

**Similar Applications within the Subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Rejected Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/627	Temporary Warehouse for a Period of 3 Years	10.5.2024	(1), (2)
2	A/YL-TT/631	Temporary Warehouse for a Period of 3 Years	10.5.2024	(1), (2)
3	A/YL-TT/649	Temporary Warehouse for a Period of 3 Years	21.6.2024	(1), (2)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding residential character.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved or under processing for the Site.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- The local track and footpath leading to the Site are not under Transport Department's purview.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.

- Having considered the nature of open storage under the proposal, approval condition for ‘the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction’ should be added and the applicant is also required to submit a valid fire certificate (FS 251) to his department for approval.

6. Building Matters

Comment of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

7. District Officer’s Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

8. Other Departments

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

- the Chief Engineer/Construction of Water Supplies Department;
- the Project Manager (West), Civil Engineering and Development Department;
- the Director of Agriculture, Fisheries and Conservation; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot 1762 in D.D. 119 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) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the applicant should take into account of the programme of Yuen Long South Development when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with the Civil Engineering and Development Department's scheduled programme;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with Kiu Hing Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Kiu Hing Road;

- (e) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (f) to note the comments of the Director of Fire Services that:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should also be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should be adhered to; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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;
 - (iii) for unauthorized building works (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) two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained. Otherwise, they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - (v) 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 B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line

alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.

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

參考編號

Reference Number:

240607-221245-80034

提交限期

Deadline for submission:

18/06/2024

提交日期及時間

Date and time of submission:

07/06/2024 22:12:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/652

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 譚仁達

意見詳情

Details of the Comment :

本人譚仁達為此地段業權人之一, 對於上述申請改變用途. 本人並沒有收到其他人士, 以任何形式通知或商議而向貴會提出申請. 鑑於本人是遺產管理人為保障其他繼承者之利益. 本人必須提出反對. 須待釐清一切問題才可.

From:
Sent: 2024-06-17 星期一 02:17:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/652 DD 119 Pak Sha Tsuen

A/YL-TT/652

Lot 1762 (Part) in D.D. 119, Pak Sha Tsuen, Tai Tong

Site area: About 1,000sq.m

Zoning: "VTD"

Applied use: Warehouse / Open Storage / 3 Vehicle Parking

Dear TPB Members,

Strong Objections. Open Storage cannot be tolerated on "V" zoning. Approval would set a most undesirable precedent of allowing operations that pose both safety and environment hazards to families living close by.

Members should refer to the objections from local residents re the recently rejected 631 for a nearby lot:

"three public comments were received from individuals. One individual objects to the application on the grounds that there is no proper road serving the Site directly and the warehouse has been built before obtaining approval while another individual objects on the grounds that the type of goods to be stored is unclear and the approval conditions for similar operations are rarely complied with. The remaining objection is raised by a group of three indigenous residents of Pak Sha Tsuen on the grounds that the applied use would increase the threat of flooding and cause adverse air, noise, drainage and traffic impacts on the surrounding residential area."

For sure this operation ticks the same boxes.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號: (A/YL-TT/652)

意見詳情：

我們強烈反對在新界元朗大棠丈量約份第 119 約地段第 1762 號（部份）擬建臨時貨倉及露天存放建築材料、汽車零件及配件（為期三年）之申請，反對原因如下：

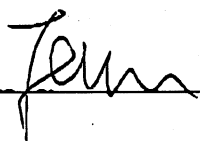
鄰近地段 1763 號受水浸和污染威脅

元朗大棠丈量約份第 119 約地段第 1762 號及鄰近一帶地段原為農地，後規劃為鄉村式發展地帶。在該地帶中，只有極少數土地仍然沒有被堆填泥土、沙石混凝土，地段 1763 號是其中之一。該地屬於祖堂地，為白沙村譚氏原居民共同擁有，由於持份者的人數眾多，意見分歧，短期內發展興建鄉村小型屋宇的機會不大。雖然該地套耕多時，但仍保留着惜日農地的面貌。有部份持份者倡議復耕，使其地盡其用，為祖堂帶來收入，為本港農業發展出一分力。

如果上述申請獲批，申請人會堆填泥土沙石和鋪上混凝土，把地基再填高，繼而利用鋼根、混凝土、金屬和鐵皮等材料構建貨倉，此舉會堵塞排水道，下雨時會引致鄰近（包括地段 1763 號）水浸，掩沒農作物。貨倉建成後會堆放建築材料、汽車零件及配件、雜物及廢料，在下雨時，雨水會直接或間接把貨倉，特別是露天倉存，的有害物質流入鄰近低地、污染農田，使我們復耕無望！

「提意見人」姓名 / 名稱：請注意：以下部份是提意見人的個人資料，不可公開予公眾查閱]

簽署：



日期：

17-6-2024

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240618-134202-86482

提交限期**Deadline for submission:**

18/06/2024

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

18/06/2024 13:42:02

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

A/YL-TT/652

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tam Ming on

意見詳情**Details of the Comment :**

本人是元朗白沙村原居民，因應元朗南發展，村內外環境已產生影響，是次申請位置非常接近民居，而且土地用途也是鄉村式發展用途，這是我們原居民申請建造丁屋的資源，再者申請預計會起一層構築物作為貨倉，此舉嚴重影響周邊環境，由於非常接近民居的關係，就算建造一層貨倉，這貨倉高度已達到我們升屋三層的中層位置，嚴重影響通風及景觀，村內已有眾多建造臨時構築物的申請都貴署否決，村內居民一致希望這宗申請也能一視同仁處理並否決申請，另申請者所提供的行車路線現場根本是一線不足三米闊非正式行車路線，人車爭路道路狹窄，根本不適宜有貨倉車輛進出，請貴署慎重考慮並否決拒絕這是申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240617-160645-87516

提交限期**Deadline for submission:**

18/06/2024

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

17/06/2024 16:06:45

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

A/YL-TT/652

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Cherry Tam

意見詳情**Details of the Comment :**

1. 交通擠塞
2. 噪音滋擾
3. 環境破壞及引發嚴重水浸
4. 火警威脅

From:
Sent: 2024-06-17 星期一 12:57:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Eva Ka Yan
TAM/PLAND <ekytam@pland.gov.hk>
Subject: 反對在 DD119 地段編號 1762 建貨倉之申請 (申請編號: A/YL-
TT/652)
Attachment: 反對 DD119 地段 1762 之建貨倉申請(申請編號 A_YL-
TT_652).pdf

Dear Sir/Madam,

Enclosed please find an objection letter on the subject for your information and appropriate action.

Thanks & regards,

LC Tam

從 Windows 的郵件傳送

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號：(A/YL-TT/652)

意見詳情：

本人對新界元朗大棠丈量約份第 119 約地段第 1762 號（部份）擬建臨時貨倉及露天存放建築材料、汽車零件及配件（為期三年）之申請表示強烈反對，反對原因如下：

(一)水浸風險

香港近年受到極端天氣影響，暴雨連場，個別地區的降雨量更達到黑色暴雨。降雨大多集中於新界西北區，導致多處包括元朗出現水浸。在白沙村丈量約份第 119 約，於 2014 年前，有發展商在地段 1762 號及鄰近地段近二十萬呎鄉村式發展地及部份農地進行大規模平整工程，堆填泥土沙石，部份更鋪上混凝土，提升該地段高度。此舉堵塞鄰近土地的排水渠道，削弱區內原有的排洪能力，引致鄰近沒有填土的地段如 1763、1764 和 2225 號長期面對水浸威脅。例如在 2014 年 4 月 1 日，位於 1764 和 2225 地段的村屋（即 27 和 28 號門牌）經歷嚴重水浸，屋內水深及膝（約 30 厘米），造成居民重大財物損失及嚴重心理創傷。每逢大雨，居民特別是年老的長者均擔心被水淹沒，無法入眠。雖然民政事務署曾於 2017 年局部擴闊村內行人路旁的雨水渠，但只能輕微緩解水浸問題。如果降雨量達至紅色或黑色暴雨，上述沒有填土的地段定必遭受水浸之災。

白沙村村代表和村民曾要求特區政府改善村內排水系統，保障村民生命和財產安全。然而，元朗渠務署於 2024 年 3 月 27 日覆電郵，根據他們的記錄，有關排水口及排水管道並非渠務署的排水設施，由於有關排水口位於鄉村範圍內，可尋求民政事務總署協助改善有關鄉村的排水管/排水口。元朗民政事務署於 2024 年 6 月 3 日覆函，由於排水系統的排水口範圍涉及僑興路及元朗明渠等地區大型基建設施，已超出民政事務署工程組技術範圍，故未能作進一步跟進。村內的排水系統在可見的未來不會改善。地段編號 1763、1764 和 2224 在大雨時已出現水浸，倘若在鄰近地段編號 1762 興建倉庫，堆積建築材料和雜物，降低地皮原有排洪能力，進而堵塞原本狹窄渠道，定必增加鄰近地段水浸風險，令村民蒙受更大的生命和財產損失。

(二)火警威脅

倉庫涉及嚴重的消防問題，危及人命安全，新界的貨倉及車房的火警數目與日俱增。例如 2023 年 11 月 7 日，元朗公庵路白沙村一個車房發生三級火警，火場面積頗大，包括數個倉庫，倉庫內佈滿雜物，包括汽車和汽車零件等，還一度波及一棟三層高的村屋，消防處一共出動 37 輛消防車，4 輛救護車和 147 名消防員及救護員，消防員 400 米外拖喉灌救，近 4 小時才將火救熄，一名 95 歲老婦感暈，起火原因有待調查。又例如 2024 年 2 月 6 日，新界米埔嘉龍路一個露天倉庫發生火警，消防灌救超過 3 小時，大量濃煙對居民生命構成嚴重威脅。元朗大棠丈量約份第 119 約地段第 1762 號及鄰近地段為私人土地，現時並沒有開設緊急車輛通道予消防車和救護車使用。

(三)風水破壞

根據申請人提供的布局設計圖，擬建構築物 2 為一間高度約 5.5 米，面積約 300 平方米的建築材料、汽車零件及配件貨倉。值得注意的是，貨倉的牆壁邊角對正鄰居（28 號門牌村屋）的大門，在視覺上，牆壁邊角恰似「一把大長刀」直衝向鄰居門口，形成了「壁刀煞」。普通人士會感受到極大的心理壓力，一直相信風水的村民則會心神不寧，注意力難以集中，人際關係變得緊張，嚴重影響身心健康。

「提意見人」姓名／名稱：[請注意：以下部份是提意見人的個人資料，不可公開予公眾查閱]

簽署：_____ 日期：17/06/2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-06-17 星期一 12:55:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd:
Attachment: Revised comment_form_PST27.docx

----- Forwarded message -----

寄件者：
Date: 2024 年 6 月 17 日 週一 12:45
Subject:
To:

致城市規劃委員會秘書:

香港北角渣華道 333 號北角政府合署 15 樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

7

有關的規劃申請編號 The application no. to which the comment relates (A/YL-TT/652)

1. 有關申請的地段[DD119 1762(部份)] 本身為V-zone地, 只適合作為興建新界小型屋宇, 即俗稱丁屋之用, 不適宜作為工業或商業用途, 例如興建貨倉。另外, 這個地點不適宜作為貨倉, 因為它不近馬路, 車輛須經過迂迴不太寬闊由行人道及農地組成的通道, 私家車及其他小型車輛尚可輕易及安全通過, 但貨車及大型車輛行駛時會對其他道路使用者及附近居民構成威脅。
2. 擬申建貨倉地段及附近數以萬尺的農地已於十年以至近幾年被填高數呎, 附近土地及房屋包括本人及家人居住的地方, 瞬間變成低窪地方, 每逢下較大的雨, **水浸問題非常嚴重**, 在農地未被填高時水浸問題幾乎沒有出現過, 2014年農地被填高的第一年, 一場不足一小時的暴雨因為雨水無處可逃全部急湧入屋, 水深高達一呎, 浸壞不少傢具及電器, 嚇倒家裡小朋友及年老家人, 經過多番斡旋抗議, 有關發展商即申請人本人才緊急地挖出一條大坑分流部份雨水, 但於政府七年前把原來的雨水渠擴闊後, 申請人立即把大坑填平, 但水浸問題從未根本解決, 仍時刻**威脅本人及不少村民生命財產**, 如果申建貨倉被批, 水浸問題必定更加嚴峻, 因為申請人擬興建兩個5.5米高分別250及300平方米之有蓋倉庫及數以千呎露天倉庫, 把地基再填高之機會十分之高, 到時水浸入屋必定更頻繁更嚴重。
3. 此外, 兩個擬建的有蓋倉庫連地基高達20呎, 其中一間更矗立在本人門口, 緊貼圍牆, 嚴重有礙景觀而且有礙空氣流通, 貨倉安裝的巨型空調及抽氣扇排出的熱氣及廢條嚴重影響本人及家人健康。貨車及貨倉日常運作已帶來噪音, 如申請人或營運者違規讓貨車晚間出入或晚上繼續運作, 本人及家人更難以安枕。最後, 申請人擬擺放建材及汽車零件, 這些都可以是高度污染, 對環境造成嚴重破壞, 如果存放之物料發出異味, 這對附近居民帶來很多困擾, 貨倉自然產生污水, 本村沒有污水渠, 污水自然流入雨水渠, 污染水源。
4. 火災時刻威脅本村安危, 只要搜索白沙村火警幾個字便不難發現火災牽涉到回收場工廠車房貨倉經常在本村周遭發生, 不幸的大幸是大部份火警都在本村外圍人口不太密集的地方, 但前幾個月就在DD119 1762地段不遠處發生車房電池無故著火引發爆炸火災, 由於欠缺合規格的消防通道及設施, 消防車都須花費不少時間才能到達現場並把火種撲滅。現在打算申建貨倉的地段更接近民居, 尤其是有蓋倉庫(2)更緊貼本人住所, 一旦發生火警, 火乘風勢後果不堪設想。
5. 申請人於申請表描述的地方跟事實不符, 該地段接近民居, 不是遠離民居, 所以不是對附近居民沒有不良影響, 相反, 該申請對環境及居民帶來太多惡劣影響, 所以懇請貴署拒絕今次及以後同類申請。

「提意見人」姓名 / 名稱 Name of person/company making this comment:

Ms Lee Chui Sang

簽署 Signature:



日期 Date: 17/06/2024

From:
Sent: 2024-06-17 星期一 12:41:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Eva Ka Yan
TAM/PLAND <ekytam@pland.gov.hk>
Subject: Objection to application for warehouses at DD119 Lot 1762
(ref. Application No. A/YL-TT/652)
Attachment: 反對在丈量約份 119 約地段 1762 號之建倉申請 (編號 A_YL-
TT_652).pdf

Dear Sir/Madam,

Enclosed please find my letter on the subject for your information and appropriate action.

Best regards,

LC Tam

從 Windows 的郵件傳送

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號：(A/YL-TT/652)**意見詳情：**

本人對新界元朗大棠丈量約份第 119 約地段第 1762 號（部份）擬建臨時貨倉及露天存放建築材料、汽車零件及配件（為期三年）之申請表示強烈反對，反對原因如下：

(一)水浸風險

香港近年暴雨連場，導致多處出現嚴重水浸。在白沙村丈量約份第 119 約，於 2014 年前，有發展商在地段 1762 號及鄰近地段近二十萬呎鄉村式發展地及部份農地進行大規模平整工程，堆填泥土沙石，部份更鋪上混凝土，提升該地段高度。此舉堵塞鄰近土地的排水渠道，削弱區內原有的排洪能力，引致鄰近沒有填土的地段如 1763、1764 和 2225 號長期面對水浸威脅。例如在 2014 年 4 月 1 日，位於 1764 和 2225 地段的村屋（即 27 和 28 號門牌）經歷嚴重水浸，屋內水深及膝，造成居民重大財物損失及嚴重心理創傷。每逢大雨，居民均擔心被水淹沒，無法入眠。

白沙村村代表和居民曾要求特區政府改善村內排水系統。然而，元朗渠務署於 2024 年 3 月 27 日覆電郵，根據他們的記錄，有關排水口及排水管道並非渠務署的排水設施。元朗民政事務署於 2024 年 6 月 3 日覆函，由於排水系統的排水口範圍涉及橋興路及元朗明渠等地區大型基建設施，已超出民政事務署工程組技術範圍。由於至今沒有任何一個政府部門願意承擔，村內的排水系統在可見的未來不會改善。地段編號 1763、1764 和 2224 在大雨時已出現水浸，倘若在鄰近地段編號 1762 興建倉庫，堆積建築材料和雜物，降低地皮原有排洪能力，進而堵塞原本狹窄渠道，定必增加鄰近地段水浸風險，令村民蒙受更大的生命和財產損失。

(二)火警威脅

火警危及人命安全，然而，位於丈量約份第 119 約，白沙村範圍內的貨倉及停車場不時發生火災，數目並與日俱增。例如 2023 年 11 月 10 日，在元朗白沙村申請建臨時貨倉的地段附近，有兩輛由申請人擁有的退役巴士疑遭人縱火，火勢猛烈，巴士燒剩車架，鄰近兩輛私家車亦嚴重焚毀。在同年的 12 月 9 日，在同一位置，上月燒剩車架的兩輛退役巴士再次起火，疑因工人用風煤樽切割巴士車架時出意外。2024 年 3 月 29 日，公庵路白沙村一個鐵皮屋貨倉起火，濃煙密布，大量黑煙直攻半空，5 男 4 女逃生，起火原因有待調查。最值得大家關注的問題是元朗大棠丈量約份第 119 約地段第 1762 號及鄰近地段為私人土地，現時並沒有關設緊急車輛通道予消防車和救護車使用。

(三)道路安全

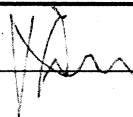
元朗大棠丈量約份第 119 約地段第 1762 號及鄰近地段原為農地，後規劃為鄉村式發展用地。近年業權人不斷於泥路上鋪設石屎，擴闊成車路，在缺乏交通指示和路燈照明的情況下，行人安全備受威脅。他們又於有關地段上築起圍欄和架設路障，禁止其他人和村民穿越。同時，相關業權人在周邊土地上搭建貨倉與車房，數目日益增加。附近村民指出自貨倉和車房出現後，常有重型貨車出入，亦有貨車在貨倉附近裝貨和卸貨，堵塞道路，進而令到通往元朗市中心的公庵路和橋興路不勝負荷，造成交通擠塞和傷亡意外，嚴重影響居民日常生活和出行安全。

(四)環境污染

申請建貨倉之地與鄰居（27 號門牌村屋）僅有 3 米距離，與白沙村居民密集的居所亦非常接近，業權人在擬建貨倉的地段上加設圍欄，阻礙空氣流動，令通風問題惡化，導致區內的空氣質素變差。構建貨倉牆身的物料大多採用金屬和鐵皮，貨倉的裝貨卸貨活動製造大量熱源及污染物，再加上存放的鋼筋混凝土建築物吸收了太陽、地表、牆身及人造所散發出的熱量，使氣溫已較其他地區為高的元朗白沙村形成了特殊的熱島效應，影響戶外環境舒適度。同時，區內日益密集的貨倉增添了氣流流動時的之地表摩擦，形成弱風區域，讓污染物容易積蓄，影響居民呼吸健康。此外，在申請建貨倉的地段上，大型貨車經常出入及裝貨卸貨，增加區內的交通噪音。

「提意見人」姓名 / 名稱：「請注意：以下部份是提意見人的個人資料，不可公開予公眾查閱」

簽署：



日期：

17-06-2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:

Sent:

2024-06-13 星期四 20:50:33

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Attachment:

IMG_0001(3).pdf

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：secretary@pland.gov.hk

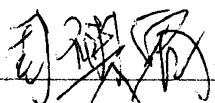
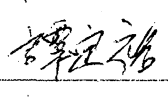
有關的規劃申請編號 The application no. to which the comment relates (A/YL-TT/652)

1. 有關申請的地段(DD119 1762(部份)) 本身為V-zone地, 只適合作為興建新界小型屋宇, 即俗稱丁屋之用, 不適宜作為工業或商業用途, 例如興建貨倉。
2. 興建及營運貨倉對附近居民及村民以至環境造成不良影響。首先, 該地段不近馬路, 車輛需經白沙村橋興路第一段或第二段橋進入本村範圍, 然後經過農地或者行人道抵達, 如由第一段進入, 車輛須經過一段頗長由行人道及農地組成的通道, 這樣除了加劇交通擠塞問題, 往返貨倉的貨車及大型車輛對本村村民生命造成威脅。另外, 該地段及附近數以萬尺的農地已於十年以至近幾年被填高, 附近土地及房屋瞬間變成低窪地方, 每逢下較大的雨, 水浸問題非常嚴重, 在農地未被填高時水浸問題幾乎沒有出現過, 雖然民政署已於七年前把原來的兩水渠擴闊, 但大雨時水浸仍威脅不少村民生命財產, 如果申建貨倉被批, 水浸問題必定會更加嚴重, 因為申請人擬興建兩個5.5米高分別250及300平方米之有蓋倉庫及數以千呎露天倉庫, 把地基再填高之機會十分之高。此外, 貨車及貨倉日常運作已帶來噪音, 如申請人或營運者違規讓貨車晚間出入或晚上繼續運作, 附近居民更難以安枕。最後, 申請人擬擺放建材及汽車零件, 這些都可以是高度污染, 對環境造成嚴重破壞, 如果存放之物料發出異味, 這對附近居民帶來很多困擾, 貨倉自然產生污水, 本村沒有污水渠, 污水自然流入雨水渠, 污染水源。
3. 本村V-zone地珍貴, 不應用於建倉, 另外, 本村很多V-zone地流入所謂發展商手中, 由於近年丁屋審批需時, 囤地待建丁屋之發展商紛紛入紙申建貨倉, 如果這次申請獲批, 同類申請獲批的機會將會大增, 愈來愈多待建丁屋之V-zone地將變成貨倉, 這樣嚴重影響鄉郊面貌及村民日常生活, 所以本村V-zone建倉先例不可破, 否則實署收到類似申請必定愈來愈多, 同樣來自村民的反對都會愈來愈多。
4. 火災時刻威脅本村安危, 只要搜索白沙村火警幾個字便不難發現火災牽涉到回收場工廠車房貨倉經常在本村周遭發生, 不幸的大幸是大部份火警都在本村外圍人口不太密集的地方, 但前幾個月就在DD119 1762地段不遠處發生車房電池無故著火引發爆炸火災, 由於欠缺合規格的消防通道及設施, 消防車都須花費不少時間才能到達現場並把火種撲滅。現在打算申建貨倉的地段更接近民居, 尤其是有蓋倉庫(2)更緊貼白沙村27 28號物業, 一旦發生火警, 火災風勢後果不堪設想。
5. 貨倉一旦獲批興建營運, 實署日後對營運者難以監管, 第一, 路線上, 為了方便及讓更大型車輛可以往返, 營運者傾向於讓司機取道白沙村第二段; 第二, 為了利益最大化, 營運者讓貨倉晚間違規操作實屬正常; 第三, 有蓋倉庫5.5米高四邊圍封, 如何保證營運者只存放非污染性建材或汽車零件?

「提意見人」姓名 / 名稱 Name of person/company making this comment:

白沙村原居民村代表：周樂容

白沙村居民村代表：譚定裕

簽署 Signature:   日期 Date: 13-6-2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-06-17 星期一 12:33:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to building a warehouse in DD119 1762 part (A/YL-TT/652)
Attachment: Letter to Town Planning Board 240617.docx

Please ignore the previous email. It should be DD119, not 117.

Read the attached!

Secretary, Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Objection to the application for building a temporary warehouse in Yuen Long Shap Pat Heung Pak Sha Tsuen

We are writing in response to the application(A/YL-TT/652) for building a temporary warehouse in **Yuen Long Shap Pat Heung Pak Sha Tsuen** [DD119 / 1762 (part)]. As a landlord of Hilford Pak Sha Tsuen, we have no choice but object to such an application.

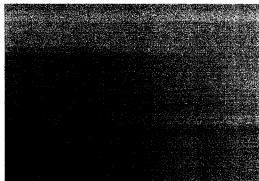
First and foremost, the captioned site is designated as **V zone**, which is primarily intended for indigenous villagers to build small village houses to suit their residential needs rather than serves other purposes like industrial or commercial uses. A warehouse for storing things like construction materials, car parts or any products does not seem to be compatible with the layout of an indigenous village in the New Territories. Before being classified as V-zone, the site and its neighbouring hectares of fields were farmland offering pleasant greenery and served to trap tonnes of rainwater to help prevent flooding. However, the land owners and the developers were quick to **raise the ground levels of the land by more than 1 metre** making its neighbouring land and houses become low-lying areas. During the downpour, I can see how much they are **threatened by floods**.

What's more, taking its surrounding areas into consideration and its location, the captioned site is not ideal for building a temporary warehouse. It is not near Kung Um Road or Kiu Hing Road, the major roads leading to the site. Vehicles including trucks have to pass through the pavement and the farmland to get to the intended warehouse. Besides **noise pollution** caused by the trucks and the daily operation of the warehouse, such giant moving vehicles pose **huge threat to the lives** of hundreds of villagers or residents. What's worse, the applicant intends to build two covered 250-300 square-meter warehouses with a height of 5.5m. It is fine to see lines of traditional 3-storey village houses but such covered structures are definitely eyesores. Worst of all, Pak Sha Tsuen is always **threatened by fire** involving recycling plants, factories and garages. A few months ago, there happened a fire in a garage near the captioned site caused by explosion of a car battery. As we can see, the applicant intends to build two covered structures, one of which sticks to two village houses. Once fire is triggered, it can spread to the tens of its adjoining village houses. **Potential fire hazards** must not be taken lightly. As I mentioned previously, there is no proper driveways leading to the warehouse. Fire engines will find it difficult to get to the site to put out the fire.

As far as environmental impact is concerned, building materials and car parts as proposed by the applicant can be **environmentally unfriendly**. They may contaminate both the land and the water resulting in unpleasant or even poisonous odour. The sewage will be discharged to the two ditches of the village which are designed for diverting the rainwater.

Your understanding of our grave concerns will be greatly appreciated and we expect you take our objection seriously and reject the captioned application.

Yours faithfully

A black rectangular box redacting the signature of the sender.

[Please do not disclose our names to anyone other than government departments concerned.]

11

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240618-152937-16693

提交限期**Deadline for submission:**

18/06/2024

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

18/06/2024 15:29:37

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

A/YL-TT/652

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Amy Lee

意見詳情**Details of the Comment :**

1. 交通擠塞：僑興路公庵路本身已很繁忙，加上元朗南發展道路改善工程，交通倍加擠塞，出入貨倉車輛加劇塞車問題。
2. 噪音滋擾：平時車輛出入DD119Lot1666, 即樂都餐廳周圍已造成滋擾，尤其是貨車大型車輛經過，貨倉導致貨車出入該地段更頻繁，造成滋擾更大，況且雖然申請表上列明貨車只會取道僑興路白沙村第一個路口及每日作業時間為朝九晚七，但會否違規操作，政府難以監管。
3. 環境破壞及引發嚴重水浸：該地段本身屬於V zone 地，即宜興建或可興建新界小型房屋即俗稱丁屋，原本是農地，但發展商或新業主一早已把地面填高幾尺，破壞原先農地協助疏水避免附近房屋水浸之功能，興建貨倉涉及有蓋倉庫，好有可能進一步填高地面，導致附近更嚴重水浸。另外，貨倉報稱存放建築材料，範圍太廣，可能構成污染及對環境衛生構成威脅。
4. 火警威脅
貨倉失火時有發生，尤其是在白沙村，貨倉鄰近民居，萬一爆炸或者失火，後果不堪設想。
5. 開壞先例

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 17 MAY 2024
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	A/YL-TT / 652
	Date Received 收到日期	17 MAY 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

TAM MAN SHING VICTA

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)

不適用

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)	新界元朗大棠丈量的份第 119 約地段 第 1762 號約份
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 10.00 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 550 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	8152-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(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 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 16-03-2024 (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 05-04-2024 (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 or Regulated Areas

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

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

(如屬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，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展臨時貨倉(存放建築材料、汽車零件及配件)
及露天存放建築材料(為期三年)

(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 450 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 550 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2
不適用

Proposed domestic floor area 擬議住用樓面面積 550 sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 550 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 550 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)

構築物擬作貨倉用途，擬議高度5.5米(-隔高)

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 不適用

Motorcycle Parking Spaces 電單車車位 不適用

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 不適用

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 不適用

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 不適用

Others (Please Specify) 其他 (請列明) 不適用

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 不適用

Coach Spaces 旅遊巴車位 不適用

Light Goods Vehicle Spaces 輕型貨車車位 3

Medium Goods Vehicle Spaces 中型貨車車位 不適用

Heavy Goods Vehicle Spaces 重型貨車車位 不適用

Others (Please Specify) 其他 (請列明) 不適用

Proposed operating hours 擬議營運時間 星期一至六 9:00 am至 7:00 p.m. 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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由橋南路轉入小路直達 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 No 否	<input type="checkbox"/> Please provide details 請提供詳情
(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 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 6000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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>
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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/ 不適用
(b) Date of approval 獲批給許可的日期	不適用 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	不適用 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

新界西北急速發展，土地需求
不斷增加，善用資源，本人申請上
述地段用作臨時貨倉（存放建
築材料、汽車零件及配件）及露天
存放建築材料，為期三年，涉及
面積約 1000 m²，此等改動不須
砍伐樹木，只是填土及搭建有
蓋構築物，不會影響其他使用
者，望批准。

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

TAM MAN SHING VICTA

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

15 - 04 - 2024

(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	新界元朗大棠文量約份第119約地段 第1762號部份
Site area 地盤面積	1000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/KL-TT/20
Zoning 地帶	VILLAGE Type DEVELOPMENT
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉(存放建築材料、汽車零件及配件) 及露天存放建築材料, 為期三年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 不適用	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	550 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	不適用	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	5.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		一層高 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		不適用
	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) _____ _____		3 不適用 不適用 3 LGV 不適用 不適用 不適用

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

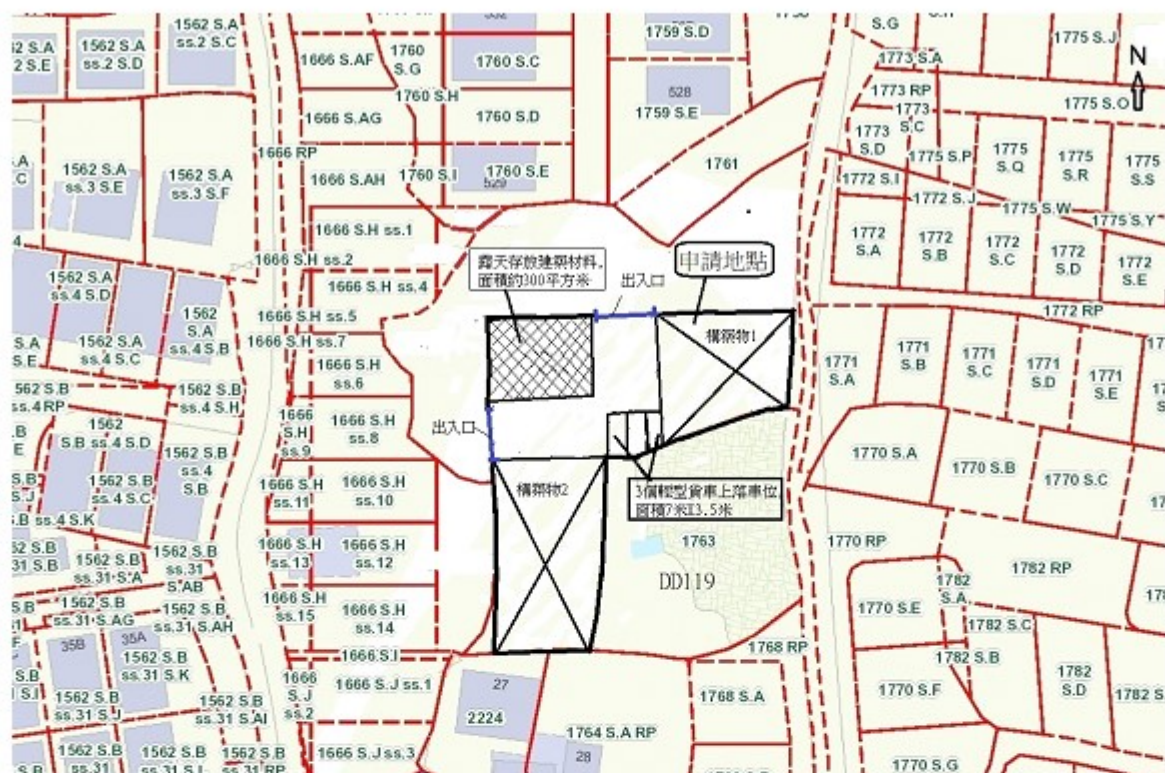
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional 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 checked="" type="checkbox"/>	<input type="checkbox"/>
① 位置圖		
② 行車路線圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

布局設計圖



構築物1:

用途: 貨倉(存放建築材料, 汽車零件及配件)

高度: 約 5.5 米一層高

面積: 約 250 平方米

總樓面面積: 約 250 平方米



構築物2:

用途: 貨倉(存放建築材料, 汽車零件及配件)

高度: 約 5.5 米一層高

面積: 約 300 平方米

總樓面面積: 約 300 平方米

圖例:  構築物(貨倉)
 露天存放建築材料

鹽仁壽田



行車路線圖

申請位置

LOT 1762 部份

DD119