

2021年 5月 2 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。

Appendix I

20 MAY 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及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.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

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/PLN/25 |
| | Date Received 收到日期 | 20 MAY 2021 |

- 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)

LIU CHUN ON 廖親安

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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 NOS. 164(PART), 167RP, 167B AND 176RP(PART) IN DD 52, SHEUNG SHUI WA SHAN, FU TEI AU, SHEUNG SHUI, 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 6,181 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,090.37 sq.m 平方米 <input checked="" 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 |

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| (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/16 AND APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/2 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "OTHER SPECIFIED USES" ANNOTATED "PORT BACK-UP USES", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "ROAD" |
| (f) Current use(s) 現時用途 | TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND GOODS DISTRIBUTION AND STORAGE USE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
|---|--|--|
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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
22/4/2021 (DD/MM/YYYY)[&] (請見夾附的通知副本)
於 22/4/2021 (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 10/5/2021 (DD/MM/YYYY)[&]
於 10/5/2021 (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[&] (請見夾附由郵局發出的收條)。

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

(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

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐ 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)

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Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|--|--------------------|--------------------------------|--------------------------------|----------------|--------------------------------|--------------------------------|---------------------|--------------------------------|--------------------------------|-----------------|--------------------------------|--------------------------------|---------------|--------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|-------------------------|--------------------------------|--------------------------------|-------------------|--------------------------------|--------------------------------|----------------------|--------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------|
| Proposed operating hours 擬議營運時間 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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 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)) <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 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 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 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 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | 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) |
| | |
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| | |
| | |

(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/ FLN / 16 |
| (b) Date of approval 獲批給許可的日期 | 17/8/2018 (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | 17/8/2021 (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND GOODS DISTRIBUTION AND STORAGE USE |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |

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。

PLEASE REFER TO THE PLANNING STATEMENT

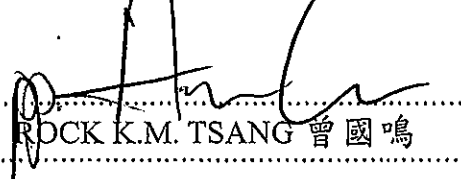
...請參考夾附的規劃研究報告書...

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 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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

30 APR 2021

(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

- 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 NOS. 164(PART), 167RP, 167B and 176RP(PART) IN DD 52, SHEUNG SHUI WA SHAN, FU TEI AU, SHEUNG SHUI, N.T. |
| Site area 地盤面積 | 6,181 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 FU TEI AU AND SHA LING OUTLINE ZONING PLAN NO. S/NE-FTA/16 AND APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/2 |
| Zoning 地帶 | "OTHER SPECIFIED USES" ANNOTATED "PORT BACK-UP USES", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "ROAD" |
| Type of Application 申請類別 | <input 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 |
| Applied use/ development 申請用途/發展 | TEMPORARY PUBLIC VEHICLE PARK (INCLUDING CONTAINER VEHICLE) AND GOODS DISTRIBUTION AND STORAGE USE |

| | | | |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | Domestic 住用 | sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,090.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.176 <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 | 19 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 | |
| | | 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | 15.24 % <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 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) CONTAINER VEHICLE | | 6 NIL NIL NIL NIL NIL 6 |
| | 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) CONTAINER VEHICLE | | 1 NIL NIL NIL NIL 1 |

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 type="checkbox"/> |

Reports 報告書

| | | |
|---|--------------------------|-------------------------------------|
| 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。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

L | A | N | B | A | S | E
Surveyors Limited

宏 基 測 量 師 行

Our Ref.: NH/TPN/704I/L02

11 June 2021

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



By Post and Fax (2877-0245)

Dear Sir/Madam,

Planning Application for
A Proposed Temporary Public Vehicle Park (including Container Vehicle) and
Goods Distribution and Storage Use for a Period of 3 Years
Lot Nos. 164(Part), 167RP, 167B and 176RP(Part) in DD 52
Sheung Shui Wa Shan, Fu Tei Au, Sheung Shui, N.T.
(Planning Application No. A/FLN/25)

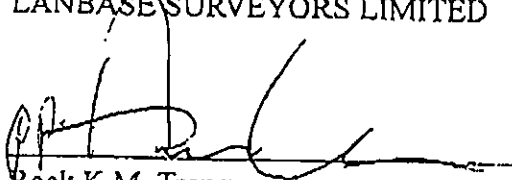
We refer to the captioned planning application.

Please note that the site boundary, the proposed layout, the proposed use and the fire service installations remain unchanged from the existing condition approved under Planning Application No. A/FLN/16. Attached please find the previously approved as-built fire service installations plan and the most updated fire certificate FS 251 for submission.

Should you have any queries, please feel free to call our
Thank you for your attention.

Lee at .

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.






ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

LEGEND

-  EMERGENCY LIGHT
 EXIT SIGN
 4.5KG CO2 F.E.

F.S. NOTESOTHERS

1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" SIGN
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266 : PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.



泛亞消防工程公司

Fai Ah Fire Engineering Company

Unit 4, 16/F, Yue Fung Industrial Building,

No. 35-45 Choi Wan Kok Street, Tsuen Wan, K.T.

TEL : 2414 5811 FAX : 2414 5795 E-MAIL : fafire@gmail.com

TPB/A/FLN/16

ADDRESS: LOTS 164 (PART), 167 RP, 167 S.B.
AND 176 RP (PART) IN D.D.52, SHEUNG SHUI
WA SHAN, FU TEI AU, SHEUNG SHUI

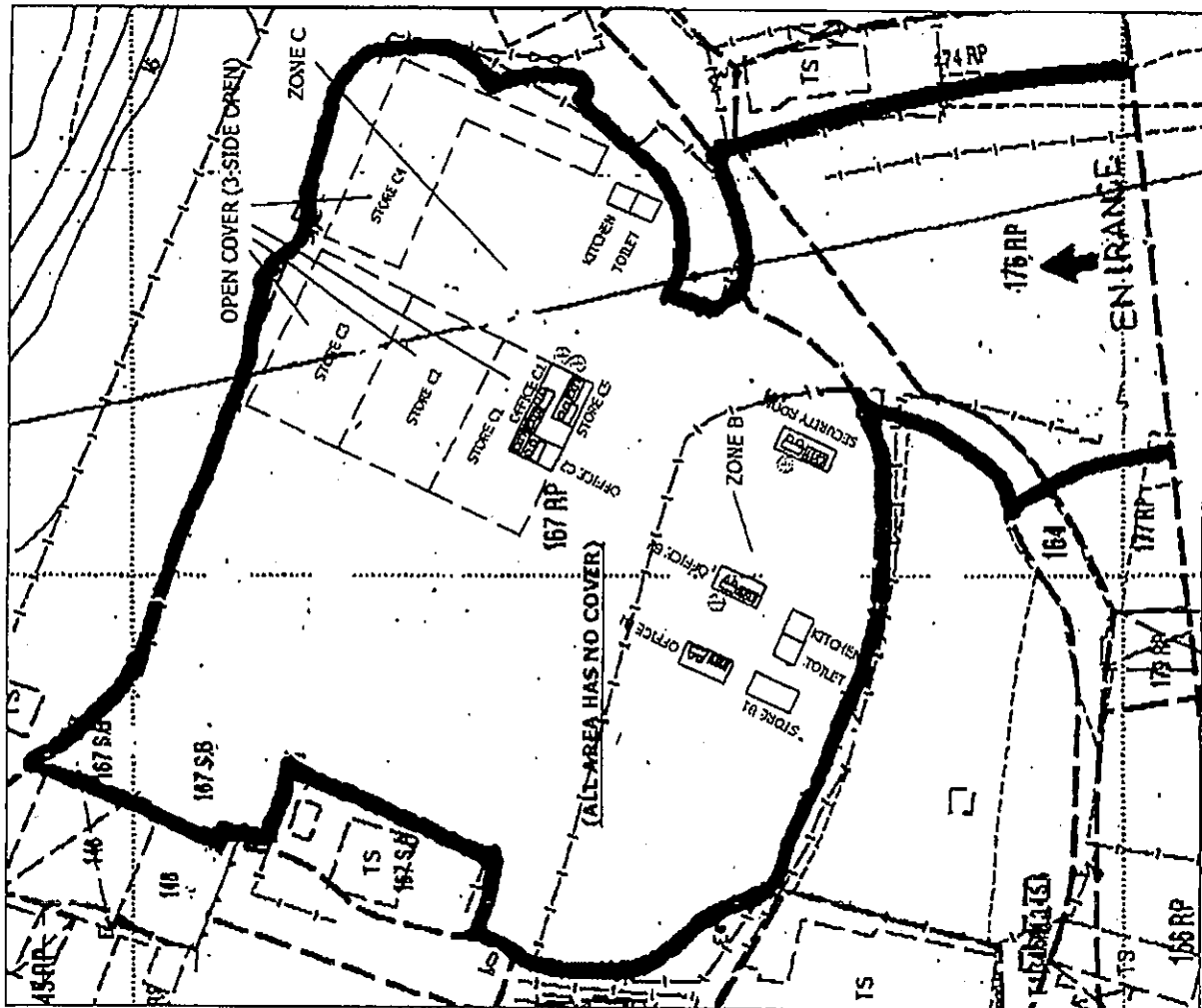
DRAWN NO: S1809-01

SCALE: 1 : 500 @ A3

DRAWN BY: KEITH NG

VER 1

DATE: 13 SEP 2018

NOTESZONE B

CONTAINER OFFICE B1
(4.8m x 2.4m = 11.52m²)

CONTAINER OFFICE B2
(4.8m x 2.4m = 11.52m²)

CONTAINER STORE B1
(4.8m x 2.4m = 11.52m²)

CONTAINER KITCHEN & TOILET
(4.8m x 2.4m = 11.52m²)

CONTAINER SECURITY ROOM
2-Storey
(6.09m x 2.13m = 25.94m²)

ZONE C

CONTAINER OFFICE C1
(4.8m x 2.4m + 4.8m x 2.4m = 23.04m²)

CONTAINER OFFICE C2
(4.8m x 2.4m = 11.52m²)

CONTAINER STORE C3
(4.8m x 2.4m = 11.52m²)

CONTAINER KITCHEN & TOILET
(4.8m x 2.4m = 11.52m²)

OPEN COVER (RAIN SHELTER):
STORE C1 (17m x 10m x 4.5m)
STORE C2 (17m x 10m x 4.5m)
STORE C3 (17m x 10m x 4.5m)
STORE C4 (19.5m x 8m x 4.5m +
14m x 3m x 4.5m)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 164(Part), 167(Part), 167S.B. and 176(Part) in

D.D.52 Sheung Shui Wa Shan, Fu Tai Au, Sheung Shui

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Sheung Shui

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered installer at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，任何新裝設在何處內的任何消防裝置或設備的人，須每12個月由一名註冊安裝或設備人員最少一次。

| Code 編號 (1.35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DDMMYY) | Next Due Date 下次到期日(DDMMYY) |
|--------------------|---|----------------|--------------------------------|------------------------------|-----------------------------|
| 24 11 --12-- | Portable F.E. 4 nos 5kg CO2 F.E. E-Lighting 2 nos Hi-Lux 6V3L 4 nos a&b TS-EL2052 Exit Sign 6 nos exit sign | As above | Comforms with FSD requirements | 6-May-2021 | 5-May-2022 |

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編號 (1.35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date 完成日期(DDMMYY) |
|----------------|------------------|----------------|------------------------------------|---------------------------|------------------------------|
| | | | NIL | | |

Part 3 第三部 Defects 損壞事項

| Code 編號 (1.35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|----------------|------------------|----------------|--------------------------|-------------------------|
| | | | NIL | |

We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人特此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備中則與裝置及設備之安裝測試及保養守則的規條，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:

日期

For FSD use only:
受檢人簽署

Inspected

Key-in

Verified

TEL:

6-May-2021

Our Ref.: NH/TPN/704I/L03

30 June 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

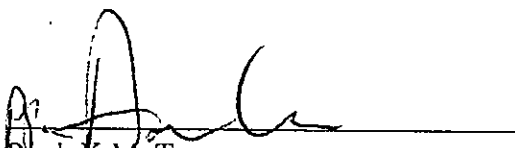
**Planning Application for
A Proposed Temporary Public Vehicle Park (including Container Vehicle) and
Goods Distribution and Storage Use for a Period of 3 Years
Lot Nos. 164(Part), 167RP, 167B and 176RP(Part) in DD 52
Sheung Shui Wa Shan, Fu Tei Au, Sheung Shui, N.T.
(Planning Application No. A/FLN/25)**

We refer to the captioned planning application.

We would like to provide therewith a set of "Response-to-Comments" for submission.
Should you need further information, please feel free to call our

2 Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.

DPO/FS&YLE (Attn.: Mr. Louis Cheung Email)

Response-to-Comments

| | Departmental Comments | Responses |
|-----|---|--|
| | <u>Lands Department</u> (Contact: Mr. K.L. Ho at 2675-1777) | |
| (a) | The actual occupation area does not tally with the application site. The existing built-over area is larger than it mentioned in the planning parameters of the subject application. The existing number of structures are not tally with those mentioned in the planning parameters too; and | Please note that this is a renewal application for identical use, the site boundary and layout out approved under previous Planning Application No. A/FLN/16. The Applicant will fix up the site boundary and the layout for any discrepancy to tally with the planning application. |
| (b) | It is noted that two of the structures are built for toilet use. You should note that any toilet facility should meet the current meet health requirements. | Noted. |

Extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13F)

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port back-up uses. 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: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, 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 relevant technical assessments/proposals have been included in the fresh application, 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. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) the use of sites of less than 2,000m² each for port back-up uses, and below 1,000m² each for open storage uses in rural areas, is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas and concentrate activities within appropriate surroundings, thus minimising sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (d) adequate screening of sites through landscaping and/or fencing should be provided at the periphery of the site within the boundary, especially where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis in rural areas, particularly in flood prone areas (i.e. in flood plains) or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, or impose a shorter compliance period for the approval conditions, notwithstanding other criteria set out in this Guidelines are complied with.

3. Applications in New Development Areas (NDAs):

- (g) the planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic

consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development. For applications in NDAs with new/amended OZPs gazetted, the assessment criteria set out in the following paragraphs should be adopted;

- (h) for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions;
- (i) in view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the OS and PBU uses. Applications will normally be rejected unless under exceptional circumstances;
- (j) any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects; and
- (k) the above paragraphs are applicable to areas covered by the Kwu Tung North/Fanling North NDA and Hung Shui Kiu/Ha Tsuen NDA, as well as future NDAs upon the gazetting of the relevant new/amended OZPs for such areas.

Previous s.16 Applications

Approved Applications

| Application No. | Use(s)/Development(s) | Date of Consideration | Approval Conditions |
|------------------------|---|-------------------------------------|---------------------------------|
| A/NE-FTA/20 | Open Storage of Container Tractors/Trailers for a Temporary Period of 12 Months | 6.3.1998 | (4), (8), (11), (14) |
| A/NE-FTA/28 | Temporary Open Storage of Container Tractors/Trailers for 3 Years | 8.10.1999 | (5), (8), (11) |
| A/NE-FTA/67 | Temporary Open Storage of Container Tractors/Trailers for 3 Years | 3.12.2004 (revoked on 3.12.2005) | (3), (5) – (8), (12) |
| A/NE-FTA/69 | Temporary Container Tractor/Trailer Park and Goods Distribution and Storage Uses for a Period of 3 Years | 29.7.2005 | (1) – (3), (6) – (8), (12) |
| A/NE-FTA/87 | Temporary Public Vehicle Park (including Container Vehicle) and Goods Distribution and Storage Uses for a Period of 3 Years | 18.7.2008 | (1), (3), (6) – (8), (10), (13) |
| A/NE-FTA/104 | Renewal of Planning Approval for Temporary “Public Vehicle Park (including Container Vehicle) and Goods Distribution and Storage” Use for a Period of 3 Years | 17.6.2011 | (1), (2), (6), (8), (10), (13) |
| A/FLN/3 | Temporary Public Vehicle Park (Including Container Vehicle) and Goods Distribution and Storage Use for a Period of 3 Years | 26.9.2014 | (1), (6), (8), (10), (13) |
| A/FLN/16 | Temporary Public Vehicle Park (Including Container Vehicle) and Goods Distribution and Storage Use for a Period of 3 Years | 17.8.2018 | (1), (6), (9), (10), (13) |

Approval Conditions:

- (1) restriction of operation hours / dates.
- (2) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site.
- (3) no interference with or damage to the 132kV overhead lines within the site.
- (4) the provision of layout for parking, vehicular manoeuvring and vehicular access arrangement.
- (5) the provision of peripheral fencing and/or paving of site.
- (6) the peripheral fencing / paving of the site of the site should be maintained at all times.
- (7) the submission/implementation of vehicular access, parking and loading/unloading proposals.

- (8) the submission/implementation of tree preservation and/or landscape proposals.
- (9) the existing trees on the site shall be maintained at all times.
- (10) the submission/implementation of drainage proposals.
- (11) the provision of drainage facilities.
- (12) the drainage facilities on the site shall be maintained at all times.
- (13) the submission/implementation of fire service installations, water supplies for fire-fighting and/or firefighting access proposal.
- (14) the reinstatement of the site to an amenity area.

Rejected Application

| Application No. | Use(s)/Development(s) | Date of Consideration | Rejection Reasons |
|------------------------|--|--|--------------------------|
| A/DPA/NE-FTA/34 | Open Storage of Left-Hand Drive Private Vehicles & Light Buses | 3.6.1994 (rejected on review on 14.10.1994) | (1) – (6) |

Rejection Reasons:

- (1) the development is not in line with the planning intention for the area which is for appropriate forms of agricultural and rural activities to take place so as to avoid unwanted urban growth and to enhance the quality of the environment. No strong justification has been provided in the application to support a departure from the planning intention.
- (2) the development is incompatible with the surrounding land uses which are predominantly agricultural and rural in nature.
- (3) the vehicular traffic generated from the development will aggravate the traffic congestion on Man Kam To Road and will worsen the conditions of the deteriorating and sub-standard van track leading from the site to Man Kam To Road.
- (4) no proposals for the provision of drainage facilities have been included in the submission.
- (5) no landscaping proposals have been included in the submission.
- (6) the approval of the application will set an undesirable precedent for similar applications and cumulative effect will further aggravate traffic congestion in the area.

Similar s.16 Applications

Approved Applications

| | Application No. | Use(s)/Development(s) | Date of Consideration | Approval Conditions |
|----|------------------------|--|---------------------------------------|---|
| 1 | A/NE-FTA/96 | Temporary Open Storage of Construction Materials and Equipment with Converted Containers for Ancillary Storage Uses for a Period of 3 Years | 9.10.2009 (revoked on 9.1.2010) | (1), (7), (11), (14), (16) |
| 2 | A/NE-FTA/124 | Proposed Temporary Warehouse Facilities with Ancillary Car Parking for a Period of 3 Years | 19.4.2013 (revoked on 19.10.2013) | (1), (11), (14), (16) |
| 3 | A/NE-FTA/143 | Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years | 17.10.2014 (revoked on 17.10.2015) | (1), (2), (6), (10), (11), (14), (16) |
| 4 | A/NE-FTA/155 | Proposed Warehouse (Excluding Dangerous Goods) | 23.10.2015 | (6), (11), (14), (18) |
| 5 | A/NE-FTA/158 | Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years | 4.3.2016 (revoked on 4.12.2016) | (1), (2), (7), (11), (14), (16), (19) |
| 6 | A/NE-FTA/166 | Proposed Temporary Open Storage of Recycling Materials for a Period of 3 Years | 4.5.2018 | (1) – (4), (7), (10), (11), (13), (15) |
| 7 | A/NE-FTA/202 | Renewal of Planning Approval for Temporary Open Storage of Recycling Materials for a Period of 3 Years | 30.4.2021 | (1) – (3), (7), (13), (15), (17) |
| 8 | A/FLN/4 | Temporary Goods Distribution and Storage Use with Ancillary Parking of Vehicles for a Period of 3 Years | 3.7.2015 | (1), (7), (11), (13), (15), (16) |
| 9 | A/FLN/9 | Temporary Private Car Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) and Storage of Clothes and Computers Accessories for a Period of 3 Years | 9.12.2016 (revoked on 9.9.2017) | (1), (11), (14), (16) |
| 10 | A/FLN/10 | Temporary Goods Distribution and Storage Use with Ancillary Parking of Vehicles for a Period of 2 Years | 24.6.2016 (revoked on 24.2.2018) | (1), (7), (11), (13), (15), (16) |

Approval Conditions:

- (1) restriction of operation hours/dates.
- (2) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop

activities shall be carried out on the Site.

- (3) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site.
- (4) all vehicles entering and exiting the Site shall be restricted to non-peak hours.
- (5) free vehicular access at the access road leading to the Site should be provided for Water Supplies Department staff and his contractor to carry out inspection and maintenance at all times.
- (6) the provision of boundary fencing on the Site.
- (7) the peripheral fencing and/or paving of the Site should be maintained at all times.
- (8) the provision of standard concrete paving of the earth track leading to the Site
- (9) the submission/implementation of improvement proposal / provision of the access road leading to the Site.
- (10) the provision of fire extinguisher(12).
- (11) the submission/implementation of proposal on emergency vehicular access, firefighting access, fire service installations and/or water supplies.
- (12) the existing fire service installations implemented on the Site should be maintained in efficient working order at all times
- (13) the submission of a record of the existing drainage facilities on the Site.
- (14) the submission/implementation of drainage proposals / the provision of drainage facilities.
- (15) the maintenance of the existing drainage facilities at the Site and/or and rectification of those facilities if they are found inadequate/ineffective
- (16) the submission/implementation of landscaping and/or tree preservation proposals.
- (17) the maintenance of all existing trees within the Site at all times.
- (18) the submission of a Geotechnical Planning Review Report and the implementation of the proposed slope stabilization.
- (19) the reinstatement of the Site to an amenity area

Rejected Applications

| | Application No. | Use(s)/Development(s) | Date of Consideration | Rejection Reasons |
|---|------------------------|---|------------------------------|--------------------------|
| 1 | A/NE-FTA/146 | Proposed Temporary Open Storage of Metals for a Period of 3 Years | 12.9.2014 | (1), (2) |
| 2 | A/NE-FTA/180 | Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years | 13.10.2017 | (2) |

Rejection Reasons:

- (1) the applicant fails to demonstrate that the proposed development would not pose interference to the 132kV overhead electricity supply line which traverses the site and jeopardise the provision of electricity supply and causing electrical hazards.
- (2) the applicant fails to demonstrate that the development would have no adverse environmental and/or traffic impacts on the surrounding area.

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

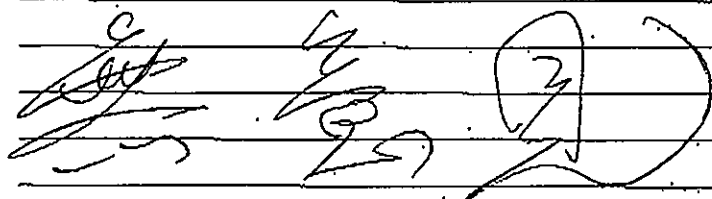
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/FLN/25

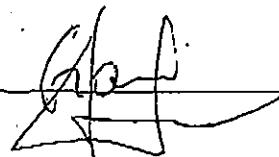
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

31 MAY 2021



5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210608-145728-16294

提交限期

Deadline for submission:

18/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:57:28

有關的規劃申請編號

The application no. to which the comment relates:

A/FLN/25

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加
引發火警危機，影響村民安全及生活質數

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年06月18日星期五 3:01
收件者: tpbpd
主旨: A/FLN/25 DD 52 Sheung Shui Wa Shan, Fo Tei Au GIC
附件: Sheung Shui Wa Shan - Google Maps.pdf

A/FLN/25

Lots 164 (Part), 167 RP, 167 S.B and 176 RP (Part) in D.D.52, Sheung Shui Wa Shan, Fu Tei Au

Site area : About 6,181sq.m

Zoning : "GIC", "OU" annotated "Port Back-up Uses" and area shown as 'Road'

Applied use : Vehicle Park (Including Container Vehicle) / Storage / 7 Vehicle Park

Dear TPB Members,

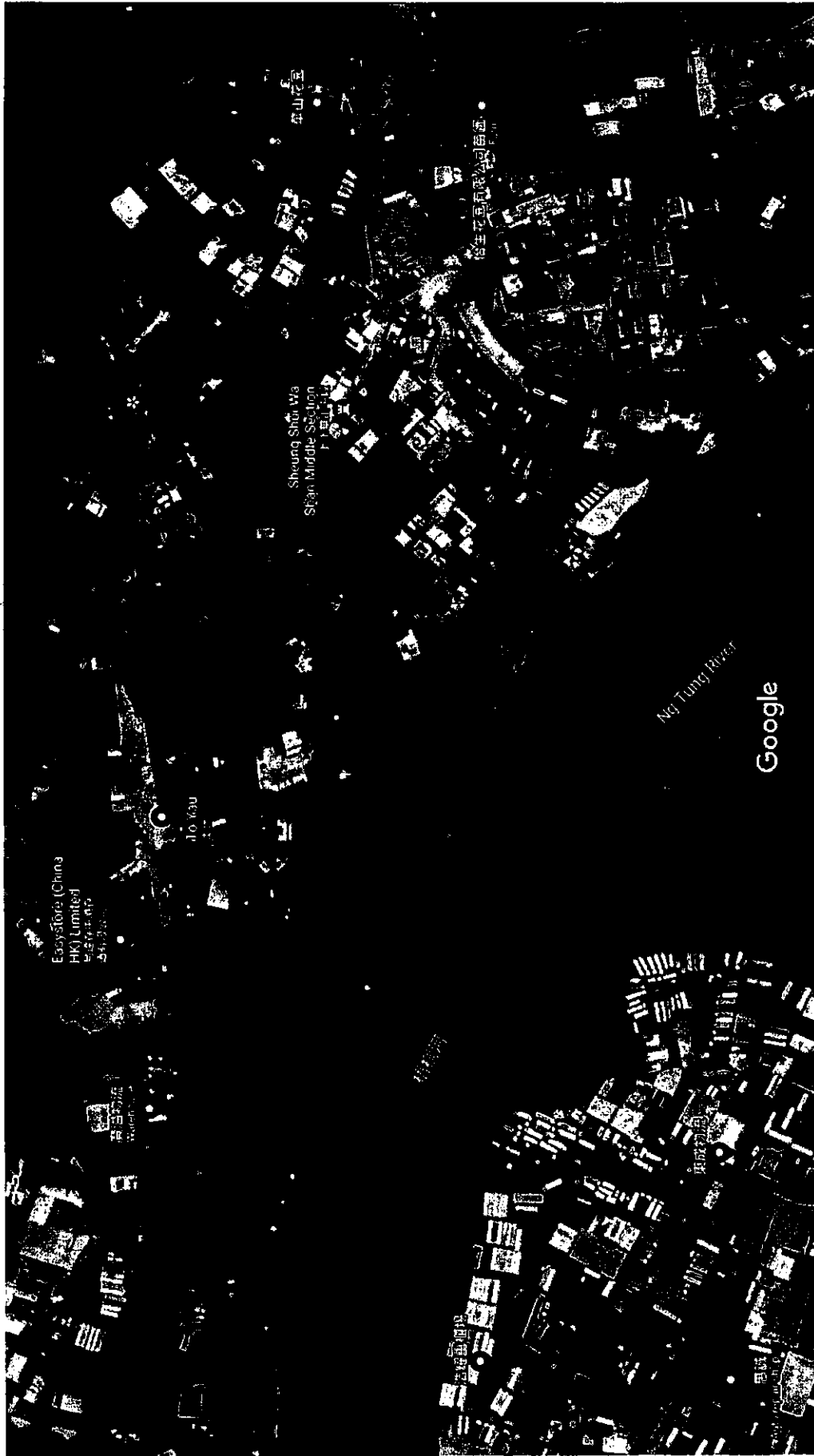
A number of public and private developments have been approved for Sheung Shui. It is essential that GIC facilities be developed in tandem with the housing. However a number of GIC sites have been rezoned on the excuse that the land is required for housing.

It is therefore essential that the much diminished quota of GIC be cleared of brownfield uses.

Members should approve only the lots that are zoned OU to free up the GIC zone. Part of it is still verdant, it is adjacent to the riverside, a good location for recreational facilities and elderly care homes.

Mary Mulvihill

Google Maps Sheung Shui Wa Shan



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 m

Advisory Clauses

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the permission;
- (b) to note the comments from District Lands Officer/North, Lands Department (DLO, LandsD) as follows:
 - (i) the Site comprises lots Nos. 146, 164, 167 RP, 167 S.B and 176 RP. The lots are Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government land (GL) will be allowed for the vehicular access to the application site for the proposed use;
 - (ii) there are unauthorised structures erected on the application lots and portion of adjoining GL is occupied without approval from his office. His office reserves the right to take necessary lease enforcement actions against the structures on private lots and land control action against the irregularities on GL as appropriate;
 - (iii) the actual occupation area does not tally with the Site. The existing total built-over area is larger than it mentioned in the planning parameters of the application. The existing number of structures are not tally with those mentioned in the planning parameters;
 - (iv) two of the structures are built for toilet use. The applicant should note that any toilet facility should meet the current health requirements; and
 - (v) should the planning application be approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) covering all actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.
- (c) to note the comments of Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as recommended in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimize the potential environmental impacts

on the adjacent area;

- (d) to note the comments of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD) that the land of the Site within the boundary of the Fanling North Outline Zoning Plan would be required for delivery of the construction works under Fanling North New Development Area project around September 2024; and
- (e) to note the comments from Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) as follows:
 - (i) existing water mains are located within the Site. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the pace of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.