

2025年 4月 24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。

24 APR 2025

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

Appendix I of RNTPC
Paper No. A/NE-FTA/260B

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/260
	Date Received 收到日期	24 APR 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Ms. Lu Adi (盧阿娣)

Mr. Chen Biaoxin (陳標鑫)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,070 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at 7/3/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☒ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	D.D.87 Lot 355	30.11.2024

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另買說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於..... (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展
 Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for 申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,010	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 60	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 60	sq.m	<input type="checkbox"/> About 約

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

Structure 1: Toilet (Not exceeding 3m, 1 storey),

Structure 2: Site office (Not exceeding 3m, 1 storey)

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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kong Nga Po Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,070 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<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) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

1. The application site is in close proximity to other open storage yards. The proposed development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of light goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Only open storage of construction materials such as barricades, pipes and metal rods will be stored at the application site.
9. No medium/heavy goods vehicle and container trailer/tractor will access the application site at any times.
10. No workshop activity is proposed at the application site.
11. Construction machinery such as miniature excavator and electric generator will be stored at the application site.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

7/3/2025

(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

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.
Site area 地盤面積	1,070 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.056 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		5.6 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan, vehicular access plan and proposed land filling plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

at

Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 1,070m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land and open storage yards. An open drain is found to the south of the site. It is proposed that the site will be filled with 0.2m thick concrete.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It has a gradient sloping from northeast to southwest from about +26.8mPD to +26.1mPD.

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 4**, an open drain is found to the south of the application site.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,070m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 26.8\text{m} - 26.1\text{m} = 0.7\text{m}$$

$$L = 51\text{m}$$

$$\therefore \text{Average fall} = 0.7\text{m in } 51\text{m} \text{ or } 1\text{m in } 72.86\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [51 / (1.37^{0.2} \times 1,070^{0.1})]$$

$$t_c = 3.45 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 1,070 / 3,600$$

$$\therefore Q_1 = 89.17 \text{ l/s} = 5,350 \text{ l/min} = 0.09\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:85 and 1:120 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the open drain to the south of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm opening will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone. According to the Town Planning Board Guideline 13G, the application site is categorized as 'Category 2 Areas' of which open storage use may be approved in the event that there is no objection from Government departments.
- 2.2 Also, the proposed 7m x 3.5m loading/unloading space at the application site would only be opened to users with prior appointment. No visitors will be allowed to visit the proposed development.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

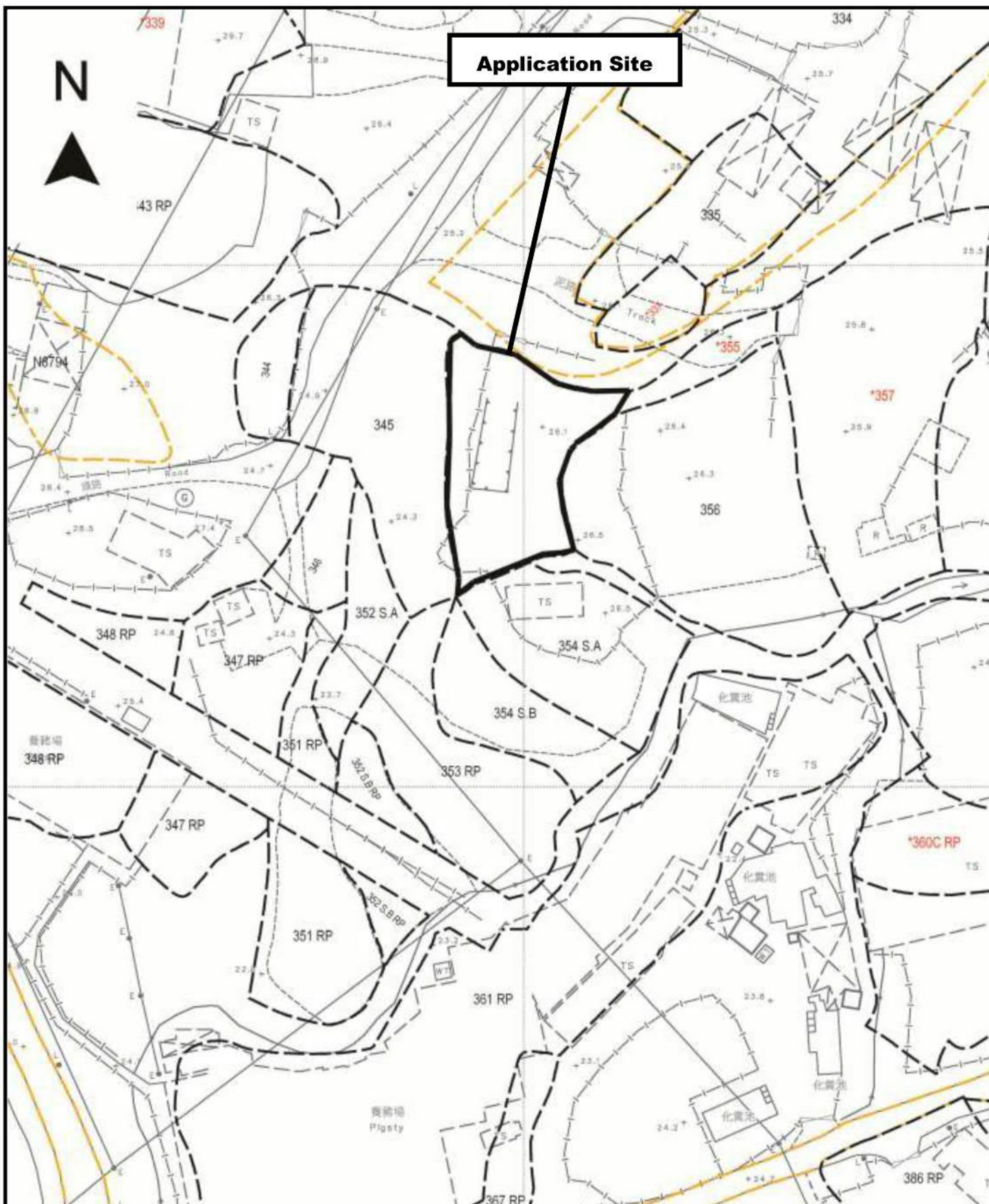
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

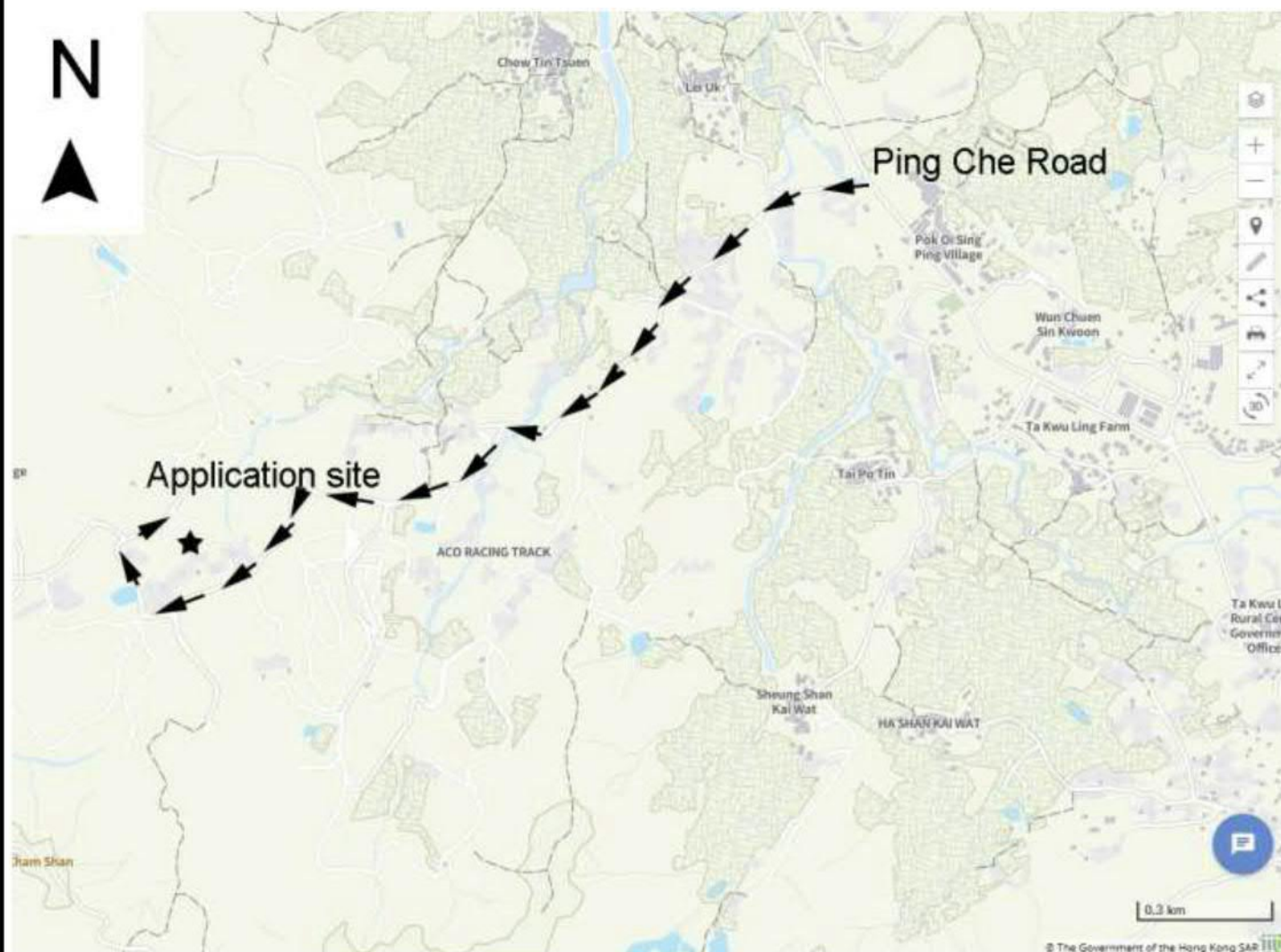
Note 2: The pcu of light goods vehicle is taken as 1.5 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the unnamed road leading from Kong Nga Po Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.



<p>Project 項目名稱:</p> <p>Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
--	---	---



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Vehicular Access Leading from Ping Che Road to Application Site

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading to the application site from Ping Che Road

Scale 比例:

Not to scale



1 loading/unloading
space of 7m x 3.5m for
light goods vehicle

8m wide
Ingress/Egress

Structure 2

Site office
GFA: Not exceeding 40m²
Height: Not exceeding 3m
No. of storey: 1



Structure 1

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Open storage of
construction machinery
and construction materials
(About 650m²)

Project 項目名稱:

Proposed Temporary Open Storage of
Construction Machinery and
Construction Materials and Associated
Filling of Land for a Period of 3 Years at
Lot 355 (Part) in D.D.87, Ta Kwu Ling,
N.T.

Drawing Title 圖目:

Proposed Layout Plan

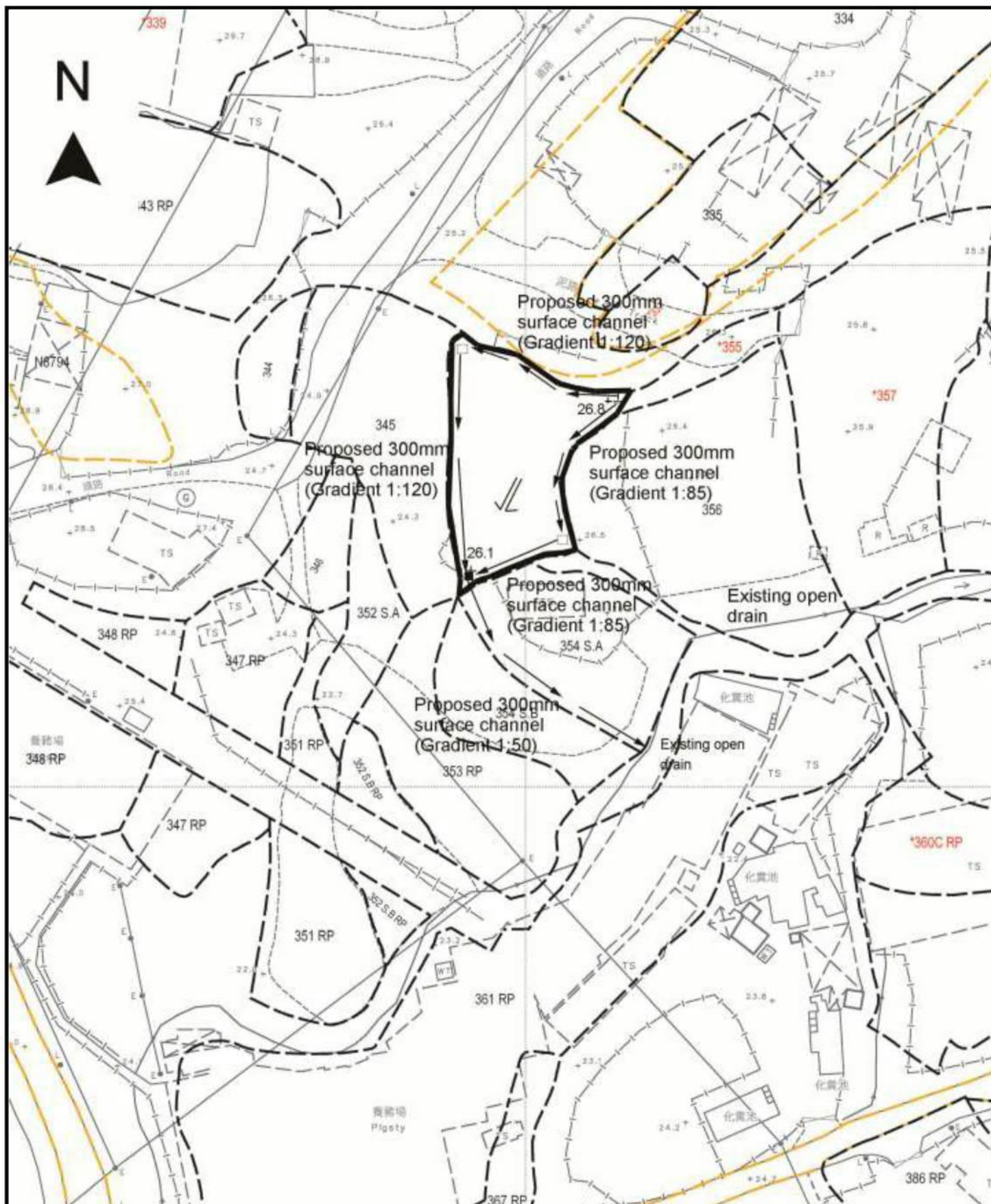
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of
Construction Machinery and
Construction Materials and Associated
Filling of Land for a Period of 3 Years at
Lot 355 (Part) in D.D.87, Ta Kwu Ling,
N.T.

Drawing Title 圖名：

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+26.8 Level (in mPD) after filling of land

- Catchpit with sand trap

☐ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

From: [REDACTED]
Sent: 2025-08-05 星期二 15:18:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>; [REDACTED]
Subject: A/NE-FTA/260
Attachment: FTA260-ltr-02.pdf

Dear Sir,

Please see attached letter for responding to the comments of the Transport Department and Environmental Protection Department. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 5 pages

Date: 5 August 2025

TPB Ref.: A/NE-FTA/260

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
<ul style="list-style-type: none">● The applicant shall demonstrate the satisfactory manoeuvring of the goods vehicles entering and exiting the subject site, manoeuvring within the subject site and into / out of the parking and loading/unloading spaces, preferably using the swept path analysis;● The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;● The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;● The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and● The proposed vehicular access between Kong Nga Po Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	<p>Please see the attached figures for demonstrating the smooth manoeuvring of vehicles within the subject site and into/out of the parking and loading/unloading spaces.</p> <p>Flashing lights and alarm will be provided at the ingress/egress to alert the pedestrian when there is passage of vehicles.</p> <p>No car gate will be installed at the application site so that no queueing of vehicles will be found outside the subject site.</p> <p>A vehicle waiting area as shown in updated Figure 3 will be provided inside the application site so that no illegal parking of visitor's vehicles will be found outside the site.</p> <p>Noted.</p>

Our response to the comments of Director of Environmental Protection (DEP) is found below:

DEP's comments	Applicant's response
Please clarify the treatment method of the proposed toilet.	The septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

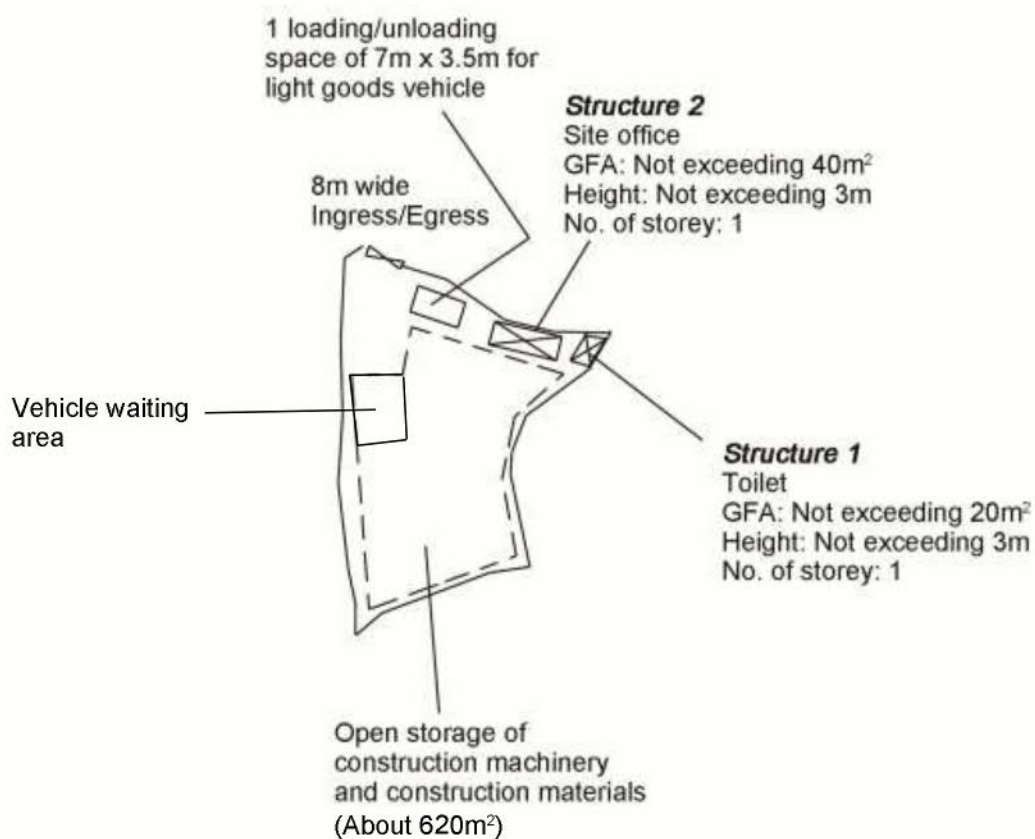
Should you have any questions please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Shirley CHAN) –
By Email



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

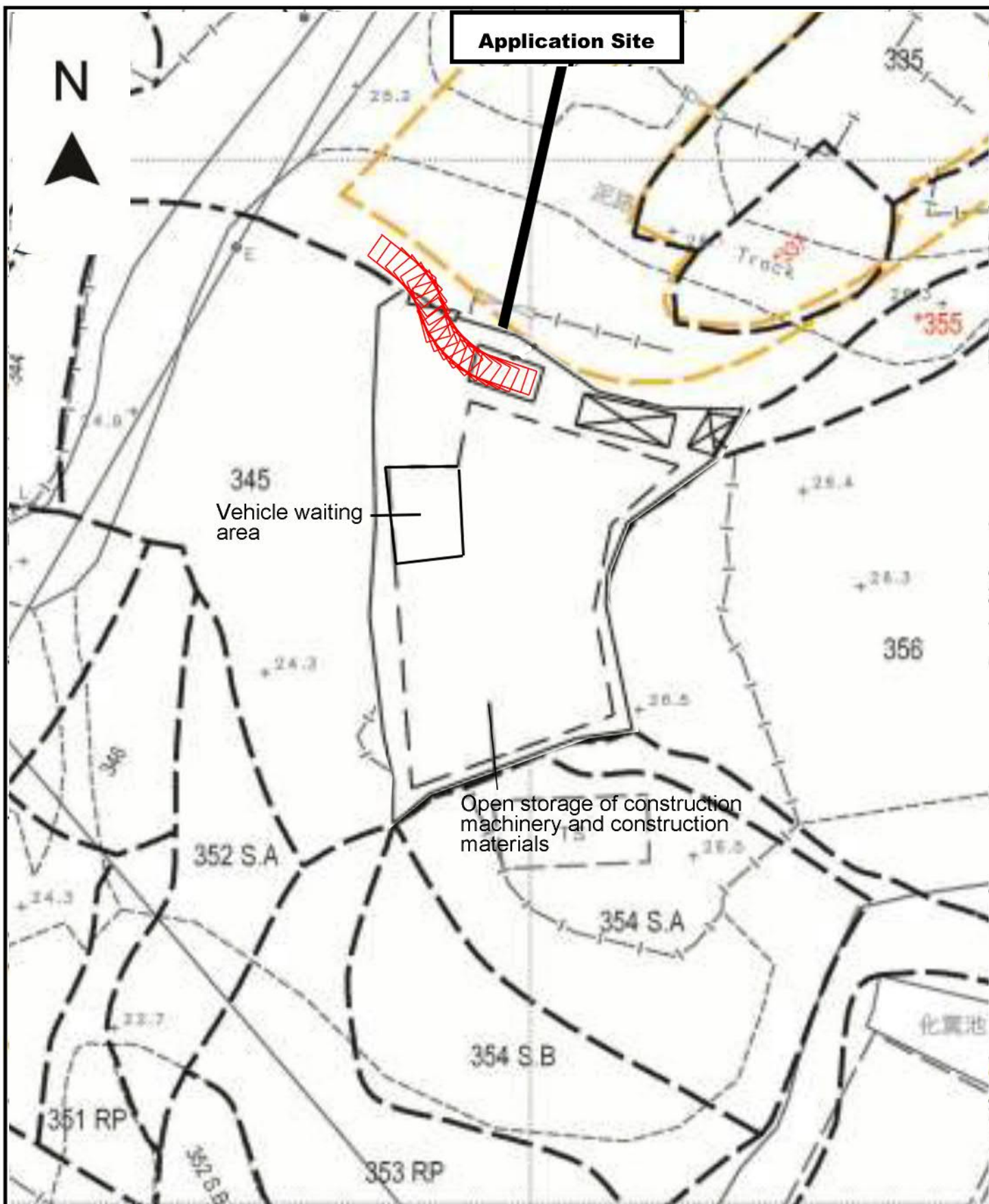
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Getting Out the Application Site

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Getting Into the Application Site

Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:500

Date: 19 October 2025

TPB Ref.: A/NE-FTA/260

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D.87, Ta Kwu Ling, N.T.

We are glad to submit the updated drainage proposal in response to the comments of the CE/MN, DSD.

Should you have any questions please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Shirley CHAN) –
By Email

A/NE-FTA/260 R-to-C 26-9-2025

(a) A comprehensive drainage plan is provided.

(b) Noted.

(c) Photos are provided.

(d) Noted.

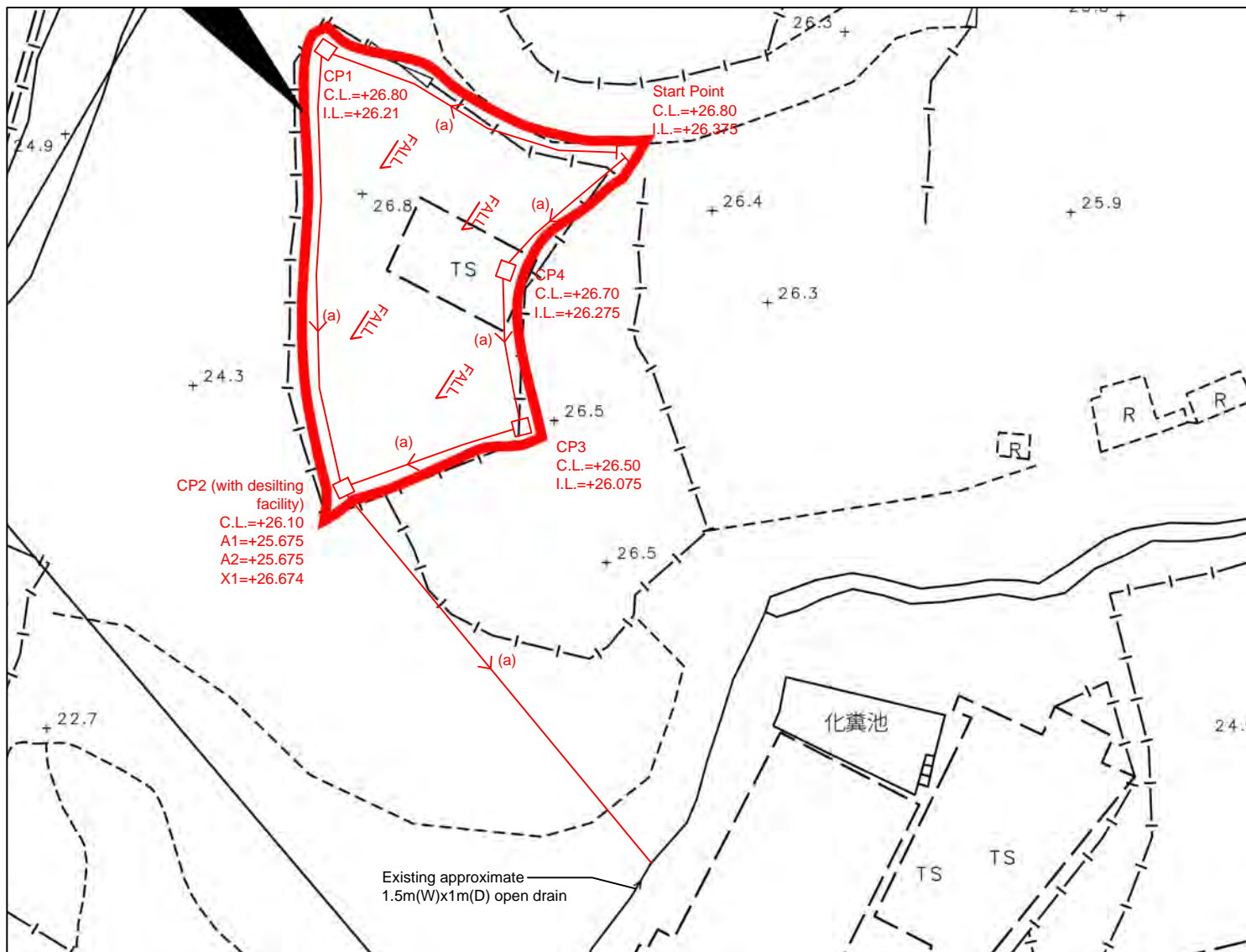
(e) Noted.

(f) Noted.

(g) Noted.

(h) Noted.

(i) Noted.



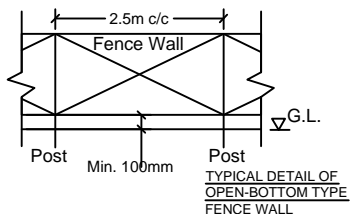
Note:

1. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. Fence Wall to be erected (if any) shall be Open-bottom type.

4. No site formation/ filling works to be carried out.



LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:200) with Cast Iron Cover
- ① Photo Viewspot (as show in Drawing D02)

G.L. +24.50

I.L. +24.075 (FROM CP2)

Proposed 375UC from CP2

I.L. =+23.50

Existing approximate 1.5m(W)x1m(D) open drain

CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

25-9-2025

Check by:

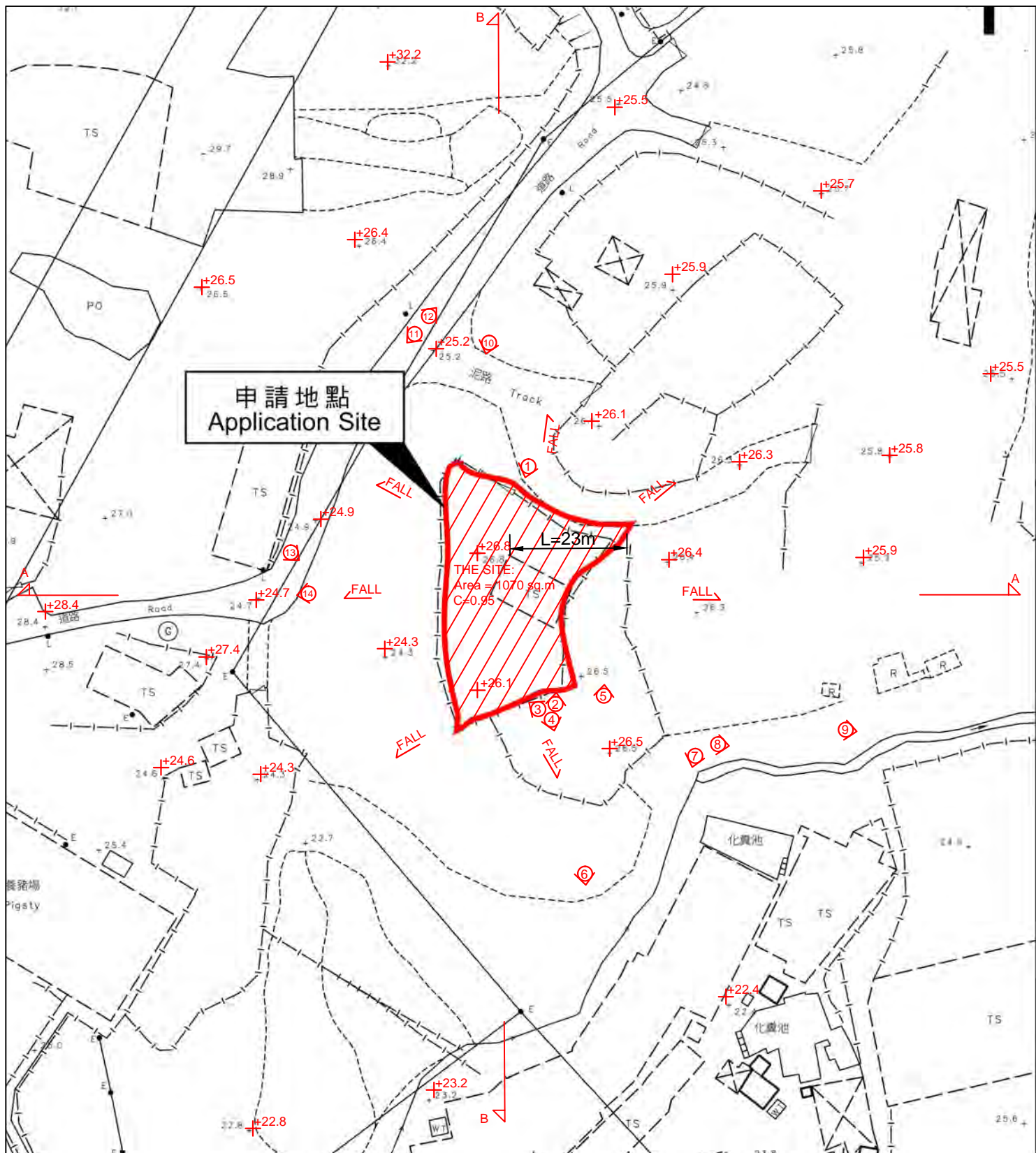
DM

Scale:

Project:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D. 87, Ta Kwu Ling, New Territories

(Application No.:A/NE-FTA/260)



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lot 355 (Part) in D.D. 87, Ta Kwu Ling, New Territories

(Application No.:A/NE-FTA/260)

Title:

Drainage Proposal -
CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

25-9-2025

Check by:

DM

Scale:



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



THE SITE , Area = 1070 m² (C= 0.95) L= 23

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside the site ,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1070 \text{ m}^2 \\ &= 1070 \\ &= 0.00107 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L I / H^{0.2} A^{0.1} \\ &= 0.14465 * 23 / 1^{0.2} * 1070^{0.1} \\ &= 1.656 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t + b)^c && (50 \text{ yrs return period, Table 3d, Corrigendum 2024,} \\ &= 1.16 * 474.6 / (1.656 + 2.90)^{0.371} && \text{SDM) and (16\% increase due to climate change)} \\ &= 313.6 \text{ mm/hr} \end{aligned}$$

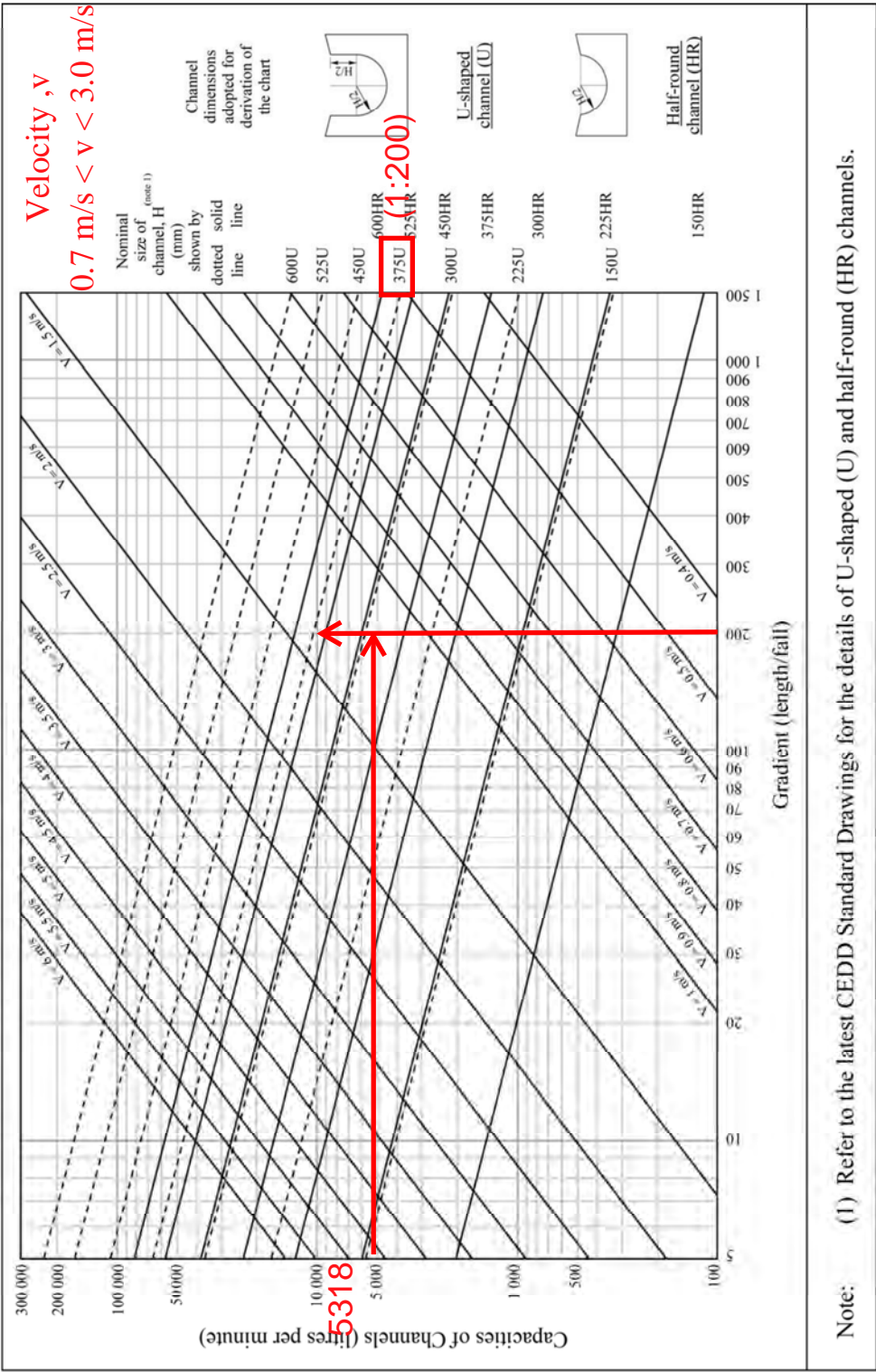
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 313.6 * 0.00107 \\ &= 0.0886 \text{ m}^3/\text{sec} \\ &= \underline{5318} \text{ lit/min} \end{aligned}$$

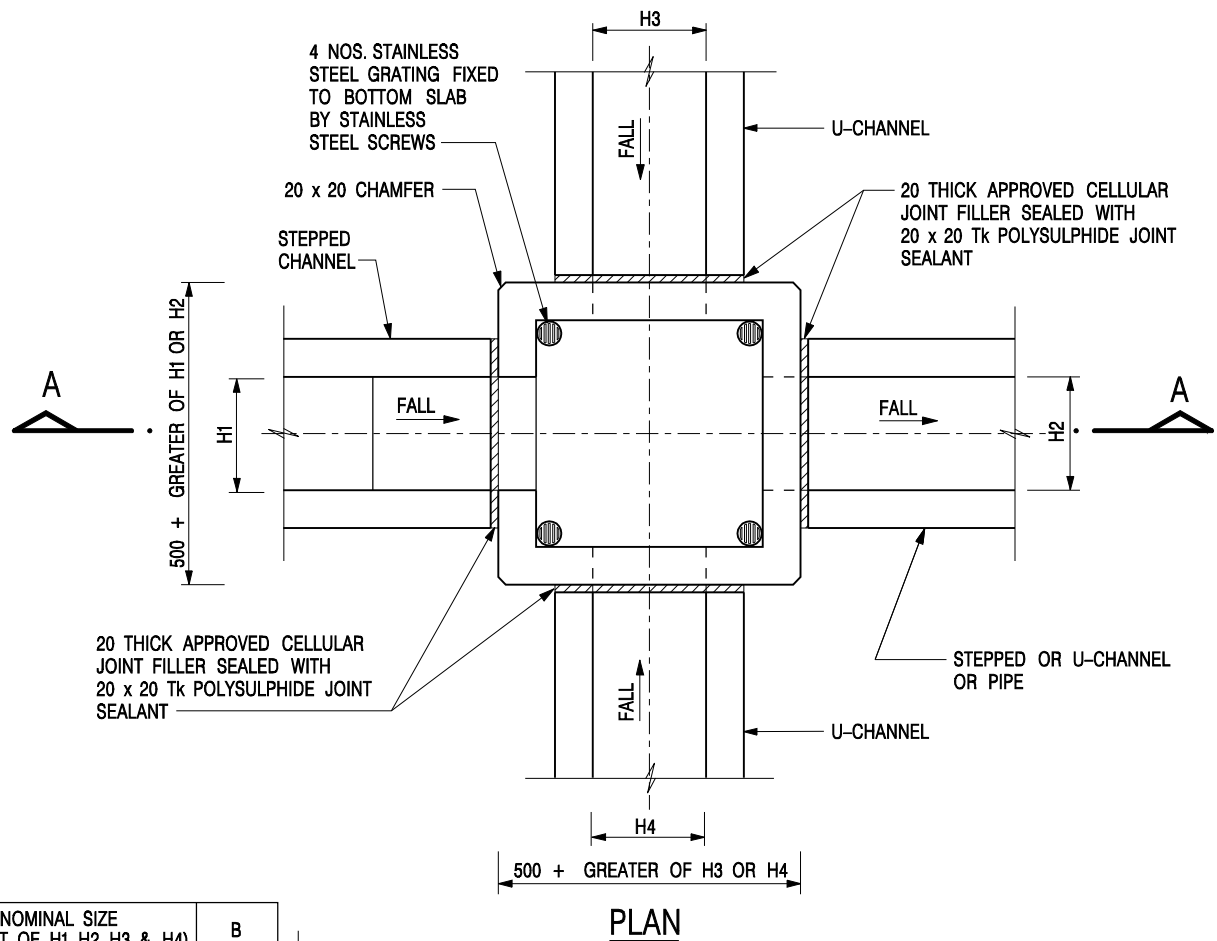
Provide 375UC (1:200) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

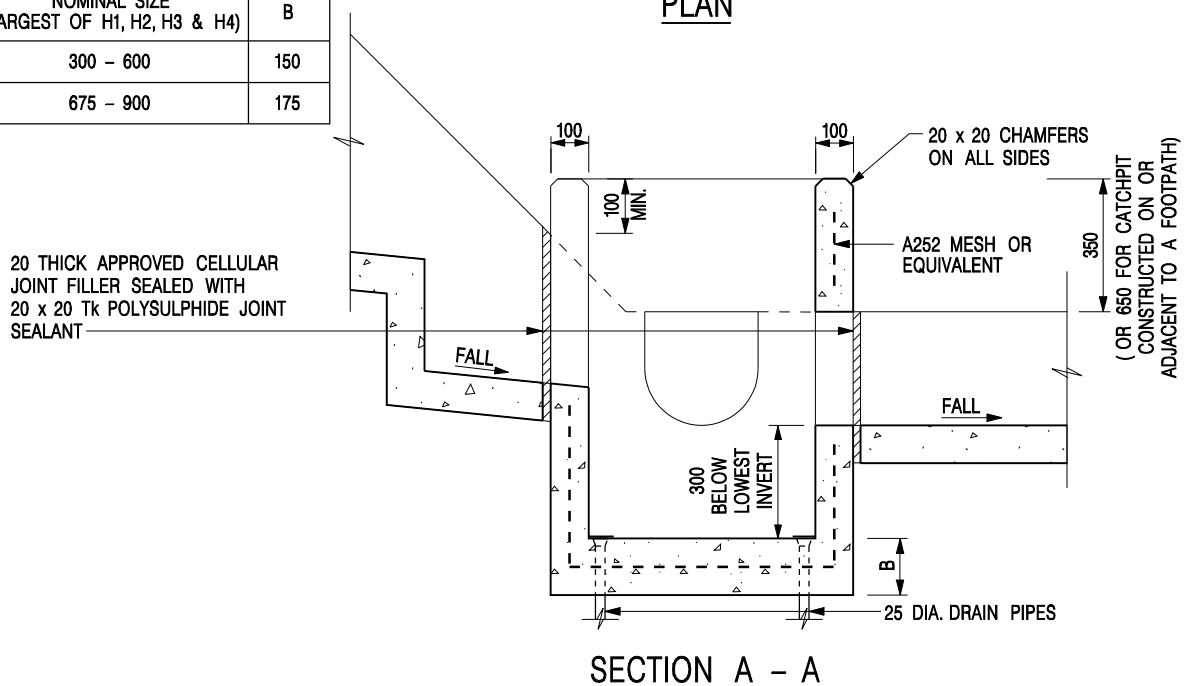
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

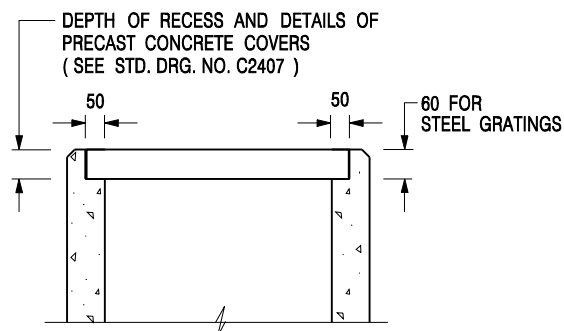


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

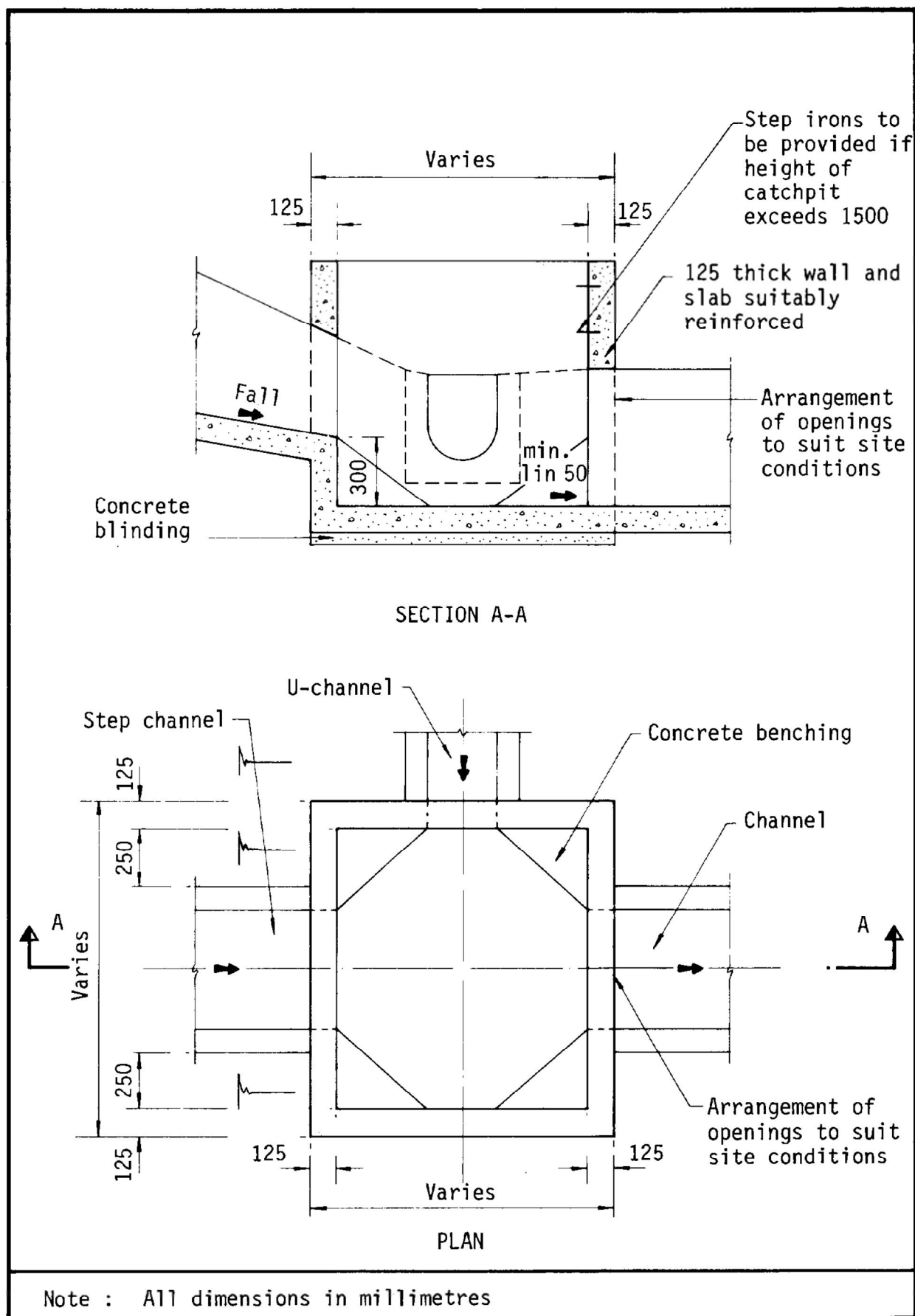
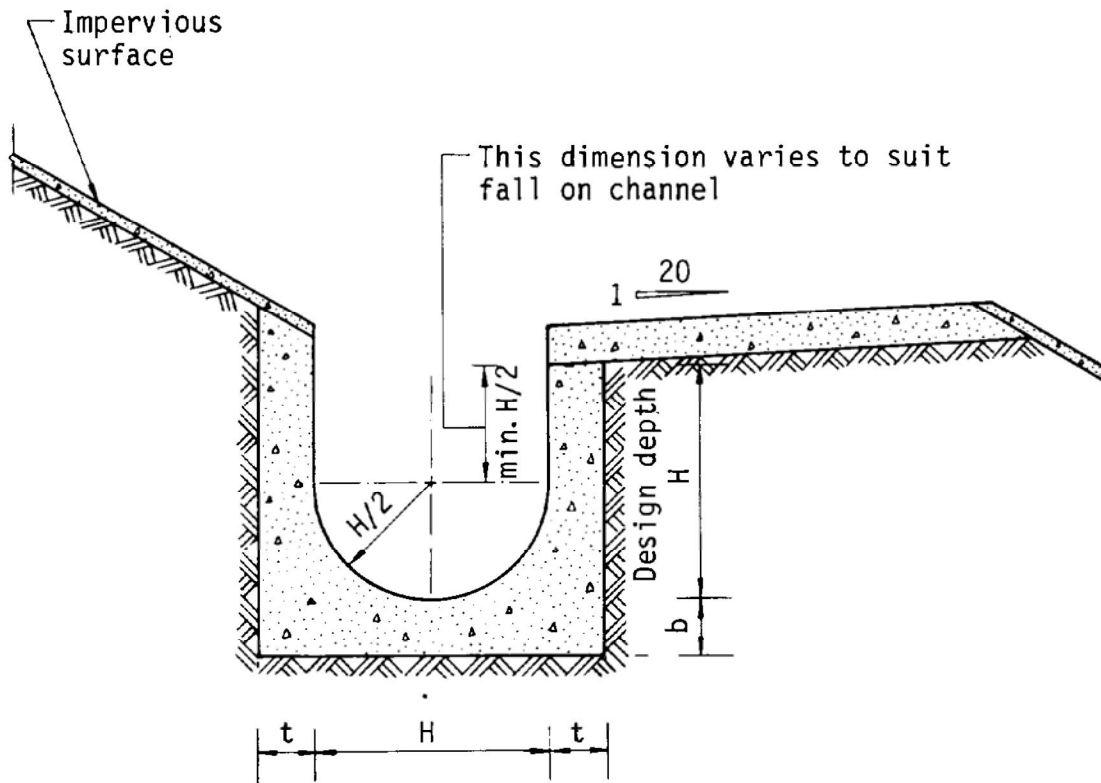


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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

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

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

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

**Similar s.16 Applications for Temporary Open Storage
in the vicinity of the Site within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/NE-FTA/244	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/NE-FTA/245	Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	20.12.2024
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	4.10.2024

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 V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint concerning the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

3. Drainage

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

- no objection in principle to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicants to submit and implement a revised drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- 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 submitted drainage proposal are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes landscape character comprising temporary structures, vegetated areas, scattered tree groups and woodlands to the further west and east within the “Green Belt” zone. With reference to site photos taken on 2.5.2025, the Site is fenced off and hard paved with no sensitive landscape resources. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

5. **Fire Safety**

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

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

6. **Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on their suitability for the proposed use;
- it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed site formation works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

7. **Other Departments**

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

- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (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:
 - Unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on the private lot. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the following irregularity not covered by the subject planning application has been detected by his office:
 - Unauthorised structures extended to adjoining private lot not covered by the application

there are unauthorised structures extended to Lots 345 and 356 in D.D. 87 not covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the lot owner/applicants shall remove the unauthorised structures not covered by the planning application immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorized structure was erected and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner 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; and
 - (v) the applicants should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;

- (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 LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; any land issues relating to the local access road including right of way should be resolved with the concerned authorities/parties/owners; sufficient manoeuvring space shall be provided within the Site; 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 Director of Environmental Protection (DEP) that the applicants 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 proposed septic tank and soakaway pit system shall meet the requirements of 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”; and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) on the submitted drainage proposal that:
 - (i) to evaluate whether 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;
 - (ii) should the downstream streamcourse have limited capacity for additional discharge, the applicant should explore if alternative/multiple discharge points are available around the Site; and
 - (iii) to review the layout plan, in which the outgoing invert level of CP2 is higher than the cover level and invert levels of incoming pipes;
- (f) 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; and 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;
- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is

being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and

- (h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation 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) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed site formation works in accordance with the BO;
 - (iii) 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;
 - (iv) 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;
 - (v) 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 application;
 - (vi) 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 UBW on the Site under the BO;
 - (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - (viii) 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; and
 - (ix) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-05-14 星期三 08:47:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對計劃申請
Attachment: processed-B5B808A6-8405-4D0F-9B32-B0CFD7546973.jpeg

反對

新界打鼓嶺丈量約份第 87 約地段第 355 號
(部分)

Lot 355 (Part) in D.D. 87, Ta Kwu Ling,
New Territories

計劃申請，原因他們的建築材料會導致養豬場嚴重水浸

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-FTA/260
地點 Location (見下圖 See Plan Below)	新界打鼓嶺丈量約份第879地段第355號(部分) Lot 355 (Part) in D.D. 87, Ta Kwu Ling, New Territories
地帶及圖則 Zoning and Plan	農業, "Agriculture" 虎地崗及沙嶺分區計劃大綱核准圖編號S/NE-FTA/18 Approved Fu Tai Aig and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
建議 Proposal	擬議臨時露天存放建築機械及建築物料及相關填土工程(為期3年) Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2025年5月23日或之前,以專人送遞或郵遞(香港北角渣甸道333號北角政府合署15樓)或傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式,向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 23 May 2025.

詳情 Particulars

1. 這是根據《城市規劃條例》(下稱「條例」)第18條提出的申請。
This is an application made under section 18 of the Town Planning Ordinance (the Ordinance).

2. 公眾可在城市規劃委員會(下稱「委員會」)或提交申請的地區,進入公眾查詢網頁(http://www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (http://www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm) or scanning the QR code in this Notice and at the following locations:

規劃署展覽廳及對處: Planning Enquiry Counters, Planning Department
(電話: Hotline: 2231 5000)
香港北角渣甸道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例,所有此項申請的資料,均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明: Statement on Personal Data
本局會將任何就此項申請的個人資料及有關資料,以對有關申請及有關的城區發展作有關的用途,包括以下用途:

- 處理此項申請,包括公佈有關此項申請的資料,以對有關申請及有關的城區發展作有關的用途,包括以下用途:
- 以便就該項申請向公眾提供資料及有關資料,以對有關申請及有關的城區發展作有關的用途,包括以下用途:
- 以便就該項申請向公眾提供資料及有關資料,以對有關申請及有關的城區發展作有關的用途,包括以下用途:

重要提示: Important Notice
1. 有關此項申請的資料,已上載於規劃署的網頁(www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

2. 公眾可在城市規劃委員會(下稱「委員會」)或提交申請的地區,進入公眾查詢網頁(http://www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

3. 根據條例,所有此項申請的資料,均會供公眾查閱。

4. 有關此項申請的資料,已上載於規劃署的網頁(www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

5. 有關此項申請的資料,已上載於規劃署的網頁(www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

6. 有關此項申請的資料,已上載於規劃署的網頁(www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

7. 有關此項申請的資料,已上載於規劃署的網頁(www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.htm)或掃描申請表格上的二維碼,以查閱有關申請的資料。

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2025年5月2日
Town Planning Board
2 May 2025

任何人士均可就這宗申請提出意見。有關意見必須於2025年5月23日或之前,以專人送遞或郵遞(香港北角渣甸道333號北角政府合署15樓)或傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式,向城市規劃委員會提出。

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

= 1

From: [REDACTED]
Sent: 2025-05-08 星期四 17:35:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對計劃申請
Attachment: processed-B5B808A6-8405-4D0F-9B32-B0CFD7546973.jpeg

反對

新界打鼓嶺丈量約份第 87 約地段第 355 號
(部分)

Lot 355 (Part) in D.D. 87, Ta Kwu Ling,
New Territories

計劃申請，原因他們的建築材料會導致養豬場嚴重水浸

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-FTA/260
地點 Location (見下圖 See Plan Below)	新界打鼓嶺丈量約份第87約地段第355號(部分) Lot 355 (Part) in D.D. 87, Ta Kwu Ling, New Territories
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 虎地坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/18 Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
建議 Proposal	擬議臨時露天存放建築機械及建築物料及相關填土工程(為期3年) Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於**2025年5月23日或之前**，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向**城市規劃委員會**提出。

Any person may make comment on this application. The comment must be made to the **Town Planning Board** by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) **on or before 23 May 2025**.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁(https://www.tpb.gov.hk/tc/plan_application/A_NE-FTA_260.html)或掃描本通告的二維碼)及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tpb.gov.hk/en/plan_application/A_NE-FTA_260.html) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據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) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.tpb.gov.hk/)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放，如欲觀看會議，請最遲在會議日期前向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.tpb.gov.hk/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
(查詢熱線: 2231 5000)，以及在會議當日存放於規劃署的規劃資料查詢處供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 供委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2025年5月2日
Town Planning Board
2 May 2025

(任何人在未經委員會許可而刪去、塗改、毀壞或移除本通告，均可能構成刑事罪行。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

From:
Sent: 2025-05-16 星期五 02:45:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/260 DD 87 Kong Nga Po

A/NE-FTA/260

Lot 355 (Part) in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 1,070sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machineries / 1 Vehicle Parking
/ Filling of Land

Dear TPB Members,

Application 240 for the adjacent lot was streamlined and approved with no questions asked for the same purpose recently despite having illegal structures so this will be a shoe in.

Members can pat themselves on the back for the part they are playing in converting yet another section of NT into a third world landscape of rusting metal partitions and the contamination of once productive farmland.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-05-09 星期五 17:30:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: WWF's submission on s16_A_NE-FTA_260
Attachment: s16_A_NE-FTA_260 20250509 WWF.pdf

3

Dear Sir/Madame,

Attached please find our submission regarding planning application s16_A_NE-FTA_260.

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).
This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong

9 May 2025

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

By E-mail ONLY

Dear Board Members,

**RE: Proposed Temporary Open Storage of Construction Machinery and
Construction Materials and Associated Filling of Land for a Period of 3 Years in
the "Agriculture" in Fu Tei Au
A/NE-FTA/260**

Irreversible destruction caused by filling of land

The project involves filling of 0.2m concrete, which will lead to degradation of soil, affecting soil suitability for agricultural use. The applicant failed to demonstrate how the land will be recovered after the temporary usage. Considering the long-lasting consequences of concrete filling, the approval of this proposal will induce a significant risk to local biodiversity and jeopardizes the site's existing potential for agricultural restoration. We consider that the site should be retained for agricultural use.

Suspected unauthorised development

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely that the application site underwent massive vegetation and site formation (Figure 1). According to the image captured on Nov 2024 (Fig 2), the project site was likely already used as an open storage with materials placing in the site. In this case, we suspect a "destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

together possible

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生，大紫荊勳賢，SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：高禮澤會計師事務所有限公司
公司秘書：高信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

The Town Planning Board has announced approaches to deter “destroy first, develop later” activities, as stated in a press release in 2011¹, “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”. We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,



Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong



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

Figure 1. Aerial photos showing the entire project site has been subject to massive vegetation clearance and site formation since 2024



Source: Google Earth (Accessed on 9 May 2025)

Figure 2. The project site was likely already used as an open storage with materials putting inside it



Source: Google Earth (Accessed on 9 May 2025)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-FTA/260


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 2025.5.9

From:

Sent:

To:

Subject:

2025-05-12 星期一 08:46:07

tpbpd/PLAND <tpbpd@pland.gov.hk>

Re: 反對計劃申請

A/NE-FTA/260

反對

新界打鼓嶺丈量約份第 87 約地段第 355 號
(部分)

Lot 355 (Part) in D.D. 87, Ta Kwu Ling,
New Territories

計劃申請，原因他們的建築材料會導致養豬場嚴重水浸

5