

2023年 5月 29日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/NE-FTA/227B

This document is received on 29 MAY 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301339 15/F by post

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 - FTA / 227
	Date Received 收到日期	29 MAY 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)

Liu Tak Sun

Liu Loi Hei

(Liu Hu Pak Tso)

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 Limited
現代規劃及測量顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)Lots 182RP(Part) and 183RP(Part) in DD52,
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☒ Site area 地盤面積 1601.77 sq.m 平方米 ☒ About 約☒ Gross floor area 總樓面面積 1050.4 sq.m 平方米 ☒ About 約(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱圖(編號:S/NE-FTA/17) 粉嶺北分區計劃大綱圖(核准圖編號S/FLN/3)
(e) Land use zone(s) involved 涉及的土地用途地帶	其他指定用途(港口後勤用途), (農業)及(道路)
(f) Current use(s) 現時用途	私人貯存 (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)"#
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 11-05-2023 (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*

- ☒ 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 11-05-2023 (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，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Cargo Handling and Forwarding Facility for a period of 3 Years 臨時貨物裝卸及貨運設施之規劃許可申請為期三年 (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 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	611.37 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	990.4 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
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	1050.4 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1050.4 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 貨物裝卸及暫存區(4面通風) 889.1平方米 一層高不多於5米 構築物5 貨物貯存室 14.8平方米 一層高不多於2.6米	
構築物2 寫字樓及員工休息室 60平方米x 2層 兩層高不多於5.2米	
構築物3 茶水間及洗手間 15平方米 一層高不多於2.6米	
構築物4 貨物貯存室 11.5平方米 一層高不多於2.6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	/
Motorcycle Parking Spaces 電單車車位	/
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/
Others (Please Specify) 其他 (請列明)	/
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	/
Coach Spaces 旅遊巴士車位	/
Light Goods Vehicle Spaces 輕型貨車車位	3
Medium Goods Vehicle Spaces 中型貨車車位	/
Heavy Goods Vehicle Spaces 重型貨車車位	/
Others (Please Specify) 其他 (請列明)	/

Proposed operating hours 擬議營運時間 星期一至星期六上午十時至下午四時,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) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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>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。

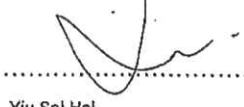
見附頁

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



Yiu Sai Hol

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

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)
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

M&D Planning and Surveyors Consultant Limited



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

Date 日期

10-5-2023

(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	Lots 182 R.P.(Part) and 183R.P. (Part) in D.D. 52 Fu Tei Au, Sheung Shui, New Territories
Site area 地盤面積	1601.77 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	虎地坳及沙嶺分區計劃大綱圖(編號:S/NE-FTA/17) 粉嶺北分區計劃大綱圖 (核准圖編號S/FLN/3)
Zoning 地帶	其他指定用途(港口後勤用途), (農業)及(道路)
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 Cargo Handling and Forwarding Facility for a period of 3 Years 臨時貨物裝卸及貨運設施之規劃許可申請為期三年

(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	1050.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.656 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
(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	5.2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61.8 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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"/>
位置圖, 擬議消防設備及滅火水源圖則, 擬議排水系統圖則		
Reports 報告書		
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 type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上 '✓' 號		

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

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

理由：

申請地點的面積約 1601.77 平方米，座落上水虎地坳南面，現時為私人臨時開放式構築物用作散貨場和貯物用途。申請地段的毗連土地用途主要鄉郊用途，並混合露天貯物場，貨倉及空置土地。申請地點可經一條車輛通道連接文錦渡路。根據城規會指引編號 13G，申請地點座落“第 1 類地區”，認為適合作露天貯物及港口用途。此外，城規會過往在該地段亦在有條件下批給“擬議臨時貨物裝卸及貨運設施”臨時規劃許可申請為期三年（規劃申請編號：A/NE-FTA/194）。

鑑於本港受新冠疫情持續幾年影響下，收緊過關檢疫措施，對跨境貨運帶來嚴重打擊，未能如常運作，資金週轉出現問題，租客因而無法繼續經營，因此已批出之規劃許可申請需附帶的條件，包括落實消防裝置及滅火水源及排水系統部分已完成，但未能於規劃署限期內完成驗收而被撤銷規劃許可，申請人現租賃予新租客，營運方式大致相同，基於申請地點的規劃意向適合作露天貯物及港口用途，能滿足鄰近邊境地區貨物裝卸及貨運設施的需求，最終決定遞交是次規劃許可申請，希望繼續善用寶貴的土地資源。

申請地點將沿用兩個貨倉及一個臨時暫存區，上蓋面積約為 990.4 平方米，其中 889.1 平方米為臨時暫存區，用作暫存及貯存傢俬及家居用品。申請地點亦提供 3 個輕型貨車（不超過 5.5 噸）的上落貨車位及 1 個輕型貨車泊車位，進入申請地點的出入口設於南面。申請地點內亦提供車輛緩衝區，相信有足夠空間供車輛移動。

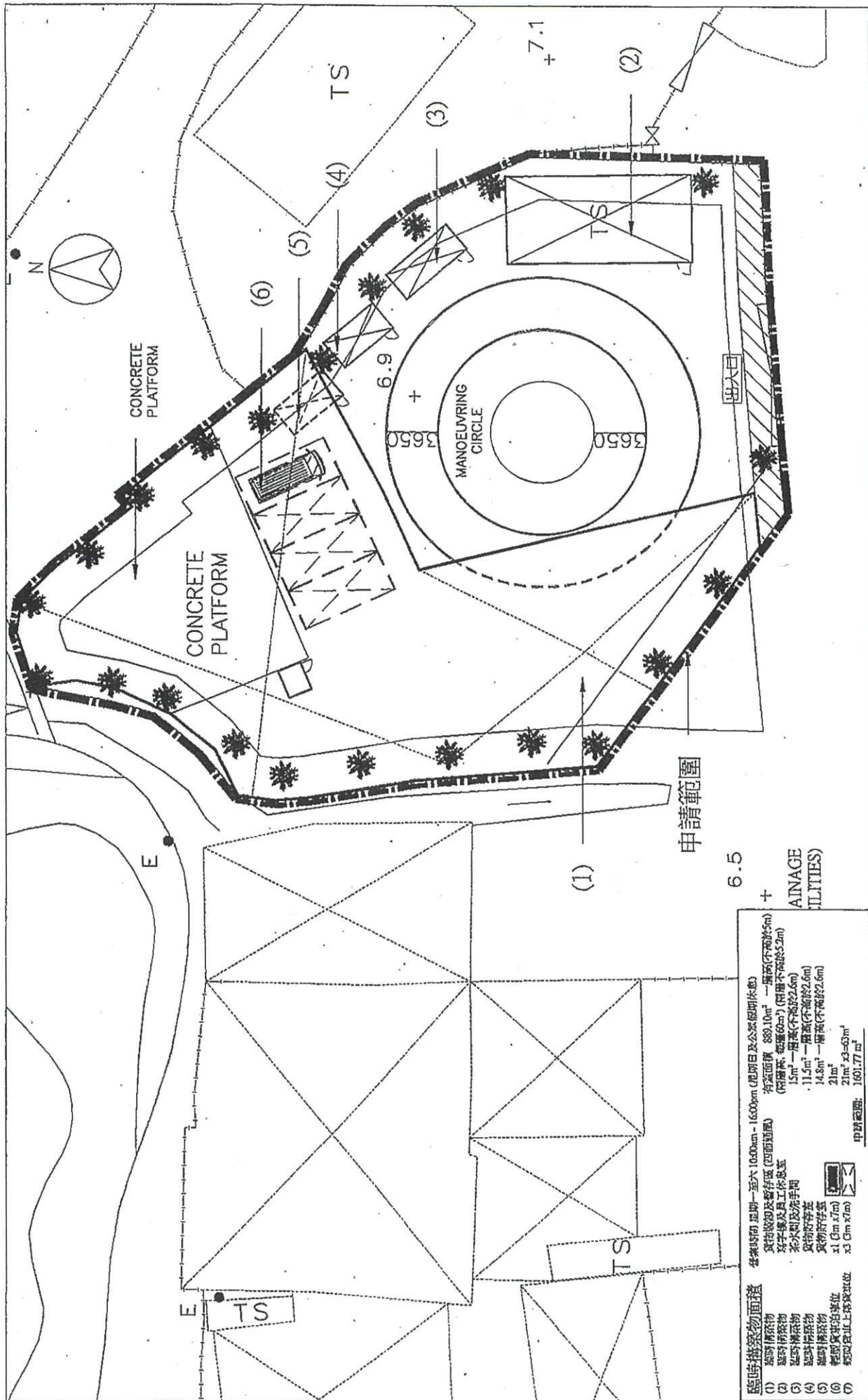
申請地點營業時間為星期一至星期六早上 10 時至下午 4 時，星期日及公眾假期休息。

上述申請並提出下列理據以支持這宗規劃申請：

- a. 擬議發展符合〈其他指定用途〉註明〈港口後勤用途〉地帶的規劃意向；
- b. 擬議發展能滿足跨境貿易的需求；
- c. 擬議發展符合城規會指引編號 13G；
- d. 擬議發展與鄰近土地用途協調；
- e. 擬議發展可利用寶貴的土地資源，帶來經濟活動及創造就業機會；
- f. 擬議發展不會對附近的交通，環境，排水及其他方面構成不良的影響
- g. 擬議發展範圍已加設消防安全設備，並設有消防緊急救援通道，因此對火警救援工作不會構成影響。

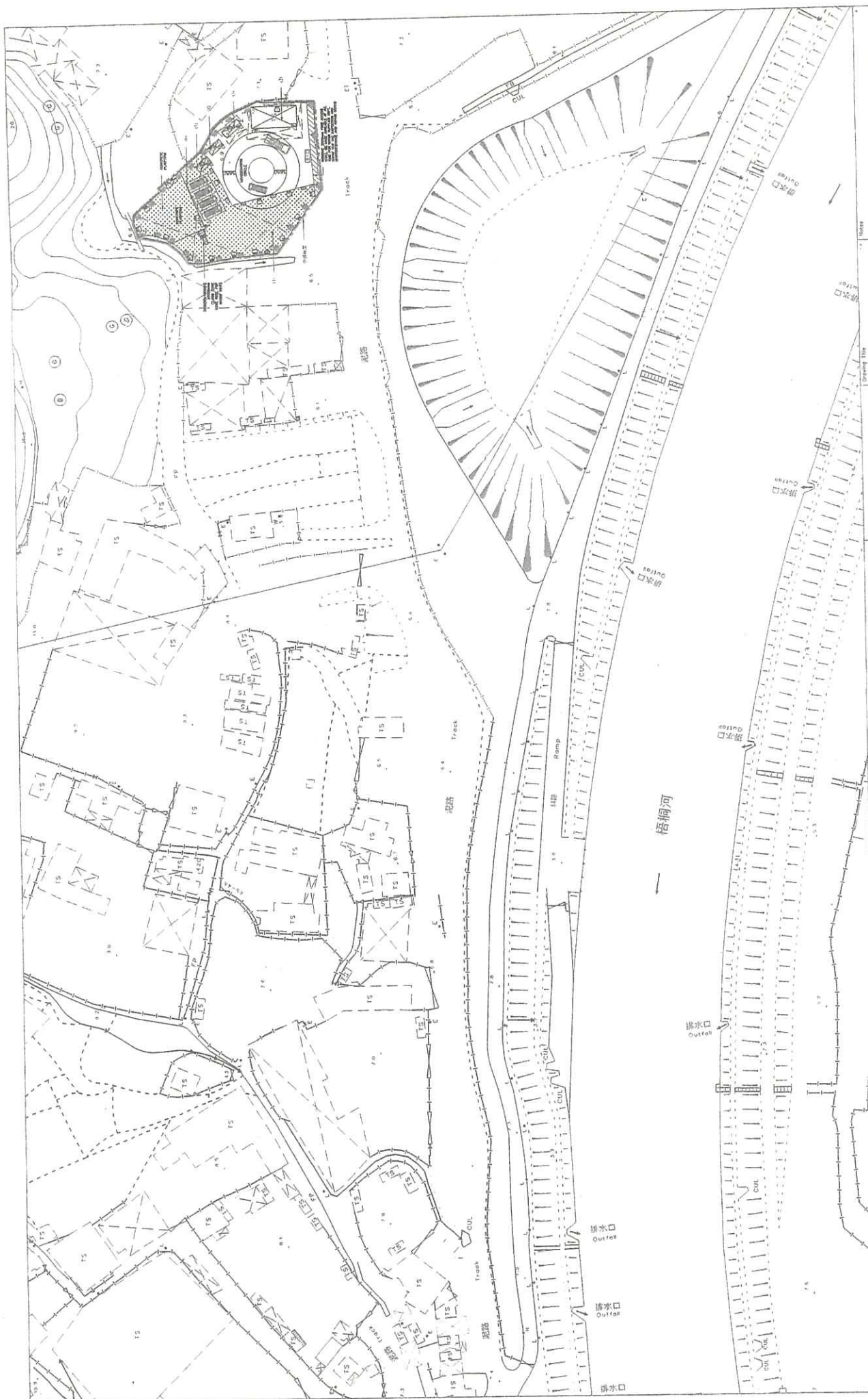
基於上述申請的理據，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

**如上述規劃申請獲批，申請人願意無條件配合有關政府北區發展計劃及收地安排。



臨時建築物面積	
(1) 臨時辦公室	每座時時 150m ² - 1600m ² (應附日及公眾假期休息)
(2) 臨時辦公室	每座時時 889.10m ² - 1000m ² (應附日及公眾假期休息)
(3) 臨時辦公室	每座時時 60m ² (四座不低於5.2m)
(4) 臨時辦公室	15m ² - 100m ² (四座不低於2.6m)
(5) 臨時辦公室	11.5m ² - 100m ² (四座不低於2.6m)
(6) 臨時辦公室	14.8m ² - 100m ² (四座不低於2.6m)
(7) 臨時辦公室	21m ² x 3-63m ²
總面積	1601.77 m ²

PROPOSED LAYOUT PLAN Scale: 1:250 (A3) Date: 07-MAR-2023 Drawing: LP-01		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
PROJECT PROPOSED TEMPORARY CARGO HANDLING AND FORWARDING FACILITY (USE FOR A PERIOD OF 3 YEARS)		LOT 182 RP (PART) AND 183 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, N.T.	
PREPARED BY M&D Planning and Construction Consultant Ltd. Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk		PROJECT NO. 0052	



PROPOSED TEMPORARY CARGO HANDLING AND FORWARDING FACILITY
(USE FOR A PERIOD OF 3 YEARS)

LOTS 182 RP (PART) AND 183 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, N.T.

PROPOSED Location Plan

Scale: 1:1000 (A3)

Drawn by: Yu Leung

Checked by: Yu Leung

Date: 09-JAN-2023

Job No: DD52

Revision: LP-01

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

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NOTE:

1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS FOR SLOPE FIG. 8.11 RESPECTIVELY.

LEGEND

- PROPOSED 300 X 300mm UC WITH CAST IRON COVER
- EXISTING WATER STREAM
- PROPOSED CATCHPIT WITH COVER
- EXISTING LEVEL

TOTAL PERIMETER DRAINAGE CHANNELS: 1640.1m

臨時構築物面積

- | 臨時構築物 | 面積 (m ²) | 備註 |
|---------------|----------------------|--|
| (1) 臨時構築物 | 889.10m ² | 有蓋面積 (889.10m ²) (兩層不低於5.2m) |
| (2) 臨時構築物 | 15m ² | 寫字樓及員工休息室 |
| (3) 臨時構築物 | 11.5m ² | 茶水間及洗手間 |
| (4) 臨時構築物 | 14.8m ² | 貨物貯存室 |
| (5) 臨時構築物 | 21m ² | 貨物貯存室 |
| (6) 臨時構築物 | 21m ² | 貨物貯存室 |
| (7) 輕型貨車上落貨車位 | 21m ² | x1 (3m x 7m) x3 (3m x 7m) |

申請範圍: 1601.77 m²



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

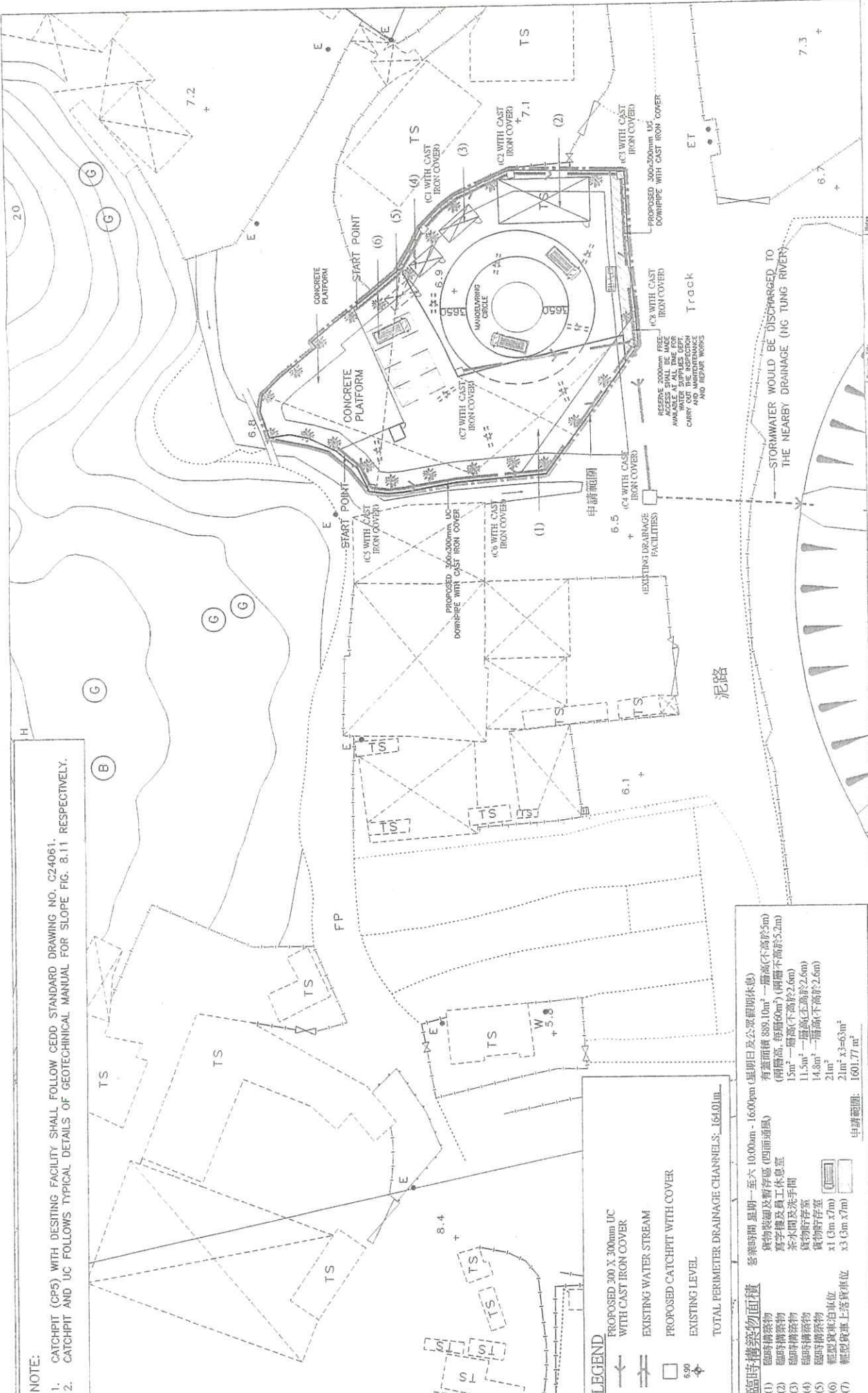
LOTS 182 RP (PART)
AND 183 RP (PART)
IN D.D. 52, FU TEI AU,
SHEUNG SHUI, N.T.

PROPOSED TEMPORARY
CARGO HANDLING AND
FORWARDING FACILITY
(USE FOR A PERIOD OF 3 YEARS)

Drawing Title
DRAINAGE PROPOSAL
LAYOUT PLAN

Scale
1:250 (A3)
Drawn by
To Leung
Checked by
AY
Date
07-MAR-2023
Drawing No.
D052
Drawing the
DP-01

1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.



FIRE SERVICES NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.

- 臨時構築物面積

- 申請範圍:

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

LOTS 182 RP (PART)
AND 183 RP (PART)
IN D.D. 52, FU TEI A
SHEUNG SHUI, N.T.

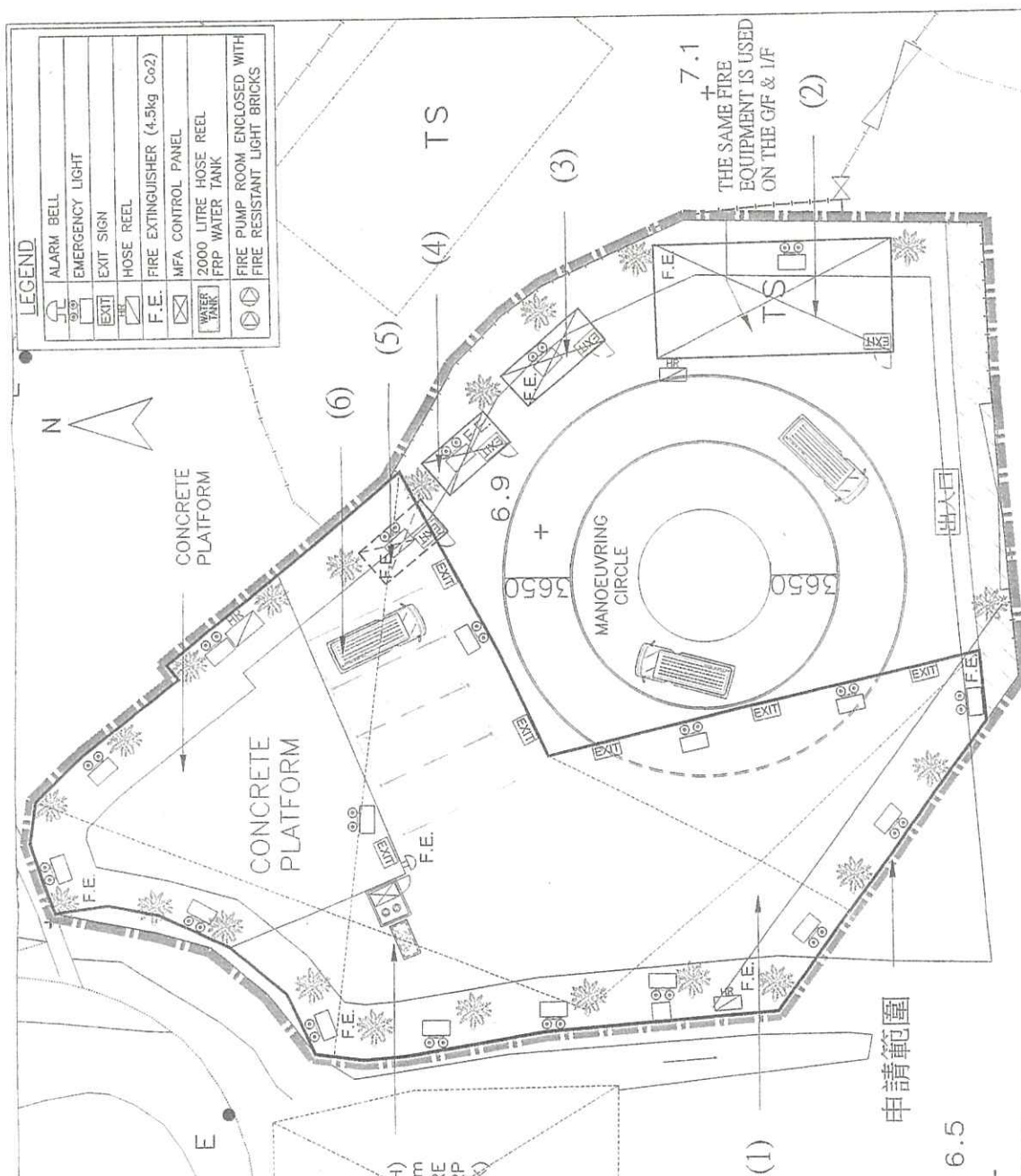
Investigation

PROPOSED TEMPORARY
CARGO HANDING AND
FORWARDING FACILITY
(USE FOR A PERIOD OF 3

PROPOSED FSC LAYOUT PLAN

1:250 (A3)	Revisions
Designed by Yu Leung	—
Decided by AY	Date 07-MAR-2023
Drawn by Yu Leung	Created by ES-01

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THE SAME FIRE
EQUIPMENT IS USED
ON THE G/F & 1/F

國記譜由

5.6

NAGE
(TTIES)

申請範圍: $21\text{m}^2 \times 3 = 63\text{m}^2$
 1601.77m^2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖, 擬議消防設備及滅火水源圖則, 擬議排水系統圖則		
Reports 報告書		
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 type="checkbox"/>	<input type="checkbox"/>
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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。

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



To: Markie Wing Leuk AU/PLAND/HKSARG@PLAND

Cc:

Bcc:

Subject: Fw: Planning Application No. A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years

File Ref:

From: Amy Yuen Ting CHONG/PLAND/HKSARG - Wednesday 20/09/2023 15:39

History: This message has been forwarded.

From:

To: <aytchong@pland.gov.hk>

Date: 22/08/2023 14:48

Subject: FW: Planning Application No. A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years

Dear Amy

Attached the response department comment , please forward to TD Dept, FS Dept. and DSD Dept. for approval.

Regards

Leo Wong



Application No.: A/NE-FTA/227

Response the Comments of DSD :

(a) Surface channel with grating covers should be provided along the site boundary. Please consider to provide surface channel at northern side of the proposed development.

擬議申請位置沿場地將設置渠蓋, 北面位置沒有設置 U 渠, 因該位置豎設遮雨簷蓬, 該簷蓬設有引水管引導雨水流向東面及西面 U 渠達至疏導雨水

(b) Please provide invert level of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided.

提供擬議排水系統圖則(見附件)

(c) 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.

擬議排水系統的出口處將按照渠務署指定規格設置帶沙坑的集水井, 另附上詳細資料以供審批(見附件)。

(d) 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.

在管道/排水管方向改變的地方, 將提供帶蓋的集水井, 另附上詳細資料以供審批(見附件)

(e) The cover levels of proposed channels should be flush with the existing adjoining ground level.

申請位置擬議通道的覆蓋層與現有的相鄰地面層齊平。

(f) It is noted the concrete platform is proposed within the site. Please provide formation levels/section views of the site to illustrate the spatial relationship of the proposed/existing drainage facilities, existing ground level of the adjacent lands and the formation level of the site for our reference.

由於申請該地點北面為斜坡,因此需建造與毗鄰土地約 1 米高混凝土平台, 避免暴雨浸濕貨物, 並豎設遮雨簷蓬, 該簷蓬設有引水管引導雨水流向東面及西面 U 渠達至疏導雨水。

(g) 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. The locations of the camera and the direction of each photo should also be indicated on a plan.

附上相關相片,以供審批

(h) The applicant is 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.

申請位置沿該地的邊界並沒有豎立圍牆或鋪設路緣石，如需豎設將在牆壁或路緣石兩側設置週邊通道，及在牆/路緣設置足夠的開口。

(i) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant and the system should be rectified if it is found to be inadequate or ineffective during operation at his/her own expense.

建議的排水工程，不論在地段邊界內或外，均由申請人建造及維修，如發現系統在運作期間不足或無效，將自費糾正。

(k) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.

申請人容許政府及其代理人隨時自由進入，對其已完成的排水工程進行現場巡查。

(l) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.

如在地段邊界外進行工程，申請人將事先取得地段/地段及/或相關私人地段擁有人的同意及同意。

Drainage Assessment Report

Planning Application for Temporary Cargo Handling and Forwarding Facility
for a period of Three Years

at Lot 182RP(Part) & 183 RP(Part) in DD 52.

Fu Tei Au, Sheung Shui, New Territories

Prepare by M&D Planning and Surveyors Consultant Ltd.

March 2023

1. INTRODUCTION

1.1 Background

- 1.1.1 The Applicant has submitted a S 16 planning application (Planning Application No. TPB/A/NE-FTA/227) to use a piece of land for temporary cargo handling and forwarding facility for a period of 3 Years. The piece of land (hereinafter referred to "the Site") is located at Lot 182 RP(Part) and 183 RP(Part) in DD52, Sheung Shui Wa Shan, Fu Tei Au, New Territories. The location of the Site is shown in **Figure 1**.
- 1.1.2 The Site is mainly zoned as "Other Specified Uses" annotated 'Port Back-up Uses' under the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/15. The remainder of the site is zoned as "Road" under the Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2. A planning application is required for the proposed "Temporary Cargo handling and forwarding Facility".
- 1.1.3 The Site was approved for temporary cargo handling and forwarding facility use for a period of 3 years under Planning Application No. A/NE-FTA/194 on 24 April 2020. As the Applicant would like to build a smaller temporary structure on the Site than the previously approved application, M&D Planning and Surveyors Consultant Ltd. was commissioned to undertake a Drainage assessment study to support the current S16 planning application. This drainage report presents the findings of the study in response to DSD comment.

1.2 Objectives

- 1.2.1 The objectives of the study are as follows:
- to review the existing drainage conditions of the Site;
 - to estimate the Storm water and rainfall season of the temporary cargo handling and forwarding facility;
 - to appraise the size of the channel and rainfall velocity of the temporary cargo handling and forwarding facility;
 - to recommend the drainage system use in the capture site for the temporary cargo handling and forwarding facility;

2 THE PROPOSED DEVELOPMENT

2.1 The Site

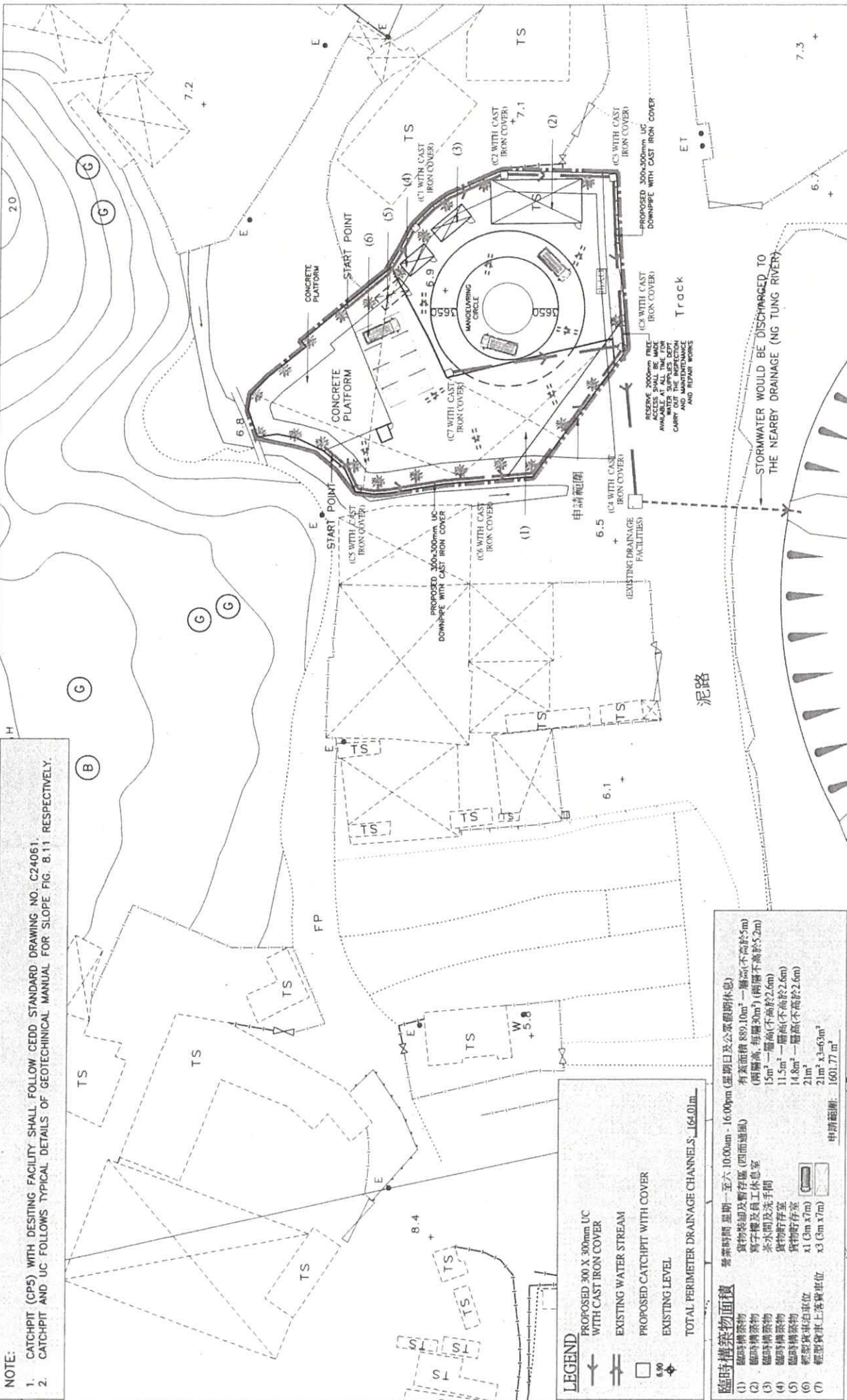
- 2.1.1 As shown in **Figure 1**, the Site is located at Fu Tei Au, Sheung Shui with a total site area of about 1807.64m².
- 2.1.2 At present, the existing 300mm UC downpipe within the site connects the existing drainage facilities and discharged to the nearby drainage system (Ng Tung River)

2.2 The Proposed Use

- 2.2.1 The Site will be used for temporary cargo handling and forwarding facility and the schematic layout of the Site is shown in **Appendix A**
- 2.2.2 The proposed "temporary cargo handling and forwarding facility" will be operated from 10:00 to 16:00 from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

NOTE:

1. CATCHPIT (CPS) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG. 8.11 RESPECTIVELY.



LEGEND

- PROPOSED 300 X 300mm UC WITH CAST IRON COVER
- EXISTING WATER STREAM
- PROPOSED CATCHPIT WITH COVER
- EXISTING LEVEL

TOTAL PERIMETER DRAINAGE CHANNELS: 164.0m

臨時構築物面積

(1) 臨時構築物	貨物裝卸及暫存區 (四面通風)	有蓋面積 889.10m ² (兩層高)	一層高 (不低於 5m)
(2) 臨時構築物	寫字樓及員工休息室	15m ² (兩層高)	一層高 (不低於 5.2m)
(3) 臨時構築物	茶水間及洗手間	11.5m ² (兩層高)	一層高 (不低於 2.6m)
(4) 臨時構築物	貨物貯存室	14.8m ² (兩層高)	一層高 (不低於 2.6m)
(5) 臨時構築物	貨物貯存室	21m ²	
(6) 輕型貨車泊車位	x1 (3m x 7m)	21m ² x 3 = 63m ²	
(7) 輕型貨車上落貨車位	x3 (3m x 7m)	21m ² x 3 = 63m ²	
		申請範圍:	1601.77 m ²



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

LOTS 182 RP (PART)
AND 183 RP (PART)
IN D.D. 52, FU TEI AU,
SHEUNG SHUI, N.T.

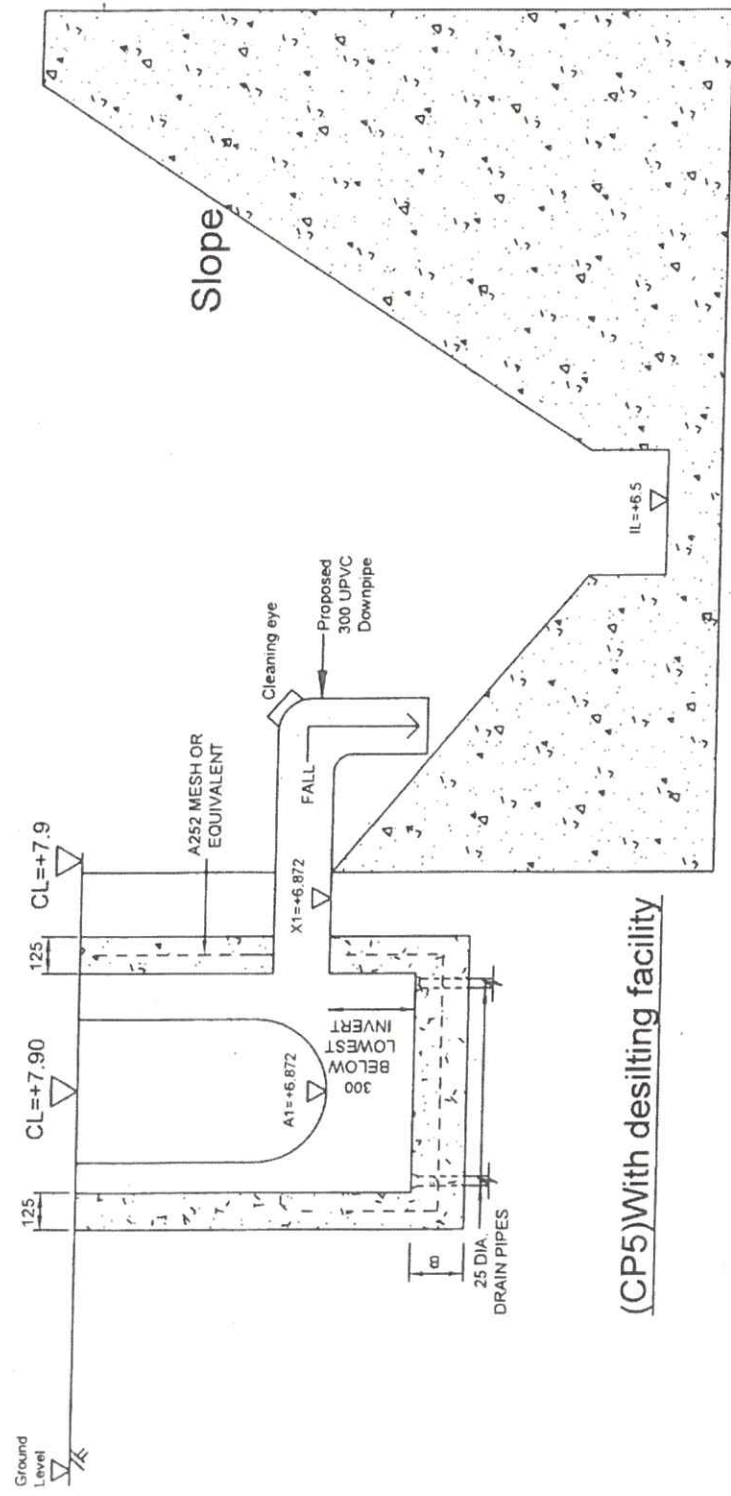
PROPOSED TEMPORARY
CARGO HANDLING AND
FORWARDING FACILITY
(USE FOR A PERIOD OF 3 YEARS)

DRAINAGE PROPOSAL LAYOUT PLAN	
Scale	1:250 (A3)
Drawn by	Yu Leung
Checked by	AY
Date	07-MAR-2023
Job No.	D052
Drawing	DP-01

1. CATCHPIT (CPS) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG. 8.10 AND FIG. 8.11 RESPECTIVELY.

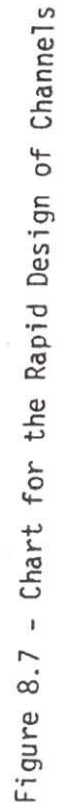
STORMWATER WOULD BE DISCHARGED TO THE NEARBY DRAINAGE (NG TUNG RIVER)

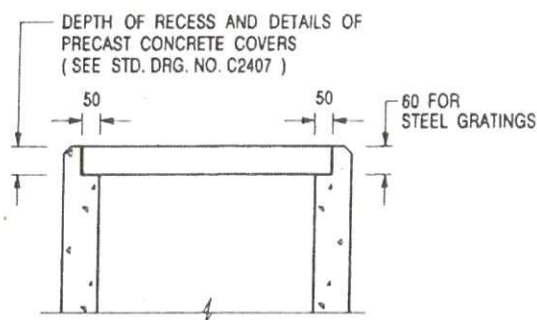
<p>Legend:</p> <p>Proposed 300UC (1150) with cast iron cover</p> <p>Existing water stream</p> <p>Proposed Catchpit with cover</p> <p>Existing Level</p>	<p>Company:</p>	<p>Project:</p>	<p>Application no.</p>	<p>Title:</p>	<p>Connection Details</p>	<p>Date:</p>	<p>Dwg No.</p>	<p>Fig.3</p>
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(CP5)With desilting facility

Connection to existing stream






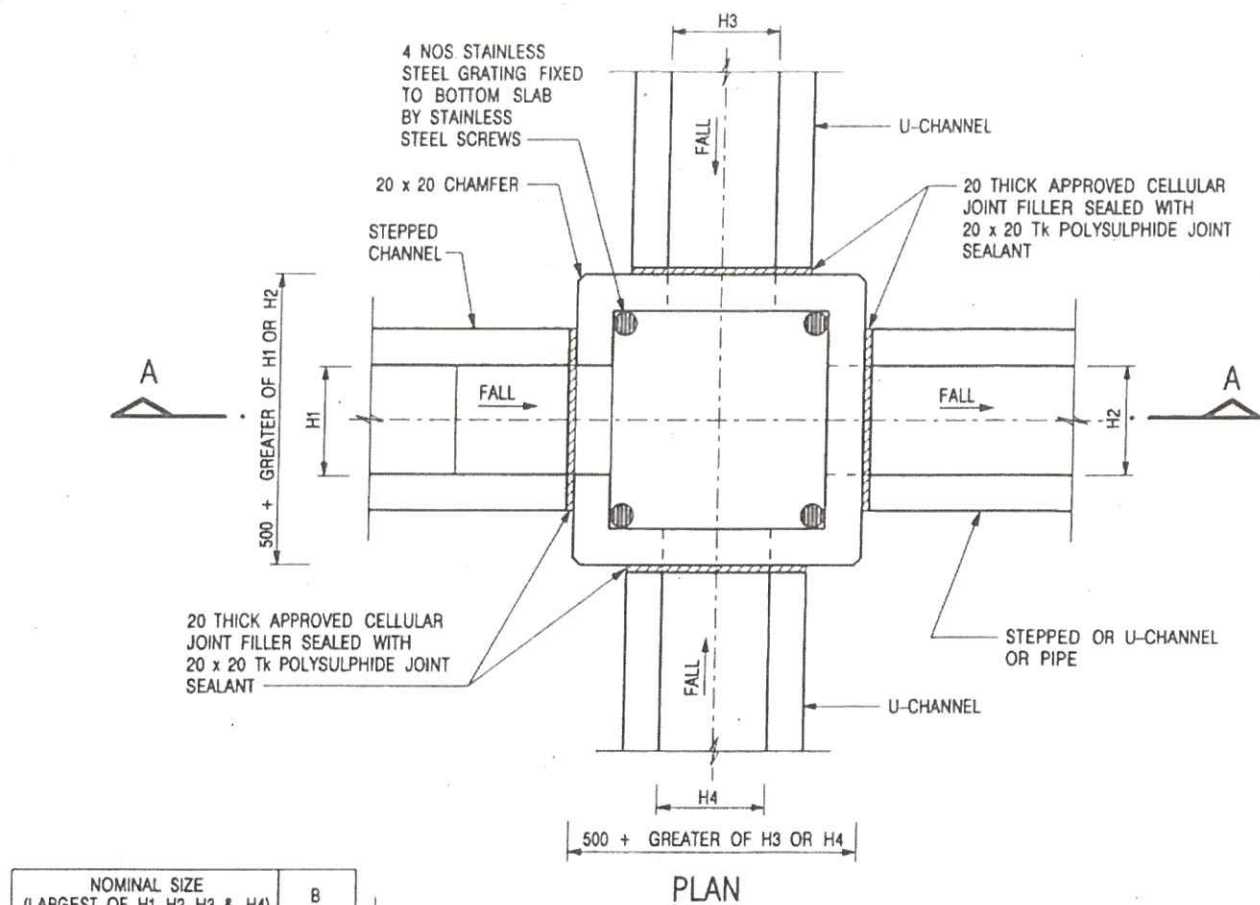
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

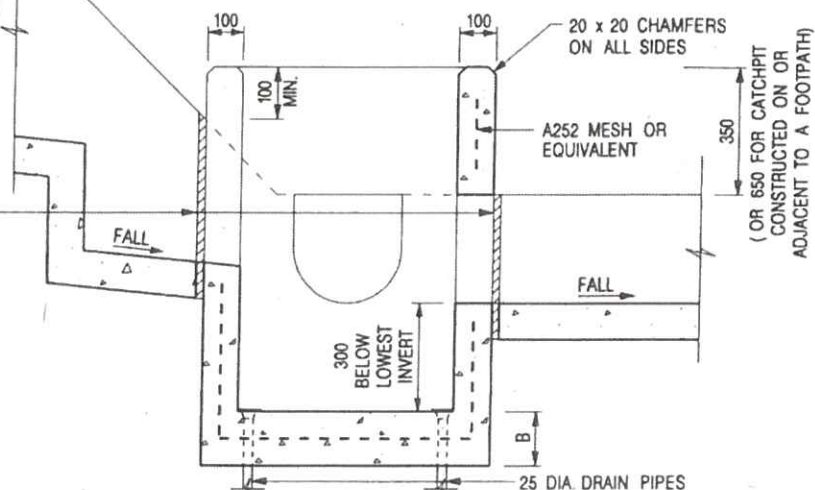
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /2	



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

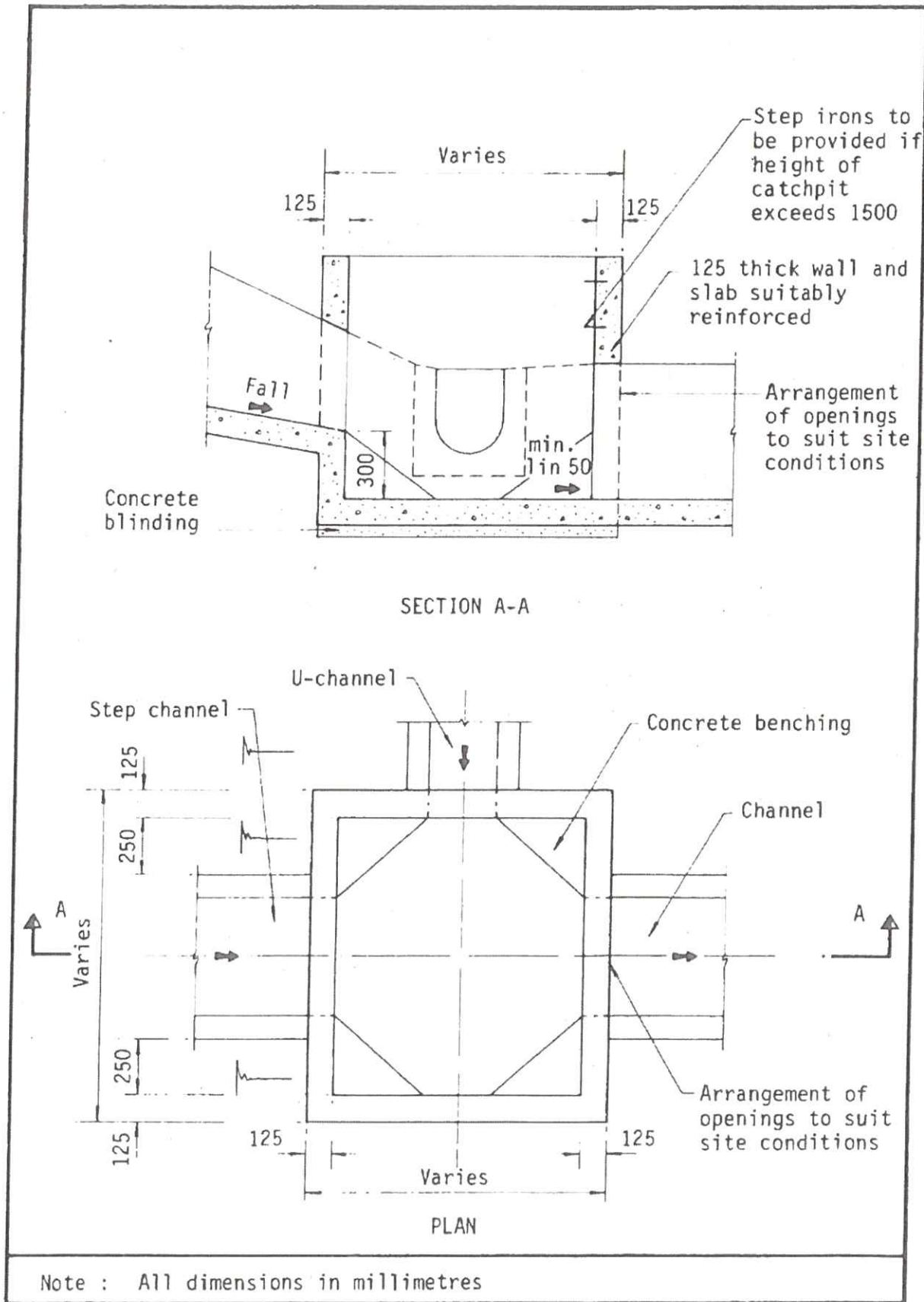
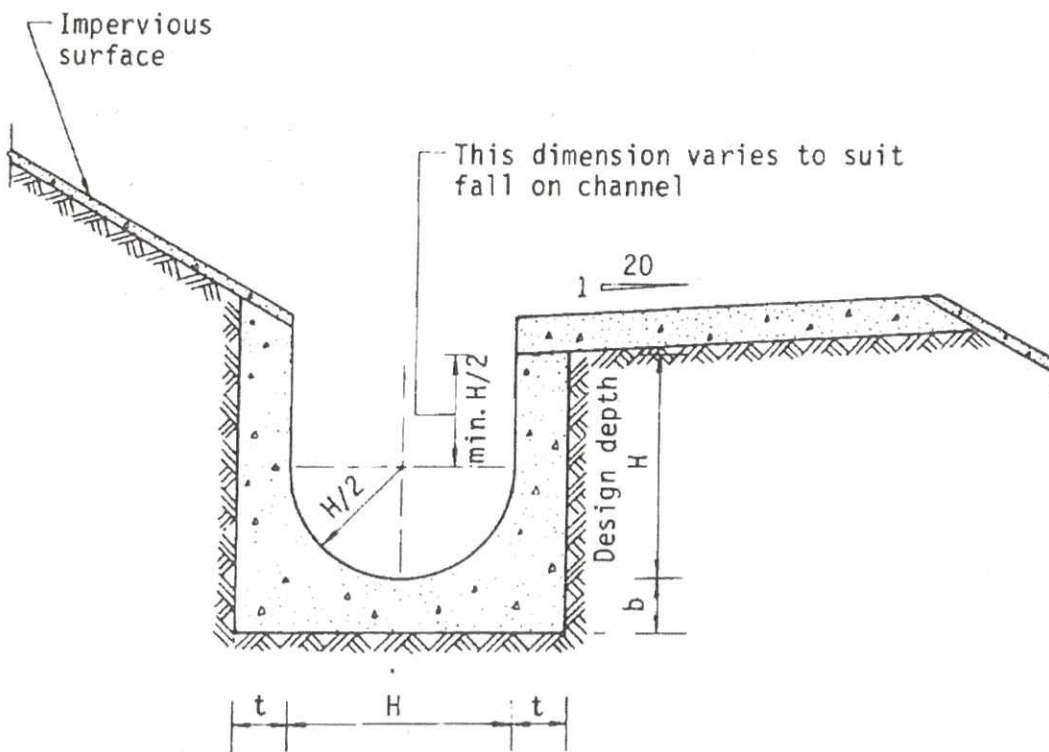


Figure 8.10 - Typical Details of Catchpits

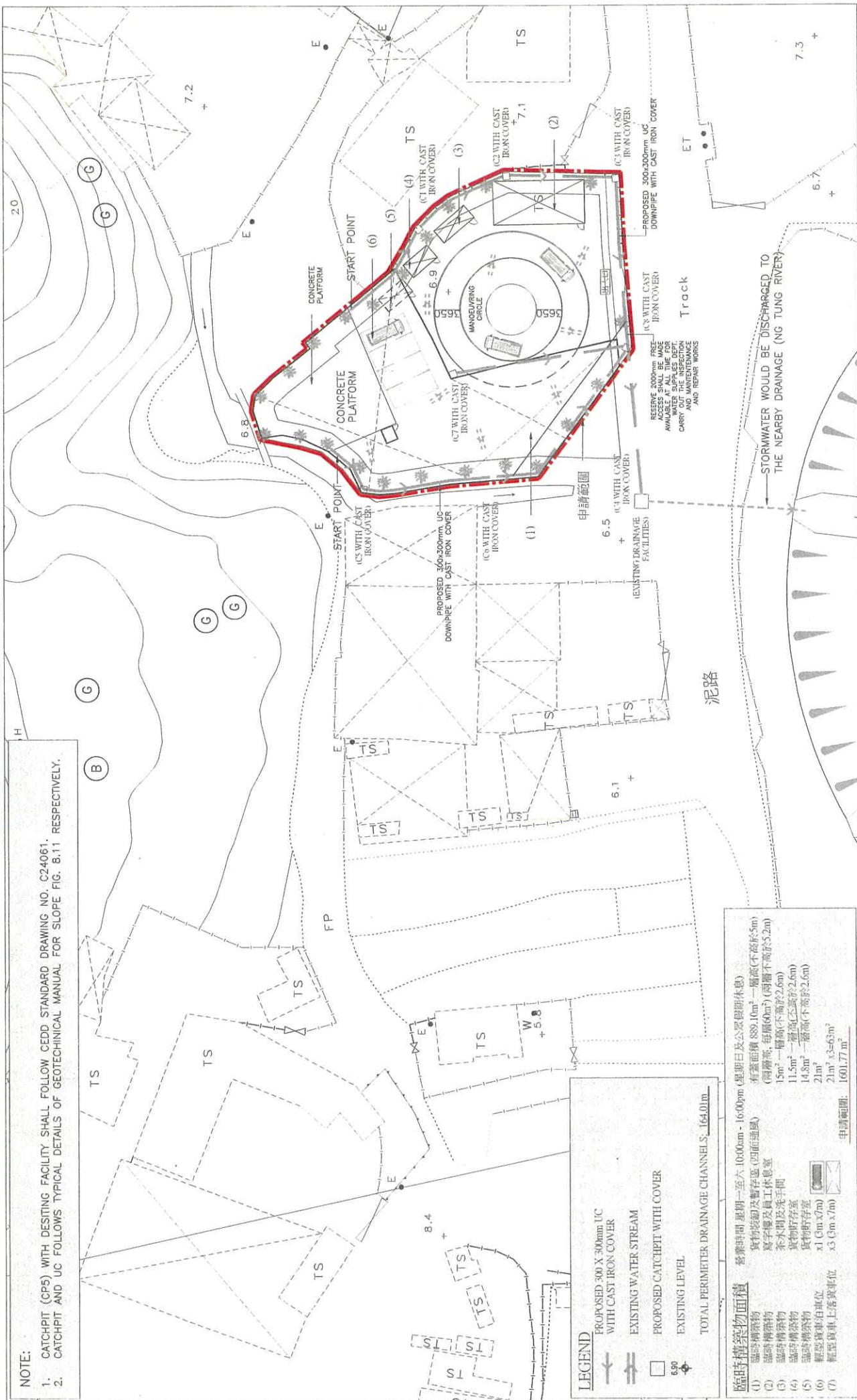


Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

NOTE:
 1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
 2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG. 8.11 RESPECTIVELY.



LEGEND

PROPOSED 300 X 300mm UC WITH CAST IRON COVER

EXISTING WATER STREAM

PROPOSED CATCHPIT WITH COVER

EXISTING LEVEL

6.90

TOTAL PERIMETER DRAINAGE CHANNELS: 1640.0m

臨時構築物面積

營業時間 星期一至六 10:00am - 16:00pm (星期日及公眾假期休息)

(1) 臨時構築物 貨物貯存及暫存處 (四面圍牆) 有蓋面積 889.10m² (一層高(不低於5m) (兩層高, 每層60m²) (兩層不低於5.2m) 15m² 一層高(不低於2.6m) 11.5m² 一層高(不低於2.6m) 14.8m² 一層高(不低於2.6m) 21m² 21m² x3=63m²

(2) 臨時構築物 寫字樓及員工休息室

(3) 臨時構築物 茶水間及洗手間

(4) 臨時構築物 貨物貯存處

(5) 臨時構築物 貨物貯存處 x1 (5m x7m)

(6) 臨時構築物 輕型貨車泊車位 x3 (5m x7m)

(7) 輕型貨車上落貨車位

申請面積: 1601.77 m²

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

Project

LOTS 182 RP (PART)
 AND 183 RP (PART)
 IN D.D. 52, FU TEI AU,
 SHEUNG SHUI, N.T.

Application

PROPOSED TEMPORARY
 CARGO HANDLING AND
 FORWARDING FACILITY
 (USE FOR A PERIOD OF 3 YEARS)

Drawing Title

DRAINAGE PROPOSAL
 LAYOUT PLAN

Scale

1:250 (A3)

Notes

1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
 2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.

Drawn By

Yu Leung

Checked By

Yu Leung

Approved By

07-MAR-2023

Job No.

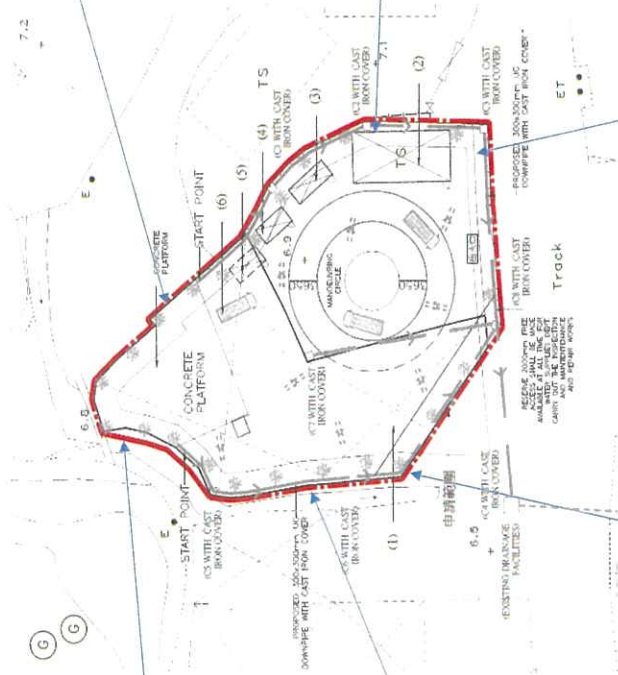
D052

Drawing No.

DP-01

Revision

—



Response the comment from Traffic Department (A/NE-FTA/227)

- The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;

上述申請位置之車輛出入車次為 4 架次每小時, 相信不會對區內交通造成負面影響

- the applicant should advise the width of the vehicular access leading to the site;

通往該申請地點的車輛通道的寬度不少於 8 米

- the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.

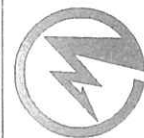
申請人將安排交通督導員維持交通, 保障途人安全

FIRE SERVICES NOTES

1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.
2. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
3. ALL LINING FOR ACOUSTIC, THERMAL INSULATION PURPOSES WITHIN THE PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.
4. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
5. ONE MANUAL FIRE ALARM CALL POINT AND ONE FIRE ALARM BELL SHALL BE PROVIDED ADJACENT TO EVERY HOSE REEL IN BUILDING SO THAT UPON ACTIVATION OF ANY MANUAL FIRE ALARM CALL POINT IN THE BUILDING, THE FIXED FIRE PUMP SHALL COME INTO OPERATION REGARDLESS OF THE ZONING OF THE MFA CALL POINT AND SOUND ALL THE FIRE ALARM BELLS IN THE BUILDING AND COMPLIED WITH BS 5839-1:2017 AND F.S.D. CIRCULAR LETTER NO. 6/2021
6. ALL PIPES SHALL COMPLY WITH BS 1387 MEDIUM GRADE GALVANIZED MILD STEEL PIPE.
7. THE MFA CONTROL PANEL SHOULD BE PROVIDED AT THE MAIN ENTRANCE OF THE BUILDING AT 2,000mm ABOVE FINISHED FLOOR LEVEL. CARETAKER'S PROVIDED IN THIS BUILDING AS INDICATED ON PLAN.
8. THEN BOTTOM OF HOSE REEL SHOULD BE MOUNTED 2000mm ABOVE FINISH FLOOR LEVEL TO ENSURE THE CLEARANCE OF MEAN OF ESCAPE.
9. POWER SUPPLY CABLE FOR FIXED FIRE PUMPS, FIRE ALARM BELLS AND MFA CONTROL PANEL SHOULD BE OF THE RESISTING TYPE COMPLYING WITH BS6387 CAT. AIX.
10. BOTH ELECTRICAL AND MECHANICAL CHANGEOVER FACILITIES SHALL BE PROVIDED FOR THE FIXED FIRE PUMPS.
11. MODIFIED HOSE REEL SYSTEM IN ACCORDANCE WITH PARAGRAPHS 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT 2012 VERSION SHALL BE PROVIDED FOR THE BUILDING TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. A FIRE SERVICES TANK OF 2,000 LITRES EFFECTIVE STORAGE CAPACITY SHALL BE PROVIDED THEFTO.
12. ALL PIPES SHALL COMPLY WITH BS 1387 MEDIUM GRADE GALVANIZED MILD STEEL PIPE
13. HAZARD CLASSIFICATION: ORDINARY HAZARD GROUP 1 (NOT MORE THAN 15m(H))
14. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLIED WITH BS 5266 PART 1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
15. SECONDARY POWER SUPPLY TO BE CONNECTED BEFORE BUILDING'S MAIN SWITCH.
16. EXIT SIGN SHALL BE PROVIDED AND COMPLIED WITH BS5266 PART 1:2011 & FSD C.L 5/08

臨時構架物面積

- | 臨時構架物 | 面積 | 高度 | 備註 |
|-------------|------------------------|------|--------------------------------------|
| (1) 臨時構架物 | 15m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (2) 臨時構架物 | 15m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (3) 臨時構架物 | 11.5m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (4) 臨時構架物 | 14.8m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (5) 臨時構架物 | 21m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (6) 臨時構架物 | 21m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
| (7) 輕型貨車泊車位 | 1601.77 m ² | 1.5m | 有蓋面積 889.10m ² 一層高(不低於5m) |
- 申請範圍: 1601.77 m²



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

LOTS 182 RP (PART)
 AND 183 RP (PART)
 IN D.D. 52, FU TEI AU,
 SHEUNG SHUI, N.T.

PROPOSED TEMPORARY
 CARGO HANDLING AND
 FORWARDING FACILITY
 (USE FOR A PERIOD OF 3 YEARS)

Address

Project

Scale

Drawn by

Checked by

Date

Revision

Drawn by

Checked by

Date

Revision

Drawn by

Checked by

Date

Revision

Drawn by

Checked by

Date

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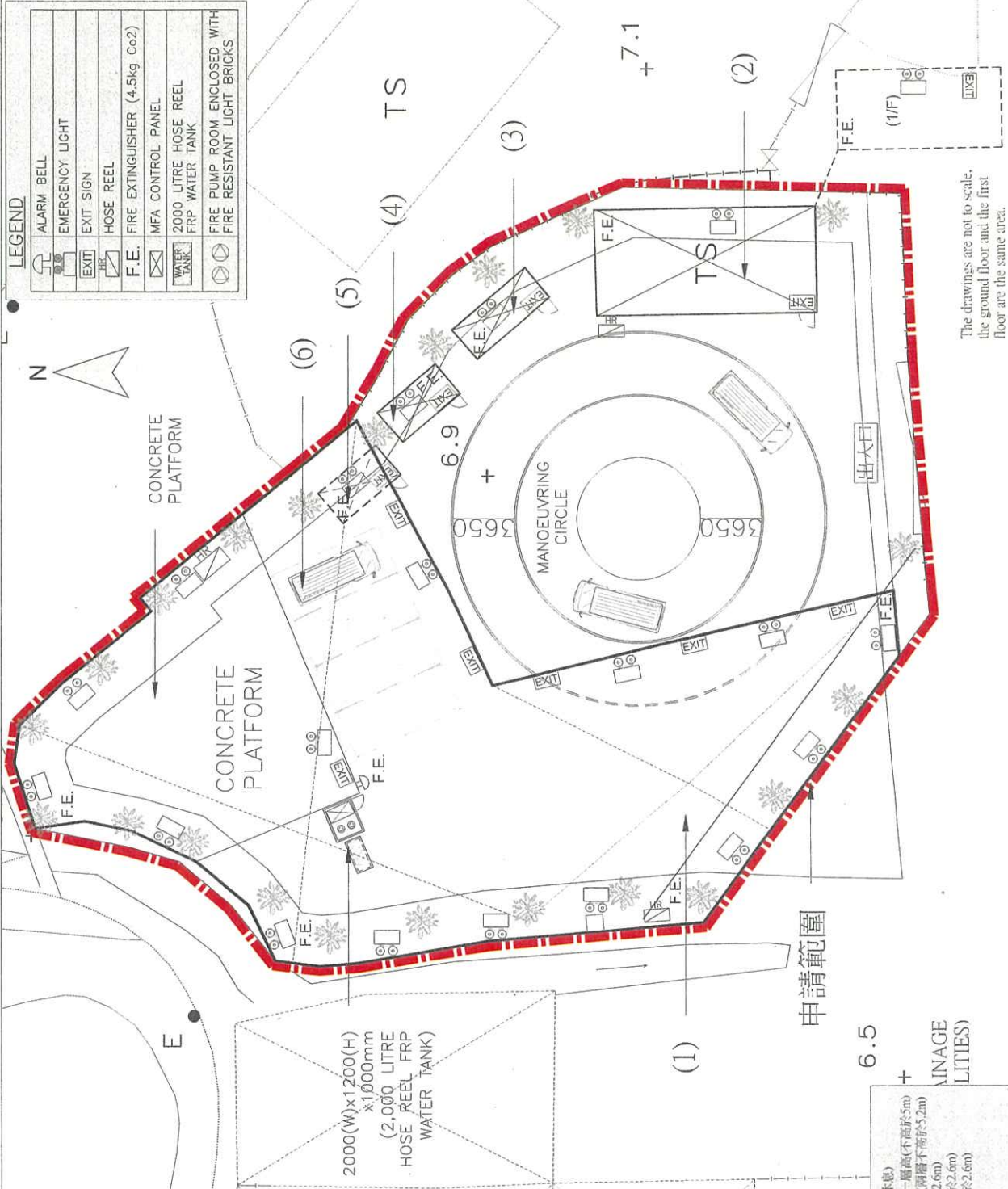
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The drawings are not to scale,
 the ground floor and the first
 floor are the same area.

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RE: Planning Application No. A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years
20/09/2023 17:32

From:

To: <mwlau@pland.gov.hk>

File Ref:

History: This message has been forwarded.

規劃申請編號: TPB/A/NE-FTA/227

致: 歐先生, Markie

回覆有關地政署意見

如申請獲批, 申請人就上述規劃申請搭建之構築物, 將重新遞交豁免書申請。

特此通知!

Leo Wong



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



RE: Planning Application No. A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years

27/09/2023 13:14

From:

To: <mwlaui@pland.gov.hk>

File Ref:

History: This message has been forwarded.

Dear Mr. Au

Reply the comments of the Chief Engineer/Mainland North Division, Drainage Services Department

The application site is located near an existing streamcourse. We confirm that the northern site area of the application site does not encroaches upon the existing streamcourse..

Leo Wong

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RE: Planning Application No. A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years

06/10/2023 11:10

From:

To: <mwlau@pland.gov.hk>

File Ref:

History: This message has been forwarded.

1 attachment



image001.jpg

致：規劃署 - 歐生

回覆有關水務署之意見

申請人知悉有關場地的一部分位於水務署自來水廠保護區內的水管，因此我們除邊界圍欄外，不會放置或豎立任何結構或任何結構的支撐，並且不允許機動車輛停放或保留用於任何目的，申請人授權水務署署長或其承建商的職員在申請範圍隨時自由進出，以便對進行建造、檢查、操作、保養及維修工程。

Leo Wong

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



Response the comment of DSD (A/NE-FTA/227)
20/10/2023 14:48

From:

To: <mwlaui@pland.gov.hk>

File Ref:

History: This message has been forwarded.

2 attachments



DSD Comment 19-10-2023.pdf 附圖 - Drainage Plan (18-OCT-2023).pdf

Dear Mr. Au – PLAN D

Response the comments of the Chief Engineer/Mainland North Division,
Drainage Services Department of A/NE-FTA/227 .

Leo Wong

Leo Wong

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊認可承辦商(公司)編號MWC304/2022



Response the Comments of CE/MN of DSD (A/NE-FTA/227)

1. Please advise the clearance between the proposed works and the existing streamcourse under the proposed development. In general, the applicant shall be required to place all the proposed works 3m away from the streamcourse. We consider it is an essential requirement for the proposed development to place all the proposed works 3m away from the streamcourse. Please request the applicant to review the drainage proposal accordingly. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.

申請位置之構建物距離河道由 0.38 至 2.27 米, 當中較貼近河道屬申請人私人業權(見附件一), 由於我們自 2012 年至今,經歷多過黑色暴雨日子, 毗鄰土地沒有水浸情況出現, 我們深信現有距離不會影響河道運作; 另外我們在工程施工期間, 將設置隔沙袋, 避免施工進行中廢料流入河道造成淤塞,安排人手定期檢查及清理,確保雨水排放運作正常。

2. Please provide invert level and gradient of the proposed drain/surface channel, catchpits and discharge structure etc. Please clarify the location of catchpit C4 and C6.

集水井 C4 等同 C8, C6 見附圖

3. Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. Please advise if catchpit C8 is designed with sand trap.

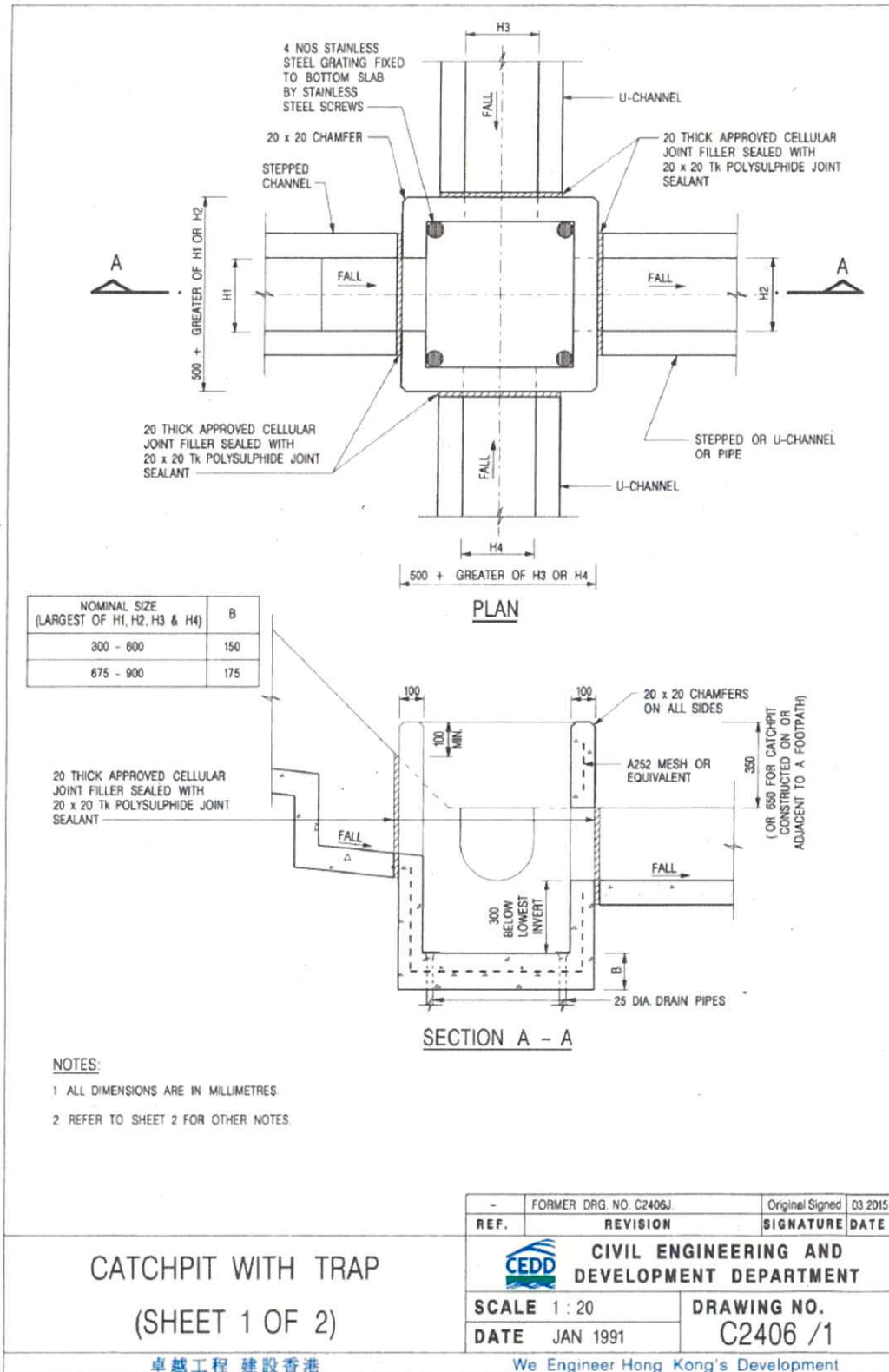
集水井 C8 等同 C4,根據 CEDD Drawing No.C2406 - CATCHPIT WITH TRAP 設計(見附件二)

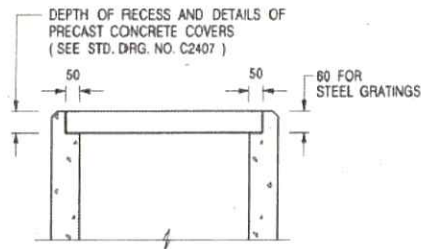
4. Photos should be submitted clearly showing the proposed downstream to collect the surface runoff from the site including the existing drainage facilities. It is observed in the site condition photos that there were debris,vegetation and temporary structures within/on top of the existing channels which may impede the drainage performance, please review and rectify.

申請人承諾將現有管道內/頂部有碎屑、植被和臨時結構清除, 確保擬議的下游不會妨礙排水性能,以及收集場地的地表徑流,待規劃許可獲批後進行修葺工程, 完成工程後再呈交相關相片。

5. Please review the adequacy of using 300mm UC and provide justification as necessary.

見附件三






**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

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

-	FORMER DRG. NO. C2406J	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /2	
·We Engineer Hong Kong's Development			

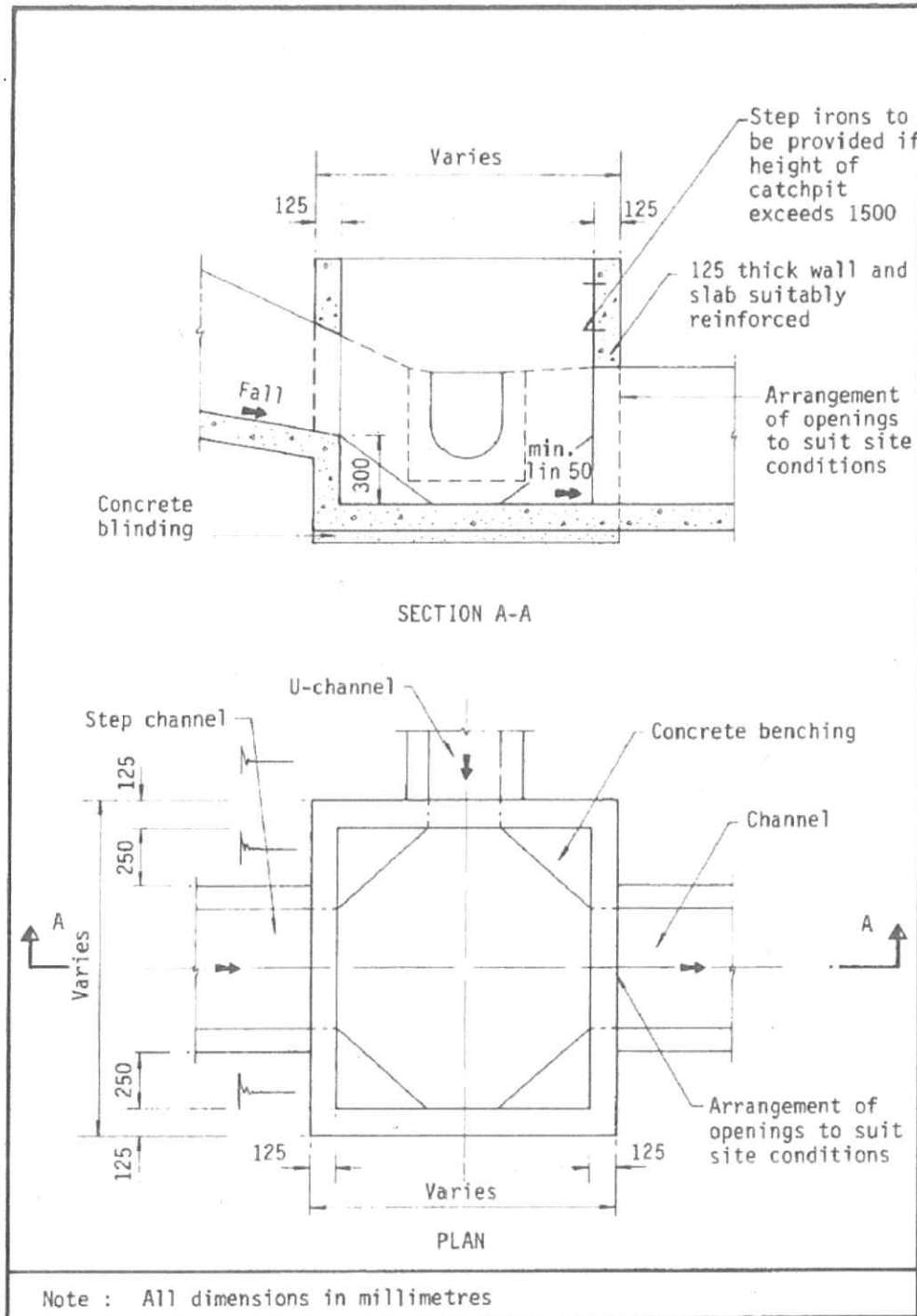


Figure 8.10 - Typical Details of Catchpits

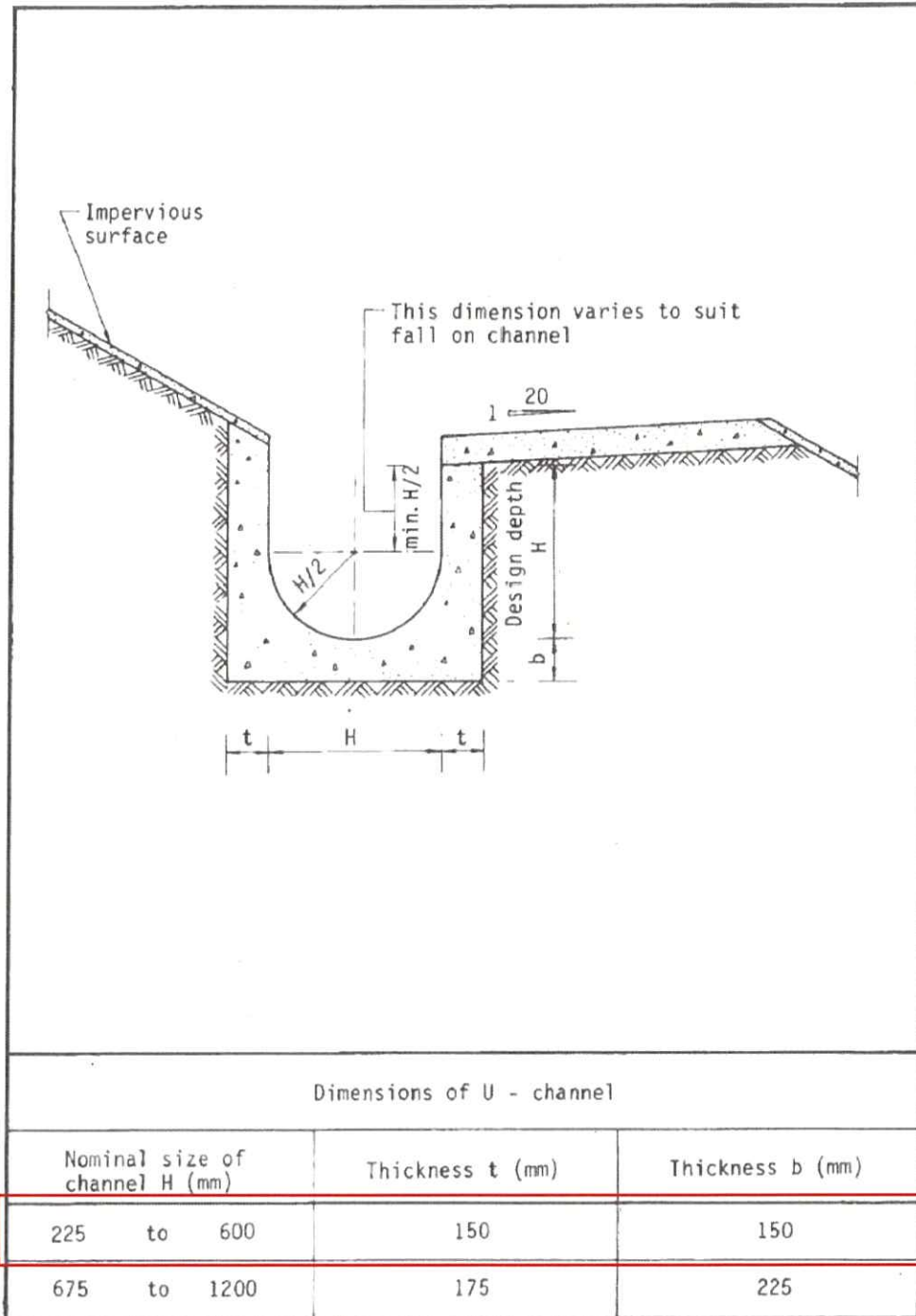


Figure 8.11 - Typical U-channel Details

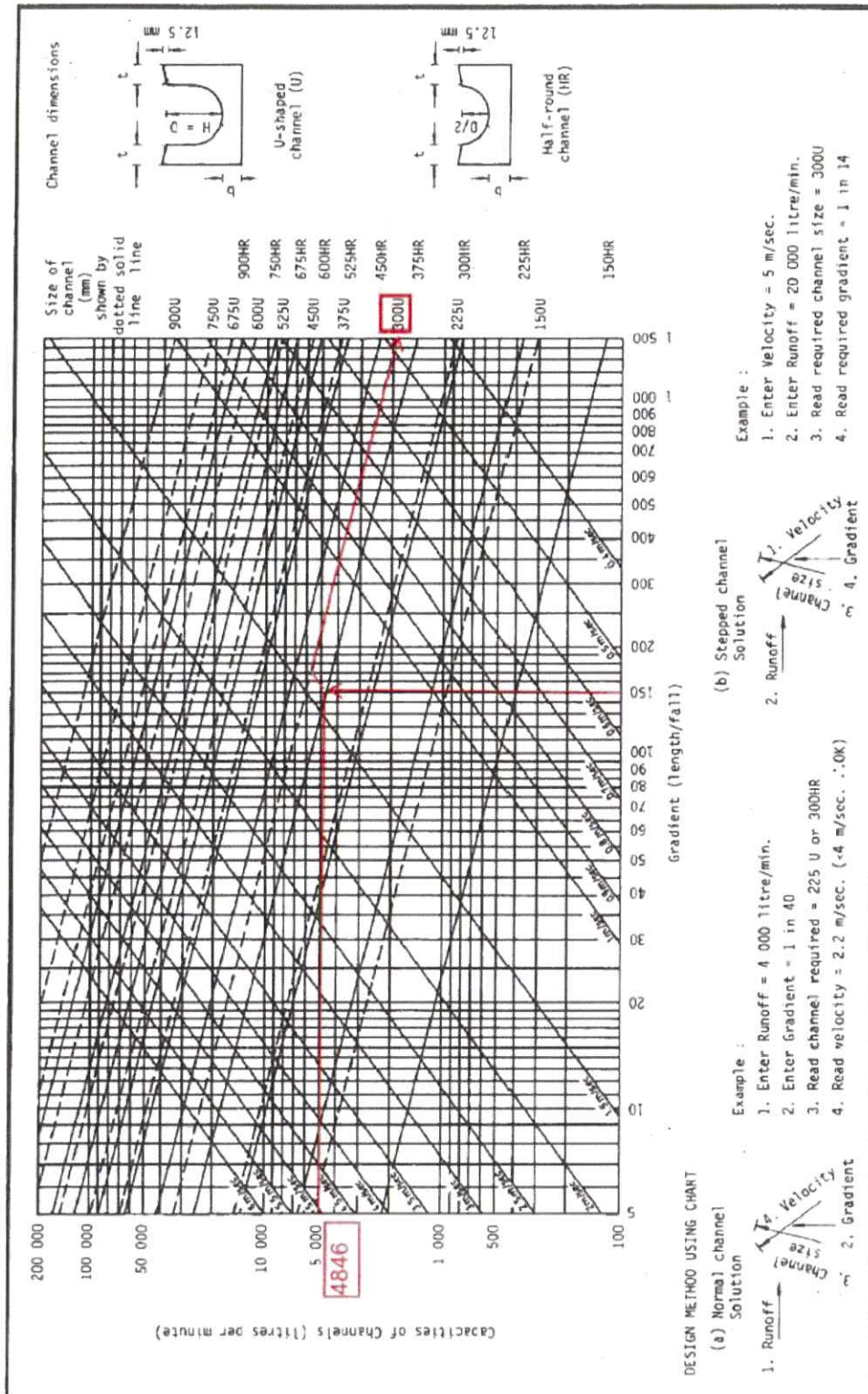
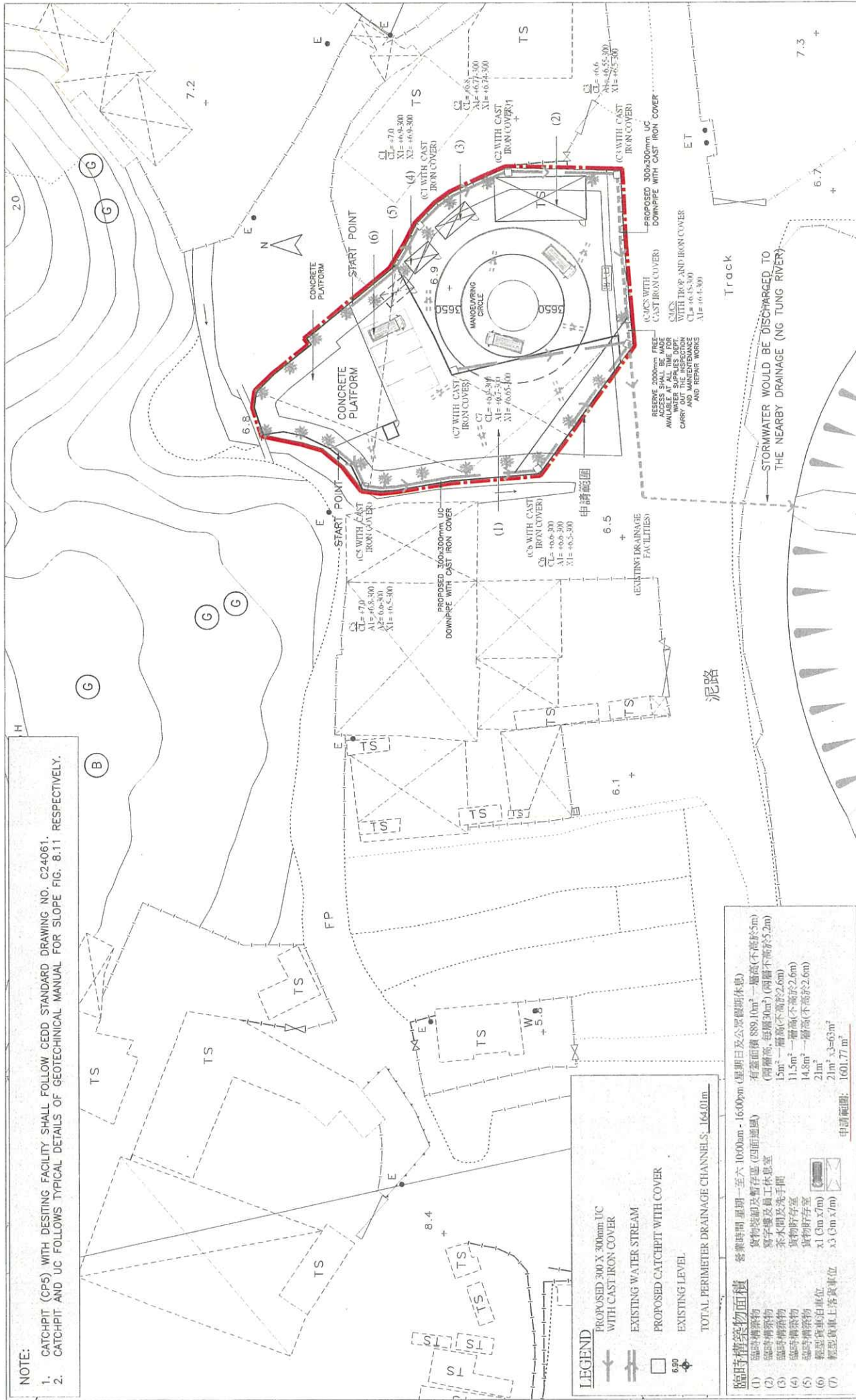


Figure 8.7 - Chart for the Rapid Design of Channels

NOTE:

1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG. 8.11 RESPECTIVELY.



LEGEND

PROPOSED 300 X 300mm UC WITH CAST IRON COVER

EXISTING WATER STREAM

PROPOSED CATCHPIT WITH COVER

EXISTING LEVEL

TOTAL PERIMETER DRAINAGE CHANNELS: 164.01m

臨時構築物面積

(1)	臨時構築物	貨物堆棧及暫存區 (四面圍欄)	有蓋面積 889.10m ² - 牆高 (不低於 5m)
(2)	臨時構築物	貨物堆棧及員工休息室	15m ² - 牆高 (不低於 5.2m)
(3)	臨時構築物	洗手間及洗手間	11.5m ² - 牆高 (不低於 2.6m)
(4)	臨時構築物	貨物貯存室	14.8m ² - 牆高 (不低於 2.6m)
(5)	臨時構築物	貨物貯存室	21m ²
(6)	輕型貨車泊車位	x1 (3m x 7m)	
(7)	輕型貨車上落貨車位	x3 (3m x 7m)	

申請面積: 1601.77 m²



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

LOTS 182 RP (PART)
AND 183 RP (PART)
IN D.D. 52, FU TEI AU,
SHEUNG SHUI, N.T.

PROPOSED TEMPORARY
CARGO HANDLING AND
FORWARDING FACILITY
(USE FOR A PERIOD OF 3 YEARS)

Project	DRAINAGE PROPOSAL LAYOUT PLAN
Scale	1:250 (A3)
Drawn by	Yu Leung
Checked by	Yu Leung
Created by	AY
Job No.	D052
Revision	01
Date	18-OCT-2023

1. CATCHPIT (CP5) WITH DESTING FACILITY SHALL FOLLOW CDD STANDARD DRAWING NO. C24061.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.

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: 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 or if required, 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 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 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) 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;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) 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
 - (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.

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/29	Container Trailer Park	5.11.1999
A/NE-FTA/44	Minor Amendment to Approved Scheme for Container Trailer Park (Approved by DPO)	22.5.2002 (Approved by DPO)
A/NE-FTA/80	Temporary Container Trailer Park for a Period of 3 Years	5.1.2007
A/NE-FTA/99	Temporary Container Trailer Park for a Period of 3 Years	9.4.2010 (Revoked on 9.1.2011)
A/NE-FTA/108	Temporary Container Trailer Park for a Period of 3 Years	4.11.2011 (Revoked on 4.2.2012)
A/NE-FTA/113	Temporary Goods Distribution and Storage Use for a Period of 3 Years	20.7.2012
A/NE-FTA/154	Temporary Goods Distribution and Storage Use for a Period of 3 Years	9.10.2015 (Revoked on 9.1.2018)
A/NE-FTA/167	Temporary Goods Distribution and Storage Use for a Period of 3 Years	6.4.2018 (Revoked on 6.7.2018)
A/NE-FTA/194	Proposed Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years	24.4.2020 (Revoked on 24.7.2022)

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering point of view; and
- the vehicular access between the Site and Man Kam To Road is not managed by TD. The applicants should seek comment from the responsible party.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective; and
- no environmental complaint has been received for the Site in the past three years.

3. 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;
- the Site is located in an area of rural inland plains landscape character surrounded by open storage, temporary structures, clusters of tree groups and woodland at the north within the "Green Belt" zone;
- the Site is hard paved and occupied by temporary structures. Some trees of common species are observed along the site boundary; and
- significant adverse landscape impact on the landscape character and the existing landscape resources within the Site is not anticipated.

4. Drainage

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

- no objection to the application from public drainage perspective;
- the applicants should note the following comments on the drainage proposal:
 - (i) to advise the details of the existing drainage facilities at the downstream of Catchpit C4 and demonstrate its adequacy to convey the surface runoff from the proposed development; and
 - (ii) to clarify if U-channel or downpipe will be provided at the northern side of the development and indicate in the drainage proposal.

- should the application be approved, approval 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; and
- the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

5. Fire Safety

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

- no in-principle objection to the submitted fire service installations proposal; and
- the applicants are advised to submit a full set of FS 251 which should incorporate all fire service installations (FSIs) proposed in the endorsed FSIs proposal for further arrangement of FSI acceptance inspection.

6. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman of Sheung Shui District Rural Committee, three Indigenous Inhabitant Representatives (IIRs) and the Resident Representative (RR) of Sheung Shui Heung, the Chairman of Fung Shui Area Committee, and the IIR and the RR of Wa Shan Tsuen have no comment.

7. Other Departments

- The following government departments have no comments on the application:
 - (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); 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 STW holder/lot owners will need to apply to this office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or 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 it 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 comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimise potential environmental nuisance to the surrounding area;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicants are advised to adopt good site practices and implement necessary environmental measures, including but not limited to provision of screen planting/hoarding and control of surface runoff to avoid disturbance to the abandoned meander located to the south of the Site;
- (d) 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 and the applicants should seek comment from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the vehicular access leading from Man Kam To Road to the Site is maintained by HyD; and
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works.

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/227

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 2023.6.14

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



A/NE-FTA/227 DD 52 Fu Tei Au

23/06/2023 02:49

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

221 withdrawn. Objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 13 February 2023 2:46 AM CST

Subject: A/NE-FTA/221 DD 52 Fu Tei Au

A/NE-FTA/221

Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui

Site area: About 1,601.77sq.m

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

Applied use: Cargo Handling and Forwarding Facility / 4 Vehicle Parking

Dear TPB Members

REVOKED ON 24.7.2022: A/NE-FTA/194

As the applicant had failed to comply with conditions (g), (h) & (i) satisfactorily by 24.7.2022, the planning permission for the subject application had already been revoked on the same date.

This site has a long history of failure to fulfill conditions.

Once again it appears that Rule of Law applies only to urban districts south of Lion Rock.

Another Hong Kong "Good Story"

Mary Mulvihill