

2021年 2月 2日

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

This document is received on 2 FEB 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Appendix I

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF A/YL-sk/301  
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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/42-SK/301 |
|                                 | Date Received<br>收到日期   | 2 FEB 2021  |

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

## 1. Name of Applicant 申請人姓名/名稱

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

妙必達投資有限公司 (MILPITAS INVESTMENT LIMITED)

## 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)

郭志文 KWOK CHI MAN

## 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | 新界元朗石崗丈量約份第 114 約地段第 585 號 A 分<br>第 1 小分段, 第 585 號 B 分第 1 小分段, 第 585 號 B 分餘段,<br>第 586 號餘段, 第 587 號, 第 588 號, 第 589 號, 第 590 號及<br>毗連政府土地  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input type="checkbox"/> Site area 地盤面積 ..... 2,380 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 ..... 2,248 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... 280 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 石崗分區計劃大綱圖 (S/1/L-Sk/9)   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 「工業丁類」(「I(D)」)   |
| (f) Current use(s)<br>現時用途   | 食品倉庫<br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)’<br>「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<br>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)<br>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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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  
22/12/2020 (DD/MM/YYYY)<sup>&</sup>  
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<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 5/1/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



|  |  |
|--|--|
| <b>6. Type(s) of Application 申請類別</b>  |  |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展   | 擬議臨時物流中心 (食品冷凍倉庫及配送)<br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... 3 .....<br><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  | ..... 132 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積   | ..... 2,248 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | ..... 2 .....  |
| Proposed domestic floor area 擬議住用樓面面積  | ..... / .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed non-domestic floor area 擬議非住用樓面面積   | ..... 2,248 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積  | ..... 2,248 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)<br>申請地點會設置兩個以金屬搭建的上蓋物，標號為1及2號，兩個上蓋物同樣樓高一層，均高約9米，1號上蓋物面積約776.83米，用作物流中心，2號上蓋物面積約1472.3米，用作冷凍食品倉庫。 |  |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目  |  |
| Private Car Parking Spaces 私家車車位   | ..... / .....  |
| Motorcycle Parking Spaces 電單車車位  | ..... / .....  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位   | ..... / .....  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位  | ..... / .....  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位   | ..... / .....  |
| Others (Please Specify) 其他 (請列明)   | ..... / .....  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目  |  |
| Taxi Spaces 的士車位   | ..... / .....  |
| Coach Spaces 旅遊巴車位   | ..... / .....  |
| Light Goods Vehicle Spaces 輕型貨車車位  | ..... / .....  |
| Medium Goods Vehicle Spaces 中型貨車車位   | ..... 2 .....  |
| Heavy Goods Vehicle Spaces 重型貨車車位  | ..... / .....  |
| Others (Please Specify) 其他 (請列明)   | ..... / .....  |

Proposed operating hours 擬議營運時間

申請地點辦公時間, 星期一至星期五, 每日早上八時至晚上八時, 星期六及公眾假期休息

(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))

可經由磚窰路直達申請地點

☐ 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)

No 否

☐

(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

☐ 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 ..... sq.m 平方米 ☐ About 約Depth of filling 填土厚度 ..... 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?

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 ☒



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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

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

**7. Justifications 理由**

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

可參考附頁申請理由



**8. Declaration 聲明**

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

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

Signature  
簽署

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

Others 其他 .....

on behalf of  
代表

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

Date 日期

8.11.2020 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

|  |   |
|--|---|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | 新界元朗石崗丈量約份第114約地段第585號A分段第1小分段, 第585號B分段第1小分段, 第585號B分段餘段, 第585號餘段, 第587號, 第588號, 第589號, 第590號及毗連政府土地   |
| Site area<br>地盤面積                      | 2,380 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 280 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |
| Plan<br>圖則                             | 石崗分區計劃大綱圖 (S/YL-SK/9)   |
| Zoning<br>地帶                           | 「工業丁類」(I(D))  |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | 擬議臨時物流中心 (食品冷凍倉庫及配送)  |



|  |  |  |  |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於       | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用  | 2,248 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | /  |  |
|  | Non-domestic<br>非住用  | 2  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | / <input type="checkbox"/> (Not more than 不多於) m 米                                   |  |
|  |  | / <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層                          |  |
|  | Non-domestic<br>非住用  | 9 <input type="checkbox"/> (Not more than 不多於) m 米                                   |  |
|  |  | 1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層                          |  |
| (iv) Site coverage<br>上蓋面積   | / % <input type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |  | 2  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |  |  |

# Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|  | <u>Chinese</u><br>中文                | <u>English</u><br>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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sectional plan(s) 截視圖  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Elevation(s) 立視圖   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                         | <input type="checkbox"/>            | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                              | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/>            | <input type="checkbox"/> |
| <hr/>  |                                     |                          |
| <b>Reports 報告書</b>   |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                | <input type="checkbox"/>            | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tree Survey 樹木調查   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Risk Assessment 風險評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/>            | <input type="checkbox"/> |

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



## 申請理由

1. 申請地點位於新界元朗石崗丈量約份第 114 約地段第 585 號 A 分段第 1 小分段、第 585 號 B 分段第 1 小分段、第 585 號 B 分段餘段、第 585 號餘段、第 587 號、第 588 號、第 589 號、第 590 號及毗連政府土地，面積約 2,380 平方米，由妙必達投資有限公司 (Milpitas Investment Limited) 提出申請，作為期三年的擬議臨時物流中心（食品冷凍倉庫及配送）用途。
2. 此申請地點位於石崗分區計劃大綱圖(S/YL-SK/9)的「工業丁類」("I(D)") 地帶內。所在位置同時亦屬規劃指引 13E 的「第一類地區」範圍。（可參閱：場地大綱圖及場地位置圖）
3. 申請地點發展屬「露天貯物及港口後勤用途」類別的發展。符合石崗分區計劃大綱圖「工業丁類」("I(D)") 地帶第二欄的准許用途，亦符合城規會發表規劃指引編號 13E 的規劃意向。申請人提交此申請目的，旨在將申請地點納入規管，以便明正言順地將土地作合乎標題的發展。
4. 在石崗分區計劃大綱圖(S/YL-SK/9)及規劃指引 13E 的意向引導下，申請地點周圍，即與申請地點屬同一「工業丁類」("I(D)") 地帶的土地，均有為數不少屬於「露天貯物及港口後勤用途」的發展。發展項目以露天存放、維修工場、上蓋倉庫及物流中心用途為主。現時的发展狀況，可反映出同區整體規劃意向。申請地點發展作擬議臨時物流中心（食品冷凍倉庫及配送）用途，發展與周圍土地用途相近。
5. 申請地點涉及八幅私人土地及部份官地。申請地點地型不規則，地勢平坦並已平整，無須進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。申請地點於過去已有發展，故此基本設施齊備（水電供應）。
6. 擬議申請發展屬臨時性質，從事工作整齊，設施簡單容易還完。除標題發展外，不涉其他用途。不會在申請地點從事維修、噴油及清洗車輛等工作。不會有任何損害環境設施，申請地點內不會存放易燃物品，發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低發展對附近可能造成的環境影響。

7. 申請地點辦公時間為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。必要的運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作。
8. 申請地點發展作擬議臨時物流中心（食品冷凍倉庫及配送），配套設備簡單。擬建兩個以金屬搭建的構築物作物流中心及食品冷凍倉庫。兩個構築物同樣樓高一層，均高約 9 米，標籤為 1 及 2 號。1 號構築物佔面積約 776 平方米，用作物流中心。2 號構築物佔面積約 1,472 平方米，用作食品冷凍倉庫。兩個構築物共佔面積約 2,248 平方米。不會有任何人在申請地點及構築物內留宿。（可參閱：場地設計圖）
9. 臨時物流中心以物流配送及貯物為主，包括將貨品包裝、標籤及分流。性質屬臨時存放，再交由貨車運走。申請地點會使用兩輛 5.5 噸小型貨車作運輸用途。申請地點會為兩輛 5.5 噸小型貨車設置上落貨車位。申請地點儲存貨品需要嚴格要求衛生，故此兩個上落貨車位會設置在 1 號構築物之內，兩個上落貨車位面積相同，同樣是 11 米 X 3.5 米，共佔面積 77 平方米。上落貨車位供給貨車短暫停泊以上落貨。除了上述車輛外，不會有任何車輛出入申請地點，或使用申請地點內設的泊車位。由於申請地點只有兩輛貨車使用，兩輛貨車都會在 1 號構築物內輪候及上落貨，故此不會出現車輛排隊輪候的情況。

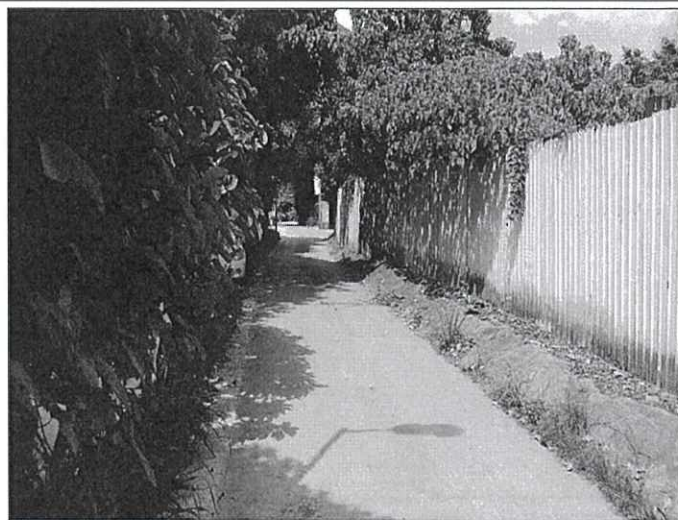
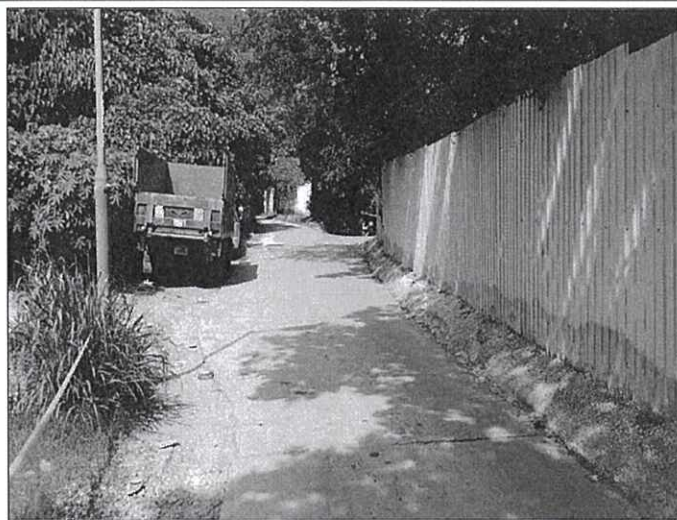


5.5 噸小型貨車

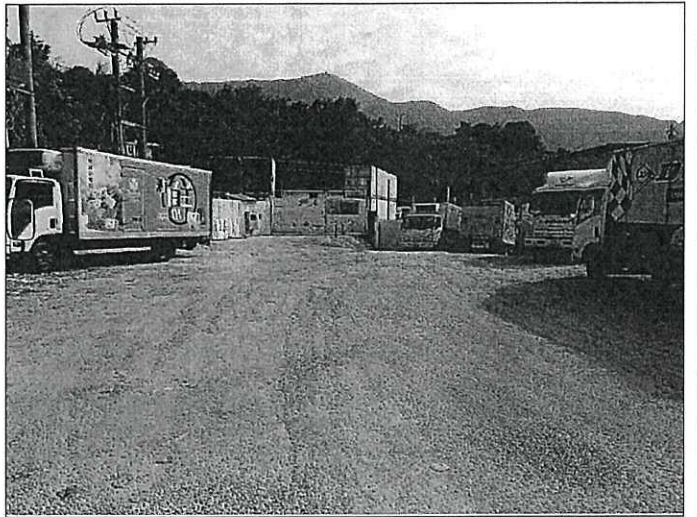
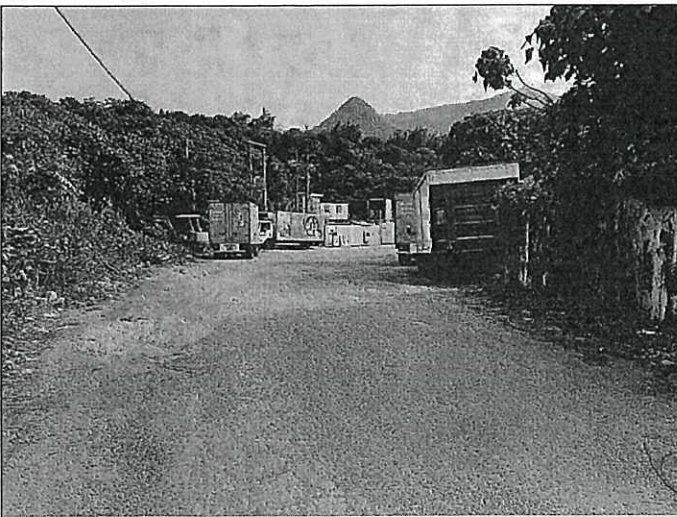
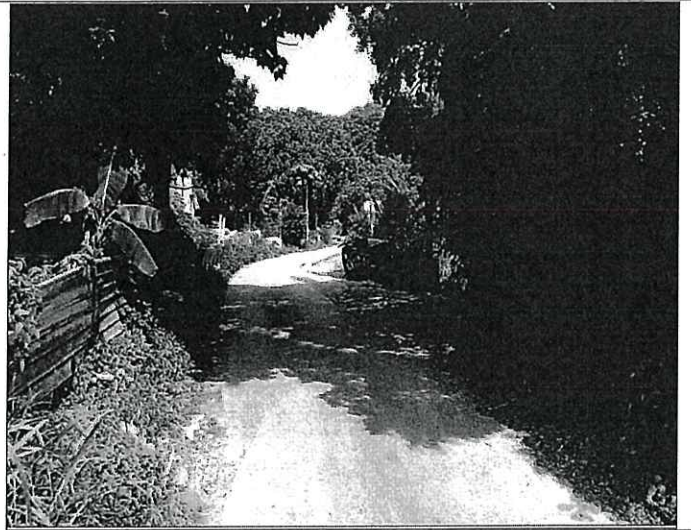
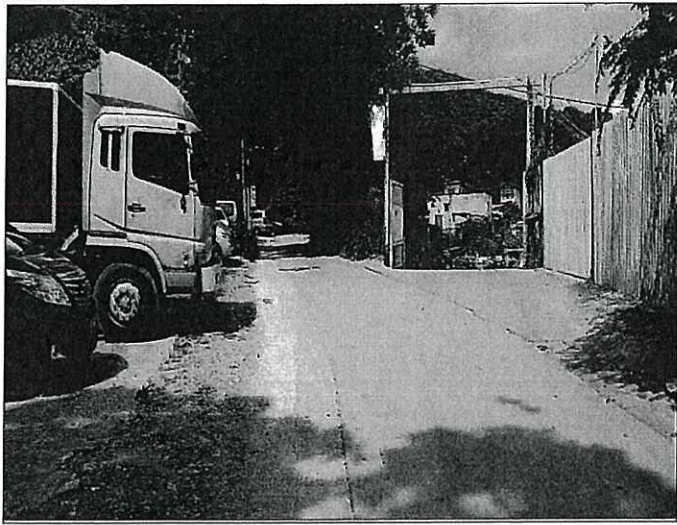


10. 申請地點出入車流不多，衍生的交通流量極低。5.5 噸小型貨車每天上下午會送貨或進貨約一次，一天約有 8 駕次汽車流量，一星期約有 50 駕次汽車流量。由於車流偏低，不會出現車輛輪候或阻塞交通的情況。申請地點設有足夠空間作迴旋轉動（直徑 10 米的迴旋圈），5.5 噸小型貨車不會以倒車方式進入申請地點。申請地點發展對附近交通不會構成影響，不會構成道路安全問題。申請人在此保證，不會有超過 5.5 噸的車輛進入申請地點。  
（可參閱：場地設計圖）
11. 基於衛生監控的考慮，申請地點不歡迎閒雜車輛進入，故此不會設定訪客泊車位。申請地點運輸工作並無迫切性，貨車裝卸貨物，都會事先安排，使用者可完全控制運輸時間，避過繁忙時段，對附近交通不會構成壓力。上落貨車司機身兼倉務員，負責開啟倉庫。其他工作人員，亦會搭乘 5.5 噸的貨車上班。
12. 申請地點出入口闊度不少於 7.3 米，位置均寬敞明確，有足夠空間可供如消防車之類的緊急車輛進入。
13. 申請地點有行車通道(即磚窯路及連接村路)連接錦田公路，可經由錦田公路接通新界道路網。行車通道已使用多年，為一條山邊村路，少有行人，長度約數十米，車道平坦彎位少，平均闊度都有 4 米以上，兼且磚窯路都鋪設成混凝土路面。而且沿路亦有一些避車位置，相信行車通道可供 5.5 噸小型貨車安全使用。行車通道屬公眾通道，使用者與業主會參與管理、維修及補養等工作。

行車通道實況照片

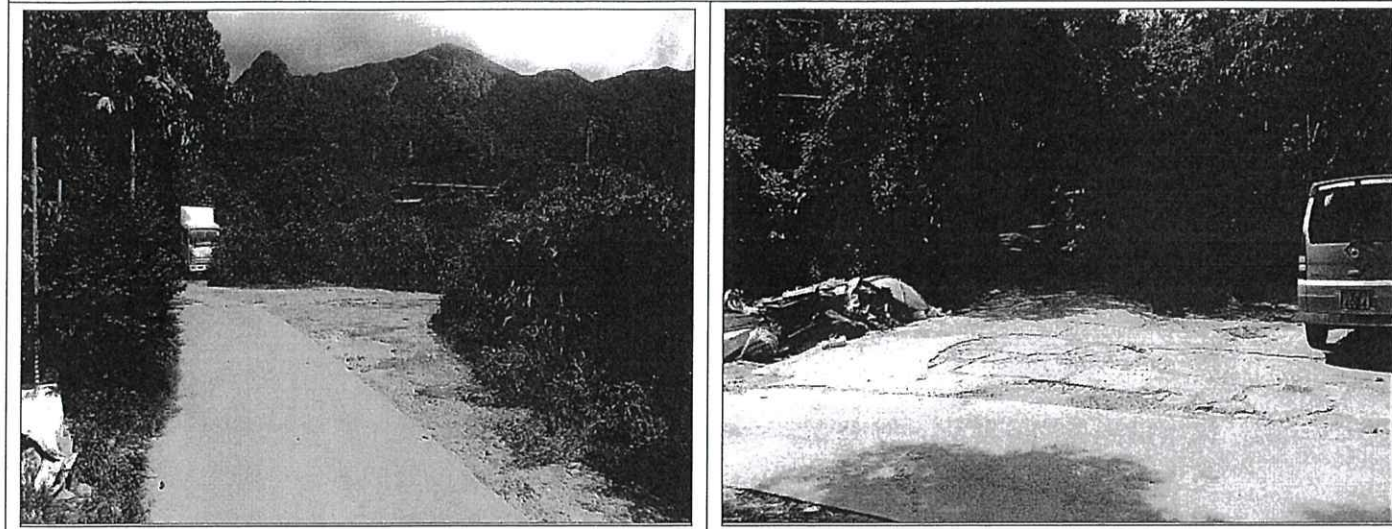








行車通道沿路有一些避車位置

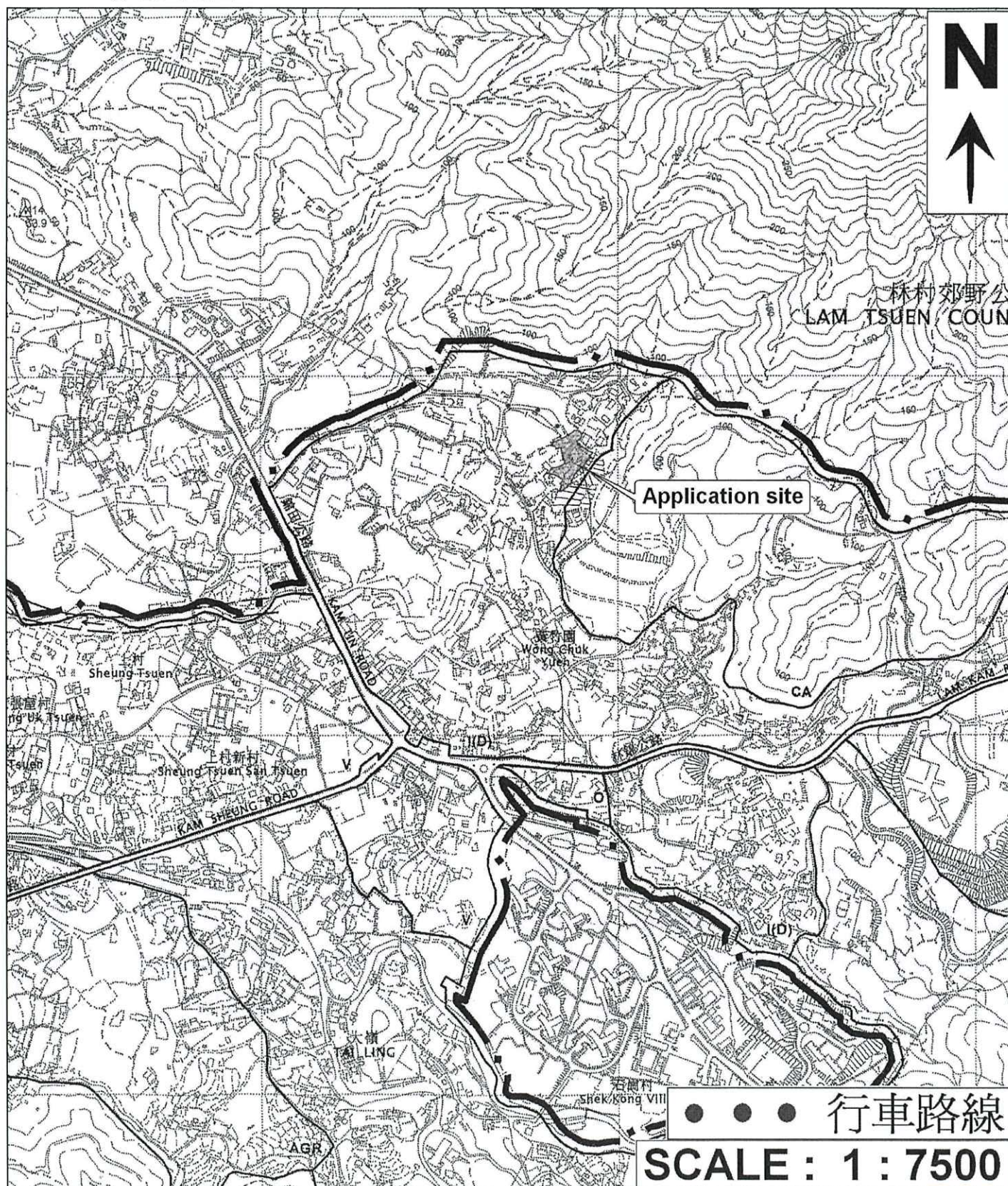


14. 現時同一「工業丁類」(I(D)) 地帶內，有不少已發展的場地，有貨車使用由錦田公路接駁至申請地點的路徑(即磚窯路及連接村路)。磚窯路與連接村路呼應「工業丁類」(I(D)) 地帶的規劃意向，對車輛沒有任何限制條件或使用要求。
15. 申請地點邊界部份會鋪設的 U 型明渠。容量均為：400mm 闊度× 400mm 深度。渠身以混凝土鞏固，確保堅固耐用。接近渠道的地表，會鋪築成暗斜地勢，以加強去水作用。U 型明渠透過沙井，連接毗連的大型村渠，將雨水引導到主渠排放。申請人會聘請具經驗的公司協助，確保附帶條件工程符合有關方面要求。可以預見，實施附帶條件工程後，能降低水浸的可能；各政府部門和附近居民所關注的問題，均能透過實施附帶條件而獲得解決。
16. 申請人願意承擔場內所有排水設施的興建和維修保養責任。為防止出現阻塞及狀況變壞，申請人會安排專人定期檢驗及維修排水設施，並按時清理沙井內的雜物，確保有關設施能運作良好，不會令申請地點及鄰近地區出現水浸問題。
17. 申請地點範圍屬集體政府租契批租的舊批農地。此申請獲通過後，申請人會依足規定，就申請地點上搭建構築物，向地政總署元朗地政專員申請短期豁免書 (STW)，及向地政處提交涉及政府土地的租用申請 (STT)。包括繳付地價或費用。

19. 申請地點會委託專業管理公司負責管理，按時派員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。
20. 此申請能有意義及靈活地善用地點資源，善用鄉郊土地。政府亦可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。
21. 此申請經過周詳計劃，顧慮周全，對各方面都能平衡及協調，不會對規劃及地方環境帶來負面影響。於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。



場地大綱圖









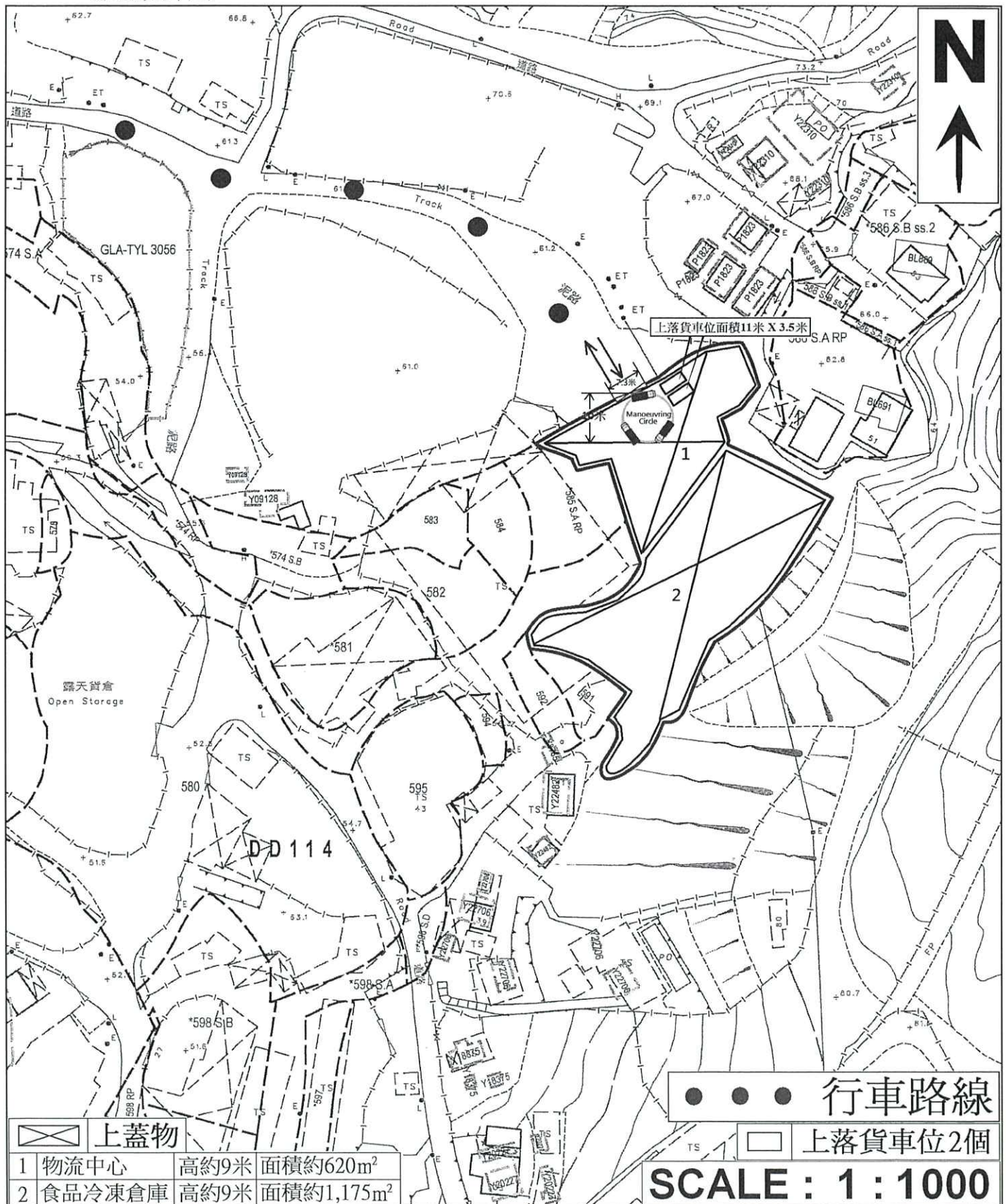
場地位置圖







場地設計圖









A/YL-SK/301提交補充資料19/03/2021 12:00

From: 郭志文

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

File Ref:

History:

This message has been forwarded.

1 Attachment



1616126130188\_1616126124071\_補充資料4-3-2021.pdf

此申請不會有超過5.5噸的車輛出入申請地點，或使用申請地點內設的泊車位。





檔案編號：A/YL-ST/301

敬啟者：

申請人就運輸署的意見提交補充資料，詳細如下：

The applicant should clarify the length of the light goods vehicles deployed for the development.

申請地點會使用兩輛 5.5 噸小型貨車作運輸用途。5.5 噸小型貨車載重：1.3 噸 (包括司機及乘客)，車身長度 13 尺、高 6 尺 8 寸、闊 6 尺 8 寸。

The applicant should demonstrate the smooth manoeuvring vehicles to /from KAM TIN ROAD, along the local access and within the site.

申請地點與錦田公路之間的行車通道，即磚窯路及連接村路。磚窯路平均闊度都有 4 米以上，已鋪設成混凝土路面。而且沿路有不少避車位置，相信行車通道可供 5.5 噸小型貨車安全使用。可參考：新修正的場地大綱圖(4/3/2021)及實況照片。

行車通道實況照片

1



2





3



4



5



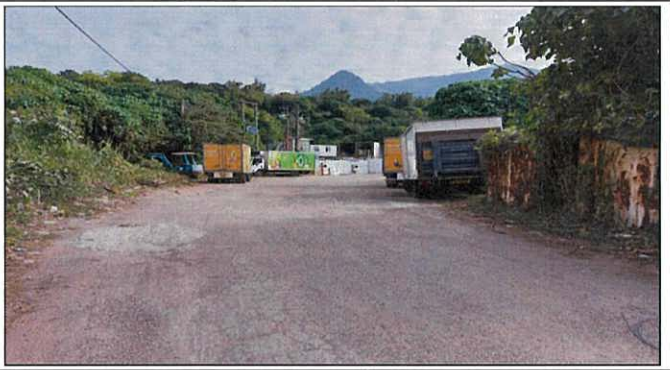
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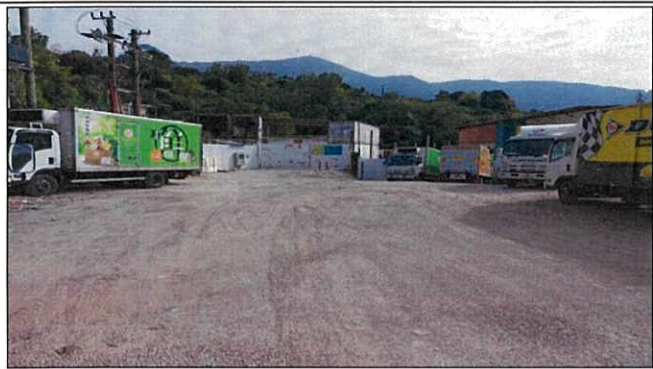
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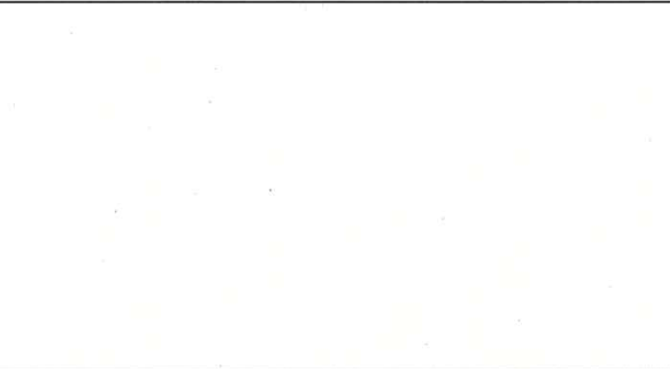
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9



10





The applicant should indicate the routing between KAM TIN ROAD and the site on the layout plan.

申請地點與錦田公路之間的行車通道，即磚窯路及連接村路。申請人已將上述路線標示在場地大綱圖內。可參考：新修正的場地大綱圖(4/3/2021)。

The applicant should provide nearest public transport services and indicate on the layout plan.

現有與申請地點有關的公共交通服務，包括的士、紅色小巴和九巴 54 及 251B 號路線巴士。的士或紅色小巴會在錦田公路沿路上落客，並無固定位置。而九巴 54 及 251B 號路線巴士，在錦田公路來回線路旁都設有巴士站，申請人在附圖中列出錦田公路來回線最接近申請地點的巴士站：磚窯站(Chun Yiu)來回線車站，以便有關方面了解。

磚窯東行站，位於亞積邦集團廠房門外。磚窯西行站，位於磚磡路路口對面。



磚窯東行站



磚窯西行站

九巴路線 54，循環來往元朗（西）及上村，途經元朗大馬路、凹頭（博愛醫院）、錦田、港鐵錦上路站及八鄉（錦田公路），屬元朗區區內線。

九巴路線 251B，循環來往八鄉路（大欖轉車站）及上村，途經港鐵錦上路站及錦田公路（錦田市及橫台山）。251B 線旨在接載錦田公路介乎錦田市至上村一段乘客，前往毗鄰八鄉路總站的大欖隧道轉車站，轉乘各條途經大欖隧道之巴士路線來往港九各處。

（可參閱：場地大綱圖（4/3/2021），附圖中，啡色圓點代表磚窯東行站。藍色圓點代表磚窯西行站）

The applicant should noted the local access between KAM TIN ROAD and the site is not managed by this department.

申請人明白上述現有行車通道並非由運輸署管理。申請人會管理，包括負擔維修及補養的責任。

如有任何疑問，歡迎致電與郭先生聯絡。不便之處，敬請原諒。

此致

城市規劃委員會

規劃署 / 屯門及元朗 / 黃先生(Jeffrey)

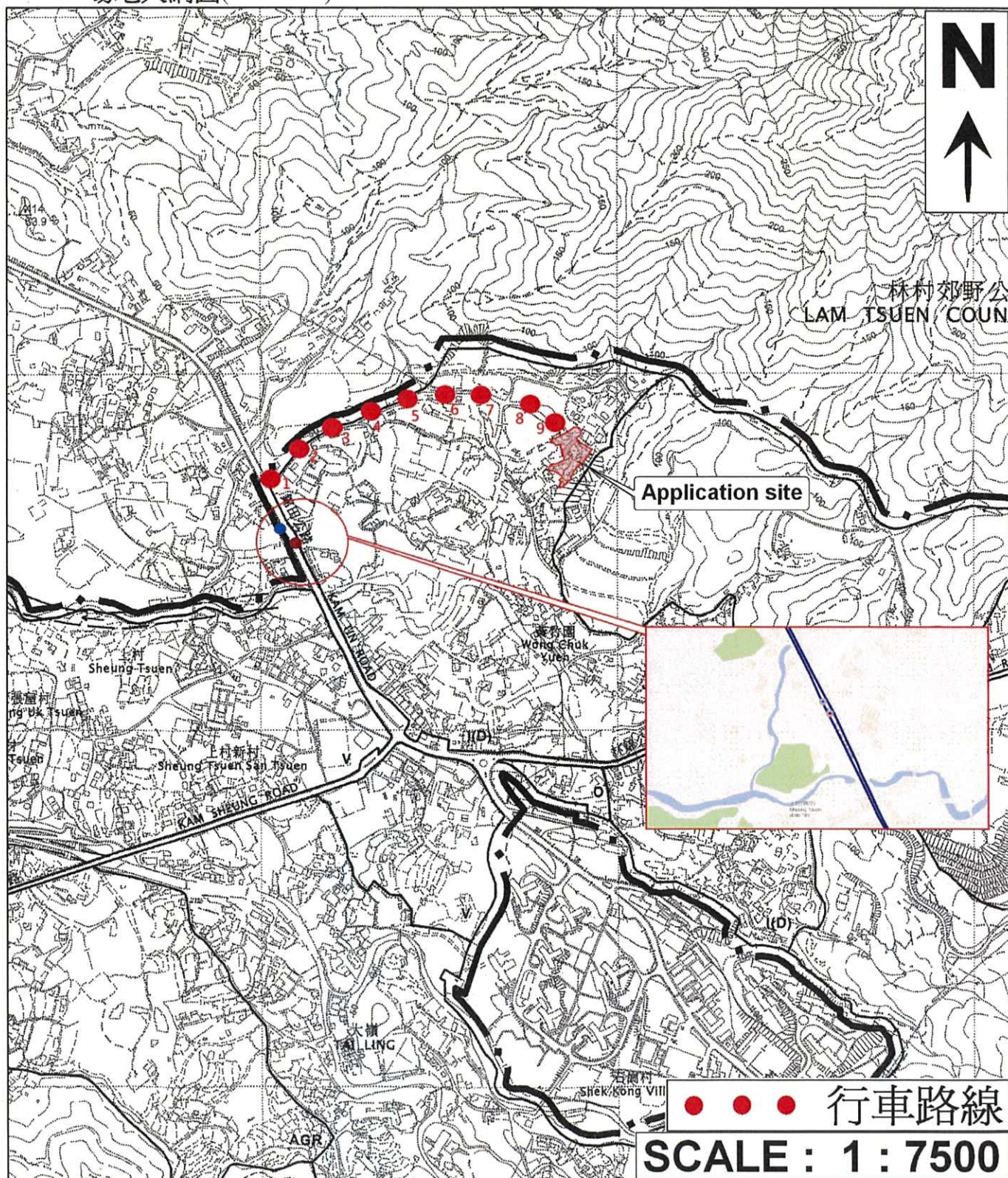
申請代理人



郭志文  
4/3/2021



場地大綱圖(4/3/2021)







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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
  - (a) The use of sites less than 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
  - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
  - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.



**Previous s.16 Application**

**Approved Application**

| <b>Application No.</b> | <b>Uses/Developments</b>                 | <b>Date of<br/>Consideration</b> | <b>Approval<br/>Conditions</b> |
|------------------------|--|----------------------------------|--------------------------------|
| A/YL-SK/25             | Vehicle Stripping and Repairing Workshop | 9.8.1996                         | A1 – A4                        |

**Approval Conditions:**

- A1 No paint-spraying activity is permitted in the open area
- A2 The provision of adequate drainage facilities
- A3 The provision of adequate fire-fighting facilities
- A4 The submission and implementation of landscaping proposals





Similar s.16 Applications

Approved Applications

| Application No. | Uses/Developments   | Date of Consideration                        | Approval Conditions  |
|-----------------|---|--|----------------------|
| A/YL-SK/239     | Temporary Logistics Centre for a Period of 3 Years              | 17.8.2018<br><i>(revoked on 17.7.2020)</i>   | A1 – A10             |
| A/YL-SK/246     | Temporary Logistics Centre for a Period of 3 Years              | 22.3.2019<br><i>(revoked on 22.9.2020)</i>   | A1 – A10             |
| A/YL-SK/268     | Temporary Logistics Centre for a Period of 3 Years              | 15.11.2019<br><i>(revoked on 15.11.2020)</i> | A1 – A10             |
| A/YL-SK/279     | Temporary Logistics Centre and Workshop for a Period of 3 Years | 10.7.2020                                    | A1 – A3,<br>A5 – A10 |

**Approval Conditions:**

- A1 No operation between 8:00 p.m. to 8:00 a.m.
- A2 No operation on Sundays and public holidays
- A3 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the Site
- A4 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site
- A5 No vehicle is allowed to queue back to or reverse onto/from public road
- A6 The submission of drainage proposal
- A7 The implementation of drainage proposal
- A8 The maintenance of implemented drainage facilities
- A9 The submission of fire service installations proposal
- A10 The provision of fire service installations proposal





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

參考編號

Reference Number:

210224-163140-10940

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

24/02/2021 16:31:40

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/301

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時物流中心將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。





**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) 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;
  - (ii) no permission is given for occupation of Government land (GL) (about 280m<sup>2</sup> subject to verification) in the Site. The applicant's attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed; and
  - (iii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. 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 LandsD.
- (b) 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 the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) 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" issued by his department to minimize any potential environmental nuisances.
- (e) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) existing water mains within the Site and its immediate surroundings (**Plan A-2**) will be affected. A waterworks reserve (WWR) within 1.5m from the centerline of

the water mains shall be provided to WSD. No structure shall be built or materials stored within this WWR. Free access shall be made available at all times for staff of the Director of Water Supplies (DWS) or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (ii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water mains (**Plan A-2**); and
- (iii) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) 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 use proposed in the application;
- (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (v) 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 respectively;
- (vi) the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the Building (Planning) Regulations; and



(viii) detailed checking under the BO will be carried out at the building plan submission stage.

(g) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

