

This document is received on 26 APR 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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](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

2300979 1/4 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-77A/225
	Date Received 收到日期	26 APR 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

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

東日倉儲運輸(香港)有限公司 ESA WAREHOUSE & TRANSPORT (HK) COMPANY LIMITED

## 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

## 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)	<p>新界上水沙嶺文錦源路丈量約份第 89 約地段第 558 號餘段 (部分)、第 559 號餘段 (部分)、第 561 號餘段 (部分)、第 562 號 F 分段 (部分)、第 563 號 (部分)、第 564 號 B 分段 (部分)、第 565 號 (部分)、第 567 號 (部分) 及第 568 號 (部分)</p> <p>Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, Sheung Shui, New Territories</p>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 ..... 7,710 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 5,514 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>N/A</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(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 & Sha Ling Outline Zoning Plan No. S/NE-FTA/16 虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	現時是空置的, 沒有任何上蓋  (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)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 11/04/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 11/04/2023 (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

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

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

Proposed Temporary Logistics Centre

擬議臨時物流中心

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

(b) Effective period of permission applied for  
 申請的許可有效期

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,196	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5,514	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5,514	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	5,514	sq.m	<input checked="" type="checkbox"/> About 約

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

構築物1：臨時物流中心，面積約5180平方米，1層高，高度不多於13米。

構築物1有伸出遮雨蓬，面積約334平方米。

## 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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	2個重型貨車上落貨位
Others (Please Specify) 其他 (請列明)	6個貨櫃車上落貨位

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。			
(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)) 經由文錦渡路進入	
	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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 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>
--	--

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

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

**7. Justifications 理由**

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

請參考附件的申請報告書

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

Signature  
簽署

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

.....  
**Ms Hermose Chong**

.....  
**Manager**

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

.....  
**ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED**

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

Date 日期

11/04/2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界上水沙嶺文錦渡路丈量約份第89約地段第558號餘段(部分)、第559號餘段(部分)、 第561號餘段(部分)、第562號F分段(部分)、第563號(部分)、第564號B分段(部分)、 第565號(部分)、第567號(部分)及第568號(部分)  Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, Sheung Shui, New Territories
Site area 地盤面積	7,710 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 & Sha Ling Outline Zoning Plan No. S/NE-FTA/16 虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16
Zoning 地帶	Agriculture 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre 擬議臨時物流中心

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,514 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.715 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	13 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	71.5 % <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)		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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)		6個貨櫃車上落貨位 2個重型貨車上落貨位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>位置圖 Location Plan, 地盤平面圖 Site Plan, Swept Path Analysis</b>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>預計車輛進出流量報告</b>		
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。



根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界上水沙嶺文錦渡路丈量約份第 89 約地段第 558 號餘段(部分)、  
第 559 號餘段(部分)、第 561 號餘段(部分)、第 562 號 F 分段(部  
分)、第 563 號(部分)、第 564 號 B 分段(部分)、第 565 號(部分)、  
第 567 號(部分)及第 568 號(部分)

擬議臨時物流中心 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界上水沙嶺文錦渡路丈量約份第 89 約地段第 558 號餘段(部分)、第 559 號餘段(部分)、第 561 號餘段(部分)、第 562 號 F 分段(部分)、第 563 號(部分)、第 564 號 B 分段(部分)、第 565 號(部分)、第 567 號(部分)及第 568 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時物流中心。
2. 申請地點位於上水文錦渡路附近，在《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16》上劃為「農業」用途。
3. 申請地盤面積為約 7,710 平方米，上蓋總面積約 5,514 平方米，露天地方面積約 2,196 平方米，上蓋覆蓋率約 71.5%。
4. 申請地點將設有一個構築物，總樓面面積約 5,514 平方米，用途如下：  
臨時物流中心，面積約 5,180 平方米，1 層高，高度不多於 13 米。構築物 1 另有伸出遮雨蓬，面積約 334 平方米。
5. 申請地點涉及八個上落貨車位；包括 2 個重型貨車及 6 個貨櫃車的上落貨車位；只設臨時上落貨用途，不會長期停泊。
6. 申請地點可從文錦渡路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

## 申請原因

1. 申請地點的面積約為 7,710 平方米，根據虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/16，申請地點現時被規劃為「農業」用途。
2. 擬議申請用途為臨時物流中心，不屬於「農業」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
3. 申請地點所在位置全部範圍屬於規劃指引編號 13F 的「第三類地區」範圍。按規劃指引編號 13F 的擬作「露天貯物及港口後勤用途」內說明，城規會通常不會從優考慮在第 3 類地區內的申請，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題能透過實施規劃許可附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
4. 按規劃處記錄，在申請地點以西的地段，最近有一宗規劃許可：A/NE-FTA/201 屬臨時家禽冷藏庫及分銷中心及填土以作土地平整工程的申請個案，於 2021 年 5 月 28 日在有條件下批出，該申請是包括兩幢兩層高的構築物（冷藏庫）和兩幢附屬構築物（即機房和更亭），佔地面積約 20,506 平方米，總樓面面積約 12,736 平方米，為期 3 年。該申請的申請地點和構築物的規模遠遠比本申請的大和高，也能獲小組委員會獲批。
5. 申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，它的是冷藏庫，本申請是規模相對小的臨時物流中心，而該申請都能在 2021 年 5 月得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。
6. 申請地點附近已存在貨櫃場、露天貨倉、沙嶺水泥廠、石屎廠等與本規劃申請協調的用途，因此本申請用途與周遭環境並非不協調。其中有些申請地點也曾取得城市規劃委員會的規劃許可。

7. 由於政府要落實洪水橋及廈村分區計劃大綱圖的發展，並已對部份土地進行收地，此舉影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
8. 擬議發展只是臨時三年的性質，申請地點因其獨特的地點條件並緊鄰邊境管制站而為擬議發展提供了最佳位置，申請地點周邊都並非農業用途，復耕潛力相對低，「農業」地帶的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
9. 申請用途不會破壞「農業」地帶上的一草一木，只是利用現時的硬地面作臨時物流中心，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
10. 申請地點涉及多個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作。
11. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界上水沙嶺文錦渡路丈量約份第 89 約地段第 558 號餘段(部分)、第 559 號餘段(部分)、第 561 號餘段(部分)、第 562 號 F 分段(部分)、第 563 號(部分)、第 564 號 B 分段(部分)、第 565 號(部分)、第 567 號(部分)及第 568 號(部分)作為期三年的臨時物流中心。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及一個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可經由文錦渡路直接轉入，完整不用經過任何私人地段。

## 3. 擬議發展的交通安排

申請用途涉及 8 個上落貨車位，申請地點設有一個出口及入口，申請地點內亦有足夠空間供車輛行駛，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

## 4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時物流中心，只在星期一至星期六上午八時至下午六時營業，星期日及公眾假期全日休業；而附近主要都貨倉/石屎廠等用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界上水沙嶺文錦渡路丈量約份第 89 約地段第 558 號餘段(部分)、第 559 號餘段(部分)、第 561 號餘段(部分)、第 562 號 F 分段(部分)、第 563 號(部分)、第 564 號 B 分段(部分)、第 565 號(部分)、第 567 號(部分)及第 568 號(部分)作為期不超過三年的臨時物流中心。

有關第 16 條規劃申請編號  
擬議申請用途：臨時物流中心

預計 重型貨車 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



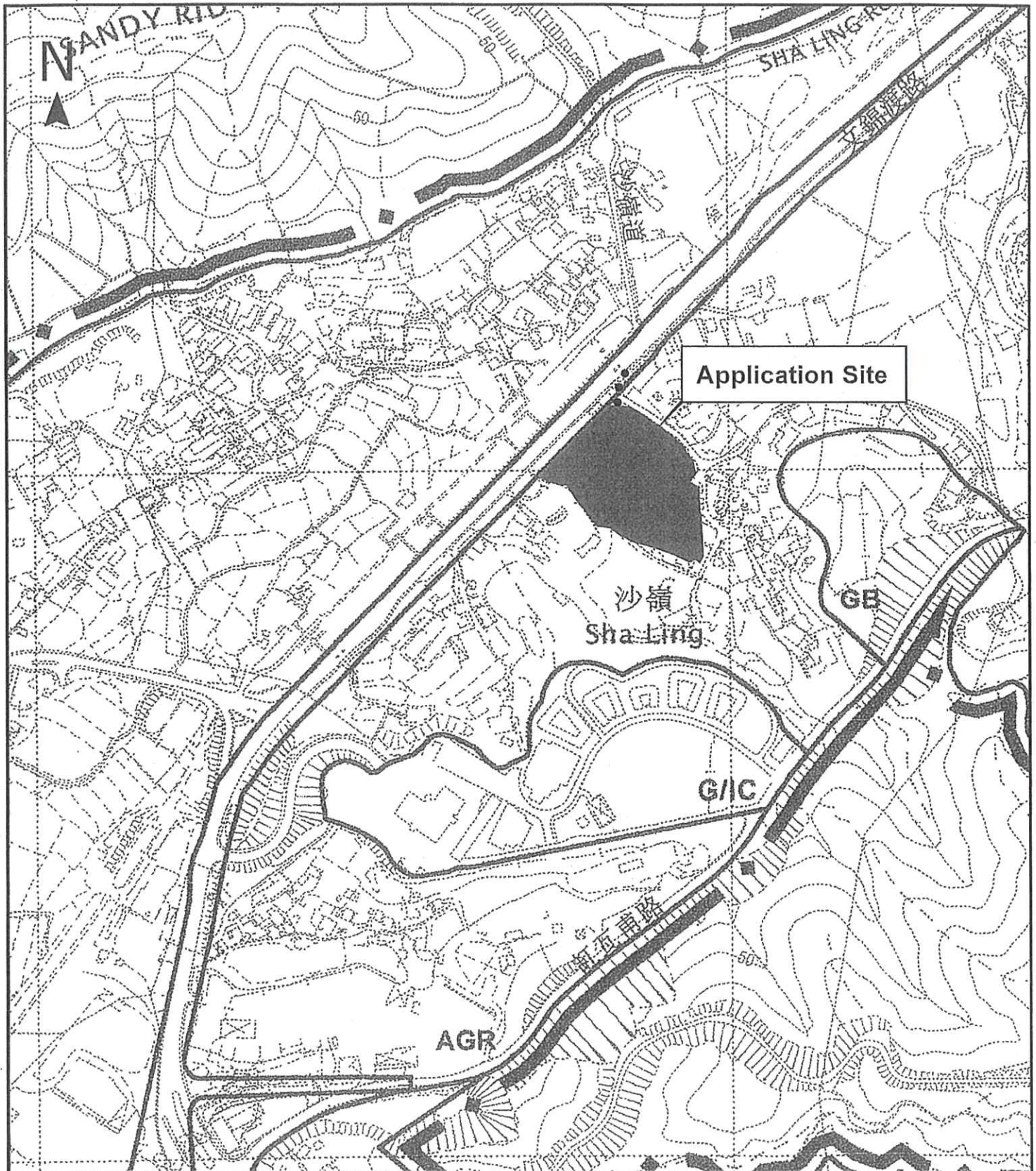
有關第 16 條規劃申請編號

擬議申請用途：臨時物流中心

預計 貨櫃車 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	1	1
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	0	1
12 : 00 - 13 : 00	1	0
13 : 00 - 14 : 00	0	1
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 561 RP (Part), 558 RP (Part), 559 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, N.T.

Drawing Title 圖紙標題:

Location Plan



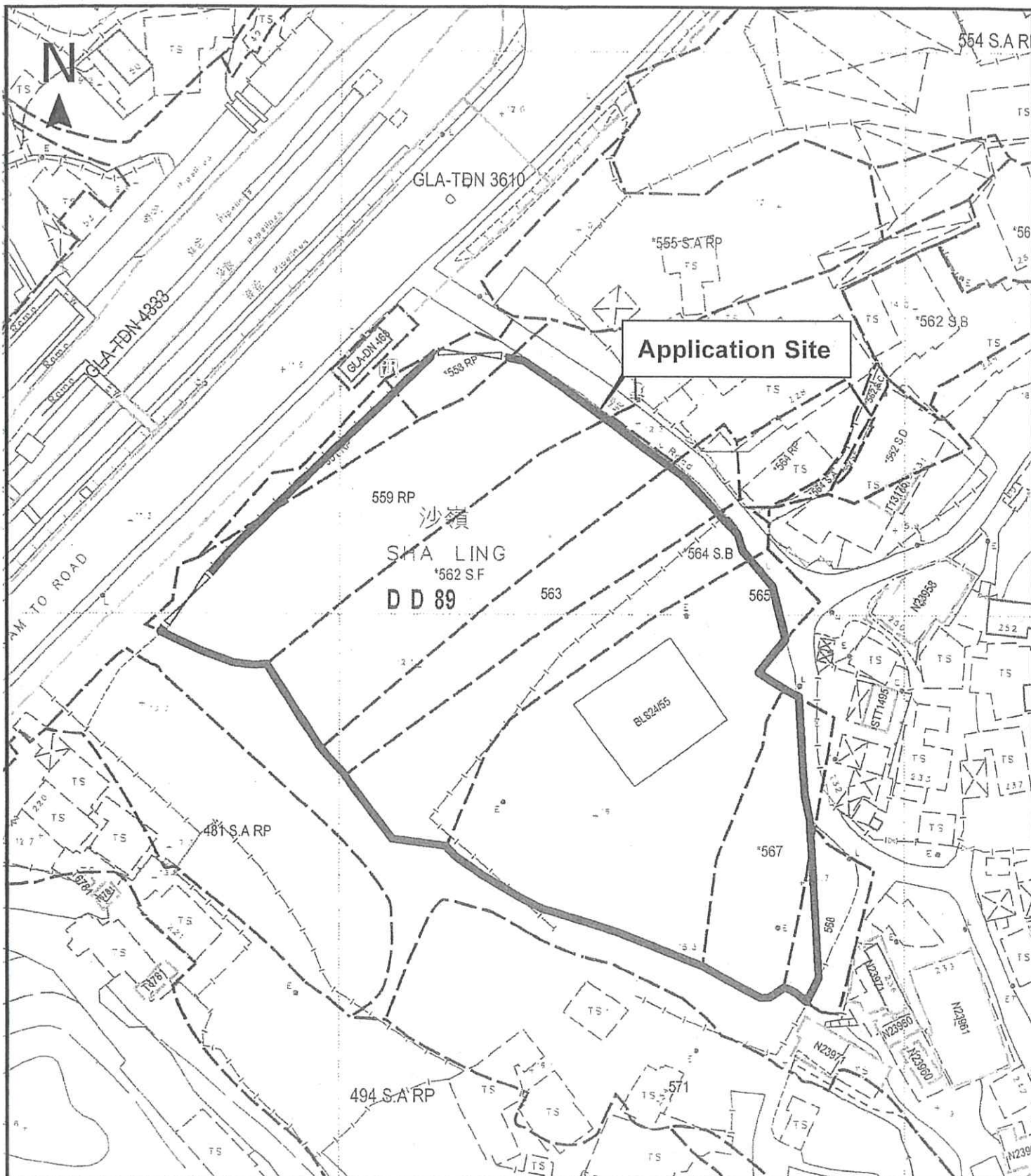
Drawing No. 圖號:

Remarks 備註:

... Vehicular access leading from Man Kam To Road

Scale 比例:





Project 項目名稱:

Proposed Temporary Logistics Centre  
for a Period of 3 Years at Lots  
561 RP (Part), 558 RP (Part),  
559 RP (Part), 562 S.F (Part),  
563 (Part), 564 S.B (Part),  
565 (Part), 567 (Part) and 568 (Part)  
in D.D. 89, Man Kam To Road,  
Sha Ling, N.T.

Drawing Title 圖紙標題:

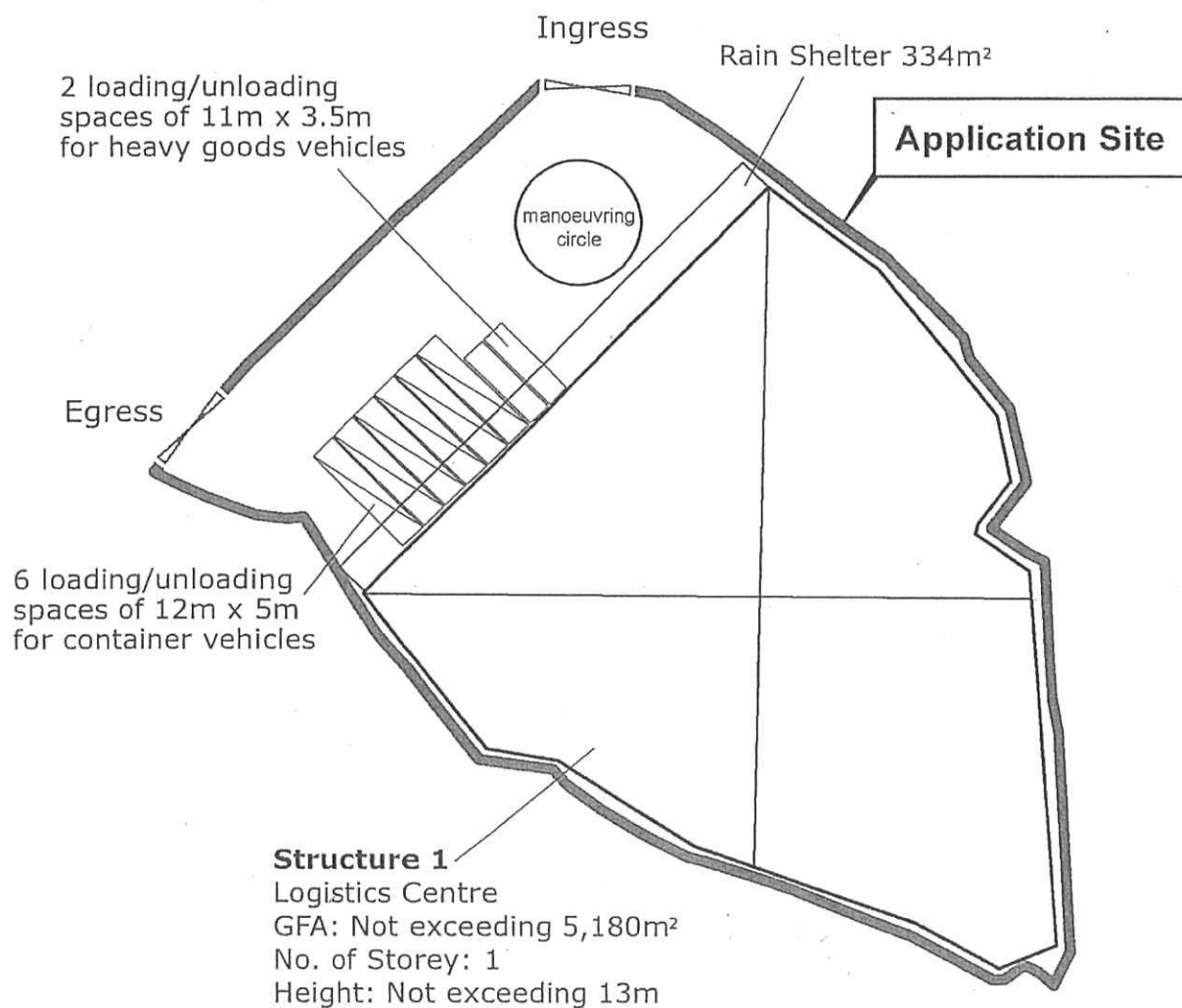
Site Plan



Drawing No. 圖號:

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre  
for a Period of 3 Years at Lots  
561 RP (Part), 558 RP (Part),  
559 RP (Part), 562 S.F (Part),  
563 (Part), 564 S.B (Part),  
565 (Part), 567 (Part) and 568 (Part)  
in D.D. 89, Man Kam To Road,  
Sha Ling, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

Remarks 備註:



Container  
vehicles



Heavy goods  
vehicles

Scale 比例:





☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**To:** Amy Yuen Ting CHONG/PLAND/HKSARG@PLAND  
**Cc:** Markie Wing Leuk AU/PLAND/HKSARG@PLAND  
**Bcc:**  
**Subject:** Fw: A/NE-FTA/225-補充文件  
**File Ref:**  
**From:** Ken Cheuk Shing HO/PLAND/HKSARG - Monday 25/09/2023 16:50

**From:** <tpbpd@pland.gov.hk>  
**To:** <stndpo@pland.gov.hk>  
**Cc:** <gwmlam@pland.gov.hk>  
**Date:** 04/05/2023 14:01  
**Subject:** FW: A/NE-FTA/225-補充文件

---

**From:**  
**Sent:** Thursday, May 4, 2023 12:33 PM  
**To:** tpbpd@pland.gov.hk  
**Cc:** kcsho@pland.gov.hk  
**Subject:** A/NE-FTA/225-補充文件

城規會/規劃處：

有關城規申請：A/NE-FTA/225  
現附上補充文件。  
請查收。

謝謝。

Ms Chong



洪水橋發展區計劃信(東日)-.pdf DD89\_558\_Layout\_Plan\_20230504.pdf 補充說明.pdf



電話 Tel: 3582 3867  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: slep5@landsd.gov.hk  
本署檔號 Our Ref: ( ) in LD NDA/HSK/BUT/12 Pt.2  
來函檔號 Your Ref:

覆函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組彩園分處  
CHOI YUEN SUB-OFFICE  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室  
Units 129-136, Ground Floor, Choi Ping House,  
Choi Yuen Estate, Sheung Shui, New Territories.

網址 Website : [www.landsgov.hk](http://www.landsgov.hk)

東日倉儲運輸(香港)有限公司  
(經辦人：李先生 (Perry LEE))

李先生：

洪水橋／厦村新發展區計劃

本署曾於 2021 年 6 月 23 日就閣下要求政府按照貴公司的整個業務範圍，即包括受洪水橋／厦村新發展區第一期發展工程(下稱「第一期工程」)和餘下發展工程(下稱「餘下工程」)影響的業務範圍發放特惠津貼的事宜向貴公司發出信件，表示倘若貴公司能(i)提供相關短期豁免書和短期租約的持有人的書面同意以便政府取消該等短期豁免書和短期租約，以及貴公司完成自行拆卸在現場的構築物；或(ii)提供相關短期豁免書和短期租約的持有人的書面同意以便政府取消該等短期豁免書和短期租約，以及提供相關私人土地的業權人的書面同意，容許政府人員進入該等私人土地以完成拆卸在現場的構築物，貴公司便可獲發受餘下工程影響的業務範圍的特惠津貼。

及後，本署於 2021 年 6 月 30 日與蔣志偉先生、數位受第一期工程影響的業務經營者(包括閣下)在本署辦事處舉行會議。在會議期間，閣下要求本署告知有關貴公司受餘下工程影響的業務範圍而涉及的特惠津貼金額。

現特函通知，倘若貴公司能履行本署於 2021 年 6 月 23 日的信件中所述的要求(可參閱本信第一段)，就貴公司受餘下工程影響的業務範圍而言，貴公司可獲發的特惠津貼金額為 \$14,606,988 元。

以便本署能進一步處理貴公司申領受餘下工程影響的業務範圍的特惠津貼，請貴公司盡快提供本署於 2021 年 6 月 23 日的信件中所述的書面同意。

如有查詢，請與本署莫佩霞女士(電話: 3615 1428)或與本人聯絡。

地政總署  
總產業測量師／新發展區  
(林釗華 代行)



副本送： 發展局  
土木工程拓展署

2021 年 8 月 19 日



電話 Tel: 3582 3867  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: slep5@landsd.gov.hk  
本署檔號 Our Ref: (85) in LD NDA/HSK/BUT/12  
來函檔號 Your Ref:

覆函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組彩園分處  
CHOI YUEN SUB-OFFICE  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室  
Units 129-136, Ground Floor, Choi Ping House,  
Choi Yuen Estate, Sheung Shui, New Territories.

網址 Website : [www.landsd.gov.hk](http://www.landsd.gov.hk)

## ESA Warehouse & Transportation (HK) Company Limited

業務經營者

敬啟者：

### 洪水橋／厦村新發展區第一期發展工程

本署曾於 2020 年 7 月 9 日發信給閣下，就有關閣下的業務受洪水橋／厦村新發展區第一期發展工程影響簡介特惠津貼的安排，並於 2020 年 11 月 20 日發信給閣下，通知閣下經營的業務具體遷離日期為 2021 年 7 月 1 日（下稱「遷離日期」）。

現特函通知就閣下經營的業務申領特惠津貼的狀況，經核實資格後，本署發現閣下經營的業務符合領取露天／戶外業務經營者特惠津貼的資格，惟閣下在上述地段上的部分構築物並不是合資格構築物（即有關構築物不是任何已登記／持牌構築物或獲地政總署發出的短期土地文書所准許業務經營的構築物）。倘若閣下能自行拆卸該等不合資格構築物，閣下經營的業務可獲津貼額為 18,655,199.20 元。

本署會在業務經營者將業務遷出受影響土地及自行拆卸該等不合資格構築物當日，向合資格的業務經營者發放上述特惠津貼。在領取特惠津貼時，業務經營者須簽署彌償書，如有需要業務經營者亦須作出法定聲明。

如受影響的業務經營者不接受特惠津貼，而其業務運作沒有違反地契條款，可就土地被收回而蒙受的損失，根據相關條例向政府提出法定補償申索。

假如閣下於遷離日期屆滿後繼續佔用有關土地，本署將根據《土地(雜項條文)條例》給予閣下不超過 7 天的通知期，期滿後本署將按條例清理相關構築物及佔用範圍。如有查詢，請於辦公時間與本署庾國民先生(電話: 3705 9749)或本人聯絡。

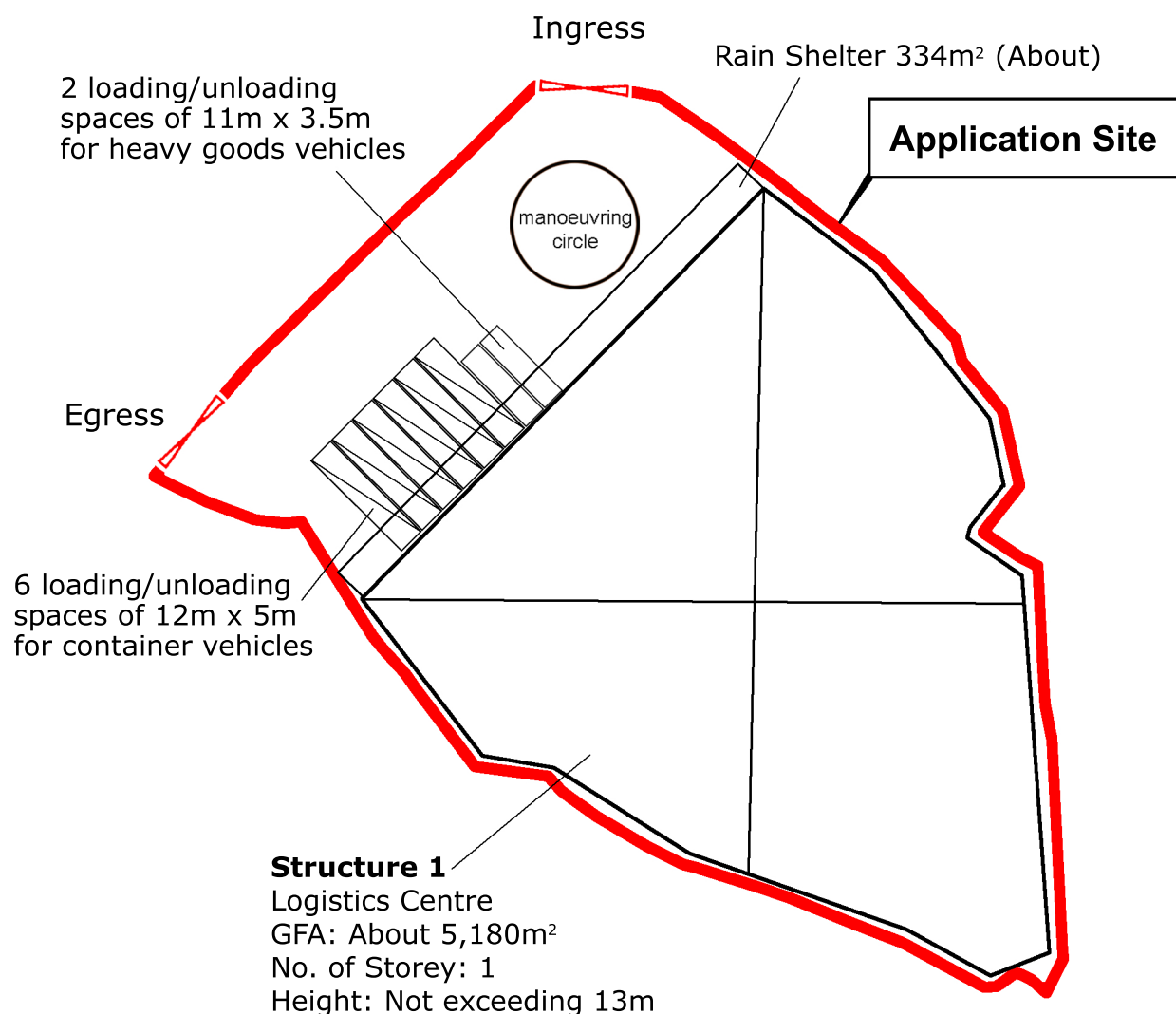
地政總署  
總產業測量師／新發展區組  
(林釗華 代行)



副本送:

地政總署新發展區組清拆小組(經辦人:鄧建雄先生)

2020 年 12 月 4 日



Project 項目名稱:

Proposed Temporary Logistics Centre  
for a Period of 3 Years at Lots  
561 RP (Part), 558 RP (Part),  
559 RP (Part), 562 S.F (Part),  
563 (Part), 564 S.B (Part),  
565 (Part), 567 (Part) and 568 (Part)  
in D.D. 89, Man Kam To Road,  
Sha Ling, N.T.

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

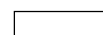
20230504



Remarks 備註:



Container  
vehicles



Heavy goods  
vehicles

Scale 比例:

# A/NE-FTA/225

## 補充說明

申請人已在多個地方都無法找到合適的地方。

最後找到了這個地段，並向城規會遞交申請。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**A/NE-FTA/225：補充資料**

23/08/2023 16:00

From: Chong Hermose  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "aytchong@pland.gov.hk" <aytchong@pland.gov.hk>

History: This message has been forwarded.

3 attachments



0. Responses to Departmental Comments.pdf 附件1.pdf A\_HSK\_156\_TC.pdf

城規會/規劃處：

大家好。

有關規劃申請A/NE-FTA/225，現附上回應部門的意見，請查收。

謝謝。

Ms Chong

## Planning Application No. A/NE-FTA/225

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	<b>Development Bureau</b>	
(a)	if the applicant had considered other suitable sites for relocation; and	申請人受政府收地影響，一直尋尋覓覓，尋找地點多時，無法找到其他更合適的地點。 最後只能找到擬議申請地點的地段。
(b)	the comparison of the existing operation site with the propose site in terms of scale.	申請人東日倉儲運輸(香港)有限公司以前是在元朗廈村，當時的規劃申請編號為A/HSK/156，當時的規模比擬議申請的面積大很多，無奈申請人已努力尋找，都找不到更合適能租賃的土地，所以縮小規模，也要使用較小面積的申請地點。 希望發展局能給予政府支持，讓申請人能繼續營運。



	Departmental Comments	Responses
	Chief Town Planner/ Central Enforcement and Prosecution, Planning Department	
(a)	Part of the application site (the Site) is subject to planning enforcement actions against unauthorized development involving use for place for parking of vehicles and storage use (including deposit of containers).	現時申請地點被一些外來車輛臨時停泊，如申請獲批，申請人承諾將會按照擬議發展進行，不會違規，合法地營運。

	Departmental Comments	Responses
	Director of Agriculture, Fisheries and Conservation (DAFC)	
(a)	<p>The Site falls within “Agriculture” (“AGR”) zone and is vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>申請地點已缺乏復耕潛力，土地已是硬地面，附近都是一些貨倉、物流中心、混凝土工廠、警犬訓練學校等，如用作耕種，會與周遭環境不協調。</p>



	Departmental Comments	Responses
	Director of Environmental Protection (DEP)	
(a)	Does not support the application because there are sensitive receivers in the vicinity of the Site (the nearest residential dwelling being located in about 1m away) and the proposed use involves the use of heavy vehicles and container vehicles. Environmental nuisance is expected; and:	申請地點附近圍繞的都是一些臨時構築物及寮屋，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。 申請地點也會設置圍板圍網，完全封好申請地點，避免影響周邊鄰居。
(b)	Three substantiated environmental complaints pertaining to the Site were received between 2021 and 2023.	申請人知悉。

	Departmental Comments	Responses
	Commissioner for Transport (C for T):	
(a)	<p>The applicant should provide the following information for our assessment/ consideration:</p> <p>(i) to advise the width of the vehicular access leading to the Site;</p> <p>(ii) to include the swept path analysis for lorries with trailer;</p> <p>(iii) to demonstrate the satisfactory maneuvering of vehicles entering/ leaving the Site from / to Man Kam To;</p> <p>(iv) based on the number of parking spaces proposed, i.e. 2 for HGV and 6 for lorries with trailer, the estimated traffic generation and attraction of 1-2 vehicles per hour seems to be too low. The applicant should review the estimation on traffic generation/attraction and hence assess the traffic impact; and</p> <p>(v) to advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>(i) 通往現場的車輛通道的寬度約 8-9 米闊，是地區道路。</p> <p>(ii) 請看附件 1。</p> <p>(iii) 請看附件 1。</p> <p>(iv) 因為貨櫃車/重型貨車的載貨容量大，所以每天貨櫃車往返次數不會多，而它們每次停泊時間較其他車長，因需要上落貨的貨物數量較多。申請地點需要 8 個車位是考慮到物流中心的面積和貨物數量，確保有足夠位置卸貨，不會影響外面的交通。</p> <p>(v) 如獲批准，申請人會聘請專人負責管理申請地點出入口的行人設施，確保周邊行人的安全。</p>

	Departmental Comments	Responses
	Local Views/Comments Conveyed by the District Officer (North), Home Affairs Department	
(a)	<p>Please find the local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD) as follows:</p> <p>the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of San Uk Ling objects to the application mainly on considerations that the proposed development would induce adverse traffic impacts to the road network and the surrounding areas.</p>	<p>申請人知悉。</p> <p>申請人會盡全力減少對交通、鄰居、周邊環境的影響，可以加在附帶條件，申請人會嚴格執行。</p>

	Departmental Comments	Responses
	Public Comments Received During the Statutory Inspection Period	
(a)	On 9.5.2023, the application was published for public inspection for a period of three weeks. During the inspection period, a total of ten public comments were received. For details of the public comments, please visit the Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices: (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong/ 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories)	<p>申請人知悉。</p> <p>申請人會盡全力減少對交通、鄰居、周邊環境的影響，可以加在附帶條件，申請人會嚴格執行。</p>

**關於申請編號 A/HSK/156 的擬議用途/發展的概括發展規範**  
**Broad Development Parameters of the Applied Use/Development**  
**in respect of Application No. A/HSK/156**

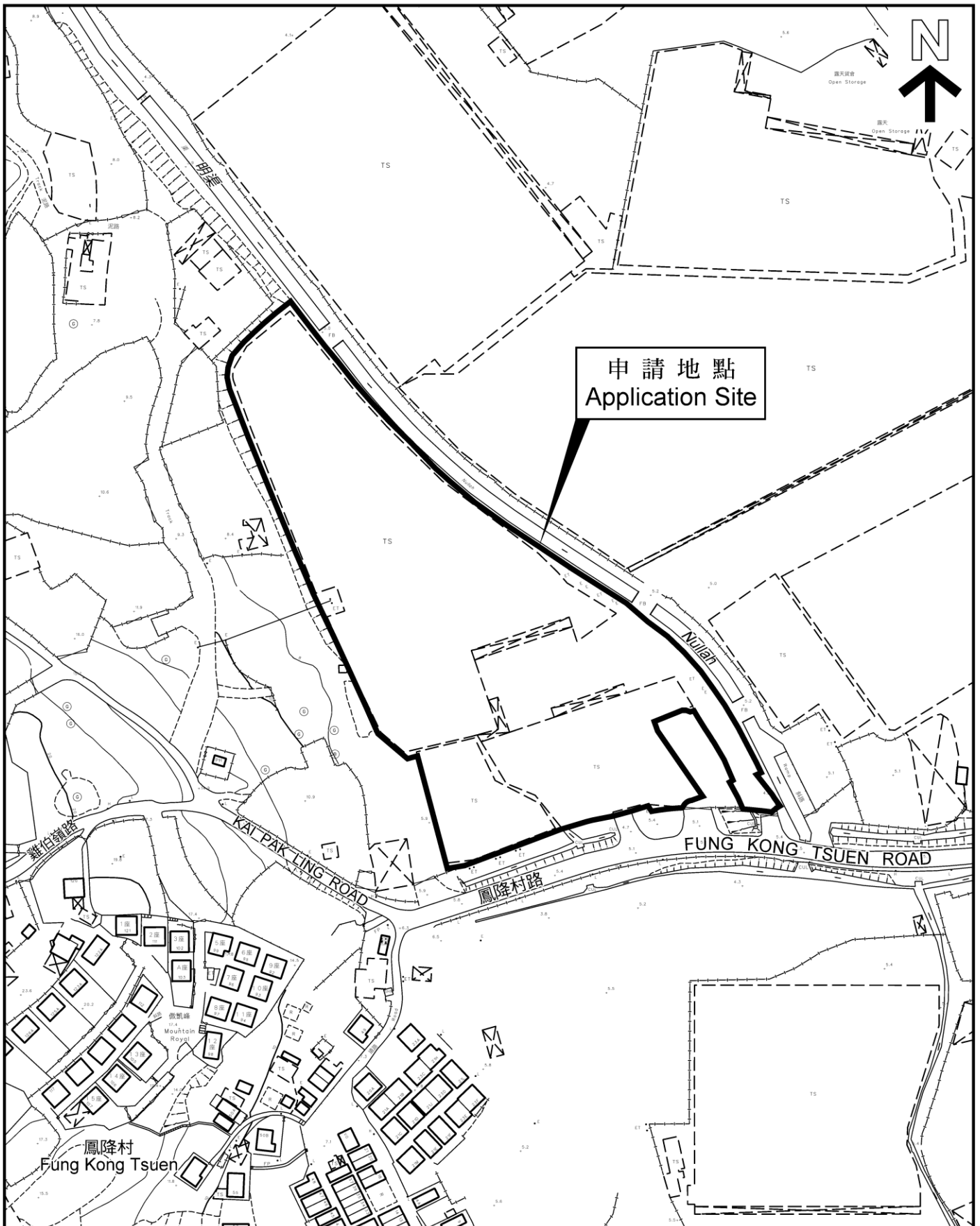
(a) 申請編號 Application no.	A/HSK/156		
(b) 位置／地址 Location/Address	元朗廈村丈量約份第 128 約及第 129 約內多個地段和毗連政府土地 Various Lots in D.D. 128 and D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long		
(c) 地盤面積 Site area	約 About 19,900 平方米 m <sup>2</sup> (包括政府土地約 Includes Government Land of about 217 平方米 m <sup>2</sup> )		
(d) 圖則 Plan	洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
(e) 地帶 Zoning	「政府、機構或社區」、「鄉村式發展(1)」、「休憩用地」及「道路」 "Government, Institution or Community", "Village Type Development(1)", "Open Space" and "Road"		
(f) 申請用途／發展 Applied Use/ Development	臨時貯存倉庫及物流中心 (為期 3 年) Temporary Warehouse and Logistics Centre for a Period of 3 Years		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	-	-
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	5	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
	非住用 Non-domestic	6 - 12	米 m
		-	米(主水平基準以上)mPD
		1 - 2	層 storey(s)
	綜合用途 Composite	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
(j) 上蓋面積 Site coverage	-		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m <sup>2</sup>	
	- 公眾 Public	- 平方米 m <sup>2</sup>	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces		3
	- 上落客貨車位 Loading/Unloading Spaces		18

\* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

# A/HSK/156



## 行政摘要

此規劃報告書旨在支持擬在新界元朗廈村丈量約份第 128 約地段第 36 號(部分)、第 38 號(部分)、第 39 號(部分)、第 40 號(部分)、第 53 號(部分)、第 54 號、第 55 號、第 56 號(部分)、第 57 號、第 58 號(部分)、第 59 號(部分)、第 60 號(部分)、第 61 號(部分)、第 62 號、第 63 號(部分)、第 67 號(部分)、第 68 號(部分)及第 69 號(部分)和丈量約份第 129 約地段第 2991 號餘段(部分)、第 3001 號餘段、第 3003 號餘段、第 3004 號(部分)、第 3005 號、第 3006 號、第 3007 號、第 3008 號餘段、第 3009 號餘段、第 3010 號餘段(部分)、第 3012 號餘段(部分)、第 3013 號、第 3014 號、第 3015 號、第 3016 號、第 3017 號、第 3018 號、第 3019 號、第 3020 號、第 3021 號、第 3022 號、第 3024 號餘段(部分)、第 3025 號餘段(部分)、第 3026 號餘段(部分)、第 3031 號餘段(部分)、第 3032 號餘段、第 3033 號餘段(部分)、第 3034 號、第 3035 號 A 分段、第 3035 號 B 分段(部分)、第 3036 號、第 3037 號、第 3038 號餘段(部分)、第 3039 號、第 3040 號餘段(部分)、第 3046 號餘段(部分)、第 3048 號餘段(部分)、第 3049 號餘段(部分)及毗連政府土地。作為期三年的臨時貯物倉庫和物流中心用途的規劃申請。

申請處所位於在 2018 年 10 月 16 日核准的洪水橋及廈村分區計劃大綱圖(圖則編號 S/HSK/2) 上的「鄉村式發展(1)」、「休憩用地」、「政府、機構或社區」及「道路」。

此申請為紓緩貨運業的要求而應運而生。申請人於提交申請前，已徵詢過區內人士的意見，均不反對此申請。申請人會委託具經驗的公司進行管理，相信此申請發展能繼續與社區保持和諧。

本規劃報告書提出的規劃理據：此申請只屬過渡性質，並非長遠發展，不會有任何永久性建築，土地容易還原，與未來規劃方向沒有抵觸。不會對此區的規劃意向帶來長遠或產生偏差的影響。場地發展會顧及自然特色、位置及周圍土地用途。當場地發展後，附帶條件的美化環境建議計劃能加強申請地點及週圍的綠化效果，使整體視野變得美觀更令人舒服。而渠務建議計劃及紓緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸的可能。

此申請經過周詳計劃，發展內容和規模都與附近環境相符，基於場地發展對環境及附近居民不會出現負面影響；敬希城市規劃委員會酌情考慮，通過這份合乎情理的申請。



## Executive Summary

This planning statement report is prepared in support of a planning application for a temporary use of Warehouse for Storage and Logistics Centre for a period of 3 years at Lot 36(Part) 、38(Part) 、39(Part) 、40(Part) 、53 (Part) 、54 、55 、56(Part) 、57 、58 (Part) 、59(Part) 、60(Part) 、61(Part) 、62 、63(Part) 、67(Part) 、68(Part) 、69(Part) in DD 128 & 2991RP(Part) 、3001RP 、3003RP 、3004(Part) 、3005 、3006 、3007 、3008RP 、3009RP 、3010RP(Part) 、3012RP(Part) 、3013 、3014 、3015 、3016 、3017 、3018 、3019 、3020 、3021 、3022 、3024RP(Part) 、3025RP(Part) 、3026RP(Part) 、3031RP(Part) 、3032 RP 、3033RP(Part) 、3034 、3035S.A. 、3035S.B.(Part) 、3036 、3037、3038RP(Part)、3039、3040RP(Part)、3046RP(Part)、3048RP(Part)、3049RP(Part) in DD 129 and the government land adjoining thereto Ha Tsuen, Yuen Long , New Territories.

The application premises is zone "V(1)" , "O" , "G/IC" and "ROAD ZONE" on the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 approved on 16.10.2018.

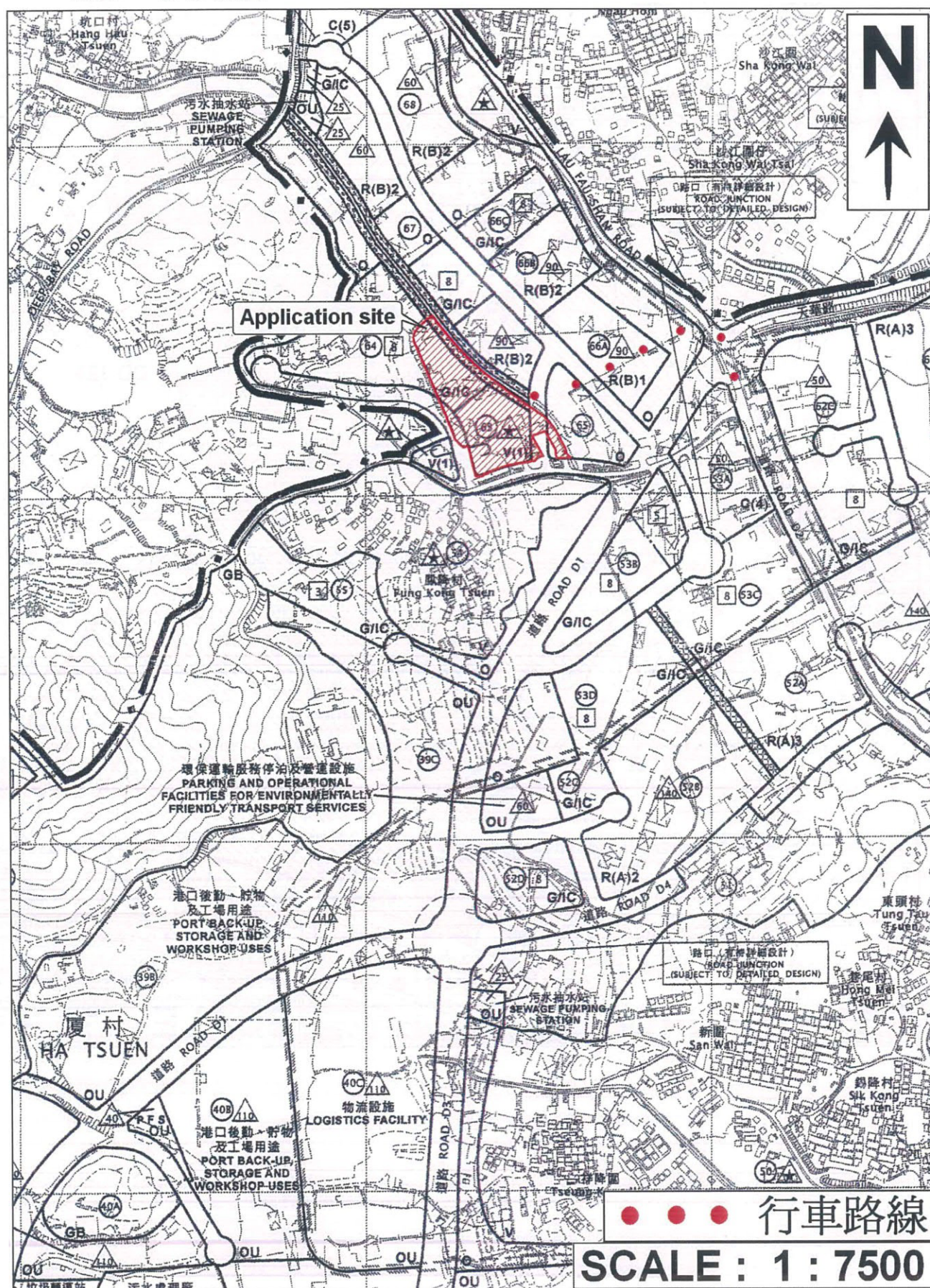
The use under application aims to needs of the logistics and freight industry. Local view have been sought and no objection has been received. An experienced company will be commissioned for management of the site, and the development proposed will coexist with the community in harmony.

Justifications are demonstrated in support of the proposed use. The proposed development is transitional. Since there is not any permanent building, it does not have conflicts with the future land planning and will not bring about any long-term adverse impacts to the planning intention of the area. Development within the site will heed the natural character of the area, the site location and surrounding land uses. Upon development, the proposed landscaping measures will bring about a greener environment and better outlook of the site. The drainage and environmental mitigation proposals will also bring about benefits to the surrounding areas and boost the environmental protection to the area and the surrounding areas as well as a lower risk of flooding.

The application is well-rounded. Its scope and contents are compatible with the surrounding setting. Since the proposed use will not cause adverse impacts to the local community, I should be grateful if the Board will approve this reasonable application.



附圖 1：場地大綱圖



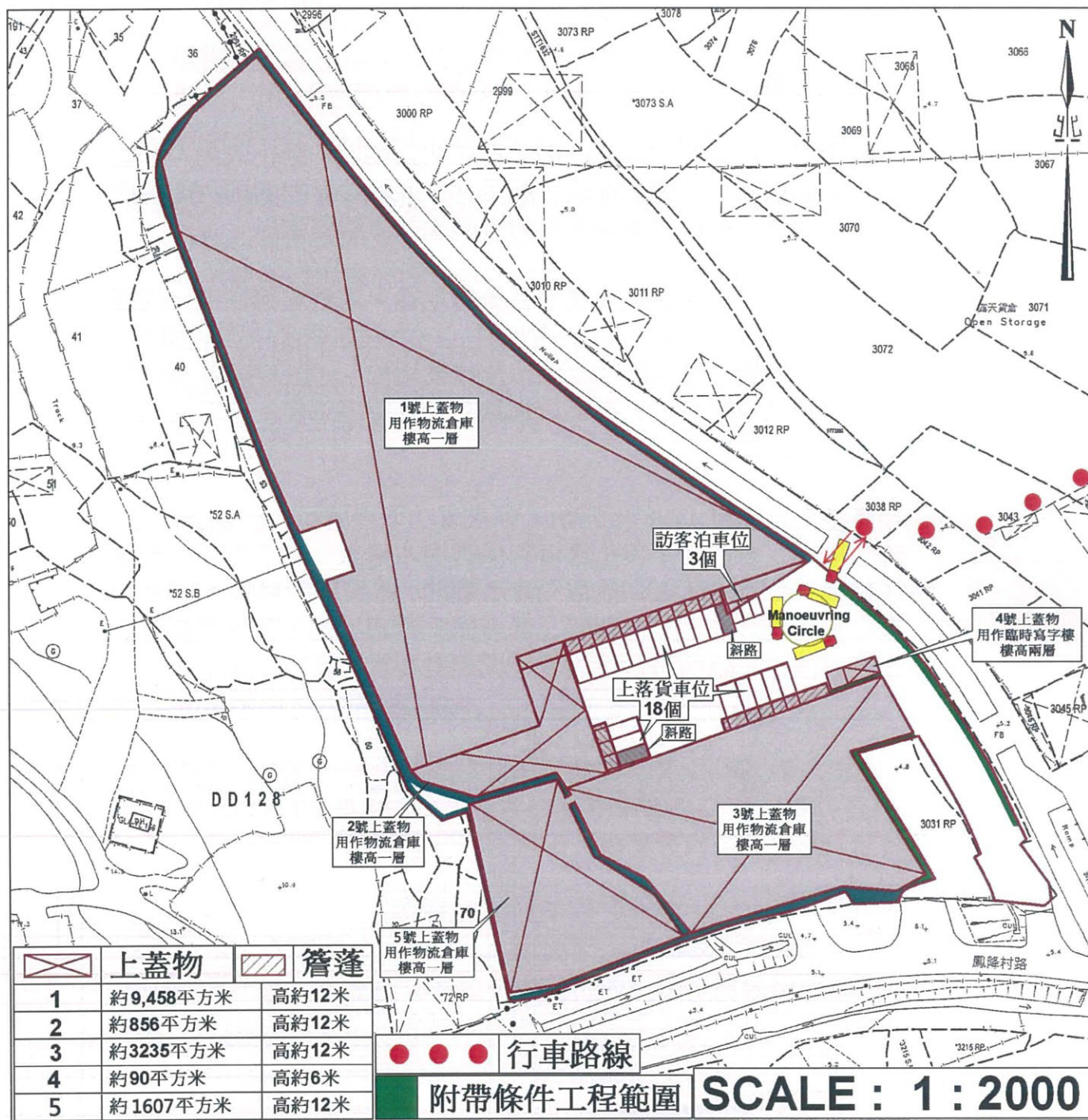
申請編號 Application No. : A / HSK / 156

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



附圖 3：場地位置圖



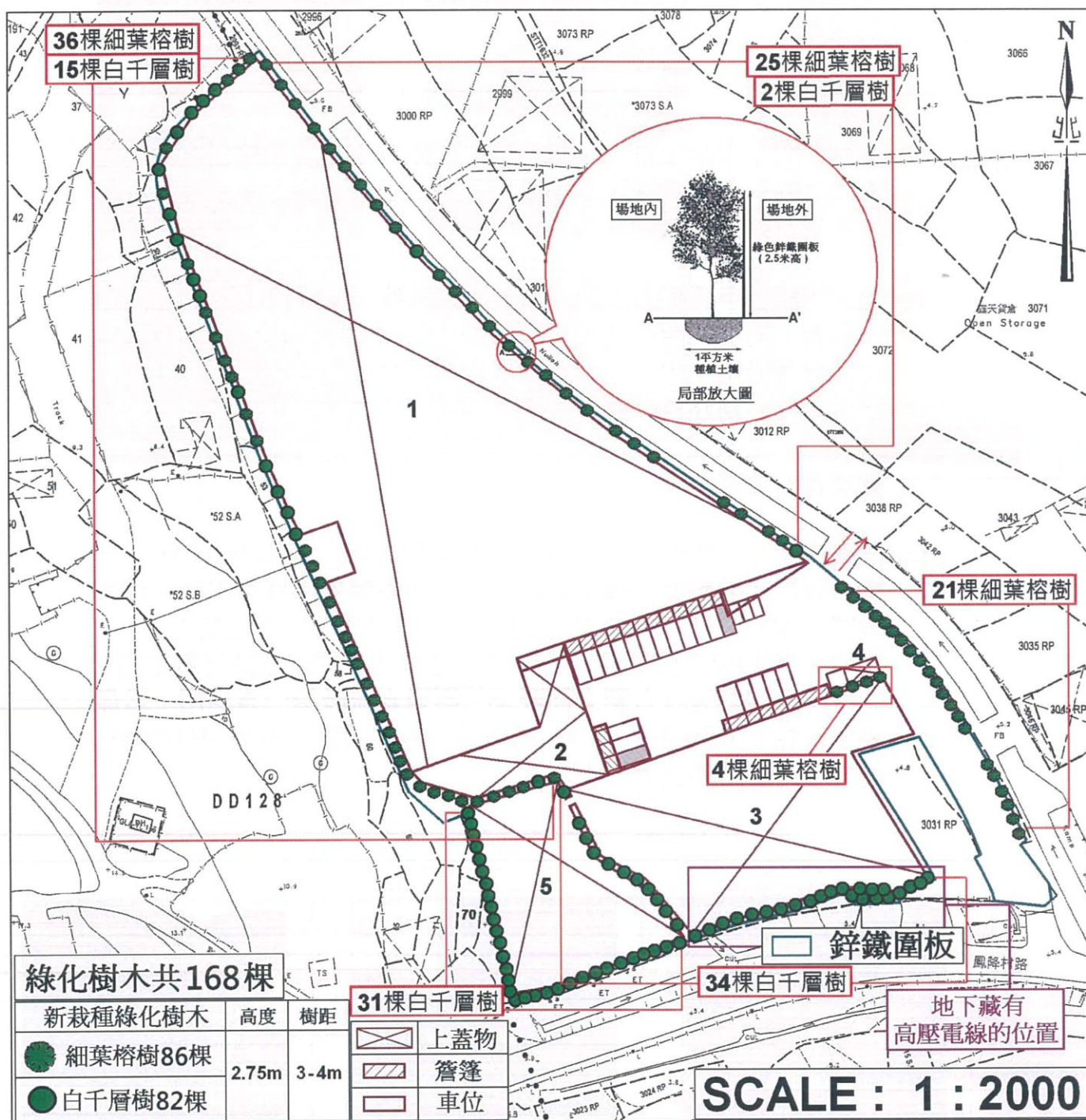
申請編號 Application No. : A / HSK / 156

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



## 附頁 2：美化環境及保護樹木建議計劃圖



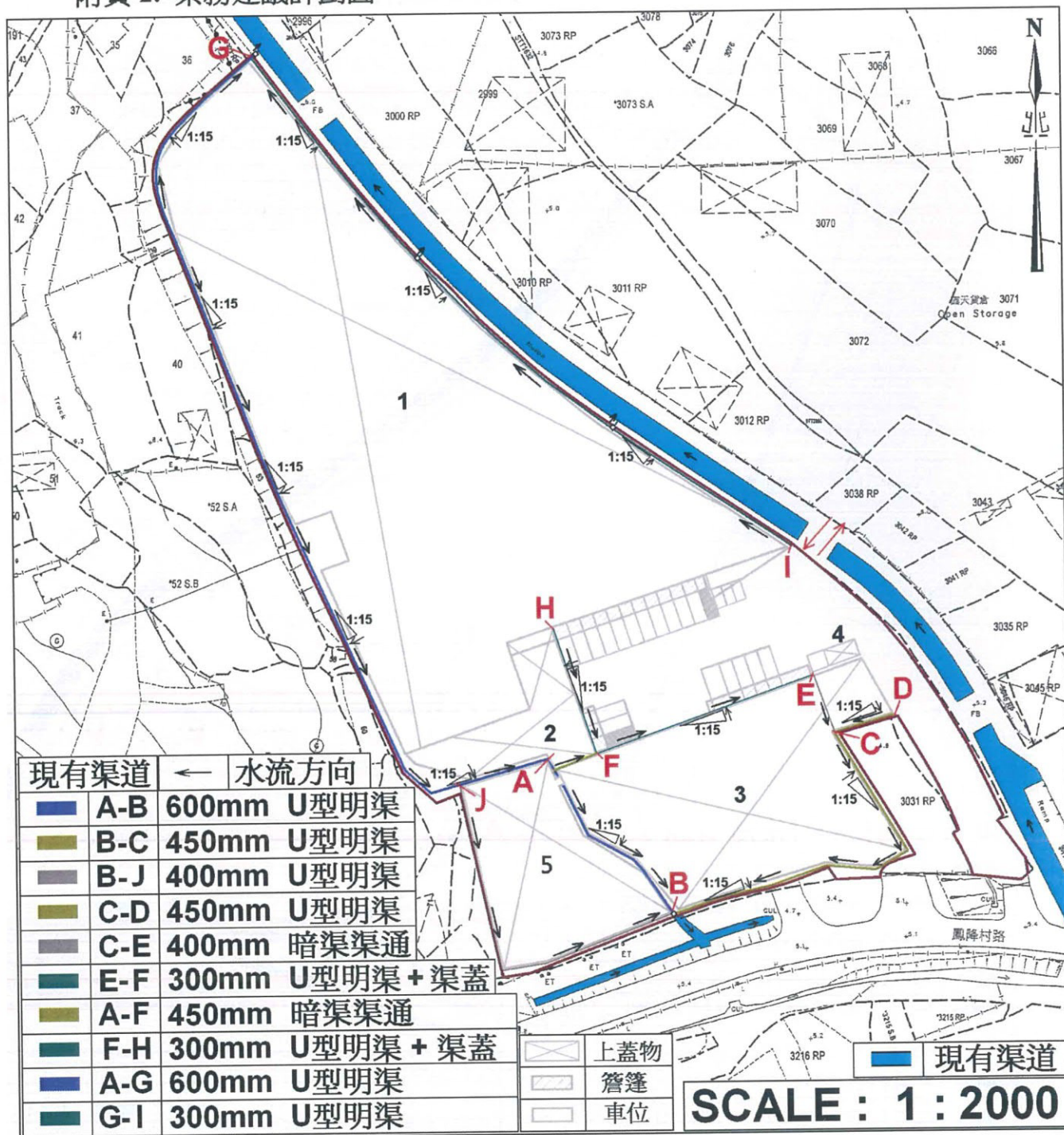
申請編號 Application No. : A / HSK / 156

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



## 附頁 2. 渠務建議計劃圖



申請編號 Application No. : A / HSK / 156

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

**申請編號 Application No. : A/HSK/156**

**與申請地點／處所有關的先前申請  
Previous Applications Covering the Application Site/Premises**

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-HT/12	臨時露天存放貨櫃連維修工場（為期 1 年） Temporary open storage of container with repairing area for a period of 12 months	拒絕 Rejected (26.4.1996)
A/YL-HT/54	擬議臨時露天存放貨櫃連附屬寫字樓及停車場（為期 1 年） Proposed temporary open storage of containers with ancillary office and parking for a period of 1 year	在有附帶條件下批給 臨時性質的許可，為期一年 Approved with conditions on a temporary basis for a period of 12 months (14.8.1998)
A/YL-HT/123	臨時露天存放貨櫃連附屬寫字樓及停車場（為期 1 年） Temporary open storage of container with ancillary office and parking for a period of 1 year	在有附帶條件下批給 臨時性質的許可，為期一年 Approved with conditions on a temporary basis for a period of 12 months (17.12.1999)
A/YL-HT/185	臨時露天存放貨櫃連附屬寫字樓、停車場及維修工場（為期 3 年） Temporary open storage of containers, and ancillary office, parking of vehicles and maintenance workshop for a period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (12.1.2001) (許可於 12.4.2001 被撤回) (permission was revoked on 12.4.2001)
A/YL-HT/235	臨時露天存放貨櫃連附屬寫字樓、停車場及維修工場（為期 3 年） Temporary open storage of containers, and ancillary office, parking of vehicles and maintenance workshop for a period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (8.2.2002)
A/YL-HT/273	臨時露天存放貨櫃連附屬寫字樓、停車場及維修工場（為期 3 年） Temporary open storage of containers, and ancillary office, parking of vehicles and maintenance workshop for a period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (12.10.2002)
A/YL-HT/383	臨時露天存放貨櫃連附屬寫字樓、停車場及維修工場（為期 3 年） Temporary open storage of containers with ancillary office, parking of vehicles and maintenance workshop for a period of 3 years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (18.3.2005)

A/YL-HT/432	<p>臨時貨櫃車拖架停車場連附屬拖架檢驗服務（為期3年）</p> <p>Temporary Container Trailer Park with Ancillary Trailer Inspection Service for a Period of 3 Years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (17/03/2006)</p>
A/YL-HT/533	<p>臨時露天存放貨櫃連附屬寫字樓、停車場及維修工場（為期3年）</p> <p>Temporary open storage of containers and ancillary office, parking of vehicles and maintenance workshop for a period of 3 years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (7.3.2008)</p>
A/YL-HT/727	<p>臨時露天存放貨櫃及回收物料連附屬工場、附屬物流場地、車胎修理工場、貨倉及食堂用途（為期3年）</p> <p>Temporary open storage of container and recyclable material with ancillary workshop and ancillary freight forwarding facility, tyre repair workshop, warehouse and canteen for a period of 3 years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (6.5.2011)</p> <p>（許可於 6.6.2013 被撤回） (permission was revoked on 6.6.2013)</p>
A/YL-HT/593	<p>臨時「貨櫃車拖架停車場連附屬拖架檢驗服務」用途的規劃許可續期（為期3年）</p> <p>Renewal of Planning Approval for Temporary “Container Trailer Park with Ancillary Trailer Inspection Service” for a Period of 3 Years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (27.2.2009)</p> <p>（許可於 16.7.2009 被撤銷） (permission was revoked on 16.7.2009)</p>
A/YL-HT/651	<p>臨時停車場停泊私家車、輕、重型貨車及貨櫃車拖架和拖頭連附屬汽車零件裝配處（為期3年）</p> <p>Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly for a Period of 3 Years</p>	<p>在有附帶條件下批給臨時性質的許可，為期一年</p> <p>Approved with conditions on a temporary basis for a period of 1 year (06.11.2009)</p>
A/YL-HT/699	<p>臨時停車場停泊私家車、輕、重型貨車及貨櫃車拖架和拖頭連附屬汽車零件裝配處（為期3年）</p> <p>Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly for a Period of 3 Years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (29.10.2010)</p>
A/YL-HT/727	<p>臨時露天存放貨櫃及回收物料連附屬工場、附屬物流場地、車胎修理工場、貨倉及食堂用途（為期3年）</p> <p>Temporary open storage of container and recyclable material with ancillary workshop and ancillary freight forwarding facility, tyre repair workshop, warehouse and canteen for a period of 3 years</p>	<p>在有附帶條件下批給臨時性質的許可，為期三年</p> <p>Approved with conditions on a temporary basis for a period of 3 years (6.5.2011)</p> <p>（許可於 6.6.2013 被撤回） (permission was revoked on 6.6.2013)</p>

		6.6.2013)
A/YL-HT/865	臨時停車場停泊私家車、輕及重型貨車和貨櫃車拖頭/拖架連附屬汽車零件裝配處 (為期3年) Temporary Vehicle Park for Private Cars, Light and Heavy Goods Vehicles, and Container Trailers and Tractors with Ancillary Vehicle Parts Assembly for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (25.10.2013)
A/YL-HT/897	臨時露天存放貨櫃連附屬工場、貨倉連附屬物流場地、露天存放回收物料、車胎修理工場及附屬食堂 (為期3年) Development Proposed Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, Tyre Repair Workshop, and Ancillary Canteen for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (9.5.2014)
A/YL-HT/1016	臨時物流中心 (為期3年) Temporary Logistics Centre for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (22.4.2016) (許可於 22.10.2016 被撤回) (permission was revoked on 22.10.2016)
A/YL-HT/1061	臨時物流中心 (為期3年) Temporary Logistics Centre for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (23.12.2016)

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.



申請編號 Application No. : A/HSK/156

申請人提交的圖則、繪圖及報告書  
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<b>圖則及繪圖 Plans and Drawings</b>		
總綱發展藍圖／布局設計圖 <del>Master layout plan(s)</del> /Layout plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 <del>Master landscape plan(s)</del> /Landscape plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
其他（請注明）Others (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
行車路線圖 Vehicular Access Plan		
渠務建議圖 Proposed Drainage Plan		
<hr/>		
<b>報告書 Reports</b>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排汙影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請注明）Others (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
規劃報告書 Planning Statement		

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**A/NE-FTA/225：補充資料**

28/08/2023 11:56

From: Chong Hermose  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "aytchong@pland.gov.hk" <aytchong@pland.gov.hk>

History: This message has been replied to.

1 attachment



DD89\_558\_Swept\_Path\_20230824.pdf

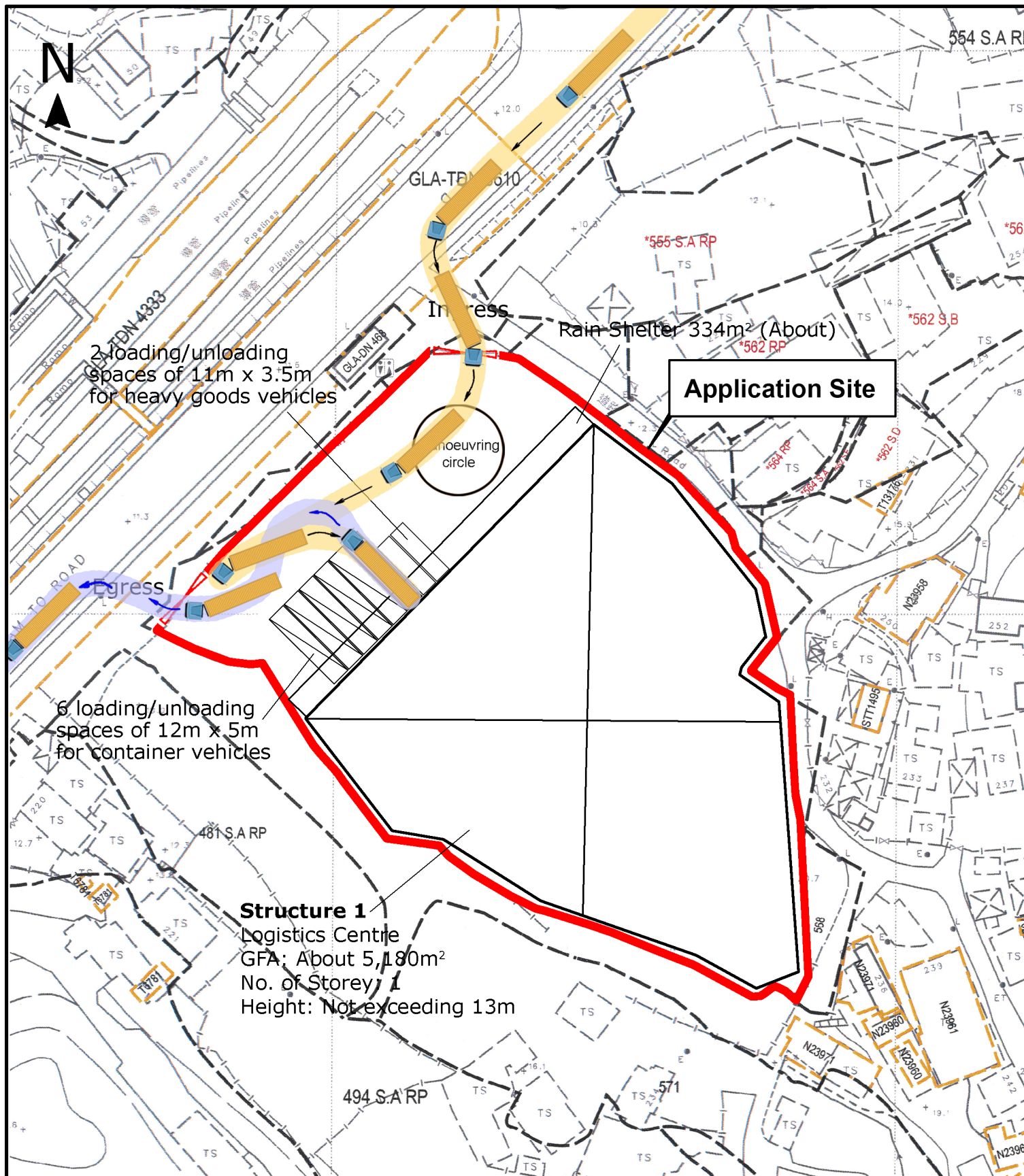
城規會/規劃處：

大家好。

有關規劃申請A/NE-FTA/225，附件的圖將取代申請人在2023年8月23日遞交電郵中的「附件一」，請查收。

謝謝。

Ms Chong



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 561 RP (Part), 558 RP (Part), 559 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, N.T.

Drawing Title 圖紙標題:

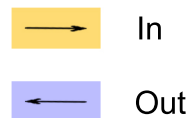
Swept Path Analysis



Drawing No. 圖號:

20230824

Remarks 備註:



Scale 比例:

## A/NE-FTA/225

### 補充資料

1. 申請人東日倉儲運輸(香港)有限公司，已在 2021 年 7 月 1 日遷離之前在廈村洪水橋使用的土地，並已把土地交還給政府。  
請看附件 1。
2. 申請人在 2021 年至 2023 年期間，一直沒有停止尋找合適的土地，這兩年中不直透過地產代理尋找元朗區的土地，但市場上的土地租盤不多，有些價錢和地點合適的但卻被政府規劃為綠化用地/保育用地；有些規劃用途合適的倉地租金卻難以負擔；有些價錢和規劃用途合適的土地卻位於山坡上，地形不合適興建貨倉及物流中心，最後幾經辛苦找到這次位於沙嶺申請地點，面積、租金和租期相對較為合適。
3. 申請人東日倉儲運輸(香港)有限公司為東日物流的子公司，東日物流成立於 1995 年，多年來憑著穩健及務實的營運方針，現已發展成為區內知名的第三方物流 ( Third Party Logistics、簡稱 3PL ) 供應商之一。為了提供更完善的客戶服務，東日物流公司早在 1998 年初已在中國各主要城市設立辦事處及代理網絡。隨著中國成功加入世界貿易組織，為適應全球經濟一體化的急速發展，公司在 2002 年成功取得國家認可的 NVOCC 證照，並在 2004 年取得一級貨代牌照，與全球各主要城市建立代理網絡，以便處理多元化的進出口業務，滿足不同客戶的各種需求。  
東日物流公司所提供的服務除了滿足客戶現在及未來的需要為大前提外，更具備高質量、高效率以及具競爭力的貨運模式。2014 年，東日物流更於元朗自設先進貨倉設施，將總倉儲面積提升至超過 380,000 平方呎。  
詳情可參閱公司網址：<https://www.esalogistics.hk/?lang=zh-hant>

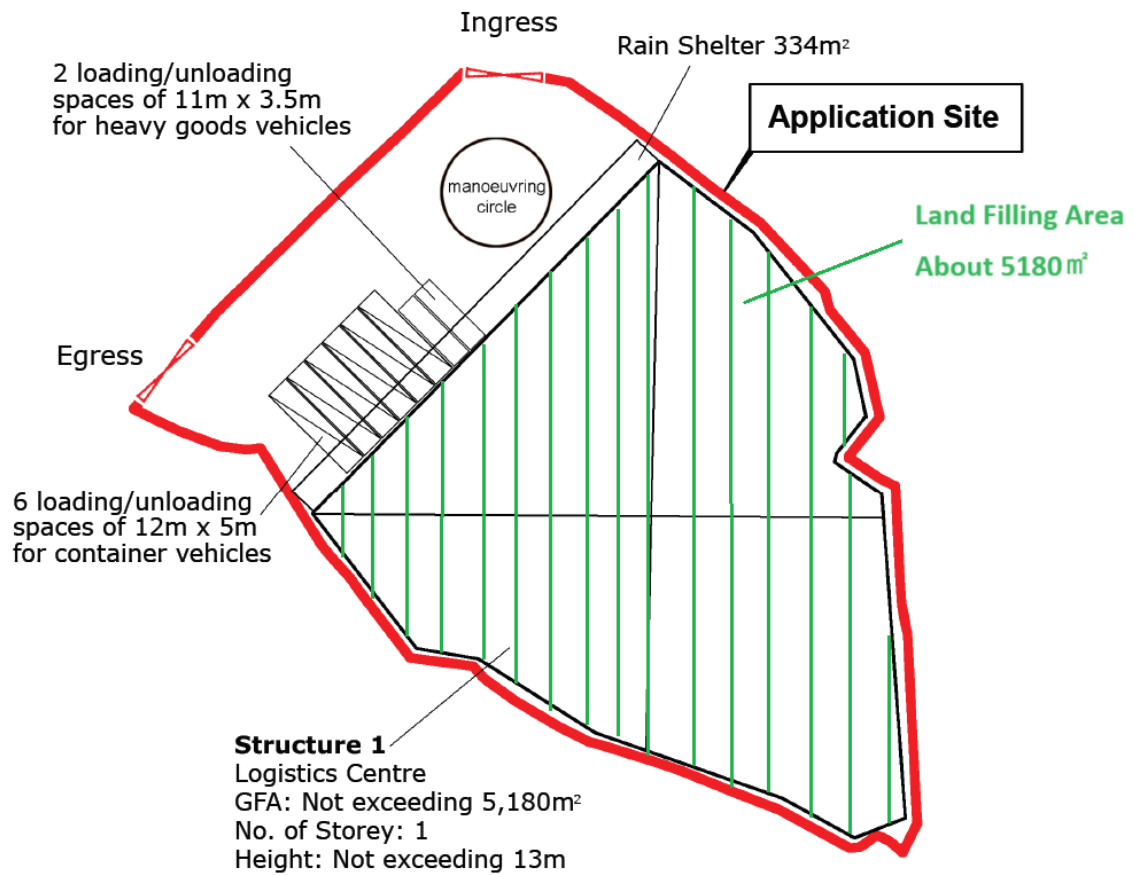
4. 以前申請人的貨倉面積連 10 多萬呎，但由於現時尋覓土地相當困難，本公司已縮減業務來配合，所以這次的申請地點已比之前縮少約 60%，因公司業務需求，緊急要找一個固定的地點，所以即使申請地點比以前小也沒有辦法，申請地點是現時唯一找到租金、租期、地點和地形都相對合適的土地。
5. 申請人知道申請地點部份位置較近民居，也已安排一些環境保護措施：申請人把車輛出入口設計在申請地點的出入口（最遠民居的位置），而全部圍網將會採用隔音物料，確保申請地點四周是在正規圍網圍住；而貨倉是 100%密封的，只留下適量的門口作上落貨物用，貨倉也會增設隔音物料如隔音棉，盡量減少噪音，影響民居。申請人也確保只在營運時間內工作和營業，在營業時間以外，申請人保證不會產生任何噪音和營業，以免影響周邊民居。
6. 申請人確保申請地點不會在任何工場活動，也不會進行包括燃燒、熔煉、清洗或潔淨可循環再造物料等的工場活動。
7. 回應地政處的意見：

申請地點的業主現時把土地臨時出租給人臨時停泊車輛，申請人會請業主叫該租客盡快停止佔用政府土地，當他們停止佔用土地後，他們會通知北區地政處職員過來驗收和檢查，確保申請地點沒有佔用任何政府土地。
8. 有關填土工程：

為了配合興建物流中心工程，申請人會在構築物 1 位置的部份進行填土工程，填土面積約 5180 平方米，填土物料為混凝土，填土厚度約 0.2 米（20cm）。至於構築物 1 以外的地方，申請人不會進行任何填土工程，會使用現時的地面作車輛臨時上落貨用途。

實際填土位置請看附圖。

以下圖片清楚顯示填土位置 ( 綠色部份 )





電話 Tel: 3582 3867  
圖文傳真 Fax: 3565 4270  
電郵地址 Email: slcp5@landsd.gov.hk  
本署檔號 Our Ref: (85) in LD NDA/HSK/BUT/12  
來函檔號 Your Ref:

覆函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組彩園分處  
CHOI YUEN SUB-OFFICE  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水彩園彩屏樓地下 129 至 136 室  
Units 129-136, Ground Floor, Choi Ping House,  
Choi Yuen Estate, Sheung Shui, New Territories.

網址 Website: [www.landsd.gov.hk](http://www.landsd.gov.hk)

ESA Warehouse & Transportation (HK) Company Limited  
23/F., Fun Tower,  
35 Hung To Road,  
Kwun Tong,  
Kowloon

業務經營者

敬啟者：

### 洪水橋／厦村新發展區第一期發展工程

本署曾於 2020 年 7 月 9 日發信給閣下，就有關閣下的業務受洪水橋／厦村新發展區第一期發展工程影響簡介特惠津貼的安排，並於 2020 年 11 月 20 日發信給閣下，通知閣下經營的業務具體遷離日期為 2021 年 7 月 1 日（下稱「遷離日期」）。

現特函通知就閣下經營的業務申領特惠津貼的狀況，經核實資格後，本署發現閣下經營的業務符合領取露天／戶外業務經營者特惠津貼的資格，惟閣下在上述地段上的部分構築物並不是合資格構築物（即有關構築物不是任何已登記／持牌構築物或獲地政總署發出的短期土地文書所准許業務經營的構築物）。倘若閣下能自行拆卸該等不合資格構築物，閣下經營的業務可獲津貼額為 18,655,199.20 元。

本署會在業務經營者將業務遷出受影響土地及自行拆卸該等不合資格構築物當日，向合資格的業務經營者發放上述特惠津貼。在領取特惠津貼時，業務經營者須簽署彌償書，如有需要業務經營者亦須作出法定聲明。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**A/NE-FTA/225：補充資料**  
27/11/2023 14:47

From: Chong Hermose <>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "aytchong@pland.gov.hk" <aytchong@pland.gov.hk>

History: This message has been forwarded.

1 attachment



FTA225現場環境相片\_20231124.pdf

城規會秘書處 / 規劃處：

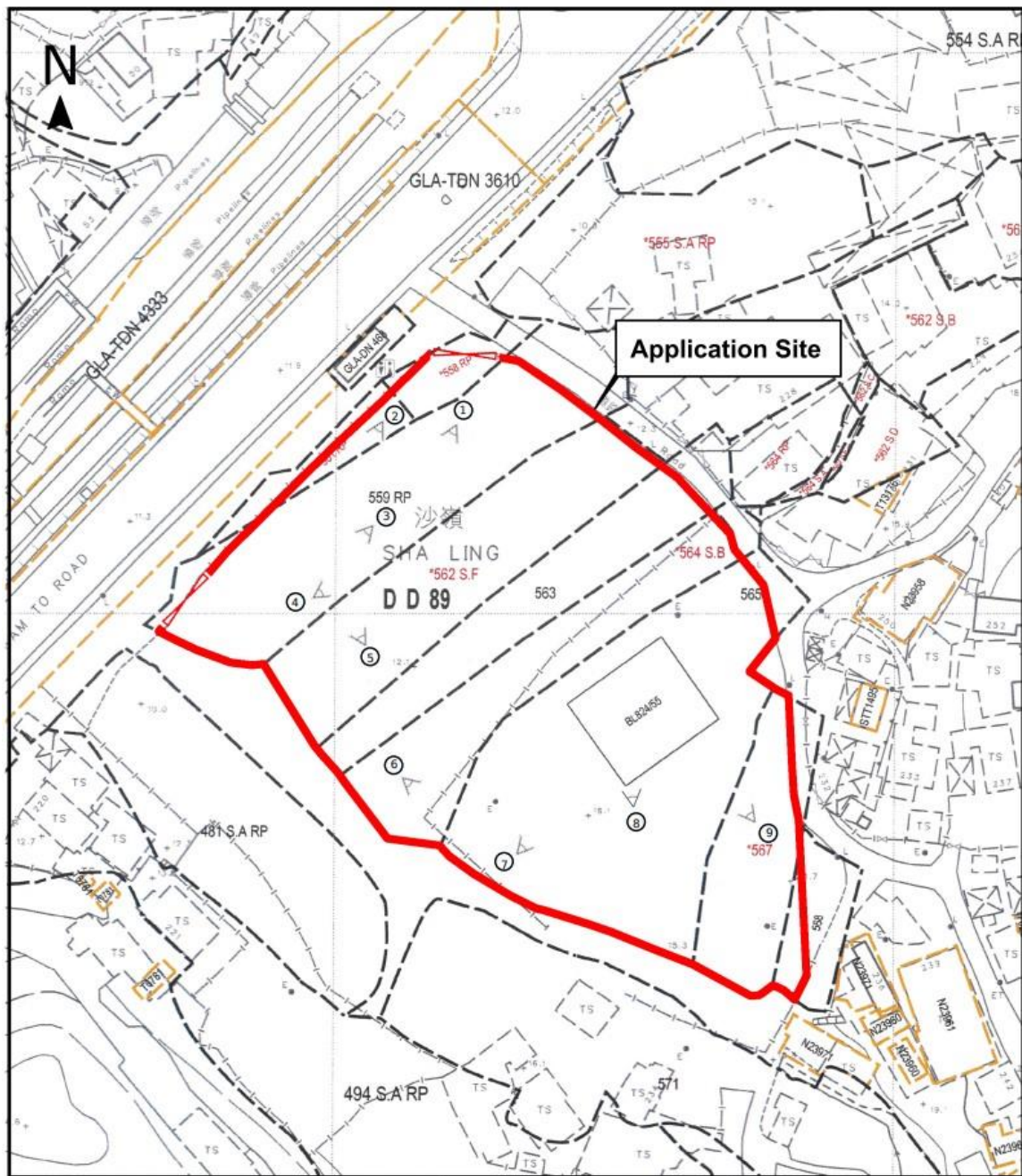
您好。

有關規劃申請A/NE-FTA/225，申請人已清場，現附上現場照片，請查收。

如有什麼問題，請隨時聯絡我，謝謝。

Ms Chong

( )





1



2













7



8







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

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

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

- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
- (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
- (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
  - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
  - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

### **Previous S.16 Applications**

#### **Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-FTA/193	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	13.12.2019 ( <i>revoked on 13.9.2021</i> )
A/NE-FTA/198	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.12.2020 ( <i>revoked on 18.12.2021</i> )

#### **Rejected Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-FTA/159	Proposed Temporary Parking of Container Tractors and Trailers for Sale with Ancillary Office for a Period of 3 Years	14.10.2016	R1 - R4
A/NE-FTA/174	Proposed Temporary Vehicle Repair Workshop for Medium Goods Vehicle, Heavy Goods Vehicle, Coach and Container Tractor for a Period of 3 Years	28.7.2017	R4 - R6
A/NE-FTA/184	Proposed Temporary Public Vehicle Park for a Period of 3 Years	25.1.2019 (on Review)	R4 - R5, R7
A/NE-FTA/212	Proposed Temporary Logistics Centre for a Period of 3 Years	9.9.2022	R5, R7

#### **Rejection Reasons**

- R1      The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2      The application did not comply with 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.13E) in that the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted for the site; and there were adverse departmental comments on the application.
- R3      The applicant failed to demonstrate that the proposed development would not cause adverse environmental and landscape impacts on the surrounding areas.

- R4        The approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.
- R5        The proposed temporary use under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the Fu Tei Au and Sha Ling area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R6        The application did not comply with the Town Planning Board Guidelines No. 13E in that there was no previous approval of open storage and port back-up uses granted for the site and no exceptional circumstance to justify sympathetic consideration of the application; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the proposed development would not cause adverse traffic, environmental and landscape impacts on the surrounding areas.
- R7        The applicant failed to demonstrate that the proposed development would not cause adverse environmental impact on the surrounding areas.

**Government Departments' General Comments**

**1. Traffic**

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

- having reviewed the submitted FI, it is considered that the application is tolerable from traffic engineering perspective.

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

- should the application be approved, the applicant is required to construct a proper egress at the footpath of Man Kam To Road for the Site according to HyD's Standard Drawings. Upon termination of the application, the applicant is required to reinstate the egress to their original state and to the satisfaction of this office at his own cost.

**2. Landscape**

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

- no objection to the application from landscape planning perspective; and
- with reference to the aerial photo of 2022, the Site is located in an area of rural inland plains landscape character comprising temporary domestic structures, warehouses, tree clusters, and woodlands to the south and east within the "Green Belt" zone. The Site is largely vacant and formed with no sensitive landscape resources within the Site. Significant adverse impact on the landscape character and the existing landscape resources arising from the proposed development is not anticipated.

**3. Drainage**

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

- no objection to the application from public drainage viewpoint; and
- should the application be approved, conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

**4. Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS.

**5. Other Departments**

The following government departments have no comments on the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Commissioner for Police (C for P); and
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the lot owner(s)/the applicant should immediately cease any occupation of Government Land (GL) and LandsD reserve the rights to take necessary land control action against the illegal occupation of GL without separate notice. The lot owner(s) will need to apply to LandsD for a Short Term Waiver to permit the structures to be erected. Given the proposed use is temporary in nature, only applications for erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the following comments of the Director of Environmental Protection (DEP) that the applicant is reminded to implement the proposed environmental mitigation measures. The applicant is also advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize potential environmental nuisance to the surrounding areas;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Man Kam To Road is not managed by TD. The applicant should seek comment from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the proposed vehicular access leading from Man Kam To Road to the Site (ingress) is not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities. The section of Man Kam To Road adjacent to the Site is under HyD’s maintenance purview. However, the proposed egress to Man Kam To Road will pass through a strip of land between the Site and the footpath of Man Kam To Road, which is not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities. If the existing lamp post maintained by the Lighting Division of HyD would be affected by the proposed egress, our Lighting Division should be consulted as appropriate;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the following points should be noted:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plan;

if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of

general building plans;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewer connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development. The following general requirements of the drainage proposal should be noted:
- (i) surface channel with grating covers should be provided along the Site boundary;
  - (ii) 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;
  - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - (iv) 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;
  - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
  - (vi) to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
  - (vii) 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 through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
  - (viii) all existing flow paths as well as the run-off falling on to and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
  - (ix) the proposed drainage works, whether within or outside the Site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
  - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
  - (xi) to make good all the adjacent affected areas upon the completion of the drainage works;
  - (xii) to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;



- (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.

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

參考編號

Reference Number:

230509-215458-38968

提交限期

Deadline for submission:

30/05/2023

提交日期及時間

Date and time of submission:

09/05/2023 21:54:58

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/225

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳

意見詳情

Details of the Comment :

本人住在沙嶺村，每天都要經過這個申請的地方，每天都已經見到有很多大型車輛駛進這個地方已經帶成無窮的困擾。如果城規會批准此申請，禍害將會是無窮無盡。沙嶺村有很多長者和小孩，大型車輛會撞到村民。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230509-215726-58918

**提交限期****Deadline for submission:**

30/05/2023

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

09/05/2023 21:57:26

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

A/NE-FTA/225

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 袁

**意見詳情****Details of the Comment :**

反對，強烈反對。沙嶺已經周圍都係物流中心，點解仲要起多個，十分困擾，雞犬不寧。

3

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230509-220137-59906

**提交限期****Deadline for submission:**

30/05/2023

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

09/05/2023 22:01:37

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

A/NE-FTA/225

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 袁

**意見詳情****Details of the Comment :**

本身該地已經係農業用地，他們都沒有將農業用地真真正正耕種，現在只當這是停車場停泊超過50架車。本身已經違反咗原先申請。

點解仲要畀佢繼續申請，仲要將佢變成物流中心 相信到時一定唔止佢而家申請八架車咁少！

請不要通過此申請！！！！！！

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230513-123124-89470

**提交限期****Deadline for submission:**

30/05/2023

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

13/05/2023 12:31:24

**有關的規劃申請編號****The application no. to which the comment relates:** A/NE-FTA/225**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 袁

**意見詳情****Details of the Comment :****反對，點解仲要將一大塊土地變成物流中心，造成大量污染**

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

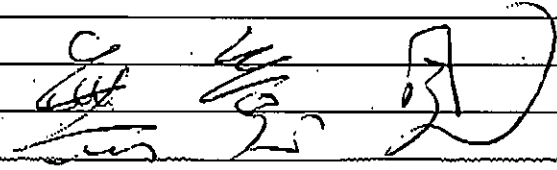
By e-mail : tpbpd@pland.gov.hk

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

A/NE-FTA/225


意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2023.5.13



6

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230519-085037-43016

**提交限期****Deadline for submission:**

30/05/2023

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

19/05/2023 08:50:37

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

A/NE-FTA/225

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 袁

**意見詳情****Details of the Comment :****反對，對居民十分滋擾，啲車好嘈。**

7

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230519-084821-68137

**提交限期****Deadline for submission:**

30/05/2023

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

19/05/2023 08:48:21

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

A/NE-FTA/225

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. 袁

**意見詳情****Details of the Comment :**

你哋政府部門一次又一次批俾佢哋更改土地用途。由農地，漁塘，改到而家嘅物流中心，根本就冇concern過黎哋反對意見。

反對，反對，反對。而家你哋班高官未批做物流中心，地主已經將地方變做大型停車場，好心你哋落黎現場睇下情況有幾惡劣，搞到污煙脹氣。你哋逗咁高人工，好離地。

8

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230528-181712-48850

**提交限期****Deadline for submission:**

30/05/2023

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

28/05/2023 18:17:12

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

A/NE-FTA/225

**「提意見人」姓名/名稱****Name of person making this comment:**

夫人 Mrs. 李

**意見詳情****Details of the Comment :**

反對。貴政府在未approve此申請，地主已經收緊租做咗物流倉啦。根本唔需要你地approve,planning department又唔做嘢，廢到一個點。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



沙嶺村

24/05/2023 11:39

From:

To: enquire@pland.gov.hk

Cc: tpbpd@pland.gov.hk

File Ref:

1 attachment



打鼓嶺沙嶺村居民福利會.pdf

敬啟者：

請查閱附件：謝謝！

打鼓嶺沙嶺村居民福利會

地址：新界打鼓嶺區邊境中沙嶺村 103 號 電話：

註冊編號： CP/LIC/SO/19/20921

2023 年 05 月 21 日

敬啟者：

(有關規劃申請編號 A/NE-FTA/225)

(擬議臨時物流中心)

本會就有關上述申請，並廣泛諮詢村民，同時召開村民會議討論，會上全體村民一致堅決反對以上有關申請。理由如下：

1. 相關地段土地用途屬農業地帶，與規劃許可不符。
2. 該申請臨時物流中心知地段入口處是村民日常出入之必經之路，老人和小孩們出入相當危險，而且還要在土地另一方開一個貨車出口，而該位置在文錦渡路段的大直路路段，非常多車出入，特別是很多大型貨車高速行駛，過往已有多次發生交通事故，所以本會堅決反對在此做臨時物流中心，增加交通意外風險，對村民出入構成安全隱患。
3. 本物流中心太接近民居，所造成的噪音、灰塵，還有貨車出入帶來的沙塵滾滾，非常滋擾村民日常生活。
4. 該申請之地段，之前申請做休閒農場，但事實並不是做農場，而是擺放了很多貨車，違反規劃用途，滋擾村民，多次違規犯法，村民就算向地政處、規劃署投訴了很多次都是回覆跟進中，並無任何實際應對方案。

5. 該申請牽涉多個地段，過往亦曾多次申請作不同用途。本會亦多次反映給有關部門，該申請是否已得到真正業權人同意？根據本會所知，該申請之地段涉及多個祖堂物業，業權上是有問題之物業。過往，本村亦同樣發生多宗未得到業權人同意，而強行霸佔私人土地進行規劃申請的案例，本會已向有關部門要求作出跟進。

因此，本會認為此申請並無合理理據，所以堅決反對，望有關部門小心處理。謝謝！。

此致

正本呈送 城市規劃委員會

副本呈送 規劃處、北區民政事務處、渠務署



打鼓嶺沙嶺村居民福利會

主席李樹榮：

謹啟

2023年5月21日





2023 年 5 月 21 日

ENTRAL  
結果  
ADAMS

以下反對村民簽村民簽署：

2023 年 5 月 21 日

姓名	身份證首四位數字	姓名	身份證首四位數字
黃俊青		戴耀佑	
黃慧婷		戴煒曉	
黃俊康		戴榮富	
何水清		董騰光	
杜連輝		李麗鈺	
何卓文		董佩詩	
何雪雯		林作池	
余貴生		董佩雯	
黃素云		呂米高	
余淑君		董偉傑	
余承		張細歡	
何新蓮		戴志平	
余若文		戴燕婷	
余家寶		李叔平	
余振光		張長紅	
戴志中		李澤錦	
陳笑玲		莫楊見	

以下反對村民簽村民簽署：

2023 年 5 月 21 日

姓名	身份證首四位數字	姓名	身份證首四位數字
張建中			
常贊偉			
常贊培			
李樹榮			
李家衡			

合共5頁

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

**KFBG's comments on two planning applications**

30/05/2023 16:18

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

2 attachments



230530 s16 KTN 916.pdf 230530 s16 FTA 225.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

30th May, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Logistics Centre for a Period of 3 Years**  
**(A/NE-FTA/225)**

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there is a rejected application (i.e., A/NE-FTA/212; Proposed Temporary Logistics Centre for a Period of 3 Years) covering the current application site; the reasons for the rejection are listed below.

*(a) the proposed development is not in line with the planning intention of the "Agriculture" zone for the Fu Tei Au and Sha Ling area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure of from such planning intention, even on a temporary basis; and*

*(b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding areas.*

3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden