

2024年 7月 1 7日

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

Appendix I of RNTPC  
Paper No. A/YL-TT/664B

This document is received on 2024 -07- 17  
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](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](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 1664
	Date Received 收到日期	2024-07-17

- 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)

保誠國際貨運有限公司 PRUDENTIAL INTERNATIONAL MOVING 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)

Allgain Land Planning Limited 全堅土地規劃有限公司

### 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)	新界元朗大棠丈量約份第117約地段第489號餘段(部分) Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories
(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 3900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1880 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	大棠分區計劃大綱核准圖編號 S/YL-TT/20 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	現時是空置的  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 2024 ..... 年 ..... 7 ..... 月 ..... 3 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 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 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	THE REMAINING PORTION OF LOT NO. 489 IN D.D.117	28/06/2024

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (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 \_\_\_\_\_ (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）

---



---



---



---

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Proposed Temporary Logistics Centre for a Period of 3 Years and Land Filling  
擬議臨時物流中心（為期3年）及填土工程

(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	2060	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1840	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2	.....
Proposed domestic floor area 擬議住用樓面面積	0	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1880	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1880	.....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途（如適用）(Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：臨時物流中心，面積約1800平方米，1層高，高度不多於9米。

構築物2：辦公室，兩層高，上蓋面積約40平方米，總面積約80平方米，高度不多於7米。

## Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	2
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他（請列明）	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他（請列明）	0

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從大棠路進入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3,340 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... 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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>



**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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Allgain Land Planning Limited



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

Date 日期

03/07/2024

(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	新界元朗大棠丈量約份第117約地段第489號餘段(部分) Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	3900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	大棠分區計劃大綱核准圖編號 S/YL-TT/20 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	Agriculture 「農業」
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	Proposed Temporary Logistics Centre for a Period of 3 Years and Land Filling 擬議臨時物流中心（為期3年）及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1880 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	47.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 2 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan , Location Plan , Paving ratio plan		
<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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界元朗大棠丈量約份第 117 約地段第 489 號餘段(部分)

擬議臨時物流中心及填土工程 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-5



## 擬議發展細節

1. 申請人現根據《城市規劃條例》( 第 131 章 ) 第 16 條，提交有關新界元朗大棠丈量約份第 117 約地段第 489 號餘段(部分)的規劃申請，擬在上述地段申請為期三年的臨時物流中心及填土工程。
2. 申請地點位於元朗大棠路附近，在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「農業」用途。
3. 申請地盤面積為約 3,900 平方米，上蓋總面積約 1,840 平方米，露天地方面積約 2,060 平方米，上蓋覆蓋率約 47.2%。
4. 申請地點將設有 2 個構築物，總樓面面積約 1,880 平方米，用途如下：  
構築物 1：臨時物流中心，面積約 1,800 平方米，1 層高，高度不多於 9 米。  
構築物 2：辦公室，總面積約 80 平方米，2 層高，高度不多於 7 米。
5. 申請地點涉及 2 個中型貨車停車位，作停泊及上落貨用途。
6. 申請地點可從大棠路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

# 申請原因

1. 申請人為保誠國際貨運有限公司，是一間國際貨運公司，公司已成立 28 年，主要業務是物流和運輸，對物流中心需求甚大，並已接下多個工程( 包括港鐵工程 )，是受元朗南發展第一期發展計劃影響需搬遷的經營者，在 2023 年 3 月已把土地交回政府。
2. 申請人保誠國際貨運有限公司以前是在元朗南，原址設置面積約 1,792 平方米的物流中心，受政府收地影響，一直在尋覓合適的土地，礙於地點及租金問題，無法找到其他更合適的地點，最後找到申請地點，並有意向城規會遞交相若規模的申請，希望發展局能給予政府支持，讓申請人能繼續營運。  
( 附件為部份申請人業務的經營資料 )
3. 擬議申請用途為臨時物流中心，不屬於「農業」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
4. 申請地點所在位置全部範圍屬於規劃指引編號 13G 的「第三類地區」範圍。按規劃指引編號 13G 的擬作「露天貯物及港口後勤用途」內說明，城規會通常不會從優考慮在第 3 類地區內的申請，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題能透過實施規劃許可附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
5. 申請地點附近圍繞的都是一些臨時構築物及寮屋，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。申請地點也會設置圍板圍網，完全封好申請地點，避免影響周邊鄰居。
6. 申請地點附近已存在停車場、貨倉、商店等與本規劃申請協調的用途，因此本申請用途與周遭環境並非不協調。其中有些申請地點也曾取得城市規劃委員會的規劃許可 ( 參考編號：A/YL-TT/544、A/YL-TT/352 等 )。

7. 由於政府要落實元朗南發展計劃大綱圖的發展，並已對部份土地進行收地，此舉嚴重影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. **擬議發展只是臨時三年的性質**，申請地點因其獨特的地點條件並緊鄰邊境管制站而為擬議發展提供了最佳位置，申請地點周邊都並非農業用途，復耕潛力相對低，「農業」地帶的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「農業」地帶上的一草一木，只是利用現時的硬地面作臨時物流中心，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及一個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作，只需作部份填土工程。
11. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗大棠丈量約份第 117 約地段第 489 號餘段(部分)作為期三年的臨時物流中心及填土工程。

# **擬議發展計劃的各方面影響**

## **1. 土地行政**

申請地點涉及 1 個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及一個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## **2. 擬議發展的入口**

申請地點可經由大棠路直接轉入，完整不用經過任何私人地段。

## **3. 擬議發展的交通安排**

申請用途涉及 2 個停車位，申請地點設有一個出入口，申請地點內亦有足夠空間供車輛行駛，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

## **4. 環境方面**

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

## **5. 空氣方面**

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

## **6. 噪音方面**

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

## 7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

## 9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗大棠丈量約份第 117 約地段第 489 號餘段(部分)作為期不超過三年的臨時物流中心及填土工程。



有關第 16 條規劃申請編號

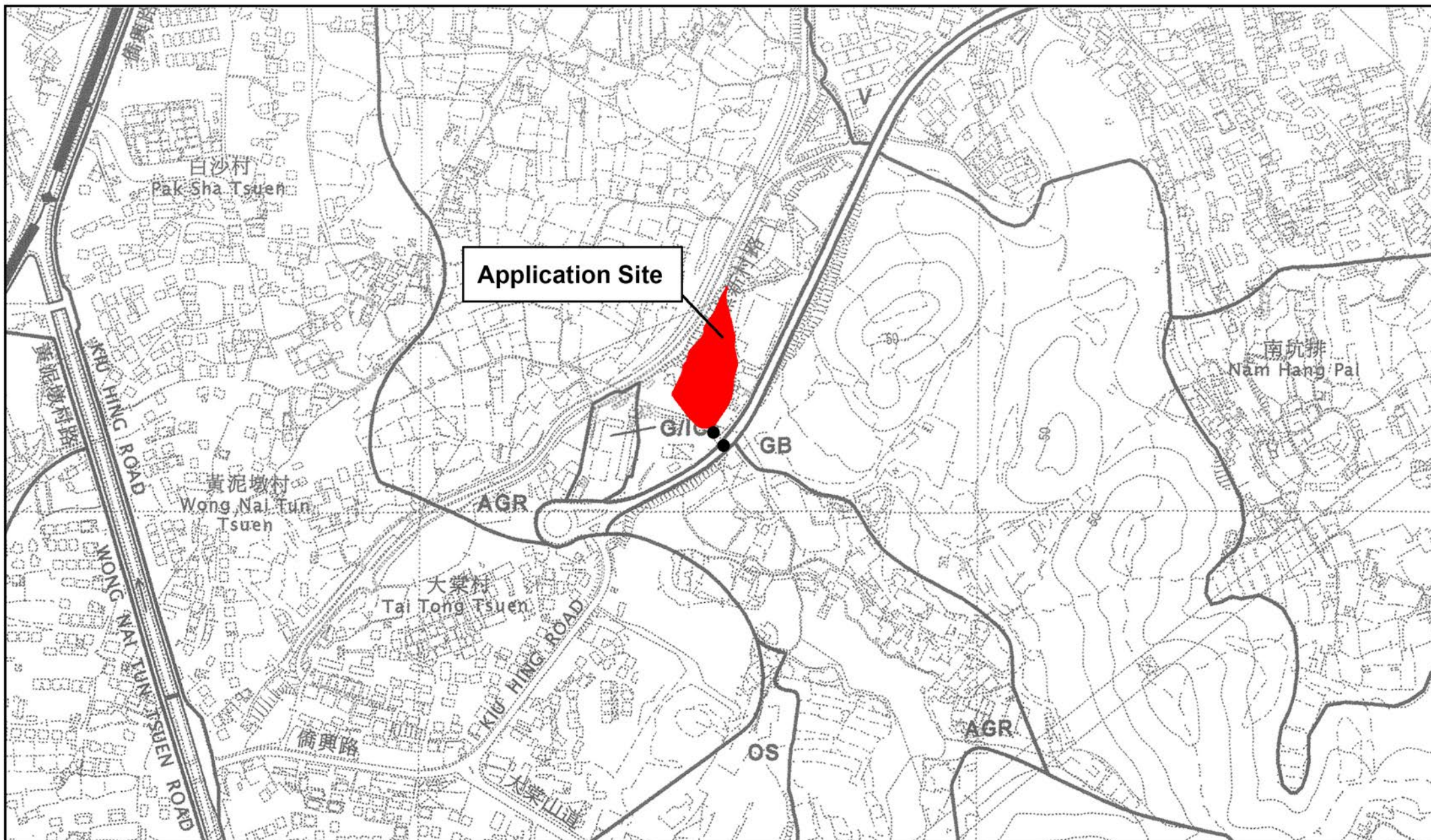
新界元朗大棠丈量約份第 117 約地段第 489 號餘段(部分)

擬議申請用途：臨時物流中心及填土工程

預計 中型貨車 進出流量報告  
( 星期一至星期六 )

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

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan

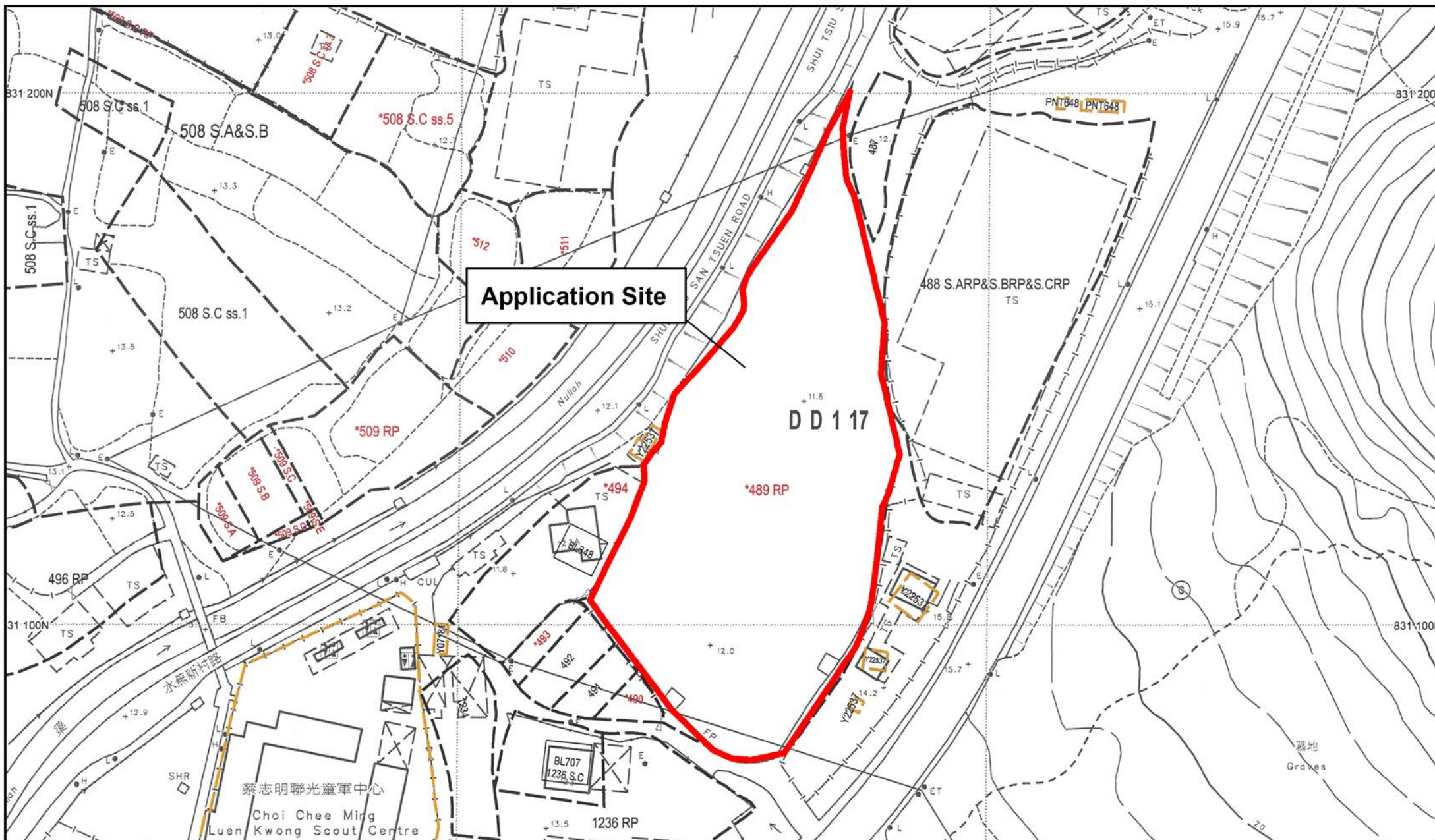
Drawing No. 圖號:


20240622

Remarks 備註:

●●● Vehicular access leading from Tai Tong Road





 <p>Algain Land Planning</p> <p>全堅土地規劃</p>	<p>Project 項目名稱:</p> <p>Proposed Temporary Logistics Centre and Land Filling for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Site Plan</p> <p>Drawing No. 圖號:</p> <p>20240622</p>	<p>Remarks 備註:</p>

**Structure 1**

Logistics Centre

GFA: 1800m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 9m

**Application Site**2 parking spaces  
of 11m x 3.5m  
for medium goods  
vehicleManoeuvring  
circle**Structure 2**

Office

Covered Area: 40m<sup>2</sup> (ABOUT)GFA: 80m<sup>2</sup> (ABOUT)

No. of storey: 2

Height: Not exceeding 7m

Ingress/Egress

Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a Period  
of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Layout Plan

Remarks 備註:



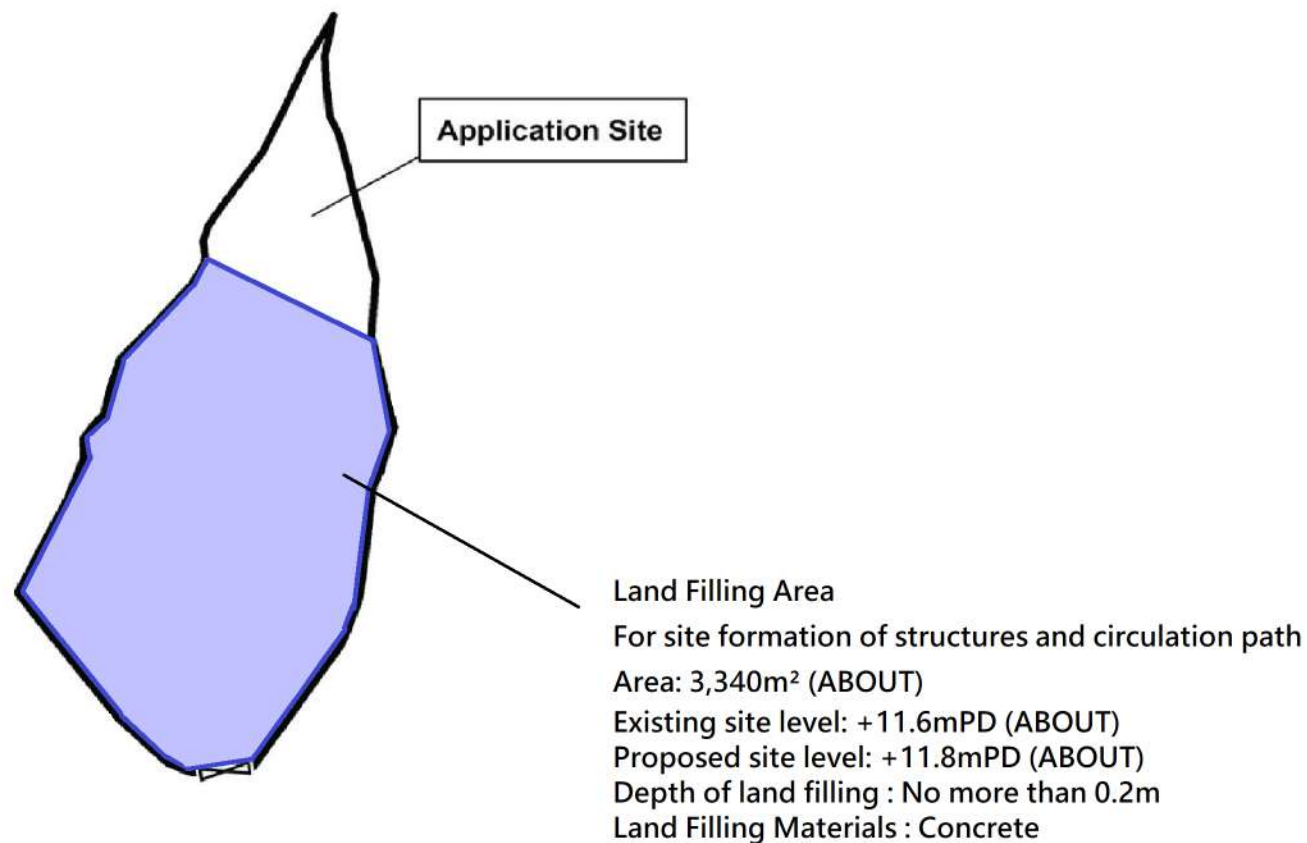
Medium Goods Vehicle



Structure

Drawing No. 圖號:

20240622



Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a  
 Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen  
 Long, New Territories

Drawing Title 圖紙標題:

Paving Ratio Plan

Drawing No. 圖號:

20240703

Remarks 備註:

 Land Filling Area

From: [REDACTED]  
Sent: Monday, July 29, 2024 8:16 PM  
To: Bosco Tak Ko YUNG/PLAND <[btkyung@pland.gov.hk](mailto:btkyung@pland.gov.hk)>  
Subject: A/YL-TT/664 \_ 補充資料

Dear Planning Dept. Bosco,

有關規劃申請：A/YL-TT/664  
現附上補充資料和圖則，請查收。

謝謝。

Ms Chong  
[REDACTED]



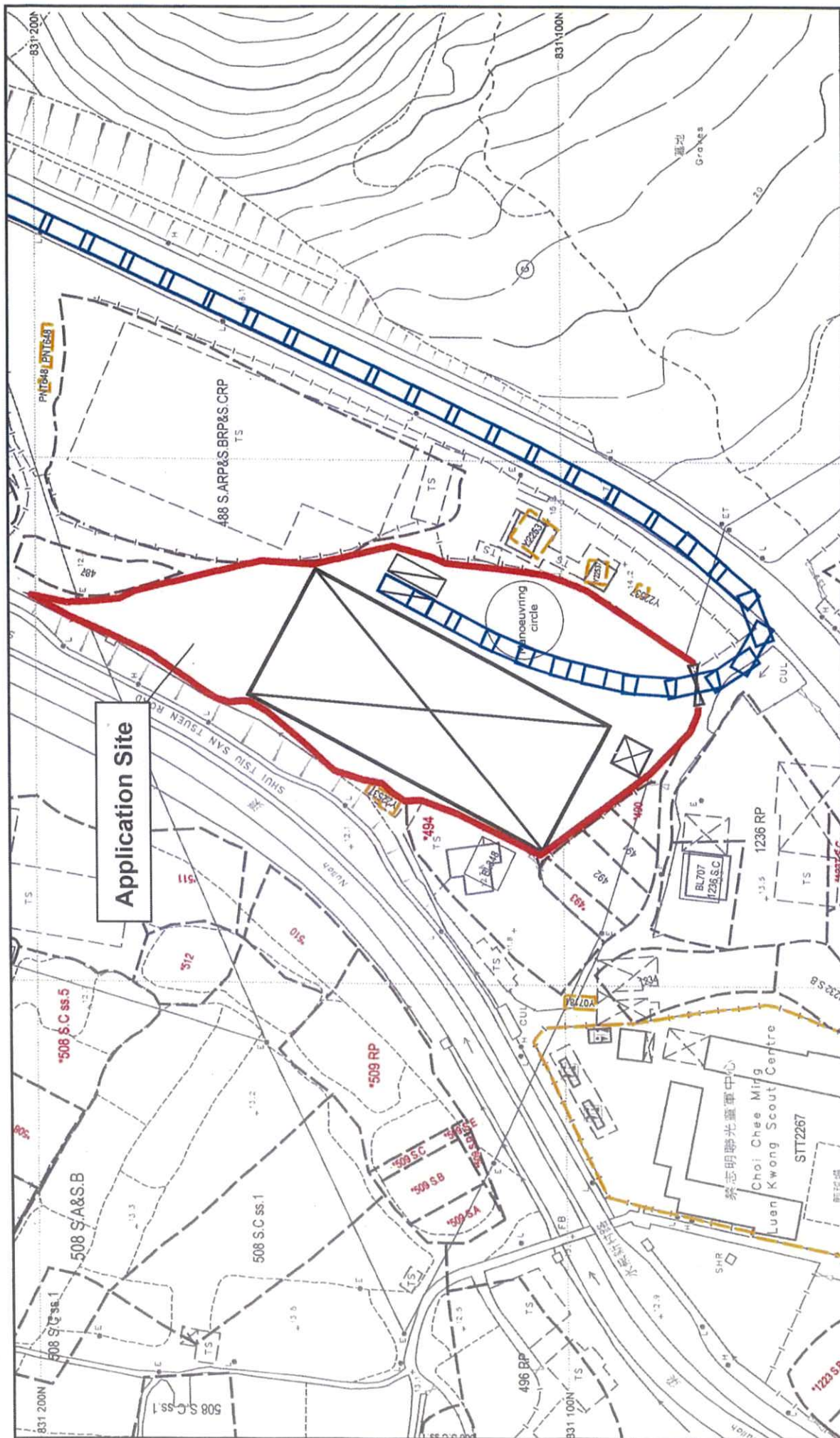
## A/YL-TT/664

### 補充資料

1. 申請人為保誠國際貨運有限公司，提供空運及海運之運輸服務，公司網址：<https://www.prudentialmovers.com/>，主力為香港居民服務，為配合政府發展，申請人已在 2023 年 3 月遷離之前在元朗南使用的貨倉，並把土地交還給政府。
2. 申請人是受元朗南發展收地影響的經營者，因此申請人向城規會遞交是次申請，希望相關部門能批出，減少影響申請人公司的業務。
3. 申請人在 2023 年至 2024 年期間，一直沒有停止尋找合適的土地，這兩年中不直透過地產代理尋找元朗或北區的土地，但市場上的土地租盤不多，有些價錢和地點合適的但卻被政府規劃為綠化用地/保育用地；有些規劃用途合適的倉地租金卻難以負擔；有些價錢和規劃用途合適的土地卻位於山坡上，地形不合適興建貨倉及物流中心，最後幾經辛苦找到這次位於大棠的農地作為申請地點，面積、租金和租期相對較為合適。
4. 以前申請人的物流中心面積約 20,000 多萬呎，主要存放貨品，等待空運及海運，以前的貨倉地址位於：新界元朗唐人新村丈量約份第 121 約地段第 1092 號 A 分段、第 1819 號及第 2008 號 H 分段餘段，涉及的規劃申請編號為：A/YL-TYST/1107，申請用途為臨時物流中心。
5. 現時申請地點約 40,000 呎，是因為業主要求將整個土地地段出租，而整個土地地段面積約 4 萬呎，因此申請人只申請 20,000 呎的上蓋為物流中心，其餘面積都是用作停泊車輛及作為空地。政府在 2024 年 8 月開始洪水橋及厦村新發展區第二期發展，很多土地都被政府徵收，現時尋覓土地相當困難，申請地點是現時唯一找到租金、租期、地點和地形都相對合適的土地。

6. 申請人知道申請地點部份位置較近民居，也已安排一些環境保護措施：申請人把車輛出入口設計在申請地點的出入口（最遠民居的位置），而全部圍網將會採用隔音物料，確保申請地點四周是在正規圍網圍住；而貨倉是 100%密封的，只留下適量的門口作上落貨物用，貨倉也會增設隔音物料如隔音棉，盡量減少噪音，影響民居。申請人也確保只在營運時間內工作和營業，在營業時間以外，申請人保證不會產生任何噪音和營業，以免影響周邊民居。
7. 申請人確保申請地點不會在任何工場活動，也不會進行包括燃燒、熔煉、清洗或潔淨可循環再造物料等的工場活動。





Application Site

Remarks 備註:  
 Medium Goods Vehicle IN

Drawing Title 圖紙標題:  
 Swept Path (IN)

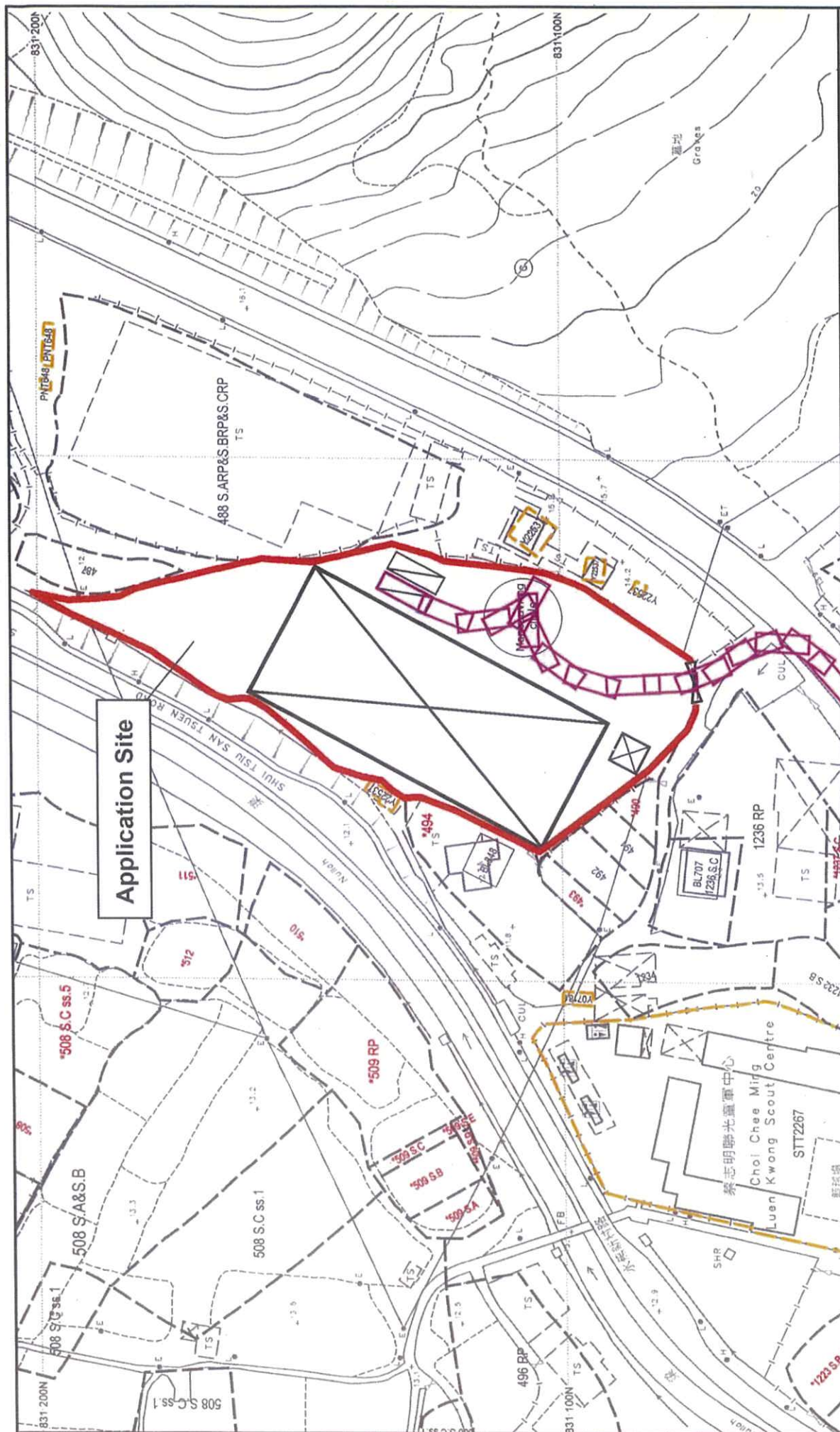
Drawing No. 圖號:  
 20240728

Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a  
 Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong,  
 Yuen Long, New Territories

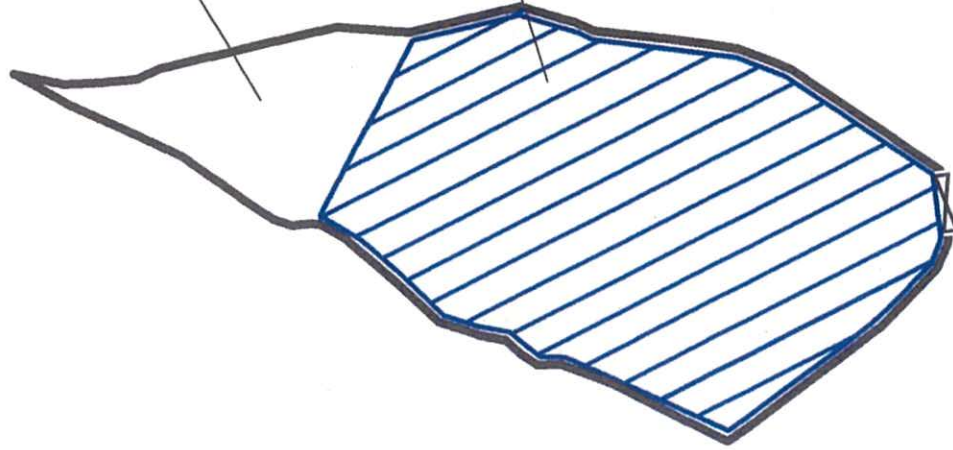






Project 項目名稱:





Application Site

**Land Filling Area**

For site formation of structures and circulation path  
Area: 3,340m<sup>2</sup> (ABOUT)  
Existing site level: +11.6mPD (ABOUT)  
Proposed site level: +11.8mPD (ABOUT)  
Depth of land filling : No more than 0.2m  
Land filling materials: Concrete

Ingress/Egress

Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a  
Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong,  
Yuen Long, New Territories

Drawing Title 圖紙標題:

Paved Ratio Plan

Remarks 備註:



Land Filled Area

Drawing No. 圖號:

20240728



## 保誠國際貨運有限公司



發佈時間: 2014-01-15 15:06:48

觀看人數: 4868



一間專業搬屋公司, 憑累積多年搬屋經驗, 務求令每一位顧客得到最平而又優質專業的搬運服務。顧客可以自訂搬運數量, 令搬運過程更為簡單方便。

分享到:



關鍵字: 香港, 沙田, 搬運

分類: 家居, 生活, 搬運及迷你倉, 住宅搬運

區域: 香港, 新界, 沙田

聯繫資料

詳細介紹

登口碑

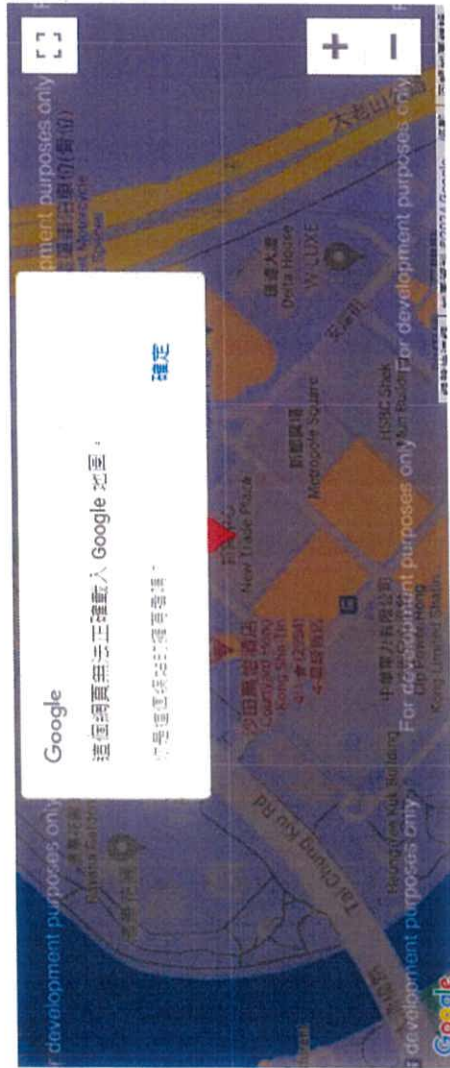
買網上店舖

手機號碼: 暫無

Email: 暫無

網址: 暫無

聯繫地址: 香港新界沙田安平街6號新貿中心B座9樓12室





黃頁  
yellow pages



公司, 類別, 電話號碼...



ENG | 繁體 | 简体

主頁 > 公司資料 > 保誠國際貨運有限公司

## 保誠國際貨運有限公司



沙田新貿中心



分享給朋友



分店



元朗 Tong Yan San Tsuen



<http://www.prudentialmovers.com>



分享給朋友



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

**Tommy Ngo Chun MA/PLAND**

---

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年11月06日星期三 9:17  
收件者: Eva Ka Yan TAM/PLAND  
副本: Ka Lo KAN/PLAND; Tommy Ngo Chun MA/PLAND  
主旨: 轉寄: A/YL-TT/664 \_ 回應部門意見  
附件: A\_YL-TT\_664\_回應部門意見.pdf; 附件\_Landscape Proposal.pdf

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, November 6, 2024 9:15 AM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: A/YL-TT/664 \_ 回應部門意見

**From:** Chong Hermose [REDACTED]  
**Sent:** Wednesday, November 6, 2024 9:13 AM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>; Bosco Tak Ko YUNG/PLAND <btkyung@pland.gov.hk>  
**Subject:** A/YL-TT/664 \_ 回應部門意見

城規會/規劃處：

有關規劃申請：A/YL-TT/664

現附上回應部門的意見，請查收。

這電郵將取代 2024 年 11 月 5 日的電郵。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/YL-TT/664

Table A: Responses to Departmental Comments

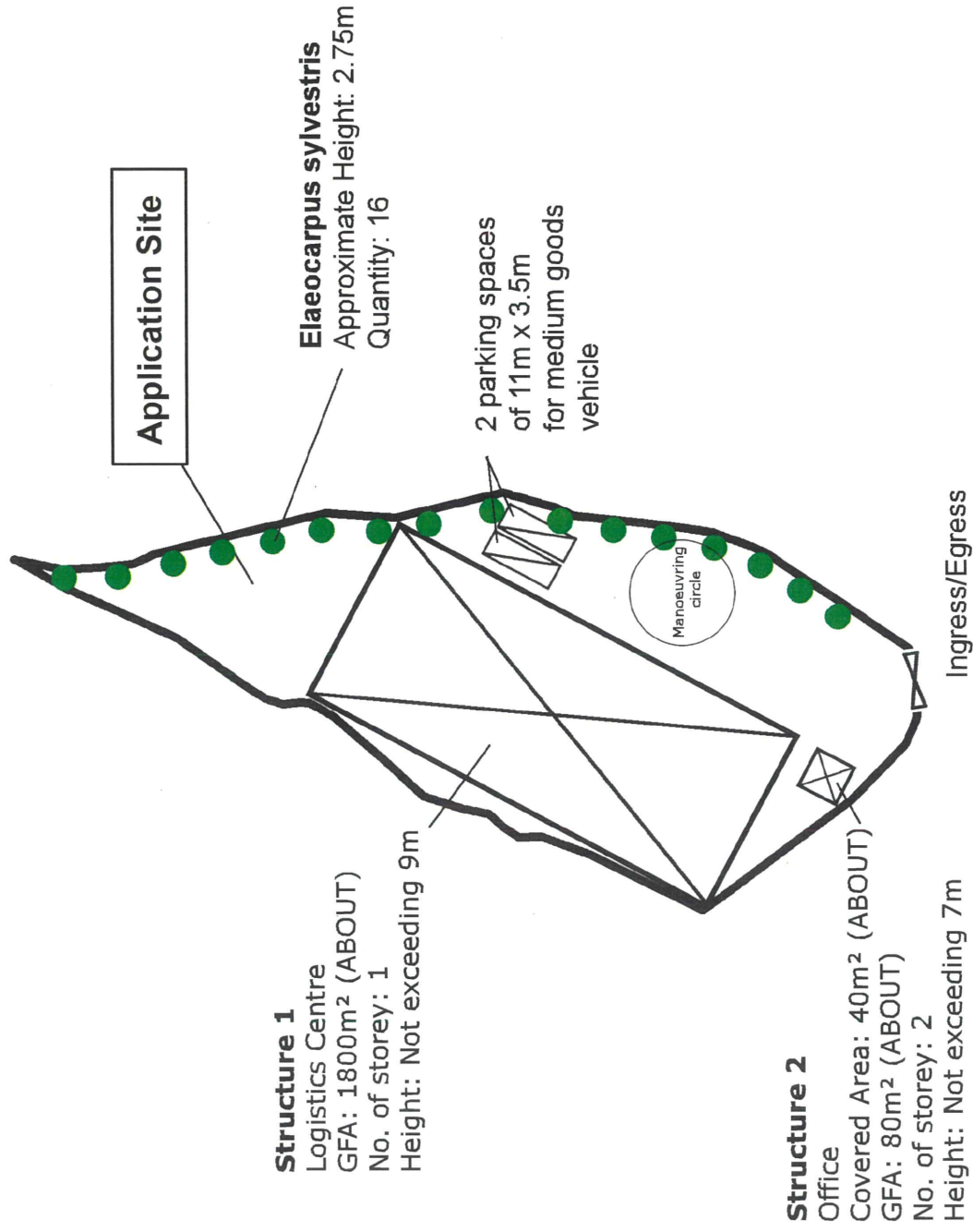
	Departmental Comments	Responses
	Comments from DEVB (Contact Person: Mr. CHAN, Tel: 3915 4252)	
(a)	<p>The application site is noted to be about 3,900 sq.m. which is larger than the original site recorded by LandsD. As the purpose of the application is to facilitate the relocation of their business operation, we would like to seek the clarification from the applicant as to whether the enlarged site is deemed necessary for the continued operations of their business.</p>	<p>申請人之前的物流中心面積約 20,000 多萬呎，主要存放貨品，等待空運及海運，以前的貨倉地址位於：新界元朗唐人新村丈量約份第 121 約地段第 1092 號 A 分段、第 1819 號及第 2008 號 H 分段餘段，涉及的規劃申請編號為：A/YL-TYST/1107，申請用途為臨時物流中心。</p> <p>現時申請地點約 40,000 呎，是因為業主要求將整個土地地段出租，而整個土地地段面積約 4 萬呎，因此申請人只申請 20,000 呎的上蓋為物流中心，其餘面積都是用作停泊車輛及作為空地。政府在 2024 年 8 月開始洪水橋及厦村新發展區第二期發展，很多土地都被政府徵收，現時尋覓土地相當困難，申請地點是現時唯一找到租金、租期、地點和地形都相對合適的土地。</p> <p>申請人受政府收地影響，一直尋尋覓覓，尋找地點多時，無法找到其他更合適的地點，最後只能找到擬議申請地點的地段。</p> <p>希望發展局能給予政府支持，讓申請人能繼續營運。</p>

	Departmental Comments	Responses
	Comments from UD&L (Contact Person: Mr. LAM, Tel: 3565 3949)	
(a)	No mitigation measures and landscape proposal are proposed by the applicant to demonstrate that the proposed uses would not have adverse landscape impact on the subject site and surrounding areas. We would reserve our comment upon receipt of the required landscape technical information in accordance with "Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)" for consideration.	申請人現附上 landscape proposal，請查收。



	Departmental Comments	Responses
	Director of Agriculture, Fisheries and Conservation (DAFC)	
(a)	<p>The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>申請地點已缺乏復耕潛力，旁邊就設有童軍中心及一些露天貨倉，如用作耕種，會與周遭環境不協調。</p> <p>申請人是次是受政府收地影響，需重新找地方繼續營運，申請人一直尋尋覓覓，尋找地點多時，無法找到其他更合適的地點，最後只能找到擬議申請地點的地段，這個地點沒有任何耕種活動，不會影響原來的農業發展。</p> <p>參考規劃申請編號 A/YL-TT/544，申請人也是受政府收地影響而搬遷，最後也能在農業地帶上申請成：臨時貨倉，以存放建築材料(木材、鐵架及鋁板)。</p>

	Departmental Comments	Responses
	Director of Environmental Protection (DEP)	
(a)	They may have objection to the application as there are residential uses in the vicinity, the proposed use would generate heavy vehicle traffic and environmental nuisance.	<p>申請地點附近圍繞的都是一些臨時構築物及寮屋，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。</p> <p>申請地點也會設置 3 米高的圍板圍網，完全封好申請地點，避免影響周邊鄰居。</p> <p>申請人會盡全力減少對交通、鄰居、周邊環境的影響，城規會可以加在附帶條件，申請人會嚴格執行。</p>



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

20241105

Remarks 備註:

● Elaeocarpus sylvestris

---

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 21, 2025 8:53 AM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: A/YL-TT/664 \_ 回應部門意見



---

**From:** [REDACTED]  
**Sent:** Monday, January 20, 2025 10:28 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Eva Ka Yan TAM/PLAND <[ekytam@pland.gov.hk](mailto:ekytam@pland.gov.hk)>; Momo Hei Ching CHOW/PLAND <[mhcchow@pland.gov.hk](mailto:mhcchow@pland.gov.hk)>  
**Subject:** A/YL-TT/664 \_ 回應部門意見

城規會/規劃處：

有關規劃申請：A/YL-TT/664

現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/YL-TT/664

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from EPD (Contact Person: Mr. FONG, Tel: 2835 2164)	
(a)	there are residential structures/dwellings in proximity of the proposed site boundary. To minimize the potential environmental nuisances arising from the proposed use, please kindly advise the applicant to re-arranging the location of parking spaces for medium goods vehicle away from the nearby residential structures/dwellings as far as practicable, and revise the layout plan accordingly.	<p>為了減少對附近民居的影響，申請人已調整兩個中型貨車停車位的位置，更改了 Layout Plan 及汽車路徑圖。</p> <p>請看附件 1。</p>

**Structure 1**

Logistics Centre

GFA: 1800m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 9m

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

**Structure 2**

Office

Covered Area: 40m<sup>2</sup> (ABOUT)GFA: 80m<sup>2</sup> (ABOUT)

No. of storey: 2

Height: Not exceeding 7m

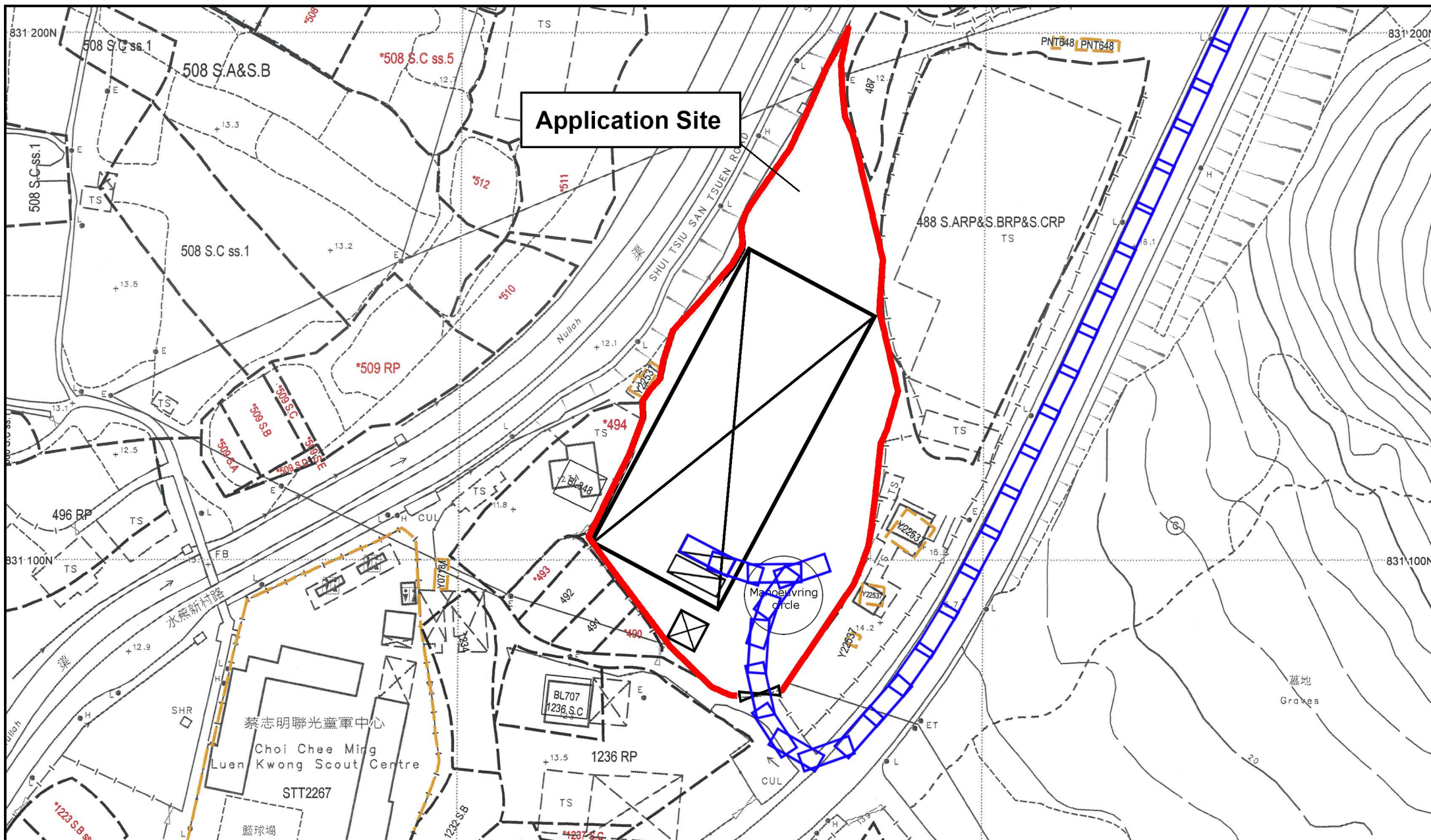
Application Site

Manoeuvring  
circle

Ingress/Egress







Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Swept Path (IN)

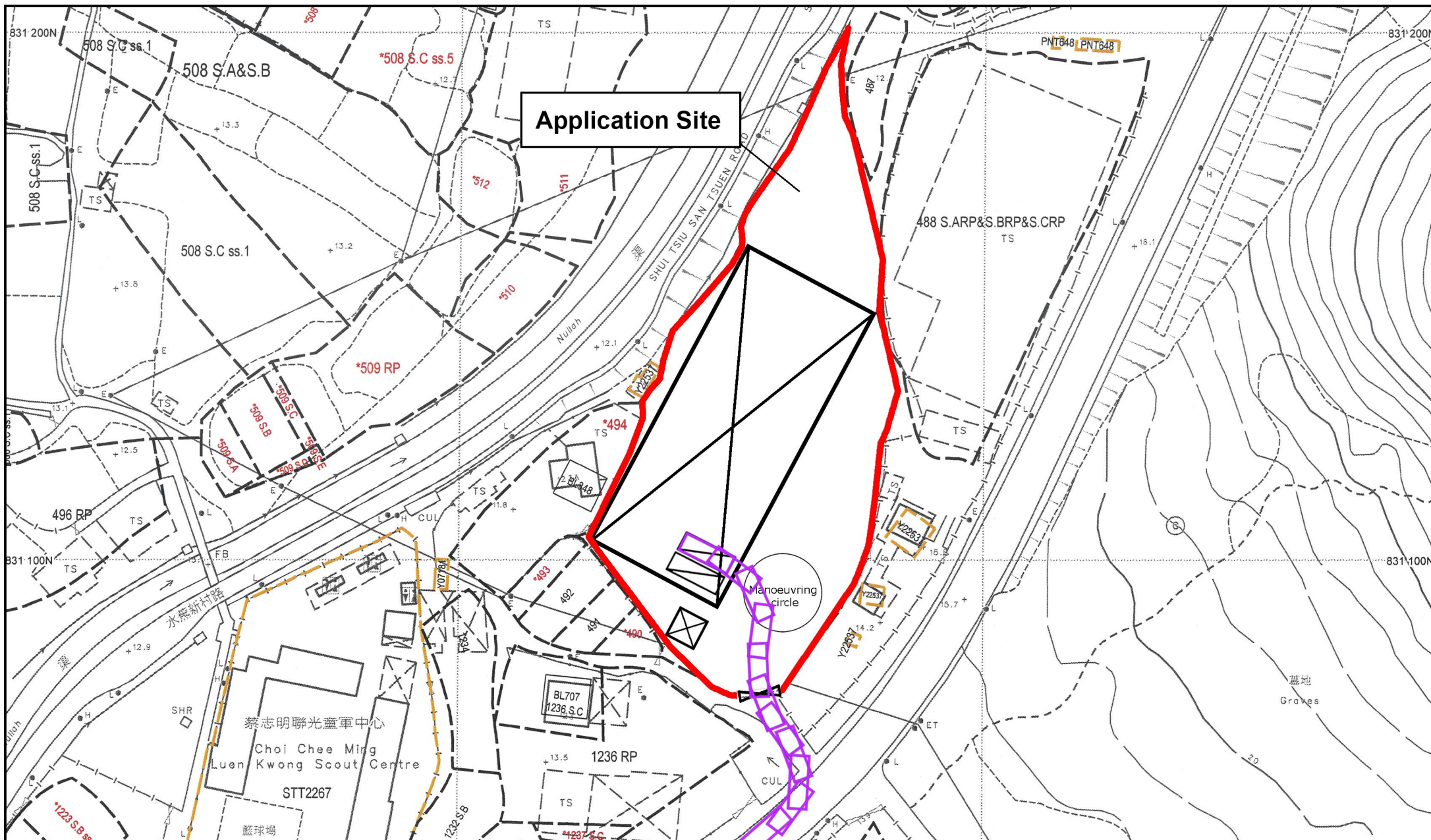
Drawing No. 圖號:

20250115

Remarks 備註:

 Medium Goods Vehicle IN





Project 項目名稱:

Proposed Temporary Logistics Centre and Land Filling for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Swept Path (OUT)

Drawing No. 圖號:

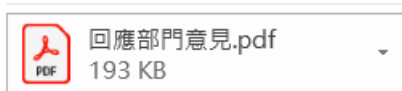
20250115

Remarks 備註:

 Medium Goods Vehicle OUT



寄件者: [REDACTED]  
寄件日期: 2025年02月03日星期一 16:34  
收件者: tpbpd/PLAND  
副本: Eva Ka Yan TAM/PLAND; Momo Hei Ching CHOW/PLAND  
主旨: A/YL-TT/664 \_ 回應部門意見  
附件: 回應部門意見.pdf  
  
類別: Internet Email



城規會/規劃處：

有關規劃申請：A/YL-TT/664

現附上申請人回應部門的意見，請查收。

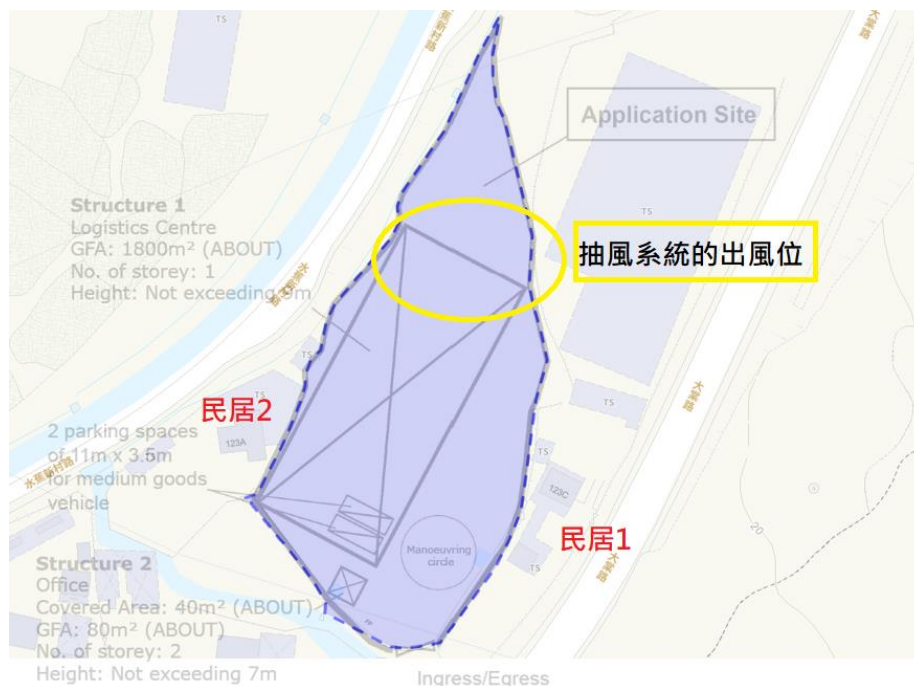
謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/YL-TT/664

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from EPD (Contact Person: Mr. FONG, Tel: 2835 2164)	
(a)	whether there is any direct line of sight from the proposed logistic centre to the nearby sensitive uses with the 3m high boundary hoarding as proposed in the Further information provided on 5.11.2024;	由於申請範圍會設置 3 米高的圍板（圍板會使用密封的坑板），而物流中心也是 100% 密封的，因此附近的民居看不到物流中心的日常運作，不會有額外嘈音，不會影響附近的居民。
(b)	whether the logistic centre is fully enclosed with mechanical ventilation, if affirmative, please advise whether the exhaust outlet of the mechanical ventilation system is located as far as practicable from the nearby sensitive uses.	擬議的物流中心是密封的，申請人會在遠離民居的那邊安裝抽風系統，出風口會盡量遠離民居，減少對附近居民的影響。（看下圖的黃色位置）



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

1. On 14.4.2023, 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. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: 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 or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) 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;
  - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) 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, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

**Previous Application Covering the Application Site**

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TT/231	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	24.10.2008	(1), (2), (3) , (4)

**Rejection Reason(s):**

- (1) Not in line with the planning intention.
- (2) Setting an undesirable precedent.
- (3) Not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
- (4) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.

**Government Departments' General Comments**

**1. Land Administration**

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix V**.

**4. Drainage**

Comments of the Chief Engineer/Mainland North of 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.
- Advisory comments as detailed in **Appendix V**.

## **6. Landscape**

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

- The applicant submitted a landscape proposal and proposes to plant 16 new trees (*Elaeocarpus sylvestris*) within the Site to mitigate the landscape impact arising from the proposed use. She has no comment on the application from the landscape planning perspective.
- Advisory comments as detailed in **Appendix V**.

## **7. Building Matters**

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

- No objection to the application.
- Advisory comments as detailed in **Appendix V**.

## **8. Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- No objection to the application.
- Advisory comments as detailed in **Appendix V**.

## **9. 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.

## **10. Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- 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) failure to reinstate the application site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) 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 489 RP in D.D. 117 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; and
  - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) to be erected within the said private lot. The application for STW will be considered by LandsD in its capacity of the landlord and there is no guarantee that such application will be approved. The STW, if approved, it will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Tai Tong Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Tong Road;
- (f) to note the comments of the Director of Environmental Protection that:
  - (i) 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;
  - (ii) the proposed 3m high noise barrier shall be with a surface density of equal to or



more than 10kg/m<sup>2</sup> along the site boundary of the application site to minimise any noise nuisances on the nearby sensitive uses;

- (iii) to locate the exhaust outlets of the mechanical ventilation system as far as practicable from the nearby sensitive uses;
  - (iv) the applicant shall implement appropriate pollution control measures to minimise any potential measures environmental impacts during the construction of the project. Reference could be made to relevant publications/guidelines including the Recommended Pollution Control Clauses for Construction Contracts (available at: [http://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/23 'Construction Site Drainage'; and
  - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;
- (h) to note the comments of the Director of Fire Services that:
- (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) 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 authorized 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
- (j) 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.

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

---

**From:**  
**Sent:** 2024-08-16 星期五 02:29:40  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/664 DD 117 Tai Tong

A/YL-TT/664

Lot 489 RP (Part) in D.D. 117, Tai Tong

Site area: About 3,900sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objection. The site is located between the Scout Association Centre and a large glasshouse Flower Market. The proposed use is not compatible with the zoning and the surroundings. The district has considerable active agriculture activity.

There are trees on the site but no data as to how many to be chopped down as most of the site is to be filled in with concrete.

Application should be rejected. It is totally unacceptable that every part of NT be turned over to the creation of additional brownfield.

Mary Mulvihill

---

**From:**  
**Sent:** 2024-08-16 星期五 22:21:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on two planning applications  
**Attachment:** 240816 s16 TT 664.pdf; 240816 s16 TT 666.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

16th August 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land**  
**(A/YL-TT/664)**

1. We refer to the captioned.
2. Kadoorie Farm and Botanic Garden (KFBG) worked with several other organisations to investigate the agricultural value of some farmland areas within the scope of the Northern Metropolis (NM)<sup>1</sup>, and a report on the findings was published recently<sup>2</sup>. Although Tai Tong is not within the core area of the NM and not included in the study, the report considers that Tai Tong would still contain some farmlands which should be evaluated. Indeed, we visited the locality recently and we did observe many active farmlands (**Figure 1**). We could even observe paddy field in the area (**Figure 1**). Although the present application site contains no active farming activities, it is largely vegetated and would still be arable (**Figure 2**).
3. The proposed use is unlikely to be in line with the planning intention of Agriculture (AGR) zone. We also urge the Board to consider the potential cumulative impact of approving this application on the AGR zone of this area, which contains many active farmlands.

---

<sup>1</sup><https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

<sup>2</sup>[https://www.kfbg.org/images/download/\[text\]%20nm%20farmland%20survey%20\(eng\)-compressed-compressed.pdf](https://www.kfbg.org/images/download/[text]%20nm%20farmland%20survey%20(eng)-compressed-compressed.pdf)

4. We also urge the Board to consider whether more and more AGR-zoned farmlands (both active and abandoned), especially those still largely arable, should be converted to areas for non-AGR uses (even 'temporary') – the Board should seriously consider after these 'temporary' uses whether the site(s) would still be arable and whether the planning intention of the site (i.e., planning intention of this AGR zone: primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes; it is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes) can be maintained.
5. Indeed, the Board should seriously calculate with relevant authorities as to how many sites under AGR zone have been gradually turned into brownfield operation sites over the past years through the approval of 'temporary' use(s), and to seriously consider whether or not this kind of trend should be continued, under the fact that now there is already a National Policy entitled 'Construction of Ecological Civilisation'.
6. Overall, we urge the Board to reject this application as it is not in line with the planning intention of the AGR zone.
7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



Figure 1. Active farmlands in the Tai Tong area.





Figure 1. Cont'd.





Figure 1. Cont'd.



Figure 2. The application site and its surroundings.

