

2025年 6月 04日

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

2025-06-04

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

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/216
	Date Received 收到日期	2025-06-04

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

1. Name of Applicant 申請人姓名/名稱

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

鄧子健 Tang Tze Kin

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)

現代規劃及建築顧問有限公司
M&D Planning and Construction Consultant Limited

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)	Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 515.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... / ..... 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	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時露天貯物(建築機械及工具)及相關填土工程(為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....515.59.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目/.....
Proposed domestic floor area 擬議住用樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	.....
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)	.....
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	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期六上午9:00 至下午6:00 (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)) 沿用DD38 LOT189RP 入口由沙頭角公路禾坑段經小路進入																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ...515.59.... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度0.5..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(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>.....</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）。

見附件

8. Declaration 聲明

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

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

Signature
簽署

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

Wong Chun-Yu Leo

Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表 現代規劃及建築顧問有限公司

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

Date 日期

21-5-2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories
Site area 地盤面積	515.59 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	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時露天貯物(建築機械及工具)及相關填土工程(為期 3 年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	/ <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
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	/	
(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	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input 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) _____ _____		NIL
	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) _____ _____		NIL

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

申請理由：

申請人屬新界古洞北/粉嶺北新發展影響下其中一個商戶(地政處已登記清拆編號：X9/63 - 附件1)，為配合政府新發展，申請人獲發展局協助成功獲批臨時露天存放建築機械及工具連附屬設施（為期 3 年）（規劃申請編號：TPB/A/NE-MUP/207），並已履行各政府部門條件，現成功搬遷至DD38 LOT189RP地段；鑒於申請人2024年與中華電力有限公司簽訂為期8年的工程合約，主要鋪設電纜及提供電力緊急維修工程，項目包括古洞北發展，粉嶺北發展，新田科技城及落馬州河套等，需要更多面積土地作露天貯存工程材料，因此計劃租賃毗連土地作緩衝，並提交是次規劃申請。

申請摘要：

申請位置的面積 515.59 平方米，在萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11 被訂為「農業」地帶，根據城市規劃委員會《申請露天倉庫及港口後備用途》指引（城規會 PG-No. 13G），該用地屬於第 2 類地區，可以臨時授予規劃許可，最長期限為 3 年。

申請範圍地面擬議進行深度不超過 0.5 米的填土工程，作用防止貨物重載會污染現有的土壤及削弱地表，因此需要以最低限度的混凝土地面以應付運營需要，申請人承諾將在規劃審批期滿後將該地面恢復原況。申請範圍不會豎設任何購築物，只作露天貯物用途，因此擬議發展不會對交通，排水，消防，景觀及環保造成不良影響：

交通設施：

申請地點沿用 DD38 189RP 出入口及行車路，沒有任何車輛進出及停泊，供應商運送建築材料(主要大型電線桶)到 DD38 189RP 泊車位後將以電動唧車運送至申請位置

排水及污水系統：

~ 按照渠務署規格設置 U 型排水渠收集雨水，集水井及隔沙井等排水設備；

消防及滅火水源裝置：

~由於申請位置並沒有豎設任何臨時構建物，因此只安裝滅火筒設備

~申請位置 50 米範圍內設有消防栓(見附件 1)提供滅火水源予消防人員進行救火需要

景觀：

~ 申請位置沒有需保育樹種，唯附近魚塘將保留，並加裝圍板阻隔，避免造成污染

~ 毗鄰一帶貨倉或露天倉地

~ 擬議發展性質，形式及佈局與周邊的環境協調，因此不會影響附近環境原有風貌。

環保設施：

噪音緩解方案

~ 申請位置沒有切割, 碾碎, 打磨工序

~ 在申請位置 100 米範圍沒有民居居住, 因此不會造成噪音影響;

~ 確保晚上十一時至早上七時沒有大型車輛進出及發出噪音工作

空氣緩解方案

~ 貯存建築機械, 工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等);

污水緩解方案

~ 場內沒有污水產生, 員工採用 DD38 LOT189RP 洗手間

~ 加裝排水系統連接 DD38 LOT189RP, 原有排水系統已安裝隔沙井, 避免沙石流入河道

擬議構建物:

沒有任何構築物

申請地點營業時間為星期一至星期六早上 9 時至下午 6 時, 公眾假期及星期日休息。

上述申請並提出下列理據以支持這宗規劃申請:

- a. 擬議發展能支援政府發展項目;
- b. 擬議發展符合城規會規劃指引編號 13G;
- c. 擬議發展只屬擴充土地貯存面積, 並沒有與鄰近土地造成不良影響;
- d. 擬議發展沒有豎設任何構築物及車輛進出;
- e. 擬議發展範圍已加設消防安全設備, 因此對火警救援工作不會構成影響;
- f. 擬議用途預計不會對交通、環境、園景、排水及排污構成不良影響。

基於上述申請的理據, 我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

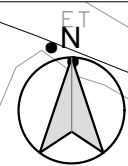
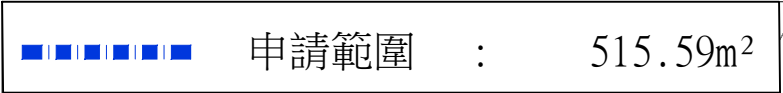
附件 1



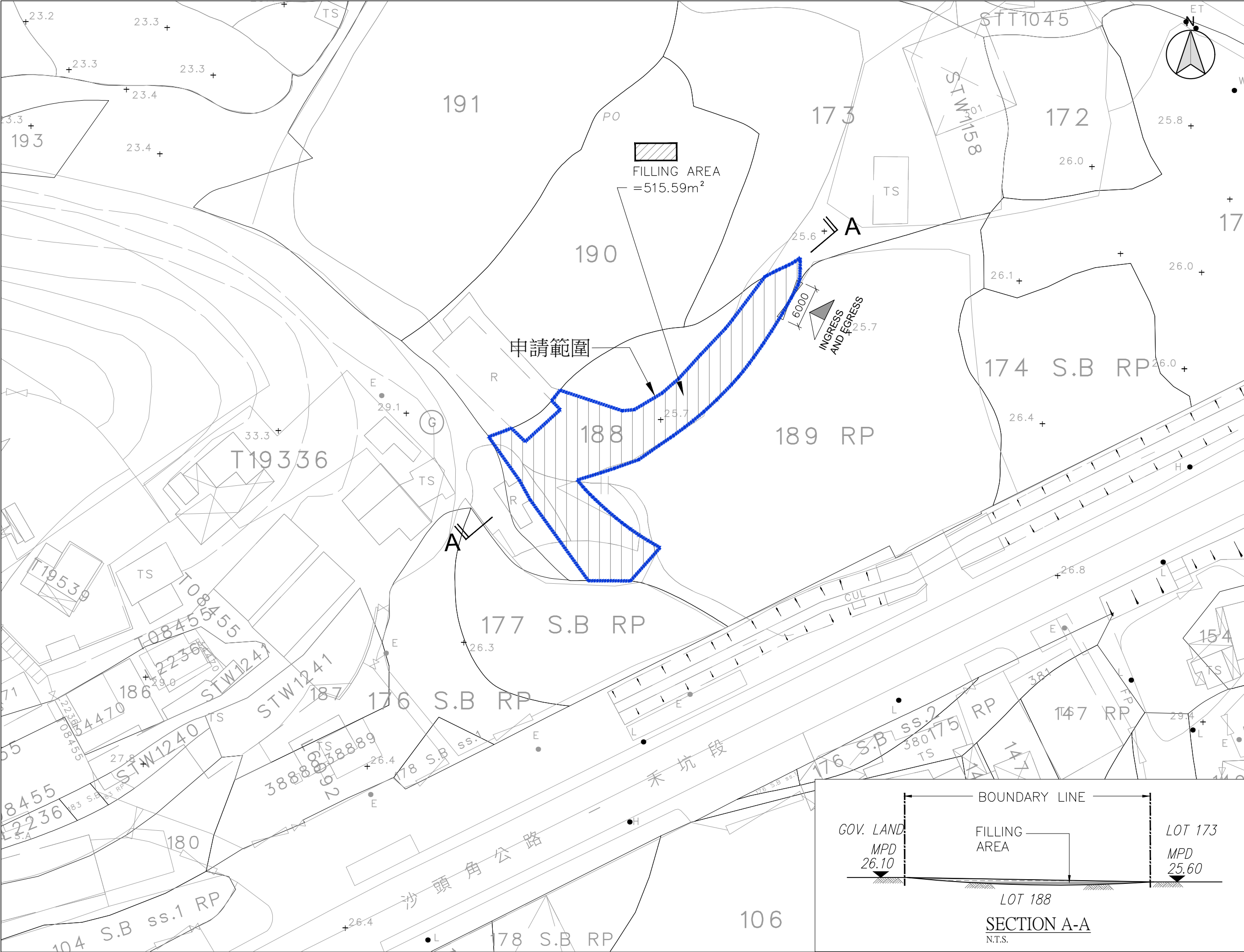
消防栓位置圖

消防栓編號：4302

申請位置的距離：約 47 米



B.D. Reference		地下管線圖則
M.W. Reference		小型工程編號
L.D. Reference		地政署檔案
F.S.D. Reference		渠務處處長
Notes		
Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.		
REV	DESCRIPTION	DATE



B.D. Reference
M.W. Reference
L.D. Reference
F.S.D. Reference

Notes
Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV	DESCRIPTION	DATE

M&D
Planning and Construction Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories

Application
擬議臨時露天貯物 (建築機械及工具)及相關填土工程(為期 3 年)

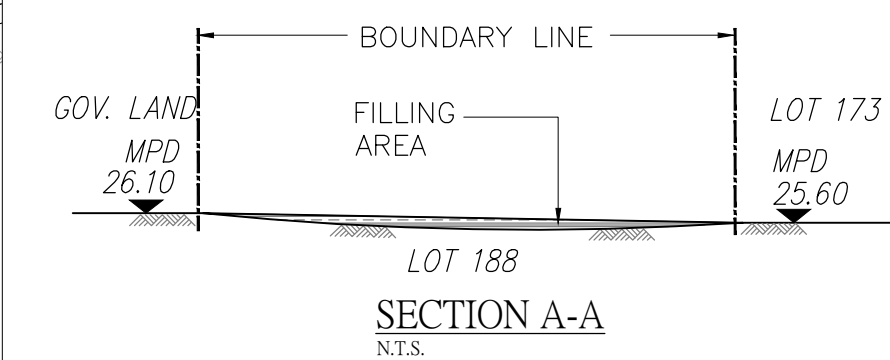
Drawing Title
LAND FILLING AREA

Scale	比例	Revisions	修訂
1:500 (A3)		—	

Designed by	設計者	Drawn by	繪圖人
LW		Arthur	

Checked by	檢查	Date	日期
LW		28-MAY-2025	

Job No.	工程項目	Drawing No.	圖號
—		LF-01	



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

寄件者:
寄件日期: 2025年07月09日星期三 14:50
收件者: William Shu Tai WONG/PLAND
主旨: MUP/216 revised document and plan
附件: DD38 LOT188 LAND FILL_2025-07-09.pdf; DD38 LOT188 VEHICLE ROUTING_2025-07-09.pdf; DD38 LOT188 LAYOUT PLAN_2025-07-09.pdf; DD38 LOT188 LOCATION PLAN_2025-07-09.pdf; 申請理由P1.pdf; Revised P2 5 6 10 of S16III.pdf

類別: Internet Email

Dear William – Plan D

Attached the revised document and Plan for your record.

Regards

Leo Wong



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

鄧子健 Tang Tze Kin

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)

現代規劃及建築顧問有限公司
M&D Planning and Construction Consultant Limited

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)	Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 488.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時露天貯物(建築機械及工具)及相關填土工程(為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....488.6.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目/.....
Proposed domestic floor area 擬議住用樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	...../.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
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	.....
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)	.....
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	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

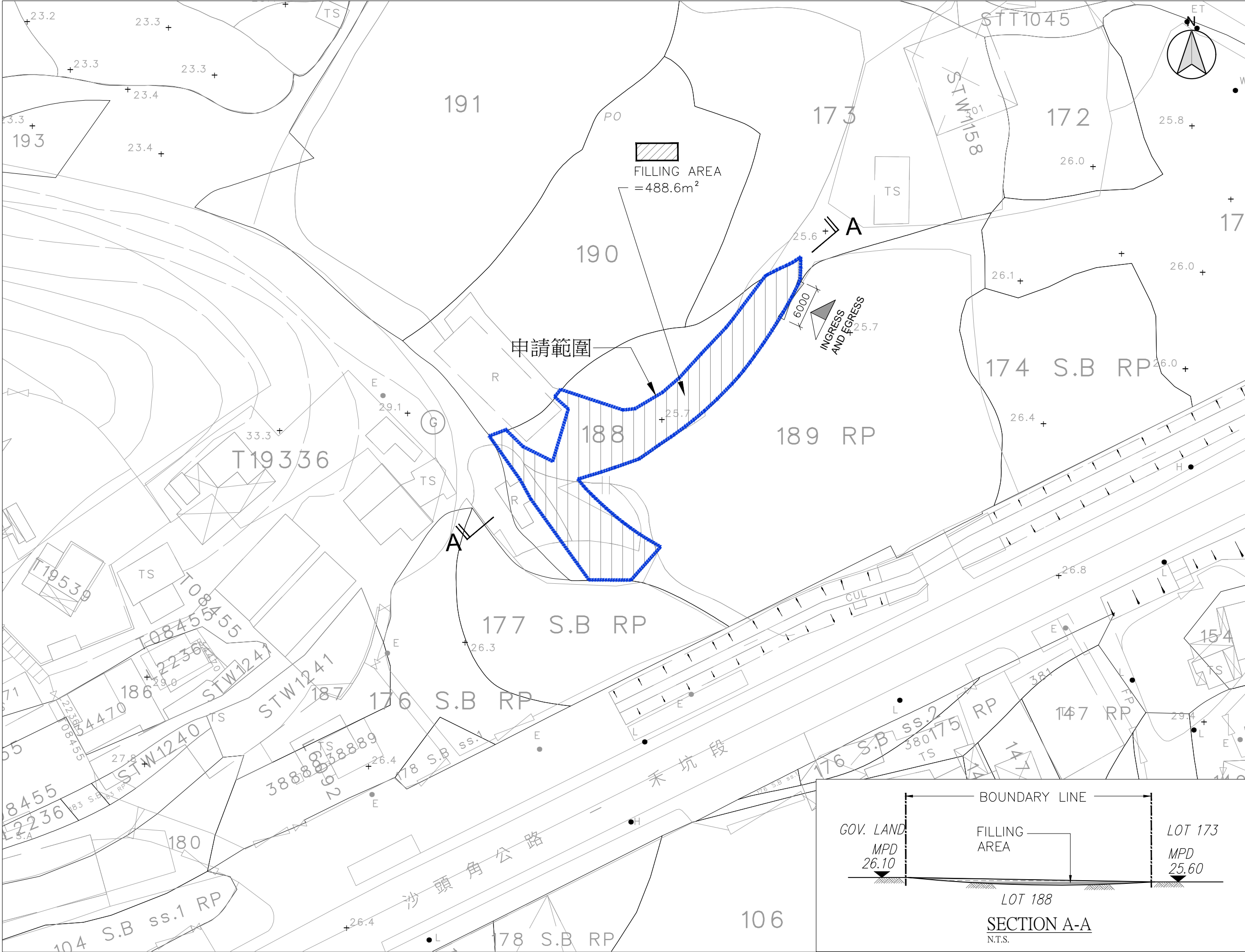
Proposed operating hours 擬議營運時間 星期一至星期六上午9:00 至下午6:00 (星期日及公眾假期休息)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 沿用DD38 LOT189RP 入口由沙頭角公路禾坑段經小路進入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... 488.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.5 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories
Site area 地盤面積	488.6 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	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時露天貯物(建築機械及工具)及相關填土工程(為期 3 年)



B.D. Reference
M.W. Reference
L.D. Reference
F.S.D. Reference

Notes
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REV	DESCRIPTION	DATE

M&D
Planning and Construction Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
DD38 LOT 188

Application
擬議臨時露天貯物 (建築機械及工具)及相關填土工程(為期 3 年)

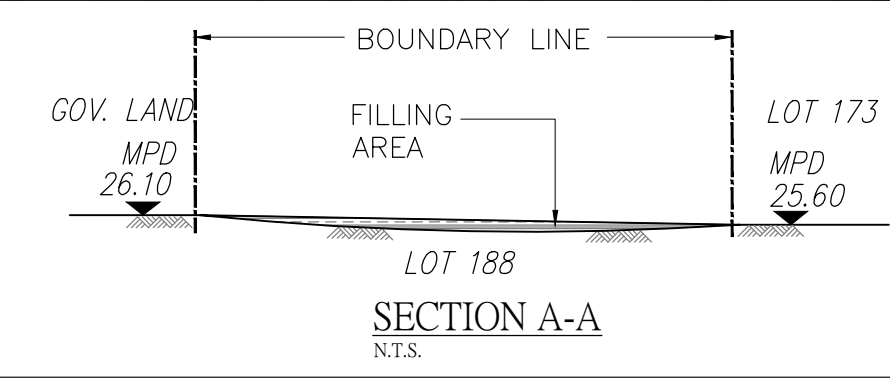
Drawing Title
LAND FILLING AREA

Scale	比例	Revisions	修訂
1:500 (A3)		—	

Designed by	設計者	Drawn by	繪圖人
LW		Arthur	

Checked by	檢查	Date	日期
LW		09-JULY-2025	

Job No.	工程項目	Drawing No.	圖號
—		LF-01	



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

寄件者:
寄件日期: 2025年07月11日星期五 14:40
收件者: William Shu Tai WONG/PLAND
主旨: 申請理由 DD38 LOT188
附件: 申請理由.pdf
類別: Internet Email

申請理由：

申請人屬新界古洞北/粉嶺北新發展影響下其中一個商戶(地政處已登記清拆編號：X9/63 - 附件1)，為配合政府新發展，申請人獲發展局協助成功獲批臨時露天存放建築機械及工具連附屬設施（為期 3 年）（規劃申請編號：TPB/A/NE-MUP/207），並已履行各政府部門條件，現成功搬遷至DD38 LOT189RP地段；鑒於申請人2024年與中華電力有限公司簽訂為期8年的工程合約，主要鋪設電纜及提供電力緊急維修工程，項目包括古洞北發展，粉嶺北發展，新田科技城及落馬州河套等，需要更多面積土地作露天貯存工程材料，因此計劃租賃毗連土地作緩衝，並提交是次規劃申請。

申請摘要：

申請位置的面積 488.6 平方米，在萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11 被訂為「農業」地帶，根據城市規劃委員會《申請露天倉庫及港口後備用途》指引（城規會 PG-No. 13G），該用地屬於第 2 類地區，可以臨時授予規劃許可，最長期限為 3 年。

申請範圍整個地點是露天貯物，並沒有任何購築物，地面擬議進行深度不超過 0.5 米 的填土工程，作用防止貨物重載會污染現有的土壤及削弱地表，因此需要以最低限度的混凝土地面以應付運營需要，申請人承諾將在規劃審批期滿後將該地面恢復原況。申請範圍不會豎設任何購築物，只作露天貯物用途，因此擬議發展不會對交通，排水，消防，景觀及環保造成不良影響：

交通設施：

申請地點沿用 DD38 189RP 出入口及行車路，沒有任何車輛進出及停泊，供應商運送建築材料(主要大型電線桶)到 DD38 189RP 泊車位後將以電動唧車運送至申請位置

排水及污水系統：

~ 按照渠務署規格設置 U 型排水渠收集雨水，集水井及隔沙井等排水設備；

消防及滅火水源裝置：

~由於申請位置並沒有豎設任何臨時構建物，因此只安裝滅火筒設備

~申請位置 50 米範圍內設有消防栓(見附件 1)提供滅火水源予消防人員進行救火需要

景觀：

~ 申請位置沒有需保育樹種，唯附近魚塘將保留，並加裝圍板阻隔，避免造成污染

~ 毗鄰一帶貨倉或露天倉地

~ 擬議發展性質，形式及佈局與周邊的環境協調，因此不會影響附近環境原有風貌。

環保設施：

噪音緩解方案

~ 申請位置沒有切割, 碾碎, 打磨工序

~ 在申請位置 100 米範圍沒有民居居住, 因此不會造成噪音影響;

~ 確保晚上十一時至早上七時沒有大型車輛進出及發出噪音工作

空氣緩解方案

~ 貯存建築機械, 工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等);

污水緩解方案

~ 場內沒有污水產生, 員工採用 DD38 LOT189RP 洗手間

~ 加裝排水系統連接 DD38 LOT189RP, 原有排水系統已安裝隔沙井, 避免沙石流入河道

擬議構建物:

沒有任何構築物

申請地點營業時間為星期一至星期六早上 9 時至下午 6 時, 公眾假期及星期日休息。

上述申請並提出下列理據以支持這宗規劃申請:

- a. 擬議發展能支援政府發展項目;
- b. 擬議發展符合城規會規劃指引編號 13G;
- c. 擬議發展只屬擴充土地貯存面積, 並沒有與鄰近土地造成不良影響;
- d. 擬議發展沒有豎設任何構築物及車輛進出;
- e. 擬議發展範圍已加設消防安全設備, 因此對火警救援工作不會構成影響;
- f. 擬議用途預計不會對交通、環境、園景、排水及排污構成不良影響。

基於上述申請的理據, 我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

附件 1



消防栓位置圖

消防栓編號：4302

申請位置的距離：約 47 米

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

寄件者:
寄件日期: 2025年07月22日星期二 15:48
收件者: William Shu Tai WONG/PLAND
主旨: A/E-MUP/216 補充資料 22-7-2025
附件: 補充資料 22-7-2025.pdf; Revised p5 10 of S16III.pdf

類別: Internet Email

Dear William – Plan D

Attached the supplementary information for your record.

Regards

Leo

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時露天貯物(建築機械、工具及材料)及相關填土工程(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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Proposed number of buildings/structures 擬議建築物/構築物數目/.....
Proposed domestic floor area 擬議住用樓面面積/.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積/.....sq.m <input type="checkbox"/> About 約
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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	
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Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 188(Part) in D.D.38, Sha Tau Kok, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 488.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	擬議臨時露天貯物(建築機械、工具及材料)及相關填土工程(為期 3 年)

補充資料：

1. 釐清業權人/申請人/租戶之關係 - 由於地政署申請地租豁免書需由土地業權人申請，因此上述兩宗規劃許可申請之申請人均是“土地業權人”，詳細見以下列表：

申請編號	地段	土地業權人	租戶/使用人
A/NE-MUP/207	DD38 LOT189RP	澳達物業有限公司	旭泰建築工程有限公司
A/NE-MUP/216	DD38 LOT188	鄧子健先生	旭泰建築工程有限公司

2. 靠近申請位置旁“魚塘”保護措施包括：

- 物理阻隔：2米高圍板（防止廢物墜落魚塘）。
- 泥沙控制：隔沙袋（阻擋工程沙石流入水體）。
- 限制存放物：僅允許擺放電線筒、工具及機械，禁止堆放沙石材料（從源頭減少污染風險）。

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

寄件者:
寄件日期: 2025年07月23日星期三 17:42
收件者: William Shu Tai WONG/PLAND
主旨: 申請理由 MUP216
附件: 申請理由.pdf

類別: Internet Email

Dear William – Plan D.

Attached the rectified justification for your record.

Regards

Leo Wong

申請理由：

申請人屬新界古洞北/粉嶺北新發展影響下其中一個商戶(地政處已登記清拆編號：X9/63 - 附件1)，為配合政府新發展，申請人獲發展局協助成功獲批臨時露天存放建築機械及工具連附屬設施（為期 3 年）（規劃申請編號：TPB/A/NE-MUP/207），並已履行各政府部門條件，現成功搬遷至DD38 LOT189RP地段；鑒於申請人2024年與中華電力有限公司簽訂為期8年的工程合約，主要鋪設電纜及提供電力緊急維修工程，項目包括古洞北發展，粉嶺北發展，新田科技城及落馬州河套等，需要更多面積土地作露天貯存工程材料，因此計劃租賃毗連土地作緩衝，並提交是次規劃申請。

申請摘要：

申請位置的面積 488.6 平方米，在萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11 被訂為「農業」地帶，根據城市規劃委員會《申請露天倉庫及港口後備用途》指引（城規會 PG-No. 13G），該用地屬於第 2 類地區，可以臨時授予規劃許可，最長期限為 3 年。

申請範圍整個地點是露天貯物，並沒有任何購築物，地面擬議進行深度不超過 0.5 米 的填土工程，作用防止貨物重載會污染現有的土壤及削弱地表，因此需要以最低限度的混凝土地面以應付運營需要，申請人承諾將在規劃審批期滿後將該地面恢復原況。申請範圍不會豎設任何購築物，只作露天貯物用途，因此擬議發展不會對交通，排水，消防，景觀及環保造成不良影響：

交通設施：

申請地點沿用 DD38 189RP 出入口及行車路，沒有任何車輛進出及停泊，供應商運送建築材料(主要大型電線桶)到 DD38 189RP 泊車位後將以吊運工具運送至申請位置

排水及污水系統：

~ 按照渠務署規格設置 U 型排水渠收集雨水，集水井及隔沙井等排水設備；

消防及滅火水源裝置：

~由於申請位置並沒有豎設任何臨時構建物，因此只安裝滅火筒設備

~申請位置 50 米範圍內設有消防栓(見附件 1)提供滅火水源予消防人員進行救火需要

景觀：

~ 申請位置沒有需保育樹種，唯附近魚塘將保留，並加裝圍板阻隔，避免造成污染

~ 毗鄰一帶貨倉或露天倉地

~ 擬議發展性質，形式及佈局與周邊的環境協調，因此不會影響附近環境原有風貌。

環保設施：

噪音緩解方案

~ 申請位置沒有切割, 碾碎, 打磨工序

~ 在申請位置 100 米範圍沒有民居居住, 因此不會造成噪音影響;

~ 確保晚上十一時至早上七時沒有大型車輛進出及發出噪音工作

空氣緩解方案

~ 貯存建築機械, 工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等);

污水緩解方案

~ 場內沒有污水產生, 員工採用 DD38 LOT189RP 洗手間

~ 加裝排水系統連接 DD38 LOT189RP, 原有排水系統已安裝隔沙井, 避免沙石流入河道

擬議構建物:

沒有任何構築物

申請地點營業時間為星期一至星期六早上 9 時至下午 6 時, 公眾假期及星期日休息。

上述申請並提出下列理據以支持這宗規劃申請:

- a. 擬議發展能支援政府發展項目;
- b. 擬議發展符合城規會規劃指引編號 13G;
- c. 擬議發展只屬擴充土地貯存面積, 並沒有與鄰近土地造成不良影響;
- d. 擬議發展沒有豎設任何構築物及車輛進出;
- e. 擬議發展範圍已加設消防安全設備, 因此對火警救援工作不會構成影響;
- f. 擬議用途預計不會對交通、環境、園景、排水及排污構成不良影響。

基於上述申請的理據, 我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

附件 1



消防栓位置圖

消防栓編號：4302

申請位置的距離：約 47 米

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

寄件者:
寄件日期: 2025年07月25日星期五 15:51
收件者: William Shu Tai WONG/PLAND
主旨: 回應有關A/NE-MUP/216

類別: Internet Email

William – 規劃署

回應有關 A/NE-MUP/216:

1. 該申請希望規範化現有申請範圍內已填土的地面, 物料採用混凝土及碎石, 填土深度約 0.5 米, 並承諾不會再有進一步填土;
2. 有關隔沙袋即是防洪用的沙袋

Leo

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) to minimise environmental nuisances generated by open storage and port back-up uses, such as air and noise pollution, the environmental measures recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses & Open Storage Sites” issued by Environmental Protection Department should be adopted;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with

**Similar S.16 Applications for Temporary Open Storage
within “Agriculture” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-MUP/192 [#]	Temporary Open Storage of Planters and Landscaping Materials and Site Office for a period of three years	22.12.2023
2.	A/NE-MUP/207	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
3.	A/NE-MUP/215 [#]	Proposed Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years	20.6.2025

Remarks

[#] Application Nos. A/NE-MUP/192 and A/NE-MUP/215 largely involve the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Land Officer/ North, Lands Department (DLO/N, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 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. No right of access via Government land (GL) is granted to the Site;
- his office notes that no structure is proposed in the planning application but there is a structure on the subject Lot 188 in D.D. 38. The lot owner/ applicant should advise any toleration was given by the competent authority to the structure as and when necessary. His office reserves the rights to take necessary lease enforcement action against any breaches without prior notice; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the applied use will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
- his advisory comments are at **Appendix V**.

3. Environmental

Comments of the Director of Environmental Protection (DEP):

- since no heavy vehicle nor dusty operation is involved, he has no objection to the application from the environmental planning perspective;

- in view that the applicant undertakes that the applied use is for storage of construction machinery/ materials (cables, pipes, electrical installation, etc.) and tools only (i.e. not involving dusty operation and materials), no construction works to be carried out (i.e. no structure and no land filling) and drainage facilities meeting the requirements of DSD to properly discharge storm water from the Site will be provided, he has no particular comments on the potential water quality impact on the nearby pond;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

4. **Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising farmlands, ponds, tree group clusters, vegetated areas and woodlands. With reference to the site records taken on 19.6.2025, the Site is mostly occupied by temporary storage, with no significant landscape resources. Significant adverse impact on the landscape character and existing landscape resources within the Site is not anticipated; and
- her advisory comments are at **Appendix V**.

5. **Traffic**

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix V**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

7. **Other Departments**

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

- (a) Commissioner for Transport (C for T);

- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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. No right of access via Government land (GL) is granted to the Site;
 - (ii) his office notes that no structure is proposed in the planning application but there is a structure on the subject Lot 188 in D.D. 38. The lot owner/ applicant should advise any toleration was given by the competent authority to the structure as and when necessary. His office reserves the rights to take necessary lease enforcement action against any breaches without prior notice; and
 - (iii) the lot owner should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice to avoid adverse impact to the pond nearby during the construction and operation of the applied use;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage system should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and

- (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should implement relevant measures as set out in the “Recommended Pollution Control Clauses for Construction Contracts” should there be land filling works to avoid causing nuisance to the environment; and
 - (ii) the applicant is reminded to observe the requirements of the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the application, the applicant is advised to submit a Declaration Form together with relevant Certificate of Fire Service Installation and Equipment (FS 251) for compliance with relevant approval conditions; and
 - (ii) however, the applicant is reminded that if the application involves the erection of enclosed structures, the aforesaid declaration form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed FSIs for his approval. If the proposed structures are 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;
- (h) to note the comments of the the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply the approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (i) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by Transport Department (TD);
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains; and

- (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his Office due to the proposed works shall be repaired to his satisfaction at the applicant's own costs.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

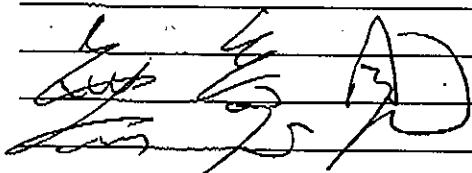
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MUP/216

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.6.19

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates**A/NE-MUP/216**

意見詳情 (如有需要，請另頁說明)

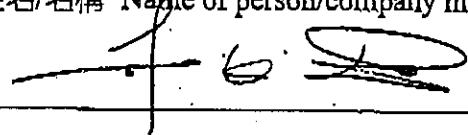
Details of the Comment (use separate sheet if necessary)

沒有意見 ✓

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

龍品區頤康中心葉榮成

簽署 Signature



日期 Date

2/7/2025

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

From: [REDACTED]
Sent: 2025-07-03 星期四 02:18:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/216 dd 38 Sha Tau Kok

A/NE-MUP/216

Lot 188 (Part) in D.D. 38, Sha Tau Kok

Site area: About 515.19sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / ??? Vehicle Parking / **Filling of Land.**

Dear TPB Members,

Strong Objections. Another sob story about relocation.

The lot borders an active pond and is close to GB. It is NOT Cat 2 and has no history of previous approvals. No parking so probably an extension of A/NE-MUP/207.

However like the adjoining brownfield approved 4 Oct under 207, this application is also supported by DEVB.

207 was streamlined through, no questions asked. THIS DESPITE THE ADVERSE COMMENTS FROM A NUMBER OF DEPTS.

It is quite clear that both govt depts and TPB are now acting with impunity, safe in the knowledge that there is no avenue to challenge the underhand manoeuvres to facilitate DEVB's plans.

The application should be rejected in view of the location but of course will be a shoe in.

Mary Mulvihill