

RNTPC Paper No. A/YL-LFS/422
For Consideration by the
Rural and New Town Planning
Committee on 4.3.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/422

- Applicant** : Ocean Union International Logistics Co. Limited
- Site** : Lots 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 4,411m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10
- Zoning** : “Green Belt” (“GB”)
- Application** : Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse for storage of electronic goods for a period of 3 years and filling of land at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “GB” on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/10. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. Besides, filling of land within the “GB” zone requires planning permission from the Board. The Site is not involved in any previous planning application. It is currently hard-paved and occupied by the applied use without valid planning permission (**Plans A-4a to A-4c**).
- 1.2 The Site is accessible from Deep Bay Road via a local track (**Drawing A-2**). As shown on the layout plan at **Drawing A-1**, the proposal comprises 4 structures of 1 storey (3m to 7m) high, with a total floor area of about 1,787m². The structures are for storage of electronic goods, toilet, ancillary office and guard room uses. 2 parking spaces for medium goods vehicle (MGV), 1 for heavy goods vehicle (HGV) and 1 for private car would be provided. Also, 2 loading/unloading spaces for HGV and MGV each would be provided.

- 1.3 According to the applicant, the operation hours would be between 9 a.m. and 6 p.m. from Mondays to Fridays, and from 10 a.m. and 6 p.m. on Saturdays. There would be no operation on Sundays and public holidays. Septic tank connecting to the toilet is provided.
- 1.4 Moreover, according to the applicant, the entire Site (about 4,411m²) has been hard-paved with concrete or asphalt for an average of 1.5m in thickness. A plan of the land-filled area is at **Drawing A-3**. The layout plan, vehicular access plan and the plan of the land-filled area are at **Drawings A-1 to A-3** respectively.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 7.1.2022 (Appendix I)
 - (b) Supplementary Information (SI) received on 18.1.2022 (Appendix Ia)
 - (c) SI received on 19.1.2022 (Appendix Ib)
 - (d) Further Information (FI) received on 10.2.2022 (Appendix Ic)
(exempted from the publication requirement)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) The electronic goods handled by the company are not suitable for loading/unloading at industrial buildings.
- (b) The company cannot afford high land rent of typical warehouses due to high labour cost. Moreover, with the land clearance at the Hung Shui Kiu area, the company cannot find any suitable warehouses thereat.
- (c) Majority of the 36 employees of the company are from the grassroot, and often the sole breadwinner of their families. The adverse impacts of laying them off under the pandemic are unimaginable.
- (d) The operation of the temporary warehouse would not generate any pollution and impacts on the surrounding environment.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by obtaining consent from the current land owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

- 4.1 Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are summarised

as follows and detailed at **Appendix II**.

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, and cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

4.2 According to Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows and detailed at **Appendix III**.

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment (EcoIA) would also need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

5. Background

The Site was previously the subject of a planning enforcement action (No. E/YL-LFS/515)

against unauthorised development (UD) involving storage use (including deposit of containers) and workshop use (**Plan A-2**). Enforcement Notice (EN) was issued on 6.11.2020 requiring the discontinuance of the UD by 6.2.2021. The UD was subsequently found to have been discontinued, and Compliance Notice was issued on 8.7.2021 for compliance with the EN. The storage use (including deposit of containers) currently at the Site would be subject to planning enforcement action.

6. Previous Application

The Site is not involved in any previous planning application.

7. Similar Applications

- 7.1 Within the same “GB” zone, there are 9 similar applications (No. A/YL-LFS/90, 130, 200, 252, 259, 262, 280, 346 and 411) involving 6 sites for temporary warehouse for storage of various materials with or without open storage use. All of them were rejected by the Rural and New Town Planning Committee (the Committee)/the Board on review or dismissed by the Town Planning Appeal Board (the Appeal Board) on appeal. Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.
- 7.2 Applications No. A/YL-LFS/90 and 130 involving the same site for temporary warehouse were dismissed by the Appeal Board on appeal in 2003 and 2007 respectively on grounds of insufficient justifications for departure from the planning intention, incompatibility with the surrounding rural character, failure to demonstrate no adverse environmental and/or drainage impacts, and/or setting undesirable precedent.
- 7.3 Applications No. A/YL-LFS/259, 280, 346 and 411 involving 3 sites for temporary warehouse with or without open storage use were rejected by the Committee between 2014 and 2021 mainly on grounds of not in line with the planning intention; not in line with the TPB PG-No. 10 due to incompatibility with the surrounding environment, failure to demonstrate no adverse traffic, landscape and/or environmental impacts, and/or setting undesirable precedent.
- 7.4 Applications No. A/YL-LFS/200, 252 and 262 involving 2 sites for temporary warehouse with or without open storage use within the WBA were rejected by the Committee or the Board on review between 2010 and 2014 mainly on similar grounds as stated in paragraph 7.3 above, and/or not in line with the then TPB PG-12B for Application for Developments within the Deep Bay Area under Section 16 of the Town Planning Ordinance.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

8.1 The Site is:

- (a) fenced off, entirely hard-paved with concrete and asphalt, and erected with temporary structures. It is occupied by the applied use without valid planning permission; and

- (b) located to the south of Deep Bay Road, and is accessible via a local track on GL and private lots branching off Deep Bay Road.
- 8.2 The surrounding areas have the following characteristics:
- (a) to the immediate north are parking of tractors and woodland. The woodland at the northeast of the Site falls within the Tsim Bei Tsui Egrettry Site of Special Scientific Interest (SSSI);
 - (b) to the further east are the mangroves falling within the Inner Deep Bay SSSI;
 - (c) to the south and southeast are workshops and warehouses for storage of recycling materials. To the further south is a woodland; and
 - (d) to the southwest across a local track is shrubland intermixed with graves.

9. Planning Intention

- 9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2 As filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
- (a) The Site comprises Old Schedule Agricultural Lots (OSALs), which are 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.
 - (b) Should planning approval be given to the subject planning application, the lot owner of the lots will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the

landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

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

- (a) The traffic of the Site would be through a local track leading to Deep Bay Road which is a single-track road. Based on the submission of the application, the applied use would generate traffic involving medium and heavy goods vehicles.
- (b) The applicant is requested to justify that the nearby public road network has adequate capacity to accommodate the traffic induced by the applied use at the Site. In particular, the traffic impact on the local road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available.

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

- (a) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (b) The access road connecting the Site with Deep Bay Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site and Deep Bay Road.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) Although the applied use involves operation of heavy vehicles, there is no sensitive use nearby. As such, he has no objection to the application.
- (b) There is no substantiated environmental complaint pertaining to the Site received in the past 3 years.
- (c) The applicant should be reminded of the detailed comments at **Appendix VI**.

Nature Conservation

10.1.5 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

The Site has been paved. He has no comment on the application from nature conservation point of view.

Landscaping

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

- (a) The Site is in rural coastal plains predominated by woodland, scrubland, ponds, hard paved and disturbed by temporary structures and open storages. The Site is covered by self-seeded vegetation along the site boundary. Having compared the site condition through the aerial photos from 2013 to 2021 (**Plans A-3a to A-3d**), vegetation clearance on the tree and vegetation clutter along the site boundary and extensive site formation works with filling of concrete and asphalt were found within the Site.
- (b) As “GB” zone is intended to promote the conservation of the natural environment and no similar application for warehouses uses previously approved in the same “GB” zone, the applied development is considered incompatible with the landscape character of the surrounding landscape setting from landscape planning perspective.

Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction.
- (b) Based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site.
- (c) In consideration of the design/nature of the proposal, water supply for firefighting and FSIs are anticipated to be required.

Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to his department for approval. The applicant should note his detailed comments on the submission of FSIs proposal at **Appendix VI**.

Building Matters

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use under application.
- (b) The applicant should be reminded of the detailed comments at **Appendix VI**.

District Officer's Comments

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

He has consulted the locals regarding the application. A local comment from the Village Representatives of Mong Tseng Wai and Mong Tseng Tsuen and villagers was received objecting to the application on grounds that the applied use is not suitable at the protected "GB" zone; the traffic generated by the applied use would induce pedestrian-vehicular conflict at the access road which is substandard; approval of the application would open the flood gate for similar applications; and the applied use would adversely affect the fung shui of the burial ground of the villagers in the vicinity of the Site.

10.2 The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD); and
- (e) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 21.1.2022, the application was published for public inspection. During the statutory public inspection period, 4 public comments from the Conservancy Association, Kadoorie Farm & Botanic Garden Corporation and 2 individuals (**Appendices V-1 to V-4**) were received objecting to/raising concerns over the application on grounds that the applied development is very close to the Tsim Bei Tsui Egrettry and Inner Deep Bay SSSIs, and the light and noise pollution so generated may cause adverse ecological and environmental impacts; the applied development involves vegetation clearance and site formation and is a 'destroy first, build later' case; and the applied development is not in line with the

planning intention of the “GB” zone.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary warehouse for storage of electronic goods for a period of 3 years and filling of land at the Site zoned “GB” which is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Moreover, filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. The applied use and land filling, involving the entire Site with concrete/asphalt of 1.5m in thickness, are not in line with the planning intention of the “GB” zone. There is no strong planning justification given in the submission for a departure of such planning intention.
- 12.2 The Site is located in an area predominated by woodland. To its immediate northeast is the Tsim Bei Tsui Egrettry SSSI while to its further east is the Inner Deep Bay SSSI. Although there are workshops and warehouses to the south and southeast of the Site, they are suspected UD's subject to enforcement action by the Planning Authority. The applied development which had involved vegetation clearance and extensive hard-paving is considered not compatible with the surrounding areas.
- 12.3 According to the TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The design and layout of any proposed development within “GB” zone should be compatible with the surrounding area. In these regards, with reference to the aerial photos taken between 2013 and 2015 (**Plans A-3b to A-3d**), trees and vegetation clutter along the periphery of the Site was cleared, and extensive site formation was undertaken for, inter alia, the applied use. CTP/UD&L of PlanD considered that the applied development is incompatible with the landscape character of the surrounding landscape setting. As such, the applied use and the associated filling of land are considered not in line with TPB PG-No. 10.
- 12.4 C for T concerns whether the nearby public road network (including the single-track local track leading to Deep Bay Road) has adequate capacity to accommodate the traffic induced by the applied use, particularly when medium and heavy goods vehicle traffic would be generated, and it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. However, the applicant has not provided any information to address the above traffic concerns. Hence, there is insufficient information to assess whether the applied use would not have adverse traffic impact on the surrounding area.
- 12.5 Other concerned departments including DAFC, DEP, CE/MN of DSD, H(GEO) of CEDD and D of FS have no objection to or no comment on the applied development from nature conservation, environmental, drainage, geotechnical and fire safety perspectives.
- 12.6 There is no previous planning application covering the Site. Also, no approval for

similar applications for warehouse use has been granted by the Committee or the Board within the same “GB” zone. Approval of the application would set an undesirable precedent and encourage proliferation of warehouses within the same “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area, thereby frustrating the planning intention of the “GB” zone. Rejecting the subject application is in line with the previous decisions of the Committee.

- 12.7 Regarding the local views conveyed by DO/YL of HAD and 4 public comments received objecting to the application as stated in paragraphs 10.1.10 and 11 respectively, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the local views and public comments mentioned in paragraphs 10.1.10 and 11 respectively, the Planning Department does not support the application for the following reasons:

- (a) the applied development is not in line with the planning intention of the “GB” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the applied development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the applied development would not have significant adverse landscape impacts on the surrounding areas;
- (c) the applicant fails to demonstrate that the applied development would not generate adverse traffic impact on the surrounding areas; and
- (d) approval of the application would set an undesirable precedent for similar applications for warehouse use within the “GB” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **4.3.2025**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no open storage or workshop activities should be carried out on the Site at any time during the planning approval period;

- (b) the submission of a drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **4.9.2022**;
- (c) in relation to (b) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **4.12.2022**;
- (d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a proposal for water supplies for firefighting and fire service installations within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.9.2022**;
- (f) in relation to condition (e) above, the provision of water supplies for firefighting and fire service installations within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **4.12.2022**;
- (g) if any of the above planning conditions (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning conditions (b), (c), (e) or (f) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse the planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form received on 7.1.2022
Appendix Ia	Supplementary Information received on 18.1.2022
Appendix Ib	Supplementary Information received on 19.1.2022
Appendix Ic	Further Information received on 10.2.2022
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix IV	Similar Applications within the same “GB” zone
Appendices V-1 to V-4	Public Comments Received During Statutory Publication Period
Appendix VI	Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Plan of Land-Filled Area
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plans A-3a to A-3d	Aerial Photos taken in 2021, 2015, 2014 and 2013
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
MARCH 2022**

This document is received on - 7 JAN 2022
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 Renewal
of Permission for such Temporary Use or Development***

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-L73 / 422
	Date Received 收到日期	- 7 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

OCEAN UNION INT'L LOGISTICS CO., LTD

海聯國際物流(香港)有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD129 Lot 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282. 新界元朗流浮山尖鼻咀丈量約份第129約地段第1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282.
(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 4411 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1784 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)	Not Applicable. 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 - LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	G.B. 綠化地帶
(f) Current use(s) 現時用途	貨倉 (存放電子零件)

(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 2021 年 12 月 3 日的記錄，這宗申請共牽涉 1 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 1 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)
1	DD129 lot 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282.	3/12/2021

(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 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

貨倉(存放電子零件)

(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



month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

2627sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

1784sq.m ☒ About 約

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

3

Proposed domestic floor area 擬議住用樓面面積

Not Applicable 不適用sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

1784sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

1,784sq.m ☒ About 約

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

上蓋一 面積 387m² 一層 高度 7 米上蓋二 面積 283m² 一層 高度 7 米上蓋三 面積 1144m² 一層 高度 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

1

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

2

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

1

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

1

Heavy Goods Vehicle Spaces 重型貨車車位

1

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Fridays: 9am to 6pm Saturdays: 10am to 6am Sunday and Public holidays: closed 星期一至星期五: 早上9時至下午6時 星期六: 早上10時至下午6時 星期日及公眾假期: 休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	<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)) 深灣路轉无名道	
	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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input 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 checked="" 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 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 style="text-align: center;">不需要砍伐樹木。</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

另附頁 1: 申請理由

附頁 2: 公司過去四年供強積金記錄

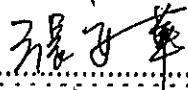
附頁 3: 公司 2020 年薪俸稅副本

8. Declaration 聲明

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

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

Signature
簽署



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

Name in Block Letters
姓名 (請以正楷填寫)

張安華

Position (if applicable)
職位 (如適用)

Director 董事總經理

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

OCEAN UNION INT'L LOGISTICS CO., LTD. 海聯國際物流(香港)有限公司

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

Date 日期

06/12/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

Authorized Signature(s)

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD129 lot 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282.
Site area 地盤面積	4411 sq.m. 平方米 <input checked="" type="checkbox"/> About 約. (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL - LFS/110
Zoning 地帶	G.B. 綠化地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	貨倉 (存放電子零件)

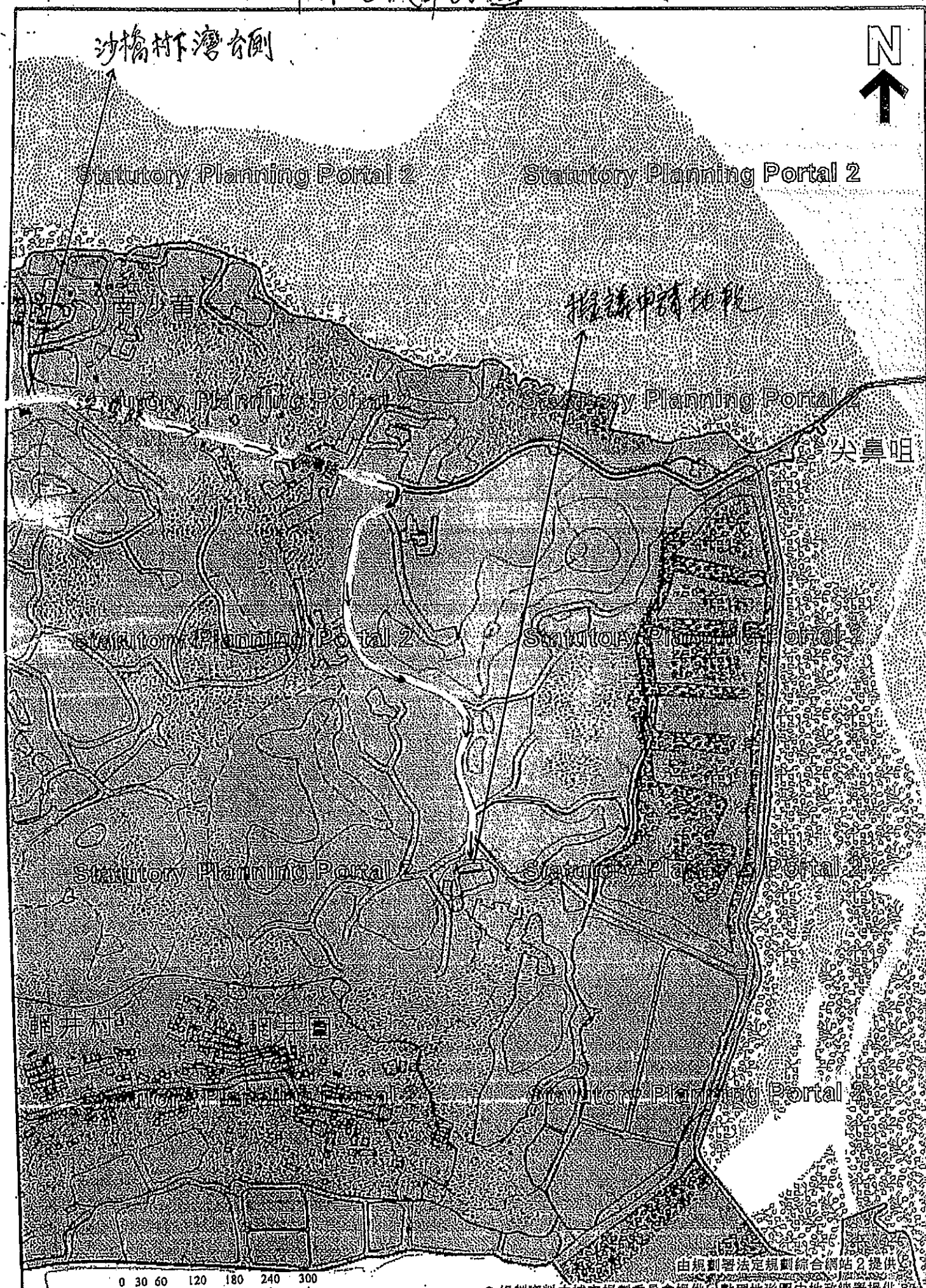
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,784 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(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)		/ 2 /
(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 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)		/ /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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. 設計圖 3. 車路圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

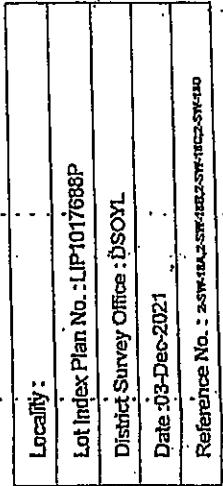
申請地鐵路線圖



LOT INDEX PLAN

[illegible]

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致:城市規劃委員會

申請鄉郊地區土地/建築物內臨時貨倉用途之理由

有關:元朗 Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段

茲有我海聯國際物流(香港)有限公司(以下簡稱我公司),開立於 2005 年 12 月,公司註冊地元朗貿易中心地下一號舖,有香港雇員 36 人,貨車 49 台。主營運輸倉儲等物流業務,現主要客戶為三星、理光等多家世界 500 強企業,開立 16 年來業務穩定,收支平衡,將來每一年都可以增加新的就業機會,2020 年發薪總額為 800 餘萬。

我公司倉庫位於元朗 Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段(以下簡稱該地段),是該地段的佔用人,包括三個上蓋構築物 1784 平方米(尺寸和長度如圖)和吉地約 2627 平方米,此地段主要經營普通貨物的裝卸和儲存,而每日較少車輛出入,由於貨物不適合在工廠大廈裝卸,而且公司雇員多,成本高企,該地段的租金成本為每年 5 萬元左右,而同樣面積倉庫出邊價錢是該地段的 40 倍,而且目前因為元朗洪水橋周圍拆遷,根本無法搵到適用的貨倉,疫情下公司目前只是收支相抵,無力承擔高昂倉庫租金,因為物流倉儲運輸行業從業人員多為社會收入較底層,36 個雇員收入幾乎就是 36 個家庭的唯一收入,(附上公司過去五年供強積金記錄和薪俸稅副本),公司必須准時出糧,疫情下,36 個雇員失業帶來的社會影響不敢想像。

為了維持公司正常運轉,為了穩定雇員就業,公司決定就元朗



海聯國際物流(香港)有限公司
OCEAN UNION INTERNATIONAL LOGISTICS CO., LIMITED
www.oceanunion.com Tel: [REDACTED] Fax: [REDACTED]

Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段之土地和
三個構築物上，申請為期不超過三年的臨時貨倉用途許可。經營對周
邊環境無任何污染和影響的普通貨物的裝卸和儲存，特此申請，懇請
接納為盼。

在此代表海聯公司全體同仁感謝你們的支持。

海聯國際物流(香港)有限公司
OCEAN UNION INTERNATIONAL LOGISTICS CO., LIMITED
海聯國際物流(香港)有限公司

張安華
Authorized Signature(s)

2021 年 12 月 3 日

聯絡人：張安華先生

電話：[REDACTED]

收信地址：[REDACTED]

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



Re: Re:OCEANUNION06

18/01/2022 18:41

From:

To:

Cc:

History:

This message has been forwarded.

2 attachments



OCEANUNION07.pdf OCEANUNION08.pdf

Dear 黃生 :

多謝你指導敝司完成填表。

請查收附件并指不足之處。

Best Regards!

張安華

Ocean Union Int'l Logistics Co., Limited

海聯國際物流(香港)有限公司

Tel: [REDACTED]

Fax: [REDACTED]

Mobile: [REDACTED]

E-mail: [REDACTED]



致:城市規劃委員會

申請臨時貨倉用途之交通流量

有關:元朗 Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段

茲有我海聯國際物流(香港)有限公司(以下簡稱我公司),擬申請在上述地段為期不超過三年的臨時貨倉用途。我公司在該地段每日較少車輛出入較少,每日會有 6 車次出入,其中中型貨車四車次,重型貨車兩車次。目前已經使用著 6 年,並沒有都周邊環境造成任何影響,車流順暢沒有導致過交通堵塞。

特此申請,懇請接納為盼。

海聯國際物流(香港)有限公司

For and on behalf of
OCEAN UNION INTERNATIONAL LOGISTICS CO., LIMITED
海聯國際物流(香港)有限公司

.....
Authorized Signature(s)

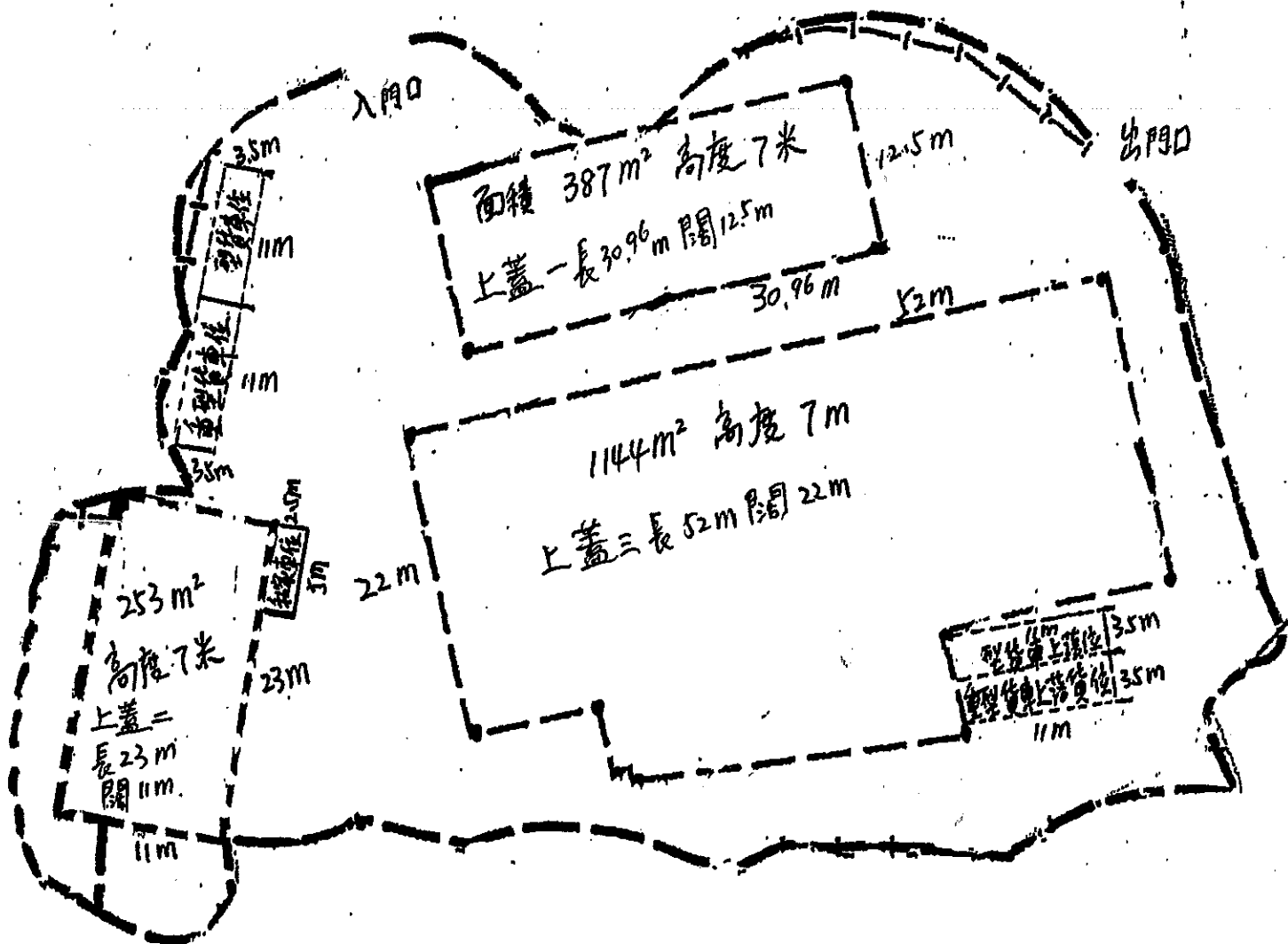
2021 年 12 月 3 日

聯絡人:張安華先生

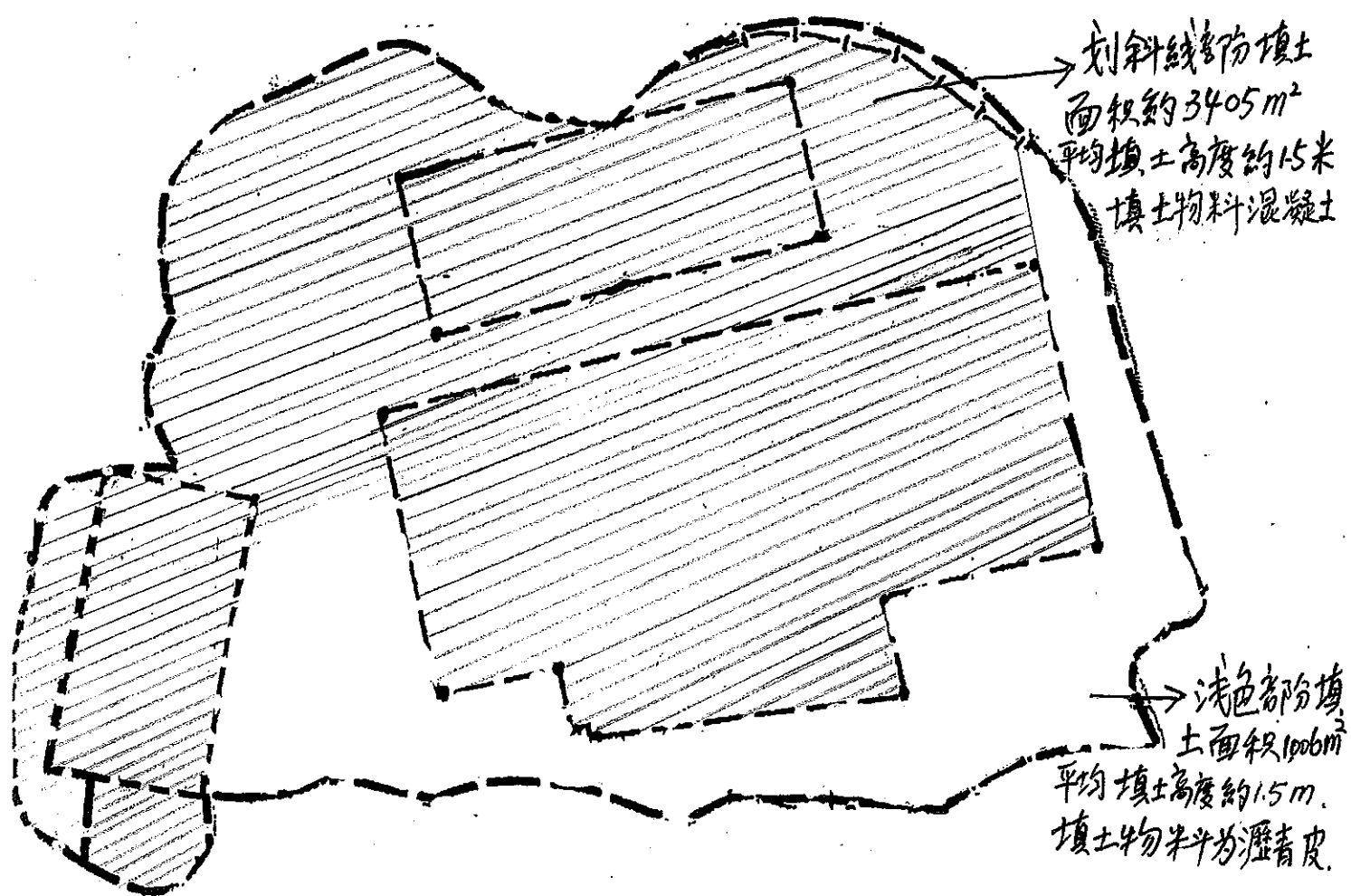
電話: [REDACTED]

收信地址: [REDACTED]

擬申請範圍設計圖



擬申請範圍地盤平面圖



申請地鐵路圖



沙橋村灣台側

Statutory Planning Portal 2

Statutory Planning Portal 2

南沙蒲

擬議申請地段

Statutory Planning Portal 2

Statutory Planning Portal 2

尖鼻咀

Statutory Planning Portal 2

Statutory Planning Portal 2

Statutory Planning Portal 2

Statutory Planning Portal 2

輞井村

輞井圍

Statutory Planning Portal 2

Statutory Planning Portal 2

撥款興建發展範圍地段 地段索引圖 位置圖

LOT INDEX PLAN

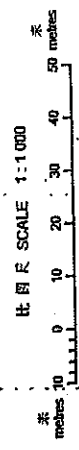
據此說明：本地總署在該地形圖上顯示了各種永久和短期持有的土地
的圖例。這些土地包括私人地、政府地、短期租約地、以及其他作
用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；
(2)索引圖的更新或修訂後於有關資料的實際用途；以及(3)本索引圖中顯示的界
線僅供參考之用，並非是準確可靠，經政府專業土地測量師的校閱。
免責聲明：如因使用本地總署索引圖，或因所佔有的本索引圖資料出錯、錯誤、漏
時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different lands of
permanent and temporary land holdings with the topographic map in the background.
The land holdings as shown may include private lots, government land allocations,
short term tenancies and other permitted uses of land. It must be noted that: (1) the
information shown on this plan is subject to update without prior notification; (2) there
may be time lag between an update and the related changes taken place; and (3) the
graphical boundaries as shown are for identification purpose only and interpretation
of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage
howsoever arising from the use of this plan or in reliance upon its correctness,
completeness, timeliness or accuracy.

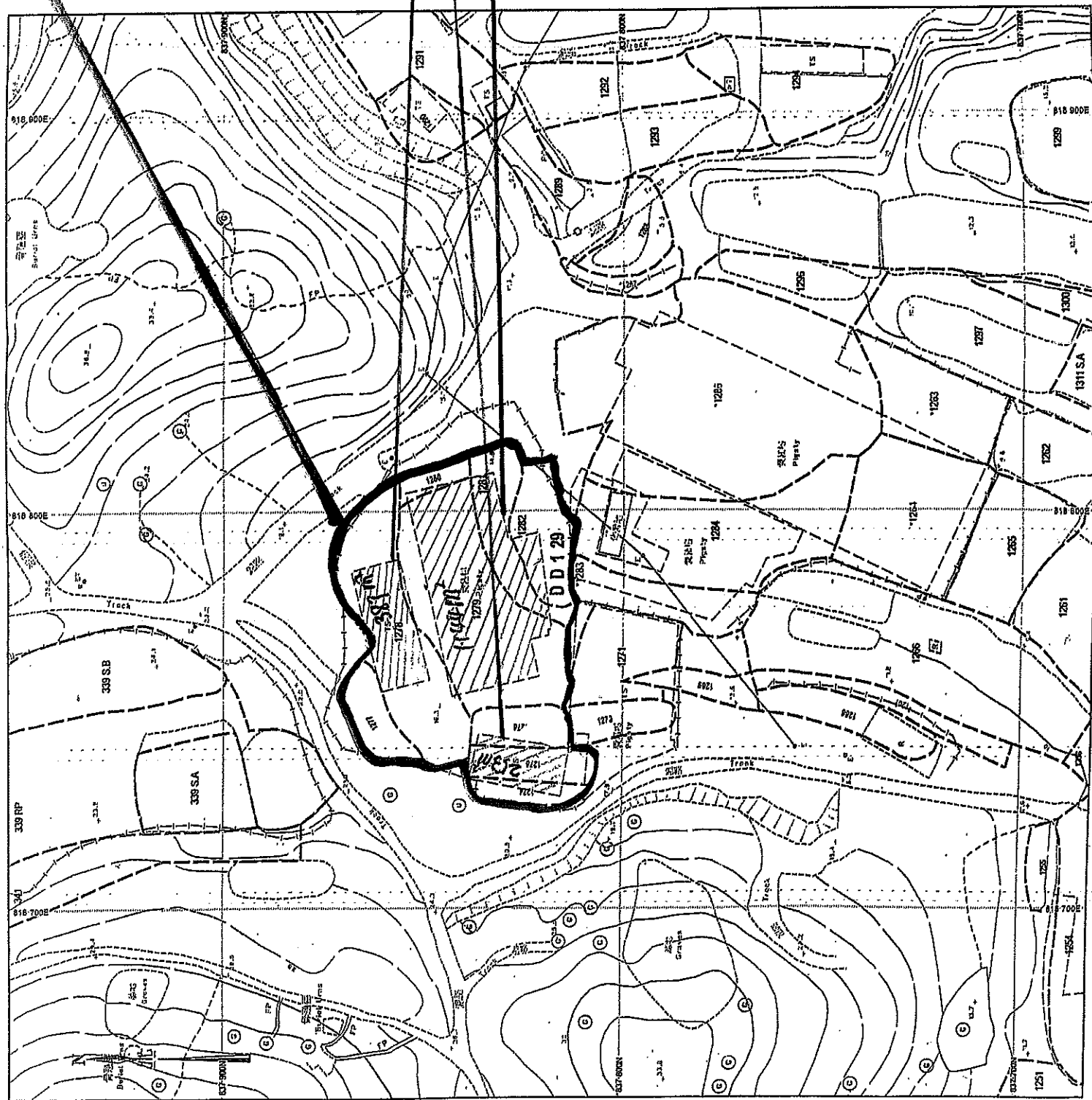
上蓋一 面積 387 m²
上蓋二 面積 253 m²
上蓋三 面積 1144 m²
總計: 1784 m²

地政總署測繪處
Survey and Mapping Office
Lands Department

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Locality:
Lot Index Plan No.: LIP1017688P
District Survey Office: DSOYL
Date: 03-Dec-2021
Reference No.: 2-SW-16A.2-SW-16B.2-SW-16C.2-SW-16D



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



Re: Re:OCEANUNION08

19/01/2022 12:01

From:

To:

Cc:

History:

This message has been forwarded.

1 attachment



OCEANUNION11.pdf

黃生早晨：

請查收最新加着一個中型貨車位設計圖。

多謝！

Best Regards!

張安華

Ocean Union Int'l Logistics Co., Limited

海聯國際物流(香港)有限公司

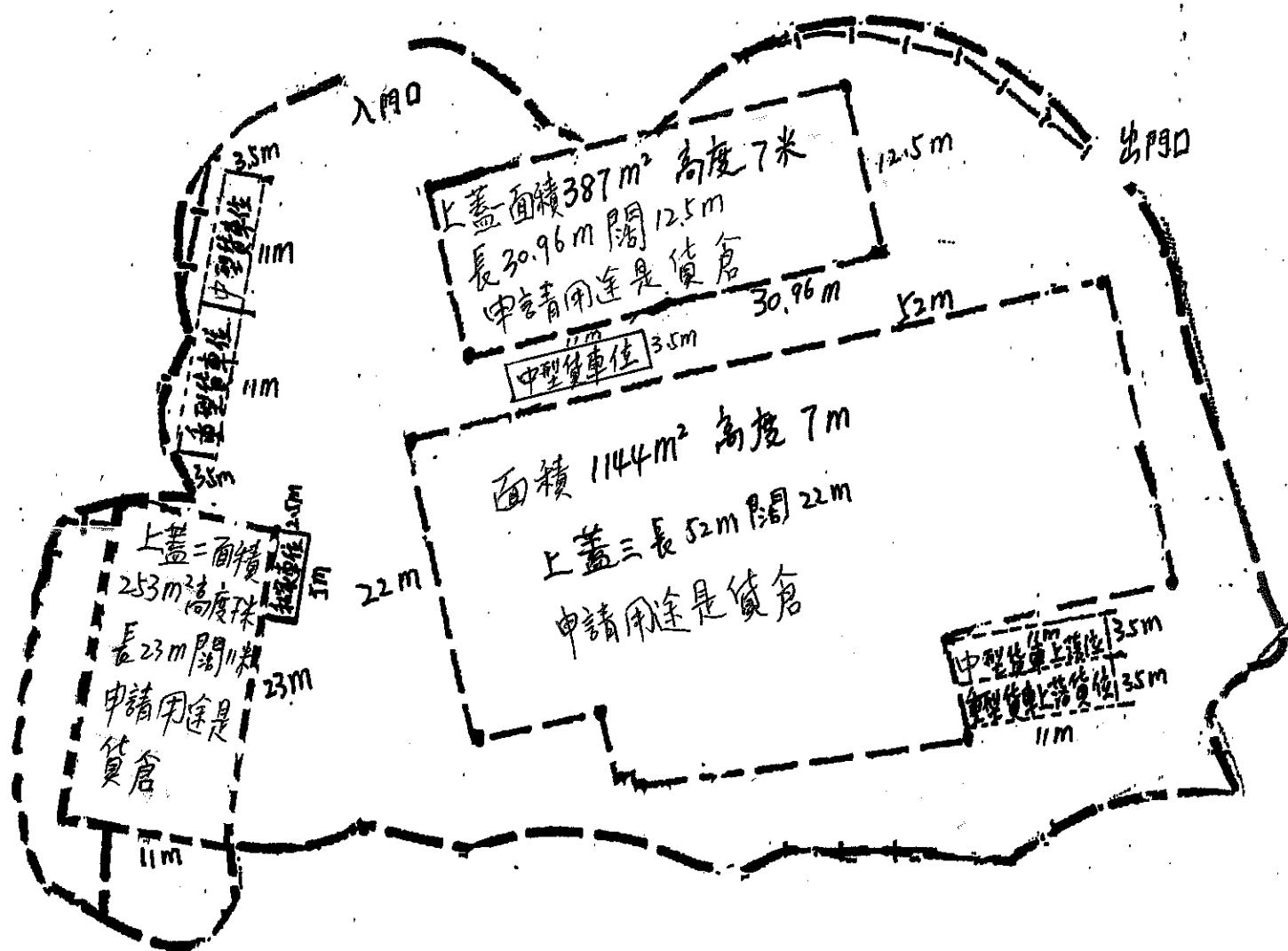
Tel: [REDACTED]

Fax: [REDACTED]

Mobile: [REDACTED]

E-mail: [REDACTED]

擬申請範圍設計圖



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



Re: Re:OCEANUNION10

10/02/2022 16:03

From:

To:

Cc:

History:

This message has been forwarded.

1 attachment



OCEANUNION13.pdf

From:

Date: 2022-02-10 12:28

To:

CC:

Subject: Re: Re:OCEANUNION09

黃生：

新年快樂，身體健康！

請查收附件修改後設計圖。

多謝！

Best Regards!

張安華

Ocean Union Int'l Logistics Co., Limited

海聯國際物流(香港)有限公司

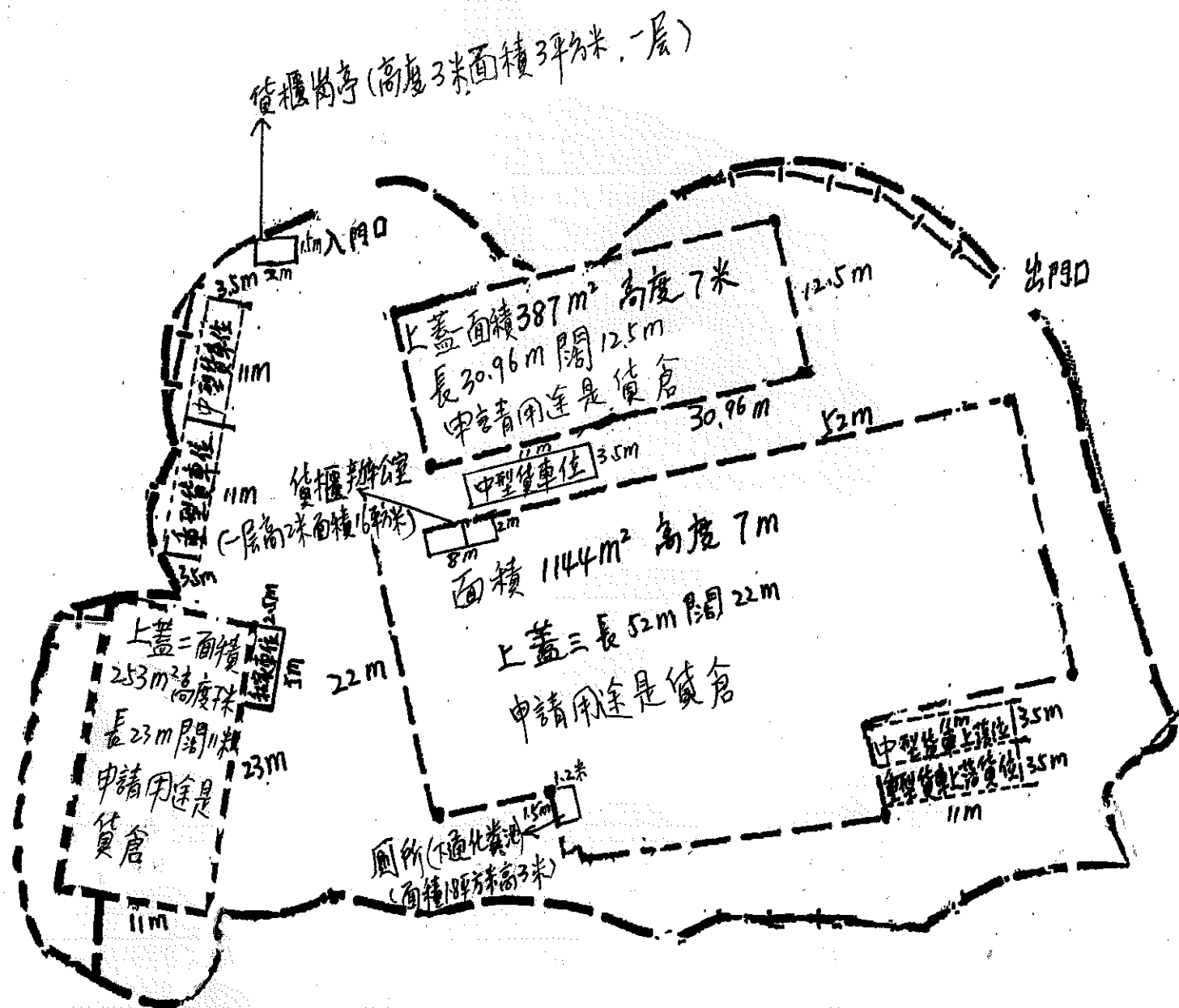
Tel:

Fax:

Mobile:

E-mail:

提申請範圍設計圖



**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

**Similar s.16 Applications for Warehouse Use within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui OZP**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/ TPB/TPAB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/90	Temporary Warehouse for a Period of 3 Years	“GB”	12.12.2003 (on Appeal)	(1), (5) & (9)
2	A/YL-LFS/130	Temporary Warehouse for a Period of 3 Years	“GB”	8.8.2007 (on Appeal)	(1) & (6)
3	A/YL-LFS/200	Temporary Warehouse and Open Storage of Recyclable Goods (including Electronic Goods and Scrap Metals) for a Period of 3 Years	“GB”	29.1.2010	(1), (2), (3), (4) & (9)
4	A/YL-LFS/252	Temporary Warehouse (Storage of Household Materials and Canned Food) for a Period of 3 Years	“GB”	14.2.2014 (on Review)	(1), (2) & (9)
5	A/YL-LFS/259	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	7.3.2014	(1), (2) & (9)
6	A/YL-LFS/262	Temporary Open Storage and Warehouse for Storage of Recycled Material for a Period of 3 Years	“GB”	13.6.2014	(1), (2), (3), (4) & (9)
7	A/YL-LFS/280	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	23.10.2015	(1), (2) & (9)
8	A/YL-LFS/346	Proposed Temporary Warehouse (Storage of Machinery and Crops), Open Storage (Wood, Sheet Metal and Excavator) and Agricultural Use for a Period of 3 Years	“GB”	16.8.2019	(1), (2), (4), (7), (8) & (9)
9	A/YL-LFS/411	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	“GB”	10.12.2021	(1), (2) & (9)

Rejection Reasons

1. Not in line with the planning intention and no strong justification for a departure.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 12B.

4. Not in line with TPB PG-No. 13E.
5. Failure to demonstrate no adverse drainage impact.
6. Failure to demonstrate no adverse environmental impact.
7. Failure to demonstrate no adverse landscape impact.
8. Failure to demonstrate no adverse traffic impact.
9. Setting undesirable precedent.



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

Appendix V-1 of RNTPC
Paper No. A/YL-LFS/422

11th February 2022

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/422

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention

According to the drafted Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/10, the planning intention of green belt zone is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*”

It should also be noted that according to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (No. 12C), the application site is located within Wetland Buffer Area (WBA). The planning intention of WBA is “*to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds*”.

From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention. As entire site will be filled with concrete and asphalt, we do not think such plan is in line with the planning intention.



長春社

Since 1968

The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk
網址 Website:www.cahk.org.hk

2. Adverse environmental impacts in adjacent area

The proposed site is located very close (approximately less than 15m) to the Tsim Bei Tsui Egretty which is currently zoned Sites of Special Scientific Interest (SSSI). The application mentioned that temporary warehouse for storage of electronic goods would be operated from 9 am to 6 p.m. from Mondays to Fridays and from 10 a.m. to 6 p.m. on Saturday. We worry that light and noise pollution during both construction and operation phase would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-4). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-3 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





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長春社

Since 1968

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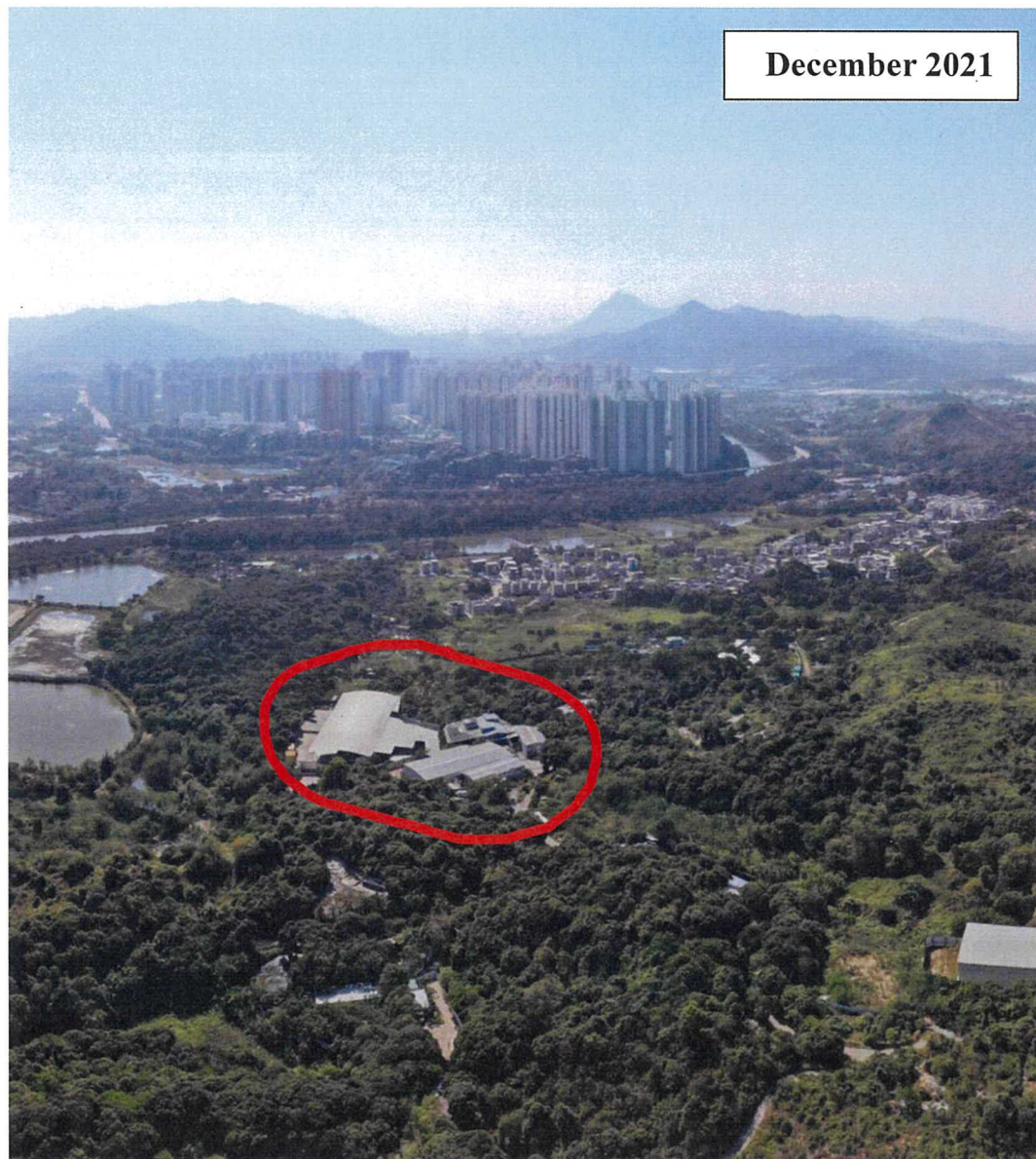
電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

電子郵件 E-mail:cahk@cahk.org.hk

網址 Website:www.cahk.org.hk

Figure 4 Site condition (circled in red) observed during our site visit dated December 2021





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

11th February 2022.

By email only

Dear Sir/ Madam,

Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years and
Filling of Land
(A/YL-LFS/422)

1. We refer to the captioned.
2. The site is within Green Belt (GB) zone and the proposed use is unlikely to be in line with the planning intention of this zone.
3. We would also like to remind the Board that the site is located close to/ not far from some SSSI zones, including the Inner Deep Bay SSSI, as shown in the gist. Also, as indicated in the information attached to the gist, the site is proposed to be filled with concrete and asphalt. We urge the Board to seriously consider with relevant authorities as to whether the proposed facility and/ or activity would cause potential ecological/ environmental impacts during the construction and/ or the operation phase of the proposal.
4. We object to this application as it is unlikely to be in line with the planning intention of GB zone and we urge the Board to reject it.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



A/YL-LFS/422 DD 129 Tsim Bei Tsui Egrettry, Lau Fau Shan GB
07/02/2022 01:26

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

A/YL-LFS/422

Lots 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Tsim Bei Tsui Egrettry, Lau Fau Shan

Site area : About 4,411 sq. m

Zoning : "Green Belt"

Applied use : Warehouse for Storage of Electronic Goods / Filling of Land

Dear TPB Members,

While there is no history of approvals this is an existing operation.

*The whole application site is filled, **about 3,405m² of which is filled with concrete with average depth of about 1.5m and about 1,006m² of which is filled with asphalt with average depth of about 1.5m.** The proposed gross floor area is about 1,784 m²*

Has no action been taken with regard to the unapproved land use and obligation to reinstate the lots?

The lots are very close to the TBT Egrettry that is under considerable pressure with regard to a number of proposed high rise residential developments that will impede the flight paths of migratory birds, generate noise and sound pollution, etc.

Members must reject the application in line with

647th RNTPC MEETING ON 26.05.2020 A/YL-LFS/360

After deliberation, the Committee decided to reject the application. The reasons were:

“(a) the proposed use is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to

provide passive recreational outlets. There is a general presumption against development within this zone. There is **no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;**

(b) the proposed use is not in line with the Town Planning Board Guidelines No. 10 for Application for Developments within the "Green Belt" Zone in that **the proposed use which involves clearance of natural vegetation will affect the natural landscape and is incompatible with the surrounding areas**, and the applicant fails to demonstrate that the proposed development would not cause adverse traffic and geotechnical impacts;

(c) the proposed use is not in line with the Town Planning Board Guidelines No. 12C for Application for Developments within Deep Bay Area in that the applicant fails to demonstrate that **the proposed use would not have adverse ecological impacts on the surrounding areas;** and

(d) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications in the "GB" zone and the Wetland Buffer Area, the cumulative effect of which **would result in a general degradation of the environment of the area."**

We are in the Year of the Tiger, members must take a firm stance with regard to the preservation of what little remains of our natural environment.

Kung Hei Fat Choi

Mary Mulvihill

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

參考編號

220121-145609-81568

Reference Number:

提交限期

11/02/2022

Deadline for submission:

提交日期及時間

21/01/2022 14:56:09

Date and time of submission:

有關的規劃申請編號

A/YL-LFS/422

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

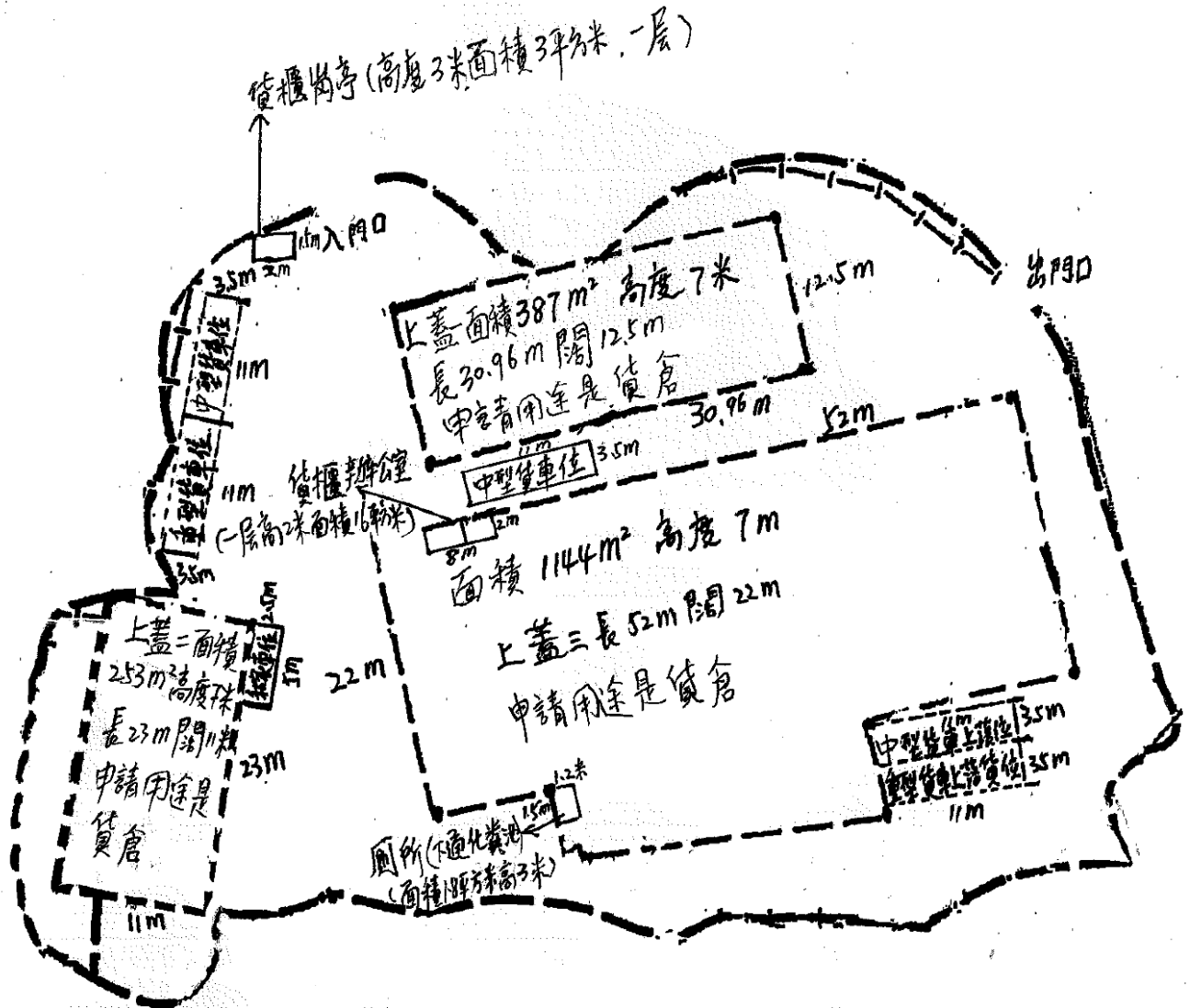
Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at 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 Lots (OSALs), which are 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 of the lots will need to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public road. The local track leading to the Site is not under the Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access of the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93; Chemical toilets by a service provider is also an acceptable option for the proposed toilet; the land should not be filled with construction waste; it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)

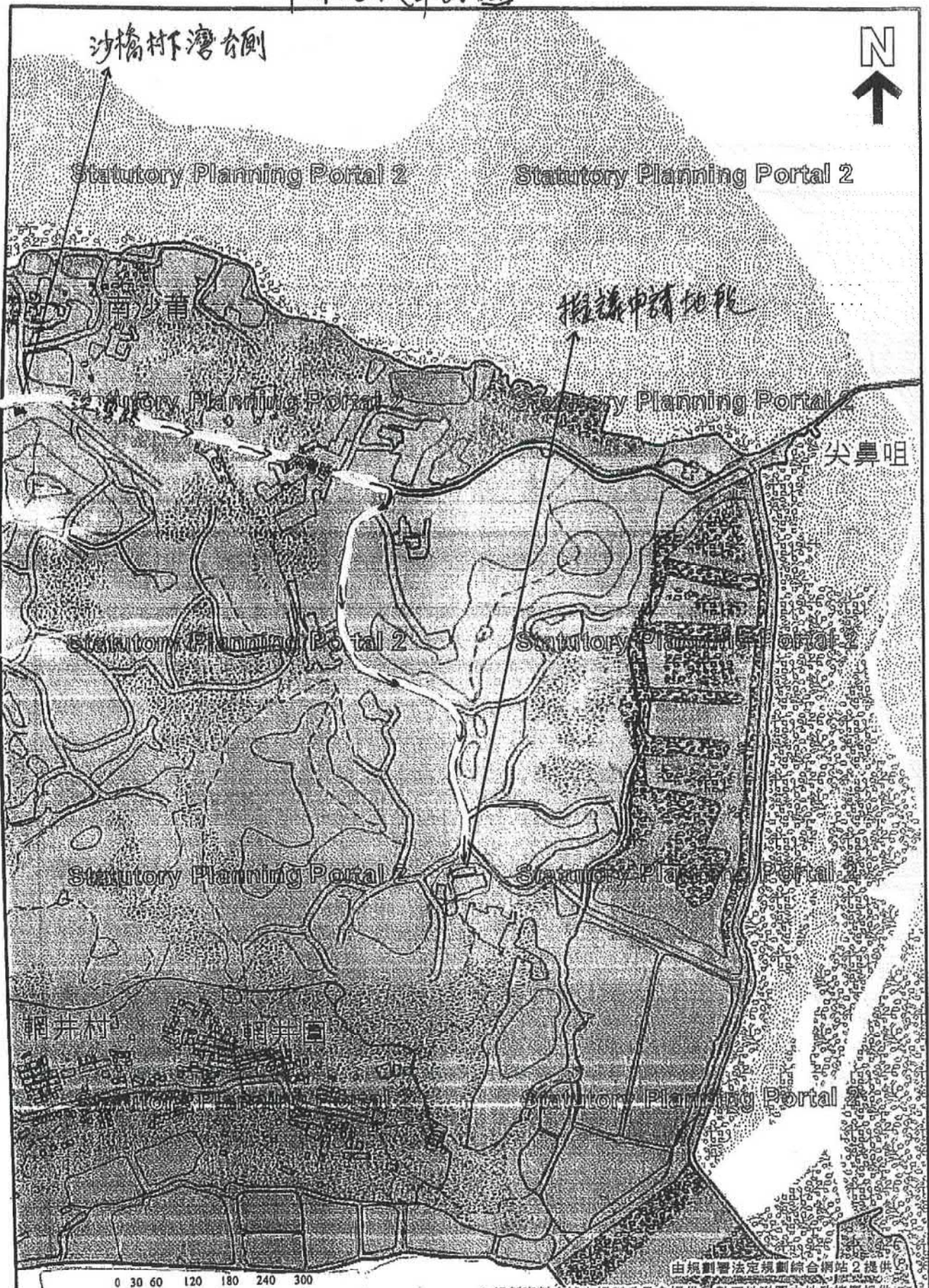
to minimise the environmental impacts during the construction stage;

- (f) to note the comments of the Director of Fire Services (D of FS) that based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site. In consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. Therefore, the applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed water supply for firefighting and FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under application. For 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. 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abuts 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

投標申請範圍設計圖



申請地鐵路圖

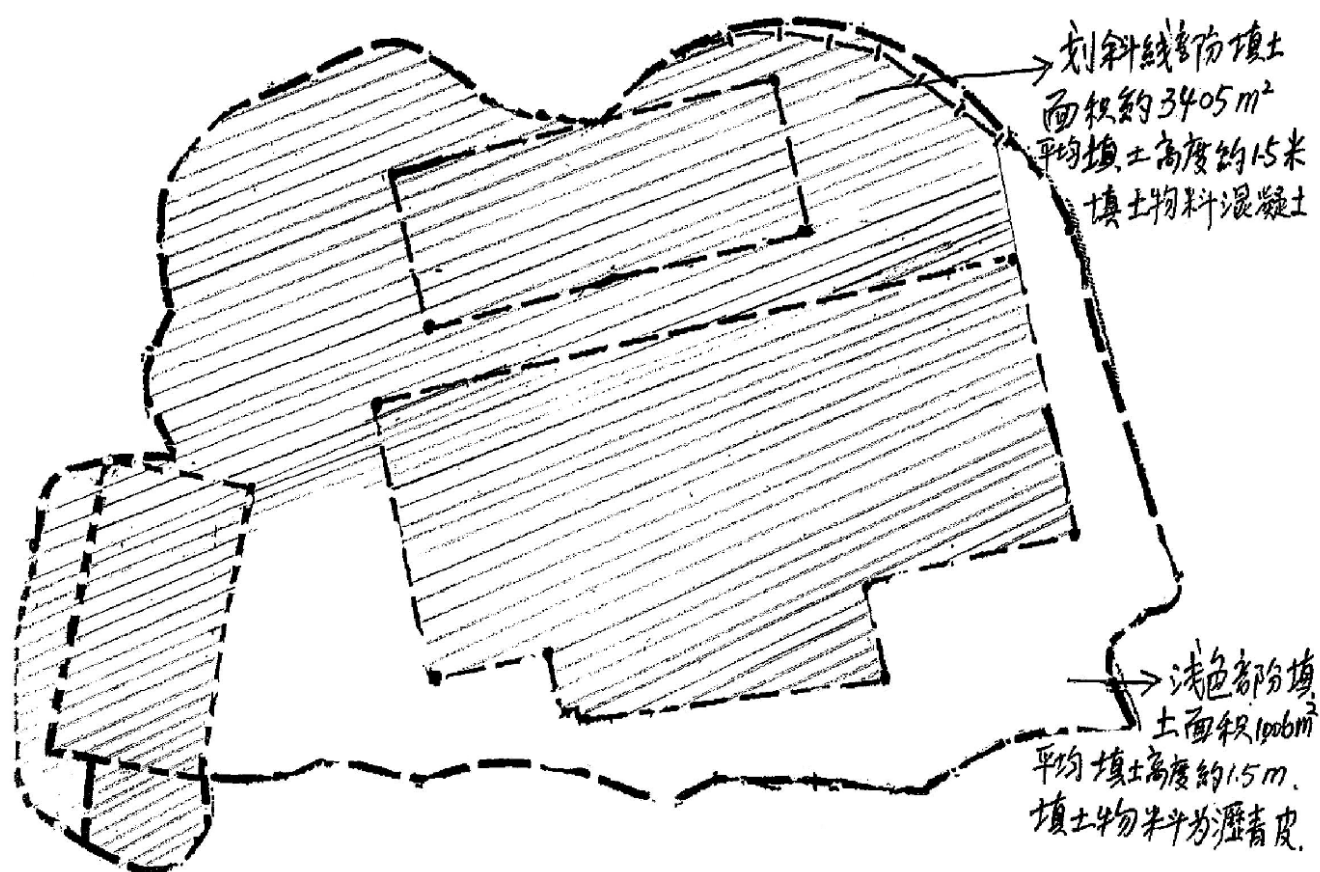


參考編號 REFERENCE No.
A/YL-LFS/422

繪圖 DRAWING
A-2

(摘錄自申請人於7.1.2022呈交的申請書)
(Extract from Applicant's
Submission Dated 7.1.2022)

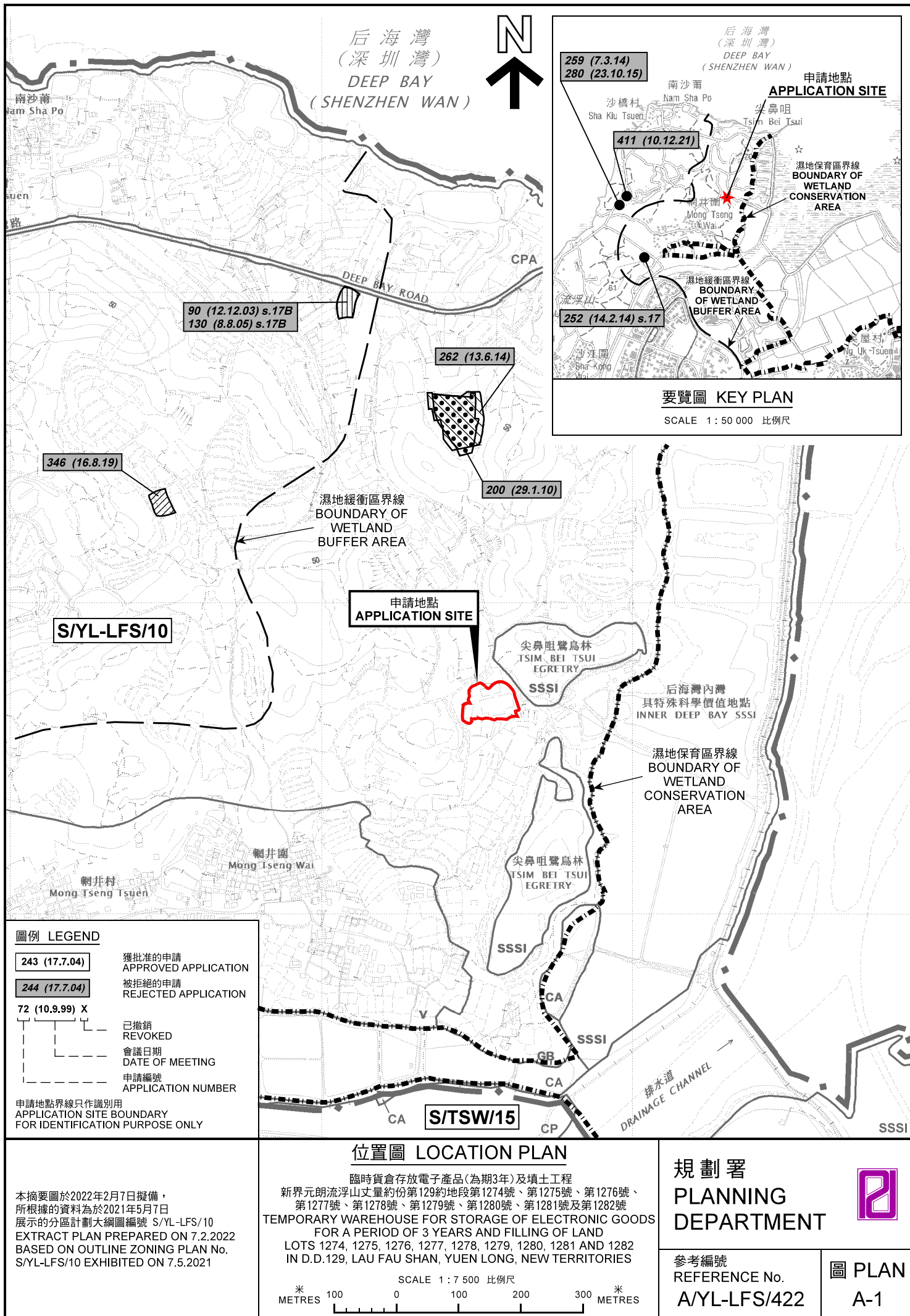
擬申請範圍地盤平面圖

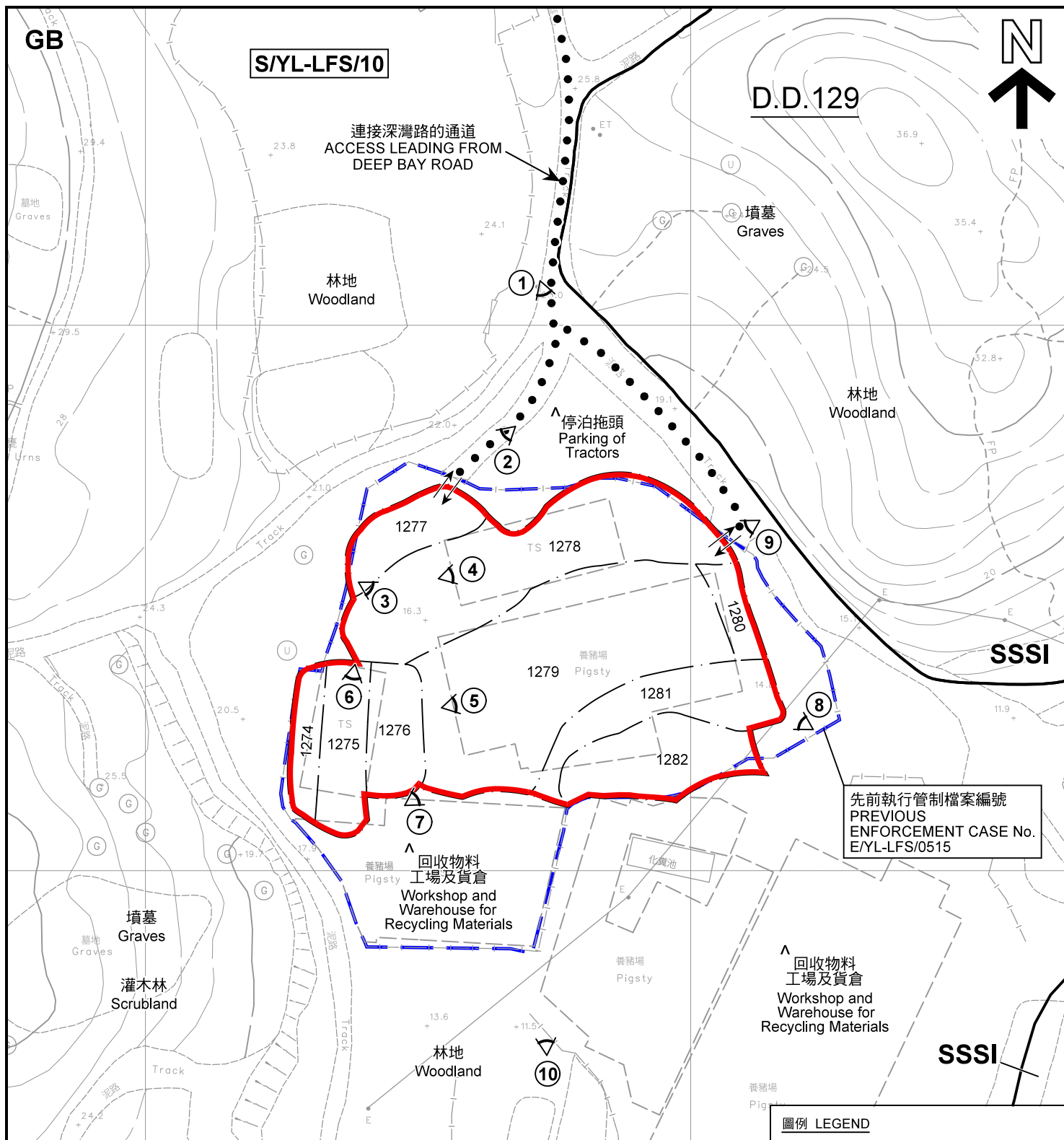


參考編號 REFERENCE No.
A/YL-LFS/422

繪圖 DRAWING
A-3

(摘錄自申請人於7.1.2022呈交的申請書)
(Extract from Applicant's
Submission Dated 7.1.2022)





註釋 Notes:

- (1) 2022年1月21日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 21.1.2022
- (2) * 土地用途跟1992年3月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 3.1992
- (3) ^ 土地用途跟1992年3月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 3.1992

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- GB** 綠化地帶
GREEN BELT
- SSSI** 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC
INTEREST
- ①^ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

臨時貨倉存放電子產品(為期3年)及填土工程
新界元朗流浮山丈量約份第129約地段第1274號、第1275號、第1276號、
第1277號、第1278號、第1279號、第1280號、第1281號及第1282號
TEMPORARY WAREHOUSE FOR STORAGE OF ELECTRONIC GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 AND 1282
IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-2



連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2022年2月11日擬備，所根據的資料為地政總署於2021年1月15日拍得的航攝照片編號 E126328C
EXTRACT PLAN PREPARED ON 11.2.2022
BASED ON AERIAL PHOTO No.
E126328C TAKEN ON 15.1.2021
BY LANDS DEPARTMENT

2021年1月15日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 15.1.2021

臨時貨倉存放電子產品(為期3年)及填土工程
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-3a



總署測繪處

連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2022年2月11日擬備，所根據的資料為地政總署於2015年7月1日拍得的航攝照片編號 CW115428
EXTRACT PLAN PREPARED ON 11.2.2022
BASED ON AERIAL PHOTO No.
CW115428 TAKEN ON 1.7.2015
BY LANDS DEPARTMENT

2015年7月1日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 1.7.2015

臨時貨倉存放電子產品(為期3年)及填土工程
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IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-3b



連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2022年2月11日擬備，所根據的資料為地政總署於2014年7月9日拍得的航攝照片編號 CW108474
EXTRACT PLAN PREPARED ON 11.2.2022
BASED ON AERIAL PHOTO No.
CW108474 TAKEN ON 9.7.2014
BY LANDS DEPARTMENT

2014年7月9日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 9.7.2014

臨時貨倉存放電子產品(為期3年)及填土工程
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IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-3c



連接深灣路的通道
ACCESS LEADING FROM
DEEP BAY ROAD

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2022年2月11日擬備，所根據的資料為地政總署於2013年6月21日拍得的航攝照片編號 CS43010
EXTRACT PLAN PREPARED ON 11.2.2022
BASED ON AERIAL PHOTO No.
CS43010 TAKEN ON 21.6.2013
BY LANDS DEPARTMENT

2013年6月21日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 21.6.2013

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IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-3d



本圖於2022年2月11日擬備，所根據的資料為攝於2022年1月21日的實地照片
PLAN PREPARED ON 11.2.2022
BASED ON SITE PHOTOS
TAKEN ON 21.1.2022

實地照片 SITE PHOTO

臨時貨倉存放電子產品(為期3年)及填土工程
新界元朗流浮山丈量約份第129約地段第1274號、第1275號、第1276號、
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IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

臨時貨倉存放電子產品(為期3年)及填土工程
新界元朗流浮山丈量約份第129約地段第1274號、第1275號、第1276號、
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TEMPORARY WAREHOUSE FOR STORAGE OF ELECTRONIC GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 AND 1282
IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

本圖於2022年2月11日擬備，所根據的
資料為攝於2022年1月21日的實地照片
PLAN PREPARED ON 11.2.2022
BASED ON SITE PHOTOS
TAKEN ON 21.1.2022

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-4b

9



10



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

臨時貨倉存放電子產品(為期3年)及填土工程
新界元朗流浮山丈量約份第129約地段第1274號、第1275號、第1276號、
第1277號、第1278號、第1279號、第1280號、第1281號及第1282號
TEMPORARY WAREHOUSE FOR STORAGE OF ELECTRONIC GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 AND 1282
IN D.D.129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/422

圖 PLAN
A-4c

本圖於2022年2月11日擬備，所根據的
資料為攝於2022年1月21日的實地照片
PLAN PREPARED ON 11.2.2022
BASED ON SITE PHOTOS
TAKEN ON 21.1.2022

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/422 Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/422)

Presentation and Question Sessions

137. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the applied development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

138. In response to the Chairman’s enquiry, Ms Bonnie K.C. Lee, STP/TMYLW, said that the application site (the Site) was previously the subject of planning enforcement action against unauthorised storage and workshop uses during 2020-2021, which was subsequently discontinued. The current storage use on the Site would be subject to planning enforcement action.

Deliberation Session

139. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the applied development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain

urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

- (b) the applied development is not in line with the Town Planning Board (TPB) Guidelines for 'Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the applied development would not have significant adverse landscape impacts on the surrounding areas;
- (c) the applicant fails to demonstrate that the applied development would not generate adverse traffic impact on the surrounding areas; and
- (d) approval of the application would set an undesirable precedent for similar applications for warehouse use within the "GB" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area."

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Annex C of TPB
Paper No. 10847

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax ([REDACTED])

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-LFS/422

18 March 2022

Ocean Union International Logistics Co. Ltd.



(Attn.: 張安華)

Dear Sir/Madam,

**Temporary Warehouse for Storage of Electronic Goods for a Period
of 3 Years and Filling of Land in "Green Belt" Zone, Lots 1274, 1275, 1276,
1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Lau Fau Shan, Yuen Long**

I refer to my letter to you dated 21.2.2022.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the applied development is not in line with the planning intention of the "Green Belt" ("GB") zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the applied development is not in line with the TPB Guidelines for 'Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and you fail to demonstrate that the applied development would not have significant adverse landscape impacts on the surrounding areas;
- (c) you fail to demonstrate that the applied development would not generate adverse traffic impact on the surrounding areas; and
- (d) approval of the application would set an undesirable precedent for similar applications for warehouse use within the "GB" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/690_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 4.3.2022, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 8.4.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

(With Chinese Translation)

Annex D of TPB
Paper No. 10847海聯國際物流(香港)有限公司
OCEAN UNION INTERNATIONAL LOGISTICS CO., LIMITED
www.oceanunion.com

致:城市規劃委員會

REF:TPB/A/YL-LFS/422

申請覆核鄉郊地區土地/建築物內臨時貨倉用途

有關:元朗 Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段

茲有我海聯國際物流(香港)有限公司(以下簡稱我公司),目前疫情肆虐,嚴重影響公司經營,上述申請被拒絕,公司將失去能力為香港雇員 36 人正常出糧,36 個雇員收入幾乎就是 36 個家庭的唯一收入,公司必須准時出糧,疫情下,36 個雇員失業帶來的社會影響不敢想像。

根據城市規劃條例第 17 條,為了維持公司正常運轉,為了穩定雇員就業,公司決定就元朗 Dd129Lot1274,1275,1276,1277,1278,1279, 1280,1281,1282 地段為期不超過三年的臨時貨倉用途許可之申請被拒絕提出覆核。懇請接納為盼。

在此代表海聯公司全體同仁感謝你們的支持。

海聯國際物流(香港)有限公司

For and on behalf of
OCEAN UNION INTERNATIONAL LOGISTICS CO., LIMITED
海聯國際物流(香港)有限公司

Authorized Signature(s)

2022 年 4 月 8 日

聯絡人:張安華先生

電話: [REDACTED]

收信地址: [REDACTED]

**Similar Applications for Warehouse Use within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui OZP**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/ TPB/TPAB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/90	Temporary Warehouse for a Period of 3 Years	“GB”	12.12.2003 (on Appeal)	(1), (5) & (9)
2	A/YL-LFS/130	Temporary Warehouse for a Period of 3 Years	“GB”	8.8.2007 (on Appeal)	(1) & (6)
3	A/YL-LFS/200	Temporary Warehouse and Open Storage of Recyclable Goods (including Electronic Goods and Scrap Metals) for a Period of 3 Years	“GB”	29.1.2010	(1), (2), (3), (4) & (9)
4	A/YL-LFS/252	Temporary Warehouse (Storage of Household Materials and Canned Food) for a Period of 3 Years	“GB”	14.2.2014 (on Review)	(1), (2) & (9)
5	A/YL-LFS/259	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	7.3.2014	(1), (2) & (9)
6	A/YL-LFS/262	Temporary Open Storage and Warehouse for Storage of Recycled Material for a Period of 3 Years	“GB”	13.6.2014	(1), (2), (3), (4) & (9)
7	A/YL-LFS/280	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	23.10.2015	(1), (2) & (9)
8	A/YL-LFS/346	Proposed Temporary Warehouse (Storage of Machinery and Crops), Open Storage (Wood, Sheet Metal and Excavator) and Agricultural Use for a Period of 3 Years	“GB”	16.8.2019	(1), (2), (4), (7), (8) & (9)
9	A/YL-LFS/411	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land	“GB”	10.12.2021	(1), (2) & (9)

Rejection Reasons

1. Not in line with the planning intention and no strong justification for a departure.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 12B.

4. Not in line with TPB PG-No. 13E.
5. Failure to demonstrate no adverse drainage impact.
6. Failure to demonstrate no adverse environmental impact.
7. Failure to demonstrate no adverse landscape impact.
8. Failure to demonstrate no adverse traffic impact.
9. Setting undesirable precedent.

致：元朗民政事務專員台鑑！

頂接貴處來函！有關檔號 (21) inHAD YL C&D 17-45/45/11/100。有關人士在新界元朗流浮山丈量約份第129約地段第1274號、第1275號、第1276號、第1277號、第1278號、第1279號、第1280號、第1281號及第1282號，申請臨時貨倉存放電子產品（為期3年）及填土工程。（申請編號：A/YL-LFS/422）。我等輞井圍區及輞井村村民及居民強烈反對該個案的申請。理由如下：

（一）上述的申請地段全是綠化保護及農業土地，不適宜改變用途。

（二）該申請地段入口由深灣路轉入剛好有個小巴上落點終站，若然獲得批准經營，運輸車輛進出對乘客造成危險！

（三）該條行車道路是泥路既不標準又細小，原意祇供該區村民及區居民作為行人路及農耕道路之用，春秋二祭行人拜山掃墓之用，若然成功申請批准會造成人車爭路，生命受到威脅，將來肯定會有意外車禍發生，造成不幸事固。希望審批要員聽聽民意或抽點時間親身到實地申請地點視察走走及評估下！同時該路入口處是私人地段。

（四）該申請地段的西面側及北面側都是政府標示本圍村的葬區，現有數十座過百年歷史悠久的墓地、泥墳及金塔，若然獲得批准，風水必然受到破壞，人身受傷害會影響深遠！因此更不適宜批核！更不要批准填泥。

（五）該申請地段側（129約地段1263、1264、1283、1284、1286、1287及政府土地已經有個極大的非法倉，既有違法的潛建上蓋及極大的露天倉。整天在燒膠，機器聲音又大又嘈！村民多次投訴貴規劃署也不得要領，更沒得到執法部門認真執法！

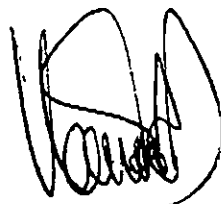
(六) 最重要是政府有關部門若然批准！缺口打開，該區業主擁有人一窩蜂地申請，情況不堪想像，到時亂象橫生。責任又由那個政府部分承擔！

(七) 流浮山深灣路至尖鼻咀一段道路是單程3.5咪路，流浮山迴旋處深灣路口已豎立路牌，標示不准大型車輛行走。

(八) 總括以上種種原因，我等村民意見認為極不適宜批准做貨倉。除非由政府牽頭，承擔興建該段由深灣路至申請地段達標準道路及有規劃地。本圍村村民及居民一定大力支持！不然暫時堅決反對該個案的申請。

特此函達！惟盼！

輞井圍及輞井村村代表簽署：



鄧南盛

張洪發

張洪發

村民簽署：

鄧柏麟
鄧國祥
薛炳京
鄧仁芳
鄧國強
黃炳輝
鄧椿林
鄧永強

林寬 黃國輝
鄧福祥
鄧振林
鄧永強
鄧志良
鄧植和
鄧潤暢

聯絡人：鄧南盛

地址：

電話：

2022年05月19日



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

19th May 2022.

By email only

Dear Sir/ Madam,

Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years and
Filling of Land
(A/YL-LFS/422)
(Review under Section 17)

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Green Belt zone. We also urge the Board to note that the site is not far from several SSSI zones and is also not too far from the ecologically sensitive Deep Bay coastline.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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



A/YL-LFS/422 DD 129 Tsim Bei Tsui Egretty, Lau Fau Shan GB
19/05/2022 03:11

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

Dear TPB Members,

Application was rejected on 4 March.

In response to the Chairman's enquiry, Ms Bonnie K.C. Lee, STP/TMYLW, said that **the application site (the Site) was previously the subject of planning enforcement action against unauthorised storage and workshop uses during 2020-2021**, which was subsequently discontinued. **The current storage use on the Site would be subject to planning enforcement action.**

Certainly no justification for review.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 7 February 2022 1:26 AM CST
Subject: A/YL-LFS/422 DD 129 Tsim Bei Tsui Egretty, Lau Fau Shan GB

A/YL-LFS/422

Lots 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Tsim Bei Tsui Egretty, Lau Fau Shan

Site area : About 4,411 sq. m

Zoning : "Green Belt"

Applied use : Warehouse for Storage of Electronic Goods / **Filling of Land**

Dear TPB Members,

While there is no history of approvals this is an existing operation

*The whole application site is filled, **about 3,405m² of which is filled with concrete with average depth of about 1.5m and about 1,006m² of which is filled with asphalt with average depth of about 1.5m.** The proposed gross floor area is about 1,784 m²*

Has no action been taken with regard to the unapproved land use and obligation to reinstate the lots?

The lots are very close to the TBT Egrettry that is under considerable pressure with regard to a number of proposed high rise residential developments that will impede the flight paths of migratory birds, generate noise and sound pollution, etc.

Members must reject the application in line with

647th RNTPC MEETING ON 26.05.2020 A/YL-LFS/360

After deliberation, the Committee decided to reject the application. The reasons were:

“(a) the proposed use is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is **no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;**

(b) the proposed use is not in line with the Town Planning Board Guidelines No. 10 for Application for Developments within the “Green Belt” Zone in that **the proposed use which involves clearance of natural vegetation will affect the natural landscape and is incompatible with the surrounding areas**, and the applicant fails to demonstrate that the proposed development would not cause adverse traffic and geotechnical impacts;

(c) the proposed use is not in line with the Town Planning Board Guidelines No. 12C for Application for Developments within Deep Bay Area in that the applicant fails to demonstrate that **the proposed use would not have adverse ecological impacts on the surrounding areas;** and

(d) approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications in the “GB” zone and the Wetland Buffer Area, the cumulative effect of which **would result in a general degradation of the environment of the area.”**

We are in the Year of the Tiger, members must take a firm stance with regard to the preservation of what little remains of our natural environment.

Kung Hei Fat Choi

Mary Mulvihill

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

參考編號

Reference Number:

220506-173737-32965

提交限期

Deadline for submission:

20/05/2022

提交日期及時間

Date and time of submission:

06/05/2022 17:37:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/422

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at 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 Lots (OSALs), which are 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 of the lots will need to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public road. The local track leading to the Site is not under the Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access of the Site.
- (d) 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 Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road.
- (e) to note the comments of the Director of Environmental Protection (DEP) that (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93. Chemical toilets by a service provider is also an acceptable option for the proposed toilet; (iii) the land should

not be filled with construction waste; and (iv) it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimise the environmental impacts during the construction stage.

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site;
 - (ii) in consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. Therefore, the applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed water supply for firefighting and FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under application;
 - (ii) for 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;
 - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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;

- (v) the Site does not abuts 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 the building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.