

2023年 9月 29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 of RNTPC
Paper No. A/YL-PH/973

This document is received on 29 SEP 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-PH / 973
	Date Received 收到日期	29 SEP 2023

- 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)

港昇發展有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗八鄉丈量約份第110約地段第466號部份
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 674 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 717.46 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ 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	農業
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2023 年 9 月 5 日的記錄，這宗申請共牽涉 4 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of "current land owner(s)"[#].
已取得 3 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
3	元朗八鄉丈量約份第110約地段第466號	30-08-2023

(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 1 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)
1	元朗八鄉丈量約份第110約地段第466號	31-08-2023

(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 (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 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土(為期3年)	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年	3
	☐ month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	212	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	462	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	14	
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	693.61	sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	693.61	sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
請參看臨時建築物附表		
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	0	
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)	1 沒有固定上落貨車位，在大門的後面的位置可上落貨(輕型/中型貨車)	

Proposed operating hours 擬議營運時間 星期一至五，上午9時至下午5時30分。星期六，上午9時至下午5時。																																	
(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	☒ 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)) 錦田公路轉入無名路段																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 674 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 不高於0.22. m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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。

鑑於市場的需要，本公司向城規會申請在申請地點擬議興建臨時存放洗潔精，包裝及附屬寫字及填土(為期3年)。本公司會根據城規會的要求，改善申請地點有關的措施，不會影響土地的質素和環境。敬希城規會批准我們的申請。

申請地點沒有指定的上落貨車位, 貨車可在場內的入口後面空地上落貨。

8. Declaration 聲明

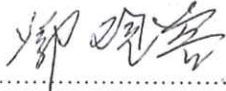
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


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

鄧觀容

董事

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

港昇發展有限公司


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

Date 日期

11/09/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

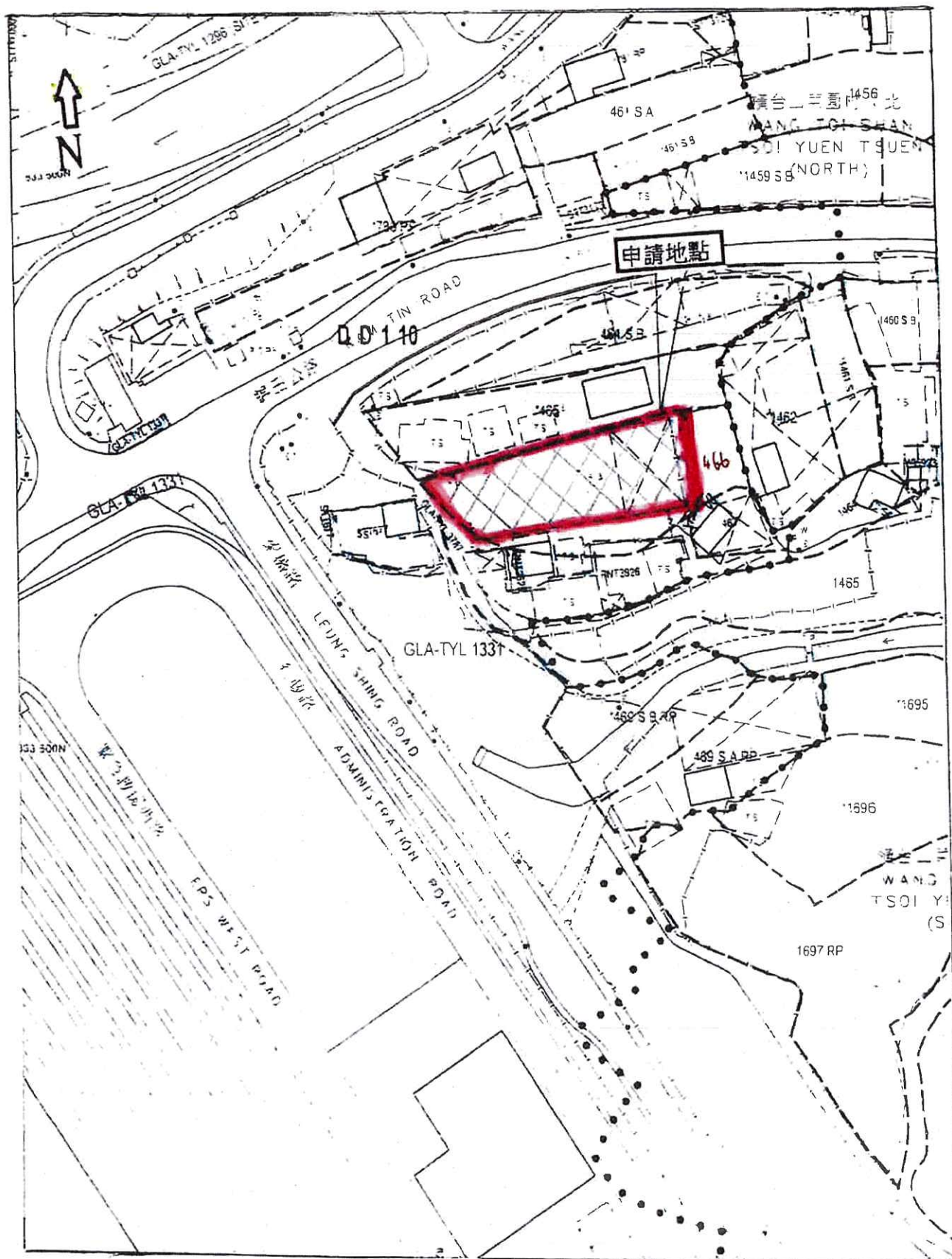
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第110約地段第466號部份
Site area 地盤面積	674 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土(為期3年)

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	693.61 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.8至6 m 米 ☒ (Not more than 不多於)	
		3 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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) 		0
	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) 沒有固定上落貨車位，在大門的後面 的位置可上落貨 (輕型/中型貨車)		1

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

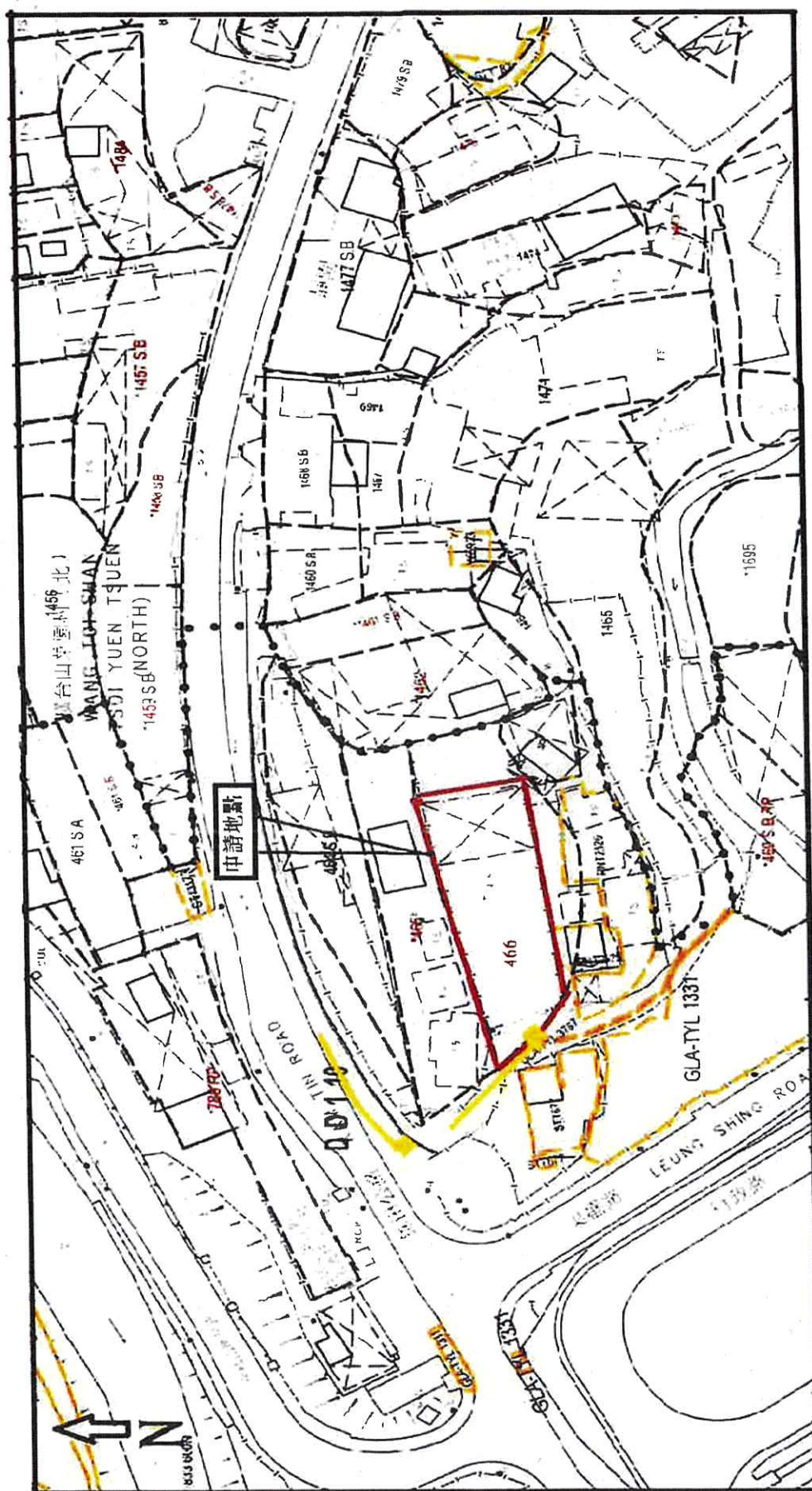


元朗八鄉丈量約份第 110 約地段第 466 號部份

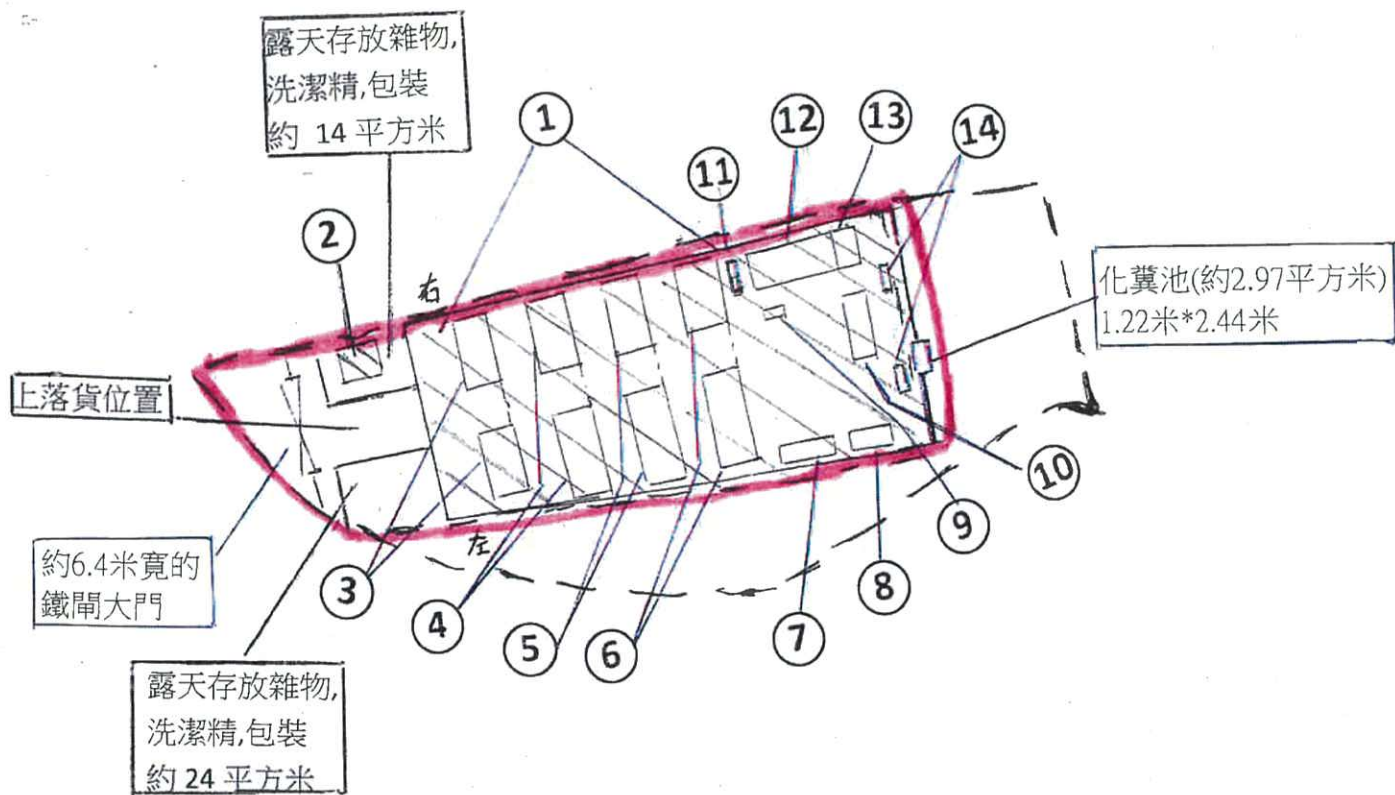
擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土 (3 年)

擬議填土 (不多於 0.22 米厚的混型土) 約 674 平方米

比例 1:1000



元朗八鄉丈量約份第1110約地段第466號部份 位置圖 2 申請地點只作識別作用 錦田公路通往申請地點之行車路



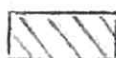
1	鐵架上蓋
2	有蓋簷篷
3	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
4	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
5	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
6	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
7	3個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
8	2個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
9	2個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
10	2個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
11	2個圓柱型儲水器 (在鐵架上蓋內)
12	有蓋寫字樓 (在鐵架上蓋內)
13	有蓋廁所 (在鐵架上蓋內)
14	2個大型抽風機 (在鐵架上蓋內)

元朗八鄉丈量約份第110約地段第466號部份
擬議臨時存放洗潔精，包裝及附屬寫字樓
及填土(為期 3 年)

布局設計圖 1 : 500



~ 申請位置



- 鐵架上蓋/有蓋簷篷

臨時建築物面積總括

建築物		約：長*闊(米)	層數	高度(約)	總佔地面積(約)(平方米)	總樓面面積(約)(平方米)	用途
1	鐵架上蓋	32.5*14	1	不高於6米	455	455	洗潔精及包裝儲存
2	有蓋簷篷	2.5*2.8	1	不高於2.8米	7	7	洗潔精及包裝儲存
3	鐵架(在鐵架上蓋內)		3	總高約5.2米	-	-	洗潔精及包裝儲存
	第一層(左)	4.88*2.44		約1.6米	-	11.9	
	第一層(右)	4.88*2.44		約1.6米	-	11.9	
	第二層(左)	4.88*2.44		約1.6米	-	11.9	
	第二層(右)	4.88*2.44		約1.6米	-	11.9	
	第三層	12.2*2.44		約2米	-	-	
4	鐵架(在鐵架上蓋內)		3	總高約5.2米	-	-	洗潔精及包裝儲存
	第一層(左)	6.4*2.44		約1.6米	-	15.62	
	第一層(右)	4.88*2.44		約1.6米	-	11.9	
	第二層(左)	6.4*2.44		約1.6米	-	15.62	
	第二層(右)	4.88*2.44		約1.6米	-	11.9	
	第三層	13.72*2.44		約2米	-	-	
5	鐵架(在鐵架上蓋內)		3	總高約5.2米	-	-	洗潔精及包裝儲存
	第一層(左)	6.4*2.44		約1.6米	-	15.62	
	第一層(右)	4.88*2.44		約1.6米	-	11.9	
	第二層(左)	6.4*2.44		約1.6米	-	15.62	
	第二層(右)	4.88*2.44		約1.6米	-	11.9	
	第三層	13.72*2.44		約2米	-	-	
6	鐵架(在鐵架上蓋內)		3	總高約5.2米	-	-	洗潔精及包裝儲存
	第一層(左)	6.4*2.44		約1.6米	-	15.62	
	第一層(右)	4.88*2.44		約1.6米	-	11.9	
	第二層(左)	6.4*2.44		約1.6米	-	15.62	
	第二層(右)	4.88*2.44		約1.6米	-	11.9	
	第三層	13.72*2.44		約2米	-	-	
7	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)		2	總高約4米	-	-	洗潔精及包裝儲存
	3個圓柱型儲水器	每個直徑約1.02		不高於2.8米	-	-	
	鐵架平台	3.96*1.4		約1.2米	-	5.54	

8	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	2	總高約4.3米	洗潔精及包裝儲存
	2個圓柱型儲水器 鐵架平台	每個直徑約1.02 3.05*1.4	不高於2.8米 約1.5米	- 4.27
9	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	2	總高約4米	洗潔精及包裝儲存
	2個圓柱型儲水器 鐵架平台	每個直徑約1.02 2.78*1.4	不高於2.8米 約1.2米	- 3.54
10	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	2	總高約4米	洗潔精及包裝儲存
	2個圓柱型儲水器 鐵架平台	每個直徑約1.02 3.96*1.4	不高於2.8米 約1.2米	- 5.54
11	圓柱型儲水器 (在鐵架上 蓋內)	1	總高約2.8米	洗潔精及包裝儲存
	2個圓柱型儲水器 有蓋寫字樓 (在鐵架上蓋 內)	每個直徑約1.02 6.05*2.44	不高於2.8米 不高於3米	- 辦工室
12	有蓋廁所 (在鐵架上蓋內)	1	總高約2.8米	洗潔精及包裝儲存
	2個大型抽風機 (在鐵架 上蓋內)	1.5*2 1.6*1.6	不高於3米 不高於3米	- 洗手間 抽風
13				
14				
			462	693.61

總佔地面積約(平方米) 462
總樓面面積約(平方米) 693.61

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



RE: Application of change of land use DD110 LOT 466 part (A/YL-PH/973)

06/10/2023 17:12

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

History: This message has been forwarded.

Dear All,

Please ignore the previous email and please find the updated supplementary PDF file for the application of proposed to construct a temporary storage of detergent ,package and filling of land (3years), A/YL-PH/973

Please do not hesitate to contact me for any enquiry.

Best regards,

Alex Shiu
Consense Development Ltd

Address : [REDACTED]
Tel : [REDACTED]
Fax : [REDACTED]
Whatapps : [REDACTED]
e-mail :

From: info
Sent: Friday, October 6, 2023 4:28 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: '[REDACTED]' >
Subject: Application of change of land use DD110 LOT 466 part (A/YL-PH/973)

Dear All,

Please find the attached supplementary PDH file for the application no A/YL-PH/973.

Please do not hesitate to contact me for any enquiry.

Best regards,

Alex Shiu

Consense Development Ltd

Address :

Tel :

Fax :

Whatapps :

e-mail :



DD110 LOT 466部份,擬議臨時存放洗潔精,包裝及填土(3年)補充文件.pdf

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

港昇發展有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗八鄉丈量約份第110約地段第466號部份
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 674 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 462 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 sq.m 平方米 ☐ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 212 sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 462 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 14
Proposed domestic floor area 擬議住用樓面面積	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 462 sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 462 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 請參看臨時建築物附表.....	
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	 0
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)	1. 在大門後面的位置可上落貨 (輕型/中型貨車)

Proposed operating hours 擬議營運時間 .. 星期一至五，上午9時至下午5時30分。星期六，上午9時至下午5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	☒ 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)) 錦田公路轉入無名路段																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(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	☒ (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／或挖土的細則及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 671 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 ..不多於0.15及0.22.. m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

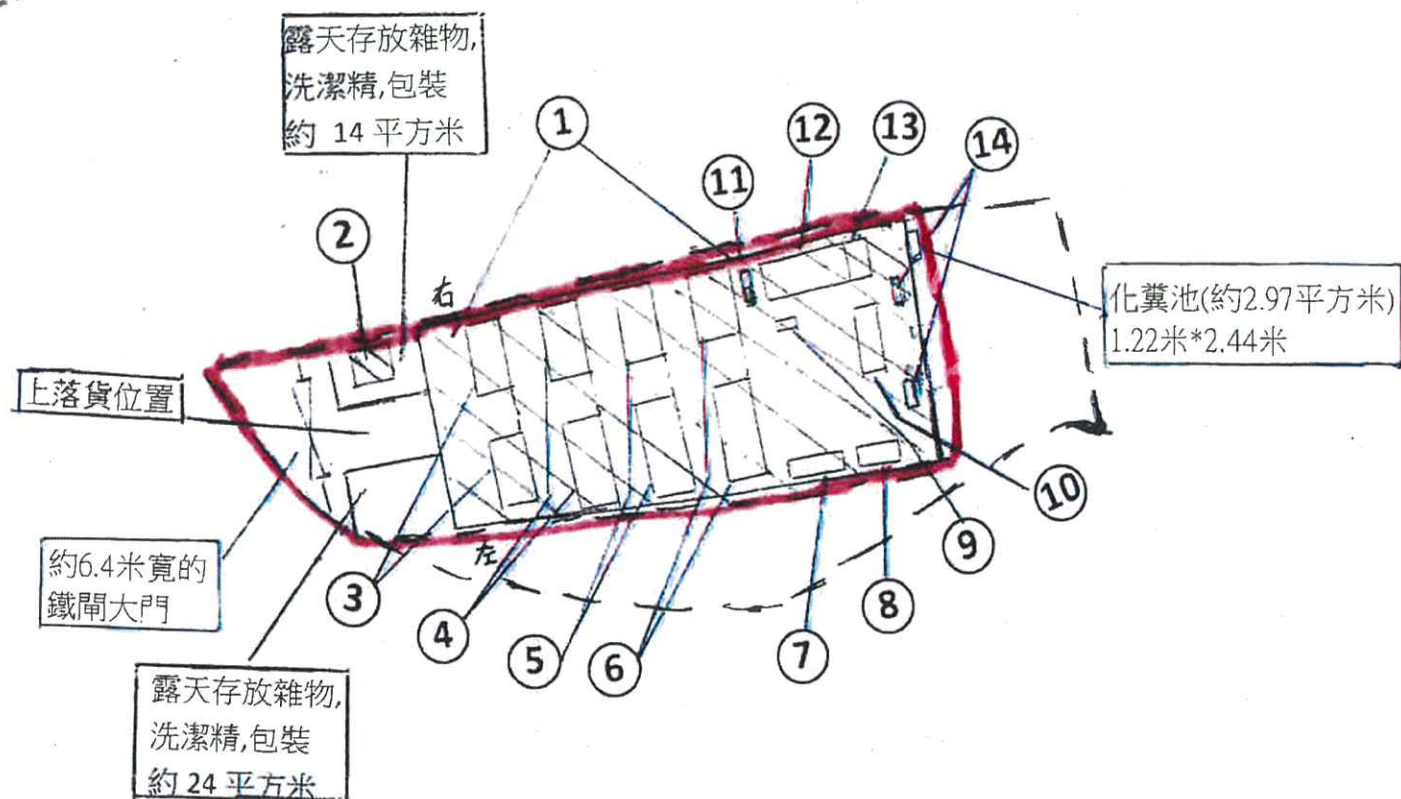
7. Justifications 理由

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。

鑑於市場的需要，本公司向城規會申請將申請地點擬議興建臨時存放洗潔精，包裝及附屬寫字及填土(為期3年)。本公司會根據城規會的要求，改善申請地點有關的措施，不會影響土地的質素和環境。敬希城規會批准我們的申請。

申請地點的大門後面的位置可上落貨(輕型/中型貨車)
 存放的洗潔精並非危險物品

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	462 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.8 至 6 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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) _____ _____		0
	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) 在大門後面的位置可上落貨(輕型/中型貨車) _____ _____		1



1	鐵架上蓋
2	有蓋簷篷
3	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
4	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
5	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
6	鐵架 (在鐵架上蓋內) 有3層, 第1及2層中間通空
7	3個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
8	2 個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
9	2 個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
10	2 個圓柱型儲水器連鐵架平台 (在鐵架上蓋內)
11	2 個圓柱型儲水器 (在鐵架上蓋內)
12	有蓋寫字樓 (在鐵架上蓋內)
13	有蓋廁所 (在鐵架上蓋內)
14	2 個 鐵架, 放大型抽風機 (在鐵架上蓋內)

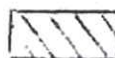
元朗八鄉丈量約份第110約地段第466號部份

擬議臨時存放洗潔精, 包裝及附屬寫字樓及填土(為期 3 年)

布局設計圖 1: 500



- 申請位置



- 鐵架上蓋/有蓋簷篷

臨時建築物附表 (DD110 LOT 466 部份)

場地內的有蓋面積總括

建築物	約：長*闊(米)	層數	高度(約)	總佔地面積約(平方米)	總樓面面積約(平方米)	用途
1 鐵架上蓋	32.5*14	1	不高於6米	455	455	洗潔精及包裝儲存
2 有蓋簷篷	2.5*2.8	1	不高於2.8米	7	7	洗潔精及包裝儲存

462

462

總佔地面積約(平方米)

462

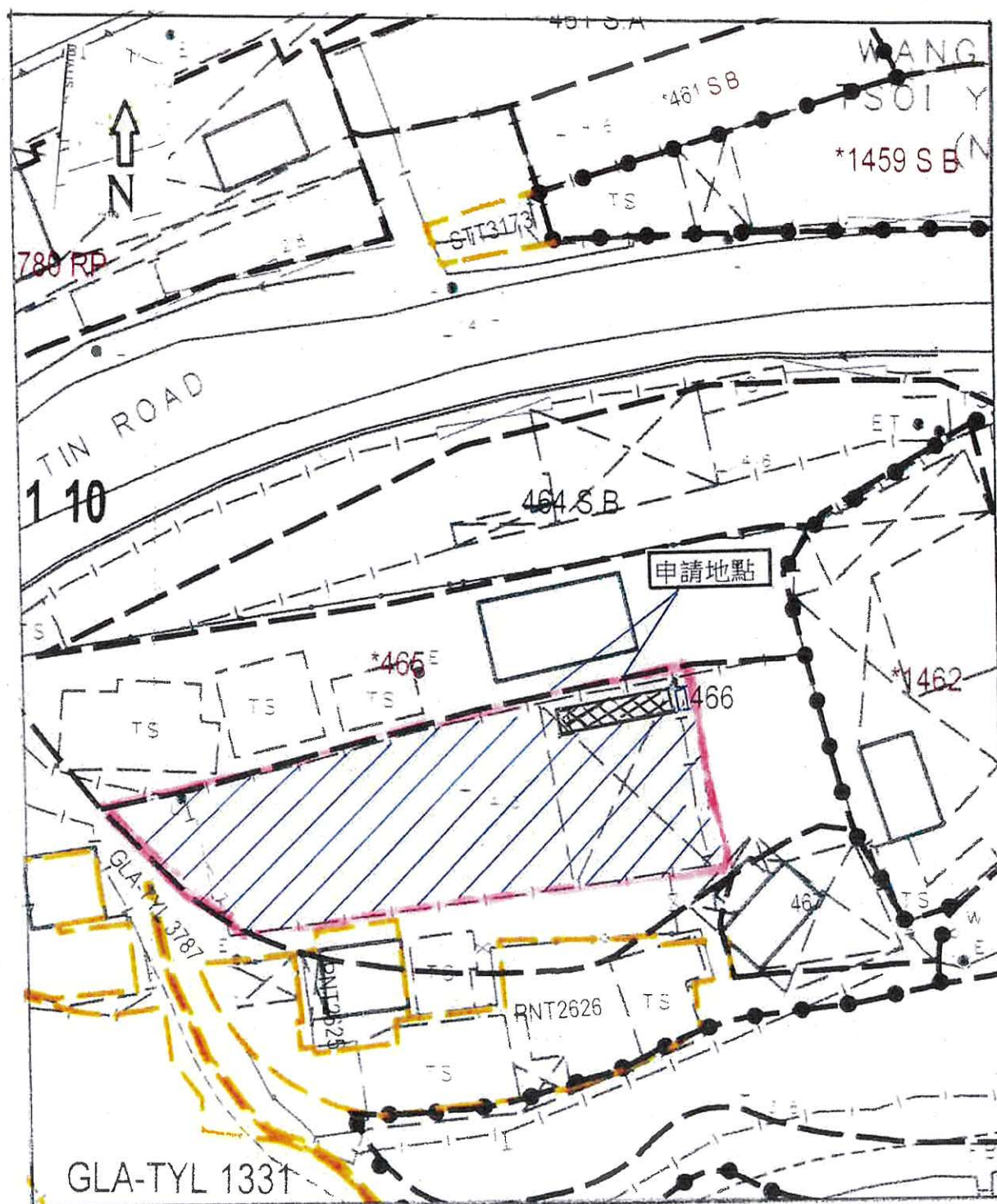
總樓面面積約(平方米)

462

上蓋 (1)內的構築物

建築物	約：長*闊(米)	高度(約)	用途
3 鐵架(在鐵架上蓋內)	總高約 5.2 米	洗潔精及包裝儲存	
第一層(左)	4.88*2.44	約1.6米	
第一層(右)	4.88*2.44	約1.6米	
第二層(左)	4.88*2.44	約1.6米	
第二層(右)	4.88*2.44	約1.6米	
第三層	12.2*2.44	約 2米	
4 鐵架(在鐵架上蓋內)	總高約 5.2 米	洗潔精及包裝儲存	
第一層(左)	6.4*2.44	約1.6米	
第一層(右)	4.88*2.44	約1.6米	
第二層(左)	6.4*2.44	約1.6米	
第二層(右)	4.88*2.44	約1.6米	
第三層	13.72*2.44	約 2米	
5 鐵架(在鐵架上蓋內)	總高約 5.2 米	洗潔精及包裝儲存	
第一層(左)	6.4*2.44	約1.6米	
第一層(右)	4.88*2.44	約1.6米	
第二層(左)	6.4*2.44	約1.6米	
第二層(右)	4.88*2.44	約1.6米	
第三層	13.72*2.44	約 2米	
6 鐵架(在鐵架上蓋內)	總高約 5.2 米	洗潔精及包裝儲存	
第一層(左)	6.4*2.44	約1.6米	
第一層(右)	4.88*2.44	約1.6米	
第二層(左)	6.4*2.44	約1.6米	
第二層(右)	4.88*2.44	約1.6米	
第三層	13.72*2.44	約 2米	

7	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	總高約 4 米	洗潔精及包裝儲存
	3個圓柱型儲水器 每個直徑約1.02 米	不高於2.8米	
	鐵架平台 3.96*1.4	約1.2米	
8	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	總高約4.3米	洗潔精及包裝儲存
	2個圓柱型儲水器 每個直徑約1.02 米	不高於2.8米	
	鐵架平台 3.05*1.4	約1.5米	
9	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	總高約 4 米	洗潔精及包裝儲存
	2個圓柱型儲水器 每個直徑約1.02 米	不高於2.8米	
	鐵架平台 2.78*1.4	約1.2米	
10	圓柱型儲水器連鐵架平台 (在鐵架上蓋內)	總高約 4 米	洗潔精及包裝儲存
	2個圓柱型儲水器 每個直徑約1.02 米	不高於2.8米	
	鐵架平台 3.96*1.4	約1.2米	
11	圓柱型儲水器 (在鐵架上 蓋內)	總高約2.8米	洗潔精及包裝儲存
	2個圓柱型儲水器 每個直徑約1.02 米	不高於2.8米	
12	有蓋寫字樓 (在鐵架上蓋 內)	6.05*2.44	辦公室
13	有蓋廁所 (在鐵架上蓋內)	1.5*2.44	洗手間
14	2 個鐵架平台,放大型抽風 機 (在鐵架上蓋內)	1.6*0.8	放抽風機



元朗八鄉丈量約份第 110 約地段第 466 號部份

擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土(3 年)

擬議填土(不多於 0.15 米厚的混凝土)約 651 平方米



MPD 由 14.5 加至 14.65

擬議填土(不多於 0.22 米厚的混凝土)約 20 平方米



MPD 由 14.5 加至 14.72

比例 1:500

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



S.16 Planning application no. A/YL-PH/973 Reply the comment of government dept

02/11/2023 17:24

From: <
To: <tpbpd@pland.gov.hk>
Cc: <ltyip@pland.gov.hk>

Follow Up: High Priority.

History: This message has been forwarded.

Dear Sirs,

Please find the attached document and plan for the comment of Government Department of captioned application.

Please do not hesitate to contact us for any enquiry.

Best regards,

Alex Shiu
Consense Development Ltd
Address :
Tel :
Fax :
Whatapps :
e-mail :



DD110 LOT 466 (layout plan for routing between Kam Tin Road & the site) A_YL-PH-973.pdf



DD110 LOT 466 (reply the comment) A_YL-PH_973.pdf

A/YL-PH/973

Comments from transport Department dated 24.10.2023

- a) Please find the attached plan which demonstrates the smooth manoeuvring of vehicles to /from Kam Tim Road ,along the local access and within the site.
We will remove the sundries in the open store area when the vehicle enters the site or departs from the site.
In addition, we only allow private car or light goods vehicle to enter our site.
- b) Please find the attached plan which shows the width of the vehicular ingress/ egress
- c) Please find the attached plan which shows the routing between Kam Tin Road and the site
- d) Noted

Comments form Water supplies Department dated 13.10.2023

- a) Noted
- b) The site has already been filled with concrete, no further land filling work will be done.
- c) Noted , The space outside the gate of the entrance is only for circulation , no structure will be built and no material will be stored outside the gate of entrance.
- d) Noted
- e) Noted
- f) Noted

元朗八鄉丈量約份第 110 約地段第 465 部份

擬議興建臨時存放洗潔精，包裝及附屬寫字樓及填土(為期 3 年) A/YL-PH/973



輕型貨車入場路線



輕型貨車離場路線



第一排鐵架



開口

當車輛駛入場或離場時，我們會移走雜物。我們只准許輕型貨車或私家車入場 (比例 1:350)



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S.16 Planning application no. A/YL-PH/973 Reply the comment of government
dept
17/11/2023 11:47

From:

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

Cc: "ltyip@pland.gov.hk" <ltyip@pland.gov.hk>

Dear Planning Department,

1. The venue is solely used for storing dishwashing detergent and no other cleaning products are placed.
2. The venue is exclusively utilized for storing dishwashing detergent and packaging, and will not for any workshop or other purposes.
3. We strive to minimize waste generation during operations to reduce the impact on the surrounding environment.
4. If waste is generated during operation, we will also arrange recycling and proper disposal to contribute to environmental protection.

If have any questions or need to make changes, please contact us to let us know.

Sunny Tang

Consense Development Ltd

Address :

Tel :

Fax :

e-mail :

Similar s.16 Applications within or straddling the same “AGR” Zone in the vicinity of the Site in the past 5 years

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-PH/844	Temporary Warehouse for Construction Materials for a Period of 3 Years	10.7.2020
A/YL-PH/914	Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years	20.5.2022
A/YL-PH/952	Renewal of Planning Approval for Temporary Warehouse for Construction Materials for a Period of 3 Years	23.6.2023

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (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.

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application.

3. Drainage

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

- no objection in-principle to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department should be stipulated.

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and

- there were two substantiated environmental complaints received relating to waste aspect against the Site in the past three years.

6. **Landscape Aspect**

Comments of the Chief Town Planner/ Urban Design and Landscape, the Planning Department (CTP/UD&L of PlanD):

- no objection to the application from landscape planning perspective;
- the Site is located in a rural inland plains landscape character comprising temporary structures, open storage, village houses, vacant lands and scattered tree groups. The proposed use is not incompatible with the surrounding planned use and landscape character within the "Agriculture" ("AGR") zone; and
- the Site is fenced off, hard paved with some temporary structures for storage use. Significant adverse landscape impact on landscape resources arising from the applied use is not anticipated.

7. **Building Matters**

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

- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use in the application.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no comment on the application.

9. **Other Departments**

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

- the Project Manager (West), the Civil Engineering and Development Department;
- the Director of Food and Environmental Hygiene; and
- the Chief Engineer/Construction, the Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issue relating to the applied use with other concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lots owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation 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 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 LandsD;
- (d) 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 (TD). 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;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Building Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - existing water mains shown in **Plan A-2** are affected and no development which requires resiting of water mains will be allowed;
 - no structures shall be built or material stored within 1.5 metres from the centre line(s) of mentioned water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains as shown. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (h) 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 revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/ permit issued by his department is required if there is any cater service/ activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
 - for any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 building plan submission stage;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are

unauthorised building works (UBWs) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-PH/973 DD 110 Kam Tin Road
01/11/2023 02:24

From:

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

File Ref:

A/YL-PH/973

Lot 466 (Part) in D.D. 110, Kam Tin Road, Pat Heung

Site area: About 674sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is a long established operation. Question is how come it was allowed to operate without the requisite approval for so long.

Mary Mulvihill

