

2024年 7月 3 0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/667

Form No. S16-III  
表格第 S16-III 號

This document is received on 2024-07-30  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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	0 E - 70 - 4505 A/YC-TT 1667
	Date Received 收到日期	2024 - 07 - 30

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
CHOW HING YUNG	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
不適用	
<b>3. Application Site 申請地點</b>	
(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)	新界元朗白沙山路丈量約份 第 119 約地段第 1217 號
(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 ..... 1660 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1060 ..... 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	S/YL-77/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Rural Use"
(f) Current use(s) 現時用途	Vacant  (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 7-6-2024 (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 12-6-2024 (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)

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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) 及 露天存放建築材料, 為期 3 年 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 年 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	600 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1060 ..... 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	不適用 ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1060 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1060 ..... 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)	
建築物擬作臨時貨倉 高度為 5.5 米 (一層高)	
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 星期一至星期六 9:00 a.m. 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 <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)) 由公庵路轉入白沙山路可直達 No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 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 ..... 1660 ..... 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 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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													



## 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  
不斷上升，為了善用土地資源，  
本人申請將上述地段作臨時  
貨倉（存放建築材料）及露天存  
放建築材料，為期三年，由於上  
址地面凹凸不平，故需要進行  
填土工程，涉及面積約 1660 m<sup>2</sup>，  
用途屬臨時性質，不會影響申  
請地點長遠規劃意向，於 2013  
年 5 月，於同一地段有申請個  
案 A/YL-TT/593 獲得城規局批  
准，申請性質及用途都相同，  
懇請批准。

**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

Ch

Applicant 申請人 /  Authorised Agent 獲授權代理人

CHOW HING YUNG

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

09-07-2024

(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	新界元朗白沙山路丈量約份第119約 地段第127號
Site area 地盤面積	1660 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/YL-TT/20
Zoning 地帶	"Other Specified Uses" annotated "Rural Use"
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 <u>3</u> <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)及露天存放建築材料 為期三年

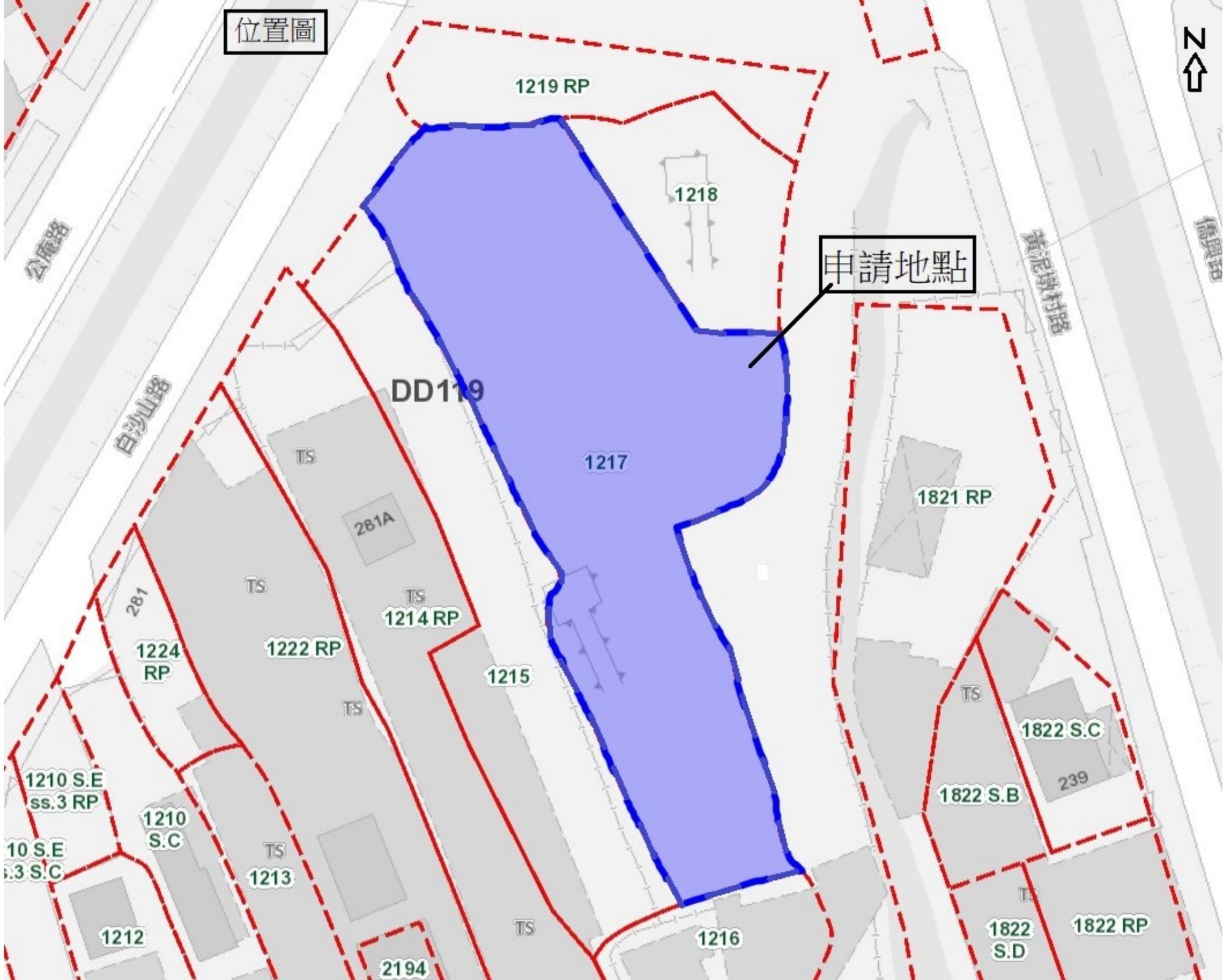
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 1060	<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	<input type="checkbox"/> (Not more than 不多於) m 米 不適用	<input type="checkbox"/> (Not more than 不多於) m 米
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 不適用	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	<input checked="" type="checkbox"/> (Not more than 不多於) m 米 5.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 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

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		<u>Chinese</u>	<u>English</u>
		中文	英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>			
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖		<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖		<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖		<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖		<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	① 位置圖		
	② 行車路線圖		
<b><u>Reports 報告書</u></b>			
Planning Statement/Justifications 規劃綱領/理據		<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)		<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查		<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估		<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估		<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號			

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

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

位置圖



申請地點

DD119

1217

1219 RP

1218

1214 RP

1215

1821 RP

1822 S.C

1822 S.B

1822 S.D

1822 RP

1224 RP

1222 RP

1210 S.E ss.3 RP

1210 S.C

1213

1212

2194

1216

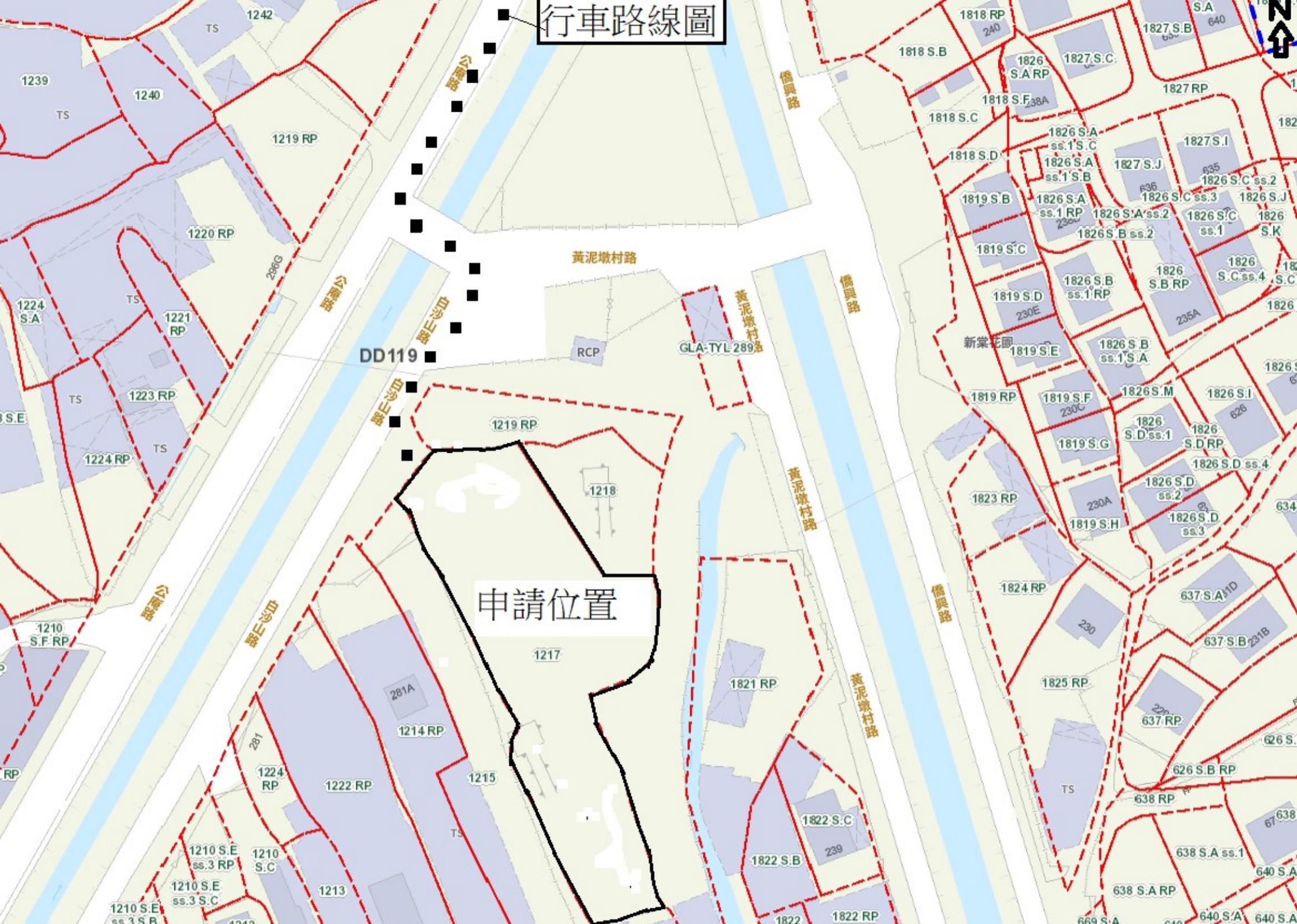
公庵路

白沙路

黃泥墩村路

德興路

# 行車路線圖



DD119

申請位置

1217

1218

1219 RP

黃泥墩村路

GLA-TYL 289

RCP



## 布局設計圖



### 構築物 1:

用途: 貨倉(存放建築材料)

高度: 約 5.5 米一層高

面積:約 560 方米

總樓面面積: 約 560 方米

### 構築物 2:

用途:貨倉(存放建築材料)

高度: 約 5.5 米一層高

面積:約 500 平方米

總樓面面積:約 500 平方米

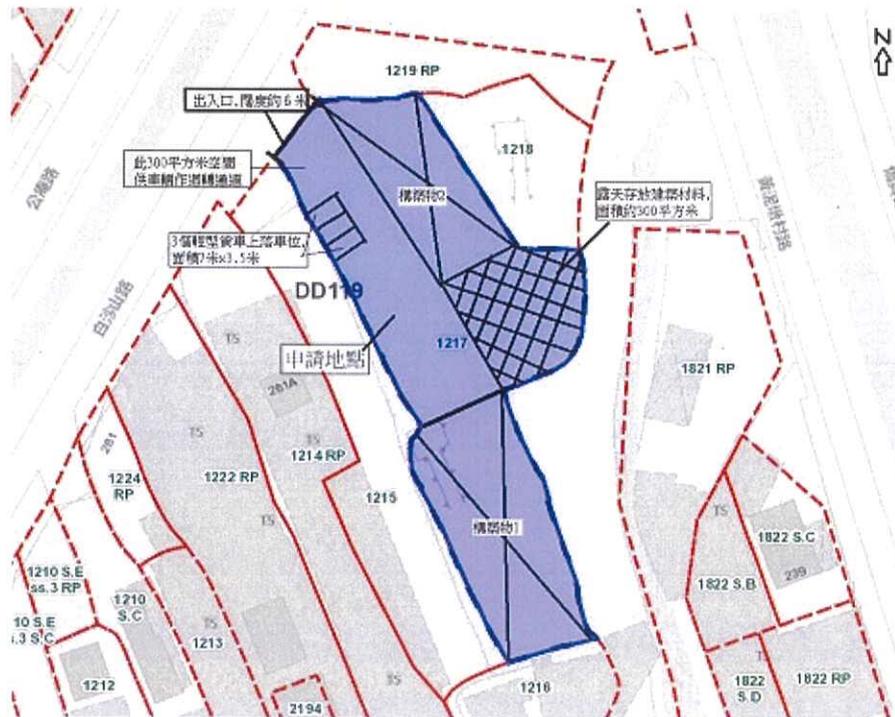
圖例:

 構築物(貨倉)

 露天存放建築材料

**From:** Wong Uncle <[REDACTED]>  
**Sent:** Wednesday, September 4, 2024 4:39 PM  
**To:** TPB Submission/PLAND <tpbsubmission@pland.gov.hk>  
**Cc:** Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>  
**Subject:** TT667最新資料

布局設計圖



構築物1:

用途:貨倉(存放建築材料)

高度:約5.5米一層高

面積:約560平方米

總樓面面積:約560平方米

構築物2:

用途:貨倉(存放建築材料)

高度:約5.5米一層高

面積:約500平方米

總樓面面積:約500平方米

圖例:  構築物(貨倉)  露天存放建築材料

申請編號: A/YL/TT-667

### 車輛流量評估

致:城市規劃委員會

本場地共有3個輕型貨車上落車位,我等預計出入場地車輛流量

進入&離開場地車輛架次:

星期	時間9am-12pm	2pm-7pm	每日車輛出入架次
1至6	預計1架	預計1架	2架次

註:星期日&公眾假期休息

以上是我等場地車輛進出預計流量評估,

進入申請地點路線可經公庵路,橋興路及黃泥墩村路到達(見附圖)

我等上述行車安排絕對不會影響公庵路,橋興路的交通流量。懇請貴處批准。



**Relevant Extracts of the Town Planning Board Guidelines for  
Designation of “Other Specified Uses” Annotated “Rural Use” (“OU(RU)”) Zone and  
Application for Development within “OU(RU)” Zone under Section 16 of the  
Town Planning Ordinance  
(TPB PG-No. 38)**

**Main Planning Criteria for Assessing Planning Applications**

1. Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.
2. The following are criteria for assessing planning application in “OU(RU)” zone.

*Development Intensity*

- (a) The scale, intensity and built form of the proposed development should be compatible with the existing uses in the vicinity of the site, the general setting of the surrounding areas and the rural landscape and rural character, and should not adversely affect natural landscape.

*Location and Land Use Compatibility*

- (b) Any proposed developments expected to generate substantial traffic or rely on other supporting Government, institution or community (GIC) facilities in the vicinity, such as residential use, should generally be located in areas close to the new towns or major roads to take advantage of the existing/planned infrastructure in these areas.

*Landscape and Overall Project Design*

- (c) The design and layout of any proposed development should be compatible and should blend in well with the surrounding areas, and the rural landscape and rural character. The proposed development should not involve extensive site formation and extensive clearance of existing natural vegetation. It should not cause adverse landscape or visual impact on the surrounding areas.

*Ecology*

- (d) If a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas which may have ecological value worthy of conservation or preservation, prior consultation with the Agriculture, Fisheries and Conservation Department should be made.

Cultural Heritage

- (e) The Antiquities and Monuments Office should be consulted if a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas having possible archaeological/ historical interests worthy of conservation or preservation.

Environment

- (f) The proposed development should not cause unacceptable environmental impacts and should not be susceptible to adverse environmental effects from pollution sources unless adequate mitigating measures are provided.

Transport

- (g) Notwithstanding the locational consideration set out in paragraph (b) above, Traffic Impact Assessment (TIA) may be required to be carried out to demonstrate that traffic volume generated, particularly those from recreational or tourism uses, does not exceed the capacity of the local road network, or that proposed mitigation measures such as junction improvements are practical and effective. If recreational or tourism uses are proposed, impact assessment should be carried out for vehicular traffic and pedestrian flow on local road network during weekends and public holidays. Adequate parking and loading/unloading facilities should be provided within the development to meet the traffic demands during peak hours. Advice from the Transport Department should be sought regarding the traffic implications of the proposed development.

Drainage

- (h) Application for planning permission for development should demonstrate that the proposed development would not cause adverse drainage impact on the upstream, adjacent and downstream areas. In particular, for development within flood-prone areas or causing unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development, planning applications should include a drainage impact assessment (DIA) and include necessary flood mitigation measures where appropriate to demonstrate that the proposed development would not adversely affect drainage or aggravate flooding in the area.

Sewerage

- (i) Waste water should be properly collected and disposed of by connecting to public sewers leading to Government treatment plants. However, many areas of the rural New Territories are not served by public foul sewers. In these circumstances, an applicant may need to provide his own sewage treatment facilities to treat the sewage to acceptable standards for direct discharge into the receiving waters. Alternatively, an applicant may construct new sewer connecting his proposed development with Government sewerage facilities subject to the agreement by Environmental Protection Department and in consultation with Drainage Services Department regarding the connection point.

Water Supply

- (j) Water Supplies Department (WSD) should be consulted on whether water supply will be available in close proximity to the development sites. If necessary, the applicant may be requested to extend his private water mains to the nearest Government water

mains for connection and to sort out the land matters associated with the main laying in private lots. For developments within the rural areas close to the water gathering ground or within the water gathering ground, WSD should be consulted on the potential impacts of the proposed developments on the water gathering grounds.

Provision of “Government, Institution or Community” Facilities

- (k) The projected demand for GIC facilities and open space arising from the proposed development should generally be met by the existing/planned provision in the district. Depending on the planning circumstances, the applicant may need to propose measures to address the shortfall in order to avoid overstraining the provision of GIC, open space and recreational facilities within the same district. For details of the provision of such facilities in the district, advice from Planning Department may be sought.

Planning Gain

- (l) The applicant will be required to demonstrate that the proposed development will not adversely affect the local community and, if applicable, demonstrate that it will bring planning gain to the community.

**Previous Applications Covering the Site**

**Rejected Applications**

	<b>Application No.</b>	<b>Proposed Use(s)/ Development</b>	<b>Date of Consideration (RNTPC/TPAB)</b>	<b>Rejection Reason(s)</b>
1	A/YL-TT/13*	Temporary Open Storage of Construction Materials for 12 Months	3.11.1997 (dismissed on appeal)	(1), (3), (4)
2	A/YL-TT/110#	Temporary Private Car and Light Goods Vehicle Park for a Period of 2 Years	20.7.2001	(1), (2), (3), (4)
3	A/YL-TT/180	Temporary Open Storage of Construction Materials for a Period of 3 Years	24.6.2005	(1), (2), (3), (4)

\* The Site was zoned "Agriculture" on the then Tai Tong OZP No. S/YL-TT/1.

# The Site was zoned "Agriculture" on the then Tai Tong OZP No. S/YL-TT/8.

**Rejection Reason(s):**

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

**Similar Application within the Subject “Other Specified Uses” Annotated “Rural Use” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/593	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.5.2023 [revoked on 19.11.2023]

**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 from traffic engineering perspective.
- Advisory comments as detailed in **Appendix V**.

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

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

**3. Environment**

Comments of the Director of Environmental Protection:

- No adverse comment on the application.
- No substantiated environmental complaint concerning the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix V**.

**4. Drainage**

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

- No in-principle objection to the proposed use from drainage point of view.
- Conditions should be stipulated in the approval letter requiring the applicant for the submission of a drainage proposal and the implementation and maintenance of the drainage proposal to the satisfaction of the Director of Drainage Services and of the Town Planning Board.

## 5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.
- Having considered the nature of the proposal, approval condition for ‘the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction’ shall be added. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.
- Advisory comments as detailed in **Appendix V**.

## 6. Long-term Developments

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area partly zoned “Residential – Zone 3” (“R3”), partly zoned “Local Open Space” (“LO”), and partly within an area shown as ‘Road’.
- The objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West), CEDD:

- No objection to the application.
- 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. Urban Design and Landscape**

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department:

The Site is located within “Other Specified Uses” annotated “Rural Use” which is non-landscape sensitive zoning and no existing trees/vegetation are observed.

**9. Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

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

**10. District Officer’s Comments**

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

His office has not received any comment from the village representatives in the vicinity.

**11. Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 1217 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) will need to 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 a landlord and there is no guarantee that such application 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 the proposed uses are 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 (YLS) 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 Civil Engineering and Development Department (CEDD)'s scheduled programme;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) the local track and footpath leading to the Site are not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
  - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (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 TD;
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains; and
  - (iii) the access road connecting the Site with Pak Sha Shan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Pak Sha Shan Road;
- (e) to note the comment of the Director of Environmental Protection that:

the relevant mitigation measures and requirements stipulated in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisance;

- (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 FSIs to be installed should also be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** 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 the 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 shed 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 considered as temporary buildings 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;
- (h) to note the comment 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; and

- (i) to note the comments of the Project Manager (West), CEDD that:
  - (i) a small of portion of northern part of the Site falls within the boundary of YLS Development Area – Second Phase Development. The land resumption and clearance programme of the project is subject to Executive Council’s authorization on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence within 2024. The concerned portion of the Site might be subject to land resumption for the implementation of the YLS Development Area – Second Phase Development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works on the concerned portion of the Site in view of the planned YLS Development Area – Second Phase Development; and
  - (ii) based on the preliminary project boundary of the proposed YLS Development Area, the majority of the Site falls within the boundary of the proposed YLS Development Area – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development Area – Third Phase Development is being formulated.

**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.

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

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-TT/667

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

\_\_\_\_\_

\_\_\_\_\_ *No comments* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

14 AUG 2024

簽署 Signature \_\_\_\_\_

日期 Date \_\_\_\_\_

*[Signature]*  
鍾就華 主席

元朗市中心及鄉郊東分區委員會

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**From:**  
**Sent:** 2024-08-20 星期二 18:18:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 元朗白沙山路 119 地段 1217 號申請設立臨時貨倉一事提出反對

親愛的城規會相關部門:

A/YL-TT/667

我是住在白沙村的周煥球。我們村民對元朗白沙山路 119 地段 1217 號申請 A/YL-TT/667 設立臨時貨倉一事提出反對。

首先,我們村民一直飽受嚴重的空氣污染困擾。白沙山路附近已經車流量很大,如果增加貨倉的話,勢必會帶來更多重型貨車進出,進一步惡化空氣質素,對我們村民的健康造成極大危害。

其次,白沙山路的交通狀況一向擁擠不堪,經常發生交通意外。增設貨倉勢必會增加車輛流量,尤其是大型貨車,更會導致道路擁堵,增加發生事故的風險,威脅村民的出行安全。

最後,我們村民長期反映的交通問題至今未獲妥善解決。這次批准設立貨倉,無疑會進一步加劇交通擁擠和安全隱患,令我們的生活質素大大降低。

因此,我們堅決反對元朗白沙山路 119 地段 1217 號申請設立臨時貨倉的申請。希望相關部門能夠充分考慮村民的訴求,維護我們的利益和安全。

此致

白沙村居民關注組:

周煥球                      周金財, 易伙海, 鐘召培

20 Aug, 2024.

Dear Sir

I LAU CHUN KEUNG OBJECTION OF  
THE APPLICATION OF A/YC-TT 1667  
DD119 LOT 1217

THE TRAFFIC PROBLEM  
WILL BRING TO THE VILLAGE.

IT NOT SUITABLE AT THE  
MOMENT.

BECAUSE EVERY-DAY THE  
TRAFFIC WILL TAKE AGE

TO GET OUT OF PAK SHAN  
TSUEN.

YOUR SINCERELY!

ekhen.

18/8/24



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**From:**  
**Sent:** 2024-08-27 星期二 02:42:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/667 DD 119 Pak Sha Tsuen Road, Tai Tong

A/YL-TT/667

Lot 1217 in D.D. 119, Pak Sha Shan Road, Tai Tong, Yuen Long

Site area: About 1,660sq.m

Zoning: "Other Specified Uses" annotated "Rural Use"

Applied use: Warehouse / Open Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

Strong Objections. There is no previous history of approvals and the lot is covered in vegetation and trees. However, there is no data with regard to tree felling and how much of the site would be filled in.

Moreover, applications for similar use on nearby lots were rejected over the years. But brownfield development has proceeded regardless. A/YL-TT/405 for adjoining Lots 1214 RP and 1215 (Part) was rejected for Animal Boarding in 2017 but the site is now occupied by a large warehouse.

Members should seek clarification on what is going on in the immediate district because the presence of existing unapproved brownfield operations cannot be a justification for permitting further operations. This is not within a Cat. 2 designated area that permits application for open storage.

The applicaiton should be rejected.

Mary Mulvihill