

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- the Site consists of a private lot which is held under the Block Government Lease demised for agricultural use which contains restrictions that no structures are allowed to be erected thereon without prior approval from LandsD; and
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no comment on the application; and
- the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance.

**3. Traffic**

Commissioner for Transport (C for T):

- having reviewed the FI submissions (**Appendices Ia to Ic**) provided by the applicant, she has no objection to the application from traffic engineering point of view.

**4. Drainage**

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

- should the application be approved, approval conditions requiring the submission and implementation of drainage proposal as well as that of sewerage proposal for the Site should be imposed to ensure that it would not cause adverse drainage impact on the adjacent areas;
- public sewers maintained by DSD exist in the vicinity but the feasibility of sewerage connection is subject to the invert level for discharge connection pipe leading from the Site; and
- the applicant should note his advisory comments at **Appendix III**.

## **5. Water Supplies**

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

- having reviewed the FI submissions (**Appendices Ib** and **Ic**) provided by the applicant, he has no further comment on the application; and
- should the application be approved, the applicant is required to follow and implement the preventive, control and mitigation measures proposed under the FI submissions. Additional mitigation measures may be required when the actual situation renders the initial risk assessment inviable. Should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken.

## **6. Fire Safety**

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

- no in-principle objection to the application subject to the water supplies for firefighting and fire service installations (FSIs) being provided to his satisfaction; and
- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

## **7. Building Matters**

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

- no objection to the application; and
- the applicant should note his advisory comments at **Appendix III**.

## **8. Other Departments**

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

- Chief Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer, Tai Po (DLO/TP, LandsD) that:
  - (i) a recent site inspection revealed that unauthorized structures were erected on the Site without the prior approval of LandsD. The applicant is required to clear the as-built structures. Otherwise, enforcement action would be taken against the unauthorized structures according to case priority;
  - (ii) should the application be approved by the Board, the lot owner is required to submit to LandsD an application for Short Term Waiver (STW) to regularize the unauthorized structures or for erection of proposed structures. LandsD will consider the STW application in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including payment of waiver fee and administrative fee as considered appropriate; and
  - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” ;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; The runoff within the Site including runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;
  - (ii) public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site.

No stud pipe is reserved for sewage connection. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from Environmental Protection Department should be sought;

- (iii) provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the application lot(s) or on Government land (where required); and
  - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (d) 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 services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the applicant shall be required to follow and implement the preventive, control and mitigation measures proposed in the submission. Additional mitigation measures may be required when the actual situation renders the initial submission and/undertakings inviable;
  - (ii) should the pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken by the grantee; and
  - (iii) the "Condition of Working within Water Gathering Grounds" shall be complied;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD):
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval for the BD, they are unauthorized building works (UBW) under the Building Ordinance (DO), and should not be designated for any proposed use under the application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to mobilize their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) in connection with item (iii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
- (v) it is noted that the Site does not abut on a specified street of not less than 4.5m wide. Its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

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

2023年6月28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

This document is received on 28 JUN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)"  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2301683 19/6 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KLH/630
	Date Received 收到日期	28 JUN 2023

- 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)

Tung Tak Investment (HK) Limited  
同德投資(香港)有限公司

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

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

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

### 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 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 181 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 111 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" ("OS")
(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"<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)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Shop & Services with Ancillary Facilities for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 111 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.61 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 32 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) not more than 8 ..... m 米	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☒ shop and services 商店及服務行業 ..... 53 ..... sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....

.....

.....

☒ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

Ancillary storeroom: 53 sq. m .....

Toilet: 5 sq. m .....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....1a.....	.....1/F.....	Ancillary storeroom.....
.....1a.....	.....G/F.....	Shop.....
.....1b.....	.....G/F.....	Toilet.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....  
 .....  
 .....  
 .....  
 .....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Mid to late-2023

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Tai Wo Service Road West ✓</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>



## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><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</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>	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"/>
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[illegible]

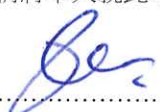
Refer to Appendix I

**11. Declaration 聲明**

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

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

Signature  
簽署



LAU TAK FRANCIS

Name in Block Letters  
姓名（請以正楷填寫）

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

PLANNING MANAGER

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI, FRICS, RPS(GP)

on behalf of  
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

16-06-2023 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories		
Site area 地盤面積	181	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11		
Zoning 地帶	"Open Storage" ("OS")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services with Ancillary Facilities for a Period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	111 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.61 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <del>(<input type="checkbox"/> Include 包括/<input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)</del>
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		32	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於



(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2), Nearest Public Transport (Plan 4) &amp; Sewerage Proposal (Plan 5) /</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

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### Executive Summary

1. The application site (the Site) is on Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories.
2. Site area is about 181 m<sup>2</sup>. No Government Land is involved.
3. The applicant is the sole “current land owner” of the Site.
4. The Site falls within the “Open Storage” (“OS”) zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
5. The applied use is ‘Proposed Temporary Shop & Services with Ancillary Facilities’ for a period of 5 years. It is a Column 2 use within the “OS” zone on the OZP requiring planning permission from the Town Planning Board.
6. A 2-storey temporary structure is proposed on site for retail shop, storeroom and toilet uses. The gross floor area is about 111 m<sup>2</sup>.
7. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
8. The proposed use caters for the demand for retail shops in the area.

### 行政摘要

1. 申請地點位於新界大埔南華莆丈量約份第 9 約地段第 626 號餘段。
2. 申請面積為大約 181 平方米，申請範圍不包括任何政府土地。
3. 申請人是申請地點唯一的「現行土地擁有人」。
4. 申請地點在《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》上劃為「露天貯物」地帶。
5. 申請用途為「擬議臨時商店及服務行業連附屬設施（為期五年）」。該用途在大綱核准圖上的「露天貯物」地帶內屬於第二欄用途，需城市規劃委員會批准。
6. 申請人擬議提供一個兩層臨時構築物作零售商店、貯物室及洗手間用途，總樓面面積為大約 111 平方米。
7. 營業時間為每天上午九時至晚上七時（星期日及公眾假期照常營業）。
8. 申請用途有助滿足當地對零售商店服務的需求。

## Justifications

### Applied Use

1. The applied use is ‘Proposed Temporary Shop & Services with Ancillary Facilities’ for a period of 5 years.

### Location

2. The application site (the Site) is on Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories. It is abutting Tai Wo Service Road West (**Plans 1 and 2**).
3. The applicant is the sole “current land owner” of the application.

### Site Area

4. The site area is about 181 m<sup>2</sup>. No Government Land is involved.

### Planning Context

5. The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
6. The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
7. The applied use is a Column 2 use within the “OS” zone on the OZP which may be permitted with or without conditions by the Town Planning Board (the Board).
8. Provided that all structures of the proposed development are temporary in nature, approval of the current application on a temporary basis for a period of 5 years will not frustrate the long-term planning intention of the “OS” zone.

### Development Parameters

9. The following table explains the details of the structures on site (**Plan 3**):

No.	Structures / Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storeys
1a	1/F: Storeroom	53	53	≤ 8	2
	G/F: Convenient store	53			
1b	Toilet	5	5	≤ 5	1
<b>Total</b>		<b><u>111</u></b>	<b><u>58</u></b>		

10. The proposed development will operate as a convenient store. With reference to the Definition of Terms (DoTs) promulgated by the Board, 'Convenient Store' is the subsumed use term under the broad use term of 'Shop and Services' meaning **any premises where goods are sold**.
11. The proposed convenient store serves to provide **basic necessities and commodities** for nearby residents, workers and visitors. Goods ranging from grocery, food and beverage, houseware, etc., are expected to be sold at the proposed development.
12. Operation hours of the convenient store are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays).
13. The existing vacant structures 1a and 1b belong to the same structure with separate entrances. There is no connection within the structure. It will be used as convenient store, storeroom (for structure 1a) and toilet uses (for structure 1b).

## No Adverse Impacts to the Surroundings

### Visual and Landscape

14. The proposed development only involves the erection of temporary structures. It is compatible with the surrounding land uses predominated by open storage yards and warehouses. No adverse impacts in relation to visual or landscape are anticipated.

### Traffic

15. No parking spaces are proposed within the Site. Loading/unloading activities will be carried out at the lay-by of Tai Wo Service Road West to the south of the Site (**Plan 3**).
16. The Site is abutting Tai Wo Service Road West. It is also within walking distance from adjacent villages and bus stops (about 60 m) (**Plan 4**). Customers are encouraged to get access to the shop by public transport. As such, no adverse traffic impacts arisen from the proposed development are anticipated in view of the low trip generation and attraction rates.

### Sewerage & Drainage

17. The applicant has submitted a sewerage proposal (**Plan 5**) to connect the sewage discharged from the proposed toilet at the Site to the existing government sewer manhole. Relevant sewerage implementation works will be launched upon acceptance by the Drainage Services Department (DSD).
18. The applicant will submit a drainage proposal to mitigate any adverse drainage impacts generated by the proposed development after the planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by DSD.

## Planning Gain

19. The proposed use caters for the demand for retail services for villagers and working population in the adjacent areas.

- End -



# GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.:

Our Ref.: P9039/TL23265

16 June 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

## S.16 Application for

### **Proposed Temporary Shop & Services with Ancillary Facilities for a Period of 5 Years in "Open Storage" Zone, Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories**

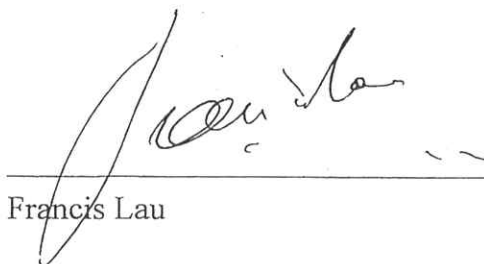
We act on behalf of Tung Tak Investment (HK) Limited (同德投資(香港)有限公司) in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

We attach two original copies of Plan 5 - the "Proposed Lavatory at Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, N. T." (A1 size) for your handling. One copy is for your forwarding to the Drainage Services Department for comment and approval. The other copy is for your record. We also attach A3 size copy of the same for the purpose of the Town Planning Board meeting. Soft copy of the same will be submitted upon receiving your link.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

  
Francis Lau

Encl.

**金 潤 規 劃 測 量 師 行 有 限 公 司**

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

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Tel. 電話: (852) 2714 2821, 2713 2138

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E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/630

Our Ref.: P9039/TL23364

8 August 2023

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Proposed Temporary Shop & Services with Ancillary Facilities  
for a Period of 5 Years in “Open Storage” Zone,  
Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories  
(Application No. A/NE-KLH/630)**

We write to submit further information to respond to comment from the Transport Department conveyed by the Planning Department (Contact person: Ms. Jenny CHAN, Tel.: 2158 6235) via e-mail today for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

**Further Information for Planning Application No. A/NE-KLH/630****Comments from the Transport Department dated 8.8.2023**

Contact person: Ms. Yanny LI (Tel.: 2399 6936)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	The applicant shall clarify if vehicular access is required at the Site. If vehicular access is required, the applicant shall provide the swept path analysis to demonstrate that vehicles could successfully manoeuvre from / into the access.	Vehicular access is not required for the proposed development at the Site. Given that there is no proposed parking and loading/unloading (L&UL) space within the Site, L&UL activities will be carried out at the lay-by on Tai Wo Service Road West to the south of the Site.

**金 潤 規 劃 測 量 師 行 有 限 公 司**

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Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/630

Our Ref.: P9039/TL23375

15 August 2023

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (2)**

**Proposed Temporary Shop & Services with Ancillary Facilities  
for a Period of 5 Years in “Open Storage” Zone,  
Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories  
(Application No. A/NE-KLH/630)**

We write to submit further information in response to comments from the Transport Department and the Water Supplies Department conveyed by the Planning Department (Contact person: Ms. Jenny CHAN, Tel.: 2158 6235) via e-mails dated 9.8.2023 and 11.8.2023 respectively for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

**Further Information (2) for Planning Application No. A/NE-KLH/630**  
**Response to Comments**

**Comments from the Water Supplies Department dated 11.8.2023**

Contact person: Ms. Victoria SUEN (Tel.: 2152 5752)

I.	Comments	Responses
1.	<p>The Site is located within upper indirect water gathering ground (WGG). Based on the provided information, there are risks of contamination to the WGG due to the operation and maintenance of the proposed convenient store and ancillary facilities. In order to safeguard the raw water quality in the WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:</p>	<p>The proposed development is unlikely to post any threat to the raw water quality or cause any contamination to water courses in the WGG. Potential hazards are either not anticipated or expected to remain at very low risk after the proper implementation of relevant preventive/mitigation measures if deemed necessary. Please refer to details below.</p>
a)	<p>No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Drain and sewers in gathering grounds shall be watertight.</p>	<p>The applicant has submitted a sewerage proposal (<b>Plan 5</b> of the original submission) to collect the sewage from the proposed toilet at the Site and discharge to the government sewer manhole.</p> <p>Any sewage, effluent or foul water generated from the proposed toilet will be properly collected and discharged to the government sewer manhole via the proposed sewer. Floor drains will also be installed in the proposed toilet to drain any sewage, effluent or foul water to the proposed sewer. A threshold (about 10 cm in height) will be installed at the base of the toilet entrance to prevent sewage, effluent or foul water from leaking/spilling out of the toilet.</p>

		<p>Provided that the proposed sewerage system will be properly maintained, all sewage, effluent or foul water will be collected and drained via the proposed watertight sewer to the government sewer manhole, and no leakage/spillage of sewage, effluent or foul water from the proposed toilet is expected, the risk of potential pollution to nearby water courses in the WGG is very low.</p>
b)	All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG.	<p>Given that the Site will solely be for convenient store and its ancillary use, it will not involve any operation/workshop activities. Any waste (expected to be in a small amount, non-hazardous and non-polluting) will be collected in rubbish bins and transferred daily to the nearest refuse collection point at Nam Wa Po Public Toilet.</p> <p>As such, the risk of potential pollution arising from solid waste/sludge to nearby water courses is not anticipated.</p>
c)	The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.	<p>No pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed/stored/sold at the Site. Signage to forbid the use or storage of these chemicals will be displayed on site.</p> <p>As such, the risk of potential pollution arising from these chemicals to nearby water courses is not anticipated.</p>
d)	No chemicals including fertilisers and detergents shall be used/stored without the prior approval from the Water Authority.	<p>No fertilisers will be allowed/stored/sold at the Site. Signage to forbid the use or storage of fertilisers will be displayed on site.</p> <p>The use of toilet cleaner and hand wash will be strictly confined within the</p>



		<p>proposed toilet equipped with proper sewerage system connecting the government sewer manhole via watertight sewer. Other preventive measures such as regular inspection/maintenance of the sewerage system, and the installation of door threshold and floor drains connecting the government sewer manhole via watertight sewer can serve to avoid detergents-containing sewage, effluent or foul water leaking/spilling from the proposed toilet.</p> <p>No detergents will be allowed/stored/sold at the rest of the Site. Signage to forbid the use or storage of detergents will be displayed on site.</p> <p>As such, the risk of potential pollution arising from fertilisers is not anticipated, whilst that from detergents is very low.</p>
e)	Oil leakage and spillage are not allowed without WGG at all time.	<p>No oil will be allowed/stored/sold at the Site. Signage to forbid the use or storage of oil will be displayed on site.</p> <p>As such, the risk of potential pollution arising from oil leakage/spillage to nearby water courses is not anticipated.</p>
f)	The shop and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.	<p>The proposed structures are located at a distance of about 100 m away from the nearest water course to the west of the Site. Signage for alerting not to pollute the WGG will be displayed on site.</p> <p>As such, the risk of potential pollution to the WGG is not anticipated.</p>

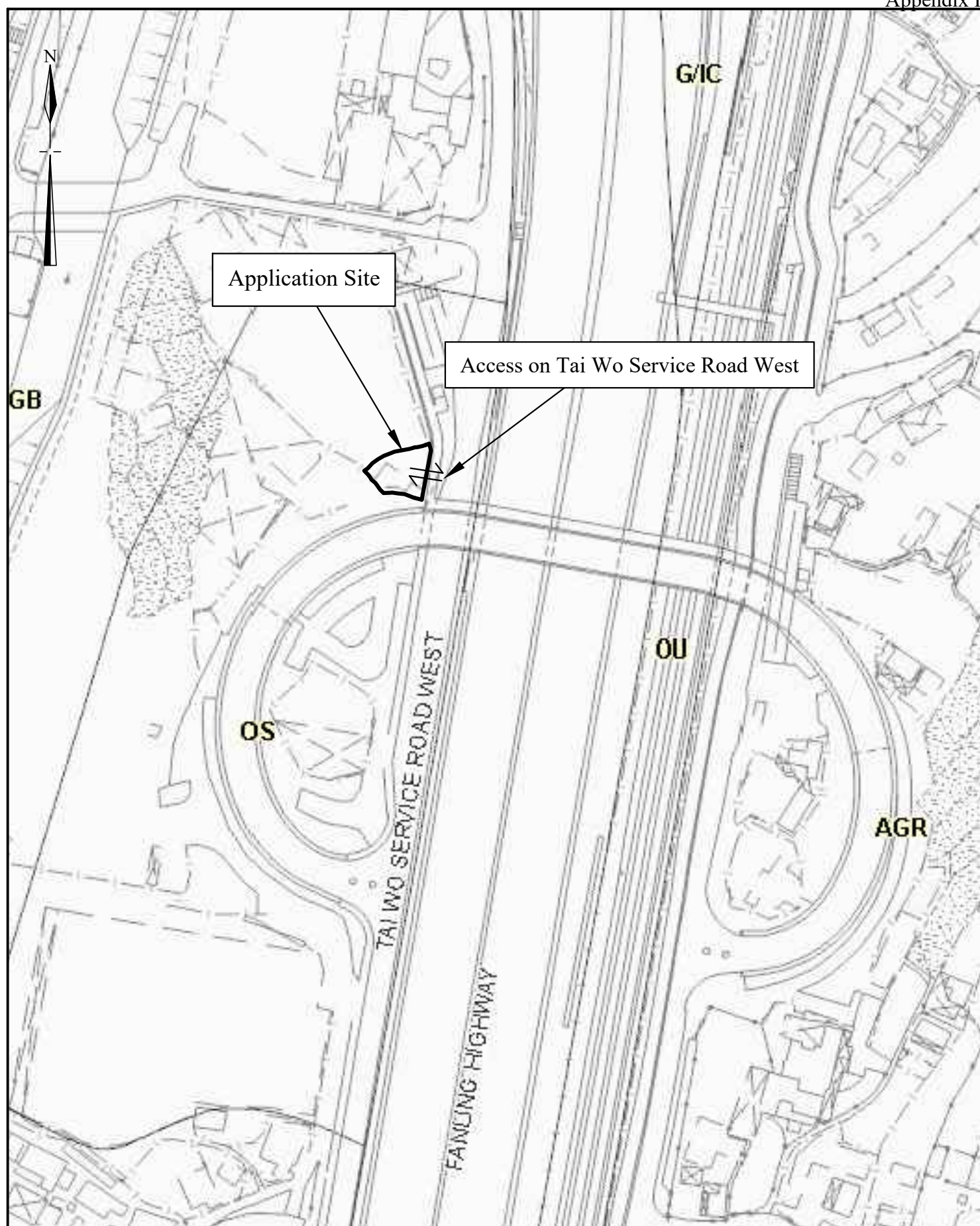
g)	During erection/modification of the proposed structures, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation.	<p>No stockpiling and storage of earth and other construction materials which may cause contamination to WGG will be allowed at the Site. No construction spoils will be left unattended. The existing filled surface will be properly maintained. Signage for alerting not to stockpile or store earth and other construction materials which may cause contamination to WGG will be displayed on site.</p> <p>As such, the risk of potential pollution arising from construction spoils/materials to nearby water courses is not anticipated.</p>
h)	The “Conditions of Working within WGGs” shall be complied.	Noted.
2.	For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The supplicant shall resolve any land matter (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.	Noted.

**Comments from the Transport Department dated 9.8.2023**

Contact person: Ms. Yanny LI (Tel.: 2399 6936)

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>The applicant shall clarify if vehicular access is required at the Site. If vehicular access is required, the applicant shall provide the swept path analysis to demonstrate that vehicles could successfully manoeuvre from/into the access.</p> <p>For the FI of KLH/630, applicant advised that there will be no vehicular access for this application. The applicant shall clearly mark in Plan 3 that the concerned access is for pedestrian only and not for vehicles. However, it is noted from the FI of KLH/629 that, it was advised that the access in KLH/630 would be utilized as a vehicular access, would you please request the applicant clarify.</p>	<p>The access of the Site would be utilised as a vehicular access for the adjoining open storage site within the “Open Storage” (“OS”) zone on the concerned Outline Zoning Plan (OZP), which situates between the Site and the proposed warehouse under application No. A/NE-KLH/629 to the north of the Site. The swept path analysis has demonstrated the smooth maneuvering of heavy goods vehicles from/to Tai Wo Service Road West via the Site. Relevant plans are enclosed in <b>Appendix I</b>.</p> <p>Besides, no parking and loading/unloading (L&amp;UL) spaces are required for the proposed development within the Site, as L&amp;UL activities will be carried out at the existing lay-by on Tai Wo Service Road West.</p>

- End -



Extracted from Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11

N.T.S

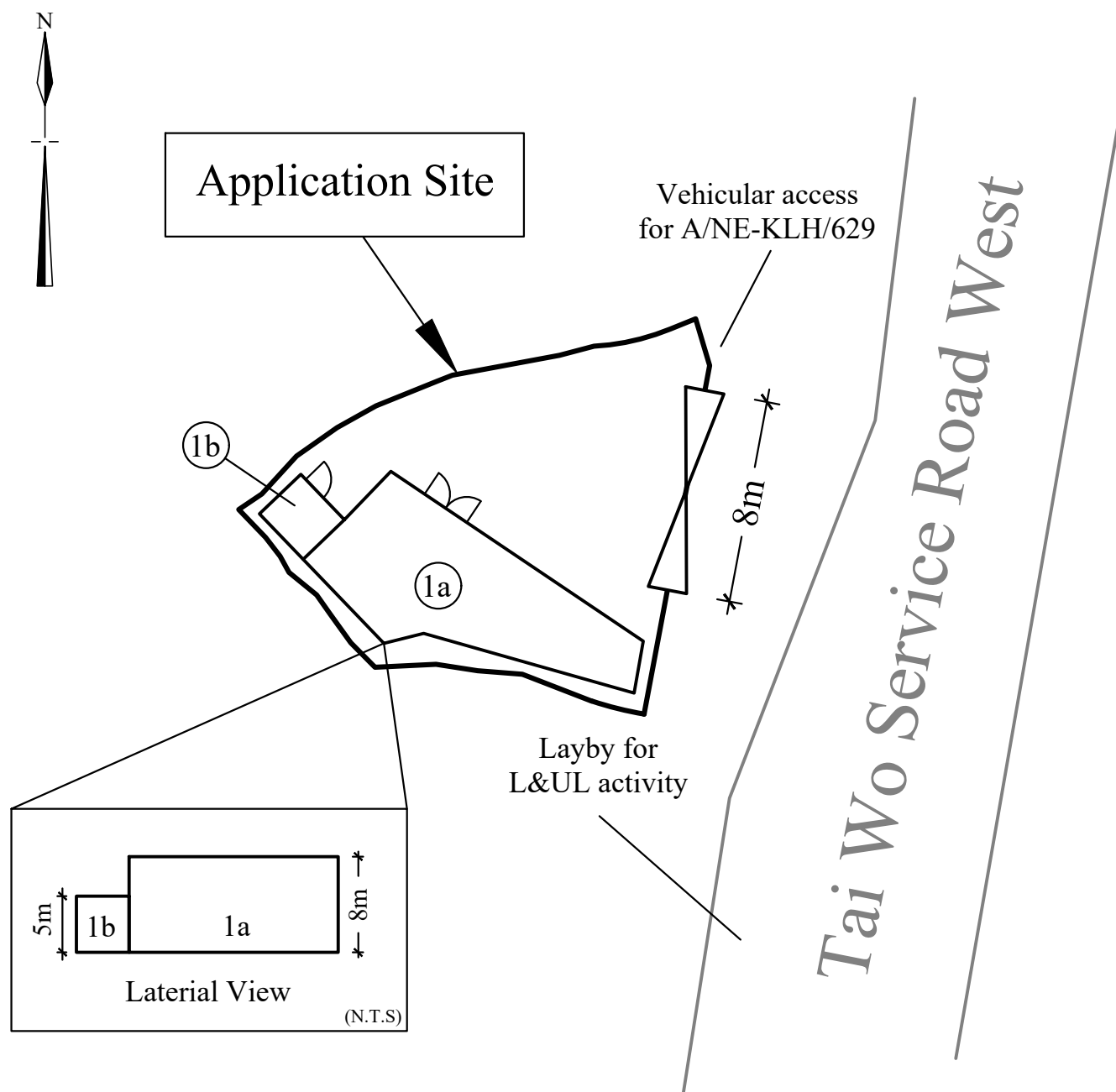
**Location Plan**

**Goldrich Planners &  
Surveyors Ltd.**

**August 2023**

**Lot 626 RP in DD. 9  
Nam Wa Po, Kau Lung Hang, Tai Po**

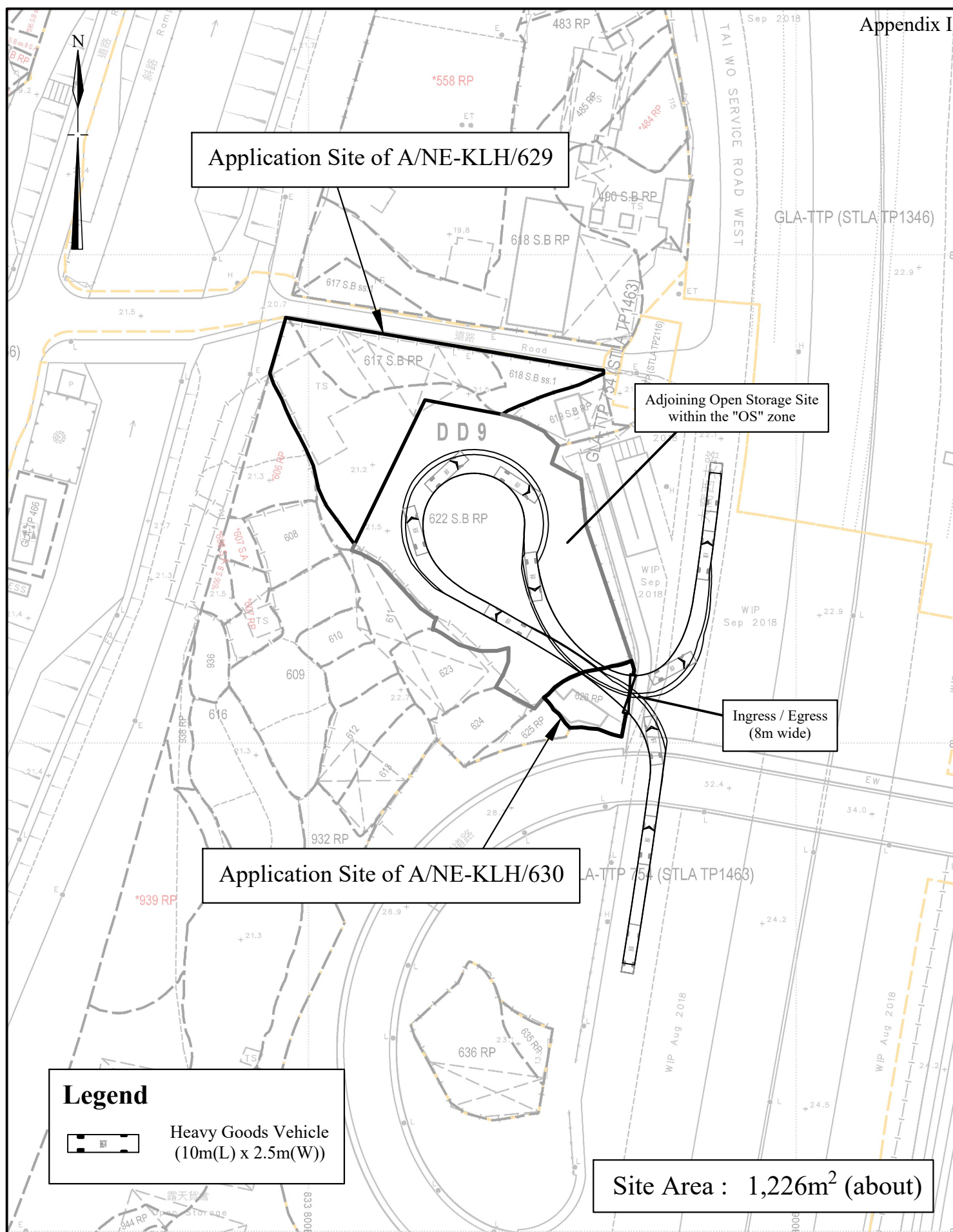
**Plan 1  
( P 9039 )**



Site Area (about) : 181 m<sup>2</sup>

No.	Use	Covered Area	Floor Area	Height	Storey
1a	G/F : Convenient Store	53m <sup>2</sup>	53m <sup>2</sup>	8m	2
	1/F Storeroom		53m <sup>2</sup>		
1b	Toilet	5m <sup>2</sup>	5m <sup>2</sup>	5m	1
Total		58m <sup>2</sup>	111m <sup>2</sup>		

1:250	<b>Layout Plan</b>  Lot 626 RP in DD. 9 Nam Wa Po, Kau Lung Hang, Tai Po	Goldrich Planners & Surveyors Ltd.
August 2023		Plan 3 ( P 9039 )



1 : 1000

Plan showing Adjoining Open Storage Site  
and the Vehicular Access

Goldrich Planners &  
Surveyors Ltd.

July 2023

Lot 626 RP in DD. 9  
Nam Wa Po, Kau Lung Hang, Tai Po

Plan 6  
( P9039 )





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E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/630

Our Ref.: P9039/TL23408

11 September 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (3)**

**Proposed Temporary Shop & Services with Ancillary Facilities  
for a Period of 5 Years in "Open Storage" Zone,  
Lot 626 R. P. in D. D. 9, Nam Wa Po, Tai Po, New Territories  
(Application No. A/NE-KLH/630)**

We write to submit further information in response to comments from the Transport Department and the Water Supplies Department conveyed by the Planning Department (Contact person: Ms. Jenny CHAN, Tel.: 2158 6235) via e-mails dated 30.8.2023 and 7.9.2023 respectively for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.



**Further Information (3) for Planning Application No. A/NE-KLH/630**  
**Response to Comments**

**Comments from the Water Supplies Department dated 7.9.2023**

Contact person: Ms. Victoria SUEN (Tel.:2152 5752)

I.	Comments	Responses
1.	It is noted in the FI that a toilet will be provided to collect and dispose of sewage generated on site to the public sewer. Besides, a threshold and floor drains will be installed to contain and convey sewage, effluents and foul water to the sewerage system. In this regard, the applicant should clarify whether the threshold, floor drains and the whole toilet compartment are water-tight and leak-proof.	It is confirmed that the proposed sewer, threshold, floor drains and the whole toilet compartment are water-tight and leak-proof.
2.	The applicant should clarify whether there will be cleansing activities in open spaces as well as inside the convenient store and storeroom. If affirmative, the applicant should elaborate how the wash water is collected and disposed of outside the WGG.	It is clarified that there will not be any cleansing activities in open spaces. Regular sweeping by vacuum cleaners will be done to remove dirt from floors and other surfaces inside the store and storeroom. Given that no water or detergents will be used, wash water arising from the proposed development is not anticipated.
3.	The acceptance of the sewage disposal proposal and its implementation are subject to the jurisdiction of the Drainage Services Department and Environmental Protection Department.	Noted.

**Comments from the Transport Department dated 28.8.2023**

Contact person: Ms. Yanny LI (Tel.:2399 6936)

II.	Comments	Responses
1.	It is noted that vehicles at application site of A/NE-KLH/629 will utilize the vehicles access at A/NE-KLH/630 to access the Site. The applicants of A/NE-KLH/629 and 630 shall make their own arrangement with the concerned landowners for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes.	The applicant is the sole landowner of the concerned lots (i.e. Lot Nos. 617 s.B RP, 618 s.B ss.1, 622 s.B R. P. & 626 R. P. in D. D. 9) in both applications. As such, potential land disputes are not concerned.

- End -