

2021年 10月 2 日

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

Appendix I

21 OCT 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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/897
	Date Received 收到日期	21 OCT 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
騰珀發展有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED	
<b>3. Application Site 申請地點</b>	
(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108約地段第15號B分段(部分) Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
(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 5,900 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,207 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	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) 「住宅(丁類)」
(f) Current use(s) 現時用途	現時是空置的  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- ☐ has notified ..... "current land owner(s)"#  
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 29/9/2021 (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 29/9/2021 (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，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Temporary Logistics Centre and Ancillary Parking of Vehicles 臨時物流中心及附屬泊車位  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1,733 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,167 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2 .....
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	4,207 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,207 .....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)	
..... 構築物1：臨時物流中心，面積不多於4127平方米，1層高，高度不多於13米。 ..... 構築物2：辦公室，每層面積不多於40平方米，2層高，高度不多於6米，總面積不多於80平方米。 .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	0 .....
Motorcycle Parking Spaces 電單車車位	0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	3 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0 .....
Coach Spaces 旅遊巴車位	0 .....
Light Goods Vehicle Spaces 輕型貨車車位	0 .....
Medium Goods Vehicle Spaces 中型貨車車位	0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。			
(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)) 由粉錦公路經一條鄉村道路進入	
	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？	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"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)。</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>在申請地點做好排水工程</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

請參考附件的申請報告書及擬議發展的計劃細節

**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

Ms Hermose Chong

Manager

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

☐ RPP 註冊專業規劃師

Others 其他 .....



on behalf of  
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

29/9/2021

(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**

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。)

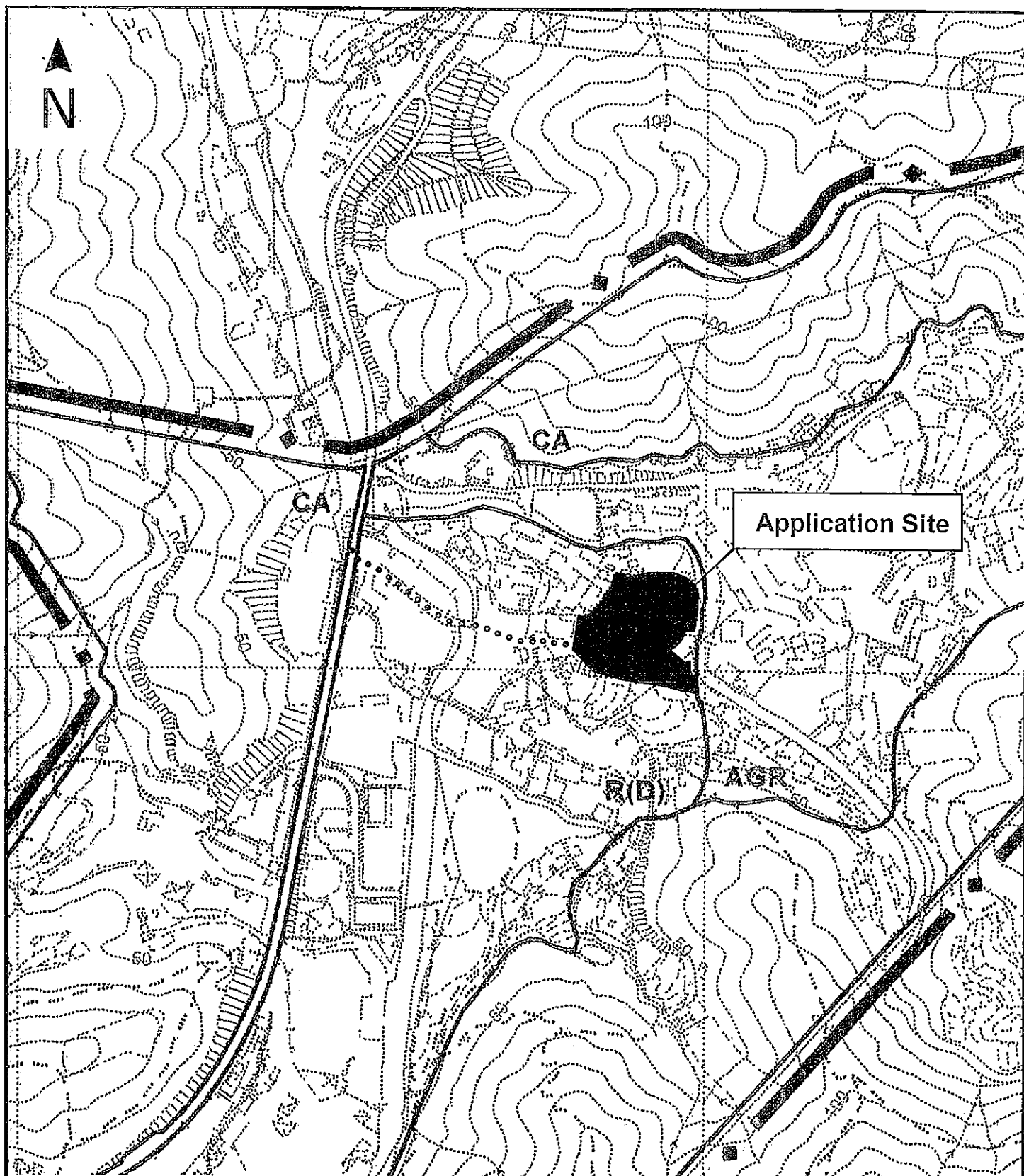
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	元朗八鄉丈量約份第108約地段第15號B分段 (部分) Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long	
Site area 地盤面積	5,900 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11	
Zoning 地帶	Residential (Group D) 「住宅(丁類)」	
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 <u>3</u> <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	Temporary Logistics Centre and Ancillary Parking of Vehicles 臨時物流中心及附屬泊車位	

(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	4,207 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.713 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(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	13 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	70.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3個中型貨車停車位
	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) N/A _____ _____		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
位置圖 Location Plan, 地盤平面圖 Site Plan		
行車路線圖 Vehicular Access Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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。

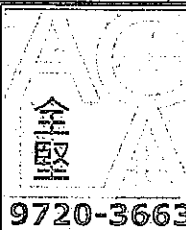


Project 項目名稱:

Proposed Temporary Logistics Centre  
and Ancillary Parking of Vehicles for a  
Period of 3 Years at Lot 15 S.B(part)  
in D.D. 108, Pat Heung, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

### Location Plan



9720-3663

Drawing No. 圖號:

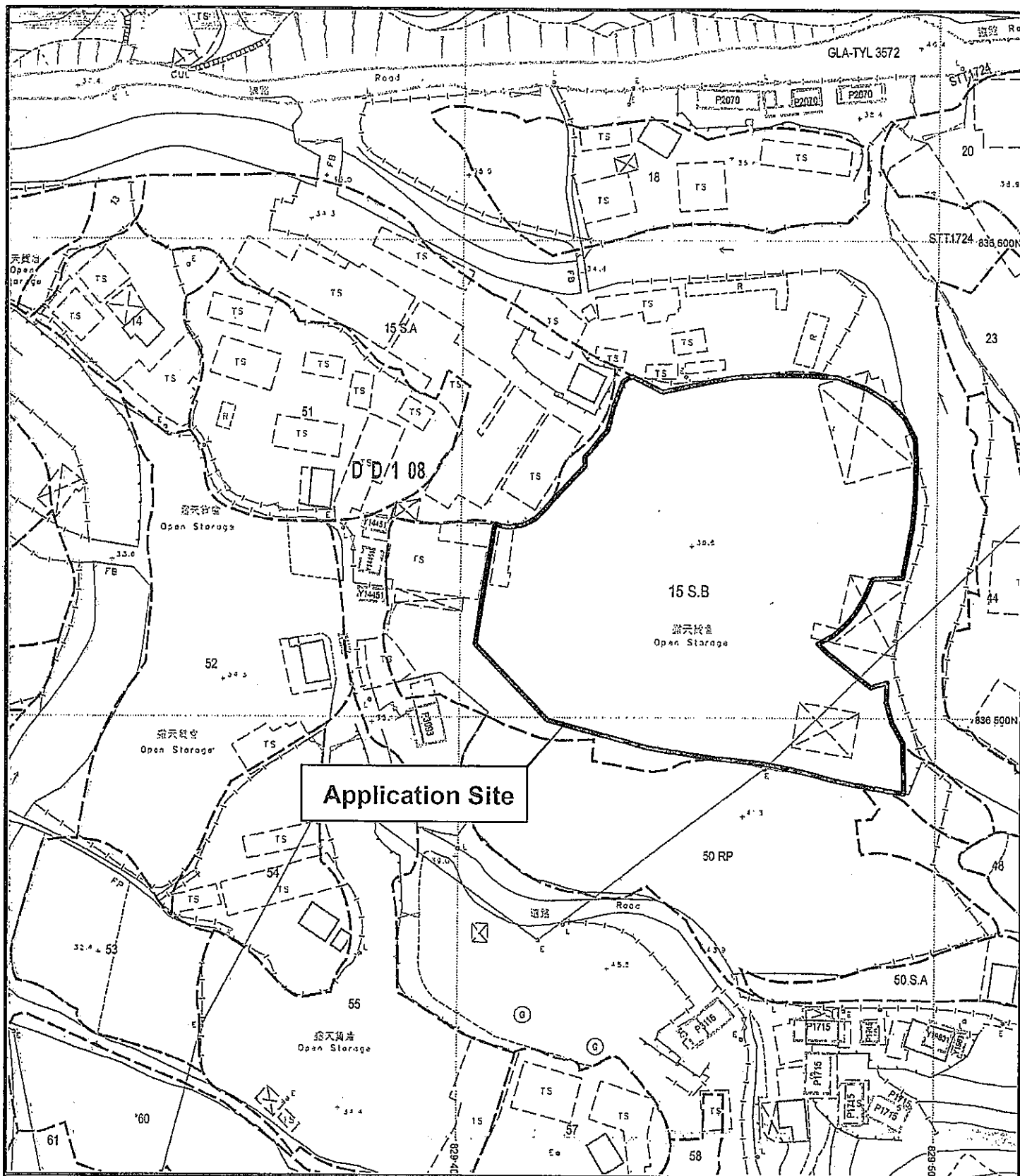
Figure 1

Remarks 備註:

③ ④ ⑤ Vehicular access  
leading from  
Fan Kam Road

Scale 比例:





Project 項目名稱:

Proposed Temporary Logistics Centre  
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New Territories

Drawing Title 圖紙標題:

Site Plan



Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:



**Structure 2**

Converted container  
for site office use

GFA: Not exceeding 80m<sup>2</sup>

No. of storey: 2

Height: Not exceeding 6m

Ingress/Egress

manoeuvring  
circle

3 parking spaces  
of 11m x 3.5m for  
medium goods  
vehicle

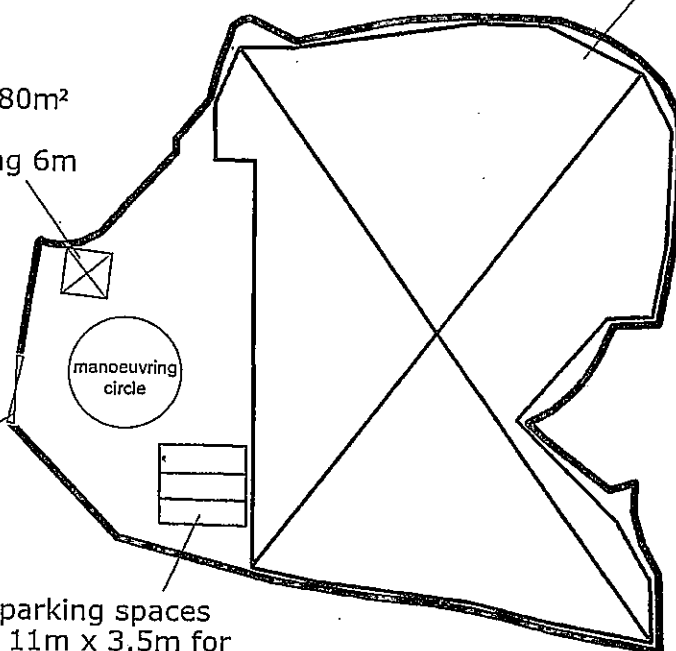
**Structure 1**

Logistics Centre

GFA: Not exceeding 4,127m<sup>2</sup>

No. of Storey: 1

Height: Not exceeding 13m



Project 項目名稱:

Proposed Temporary Logistics Centre  
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New Territories

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:



根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

元朗八鄉丈量約份第 108 約地段第 15 號 B 分段 ( 部分 )

擬議臨時物流中心及附屬泊車位 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**



# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-6



## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗八鄉丈量約份第 108 約地段第 15 號 B 分段 (部分) 的規劃申請，擬在上述地段申請為期三年的臨時物流中心及附屬泊車位。
2. 申請地點位於元朗八鄉的粉錦公路附近，在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「住宅(丁類)」用途。
3. 申請地盤面積為約 5,900 平方米，上蓋總面積為 4167 平方米，露天地方面積為 1,733 平方米，上蓋覆蓋率為 70.6 %。
4. 申請地點將設有兩個構築物，總樓面面積不多於 4,207 平方米，用途如下：  
構築物 1：物流中心，面積不多於 4,127 平方米，1 層高，高度不多於 13 米；構築物 2：辦公室，每層面積不多於 40 平方米，2 層高，高度不多於 6 米，總面積不多於 80 平方米。
5. 申請地點涉及三個中型貨車 (24 噸) 的停車位，每個停車位的呎吋為 3.5 米 x 11 米，不設任何重型貨車或貨櫃車車位。
6. 申請地點可從粉錦公路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。



## 申請原因

1. 申請地點的面積約為 5,900 平方米，根據八鄉分區計劃大綱核准圖編號 S/YL-PH/11，申請地點現時被規劃為「住宅(丁類)」。
2. 擬議申請用途為臨時物流中心，不屬於「住宅(丁類)」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
3. 申請地點所在位置全部範圍屬於規劃指引編號 13F 的「第二類地區」範圍。按規劃指引編號 13F 的擬作「露天貯物及港口後勤用途」內說明，「第二類地區」指大多數是未有清晰規劃意向或既定發展計劃的地區；會受即將展開的大型基建工程影響的地區；坐落或鄰近在《城市規劃條例》下定為「現有用途」、以及 / 或是先前曾獲批規劃許可作露天貯物、港口後勤或其他類型棕地用途的地點群的地區。此外，有關地區不應是發生水浸機會高的地區。申請人或須提交技術評估，以證明擬議用途不會對附近地區造成不良的排水、交通、視覺、景觀和環境影響。如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
4. 按規劃處記錄，在申請地點以南的地段，最近有一宗規劃許可：A/YL-PH/869 屬「露天貯物及港口後勤用途」的申請個案，於 2021 年 1 月 22 日在有條件下批出，該申請是擬議臨時露天存放建築機械，為期 3 年，該申請與本申請相同，屬「露天貯物及港口後勤用途」。
5. 申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能在 2021 年初得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。



6. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
7. 由於政府要落實洪水橋及廈村分區計劃大綱圖的發展，並已對部份土地進行收地，此舉影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地發展的關係，「住宅(丁類)」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「住宅(丁類)」地帶上的一草一本，只是利用現時的硬地面作臨時物流中心及附屬停車位，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及 1 個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作。
11. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）作為期三年的臨時物流中心及附屬泊車位。



# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及兩個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點有行車通道連接粉錦公路，該行車通道少有行人，已經早已平整，平均闊度有 6 米以上，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。

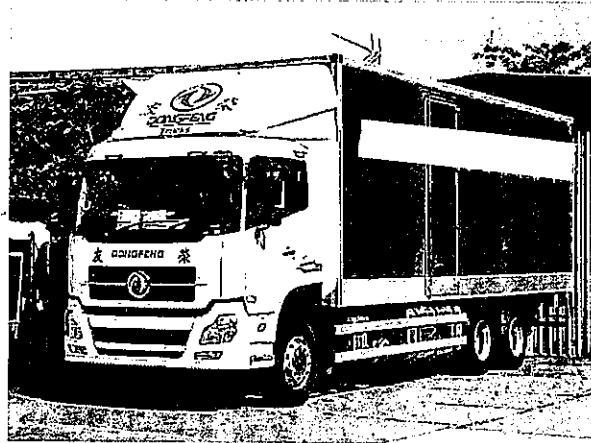


## 3. 擬議發展的交通安排

申請用途涉及 3 個中型貨車停車位，總重量為 24 公噸以內，不涉及任何重型貨車或貨櫃車或拖頭，申請地點設有 15 米直徑的車輛迴旋空間供車輛掉頭，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影，不



會構成道路安全問題，申請人亦保證不會有超過 24 噸的車輛進入申請地點。



24 噸中型貨車

#### 4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

#### 5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

#### 6. 噪音方面

申請地點是臨時物流中心，只在星期一至星期六上午八時至下午六時營業，星期日及公眾假期全日休業；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

#### 7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。



8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，  
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元  
朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）作為期不超過三年  
的臨時物流中心及附屬泊車位。



有關第 16 條規劃申請編號

擬議申請用途：臨時物流中心及附屬泊車位

丈量和地段編號：元朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）

預計中型貨車(24 噸) 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	1
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



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



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

Cc:

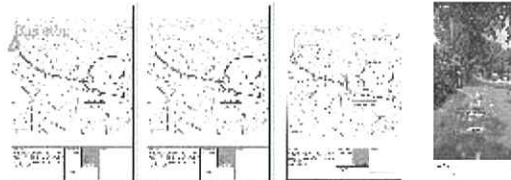
Bcc:

Subject: Re: 回覆: planning application no. A/YL-PH/897 運輸署意見

From: Chong Hermose

Friday 26/11/2021 16:15

5 attachments



Dd\_108\_Lot\_15\_Sb路線圖\_20211126.pdf image0.jpegimage2.jpegimage3.jpegimage4.png

Hello Todd Wan,

針對運輸署的意見，申請人現作出以下回覆：

(a) 擬議三個的中型貨車泊車位是用作職員停泊貨車使用，物流中心比較少訪客前往，主要都是職員和貨車司機前來上貨和落貨，也不會開放給其他市民使用。

(b),(c) 請看附圖

(d) 請看附圖和相關照片

(e) 申請人清楚明白，他會自行維護那段道路。

(d) 請看附圖和巴士站照片

如有什麼問題，就隨時致電我。

Thanks!!

Ms Chong

On 24 Nov 2021, at 13:23, Chong Hermose

wrote:

Hello Todd Wan,

針對漁農自然護理署的意見，申請人作出以下回覆：

「如獲批，申請人將會在地界設置圍欄（坑鐵圍版），將申請地點和河流完全分隔，避免沙塵或垃圾吹過去污染河流。

而在興趣物流心時，會嚴格要求建築商在興建時不可把泥頭/垃圾/污水棄置到該河流內，全部把垃圾運送走。

但由於現時已是硬地面，興建臨時物流中心需要垃圾板/工字鐵/角鐵/方鐵等材料，應不會帶來大量泥頭或污水廢料。

在工程未開始先，申請人會和建築商簽訂合約，要求建築商在進行工程時，保護河流，把工程引致的所有垃圾/泥頭/廢料全部用泥頭車運送走。不得隨意棄置在河流內或其他地方上。

首先要做的工程是在申請地點地界上圍上坑板分隔。

申請人可在工程進行時定期拍照記錄，交給相關部門查閱，以確保河流不會受到污染。」

如有什麼問題，就隨時致電我。

Thanks!!  
Ms Chong

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1



2



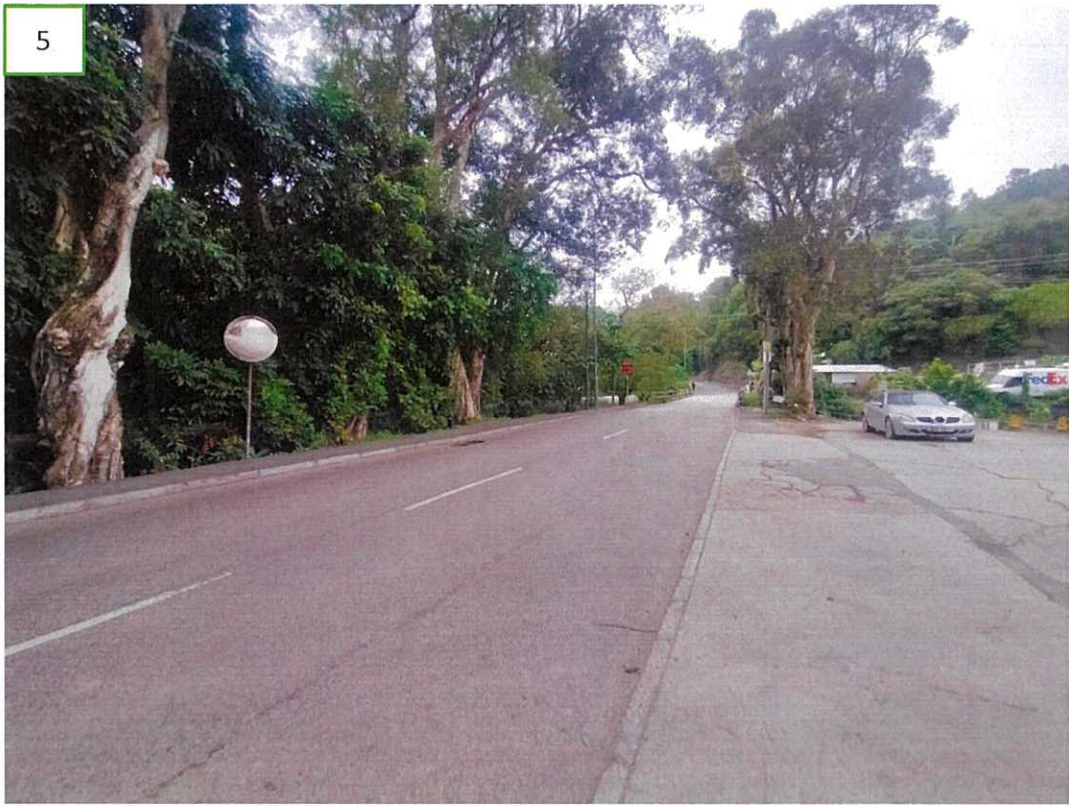
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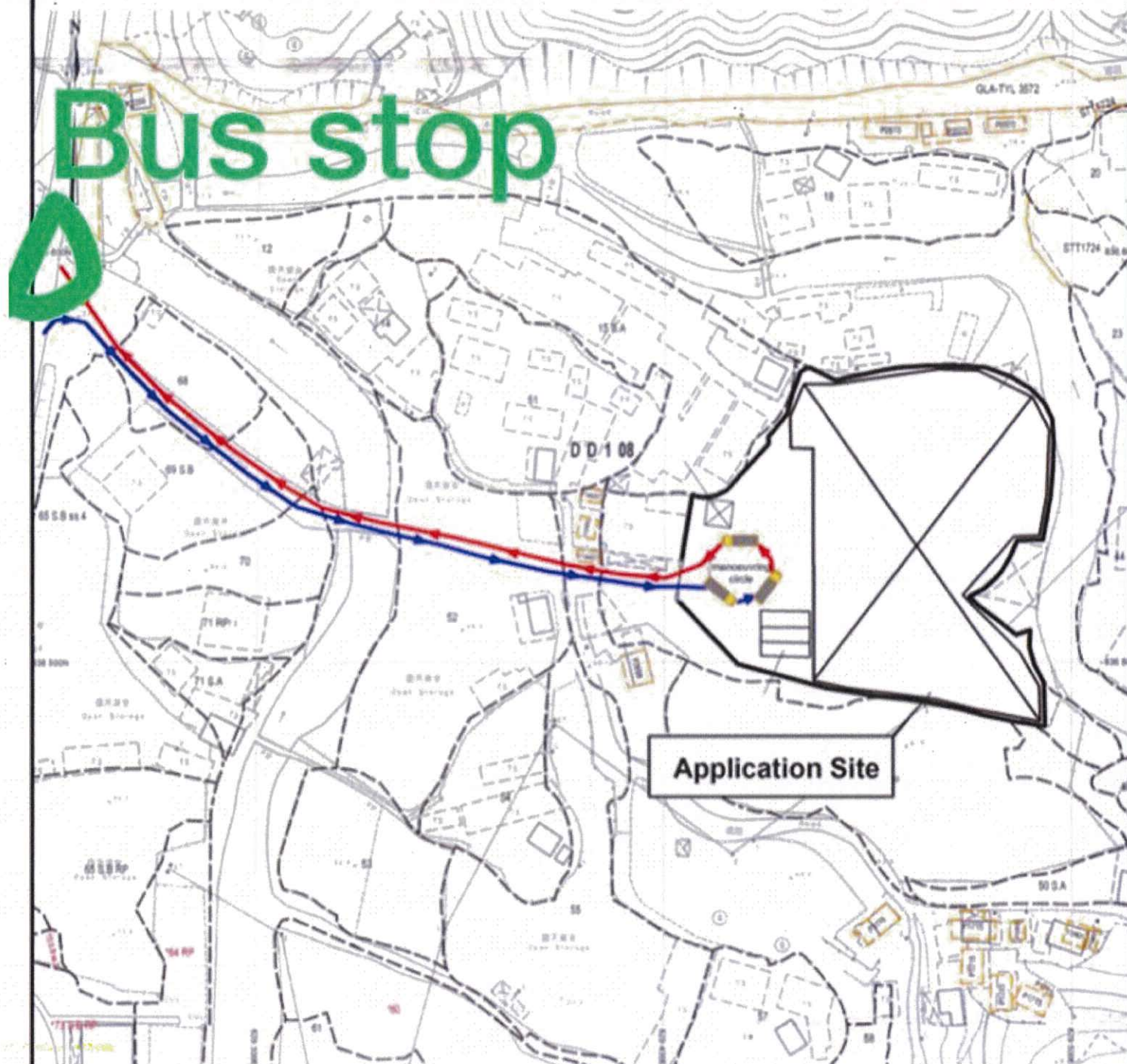
4



5







Project 項目名稱:

Proposed Temporary Logistics Centre  
and Ancillary Parking of Vehicles for a  
Period of 3 Years at Lot 15 S.B(part)  
in D.D. 108, Pat Heung, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Local Access



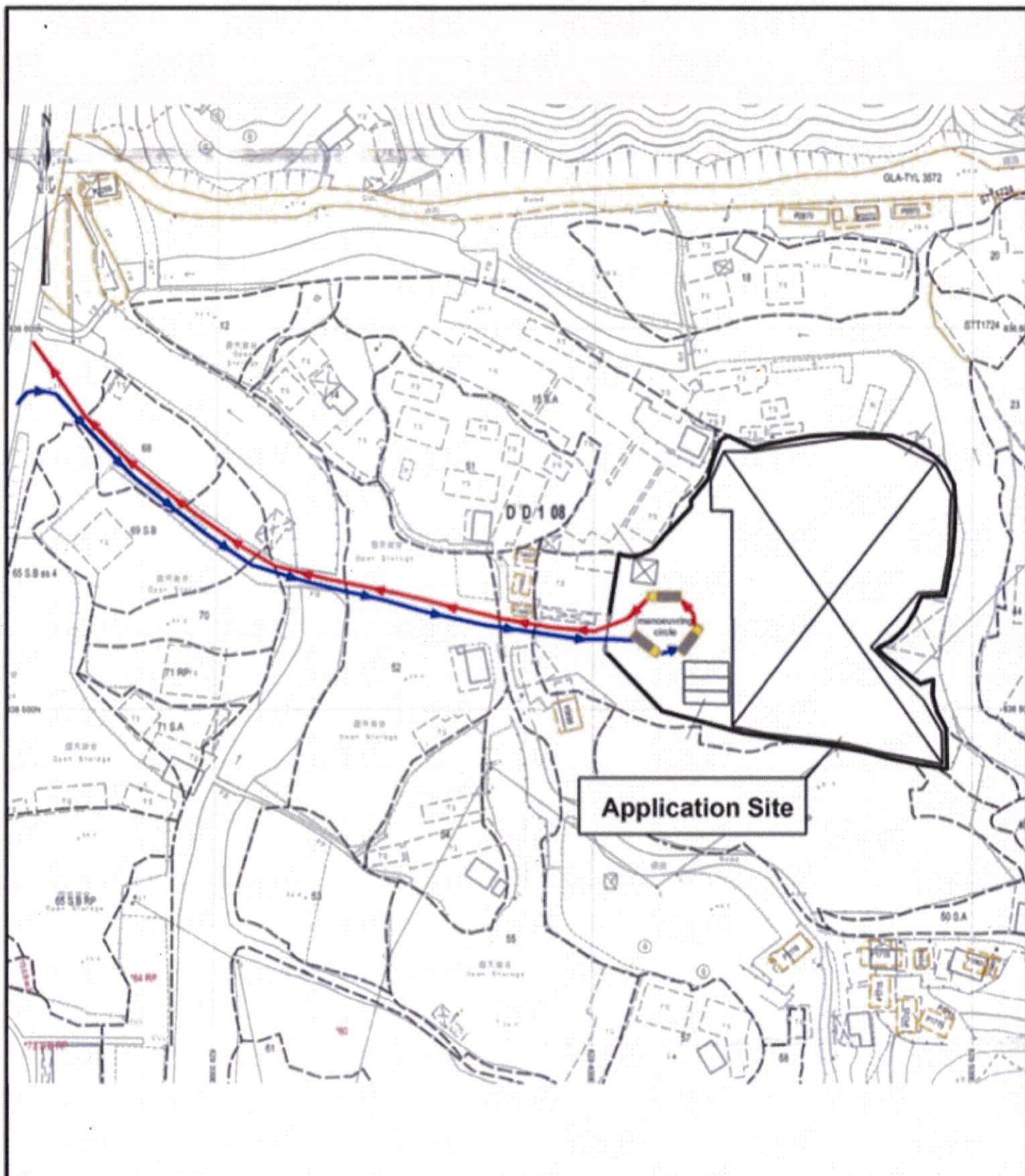
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:





Project 項目名稱:

Proposed Temporary Logistics Centre  
and Ancillary Parking of Vehicles for a  
Period of 3 Years at Lot 15 S.B(part)  
in D.D. 108, Pat Heung, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Local Access



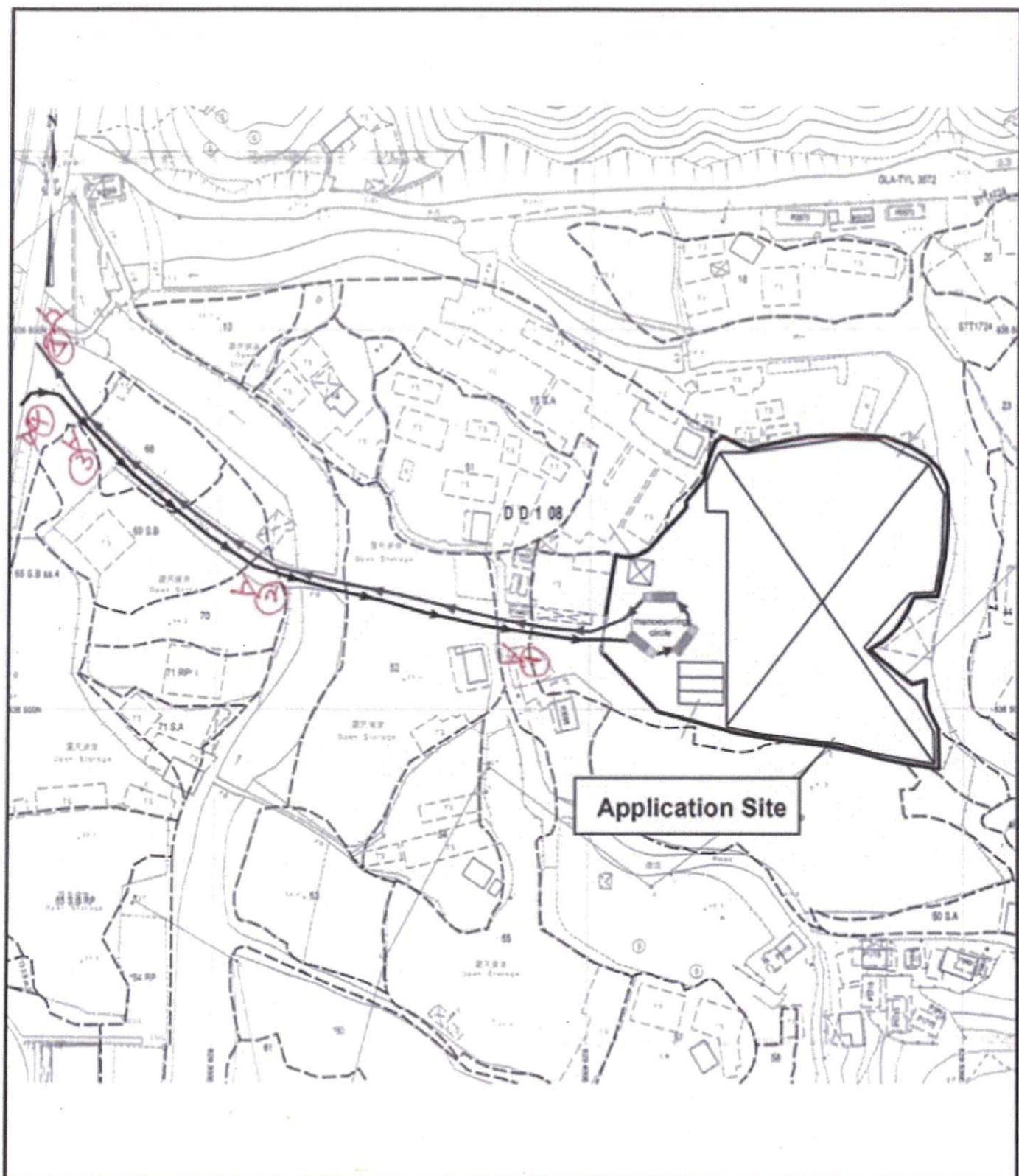
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:





Project 項目名稱:

**Proposed Temporary Logistics Centre  
and Ancillary Parking of Vehicles for a  
Period of 3 Years at Lot 15 S.B(part)  
in D.D. 108, Pat Heung, Yuen Long,  
New Territories**

Drawing Title 圖紙標題:

**Local Access**

全  
圖  
三

**9720-3663**

Drawing No. 圖號:

**Figure 4**

Remarks 備註:

Scale 比例:







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

Cc:

Bcc:

Subject: 回覆: 回覆: planning application no. A/YL-PH/897 運輸署意見

From: Chong Hermose

- Friday 03/12/2021 14:14

3 attachments



routine.png



bus station.png



distance.png

Dear Todd Wan,

Thanks for the email. Here is the reply:

(a) No visitors are allowed to enter the application site, only staff is allowed to get inside.

(b) Please see the attachment, the distance from the bus stop to the application site is around 180m.

Best Regards,

Ms Chong

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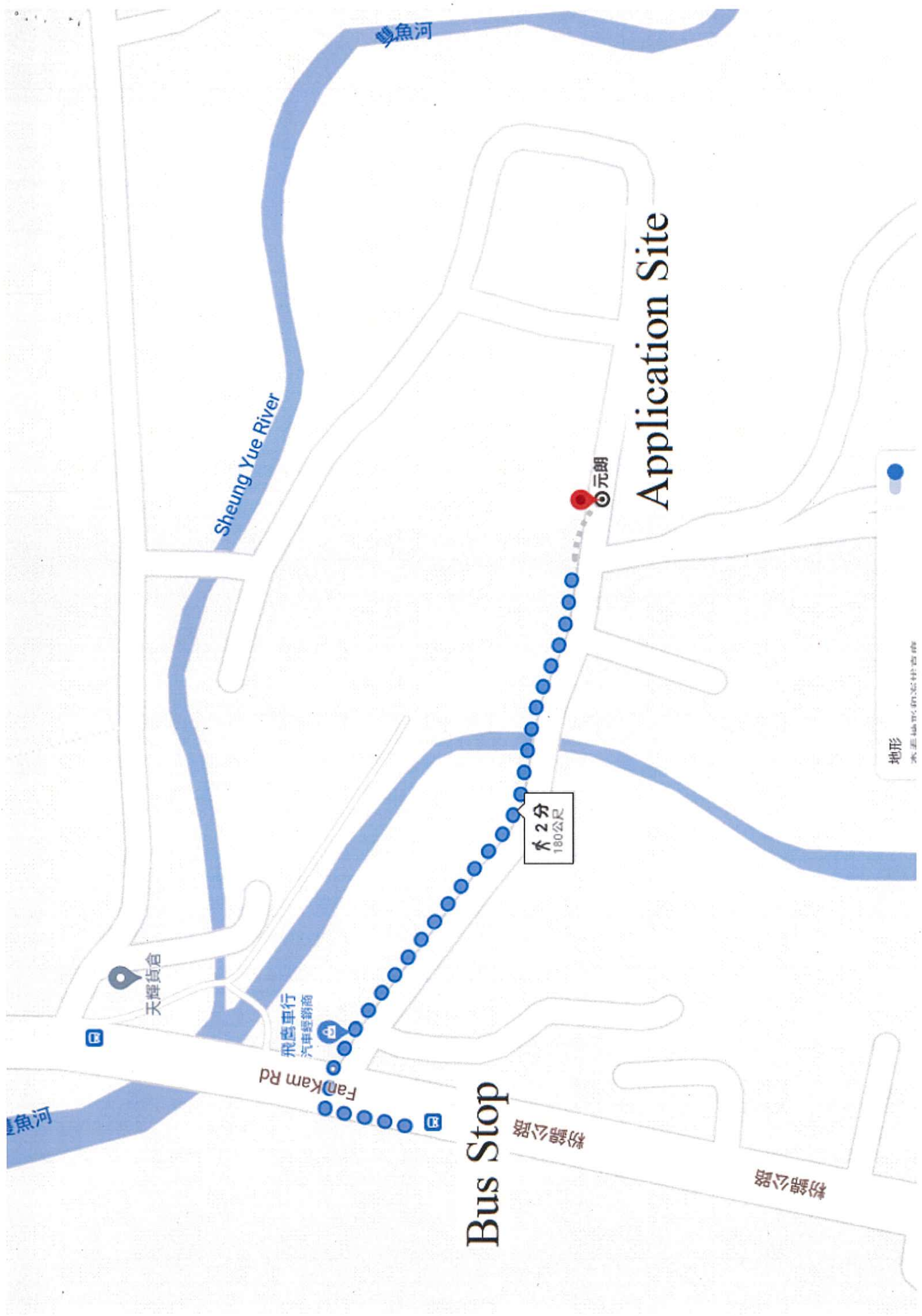






Bus Stop





Sheung Yue River

Application Site

元朗

2分  
180公尺

Bus Stop

Fan Kam Rd

粉錦公路

粉錦公路

天輝貨倉

飛鷹車行  
汽車經銷商

地形

水渠地形



**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 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> 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.

Similar Application for Logistics Uses  
within the Same "R(D)" Zone  
on the Pat Heung Outline Zoning Plan

Rejected Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC / TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-PH/533	Proposed Temporary Logistics and Freight Yard for a Period of 3 Years	19.1.2007  6.7.2007 (on review)	(1), (2), (3)

Rejection Reasons

- (1) The development was not in line with the planning intentions of the "R(D)" and "AGR" 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 no previous approval had been granted at the site, it was not compatible with the surrounding land-uses with residential structures in the vicinity, and there were adverse departmental comments on environmental and drainage aspects
- (3) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental and drainage impacts on the surrounding areas.



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:

211101-160219-81723

提交限期

Deadline for submission:

19/11/2021

提交日期及時間

Date and time of submission:

01/11/2021 16:02:19

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/897

「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。





致：城市規劃委員會

北角渣華道 333 號北角政府合署 15/F

台鑑：

眾村民反對規劃許可申請 A/YL-PH/897 [附圖]

我是打石湖橋頭村的村民，最近到該處青雲閣廟宇拜神時[附圖橙色 T 的位置]，與廟宇的主持人 及 該處眾村民 談及 此項規劃許可申請，眾村民都是反對是項申請，他們拜托我向城規會 反映他們的意見，如下：

鄉村通道

1. 中型貨車泊唔泊係物流中心唔重要，自粉錦公路入口起 致 該申請地點全是該集團擁有的土地，可以泊在週邊的範圍。最主要進場或離場的貨車，一定 90%以上超過 5.5 噸。因為攬物流運輸，掛住粵港車牌的貨車，全是超過 5.5 噸的大貨車，或貨櫃車，用中型貨車是不化算，唔信你地去邊境管制站望一望 或 到目前現址的申請地點望一望，留守 7 天看看，保證你見到的，全是貨櫃車及大型貨車。
2. 無人會咁蠢，將一大車的貨物，搬上中型貨車，然後再運到物流中心卸貨儲存，然後又再搬上中型貨車運走。中港物流，以致出外國的貨運，全是用貨櫃車 或 大型貨車。大車入場卸貨，走時一定是會將大車駛走 或 駛返大陸。

3. 就算你話我設定規條，只準 5.5 噸以下的貨車進場，你班委員有無可能日夜留守係果度睇住佢。就算佢真係咁聽你話，肯蝕住黎做，不計成本，一車貨 一駕次 就可以完成的貨運，為了滿足規劃署要求，分成 2 部車的成本去完成同一的旅程，車輛進場的頻密次數肯定倍增，對目前 又細又窄 的鄉村道路肯定構成壓力負擔，對目前人車爭路的危險情況，肯定是百上加斤，肯定是增加了村民 及 善信 的出入 的人身風險。目前由上址附近到 青雲閣廟宇(T) 再深入一D，十幾戶人家 都是共同使用 同一的鄉村通道，與貨車爭路的情況，在物流中心獲准後，肯定更為惡化。

4. 你班城規會 委員，唔好咁易比人呃，邊度有人用細車 做 物流生意，太幼稚 兼離地，呢D係基本常識，都唔明白你地點學人地做委員。

5. 在出粉錦公路的出入口，時常發生交通意外，我曾親眼目睹交通意外，人車爭路的情況很嚴重，運輸署有得查記錄。而附圖黃色斜路位置，是村民必經的路段，貨車時常在該處出入，很多時便在申請地點一直向下沖落黎， 對村民善信的生命構成威脅。

6. 鄉村道路，人車爭路，先叫運輸署 攞掂D紅綠燈，班馬線，防滑鋼沙，否則不要突然批比佢，好大可能攞出人命，且在日間發生。受苦受難 係呢度的村民 和 參拜的善信，不是你呢班 坐在寫字樓 高高在上的委員。

### 大塵 及 噪音 及 地層震動

7. 附圖綠色的3戶住宅，S綠色的一戶因是申請人的租客，亦是是項申請的背後金主，不會說真話；其餘的兩戶人，是原住民，會說真話，此2戶人的慘況如下。

8. 目前一有貨車進出該申請地點，由於附圖黃色的斜路正是物流中心入口前的通道，亦是村民回家必經之通道，一有貨車駛過，在乾燥的非雨天，車輪馬上捲起塵埃，塵土飛上半天中，住在旁邊飽受塵埃入戶之苦，車輪的震動力，連坐在客廳都會感受到地層震動。再加上貨車的引擎聲，日間都是很嘈 很大噪音 很難受。

9. 人地日間 朝8 致 黃昏6點 都要開窗，都要食早餐、食午飯，不需要塵埃作豉油撈飯，亦要午睡，不要躁音，亦有享用鄉村道路的權利，不受車輛威脅。此處 正是一個原住民的住宅區，你地為當地的住戶村民淋一淋[有十幾戶]，這是村民住戶的基本權利。

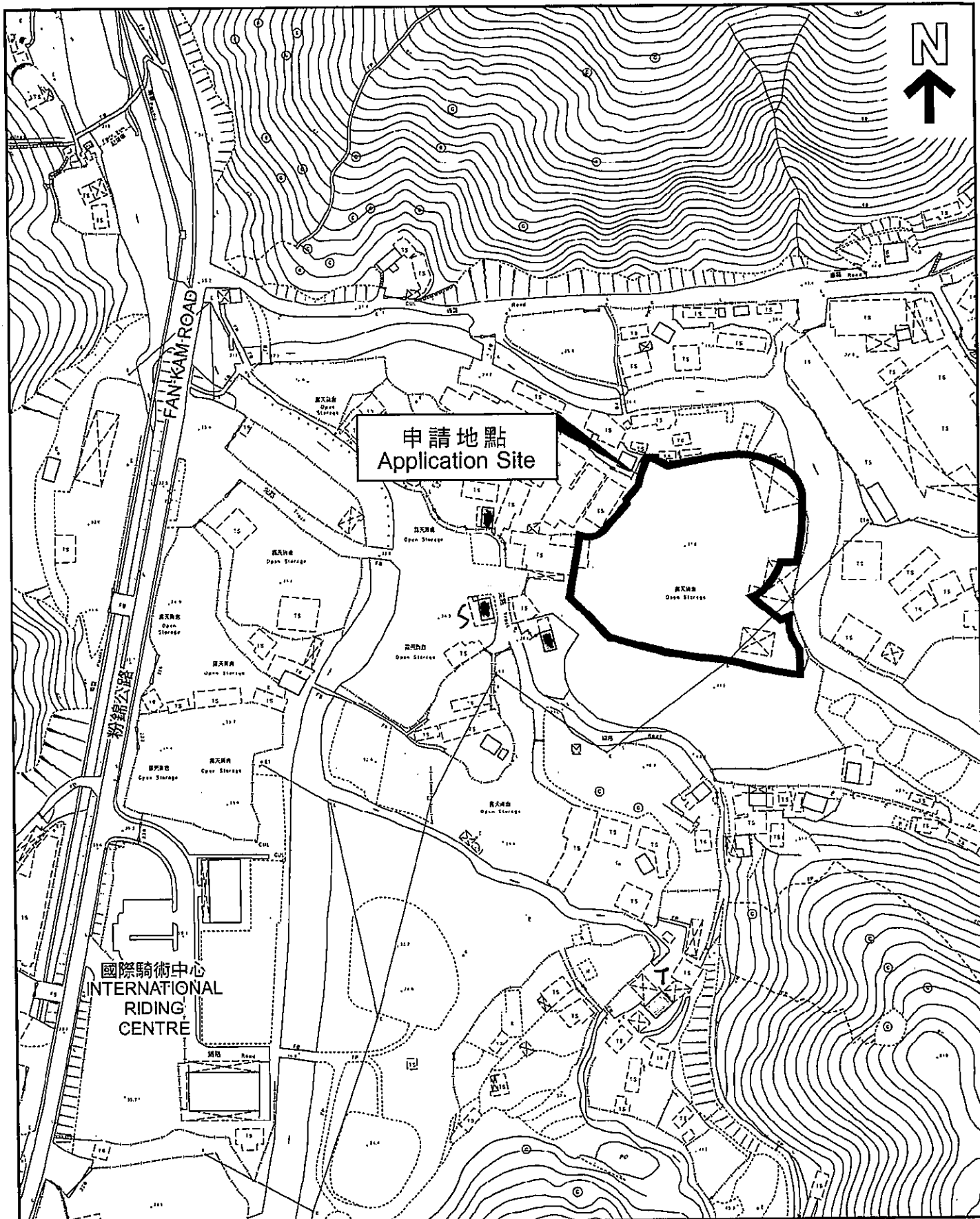
10. 為什麼城規會一個錯誤決定，要這些 老弱婦孺兒童 飽受困苦，生活質素 因其錯誤決定 而下降，不要做兇手，也不要做幫兇，君子有所為，有所不為。



村民代表 周開松

日期: 2021 年 11 月 9 日

- 完 -



平面圖 SITE PLAN

本摘要圖於2021年10月22日擬備，  
所根據的資料為測量圖編號2-SE-25D  
EXTRACT PLAN PREPARED ON  
22.10.2021 BASED ON SURVEY SHEET  
No. 2-SE-25D

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
AYL-PH/897



5-3

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年11月16日星期二 2:27  
收件者: tpbpd  
主旨: A/YL-PH/897 DD 108 Pat Heung

A/YL-PH/897

Lot 15 S.B (Part) near International Riding School in D.D. 108, Pat Heung

Site area : About 5,900sq.m

Zoning : "Res (Group D)"

Applied use : Logistics Centre / 3 Vehicle Parking

Dear TPB Members,

The site is clearly a long established brownfield container parking site.

Of concern is that it is adjacent to the river. Members must question is the unapproved use has a negative impact on the watercourse, run offs, waste discharge, etc.

Mary Mulvihill



**Advisory Clauses**

- (a) the planning permission is given to the development / uses under application. It does not condone any other development / uses which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development / use not covered by the permission;
- (b) note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot 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 lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on 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(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period. 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;
- (d) 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;
- (e) 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;
- (f) note CTP/UD&L of PlanD's comments that in view that the adjoining vegetated watercourse outside the eastern site boundary is in close vicinity to the nearby "AGR" zone, proper drainage arrangement should be proposed to ensure no pollutant would be discharged and adversely affect the water quality of the watercourse. Comments from relevant departments should be sought. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) note CE/MN of DSD's comments that it is noted that the Site is adjacent to an existing natural watercourse. As such, the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas;

- (h) 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. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) 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; and
- (j) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting 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.