

2023年12月8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/236

- 8 DEC 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2303079 28/11 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/236
	Date Received 收到日期	- 8 DEC 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

時代名揚發展有限公司 TIMES FAME DEVELOPMENT 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)	新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、第189號C分段、第189號餘段和毗連政府土地 Lot 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 a and Adjoining Government Land, Sheung Shui Wa Shan, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,776 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 340 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17 DRAFT FU TEI AU AND SHA LING OUTLINE ZONING PLAN NO. S/NE-FTA/17
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」 "Other Specified Uses" annotated "Port Back-up Uses", "Agriculture" and "Green Belt"
(f) Current use(s) 現時用途	臨時倉庫 (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 11/11/2023 (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 24/11/2023 (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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展擬議臨時物流倉庫（為期三年）
Proposed Temporary Logistics Warehouse for a Period of 3 Years

(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	1655sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3145sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4776sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4776sq.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：臨時倉庫，總樓面面積不多於4760平方米，1-2層高，高度不多於14米。

構築物2：洗手間，總面積不多於16平方米，1層高，高度不多於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	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)	

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	5
Others (Please Specify) 其他 (請列明)	3個貨櫃車上落客貨車位

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午八時，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)) 由北區文錦渡路經一條鄉村道路進入	
	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) <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		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"/>

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

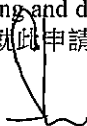
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have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

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

23/11/2023

..... (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。)

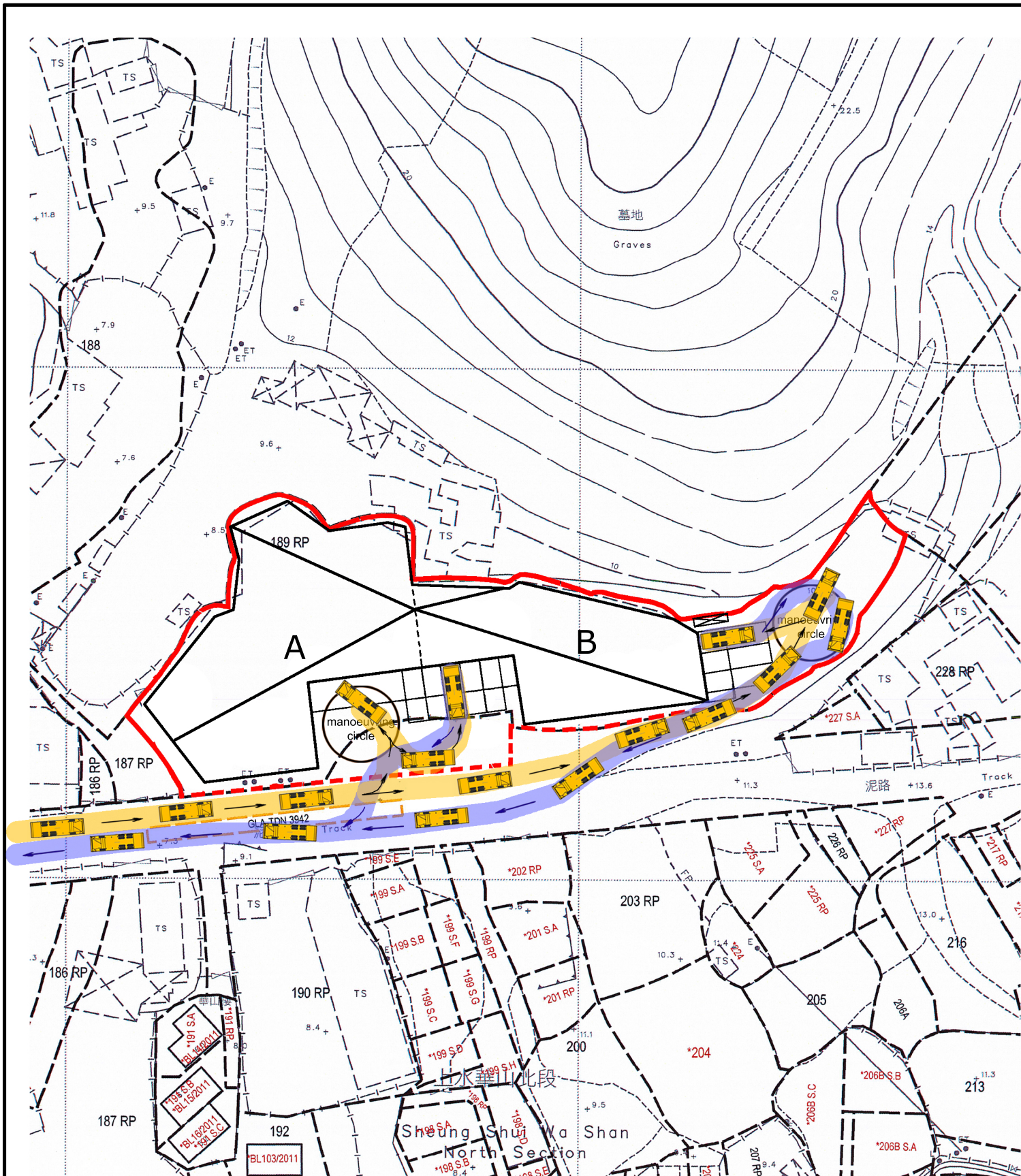
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界上水華山丈量約份第52約地段第189號A分段、第189號B分段、 第189號C分段、第189號餘段和毗連政府土地 Lot 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, New Territories
Site area 地盤面積	4800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 340 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17 DRAFT FU TEI AU AND SHA LING OUTLINE ZONING PLAN NO. S/NE-FTA/17
Zoning 地帶	「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」 "Other Specified Uses" annotated "Port Back-up Uses", "Agriculture" and "Green Belt"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬議臨時物流倉庫（為期三年） Proposed Temporary Logistics Warehouse for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4776 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.995 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(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	14 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	65.5 % <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		0
	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) <hr/>		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		8
	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) 3個貨櫃車上落客貨車位 <hr/>		0 0 0 0 5 5

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



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Swept Path Analysis



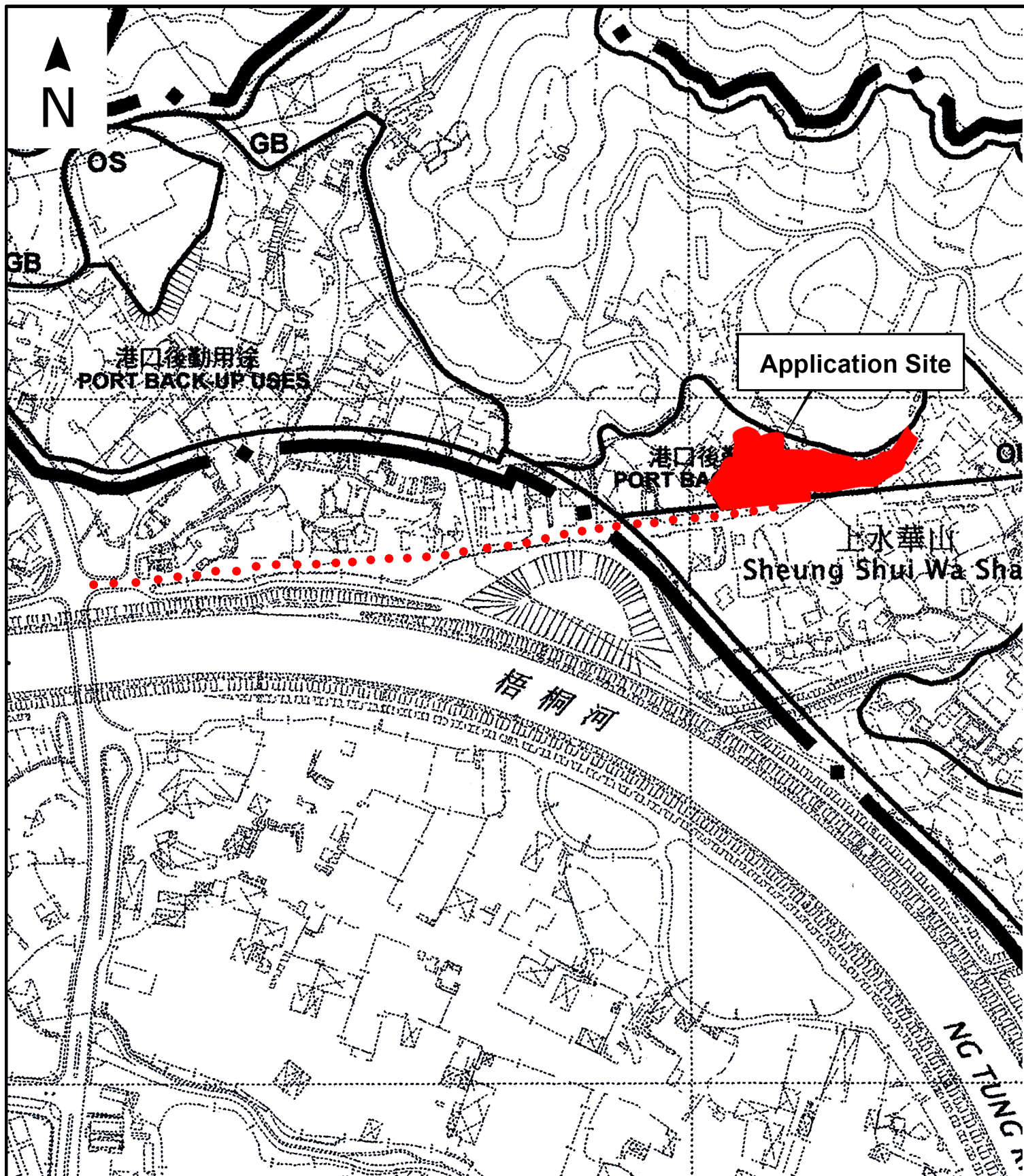
Drawing No. 圖號:

Figure 1

Remarks 備註:

- No Fencing (Open Spaces)
- In
- ← Out

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Location Plan



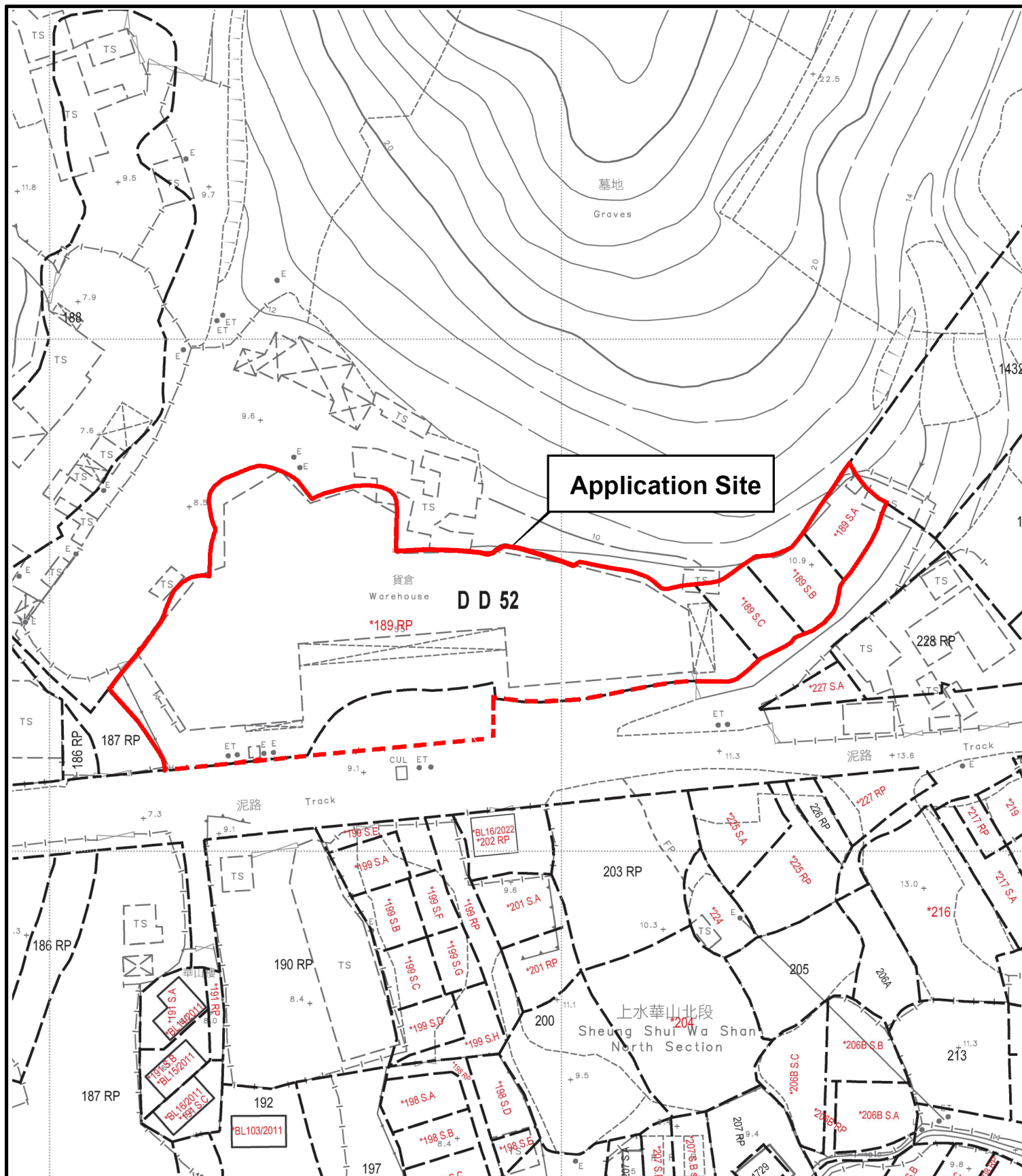
Drawing No. 圖號:

20231122

Remarks 備註:

●●● Vehicular access leading from Man Kam To Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Warehouse for a Period of 3 Years at Lot 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

20231122

Remarks 備註:

--- No Fencing (Open Spaces)

Scale 比例:

Structure 1 (Existing)
Included Warehouse Part A,
Part B, Rain Shelter A & Rain Shelter B

Warehouse

GFA: Not exceeding 4,760m²

No. of Storey: 2

Height: Not exceeding 14m

Structure 2 (Existing)

Toilet

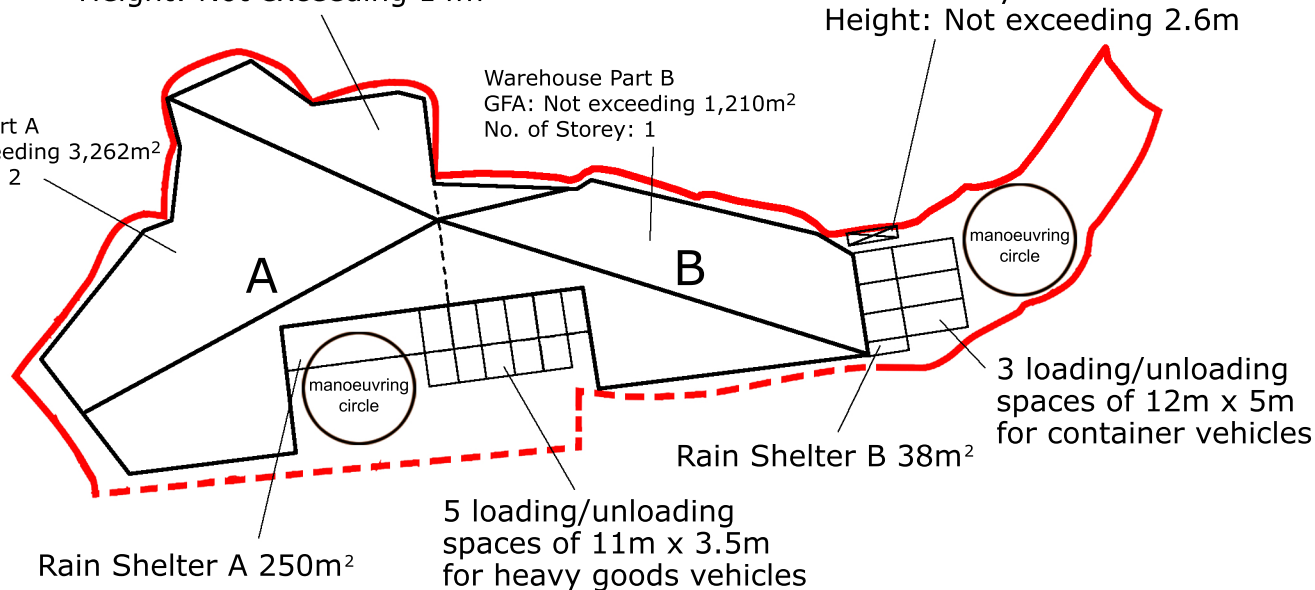
GFA: Not exceeding 16m²

No. of storey: 1

Height: Not exceeding 2.6m

Warehouse Part A
 GFA: Not exceeding 3,262m²
 No. of Storey: 2

Warehouse Part B
 GFA: Not exceeding 1,210m²
 No. of Storey: 1



Project 項目名稱:

Proposed Temporary Logistics
 Warehouse for a Period of 3 Years at Lot
 189 S.A, 189 S.B, 189 S.C, 189 RP in
 D.D. 52 and Adjoining Government Land,
 Sheung Shui Wa Shan, N.T.

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20231122

Remarks 備註:

--- No Fencing
 (Open Spaces)

Scale 比例:

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地

擬議臨時物流倉庫 (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.3-4

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，提交有關上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時物流倉庫。
2. 申請地點位於上水北區文錦渡路附近，在《虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17》上劃為「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」用途。
3. 申請地盤面積為約 4,800 平方米，上蓋面積為 3,145 平方米，露天地方面積為 1,655 平方米，上蓋覆蓋率為 65.5 %。
4. 申請地點將設有兩個構築物，總樓面面積不多於 4,776 平方米，用途如下：
構築物 1：貨倉，面積不多於 4,760 平方米，1-2 層高，高度不多於 14 米；構築物 2：洗手間，每層面積不多於 16 平方米，1 層高，高度不多於 2.6 米。
5. 申請地點涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位，不設任何停車位。
6. 申請地點可從由文錦渡路經一條鄉村地區道路前往。
7. 擬議發展的營運時間為星期一至星期六上午八時至下午八時，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 4,800 平方米，根據虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17，申請地點絕大部份被規劃為「其他指定用途」註明「港口後勤用途」，只有少部份被規劃為「農業」及「綠化地帶」。
2. 擬議申請用途為臨時物流倉庫，屬於「其他指定用途」註明「港口後勤用途」地帶內第二欄的准許用途，按照城規會條例，需向城規會作出申請。
3. 根據資料顯示，「其他指定用途」註明「港口後勤用途」的規劃意向，主要是應付預料日益增加的跨界貨運交通量，尤其是因此而衍生的貨櫃車(包括貨櫃車拖架及拖頭)停放需要，以及對其他港口後勤用途的需求，擬議申請完全符合以上規劃意向。
4. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號：A/NE-FTA/211)，因此申請人懇請城市規劃委員會對本申請作出相同的對待，之前因社會疫情關係只完成了某幾項附帶條件，申請人承諾今次定會履行所有相關的附帶條件。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流貨倉用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
6. 擬議發展只是臨時三年的性質，擬議發展不會影響用途地帶的長遠規劃意向。
7. 申請用途不會破壞「農業」及「綠化」地帶上的一草一木，只是利用現時的硬地面作臨時物流貨倉，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。
8. 申請地點的營運時間為星期一至星期六上午八時至下午八時，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華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地作為期三年的臨時物流倉庫。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 4 個私家地段及部份政府土地。該地段為政府集體官契的農地，擬議發展涉及兩個上蓋構築物，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和政府土地部份的短期租約。

2. 擬議發展的入口

申請地點有行車通道連接文錦渡路，該行車通道少有行人，已經早已平整，平均闊度有 6 米以上，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。

3. 擬議發展的交通安排

申請用途涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位。申請地點設有足夠迴旋空間供車輛掉頭，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貨倉，只在星期一至星期六上午八時至下午八時，星

期日及公眾假期全日休業。；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個洗手間，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
界上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第
189 號 C 分段、第 189 號餘段和毗連政府土地作為期不超過三年的臨時物
流倉庫。

有關第 16 條規劃申請編號

擬議申請用途：臨時物流倉庫

丈量和地段編號：新界上水華山丈量約份第 52 約地段第 189 號 A 分段、
第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地

預計 重型貨車(30 噸) 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	1	2
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	1	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	1
19 : 00 - 20 : 00	0	0

有關第 16 條規劃申請編號

擬議申請用途：臨時物流倉庫

丈量和地段編號：新界上水華山丈量約份第 52 約地段第 189 號 A 分段、
第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地

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	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	1	1
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	1	1
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0

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，提交有關上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時物流倉庫。
2. 申請地點位於上水北區文錦渡路附近，在《虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17》上劃為「其他指定用途」註明「港口後勤用途」、「農業」及「綠化地帶」用途。
3. 申請地盤面積為約 4,800 平方米，上蓋面積為 3,145 平方米，露天地方面積為 1,655 平方米，上蓋覆蓋率為 65.5 %。
4. 申請地點將設有兩個構築物，總樓面面積不多於 4,776 平方米，用途如下：
構築物 1：貨倉，面積不多於 4,760 平方米，1-2 層高，高度不多於 14 米；構築物 2：洗手間，每層面積不多於 16 平方米，1 層高，高度不多於 2.6 米。
5. 申請地點涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位，不設任何停車位。
6. 申請地點可從由文錦渡路經一條鄉村地區道路前往。
7. 擬議發展的營運時間為星期一至星期六上午八時至下午八時，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 4,800 平方米，根據虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17，申請地點絕大部份被規劃為「其他指定用途」註明「港口後勤用途」，只有少部份被規劃為「農業」及「綠化地帶」。
2. 擬議申請用途為臨時物流倉庫，屬於「其他指定用途」註明「港口後勤用途」地帶內第二欄的准許用途，按照城規會條例，需向城規會作出申請。
3. 根據資料顯示，「其他指定用途」註明「港口後勤用途」的規劃意向，主要是應付預料日益增加的跨界貨運交通量，尤其是因此而衍生的貨櫃車(包括貨櫃車拖架及拖頭)停放需要，以及對其他港口後勤用途的需求，擬議申請完全符合以上規劃意向。
4. 申請地點涉及一個先前的規劃許可編號 A/NE-FTA/211 批准作為期三年的臨時物流倉庫，由於未能如期履行規劃許可附帶的規劃條件，這個規劃許可已被撤銷，因此申請人重新提交本申請，並誠意懇求城市規劃委員會再次批准為期三年的規劃許可。申請人未完成的附帶條件包括：落實渠務裝置和消防裝置。
有關落實渠務裝置方面，申請人已在現場進行渠務工程，稍後可以向渠務處報完工；至於落實消防裝置方面，申請人已安裝大部份消防裝置，現時只欠一個消防水錶，因現時消防處要求一條由水務署的獨立來水喉接駁到消防系統的消防水缸。申請人已經在 2023 年 3 月向水務署遞交相關的水錶申請，並希望水務署能加急處理，但是水務署口頭回覆要 1-2 年才能為申請人安裝水錶，申請人定會加緊跟進消防水錶的申請，並盡快向消防處報完工，申請人承諾今次會履行所有相關的附帶條件。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流貨倉用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。
6. 擬議發展只是臨時三年的性質，擬議發展不會影響用途地帶的長遠規劃意向。
7. 申請用途不會破壞「農業」及「綠化」地帶上的一草一木，只是利用現時的硬地面作臨時物流貨倉，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。

8. 申請地點的營運時間為星期一至星期六上午八時至下午八時，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華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第 189 號 C 分段、第 189 號餘段和毗連政府土地作為期三年的臨時物流倉庫。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及 4 個私家地段及部份政府土地。該地段為政府集體官契的農地，擬議發展涉及兩個上蓋構築物，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和政府土地部份的短期租約。

2. 擬議發展的入口

申請地點有行車通道連接文錦渡路，該行車通道少有行人，已經早已平整，平均闊度有 6 米以上，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。

3. 擬議發展的交通安排

申請用途涉及 5 個重型貨車上落客貨車位及 3 個貨櫃車上落客貨車位。申請地點設有足夠迴旋空間供車輛掉頭，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貨倉，只在星期一至星期六上午八時至下午八時，星

期日及公眾假期全日休業。；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個洗手間，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
界上水華山丈量約份第 52 約地段第 189 號 A 分段、第 189 號 B 分段、第
189 號 C 分段、第 189 號餘段和毗連政府土地作為期不超過三年的臨時物
流倉庫。

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the

phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

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

**Previous applications covering the Application Site on the
Fu Tei Au & Sha Ling Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-FTA/21	Container Trailer Park with Ancillary Vehicle Repair Workshop	16.10.1998
A/NE-FTA/189	Proposed Temporary Logistics Warehouse for a Period of 3 Years	17.5.2019 (Revoked on 17.10.2021)
A/NE-FTA/211	Proposed Temporary Logistics Warehouse for a Period of 3 Years	4.3.2022 (Revoked on 4.12.2023)

**Similar Application within the same “Other Specified Uses (Port Back-up Uses)” zone in the vicinity of the Site within the past five years on the
Fu Tei Au & Sha Ling Outline Zoning Plan**

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-FTA/235	Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years	27.10.2023

Government Departments' General Comments

1. Traffic

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

- no comments on the application from traffic engineering viewpoint; and
- it is noted that the development parameters of the application remain unchanged from the last approved application.

2. Landscape

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

- no objection to the application from the landscape planning perspective;
- the Site is hard paved and occupied by a large temporary structure in operation as a logistics warehouse. No significant sensitive landscape resources observed within the Site; and
- in comparison with the approved application No. A/NE-FTA/211, there is no significant change on the development layout. According to the planning statement, there is no tree felling and existing trees will be maintained. Further significant landscape impact arising from the proposed use 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;
- the Site is in an area where no public sewerage connection is available; and
- should the application be approved, the applicant is required 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. Detailed comments are appended in **Appendix VII**.

4. Fire Safety

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

- no in-principle objection to the application subject to Fire Service Installations and water supplies for firefighting being provided to the satisfaction of his department; and

- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans if the proposed structures is required to comply with the Building Ordinance (Cap. 123). Detailed comments are appended in **Appendix VII**.

5. **Building Matters**

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

- there is no record of approval by the Building Authority for the existing buildings/structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- his advisory comments are at **Appendix VII**.

6. **Water Supply**

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

- no objection to the application;
- the Site encroaches onto the existing water works reserve (WWR) for Dongjiang water main; and
- his advisory comments are at **Appendix VII**.

7. **District Officer's Comments**

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

- he has consulted the locals regarding the application. All consultees, including the Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee, the Indigenous Inhabitant Representatives (IIRs) and the Resident Representative (RR) of Wa Shan Tsuen indicate no comments on the application.

8. **Other Departments**

The following departments have no comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (b) Project Manager (North)/North Development Office, Civil Engineering and Development Department (PM(N)/NDO, CEDD).

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

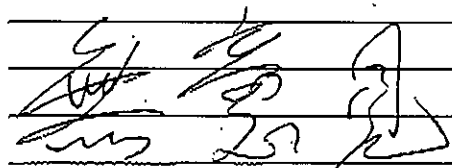
By e-mail : tpbpd@pland.gov.hk

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

A/NE-FTA/236

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 2023.12.19

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



A/NE-FTA/236 DD 52 Sheung Shui Wa Shan

04/01/2024 02:03

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Again conditions were not fulfilled, because of change in guidelines applicant has filed a fresh application.

Members agreed on 6.8.2021 to revise the TPB PG-No. 34C to set out clearly that approval for EOT for compliance with planning conditions would normally not be granted if the **total time period for compliance exceeds half of the duration of the temporary approval** so as to ensure timely compliance with planning conditions.

Assistant Director of Planning has abrogated his duty to ensure that rules and regulations are implemented by his department and has effectively colluded with the applicant to continue operating a facility that is not in compliance with the rules and regulations of HK SAR Conditions were promulgated in order to ensure that the safety and good health of the community are protected.

I would remind members that "The Town Planning Board (the Board) is a statutory body established under section 2 of the Town Planning Ordinance (the Ordinance) with a view **to promoting the health, safety, convenience and general welfare of the community.**

Only a few weeks ago there was yet another fire at an NT brownfield operation that caused considerable impact on the local district and caused two firefighters to be hospitalized.

Your obligation is towards the community not the interests of the applicant. You were not appointed to cover up for the obvious failure of the Planning Dept to enforce its own regulations.

Mary Mulvihill

From:

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

Date: Wednesday, 2 February 2022 3:52 AM HKT

Subject: A/NE-FTA/211 DD 52 Sheung Shui Wa Shan

Dear TPB Members,

Conditions of previous approval were not fulfilled. NINE extensions of time are recorded.

Members have a duty to ask questions as to what conditions were ignored and why approval was not revoked.

Auto roll over of applications should no longer be tolerated.

Mary Mulvihill

From:

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

Date: Monday, 4 March 2019 2:20 AM CST

Subject: A/NE-FTA/189 DD 52 Sheung Shui Wa Shan

A/NE-FTA/189

Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan

Site area : About 4,800 m² Includes Government Land of about 340 m²

Zoning : "OU "Port Back -up Uses", "Agriculture" and "Green Belt"

Applied Use : Logistics Warehouse

Dear TPB Members,

This application is obviously to legitimize a long running logistics operation. The AG and GB footprint is very small.

If this area is intended to be devoted to Logistics then why has no attempt been made to amalgamate the operations in order to allow construction of purpose built logistics park with up to date equipment, parking, toilets, cafeteria, etc.

Approval of these applications merely perpetuates short term land use that inhibits capital investment and the provision of modern, high tech logistics solutions.

Mary Mulvihill

Recommended Advisory Clauses

- (a) The applicant is advised to address issues on occupation of GL and unauthorized structures within the Site via the application of STT/STW under the land administration regime. Should the applicant fail to comply with the approval condition resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site;
 - (ii) there are unauthorized structures on the private lots. The lots owner/applicant should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the GL within the application site (about 340 m² as mentioned in the application form) has been illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice; and
 - (iv) if the planning application is approved, the lot owners shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected within the said private lots and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) should there be any sewerage generated from the proposed temporary uses, proper treatment and disposal should be provided as per "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" (CoP). The applicant should be reminded of S(1) of Notes to Annex I in CoP that 'in case of unavailability of public sewer, a septic tank and soakaway (STS) pit should be provided'. The design, construction, operation and maintenance of STS should follow PROPECC PN 1/23 and be certified by Authorised Person; and
 - (ii) the applicant should be reminded of his obligation to comply with environmental protection / pollution control ordinances, including but not limited to Water Pollution Control Ordinance and Noise Control Ordinance, and to follow all requirements and mitigation measures in EPD's latest CoP;

- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should perform good site practice so as not to disturb the wooded area in the “Green Belt” zone to the north of the Site;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is required to implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
 - (ii) the site is in an area where no public sewerage connection is available;
 - (iii) EPD should be consulted regarding the sewerage treatment/disposal facilities for the proposed development; and
 - (iv) the applicant is required to note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary.
 - 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.
 - the cover levels of proposed channels should be flush with the existing adjoining ground level.
 - 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.
 - 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.
 - The applicant should 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.
 - 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.

- The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points.
- The 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.
- 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.
- 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.
- The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
- The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.
- 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.
- 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.

(f) to note the comments of the Director of Fire Services (D of FS) on the following:

- (i) in consideration of the design/ nature of the proposal, Fire Services Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
- (ii) the applicant is advised that the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (iii) the applicant is reminded that if the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
- (i) if the existing structures are erected on leased land without approval of the Building Department (BD) (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)Rs and emergency vehicular access shall be provided under Regulation 41D of the B(P)Rs;
 - (vii) if the Site does not abutting a specified street having a width not less than 4.5m, the development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
 - (viii) the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per requirements under the Regulation 72 of B(P)Rs and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (x) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be formulated at the formal building plan submission stage.

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) as follows:
- (i) the Site encroaches into existing water works reserve (WWR) for Dongjiang water main;
 - (ii) details of site formation works shall be submitted to the Director of water Supplies (D of WS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within the WWR shown on **Plan A-2**. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 m around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
 - (vi) tree planting may be prohibited at specific location if the existing water mains in the vicinity are found vulnerable to such tree planting.