

2025年 8月 27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。

This document is received on 27 AUG 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

250 1835

13/8

by post

Form No. S16-III 表格第 S16-III 號

|                                 |                         |                  |
|---------------------------------|-------------------------|------------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A / NE-FTA / 265 |
|                                 | Date Received<br>收到日期   | 27 AUG 2025      |

- 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)

**M&D Planning and Surveyors Consultant Limited**  
現代規劃及測量顧問有限公司

### 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)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories                                                                                                                                 |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積                                            | <input checked="" type="checkbox"/> Site area 地盤面積 2169.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 1227.24 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)                                             | 136 sq.m 平方米 <input checked="" type="checkbox"/> About 約                                                                                                                                                                                   |

|                                                                      |                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Fu Tei Au & Sha Ling OZP<br>S/NE-FTA/18                                                                                                                                                                                                                   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Other Specified Uses(PORT BACK-UP USES)                                                                                                                                                                                                                   |
| (f) Current use(s)<br>現時用途                                           | Temporary Container Storage / Repair Yard with Ancillary Office Use<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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  
17-07-2025 (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 17-07-2025 (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

|                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6. Type(s) of Application 申請類別</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展                                                                                                                                                                                                                                                                                               | Temporary Rural Workshop (Food Waste Processing Centre) with Ancillary facilities for a period of 3 Years<br>臨時鄉郊工場(廚餘處理中心)連附屬設施之規劃許可申請為期三年<br><br>(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<br>申請的許可有效期                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> year(s) 年 3 .....<br><input type="checkbox"/> month(s) 個月 .....                                                                                                                               |
| <b>(c) Development Schedule 發展細節表</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| Proposed uncovered land area 擬議露天土地面積                                                                                                                                                                                                                                                                                                    | 942.35 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                                                                      |
| Proposed covered land area 擬議有上蓋土地面積                                                                                                                                                                                                                                                                                                     | 1227.24 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                                                                     |
| Proposed number of buildings/structures 擬議建築物/構築物數目                                                                                                                                                                                                                                                                                      | 4 .....                                                                                                                                                                                                                           |
| Proposed domestic floor area 擬議住用樓面面積                                                                                                                                                                                                                                                                                                    | N/A .....sq.m <input type="checkbox"/> About 約                                                                                                                                                                                    |
| Proposed non-domestic floor area 擬議非住用樓面面積                                                                                                                                                                                                                                                                                               | 1227.24 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                                                                     |
| Proposed gross floor area 擬議總樓面面積                                                                                                                                                                                                                                                                                                        | 1227.24 .....sq.m <input checked="" type="checkbox"/> About 約                                                                                                                                                                     |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)                                                                                                                                      |                                                                                                                                                                                                                                   |
| 構建物A - 交通督導員室 1.8X1.8米=3.24平方米 (2.6米一層高) .....<br>構建物B - 寫字樓和男女廁所 8米 x 3米 = 24 平方米(3米一層高) .....<br>構建物C - 遮陽簷蓬 (廚餘處理區) 1029 平方米 (8米一層高) .....<br>構建物D - 遮陽簷蓬 (廚餘暫存區) 171平方米(8米一層高) .....                                                                                                                                                 |                                                                                                                                                                                                                                   |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                   |
| Private Car Parking Spaces 私家車車位                                                                                                                                                                                                                                                                                                         | 3 .....                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                                                                               | 3 個共用上落貨車位(3.5 x 11米)                                                                                                                                                                                                             |
| 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                                                                                                                                                                                                                                                                                                        | 3個共用泊車位(3.5 x 11米)                                                                                                                                                                                                                |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                                                                                         | .....                                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Proposed operating hours 擬議營運時間</b><br>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。<br>.....<br>.....                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?                                                                                                                                                                                               | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>文錦渡路經小路進入.....<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|                                                                                                                                                                                                                                                                              | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br>.....<br>.....<br>.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                              | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>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"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>.....<br>..... |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |

|  |                                                                                                                                                                                                                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b><br>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<br>與許可有關的申請編號                                                            | A/ _____ / _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (b) Date of approval<br>獲批給許可的日期                                                                                                | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (c) Date of expiry<br>許可屆滿日期                                                                                                    | ..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (d) Approved use/development<br>已批給許可的用途/發展                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (e) Approval conditions<br>附帶條件                                                                                                 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition<br/>         許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions<br/>         申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>         申請人仍未履行下列附帶條件：       </div> <div style="margin-bottom: 10px;">         .....<br/>         .....<br/>         .....       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:<br/>         仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         .....<br/>         .....<br/>         .....       </div> <div style="margin-bottom: 10px;">         (Please use separate sheets if the space above is insufficient)<br/>         (如以上空間不足，請另頁說明)       </div> |
| (f) Renewal period sought<br>要求的續期期間                                                                                            | <div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> month(s) 個月 .....       </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## 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

Leo Wong

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

M&D Planning and Surveyors Consultant Limited

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

Date 日期

08-08-2025

(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 <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 available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                         | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Location/address<br>位置/地址                                                                                                                                                                                                                                                                                                                                                                                       | Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories                                                                                                                                                                                                                                                                                                                                                                                                |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                               | 2169.59 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 136 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                                                           |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                      | Fu Tei Au & Sha Ling OZP<br>S/NE-FTA/18                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                    | Other Specified Uses<br>(PORT BACK-UP USES)                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Type of Application<br>申請類別                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展                                                                                                                                                                                                                                                                                                                                                                          | Temporary Rural Workshop (Food Waste Processing Centre) with Ancillary facilities for a period of 3 Years<br>臨時鄉郊工場(廚餘處理中心)連附屬設施之規劃許可申請為期三年                                                                                                                                                                                                                                                                                                                                                               |

|                                                                          |                                                                                                                                                                                                                                                    |                                                                                                   |                                                                                                 |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |                                                                                                                                                                                                                                                    | sq.m 平方米                                                                                          | Plot Ratio 地積比率                                                                                 |
|                                                                          | Domestic<br>住用                                                                                                                                                                                                                                     | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                  |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                | 1227.24 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.566 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                                                 | Domestic<br>住用                                                                                                                                                                                                                                     | N/A                                                                                               |                                                                                                 |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                | 4                                                                                                 |                                                                                                 |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用                                                                                                                                                                                                                                     | N/A                                                                                               | <input type="checkbox"/> m 米 (Not more than 不多於)                                                |
|                                                                          |                                                                                                                                                                                                                                                    | N/A                                                                                               | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)                                       |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                | 8                                                                                                 | <input checked="" type="checkbox"/> m 米 (Not more than 不多於)                                     |
|                                                                          |                                                                                                                                                                                                                                                    | 1                                                                                                 | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)                                       |
| (iv) Site coverage<br>上蓋面積                                               | 56.6 % <input checked="" type="checkbox"/> About 約                                                                                                                                                                                                 |                                                                                                   |                                                                                                 |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                                                                                                                                                                                                          |                                                                                                   | 6                                                                                               |
|                                                                          | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明) |                                                                                                   | 3<br><br><br><br>3 (共用上落貨車位)                                                                    |
|                                                                          | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數                                                                                                                                                                                |                                                                                                   | 3                                                                                               |
|                                                                          | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)                                                         |                                                                                                   | 3 (共用泊車位)                                                                                       |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                          |
|-------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
|                                                                                     | <u>Chinese</u><br>中文                | <u>English</u><br>英文     |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                              |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖                                                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sectional plan(s) 截視圖                                                               | <input type="checkbox"/>            | <input type="checkbox"/> |
| Elevation(s) 立視圖                                                                    | <input type="checkbox"/>            | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/>            | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他（請註明）                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Location Plan                                                                       |                                     |                          |
| <b><u>Reports 報告書</u></b>                                                           |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據                                           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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：**

### **土地資料及規劃**

申請地點位於虎地坳，面積約 2169.59 平方米，根據《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18》，該地段被劃為“其他指定用途（港口後勤用途）”地帶。目前土地用途主要為鄉郊用途，並混合露天貯物場、貨倉、貨櫃車停車場及空置土地等。根據城規會指引編號 13G，申請地點屬於“第 1 類地區”，適合用於露天貯物及港口後勤用途。此外，城規會已批准該地段作為臨時貨櫃存放/修理場的規劃許可（申請編號：TPB/A/NE-FTA/256），為期 3 年。

### **申請人背景**

申請人計劃與香港生產力促進局合作，引入先進處理技術，將收集廚餘轉化成可再生能源，客戶主要來自工商業及學校團體。

### **擬議發展配合政府政策及發展意向**

擬議發展專案高度契合香港環保政策《香港資源循環藍圖 2035》及“廢物徵費”政策，致力於通過廚餘回收實現“零廢堆填”目標。根據環保署資料，2022 年香港每日產生 11,128 公噸都市固體廢物，其中廚餘佔 29.7%（約 3,302 公噸），工商廚餘佔比顯著。若廚餘未經處理直接堆填或焚燒，不僅加重堆填區壓力，還會產生高昂成本及碳排放。本項目的實施將有效緩解這些問題，助力政府達成環保目標，轉廢為能。

### **營運模式**

主要從本港工商業收集廚餘後經過機器處理，減量減重約 8 成，在干燥物狀態下，累積一定數量運送到香港大型廚餘處理公司，如 O.park, 及 T.Park 作發電用途，過程減少運輸碳排放量，及可增加處理廚餘量兩倍

### **參考資料：**

- O·PARK1（小蠔灣）
  - 處理量：200 噸/日廚餘 → 年發電 1,400 萬度（供 3,000 戶）
  - 技術：厭氧消化 + 沼氣發電
- T·PARK（污泥發電）
  - 示範污泥與廚餘共消化潛力

## 環境緩解措施

- 選址遠離民居，周邊無生態敏感地帶。
- 廚餘採用封閉式處理及即時監測系統，過程不會釋放有害物質，無空氣污染及大型噪音問題。
- 加裝污水處理設施，確保周邊環境不受影響。

## 交通措施

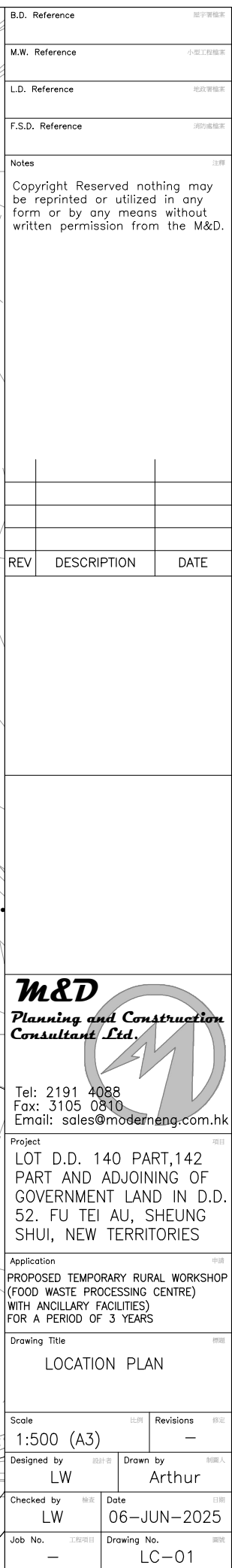
- 入口設於東南面，包括兩組 6 米闊車道（重型貨車出入口）及一組 7.5 米闊車道（私家車出入口）。
- 預留 3 個重型貨車上落貨泊車位及 3 個私家車泊車位，每日車輛進出量為私家車約 6 架次、重型貨車約 12 架次。
- 營業時間為星期一至星期六上午 9 時至下午 6 時，公眾假期及星期日休息。
- 上述安排已充分考慮交通負荷，預計不會對區內交通造成額外影響。

## 申請理據總結

1. 擬議發展符合“其他指定用途（港口後勤用途）”地帶的規劃意向。
2. 項目高度配合政府環保政策及發展意向。
3. 可減少垃圾量，將廚餘轉化為資源，減少垃圾填埋的壓力。
4. 符合城規會指引編號 13G 要求。
5. 與鄰近土地用途協調，沒有衝突。
6. 充分利用土地資源，促進經濟活動及創造就業機會。
7. 對交通、環境、排水等無不良影響。
8. 將加設消防安全設備，確保火警救援無障礙。

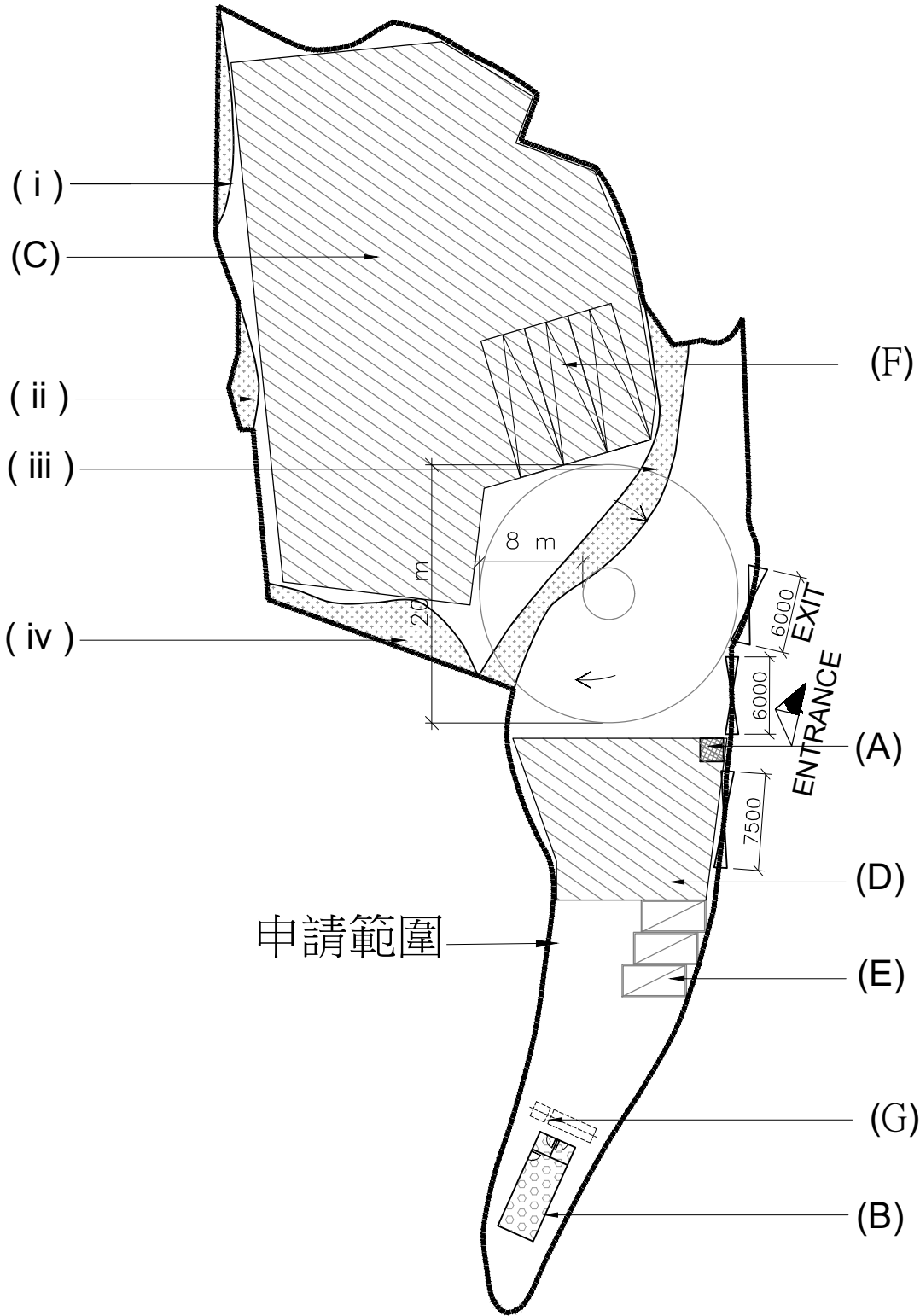
## 總結：

香港廚餘能源化的瓶頸在於**收集體系與公眾接受度**，而非技術。虎地坳項目能有助結合港口需求創造雙重減碳效益（廢物處理+綠色燃料）基於以上理據，懇請城市規劃委員會及相關部門予以批准，共同推動香港環保事業發展。



|                     |                 |                          |
|---------------------|-----------------|--------------------------|
| 申請範圍                |                 | 共 2169.59 m <sup>2</sup> |
|                     | (i) G.L. 政府土地   | 14.66 m <sup>2</sup>     |
|                     | (ii) G.L. 政府土地  | 12.96 m <sup>2</sup>     |
|                     | (iii) G.L. 政府土地 | 69.42m <sup>2</sup>      |
|                     | (iv) G.L. 政府土地  | 38.96m <sup>2</sup>      |
| (i + ii + iii + iv) |                 | <u>=136m<sup>2</sup></u> |

|                                               |                                                     |                                          |
|-----------------------------------------------|-----------------------------------------------------|------------------------------------------|
| 營業時間： 星期一至星期六，09:00am-18:00pm<br>(星期日及公眾假期休息) |                                                     |                                          |
|                                               | A 交通督導員室 (1.8m x1.8m x2.6m高)                        | 3.24m <sup>2</sup>                       |
|                                               | B 寫字樓 和 男/女 廁所 (8x3x3m高)                            | 24m <sup>2</sup>                         |
|                                               | C 廚餘處理區 (8m高 四面通風-遮陽簷篷)                             | 1029m <sup>2</sup>                       |
|                                               | D 廚餘暫存區 (8m高 四面通風-遮陽簷篷)                             | 171m <sup>2</sup>                        |
| 共                                             |                                                     | 1227.24m <sup>2</sup>                    |
|                                               | E 員工私家車位x3 (2.5m x 5m)                              | 25 m <sup>2</sup> x 3                    |
|                                               | F 重型貨車泊車位x3 (3.5m x11m)                             | 38.5m <sup>2</sup> x3                    |
|                                               | G 污水及化糞系統 (1.2X1.2X1.1M高)<br>(地下) (3.6 X1.2 X1.1M高) | 1.44M <sup>2</sup><br>4.32M <sup>2</sup> |



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|------------------------------------------------------------------------------------------------------------------------------|-------------|------|--------|
| D.D. Reference                                                                                                               |             |      | 圖字號碼表  |
| M.W. Reference                                                                                                               |             |      | 小型工程編號 |
| L.D. Reference                                                                                                               |             |      | 地政署編號  |
| F.S.D. Reference                                                                                                             |             |      | 消防處編號  |
| Notes                                                                                                                        |             |      | 註釋     |
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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

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**From:** [REDACTED]  
**Sent:** 2025-10-09 星期四 15:07:14  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Subject:** RE: A/NE-FTA/265 - departmental comments  
**Attachment:** DD52 LOT140\_142 TD-04.pdf; DD52 LOT140\_142 TD-03.pdf;  
DD52 LOT140\_142 TD-02.pdf; DD52 LOT140\_142 TD-01.pdf; 回應部門的意見 09-10-2025.pdf

Dear Shirley

Attached the response the departmental comments for your record.

Regards

Leo

**回應運輸署署長的意見 (聯絡人：譚先生，電話：2399 2405)**

- (i) 申請人須就該地盤的交通產生量和吸引力，以及對附近道路連接和路口的交通影響提供意見和證實;

預計車輛進出數量

| 時段                                 | 私家車 |   | 重型貨車 |   | 出入<br>總車次(每日) |
|------------------------------------|-----|---|------|---|---------------|
|                                    | 進   | 出 | 進    | 出 |               |
| 上午非繁忙時段<br>車次<br>(上午 8:00-上午 9:00) | 3   | 0 | 3    | 0 | 6             |
| 上午繁忙時段<br>車次<br>(上午 9:00-上午 10:00) | 0   | 0 | 0    | 2 | 2             |
| 非繁忙時段<br>(上午 10:00-下午 5:00)        | 3   | 3 | 3    | 3 | 12            |
| 下午繁忙時段<br>車次<br>(下午 5:00-6:00)     | 0   | 0 | 3    | 0 | 3             |
| 非繁忙時段<br>(下午 6:00-上午 9:00)         | 0   | 3 | 3    | 3 | 9             |

- (ii) 申請人須就進出發展項目的出入口路線的車輛通道安排提出建議;  
附上出入口路線的車輛通道示意圖(TD-04), 以供參考。
- (iii) 申請人應證明進出標的場地的重型貨物和私家車的操縱、在標的場地內以及進出停車場和裝卸空間的操縱能力令人滿意，最好使用掃掠路徑分析;  
附上掃掠路徑分析圖(Swept Path Analysis)(請參閱 TD-01,TD-02 及 TD-03)以顯示貨車足夠進出停放和裝卸空間,以供參考。
- (iv) 申請人須就提供行人設施及管理措施提供意見，以確保行人安全;;  
申請範圍於營業時間內將安排交通督導員指揮交通, 保障行人安全。
- (v) 申請人須告知應實施的管理/控制措施，以確保車輛不會在標的地點外排隊;  
申請範圍提供足夠車輛緩衝區及安排交通督導員指揮交通,確保車輛不會在場外排隊造成交通影響。
- (vi) 申請人須告知防止訪客車輛違例停泊在受試地點以外的措施;及  
申請位置入口外標貼 “不准泊車” 之告示, 並安排交通督導員站崗阻止車輛停泊, 如車輛不合作, 將向警署舉報違例泊車事項。
- (vii) 擬議的文錦渡道與申請地點之間的車輛通道並非由運輸署管理。申請人應徵求責任方的意見。  
申請人知悉文錦渡道與申請地點之間的擬議行車通道並非由運輸署管理, 規劃署可轉介民政事務署徵求意見。

**Comments from the Director of Environmental Protection (Contact Person: Ms. Maureen CHANG, Tel. 2835 1867)**

The proposed location of the septic tank and soakaway system is unlikely to meet the minimum clearance requirement as stated in Appendix D of the ProPECC PN 1/23.

Noting that the site area is rather big, please relocate the soakaway pit to a suitable location or provide other means for sewage treatment (e.g. tanker away).

The proposed septic tank and soakaway system will be converted to tank away with regular arrangements for waste treatment and removal by a dedicated sewage pumping contractor.









**Previous s.16 Applications**

**Approved Applications**

| <b>Application No.</b> | <b>Uses/Developments</b>                                                                                     | <b>Date of Consideration</b>          |
|------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------|
| A/NE-FTA/143           | Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years | 17.10.2014<br>(revoked on 17.10.2015) |
| A/NE-FTA/209           | Proposed Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years           | 1.4.2022<br>(revoked on 1.10.2023)    |
| A/NE-FTA/256           | Proposed Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years           | 6.12.2024                             |

**Government Departments' General Comments**

**1. Traffic**

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

- no comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix IV**.

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective, as no domestic use was identified within 100m from the site boundary, despite that the proposed use involves the use of heavy vehicles;
- there was a non-substantiated environmental complaint pertaining to the application site (the Site) received in the past three years, which was related to percussive piling noise nuisance in 2023; and
- his advisory comments are at **Appendix IV**.

**3. Nature Conservation**

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

- no comment on the application from nature conservation perspective; and
- his advisory comments are at **Appendix IV**.

**4. Drainage**

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

- no objection to the application from public drainage viewpoint;
- according to the record, there is existing streamcourse within the northern side of the Site and to the east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be

provided at the resources of the applicant to her satisfaction;

- the applicant should submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of existing streamcourse and flood susceptibility of the adjoining areas would not be adversely affected by the proposed use;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the proposed use;
- the Site is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments on the general comments on the drainage proposal are at **Appendix IV**.

## 5. **Landscape**

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

- the Site falls within “Other Specified Uses” annotated ‘Port Back-up Uses’ zone, which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed use is anticipated.

## 6. **Fire Safety**

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

- no objection in principle 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 IV**.

## 7. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- his advisory comments are at **Appendix IV**.

## 8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

## 9. Building Matters

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

- no objection to the application;
- it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are appended at **Appendix IV**.

## 10. Other Departments

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

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
- (b) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots 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. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:
- Unlawful occupation of GL adjoining the said private lots covered by the planning application  
  
the GL within the Site (about 136m<sup>2</sup> as mentioned in the Application Form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) (the LMP Ordinance). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- (iii) the following irregularities not covered by the subject planning application have been detected by his office:
- Unauthorised structure within the said private lot not covered by the planning application  
  
there is unauthorised structure within Lot 140 in D.D. 52 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - Unlawful occupation of GL not covered by the planning application  
  
the GL adjoining the Site has been illegally occupied without any permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under the LMP Ordinance. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
- (iv) the lot owner shall either remove the unauthorised structure and cease the illegal occupation of the GL not covered by the subject planning application immediately; or include the unauthorised structures and the adjoining GL being illegally occupied in the subject planning application for further consideration by relevant government departments and, subject to the approval of the Board to the planning application which shall have reflected

the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structure was erected and the occupation of GL was detected as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department; the land status of the local access road should be checked with the LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; sufficient manoeuvring space within the Site shall be provided; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement measures to protect the watercourse from adverse impacts during the construction and operational phases;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD); the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90” to avoid causing nuisance and sewage impacts on the surrounding areas; and to properly store the food waste on site to prevent odour, leakage or pest issues prior to processing;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) according to the record, there is existing streamcourse within the northern side of the Site and to the east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;

- (ii) to submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of existing streamcourse and flood susceptibility of the adjoining areas would not be adversely affected by the proposed use;
- (iii) to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction;
- (iv) to note the following general comments on the drainage proposal:
  - surface channel with grating covers should be provided along the site boundary;
  - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
  - the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
  - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
  - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
  - where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
  - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
  - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
  - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
  - to make good all the adjacent affected areas upon the completion of the drainage works;

- to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the following comments of the Director of Food and Environmental Hygiene (DFEH) that:

- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- (ii) proper licence/permit issued by FEHD is required if there is any catering service/activity regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- (iii) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;

(j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the Site, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matters (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and

(k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA)

should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vii) the applicant's attention is drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively;
- (viii) the headroom of structures C and D with 8m (H) are considered excessive. It should be justified upon formal plan submission to BD; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage.

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

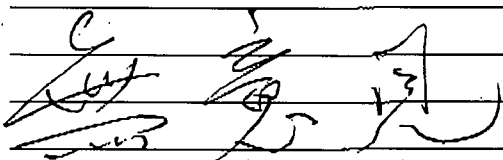
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-FTA/265

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

2025.9.11