

2022年 2月 1 8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資料及文件後才正式確認收到  
申請的日期。

18 FEB 2022

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

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	A14L-PT/1910
	Date Received 收到日期	18 FEB 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

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### 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)	WING NING LEI WANG TOI SHAN PAT HEUNG YUEN LONG DD111-LOT 2902(部份), 2905(部份), 2909(部份), 2910(部份), 2911(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 648 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 107.9 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N.A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	R(D)
(f) Current use(s) 現時用途	臨時露天存放建築材料及機械  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 13/1/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 13/1/2022 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<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> <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</b> <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <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)</b>	
(a) Proposed use(s)/development 擬議用途/發展	臨時露天存放建築材料及機械  (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年 <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	540.1 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	107.9 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8個
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	107.9 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	107.9 .....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) 一個貨櫃用作儲物用途，一層(長3.05米X寬2.44米X高2.62米)面積7.4平方米(單層) 六個貨櫃用作儲物用途，一層(長6.10米X寬2.44米X高2.62米)每個面積14.88平方米，共89.3平方米(單層) 一個貨櫃用作儲物用途，一層(長4.575米X寬2.44米X高2.62米)面積11.2平方米(單層)	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 為星期一至五，上午九時至下午五時及星期六上午九時至下午一時，星期日及公眾假期休息。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

**7. Justifications 理由**

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

本人現向城市規劃委員會申請DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)作臨時露天存放建築材料及機械用途，由於這次是臨時性質，對日後政府徵收土地作其他用途不會構成影響，附近有同類型的行業及大型機建項目。這用途不會對環有任何影響，更不會造成交通及排水影響，因上述地段之四周已經設有渠道，下大雨時不會造成水浸。存放建築材料需要很大的空間，由於在市區很難找到如此大面積的地方，如果有的話，也需要繳付昂貴租金，因此選用遠離市區，租金也較便宜的地方，上址正好是合適地，遠離民居。如果存放在工廠大廈，該處會有高度限制，車輛進出非常不便，並會影響其他用戶的使用。該地只是存放建築材料，不是工場。

該地的運作時間和出入安排。上述地段的運作時間為星期一至五，上午九時至下午五時及星期六上午九時至下午一時，星期日及公眾假期休息。出入安排方面，本人附上地段圖和平面圖加以說明。

本人必定依照 貴會的要求把附帶條件做妥，希望城規會批給許可。謝謝!



**8. Declaration 聲明**

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

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

Signature  
簽署

NG TO KWONG

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

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

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

Date 日期

21/1/2022

(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。)

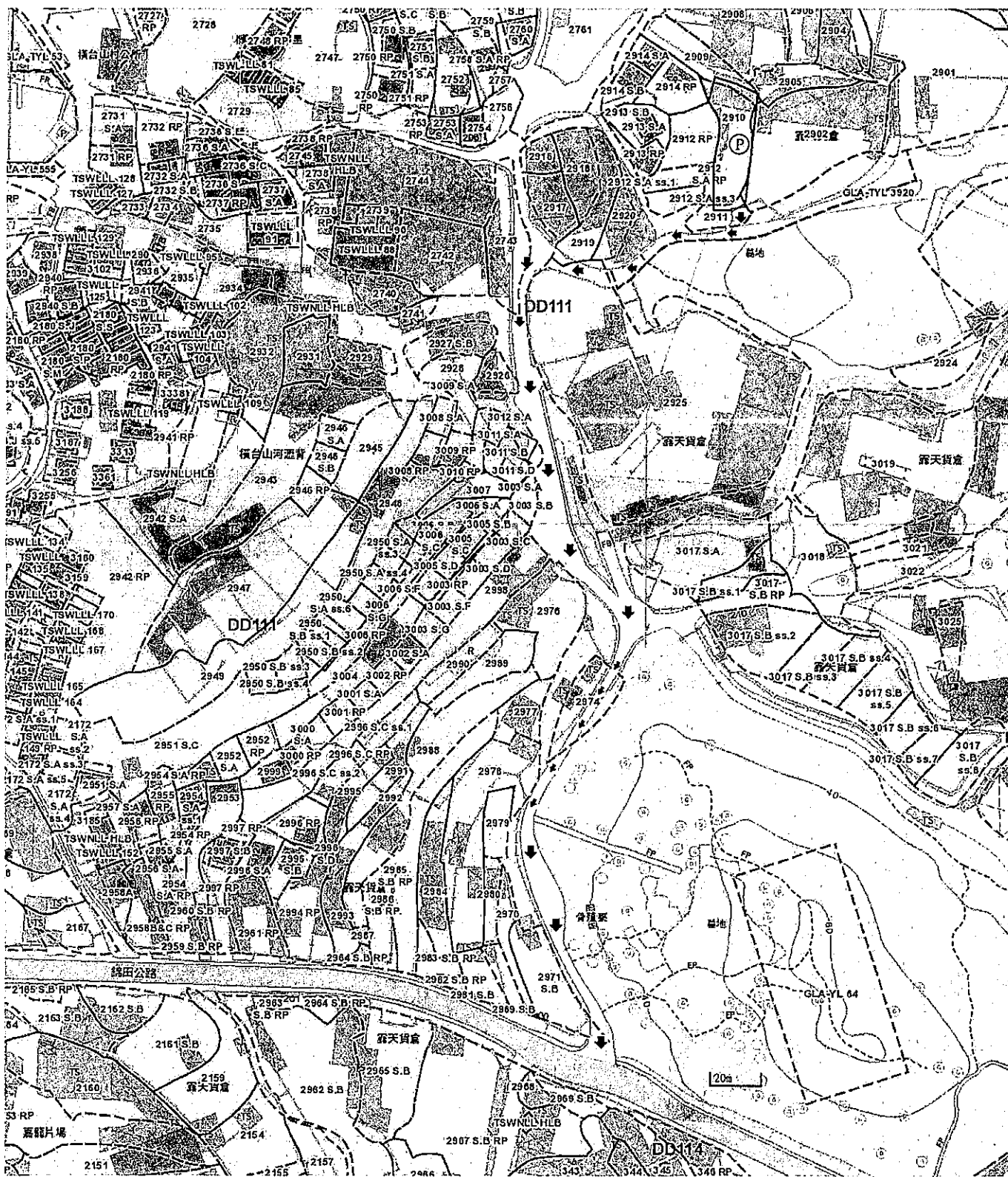
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	WING NING LEI WANG TOI SHAN PAT HEUNG YUEN LONG DD111-LOT 2902(部份), 2905(部份), 2909(部份), 2910(部份), 2911(部份)
Site area 地盤面積	648 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 □ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	R(D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 □ 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 _____ □ Month(s) 月 _____
Applied use/ development 申請用途／發展	臨時露天存放建築材料及機械

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	107.9 <input type="checkbox"/> About 約 <input checked="" 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	0	
	Non-domestic 非住用	8	
(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	2.62 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A
	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 3輛 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) _____ _____		3 輕型客貨車車位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<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 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"/>
現有排水設施平面圖、申請地點位置圖、現時貨櫃及輕型客貨車上落客貨車位位置圖、 交通路線圖		
<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。



[20m]

DD111-LOT2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)

S/YL-PH/11




圖樣	解釋
(P)	申請位置
←	為連接錦田公路的通道




交通路線圖

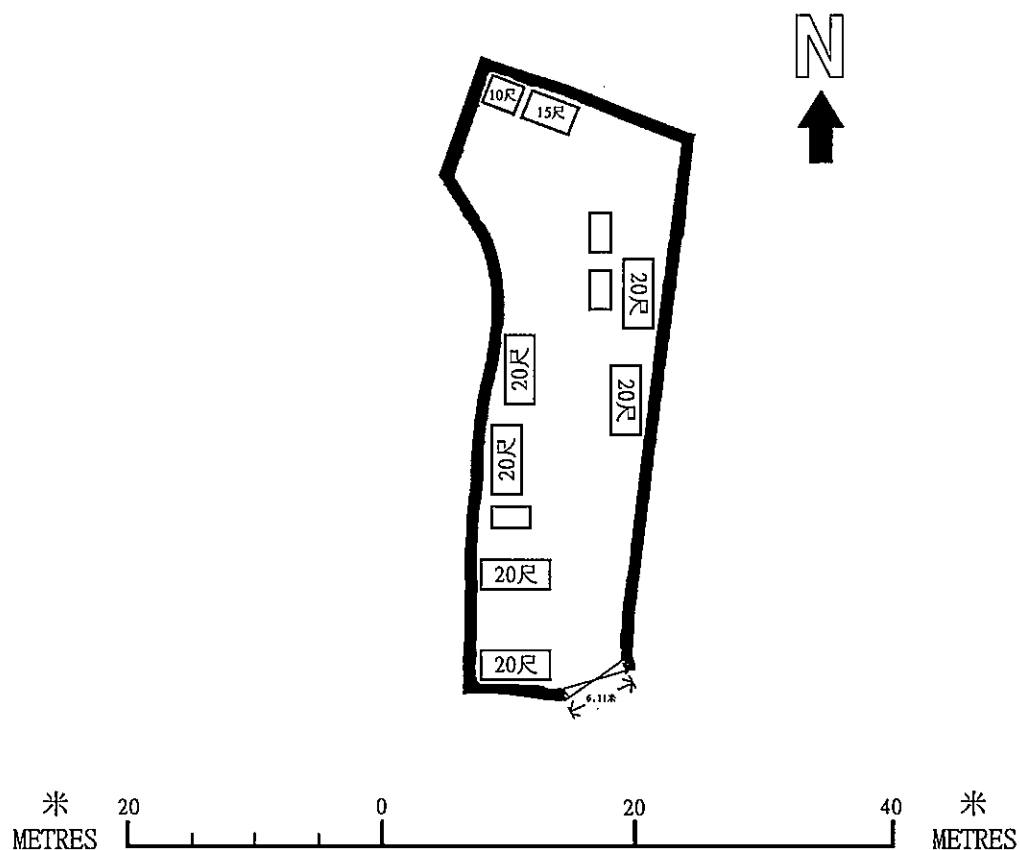


貴署檔號: TPB/A/YL-PH

現時貨櫃及輕型客貨車上落客貨車位位置圖

圖樣	解釋
	綠色有坑鐵皮圍牆，高8尺
	長4.575米X寬2.44米X高2.62米儲物用途
	輕型客貨車上落客貨車位(長5.3米X闊2.5米)X3

圖樣	解釋
	門口位置(6.11米)
	長6.10米X寬2.44米X高2.62米儲物用途 X6
	長3.05米X寬2.44米X高2.62米儲物用途






圖則所示第111約的地段DDI11-LOT2902號(部份)，2905號(部份)，  
2909號(部份)，2910號(部份)，2911號(部份)



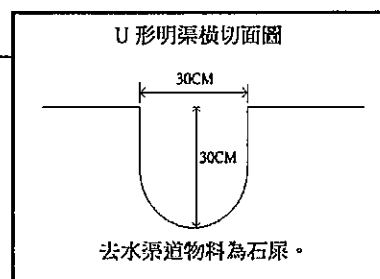
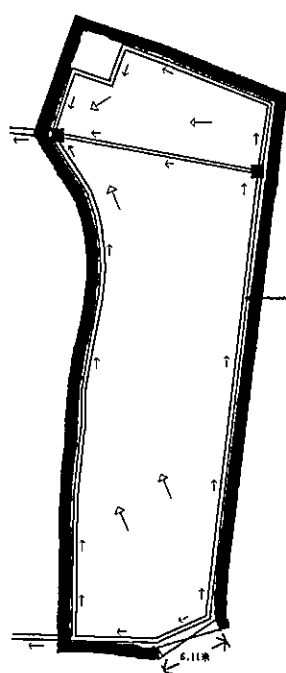


貴署檔號: TPB/A/YL-PH

## 現有排水設施平面圖

圖樣	解釋
	U形明渠 約闊30cm x 深30cm
	綠色有坑鐵皮圍牆，高8尺
	去水暗渠

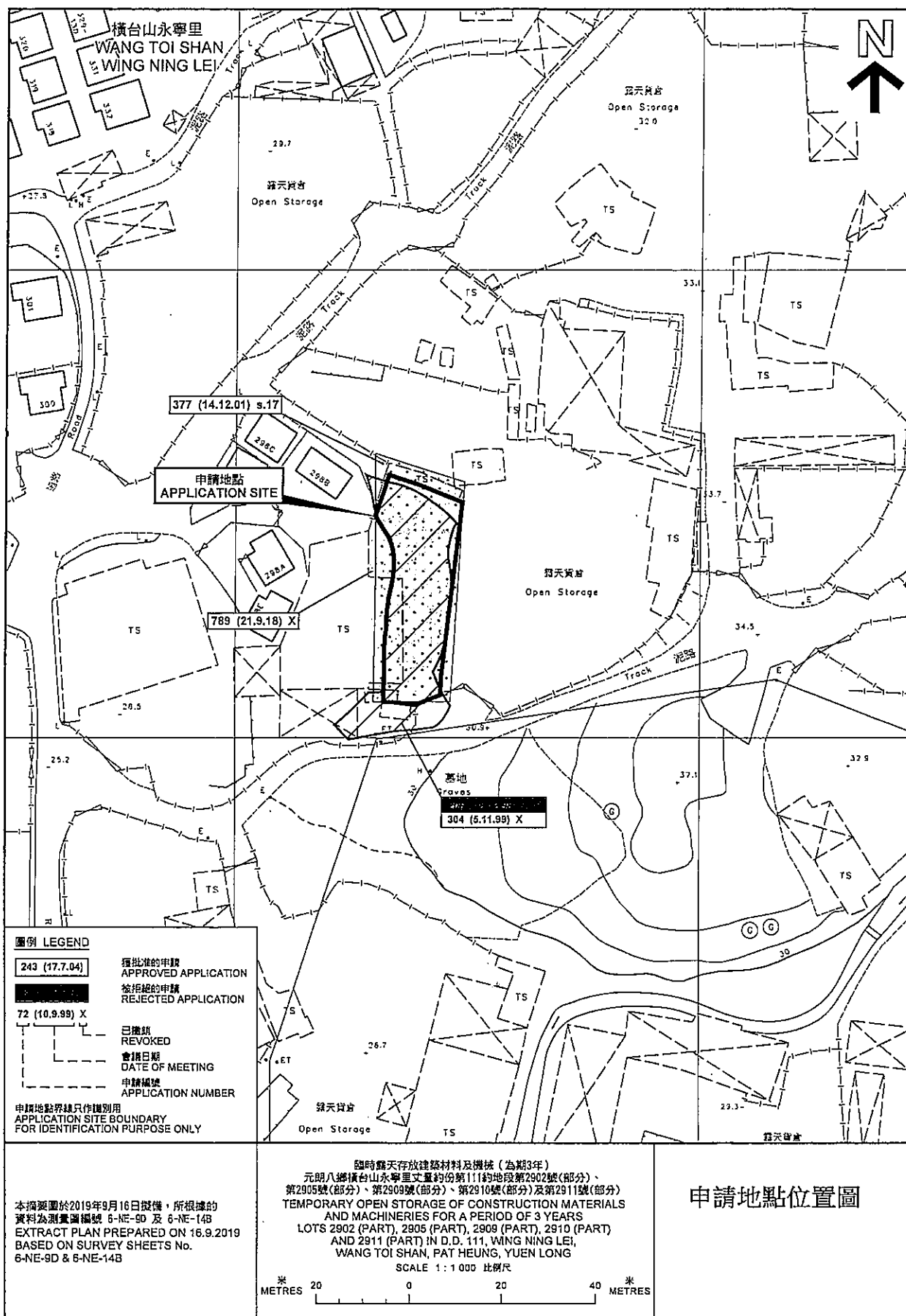
圖樣	解釋
	水流方向
	門口位置
	沙井位置 長60cm x 闊60cm x 高60cm
	渠道中的水流方向



米 20 0 20 40 米  
METRES METRES

圖則所示第111約地段DD111-LOT2902號(部份)，2905號(部份)，  
2909號(部份)，2910號(部份)，2911號(部份)

10



10

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



TPB/AYL-PH/910回覆運輸處問題  
07/06/2022 16:22

From: Tommy Tang  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

History: This message has been forwarded.

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有關元朗, ... DD111-LOT2902(PT), 2905(PT), 2909(PT), 2910(PT), 2911(PT)  
TPB/AYL-PH/910 回覆運輸處問題



回覆運輸署問題.pdf

規劃申請編號：TPB/A/YL-PH/910

地點:DD111-LOT 2902 號(部份), 2905 號(部份), 2909 號(部份), 2910 號(部份), 2911 號(部份)

地址:

回覆運輸署

致:香港城市規劃委員會

於早前收到有關運輸署的意見，現回答有關申請地點的問題。

- 1.) 車輛進入場內後也有足夠位置掉頭。



申請人: NG TO KWONG

2-6-2022

規劃申請編號：TPB/A/YL-PH/910

地點:DD111-LOT 2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)

地址:

回覆運輸署

致:香港城市規劃委員會

本公司大部份員工都是區內居民，步行至上址上班，少部份員工會乘坐西鐵去錦上路站，再乘搭橫台山60綠色小巴至上址，中午時職員會在村裡食午餐，中午時車輛不需使用錦田公路。

申請地點不接受外來訪客前往，只准職員進入。

職員上班也可以乘搭54、251B、251M 巴士到達芝麻領站落車步行前往，時間比較耐而不會選用這路線。

以上為最多的車輛駛入的情況，實際是更少車輛進入。

基於以上情況不會對錦田公路做成影響。

謝謝!此致

申請人: NG TO KWONG  
2-6-2022

規劃申請編號：TPB/A/YL-PH/910

地點:DD111-LOT 2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份),  
2911號(部份)

地址:

### 回覆運輸署

致:香港城市規劃委員會

於早前收到有關運輸署的意見，現回答有關申請地點的問題。

- 1.) 申請地點上落客貨車位停泊，出入時間為早上9時至下午5時止。

時間和進入車輛次數如下:

1:00 至9:00	約0 輛車進入申請地點，0車輛停泊。
9:00至11:00	約3輛車各1次進入申請地點，3車輛停泊。
11:00 至12:00	約0 輛車進入申請地點，3車輛停泊。
12:00 至13:00	約3輛車各1次走出申請地點，0車輛停泊。
13:00 至14:00	約3輛車各1次進入申請地點，3車輛停泊。
14:00 至15:00	約0 輛車進入申請地點，3車輛停泊。
15:00 至16:00	約0 輛車進入申請地點，3車輛停泊。
16:00 至17:00	約0 輛車進入申請地點，3車輛停泊。
17:00 至17:30	約3輛車各1 次走出申請地點，0車輛停泊。
17:30 後	0 輛車進入申請地點，0車輛停泊。

- 2.) 車輛的長 x 闊 x 高約 4.99米 x 1.91米 x 1.79米

- 3.) 申請地點出入口約6.11米可以給兩架車平排通過，車輛進入場內後  
也有足夠位置掉頭。

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



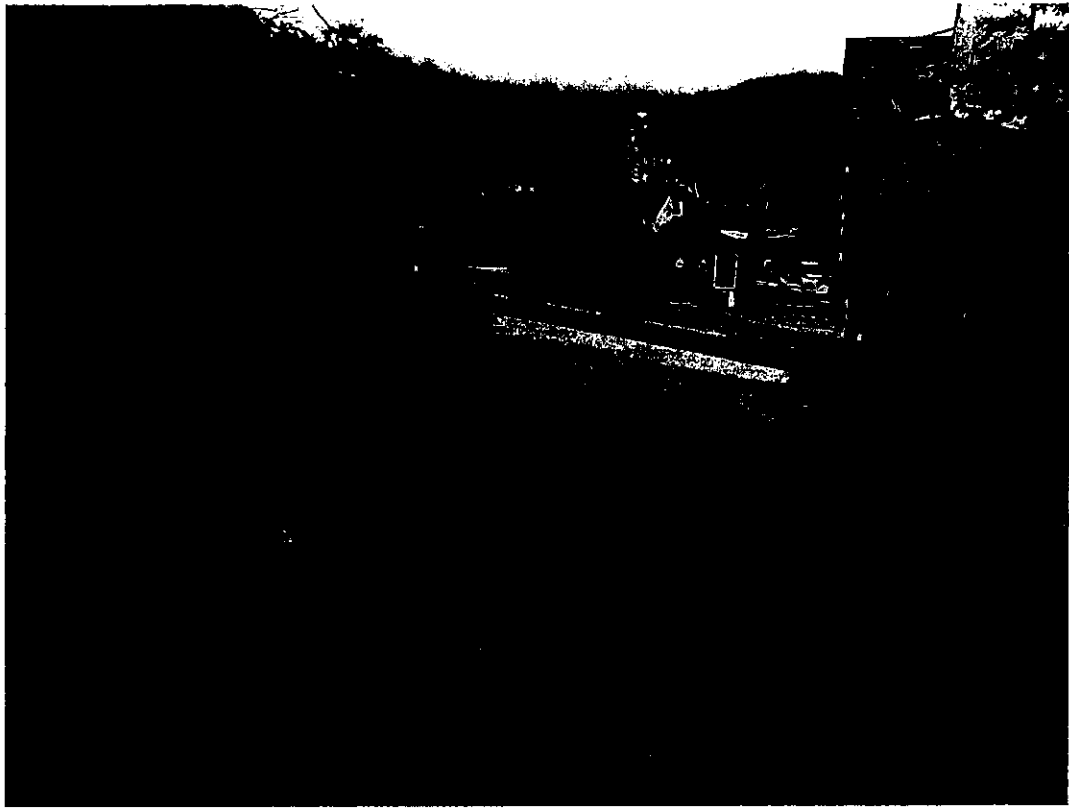


圖1.從橫台山芝麻嶺入口面向粉錦公路



圖2.從橫台山芝麻嶺入口面向粉錦公路，非常寬闊。

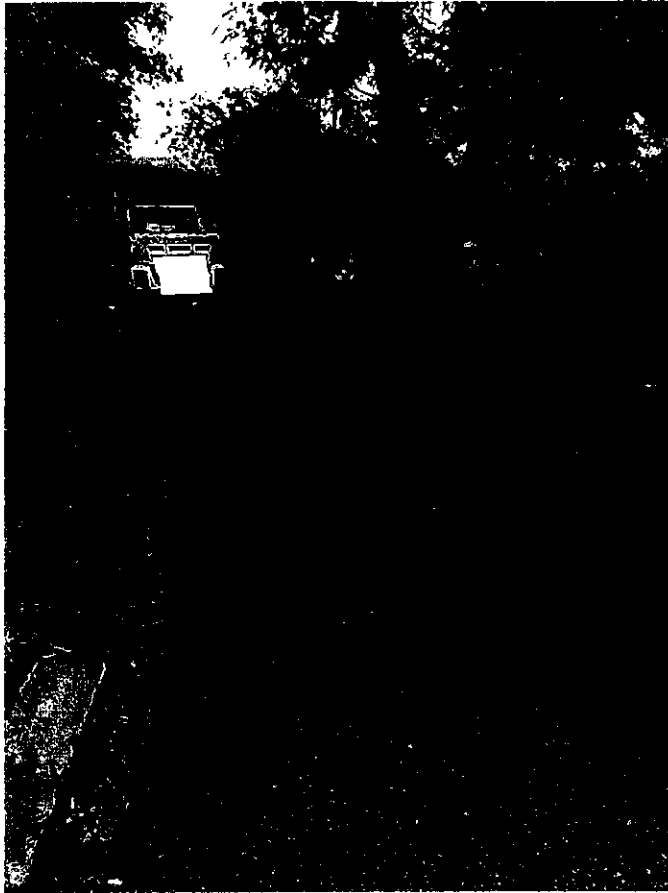


圖3.大型車輛可由粉錦公路進入橫台山芝麻嶺。



圖4 橫台山芝麻嶺路寬闊輕型綠色小巴及私家車可平排。



圖5 橫台山芝麻嶺路寬闊。



圖6.橫台山芝麻嶺路寬闊重型車輛及私家車皆可平排。



圖7.橫台山芝麻嶺路寬闊私家車階可平排。

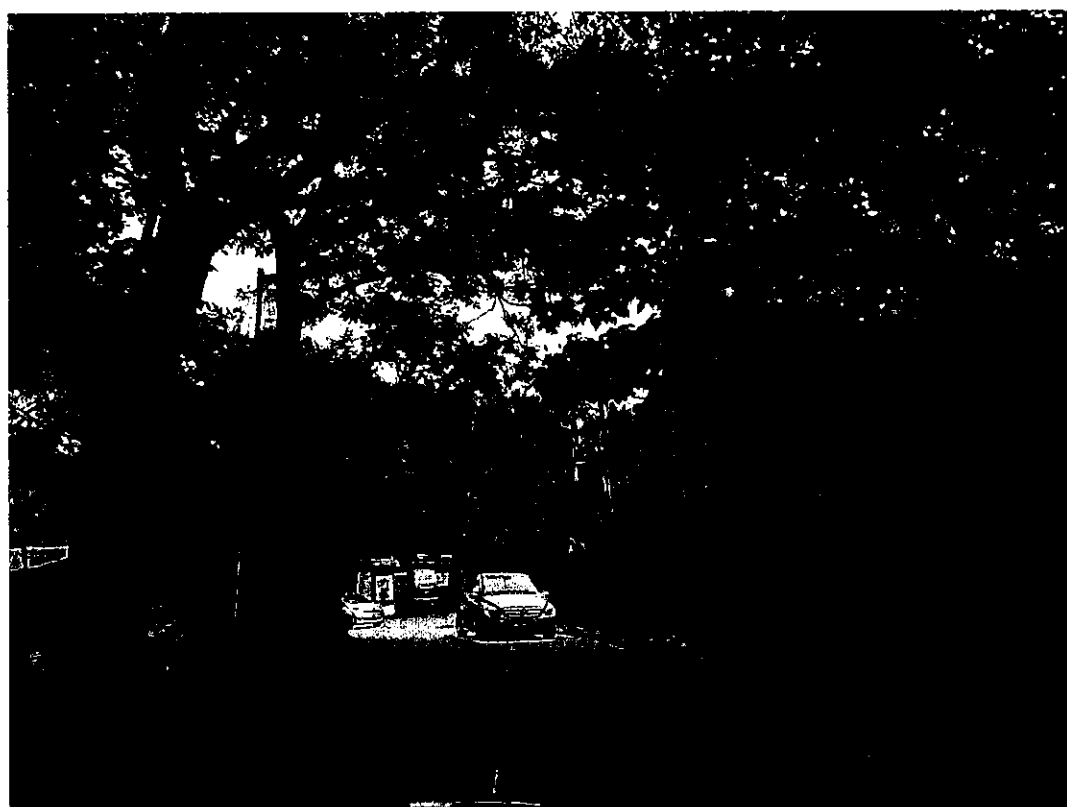


圖8.橫台山芝麻嶺路。

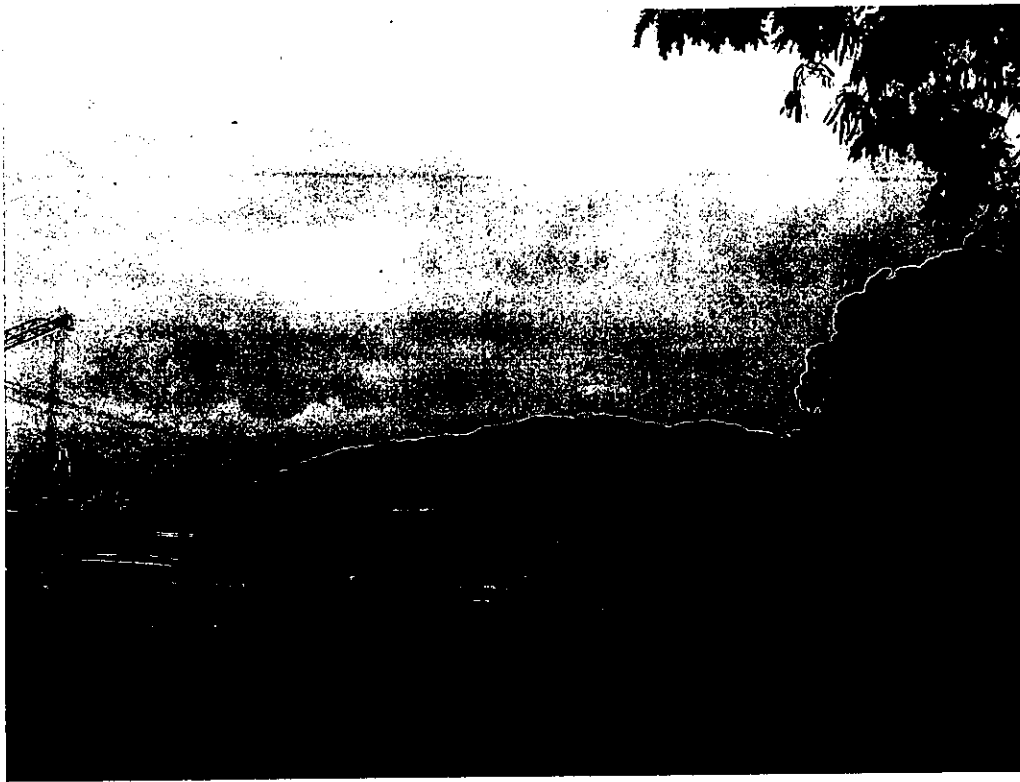


圖9. 橫台山芝麻嶺路。



圖10. 橫台山芝麻嶺路。



圖11. 橫台山芝麻嶺路。

總結:橫台山芝麻嶺路段大部份路段寬闊。

謝謝!此致!

申請人: NG TO KWONG

7-6-2022

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

Re: TPB/AYL-PH/910 回覆運輸處問題

08/07/2022 15:05

From: Tommy Tang  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

有關元朗八鄉橫台山永寧里DD111-LOT2902(PT), 2905(PT), 2909(PT), 2910(PT), 2911(PT)  
TPB/AYL-PH/910 回覆渠務署問題

傳真已經壞了，不能發出和接收傳真。

Tommy Tang ( ) 在 2022年6月7日星期二 下午04:22:17 [GMT+8] 寫道：  
有關元朗 DD111-LOT2902(PT), 2905(PT), 2909(PT), 2910(PT), 2911(PT)  
TPB/AYL-PH/910 回覆運輸處問題



TEL: 2488 0635 FAX: 2488 9260 PH-910 申請地點外的出水口流向圖.pdf PH910 現有排水設施平面圖.pdf



PH910 回覆渠務署.pdf

規劃申請編號：TPB/A/YL-PH/910

地點:DD111-LOT 2902號(部份), 2905號(部份), 2909號(部份), 2910號(部份), 2911號(部份)

地址: \_\_\_\_\_

### 回覆渠務署

圖 1 接駁申請地南邊的去水渠，圖中所見為沙井，水渠向北面接駁。

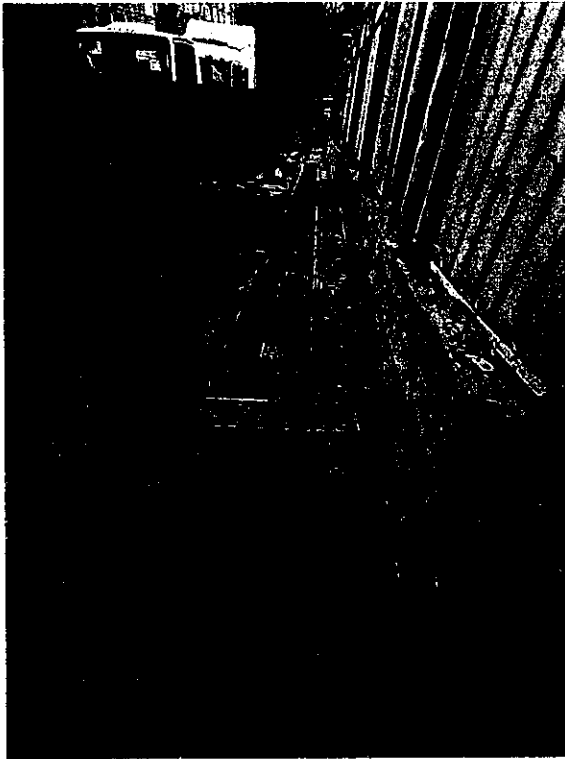


圖 2 場內渠的南邊出口，接駁了沙井。





圖 3 接駁了第二口沙井。



圖 4 接駁了第三口沙井。



圖 5 接駁了第四口沙井。

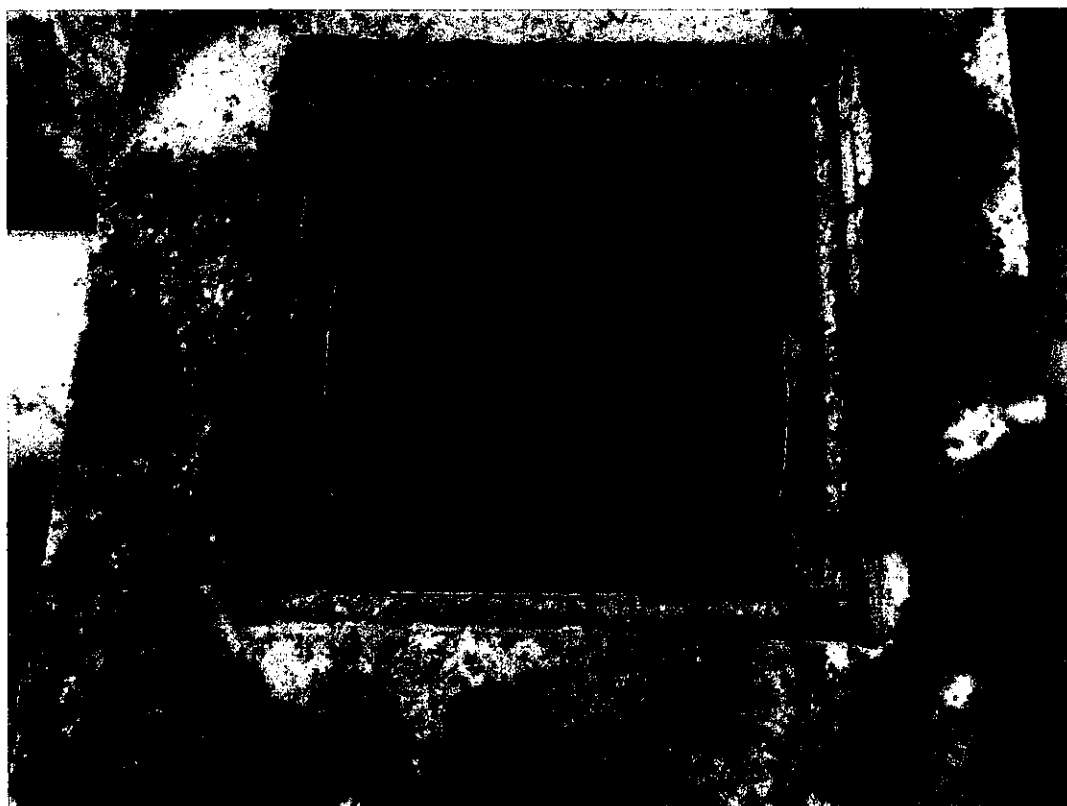


圖 6 接駁了第五口沙井。

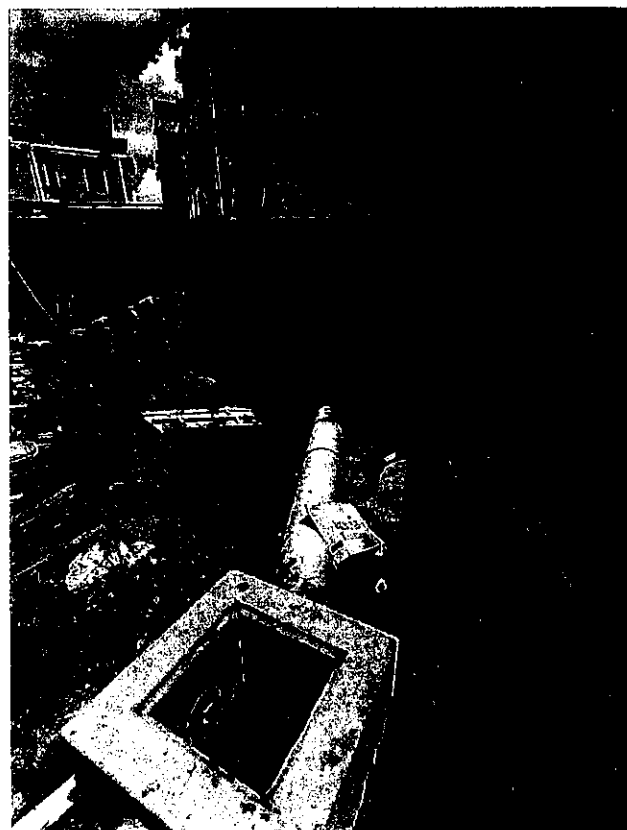


圖 7 接駁了第六口沙井。



圖 8 接駁了公共雨水渠。

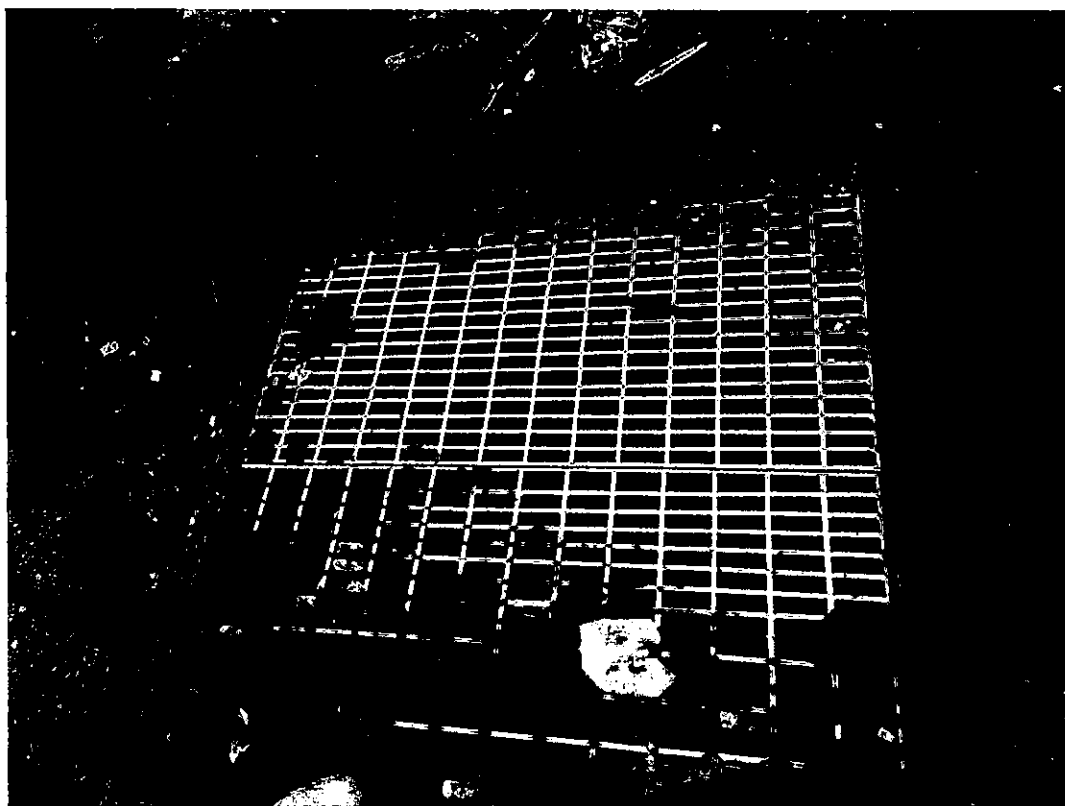


圖 9 接駁了公共雨水渠。



圖 10 接駁了公共雨水渠。

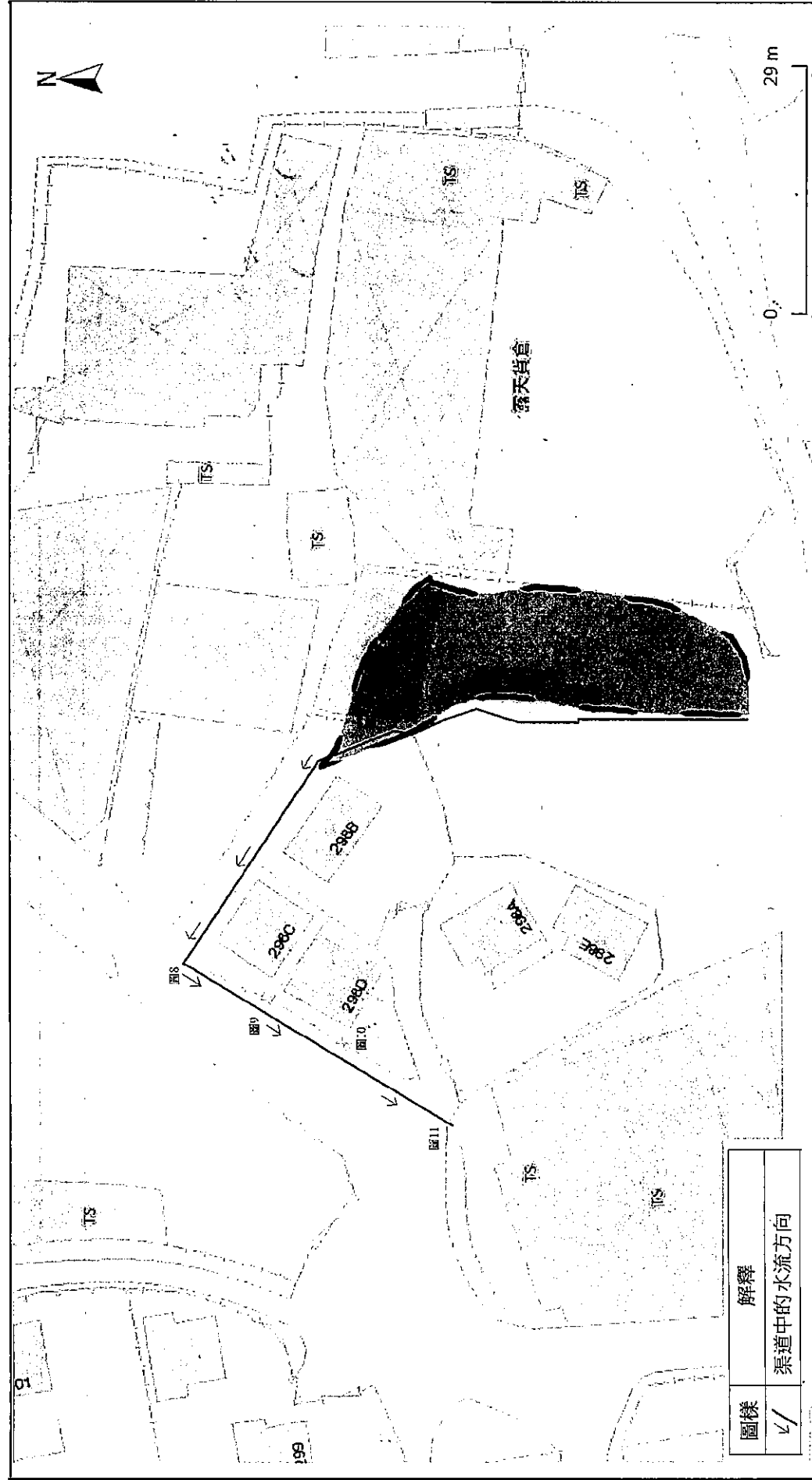


圖 11 接駁了公共雨水渠。



# 申請地點外的出水口流向圖




TPB/A/YL-PH910







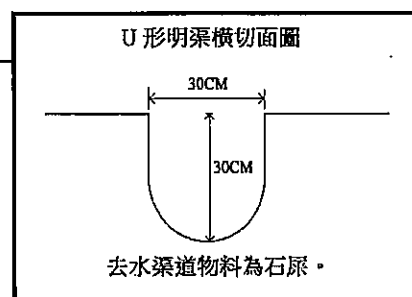
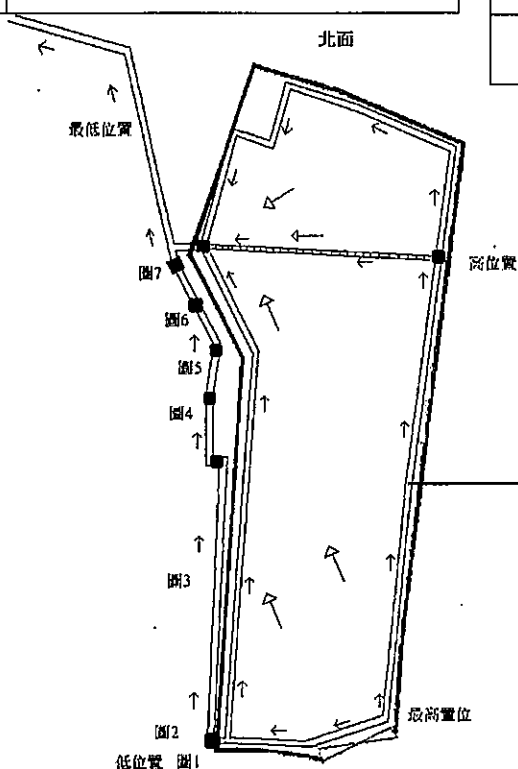
圖樣	解釋
↙	渠道中的水流方向

貴署檔號: TPB/A/YL-PH 910

## 現有排水設施平面圖

圖樣	解釋
	U形明渠 約闊30cm x 深30cm
	為申請地段用綠色有坑鐵皮圍牆，高8尺
	去水暗渠

圖樣	解釋
	水流方向
	門口位置
	沙井位置 長60cm x 闊60cm x 高60cm
	渠道中的水流方向



DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)

圖則所示第111約的地段

LOT(S) AS SHOWN ON THIS PLAN IN DD111







貴署檔號: TPB/A/YL-PH910

地點: DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)

致:屯門及元朗規劃署





### 有關消防建議





上述地點面積約648平方平，已接駁供水系統，不會有工場活動，只用作存放建築材料和機械之用，因此認為6支五公斤乾粉式滅火桶及4個沙桶已經足夠。

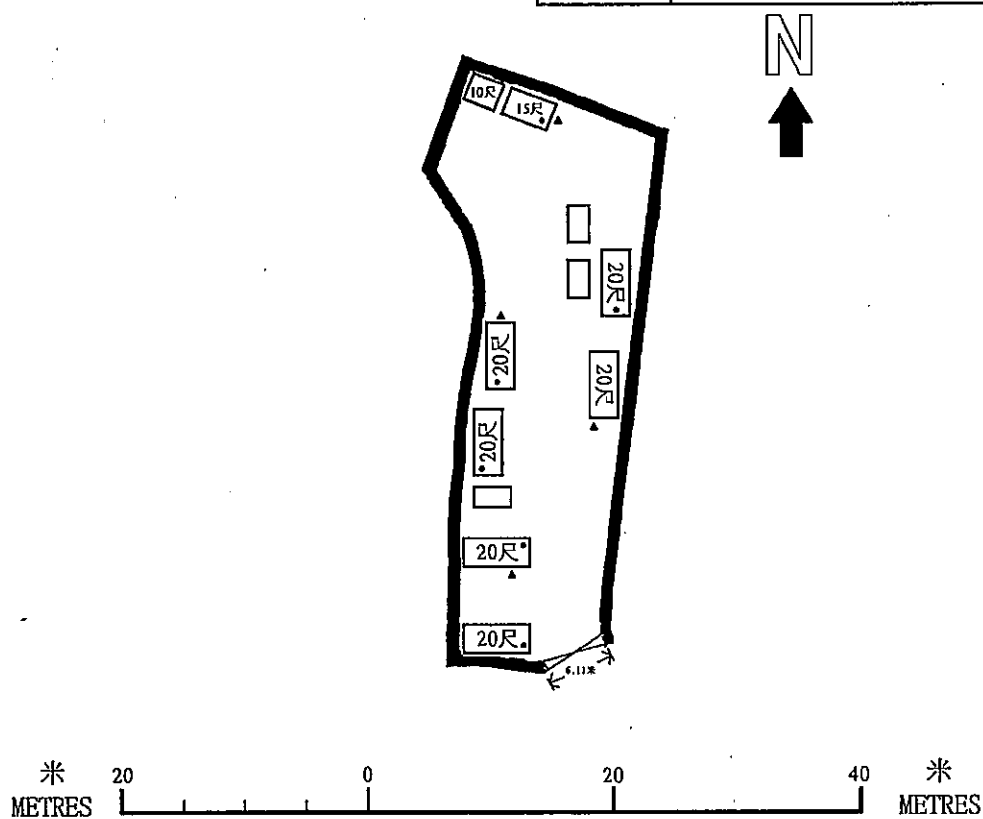
場內有八個單層貨櫃(物料是鐵)用於存放建築材料。6支五公斤乾粉式滅火桶及4個沙桶擺放位置見附圖。

NG TO KWONG  
2022年7月20日

# 消防設備位置圖

圖樣	解釋
	綠色有坑鐵皮圍牆，高8尺
	長4.575米X寬2.44米X高2.62米儲物用途
	輕型客貨車上落客貨車位(長5.3米X闊2.5米)X3
	存放五公斤乾粉式滅火桶

圖樣	解釋
	門口位置(6.11米)
	長6.10米X寬2.44米X高2.62米儲物用途 X6
	長3.05米X寬2.44米X高2.62米儲物用途
	存放防火沙桶



WING NING LEI WANG TOI SHAN PAT HEUNG YUEN LONG

圖則所示第111約的地段DD111-LOT2902號(部份)，2905號(部份)，  
2909號(部份)，2910號(部份)，2911號(部份)

貴署檔號: TPB/A/YL-PH910

地點: DD111-LOT2902號(部份)、2905號(部份)、2909號(部份)、2910號(部份)、2911號(部份)

致:屯門及元朗規劃署

有覆消防問題

場地內存放建築材料為英泥、沙和石。

NG TO KWONG  
2022年7月26日

**Relevant Extract of the Town Planning Board Guidelines for**  
**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: 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.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-PH/304	Temporary Open Storage of Construction Materials for a Period of 3 Years	5.11.1999 [revoked on 5.8.2000]
2	A/YL-PH/377	Temporary Open Storage of Construction Materials for a Period of 3 Years	14.12.2001 (on review)
3	A/YL-PH/789	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	21.9.2018 [revoked on 21.3.2019]
4	A/YL-PH/810	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	20.9.2019 [revoked on 20.12.2021]

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-PH/206	Temporary lorry and private car repairing workshop for a period of 12 months.	18.12.1998 (on review)	(1), (2), (3)

**Rejection Reasons**

- (1) The development is not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis
- (2) The development is incompatible with the nearby residential structures and the village settlement of Wang Toi Shan Wing Ning Lei to its west
- (3) Approval of the application would set an undesirable precedent for similar applications. The cumulative effect of approving such applications would result in a general degradation of the environment of the area

### **Similar Applications in the vicinity of the Application Site**

#### **Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-PH/741	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	3.3.2017
2	A/YL-PH/765*	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	6.4.2018 [revoked on 6.7.2020]
3	A/YL-PH/776	Renewal of Planning Approval for Temporary "Open Storage of Construction Material and Vehicle Parts" for a Period of 3 Years	20.4.2018
4	A/YL-PH/814	Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials) for a Period of 3 Years	16.8.2019
5	A/YL-PH/831	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	26.5.2020
6	A/YL-PH/878*	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office for a Period of 3 Years	9.7.2021
7	A/YL-PH/881	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years	11.6.2021

\* Site straddling "R(D)" zone and the adjoining "AGR" zone.

Rejected Application

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>	<u>Rejection Reason(s)</u>
1	A/YL-PH/821*	Temporary Open Storage of Scrap Vehicles for a Period of 3 Years	29.11.2019	(1), (2), (3)

\* Site straddling "R(D)" zone and the adjoining "AGR" zone.

## Rejection Reasons

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





**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application.

**2. Traffic**

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

- having regard the further information submitted (**Appendices Ia and Ib**), he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received against the Site in the past 3 years; and
- the applicant is advised 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.

**4. Drainage**

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

- he has no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

**5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- he has no objection in-principle to the proposal subject to fire service installations being

provided to his satisfaction;

- the FSIs proposal attached in the application is considered acceptable to his department; and
- moreover, having considered the nature of the development, an approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should also be included.

#### **6. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- as the Site is a disturbed area within “R(D)” zone and similar uses have been approved by the Board in the past, she has no comment on the application from the nature conservation point of view.

#### **7. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the existing buildings/ structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

#### **8. District Officer's Comments**

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

- no comment on the application and has not received any locals' comments on the application.

#### **9. Other Departments**

the Director of Electrical and Mechanical Services; the Chief Engineer / Construction, Water Supplies Department; the Project Manager (West), Civil Engineering and Development Department; and the Commissioner of Police have no comment on / no objection to the application.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the permission is given to the development under application. It does not condone any other development currently exists on the Site which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development not covered by the permission;
- (d) to note the comments of the District Lands Officer / Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - Lot 2902 in D.D. 111 within the Site is covered by a Short Term Waiver (STW) No. 2916 for the purpose of “storage of construction materials”; and
  - should planning approval be given to the application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on 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 as 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be 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. 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;
- (f) to note the comments of the Chief Highway Engineer / New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD is not/shall not be responsible for the maintenance of any access connecting the application site and Kam Tin Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads or exclusive road drains;

- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- there is no public stormwater drain maintained by DSD at the concerned location, the applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of the existing drainage facilities to be connected and keep DSD informed. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary; and
  - there is no public sewerage connection available in the vicinity. The applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the development;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
  - before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) 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;
  - if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the Building (Planning) Regulations (B(P)Rs);
- 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 B(P)Rs respectively;
- if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
- formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage.



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:**

220311-151417-99309

**提交限期****Deadline for submission:**

22/03/2022

**提交日期及時間****Date and time of submission:**

11/03/2022 15:14:17

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

A/YL-PH/910

**「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。





tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2022年03月22日星期二 3:16  
收件者: tpbpd  
主旨: A/YL-PH/910 DD 111 Pat Heung FAILURE TO PROVIDE APPROVAL HISTORY

Dear TPB Members,

**STRONGEST OBJECTIONS TO THE REMOVAL OF APPROVAL HISTORY.**

This site has a long history of failure to comply with conditions. As no history has been provided it is not clear if 810 was revoked but there are EIGHT extensions of time recorded.

The Minutes of 20 Sept 2019 do not mention the failure to comply so it is unclear if members were aware of this.

However they now have a duty to consider if it is ethical to approve yet another 3 years when it is highly likely that the conditions will again not be complied with

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 21 May 2019 3:51 AM CST  
**Subject:** A/YL-PH/810 DD 111 Pat Heung

Dear TPB Members,

On 21 Sept 2018 with no questions asked Application 789 was approved.

However applicant has not complied with drainage and fire services conditions.

But never mind, with no questions asked he is good to go for another three years.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, August 28, 2018 2:14:17 AM  
**Subject:** A/YL-PH/789 DD 111 Pat Heung

A/YL-PH/789

Lots 2902 (Part), 2905 (Part), 2909 (Part), 2910 (Part), 2911 (Part), 2912 S.A (Part), 2912 RP (Part) and 2914 RP (Part) in D.D. 111, Pat Heung

Site area : 860m<sup>2</sup>

Zoning : "Res (Group D)"

Applied Use : Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,



No land for housing. Stan Wong and pals conducting a fake consultation on same.

So members can do their bit by rejecting this application to legitimize long running unapproved brownfield use and encourage site owner to build some low rise residential on the site, there are houses nearby.

Please remember that by encouraging continuous brownfield use you play a part in the game.

Mary Mulvihill

