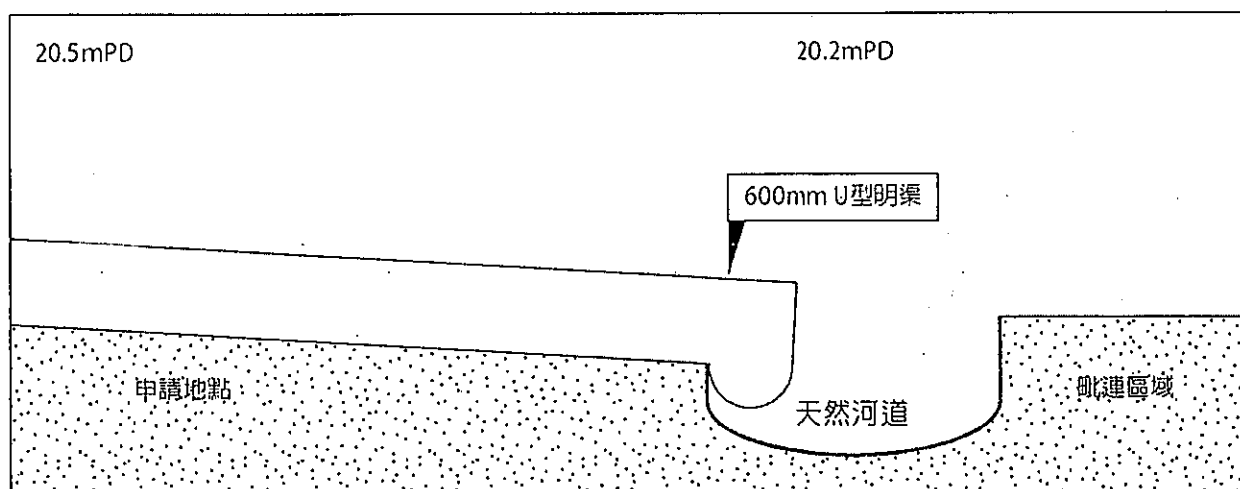


1988
Open Storage

1857

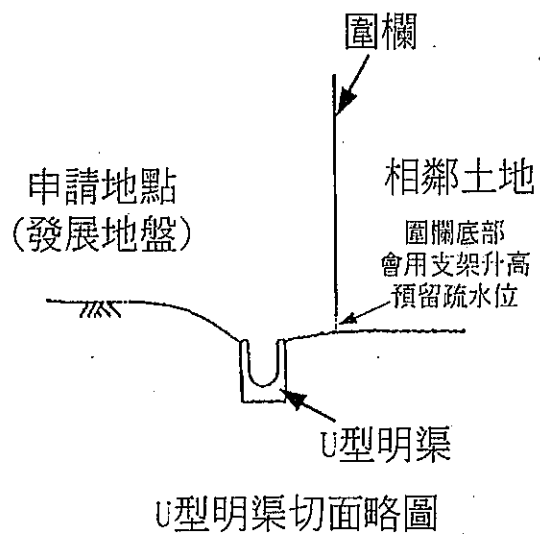
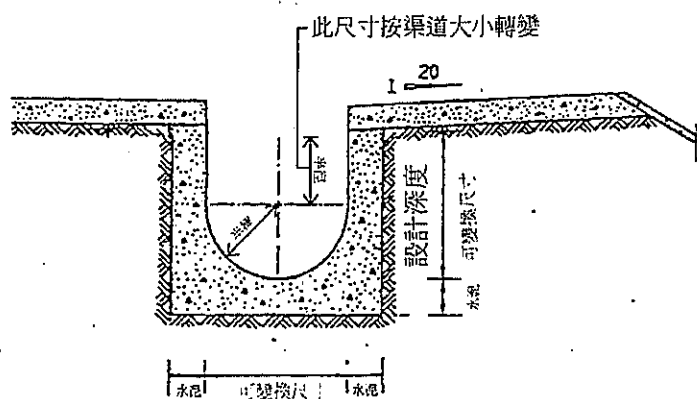
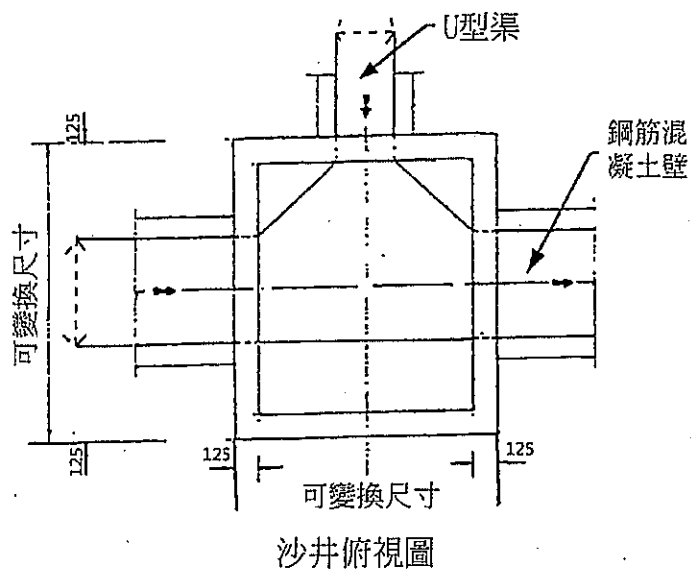
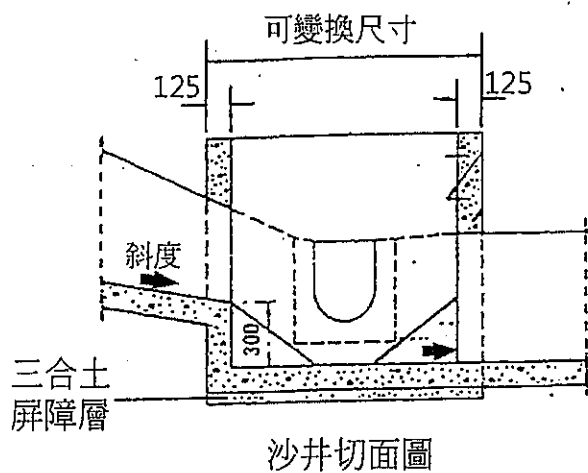


A - A1橫切面圖



排水口剖面圖

NOT TO SCALE



NOT TO SCALE

消防裝置：

申請地點內裝設有5公斤乾粉式滅火筒共12支，分別裝設於申請地點的各個位置內，申請地點只會存放建築材料(工字鐵及鐵器)，場內不會存放任何可燃物品。申請人亦依照消防處所提供的意見，對申請地點內的消防裝置進行維護及保養，並會在定時為申請地點內的人員進行消防演習。

申請人亦會依照消防處所提供的意見，對申請地點內的現有消防裝置進行維護及保養，並會在定時為申請地點內的人員進行消防演習。

詳情請參閱以下圖則。



◎ SKG乾粉式滅火筒
緊急車輛通道
SCALE 1 : 1000

行車通道：

申請地點西面有一個明確的出入口，闊度大約為6米，可以直通錦田公路。

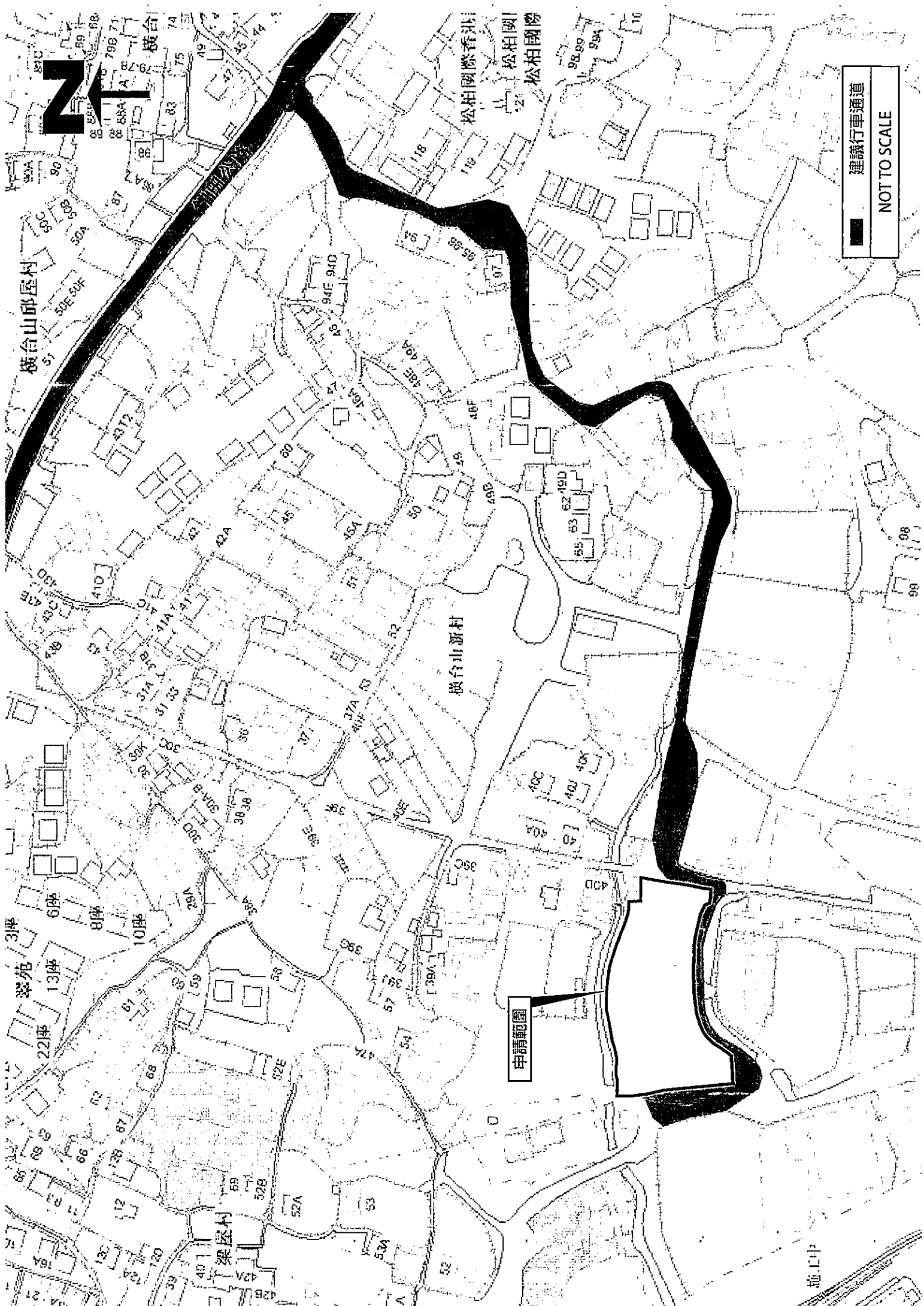
申請地點內只會有私家車或輕型貨車停泊，不會有重量超過5.5噸的車輛停泊、存放或進出。

申請地點內有足夠的空間，給予車輛進行機動調頭。

申請地點預計平均每天進出 2 輛汽車，不會提高申請地點附近的汽車流量，就整體而言，不會對錦田公路或附近交通造成影響，詳情請參閱下表：

預計申請地點內汽車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

詳情請參閱以下圖則。




橫台山邱屋村

橫台山邱屋村

松柏國際香港
松柏國際
松柏國際

申請範圍

 建議行車通道
NOT TO SCALE

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/885
規劃續期申請補充資料

申請人現就近日政府部門人員的意見，作出以下補充/澄清：

1. 澄清是次規劃申請是作為上次規劃申請 A/YL-PH/782 的續期申請，相關申請地點的用途和上次規劃申請 A/YL-PH/782 時一致，沒有任何改變；消防設備的數目和種類與 A/YL-PH/782 時一致，沒有任何改變。
2. 提供最新的 FS251 消防證書和消防圖則。
3. 澄清申請地點內只會有私家車或輕型貨車停泊，不會有重量超過 5.5 噸的車輛停泊、存放或進出。
4. 申請地點有足夠的空間，提供給車輛進行機動調頭。
5. 申請人和土地使用者承諾如是次規劃續期申請獲批許可，會定期保養申請地點附近的通道。

隨件附上相關文件和圖則，如造成不便，敬請原諒。

申請人： 志科有限公司
通訊地址：
傳真號碼：
聯絡電話：
電郵地址：
日期： 2021 年 06 月 24 日

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處檔號

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client: 富光機械有限公司
顧客姓名

Name of Building: *****
樓宇名稱

Street No./Town Lot: LOT 1864RP(p), 1865(p), 1866(p), 1867(p), 1868(p), 3047(p), 3048(p)
門牌號數/市地段
Street/Road/Estate Name: *****
街道/屋苑名稱

Block: 座 District: 元朗, 八鄉 Area: ☐ HK 香港 ☐ K 九龍 ☒ NT 新界
地區

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
	*****		*****		*****

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	12 NOS X 5KG DRY POWDER TYPE F.E.	****	TO SUPPLY	CONFORMS WITH FSD REQUIREMENTS	14/5/2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	*****		*****	*****

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 授權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

RC3/671

TING FIRE ENGINEERING LTD.
大興消防工程有限公司

14-5-2021

For FSD use only:

Inspected

Key-in

Verified

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



有關A/YL-PH/885消防證書
05/07/2021 11:17

From: Cheng Johnny
To: "ttwwan@pland.gov.hk" <ttwwan@pland.gov.hk>

1 attachment



2021_FS251.pdf

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

富光機械有限公司

Name of Building:

樓宇名稱

Street No./Town Lot

門牌號數/市地段

LOT 1854RP(p) - 1855(p) - 1856(p) -
1857(p) - 1858(p) - 3047(p) - 3048(p)

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

元朗, 八鄉

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
	*****		*****		*****

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	12 NOS X 5KG DRY POWDER TYPE F.E.	****	TO SUPPLY	CONFORMS WITH FSD REQUIREMENTS	14/5/2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	*****		*****	*****

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

RC3/671

Company Name:

公司名稱

HING FIRE ENGINEERING LTD.

大興消防工程有限公司

Telephone:

聯絡電話

Date:

日期

14-5-2021

For FSD
use only:

Inspected

Key-in

Verified

UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C. 20250
PLANT INDUSTRY DIVISION
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☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



有關A/YL-PH/885消防圖則(最新)
05/07/2021 11:20

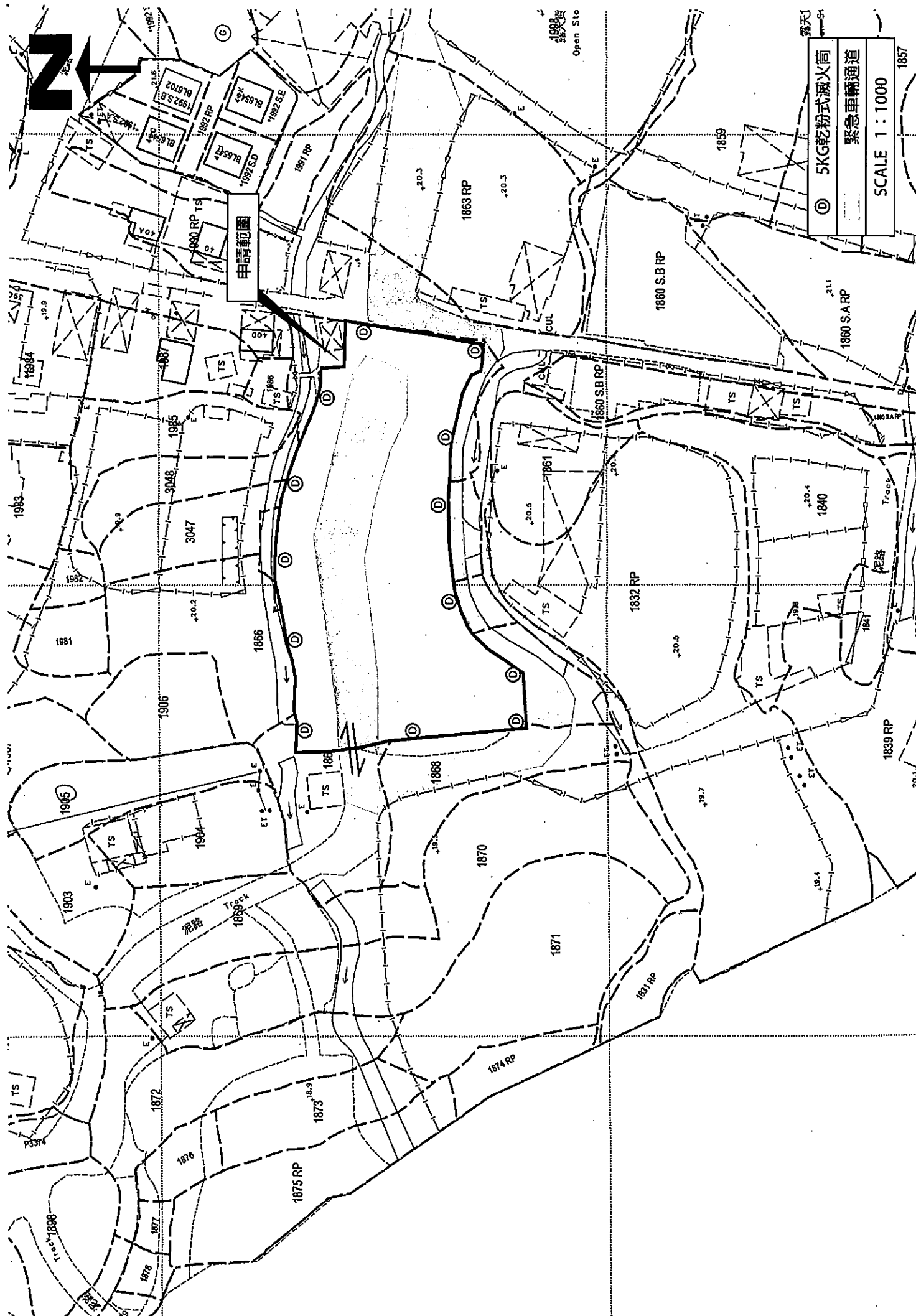
From: Cheng Johnny

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

1 attachment



PH885消防圖則.pdf



**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 Site¹

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-PH/99	Temporary composting use	11.7.1997 (approved for 12 months)	(1), (2), (4)
2	A/YL-PH/255	Temporary composting use for 12 months	22.1.1999	(1), (2), (4)
3	A/YL-PH/330	Temporary composting use for 3 years	14.4.2000	(1), (2), (3), (4)
4	A/YL-PH/575	Temporary open composting use for 3 years	27.2.2009	(1), (2), (3), (4), (5), (6), (7), (8)
5	A/YL-PH/659	Temporary open storage of construction materials with ancillary site office for a period of 3 years	8.2.2013 [Revoked on 8.11.2013]	(1), (2), (3), (5), (6), (7), (9), (10), (11), (12)
6	A/YL-PH/719	Temporary open storage of construction material for a period of 3 years	7.8.2015	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13)
7	A/YL-PH/782	Renewal of planning approval for temporary open storage of construction materials for a period of 3 years	1.6.2018	(1), (3), (4), (5), (6), (7), (8), (10), (11), (13), (14)

Approval Conditions

- (1) Submission / implementation of landscaping proposals / maintenance of the existing trees and vegetation
- (2) Submission of drainage proposals / provision of drainage facilities
- (3) Revocation of the planning approval if any of the planning conditions is not complied with by the specified dates / during the planning approval period
- (4) Reinstatement of the application site to an amenity area upon expiry of the planning permission
- (5) Restriction on operation hours
- (6) No dismantling, maintenance, repairing, cleansing, paint spraying or other work activities

¹ Application No. A/YL-PH/698 covering Lot 1866 in D.D. 111 is counted as a similar application as it only covers a small portion of the Site for the current application

- (7) No medium / heavy goods vehicles as defined in the Road Traffic ordinance or container trailers / tractors are allowed
- (8) Provision of peripheral fencing / maintenance of existing boundary fence
- (9) Implementation of environmental mitigation measures
- (10) Provision of fire extinguisher(s)
- (11) Submission / implementation of fire service installations proposal
- (12) Reinstatement of the site, at the applicant's own cost, to a condition which is suitable for agricultural uses with a view to preserving agricultural land
- (13) Maintenance of existing drainage facilities / submission of existing drainage record
- (14) No vehicle is allowed to queue back to or reverse onto / from public road at any time

Rejected Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Rejection Reasons</u>
1	A/YL-PH/235*	9 temporary open storage yards of construction materials for a period of 12 months	30.10.1998	(1), (2), (3), (4), (5)

*The site straddles "AGR" and "V" zones on the OZP

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation, and was not inline with the planning intention of the "Village Type Development" ("V") zone, which was to designate both existing recognized villages and areas of land considered suitable for village expansion. No strong justification had been given for a departure from the planning intentions, even on a temporary basis.
- (2) The proposed development did not comply with the Town Planning Guidelines for "Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance" in that it was incompatible with the village settlements of Leung Uk Tsuen and the nearby domestic structures.
- (3) The proposed vehicular access leading to the site from Kam Tin Road would be via a sub-standard track passing through the existing village settlements in Wang Toi Shan San Tsuen. The frequent transportation of construction materials to and from the site in large quantities would generate adverse noise and traffic impacts on the nearby village settlements.
- (4) There was insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for similar uses to penetrate into the "AGR" and "V" zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications for Various Open Storage Uses
within the same “AGR” Zone or straddling the same “AGR” with the adjacent “V” and
“OS” zones 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/603	Renewal of planning approval for temporary open storage of private cars and lorries for a period of 3 years	29.1.2010	(1), (2), (3), (5), (6), (7), (8), (9)
2	A/YL-PH/608 [#]	Temporary open storage of second-hand vehicles for display and export for a period of 2 years	28.1.2011 [Revoked on 28.9.2012]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
3	A/YL-PH/616	Temporary open storage of backdrop screens, advertising aluminum frames and construction materials for a period of 3 years	28.1.2011	(1), (2), (3), (4), (5), (6), (7), (8), (9)
4	A/YL-PH/635	Temporary building materials and automotive parts storage yard and ancillary staff canteen for a period of 3 years	20.1.2012 [Revoked on 20.4.2013]	(1), (2), (3), (5), (6), (7), (8), (15)
5	A/YL-PH/658	Renewal of planning approval for temporary open storage of private cars and lorries for a period of 3 years	25.1.2013 [Revoked on 29.7.2013]	(1), (2), (3), (5), (6), (7), (8), (9), (10), (11)
6	A/YL-PH/666 [#]	Temporary open storage of second-hand vehicles for export, vehicle parts and construction materials	7.6.2013	(1), (2), (3), (4), (5), (6), (7), (8), (9), (12)
7	A/YL-PH/667	Temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen for a period of 3 years	5.7.2013 [Revoked on 5.10.2013]	(1), (2), (3), (5), (6), (7), (8), (12), (14), (15)
8	A/YL-PH/680	Temporary open storage (private cars and lorries) for a period of 3 years	13.12.2013 [Revoked on 13.11.2015]	(1), (2), (3), (5), (6), (7), (8), (9), (10), (11), (12), (13)
9	A/YL-PH/683	Temporary open storage of building materials, second-hand vehicles and automotive parts with	7.2.2014	(1), (2), (3), (5), (6), (7), (8), (12), (14), (15)

		ancillary staff canteen for a period of 3 years		
10	A/YL-PH/686	Temporary open storage of backdrop screens, advertising aluminum frames and construction materials for a period of 3 years	4.4.2014 [Revoked on 4.10.2014]	(1), (2), (3), (5), (6), (7), (8), (9), (10), (12)
11	A/YL-PH/701	Temporary open storage of backdrop screens, advertising aluminum frames and construction materials for a period of 3 years	26.9.2014	(1), (2), (3), (5), (6), (7), (8), (9), (10), (12)
12	A/YL-PH/724	Temporary open storage (private cars and lorries) for a period of 3 years	22.1.2016 [Revoked on 22.12.2017]	(1), (2), (3), (5), (6), (7), (8), (9), (10), (11), (12), (13)
13	A/YL-PH/733 [#]	Temporary open storage of second-hand vehicles for export, vehicle parts and construction materials for a period of 3 years	10.6.2016	(1), (2), (3), (5), (6), (7), (8), (9), (10), (12)
14	A/YL-PH/740	Temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen for a period of 3 years	12.5.2017	(1), (2), (3), (5), (6), (8), (9), (10), (11), (12)
15	A/YL-PH/756	Temporary open storage of backdrop screens, advertising aluminum frames and construction materials for a period of 3 years	22.9.2017 [Revoked on 22.6.2019]	(1), (2), (3), (5), (7), (8), (9), (10), (11), (12)
16	A/YL-PH/803	Temporary open storage of backdrop screens, advertising aluminum frames and constructions materials for a period of 3 years	12.4.2019	(1), (2), (3), (5), (6), (7), (8), (9), (10), (11), (12)
17	A/YL-PH/805 [#]	Renewal of planning approval for temporary open storage of second-hand vehicles for export, vehicle parts and construction materials for a period of 3 years	3.5.2019	(1), (2), (3), (5), (7), (8), (9), (10), (11), (12)
18	A/YL-PH/834	Renewal of planning approval for temporary open storage of building materials, second-hand vehicles and automotive parts with ancillary staff canteen for a period of 3 years	24.4.2020	(1), (2), (3), (6), (7), (8), (9), (10), (11)

19	A/YL-PH/865	Temporary open storage (private car and vans prior to sale) for a period of 3 years	8.1.2021	(1), (2), (3), (6), (7), (8), (9), (11), (12), (13)
20	A/YL-PH/873	Temporary open storage of construction machinery for a period of 3 years	5.2.2021	(1), (2), (3), (6), (7), (8), (9), (11), (12)

Remarks:

Application straddles within the same “AGR” and adjacent “OS” zone on the OZP.

Approval Conditions

- (1) Restriction on operation hours
- (2) No medium / heavy goods vehicles or container trailers / tractors
- (3) No dismantling, maintenance, modification, repairing, cleansing, paint spraying or other workshop activities
- (4) Provision of boundary fencing / maintenance of existing boundary fencing
- (5) Submission / implementation of landscaping / tree preservation proposal / maintenance of landscape plantings or trees
- (6) Submission / implementation of drainage proposal / maintenance of existing drainage facilities
- (7) Submission / implementation of fire service installations proposal / maintenance of implemented fire service installations
- (8) Revocation of the planning approval if any of the planning conditions is not complied with by the specified date / during the planning approval period
- (9) Reinstatement of the site to an amenity area / original state
- (10) Submission of record of the existing drainage facilities
- (11) No reversing of vehicles into / out from the site / no vehicle is allowed to queue back to or reverse onto or from public road at any time
- (12) Provision of fire extinguisher(s)
- (13) Submission / implementation of run-in / out proposal
- (14) No disturbance / diversion and no filling of the stream / watercourse
- (15) Reinstatement of the site, at the applicant's own cost, to a condition which is suitable for agricultural uses with a view to preserving agricultural land

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Rejection Reasons</u>
1	A/YL-PH/645	Proposed temporary open storage of soil from cut-and-cover method and building materials for a period of 3 years	24.8.2012	(1), (2), (3), (4)
2	A/YL-PH/678	Proposed temporary open storage of soil and construction materials with ancillary site office and staff rest room for a period of 3 years	8.11.2013	(1), (2), (3), (4)
3	A/YL-PH/687	Proposed temporary open storage of horticultural plants with greenhouse for a period of 3 years	25.4.2014	(1), (2), (3), (4)

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Rejection Reasons</u>
4	A/YL-PH/698 [#]	Proposed temporary open storage of construction materials and containers with parking of heavy vehicles for a period of 3 years	9.1.2015 (on review)	(1), (2), (3), (4)
5	A/YL-PH/752 [*]	Proposed temporary open storage of construction materials for a period of 3 years	11.8.2017	(1), (2), (4)
6	A/YL-PH/770	Temporary open storage (private cars and lorries) for a period of 3 years	16.3.2018	(5)

Remarks:

[#] Application straddles the same "AGR" and the adjacent "V" zone on the OZP.

^{*} Application straddles the same "AGR" and the adjacent "OS" zone on the OZP.

Main Rejection Reasons

- (1) The development was not in line with the planning intention of the "AGR" (and "V" for A/YL-PH/698) zone. No strong justification had been given in the submission for a departure from the planning intention even on a temporary basis.
- (2) The development did not comply with the then Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No.13E) in that it was not compatible with the surrounding areas and / or falling within Category 3 areas with no previous approval granted at the site and / or falling with Category 4 areas which would normally be rejected.
- (3) The applicant failed to demonstrate that the development would not have adverse drainage and environmental impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent. The cumulative effect would result in a general degradation of the environment of the area.
- (5) Applications with repeated revocations should be rejected unless genuine efforts had been demonstrated. Repeated non-compliance, whether the application was submitted by the same applicant and for the same applied use would be taken into account.

5-1

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

參考編號

Reference Number:

210608-151210-43638

提交限期

Deadline for submission:

18/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 15:12:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/885

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天存放建築材料倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月17日星期四 3:25
收件者: tpbpd
主旨: A/YL-PH/885 DD 111 Wong Toi Shan Shan Uk, Pat Heung

Dear TPB Members,

Another brownfield on AG zoning where the chances of ever providing agricultural produce again are remote.

Close to a village and main roads, how can we accept the 'no land for housing' mantra when it is clear that the solution is to amalgamate these land inefficient operations on a large purpose built site.

Each district should provide not only a columbarium but also facility that serves this purpose.

Rolling over applications will certainly not provide any stimulus for change.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, July 13, 2015 11:48:11 PM
Subject: A/YL-PH/719 Pat Heung

A/YL-PH/719

Lots in D.D. 111, Wong Toi Shan Shan Uk, Pat Heung, Yuen Long

Site area; About 3,650.00 m²

Zoning; "Agriculture"

Applied Use/Development; Temporary Open Storage of Construction Materials for a Period of 3 Years / 2
Vehicle Parking

Dear TPB Members,

Construction materials can have toxic elements that leach into the ground.

Approval of the application would encourage the introduction of more open storage use in the area leading to further deterioration of the rural landscape resources

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment it would be unacceptable to grant approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise.

TPB should reject this application as its approval would set an undesirable precedent.

Mary Mulvihill

Advisory Clauses

- (a) 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;
- (b) note CHE/NTW, HyD's comments that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to 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;
- (d) note CBS/NTW, BD's comments that if the existing structures are erected on leased land without approval of the BA (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application. Before any new building works (including containers / open shed as temporary buildings) 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. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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. 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (e) note DEMS' comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (f) note CE/C, WSD's comments that the Site falls within the existing 10m wide WWR of the 48" Dongjiang Water Main (**Plan A-2**). No new structure shall be erected over this WWR and such area shall not be used for storage of materials and car-parking purpose. The Water

Authority and his officers and contractors, his or their workmen shall have free access at all times to the WWR with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorization from the Water Authority. No new trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in vicinity of the Site.