Broad Development Parameters of the Applied Use/Development in respect of Application No. A/HSK/210
關乎申請編號 A/HSK/210 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/HSK/210		
Location/address 位置／地址	Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories 新界元朗廈村丈量約份第 125 約地段第 1824 號 B 分段餘段 (部分)及第 1824 號 C 分段(部分)		
Site area 地盤面積	About 約 4,430 sq. m 平方米		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Residential (Group A) 3" and "Open Space" 「住宅(甲類)3」及「休憩用地」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years 擬議臨時露天存放車輛及建築材料（為期 3 年）		
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	-	-
	Non-domestic 非住用	About 約 2	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 3	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	-		

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	1
	Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位	1

* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

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

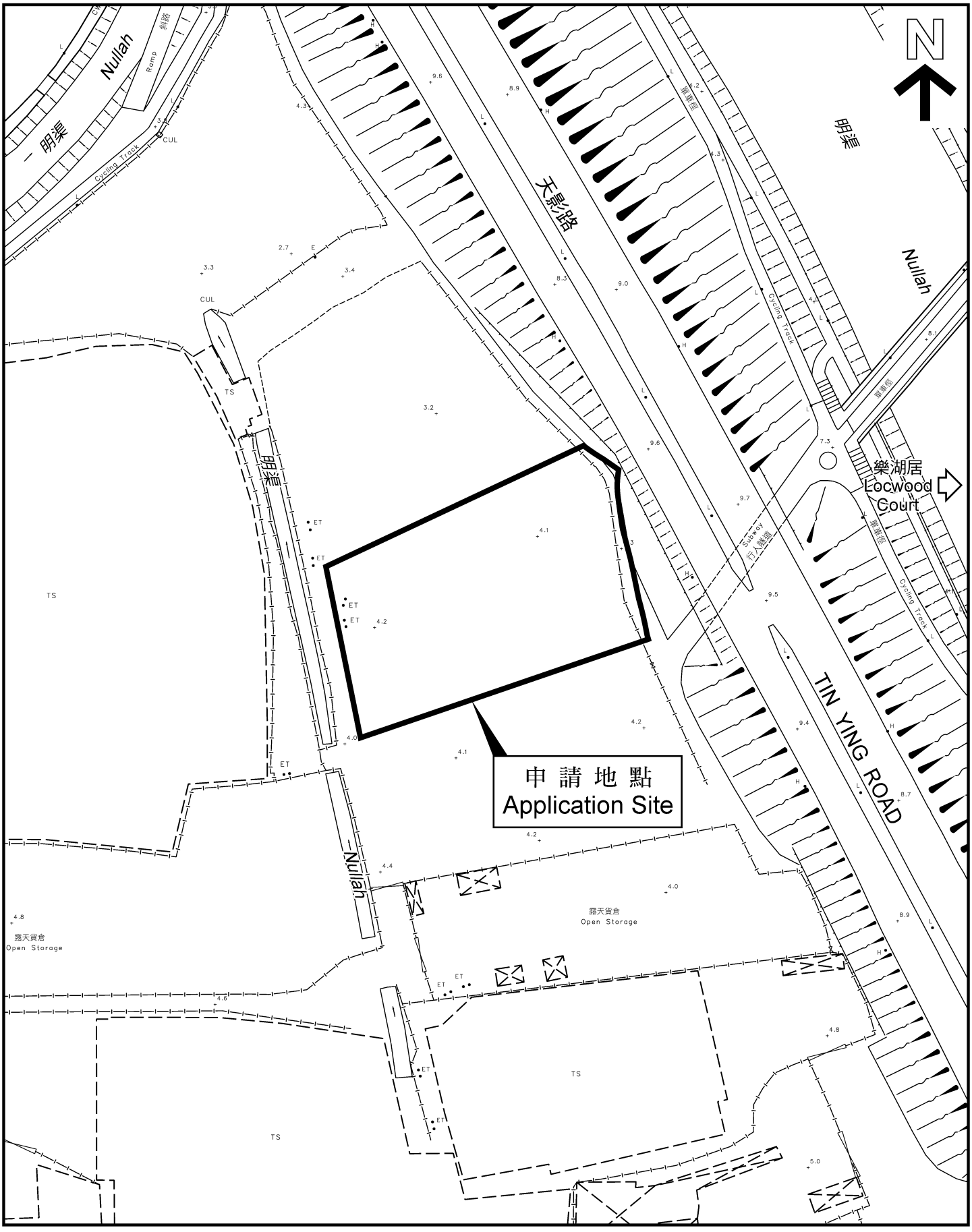
	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Site Plan 地盤平面圖		
Location Plan with Proposed Vehicular Access 地盤位置圖連擬議行車路線		
Proposed Drainage Plan 擬議渠務設施圖		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

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。

A/HSK/210



N
Nullah
明渠
Ramp
Cycling Track
天影路
明渠
Nullah
Cycling Track
樂湖居
Locwood
Court
Subway
行人隧道
TIN YING ROAD
申 請 地 點
Application Site
露天貨倉
Open Storage
露天貨倉
Open Storage
TS
TS
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ET

行政摘要

根據城市規劃條例第 16 條作出規劃申請
擬議在新界元朗廈村丈量約份第125約地段第1824號B分段餘段(部分)及第1824號C分段(部分)作為期三年的臨時露天存放車輛及建築材料用途

- 申請地點的面積約為 4,430 平方米。根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「住宅(甲類)3」及「休憩用地」地帶。因政府現在還未開展收回土地作洪水橋新市鎮發展的關係，「住宅(甲類)3」及「休憩用地」地帶的規劃意向於未來三年將難以實現。

- 申請地點的東部先前已獲城市規劃委員會批准作擬議用途的營業時間為星期一至星期六上午七時至下午十一時，星期日及公眾假期全日休業。

- 按城市規劃委員會規劃指引編號 13E(擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請)中所述，申請地點被劃為「第一類地區」。該類用地泛指當局認為適合作露天貯物及港口後勤用途的地區。

- 申請地點的北面及南面已存在物流中心用途，因此擬議申請與周遭環境並非不協調。申請地點附近的露天存放場地及港口後勤用途大部分都已取得城市規劃委員會的規劃許可，因此本申請理應獲得城市規劃委員會從優考慮。

- 申請人已提交有關的初步交通流量、綠化及排水供有關政府部門參考，上述報告結果顯示擬議發展不會帶來負面的交通、環境、排水及綠化影響。

- 根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗廈村丈量約份第 125 約地段第 1824 號 B 分段餘段(部分)及第 1824 號 C 分段(部分)作為期三年的臨時露天存放車輛及建築材料用途。

申請編號 Application No. : A / HSK / 210
此頁摘自申請人提交的文件。
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Executive Summary

S.16 Planning Application under Town Planning Ordinance Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

- The size of the application site is about 4,430m^2 and it is zoned for 'Residential (Group A)3' ("R(A)3") and 'Open Space' ("O") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2. The planning intention of the zone could not be realized within the coming 3 years because land resumption for the development of Hung Shui Kiu new town is yet to commence.

- The operation hours of the proposed development are from 7:00a.m. to 11:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

- In accordance with the Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13E), the application site falls within "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

- Logistics centres were found to the north and south of the site which makes the proposed development compatible with the surrounding landscape. Almost all of the open storages yards and port back-up uses in close proximity of the application site were granted with planning permission by Town Planning Board on transient basis. As such, favourable consideration should be given to the current application.

- The result of preliminary traffic generation, landscape and drainage proposals demonstrated that the actual impact generated by the proposed development would be insignificant. No adverse traffic, environmental, landscape and drainage impacts are foreseen.

- The Board is hereby respectfully requested to approve Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. for temporary open storage of vehicles and constriction materials for a period of 3 years on sympathetic grounds.

申請編號 Application No. : A / HSK / 210
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Project 項目名稱:

Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

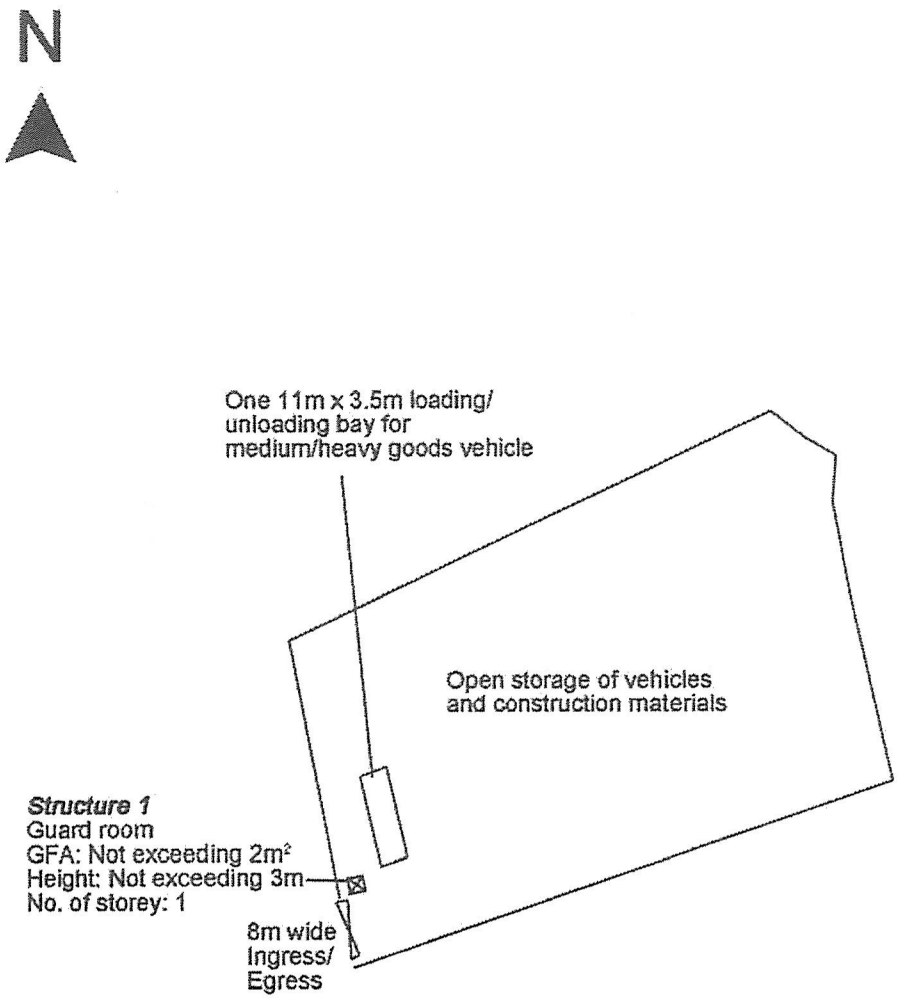
Figure 2

Remarks 備註:

●●● Vehicular access leading from Ping Ha Road

Scale 比例:

1:7500



Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.	Proposed Layout Plan	
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

申請編號 Application No. : A / HSK / 210
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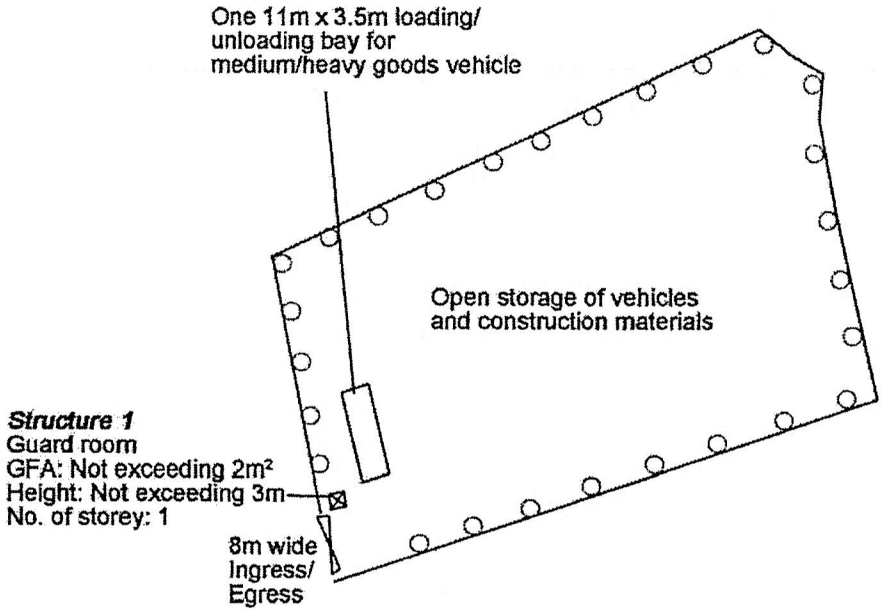
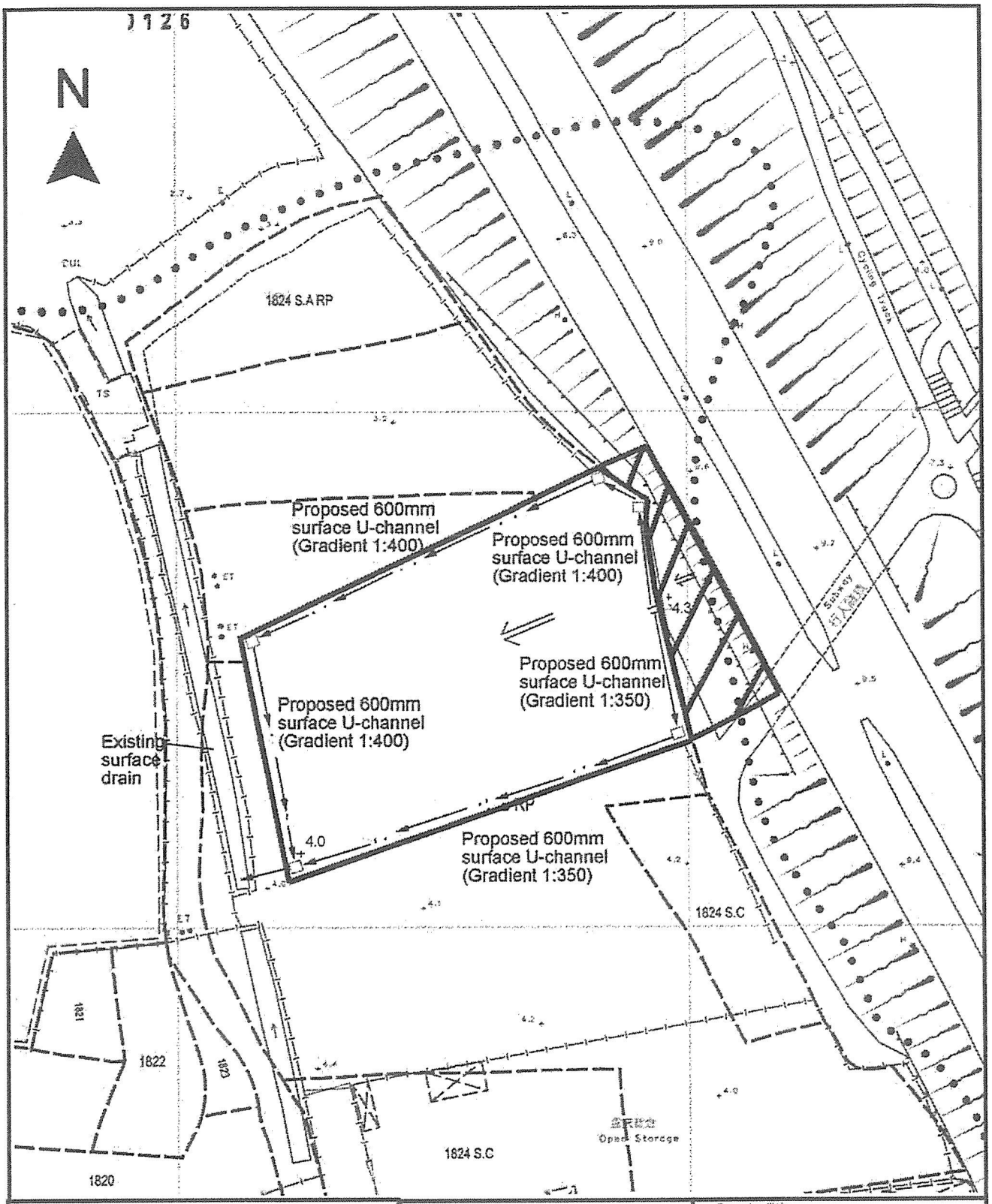
Tree	Approximate Height	Spacing
○ Proposed *Melaleuca leucadendron* or *Cassia surattensis*	About 2.75m	4m



Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.	Proposed Landscape & Tree Preservation Plan	
	Drawing No. 圖號: Figure 4	Scale 比例: 1:1000



Project 項目名稱: Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Lots 1824 S.B RP (Part) & 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖目: Proposed Drainage Plan Drawing No. 圖號: Figure 5	Remarks 備註: ⇐ Flow of surface runoff □ Proposed catchpit +4.0 Level (mPD) External catchment Scale 比例: 1:1200

申請編號 Application No. : A / HSK / 210
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申請編號 Application No. : A/HSK/210

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-HT/2	臨時露天存放貨櫃 （為期 3 年） Temporary Open Storage of Containers for a Period of 3 Years	拒絕 Rejected (11.4.1995) （復審於 24.11.1995 被拒絕） (review was rejected on 24.11.1995) （上訴於 29.10.1996 被駁回） (appeal was dismissed on 29.10.1996)
A/YL-HT/7	臨時露天存放貨櫃 （為期 3 年） Temporary Open Storage of Containers for a Period of 3 Years	拒絕 Rejected (12.1.1996) （復審於 29.11.1996 在有附帶條件下批給臨時性質的許可） (review was approved with conditions on a temporary basis on 29.11.1996) （許可於 29.9.1997 被撤回） (permission was revoked on 29.9.1997)
A/YL-HT/91	臨時貨櫃車拖頭及拖架停車場 （為期 3 年） Temporary Container Trailer and Tractor Park for a Period of 3 Years	拒絕 Rejected (13.8.1999)
A/YL-HT/161	臨時貨櫃車拖頭及拖架停車場 （為期 3 年） Temporary Container Trailer and Tractor Park for a period of 3 Years	拒絕 Rejected (25.8.2000)
A/YL-HT/171	臨時露天存放建築材料 （為期 3年） Temporary Open Storage of Construction Materials for a Period of 3 Years	拒絕 Rejected (24.11.2000)
A/YL-HT/188	臨時跳蚤市場（為期 5年） Temporary Flea Market for a Period of 5 Years	拒絕 Rejected (16.2.2001)
A/YL-HT/211	臨時露天存放建築機械 連維修工場（為期 3年） Temporary Open Storage of Construction Machinery with Repair Workshop for a Period of 3 Years	拒絕 Rejected (17.8.2001)
A/YL-HT/233	臨時回收物料(包括建築材料)處理中心 （為期 3年） Temporary Recycling Materials (Including Construction Materials) Handling Yard for a Period of 3 Years	拒絕 Rejected (11.1.2002)
A/YL-HT/283	臨時露天存放私家車、輕型貨車及車輛零件 （為期 3年） Temporary Open Storage of Private Cars, Light Goods Vehicles and Vehicle Parts for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (21.2.2003)

A/YL-HT/297	臨時露天存放出售前新/舊私家車、輕型貨車及車輛零件（為期 3年） Temporary Open Storage of New/Used Private Cars, Light Goods Vehicles Prior to Sale and Vehicle Parts for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (25.4.2003)
A/YL-HT/302	臨時露天存放出售前新/舊私家車、輕型貨車及車輛零件（為期 3年） Temporary Open Storage of New/Used Private Cars, Light Goods Vehicles Prior to Sale and Vehicle Parts for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (30.5.2003)
A/YL-HT/477	臨時露天存放出售前新/舊車輛(私家車、輕型及中型貨車)連附屬工場（為期 3年） Temporary Open Storage of New /Used Vehicles (Private Cars, Light and Medium Goods Vehicles) with Ancillary Workshops and Storage for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (9.3.2007) （許可於 9.6.2008 被撤回） (permission was revoked on 9.6.2008)
A/YL-HT/507	臨時露天存放出售前新/舊車輛(私家車、輕型貨車、中型貨車、重型貨車、貨櫃車及貨櫃拖頭)連附屬工場和貯物處（為期 3年） Temporary Open Storage of New /Used Vehicles (Private Cars, Light, Medium and Heavy Goods Vehicles, Container Vehicles and Trailers) with Ancillary Workshops and Storage for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (12.10.2007) （許可於 12.10.2008 被撤回） (permission was revoked on 12.10.2008)
A/YL-HT/539	臨時公眾停車場(私家車、貨車、貨櫃車及貨櫃拖頭) （為期 3年） Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (9.5.2008) （許可於 5.12.2008 被撤回） (permission was revoked on 5.12.2008)
A/YL-HT/570	臨時公眾停車場(私家車、貨車、貨櫃車及貨櫃拖頭) （為期 3年） Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (10.10.2008) （許可於 5.12.2008 被撤回） (permission was revoked on 5.12.2008)
A/YL-HT/632	臨時露天存放貨櫃（為期 1 年） Temporary Open Storage of Containers for a Period of 1 Year	在有附帶條件下批給臨時性質的許可，為期一年 Approved with conditions on a temporary basis for a period of 1 year (9.10.2009)
A/YL-HT/662	臨時露天存放左軚車輛、建築材料及重型機械連工場和五金回收場（為期 3 年）	在有附帶條件下批給臨時性質的許可，為期三年

	Temporary Open Storage of Left-hand-drive Vehicles, Construction Materials and Heavy Machineries with Workshops and Scrap Metal Area for a Period of 3 Years	Approved with conditions on a temporary basis for a period of 3 years (7.5.2010) （許可於 3.9.2010 被撤回） (permission was revoked on 3.9.2010)
A/YL-HT/733	臨時回收中心及露天存放回收塑膠、廢紙及廢金屬、新私家車、輕型、中型及重型貨車（ 為期 3 年） Temporary Recycling Centre and Open Storage Area for Recycled Plastics, Paper and Scrap Metal , New Private Cars, Light , Medium and Heavy Goods Vehicles for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期一年 Approved with conditions on a temporary basis for a period of 1 year (20.5.2011)
A/YL-HT/811	臨時回收中心及露天存放回收塑膠、廢紙、廢金屬、電子廢料以及新私家車、輕型、中型及重型貨車以及建築材料連附屬工場（為期 3 年） Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electric Wastes and New Private Cars, Light, Medium and Heavy Goods Vehicles and Construction Materials with Ancillary Workshops for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期一年 Approved with conditions on a temporary basis for a period of 1 years (9.11.2012)
A/YL-HT/829	擬議臨時預製建築組件製造工場連附屬露天存放、貨倉及辦公室（為期 3 年） Proposed Temporary Precast Building Fabrication Workshop with Ancillary Open Storage, Warehouse and Office for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (25.10.2013) （許可於 25.11.2015 被撤回） (permission was revoked on 25.11.2015)
A/YL-HT/1053	擬議臨時露天存放私家車、輪呔及建築材料連附屬辦公室（為期 3 年） Proposed Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (11.11.2016)
A/HSK/113	擬議臨時露天存放車輛及建築材料（為期 3 年） Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (21.12.2018) （許可於 21.12.2019 被撤回） (permission was revoked on 21.12.2019)

有關資料是為方便市民大眾參考而提供。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。
The information is provided 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.