

2021年12月17日  
此文件只會在收到所有必要的資料及文件後才  
申請的日期。

Appendix I of RNTPC  
Paper No. A/NE-FTA/209A

This document is received on 17 DEC 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-77A/209
	Date Received 收到日期	17 DEC 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 )

The owner of DD52 Lot 140  
Tin Hau Temple Alias Tin Hau Miu  
Manager: Liu Fung Chun

The owner of DD52 Lot 142  
Liu Chuk Lau Tso  
Manager: Liu Sui Bui

### 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 )

M&D Planning and Surveyors Consultant Ltd.

### 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)	At Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2169.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 501.98 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)	134.8 sq.m 平方米 <input checked="" 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	Fu Tei Au & Sha Ling OZP S/NE-FTA/16
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (PORT BACK-UP USES)
(f) Current use(s) 現時用途	Private Storage  (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 19-11-2021 (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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 29-11-2021 (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&

Others 其他

- ☐ others (please specify)  
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Temporary Container Storage / Repair Yard with Ancillary Office Use  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 Years <input type="checkbox"/> month(s) 個月
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1667.61 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	501.98 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	501.98 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	501.98 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
構建物L - 維修工場 410.94平方米 (5米一層高) 構建物K 零件貯存倉 65.27平方米 (5米一層高)	
構建物F - 寫字樓 20.03平方米 (2.59米一層高)	
構建物G - 流動廁所 (1.25平方米 x 2 = 2.5平方米) 兩組 (2.6米高一層高)	
構建物D - 交通督導員室 (1.8X1.8米=3.24平方米) (2.6米一層高)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 .....
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)	貨櫃車泊車位 (3.5 x 11米) 1個 .....
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)	.....

<b>Proposed operating hours 擬議營運時間</b> 星期一至星期六上午9:00 至下午6:00 (星期日及公眾假期休息)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> ..... .....		

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

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

**7. Justifications 理由**

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

See Attachment



**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

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

YIU SAI HOI

Planning Consultant

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ 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 .....

on behalf of  
代表

M&D Planning and Surveyors Consultant Ltd.

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

Date 日期

29-11-2021

(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	At Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories		
Site area 地盤面積	2169.59	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	134.8	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Fu Tei Au & Sha Ling OZP S/NE-FTA/16		
Zoning 地帶	Other Specified Uses (PORT BACK-UP USES)		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Container Storage / Repair Yard with Ancillary Office Use		

(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
	Non-domestic 非住用	501.98	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.231
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	23.1% % <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) 貨櫃車泊車位 (3.5 X 11米)		2       1
	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)		

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 type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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。

地籍索引圖 LOT INDEX PLAN

1:50,000


Lot Index Plan No. : ag5\_500000047310\_0001

Lot Index Plan No. : ag5\_500000047310\_0001  
District Survey Office : Land's Information Center

Date: 03-Jun-2020

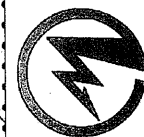
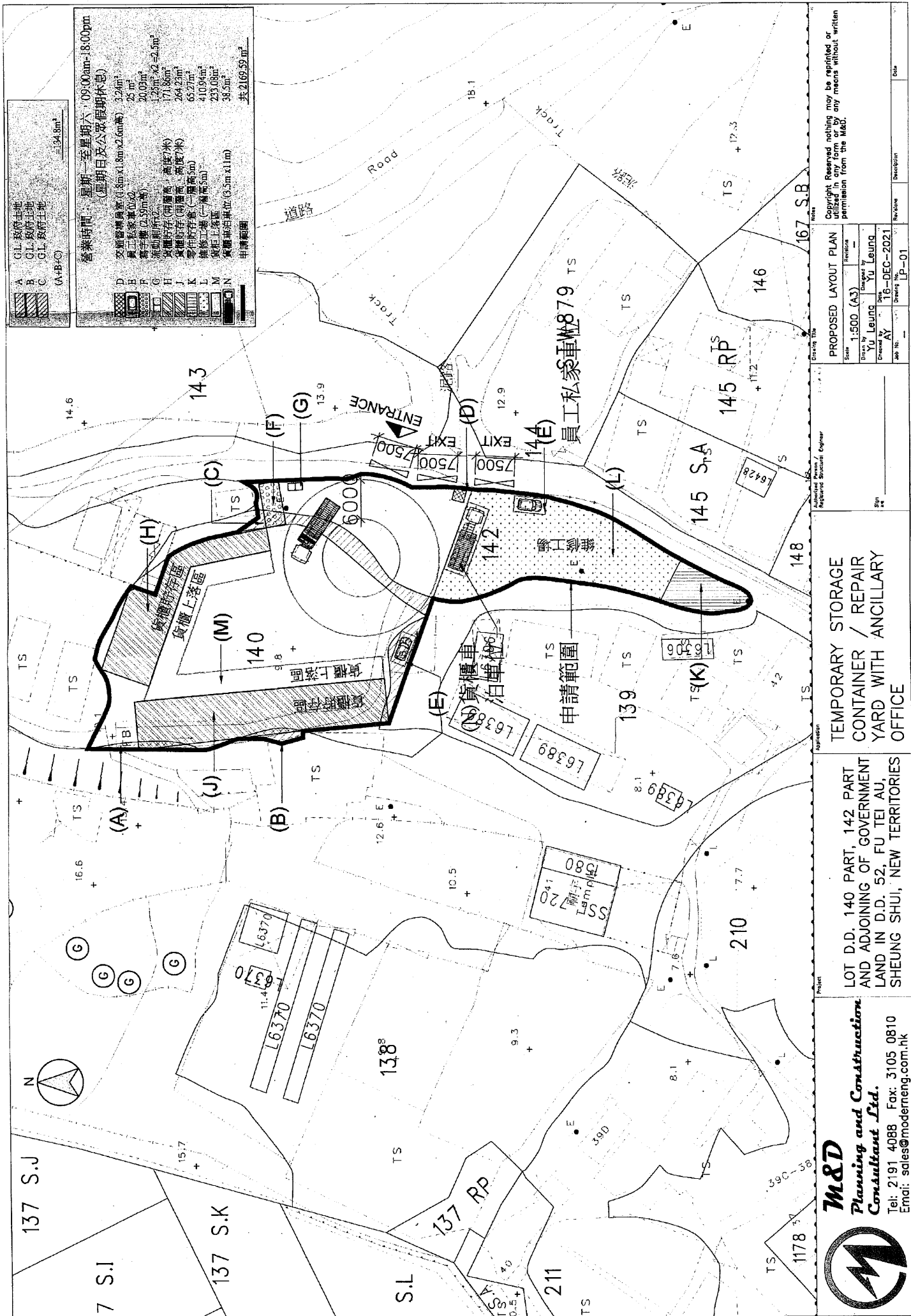
2014年12月12日 星期六

[illegible][illegible][illegible]


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 Survey and Mapping Office  
 Lands Department  
 香港特別行政區 土地測量處  
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07/18/07 and 12/07/07 6:28 PM



**M&D**  
**Planning and Construction**  
**Consultant Ltd.**  
 Tel: 2191 4088 Fax: 3105 0810  
 Email: sales@moderneng.com.hk

Project  
 LOT D.D. 140 PART, 142 PART  
 AND ADJOINING OF GOVERNMENT  
 LAND IN D.D. 52, FU TEI AU,  
 SHEUNG SHUI, NEW TERRITORIES  
 OFFICE

Agreement  
 TEMPORARY STORAGE  
 CONTAINER / REPAIR  
 YARD WITH ANCILLARY  
 OFFICE

Registered Structural Engineer

PROPOSED LAYOUT PLAN  
 Scale: 1:500 (A3)  
 Drawn by: Yu Leung  
 Checked by: Yu Leung  
 Date: 2021-12-06  
 Job No.: LP-01

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**Fw: Reply the dept comment (A/NE-FTA/209)**  
07/02/2022 17:59

From: Nora Lok Wan WONG/PLAND/HKSARG  
To: tpbpd@pland.gov.hk  
File Ref:

Dear Town Planning Board,

The attached email below intends to supersede the previous FI for Application No. A/NE-FTA/209 sent by email to your section on 28.1.2022 19:04.

Thank you.

Regards,  
Nora WONG  
TPG/N2

Sha Tin, Tai Po and North District Planning Office, PlanD  
Tel: 2158 6236

— Forwarded by Nora Lok Wan WONG/PLAND/HKSARG on 07/02/2022 17:49 —

From:  
To: <mltchan@pland.gov.hk>  
Cc: <nlwwong@pland.gov.hk>  
Date: 07/02/2022 17:07  
Subject: Reply the dept comment (A/NE-FTA/209)

**Temporary Planning Application to "Temporary Container Storage / Repair Yard with Ancillary Office" Use**

**At Lots 140(Part), 142(Part) and Adjoining of Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories**

**Planning application (No. A/NE-FTA/209)**

**此電郵將取代於28/1/2022 (週五) 19:04之發出電郵**

致: Michelle Chan (Plan D)  
CC: Ms. Wong (Plan D)

由於渠務設備設計, 因此佈置圖的構建物有輕微改動:

構建物	原來面積	改動面積	改動百分
D 交通督導員室	1.8 x 1.8m x 2.6米高 = 3.24 m <sup>2</sup>	1.8 x 1.8m x 2.6米高 = 3.24 m <sup>2</sup>	沒有改動

F 寫字樓	(一層高, 高度2.59米) 20.03 m <sup>2</sup>	(一層高, 高度2.59米) 16.70 m <sup>2</sup>	16.6 % (-3.33 m
G 流動廁所	1.25 m <sup>2</sup> x 2 = 2.5 m <sup>2</sup>	1.25 m <sup>2</sup> x 2 m <sup>2</sup> = 2.5 m <sup>2</sup>	沒有改動
H 貨櫃貯存	(兩層高, 高度7米) 171.86m <sup>2</sup>	(兩層高, 高度7米) 135.96m <sup>2</sup>	21% (-35.9 m <sup>2</sup> )
J 貨櫃貯存	(兩層高, 高度7米) 264.23m <sup>2</sup>	(兩層高, 高度7米) 263.81m <sup>2</sup>	0.002% (-0.42 m
K 零件貯存倉	(一層高5m) 65.27m <sup>2</sup>	(一層高5m) 34.40m <sup>2</sup>	47% (-30.87 m <sup>2</sup> )
L 維修工場	(一層高5m) 410.94m <sup>2</sup>	(一層高5m) 362.09m <sup>2</sup>	11.8% (-48.85 m
M 貨櫃上落區	233.08 m <sup>2</sup>	248.12m <sup>2</sup>	6.5% (+ 15.04 m
N 貨櫃車泊車位 (3.5m x11m)	1個	3 個 (其中兩個等候區, 非 長期停泊)	●
申請範圍	2169.59 m <sup>2</sup>	2169.59 m <sup>2</sup>	沒有改動
總樓面面積	501.98 m <sup>2</sup>	418.93 m <sup>2</sup>	16.5% (-83.05 m

*Leo Wong*

Web site : [www.mdps.com.hk](http://www.mdps.com.hk)

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道650號中國船舶大廈19樓09室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊檢驗認可承辦商(公司)編號MWC214/2017

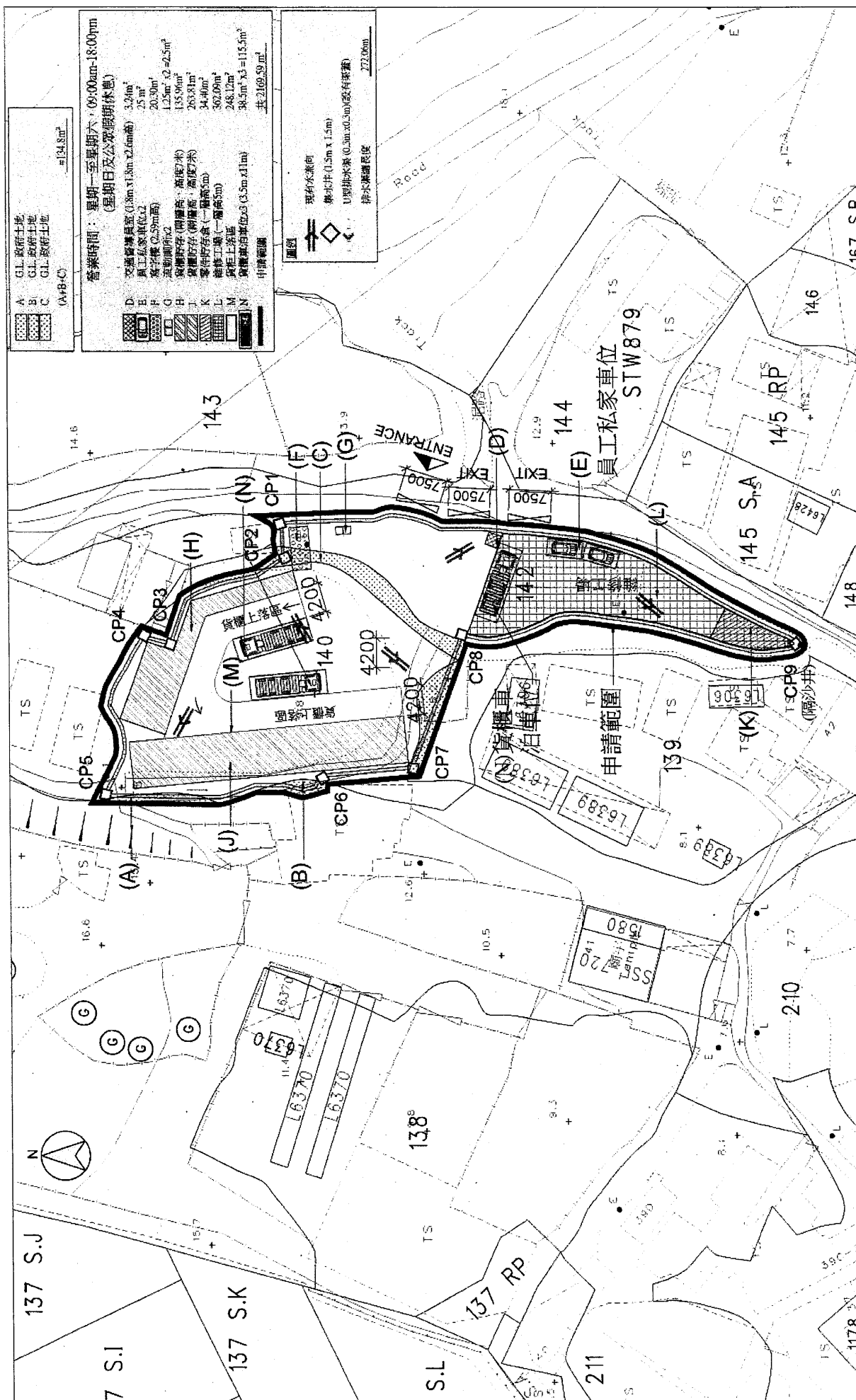


Reply Department comment for FTA209.pdf Drainage Layout Plan.pdf Propose Layout Plan.pdf



Traffic Dept - 20 Ft Lorry Truck Details.pdf Traffic Dept - Layout Plan.pdf





**GL 政府土地**  
**GL 政府土地**  
**GL 政府土地**  
**GL 政府土地**

**營業時間：星期一至星期六：09:00am-18:00pm**  
**(星期日及公眾假期休息)**

**交通資訊：**  
 交通資訊 (1.8m x 1.8m x 2.4m) 3.24m²  
 員工私家車位 25 m²  
 貨車位 20.30m²  
 貨車位 12.5m² (2=2.5m²)  
 貨車位 135.9m²  
 貨車位 263.81m²  
 貨車位 34.4m²  
 貨車位 36.20m²  
 貨車位 248.12m²  
 貨車位 34.3m² X3=115.5m²  
 申請範圍 共 2109.59 m²

**圖例**  
 道路流向  
 排水井 (1.5m x 1.5m)  
 U型排水渠 (0.3m x 0.3m) (設有蓋)  
 排水渠長度 272.00m

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**DRAINAGE PROPOSAL LAYOUT PLAN**

Scale: 1:500 (A3)

Drawn by: Yu Leung

Checked by: AY

Date: 07 FEB-2022

Job No.: DP-01

**LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES**

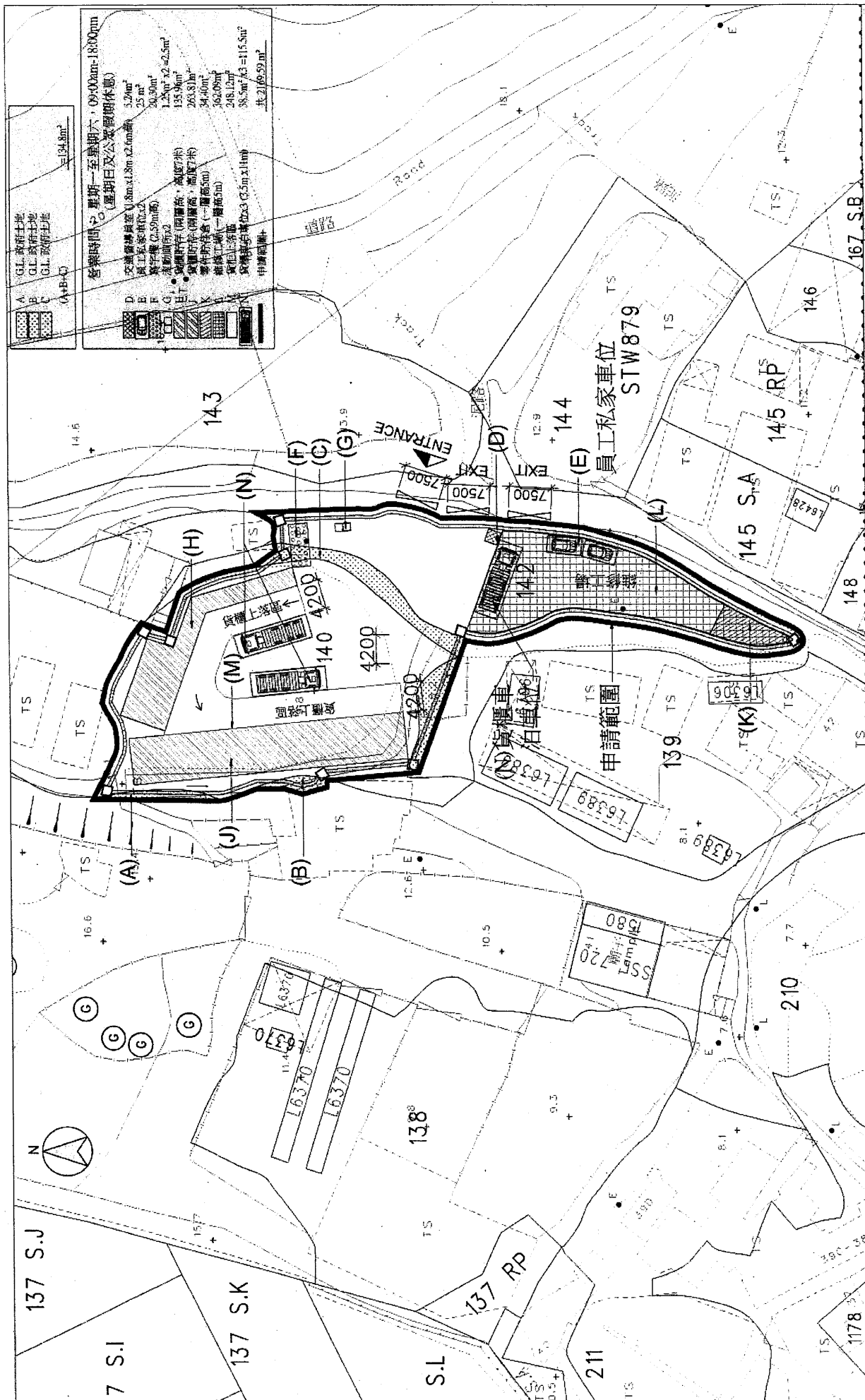
**TEMPORARY STORAGE CONTAINER / REPAIR YARD WITH ANCILLARY OFFICE**

**M&D Planning and Construction Consultant Ltd.**

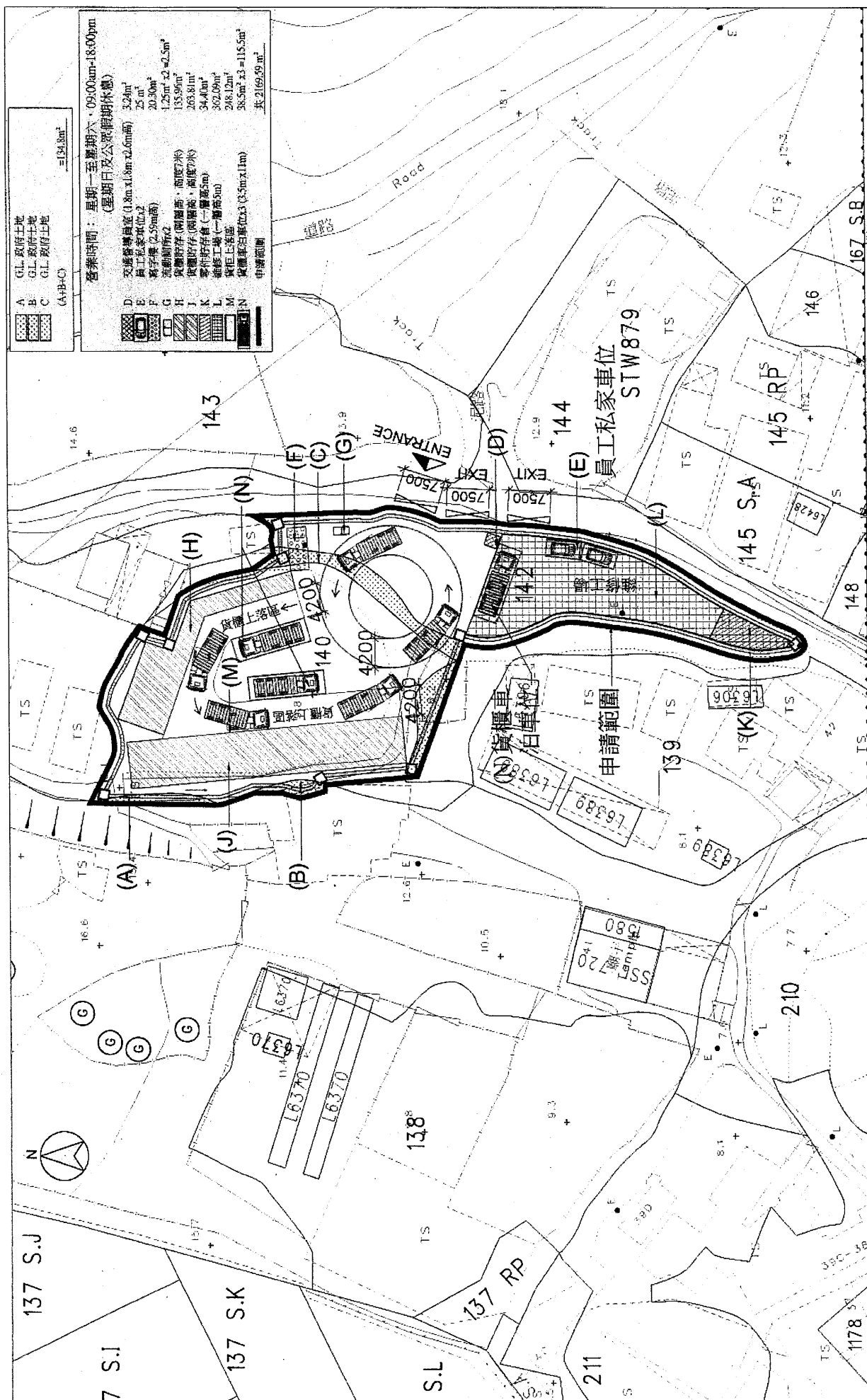
Tel: 2191 4088 Fax: 3105 0810

Email: sales@moderneng.com.hk

**Project**



<p><b>M&amp;D</b> Planning and Construction Consultant Ltd.</p> <p>Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk</p>	<p>LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES</p>		<p>TEMPORARY STORAGE CONTAINER / REPAIR YARD WITH ANCILLARY OFFICE</p>		<p>PROPOSED LAYOUT PLAN</p> <p>Scale: 1:500 (A3)</p> <p>Drawn by: Yu Leung</p> <p>Checked by: Yu Leung</p> <p>Date: 07-FEB-2022</p> <p>Sheet No.: LP-01</p>	
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**營業時間：星期一至星期六，09:00am-18:00pm**  
(星期日及公眾假期休息)

A	GL 政府土地	324m²
B	GL 政府土地	25 m²
C	GL 政府土地	20.30m²
(A+B+C)		1.25m² x 2 = 2.5m²
D	交通管理員室 (1.8m x 1.8m x 2.6m高)	324m²
E	員工私家車位 x2	25 m²
F	寫字樓 (2.55m高)	20.30m²
G	流動廁所 x2	1.25m² x 2 = 2.5m²
H	貨櫃貯存 (闊面部，高度2米)	135.96m²
I	貨櫃貯存 (闊面部，高度2米)	263.81m²
J	零碎貯存 (闊面部，高度2米)	34.4m²
K	維修工場 (一層高5m)	362.09m²
L	貨櫃上落車	298.12m²
M	貨櫃上落車	38.5m² x 3 = 115.5m²
N	申請範圍	共 2169.59 m²

**PROPOSED LAYOUT PLAN**

Scale: 1:500 (A3)

Drawn by: Yu Leung

Checked by: Yu Leung

Date: 07-FEB-2022

Sheet No.: P-01

**TEMPORARY STORAGE CONTAINER / REPAIR YARD WITH ANCILLARY OFFICE**

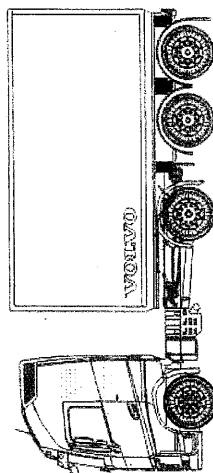
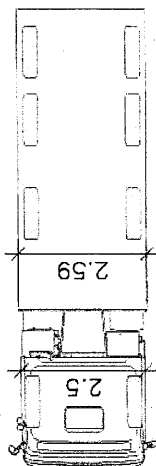
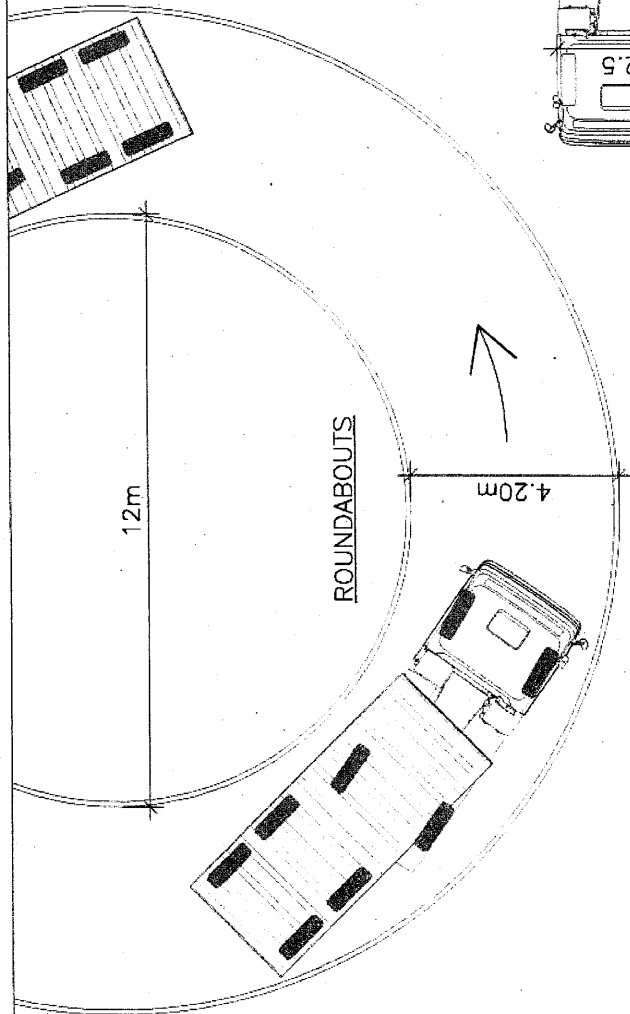
LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

**M&D Planning and Construction Consultant Ltd.**

Tel: 2191 4088 Fax: 3105 0810

Email: sales@moderneng.com.hk

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1.38 | 3.8m

# TWENTY FOOT EQUIVALENT LORRY TRUCK

METERS  
WIDTH : 2.5m  
TRACK :  
LOCK TO LOCK TIME :  
STEERING ANGLE :

**M&D**

**Planning and Construction  
Consultant Ltd.**

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

Project

LOT D.D. 140 PART, 142 PART  
AND ADJOINING OF GOVERNMENT  
LAND IN D.D. 52, FU TEI AU,  
SHEUNG SHUI, NEW TERRITORIES

Authorized Person /  
Registered Professional Engineer

TEMPORARY STORAGE  
CONTAINER / REPAIR  
YARD WITH ANCILLARY  
OFFICE

Crossing Title

Scale 1:500 (A3)  
Drawn by Yu Leung  
Checked by AY  
Date 21-JAN-2022  
Drawing ID-01

Notes

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Revisions

Date

**Temporary Planning Application to**  
**"Temporary Container Storage / Repair Yard with Ancillary Office" Use**  
**At Lots 140(Part), 142(Part) and Adjoining of Government Land in D.D.52,**  
**Fu Tei Au, Sheung Shui, New Territories**

**Reply Department: Central Enforcement and Prosecution Section, Planning Department**  
**Attn.: Ms. Lo Yan-ki, Candice Tel.: 2158 6217**

2. Please be advised that the application site is currently subject to three planning enforcement action (No. E/EN-FTA/181, 182 and 183) against unauthorized (UD) involving storage use (including deposit of containers). Enforcement Notice were issued on 18.06.2021 requiring discontinuation of the UD by 18.8.2021. As revealed by recent site inspection, the UD on E/NE-FTA/181 and 182 has been discontinued whilst the UD on E/NE-FTA/183 had not been discontinued upon expiry of the notice, prosecution action may be followed.

申請人已於 2022 年 1 月 12 日已收到有關規劃署中央執管組發出 E/NE-FTA/181 及 182 完成規定事項通知書，由於 E/NE-FTA/183 所涉及的位置，現場正進行渠務改善工程，因此有部分雜物未清理，等完成後再通知中央執管組驗收。

3. The above information reflects the latest situation of the site as at today. Should the consideration of the application be deferred, the above information may need to be update.

**Reply Department: Environment Protection Department**

**Attn.: Ms. Chung Wing-tung, Candice, Tel.: 2835 1114**

3. Having reviewed the application, while we have no adverse comments from chlorine risk perspective, we consider the provided information insufficient to demonstrate no adverse water quality impact arises from the proposed development on nearby sensitive receivers. In particular:-

- a. While the container storage (Structure J) is within the footprint of the watercourse within the western portion of the site, no details of the construction method (e.g. any filling of watercourse, etc.) nor mitigation measures (e.g., those listed in ProPECC PN 1-94), if any, was provided to justify no adverse water quality impact during construction and operation would be caused.
- b. Besides, the applicant should clarify whether on-site drainage system would be provided, and if affirmative, whether ProPECC PN 5/93 requirements, including but not limited to Section 5 and Appendix C, would be followed in their design.
- c. While the applicant should be reminded to comply with requirements under Water Pollution Control Ordinance (Cap. 358), he should adopt good housekeeping measures to prevent water quality pollution, including those by oils from repair yard operation, rubbish, etc.

由於申請範圍原有溪間經常受雨水沖積沙石，淤泥及垃圾而導致淤塞，因此申請人聘請渠務顧問設計排水系統，並參照環境保護署 ProPECC PN 5/93 之規格，設置 U 型排水管，隔沙井，集水井，及加上渠蓋，大大改善淤塞問題，減低水浸風險；

新造排水系統設於原有溪間之上，保留原有溪間，主要收集場內雨水，並沒有影響原有排水功能；

有關場內營運期間沒有產生大型污水，有關貨櫃維修，工序只限於手提式工具操作及使用，此外場內沒有裝拆汽車零件的活動，因此不會產生污水及油污的問題；

申請範圍污水來源主要是廁所，洗手盤的污水，申請人將參照環境保護署 ProPECC PN 5/93 之規格設置化糞池及滲水井系統；

在工程施工期間，尤其在雨季泥濘可能會從場地產生，為避免擬議發展項目對周圍環境造成任何潛在影響，申請人將按照 ProPECC PN 5/93 規格設置防止水污染設施，包括安裝排水渠蓋和阻隔淤泥柵等裝置，以防止垃圾在施工期間進入附近的溪間。

場內將會將會設有大型垃圾桶收集箱處理垃圾的回收。

**Reply Department: Transport Department**

**Attn.: Mr. Kwong Siu-ming Tel.: 2399 2411**

- (i) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject;  
場內提供貨櫃車泊車位 1 個及貨櫃車緩衝車位 2 個;  
私家車泊車位 2 個, 相信有足夠緩衝通道予貨車使用者。
- (ii) The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;  
附上圖則以實尺標示擬議車輛緩衝區, 進出車輛路線及貨櫃上落區有  
足夠空間及通道。
- (iii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;  
申請位置設車輛緩衝區, 訪客需預約才可進入, 並安排交通督導員指揮交通, 確保車輛不會在場外排隊而導致交通擠塞。
- (iv) The applicant shall advised the provision and management of pedestrian facilities to ensure pedestrian safety; and  
申請位置設有交通指示牌及錐形路標設施, 並安排交通督導員管理交通, 以確保行人安全。
- (v) The vehicular access between the site and Man Kam To Road is not manages by TD. The applicant should seek comment from the responsible party.  
由於文錦渡路並非運輸署管轄範圍, 因此將由規劃署轉介至負責部門相關徵詢意見。

**Reply Department: Drainage Services Department**

**Attn.: Ms. Cheng Man-wai, Marcus Tel.: 2300 1407**

According to the submitted layout plan, it seems that proposed 2-storeys container storage area would deck over the existing watercourse. Although the existing watercourse within the private lots is not managed and maintained by the government, we consider that it is undesirable from public drainage viewpoint as inspection and maintenance of the watercourse would become difficult, leading to increase in flooding risk in the vicinity. Please request the applicant to review the proposed layout and provide more information for our further comment.

由於申請範圍原有溪間經常受雨水沖積沙石、淤泥及垃圾而導致淤塞；因此申請人聘請渠務顧問設計排水系統，包括在場內周邊位置安裝 U 型排水道收集雨水，經集水井至隔沙井並加上渠蓋連接原有溪間，可大大改善淤塞問題，減低水浸風險；申請人承諾有關排水系統將定期檢查及履行維修的責任。

新造排水系統設於原有溪間之上，因此原有溪間在場內收集雨水並沒有影響原有的排水功能。



**Reply Department: Lands Department**

**Attn.: Ms. Tsang Sau-pui, Cherry, Tel.: 2675 1745**

2. The application site comprises of Lot Nos. 140 and 142 in D.D. 52. The lots are Old Schedule lots 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 to the application site, and there is NO guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the application site for the proposed use.

申請人知悉上述有關意見。

3. An unauthorized structure is erected on the Lot No. 142 in D.D.52 and portions of adjoining GL are occupied without approval from the office. This 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.

由於申請人未正式測量上述土地，直至收到規劃署的通知才知悉有部分位置佔用了政府土地，因此將會在規劃申請成功後向政府租賃土地，申請人承諾管理及維修上述政府土地。

4. According to the proposed development, toilets would be erected on the site. The applicant should note that any proposed toilet facilities should meet the current health requirements.

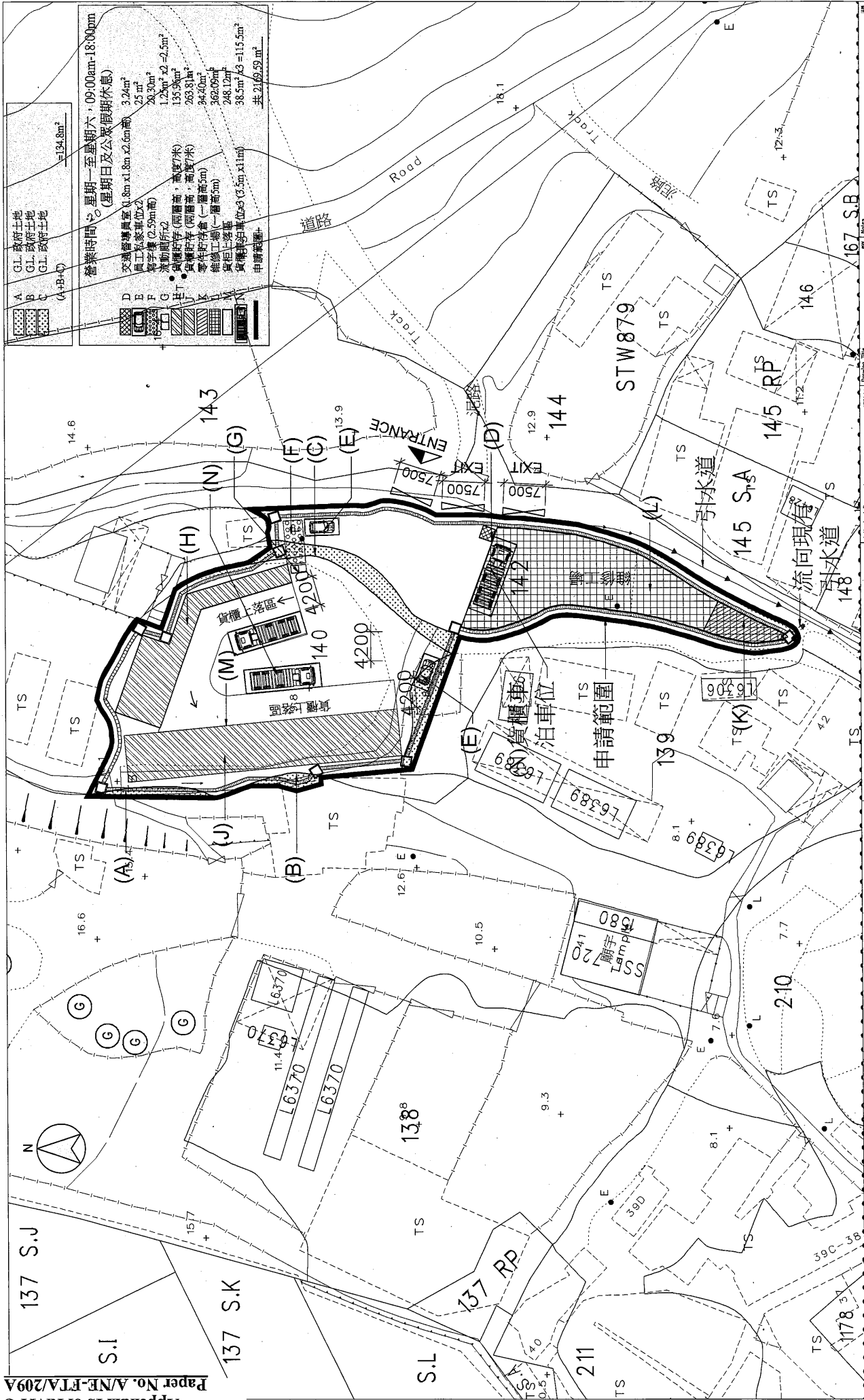
場內設置之洗手間將接駁至的化糞池及滲水井系統(按照環保署 ProPECC PN 5/93 的規格設計)，並按照衛生要求定期清理化糞池。

5. The application site is affected by WSD's Sheung Shui Water Treatment Works which is categorized as Potentially Hazardous Installations. DPO should seek advice from Consultants Management Division of WSD in this regard.

有關之水務署工程，待部門回覆，才作出回應。

6. If the planning application is approved, the owner of the application lots concerned shall apply to this office for a Short Term Wavier ("STW") and Short Term Tenancy("STT") to cover all the actual occupation area and to regularize the unauthorized structures on site. The applications for STW and STT will considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their commencement date will be backdate to the first date of occupation and it will be subject to such terms and conditions to be imposes including payment of wavier fee/rent and administrative fees as considered appropriate by this office.

如上述申請獲批，申請人願意管理及支付政府收取之豁免費/租金和管理費之費用。



**Reply Departmental Comments for Application No. A/NE-FTA/209**

Transport Department

Attn.: Mr. Joseph YIP, Tel.: 2399 2549

Comments:

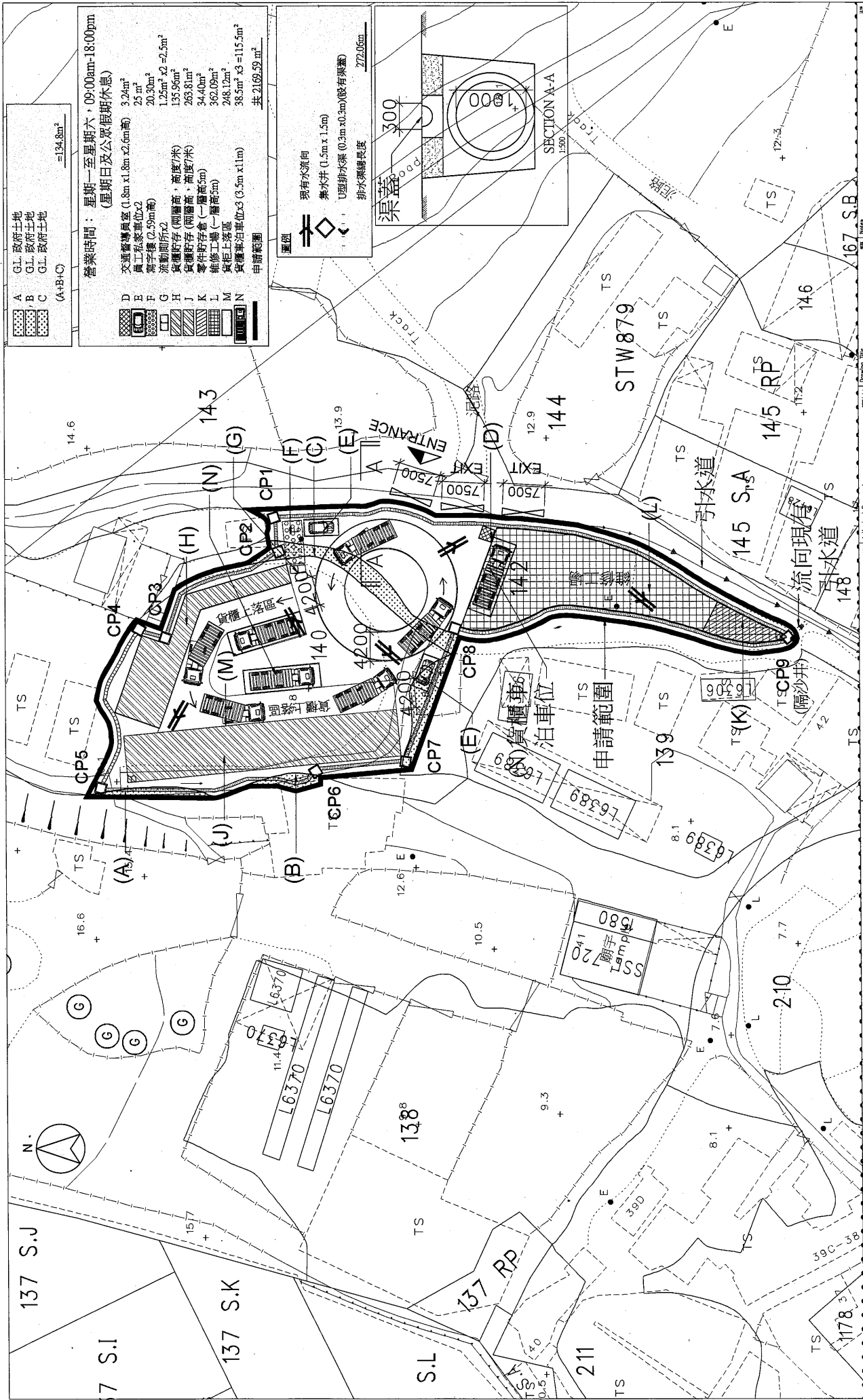
1. The design is based on "short" containers. The applicant need to state the justification for this.

申請人主要維修冷凍貨櫃, 車輛尺寸最大為20呎貨櫃車

2. One of the the container parking spaces is in conflict with the two private car parking spaces.  
員工私家車車位將更改位置,見附圖

3. Swept path for the container parking space near the 2 private car parking spaces should be provided.

私家車將沿用場內的車輛緩衝區作車輛緩衝, 並安排交通督導員指揮交通, 私家車屬員工使用, 主要在非營業時間使用。



**Project:** LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

**Application:** TEMPORARY STORAGE CONTAINER / REPAIR YARD WITH ANCILLARY OFFICE

**Scale:** 1:500 (A3)

**Drawn by:** Yu Leung

**Checked by:** Yu Leung

**Date:** 11-MAR-2022

**Job No.:** DP-01

**Revisions:**

No.	Description	Date
1	Initial Issue	11-MAR-2022

**Notes:**

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**M&D**

**Planning and Construction Consultant Ltd.**

Tel: 2191 4088 Fax: 3105 0810

Email: sales@moderneng.com.hk

Reply the Departmental Comments for A/NE-FTA/209

Drainage Services Department

Contact Person: Mr. CHENG Man-wai, Tel.: 2300 1407

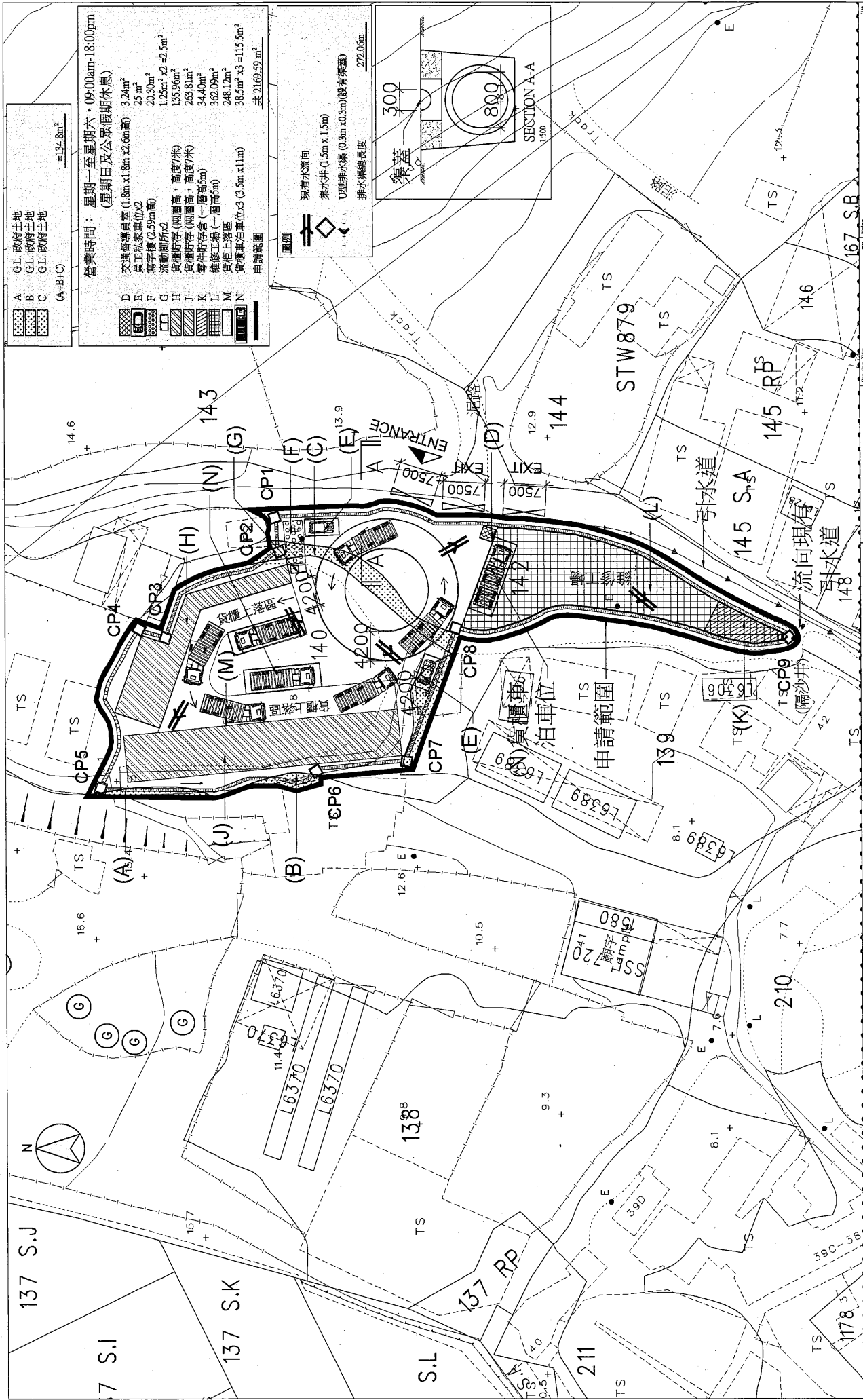
1. According to the site photos, the original watercourse seemed to have been covered up. Please ask the applicant to clarify whether the watercourse has been decked over, completely filled up or replaced by underground pipes, and provide more details of how the watercourse has been modified and how the maintenance work could be done in future. Since the watercourse also conveys surface runoff from the north, we have grave concern that this would increase the flooding risk at the upstream. The applicant should elaborate on how the existing drainage system in the vicinity remains unaffected.

申請人澄清場內原有溪間並沒有埋置，由於原有溪間經常受雨水沖積沙石、淤泥及垃圾而導致淤塞及水浸，因此聘任渠務顧問安裝內直徑0.8米的地下水管（見附圖 - Section A），功能是固定排水流量及制止造成淤塞問題，並按原有設計連接北方及南方水道；

此外，於地下水管上安裝U型排水道／集水井，並安裝渠蓋，主要收集場內雨水；因此，上述的設計並不會構成增加洪水風險，相反可解決一直以來水浸的問題。

申請人將負責排水系統之維修保養，另附上設計圖，以供參巧。

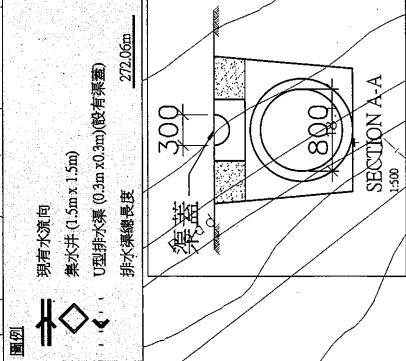
2. The outlet of the proposed drainage system is not indicated on the plan. Where the collected surface runoff within the site would be discharged?  
場內收集的雨水將經隔沙井過濾後，再經原有引水道排出現有河道（見附圖）



營業時間：星期一至星期六，09:00am-18:00pm  
(星期日及公眾假期休息)

交通管理員室 (1.8m x 1.8m x 2.6m高) 3.24m<sup>2</sup>  
員工私家車位x2 25 m<sup>2</sup>  
寫字樓 (2.59m高) 20.30m<sup>2</sup>  
流動廁所x2 1.25m<sup>2</sup> x2 =2.5m<sup>2</sup>  
貨櫃貯存 (兩層高，高度7米) 135.96m<sup>2</sup>  
貨櫃貯存 (兩層高，高度7米) 263.81m<sup>2</sup>  
零件貯存倉 (一層高3m) 34.40m<sup>2</sup>  
維修工場 (一層高3m) 362.09m<sup>2</sup>  
貨櫃上落區 248.12m<sup>2</sup>  
貨櫃車泊車位x3 (3.5m x 11m) 38.5m<sup>2</sup> x3 =115.5m<sup>2</sup>  
共 2169.59 m<sup>2</sup>

申請範圍



**LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES**

**TEMPORARY STORAGE CONTAINER / REPAIR YARD WITH ANCILLARY OFFICE**

**Project**

**Application**

**Scale** 1:500 (A3)

**Drawn by** U Leung

**Checked by** U Leung

**Date** 11-MAR-2022

**Job No.** DP-01

**Revision** 01

**Description**

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**Scale** 1:500 (A3)

**Drawn by** U Leung

**Checked by** U Leung

**Date** 11-MAR-2022

**Job No.** DP-01

**Revision** 01

**Description**

**Project**

**Application**

**Scale** 1:500 (A3)

**Drawn by** U Leung

**Checked by** U Leung

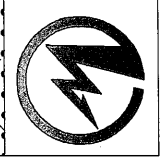
**Date** 11-MAR-2022

**Job No.** DP-01

**Revision** 01

**Description**

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**Relevant Extracts of Town Planning Board Guidelines on**  
**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-backup 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: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 merit.

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 less than 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> for port back-up uses in rural areas, is generally not encouraged, other than sites located in major 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, minimizing 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, 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 the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.



**Previous S.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-FTA/143	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	17.10.2014 (revoked on 17.10.2015)

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-FTA/209

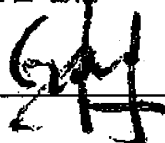
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date 2021.12.28

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:**

220110-151117-37024

**提交限期****Deadline for submission:**

14/01/2022

**提交日期及時間****Date and time of submission:**

10/01/2022 15:11:17

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

A/NE-FTA/209

**「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，鄉郊設倉庫及工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。

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N) on the following:
  - (i) the Site comprises Lot Nos. 140 and 142 in D.D. 52 and adjoining government land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicants should make their own arrangement for acquiring access to the Site. There is no guarantee that any adjoining GL will be allowed for vehicular access to the Site;
  - (ii) an unauthorized structure is erected on Lot No. 142 in D.D. 52 and a portion of adjoining GL is occupied without approval from her office. Her office reserves the right to take necessary lease enforcement actions against the structure on the private lot and land control action against the irregularities on GL as appropriate;
  - (iii) according to the proposed development, a toilet would be erected on the Site. The applicants should note that any proposed toilet facility should meet the current health requirements; and
  - (iv) if the planning application is approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area and to regularise the unauthorised structures on Site. 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/STT are approved, their commencement date will 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 her office;
- (c) to note the comments of the Director of Environmental Protection that:
  - (i) the applicants are advised to implement water pollution control measures as listed in ProPECC PN 1/94 during the construction phase; and
  - (ii) the applicants are advised to follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' during the operation phase to minimise any possible environmental nuisances.
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
  - (i) should the application be approved, the applicants are required to adopt good site practice to avoid adverse impact to the watercourse in the vicinity of the Site during the construction and operation phases of the applied use.

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) no public sewerage is available near the Site;
  - (ii) surface channel with grating covers should be provided along the site boundary;
  - (iii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
  - (iv) the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - (v) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
  - (vi) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with covers shall be provided;
  - (vii) the applicants should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned Site. They should also ensure that the flow from this Site will not overload the existing drainage system;
  - (viii) the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
  - (ix) the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
  - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained during operation at their own expense;
  - (xi) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
  - (xii) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
  - (xiii) the applicants shall allow all time free access for the government and its agent to conduct site inspection on his completed drainage works;

- (xiv) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land where so required; and
  - (xv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should be indicated on a plan;
- (f) to note the comments of the Director of Fire Services on the following:
- (i) in consideration of the design/nature of the proposed use, the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicants are advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) the applicants are reminded if the proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a license, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
  - (vi) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access shall be provided in accordance with Regulations 5 and 41D of the B(P)Rs respectively;

- (vii) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- (viii) it is noted that portable toilets are to be provided for the proposed development, the applicants' attention is drawn to the provisions of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO will be formulated at the formal building plan submission stage.