

2024年 8月 1 6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。

16 AUG 2024

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.

Appendix I of RNTPC

Paper No. A/NE-FTA/252A

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) 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的臨時用途或發展的許可續期**

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

2401993

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By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/252
	Date Received 收到日期	16 AUG 2024

- 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)

Everland Hong Kong Development Limited (恒地香港發展有限公司)

Asia Tact Planning & Consultant Co. Limited (港宏規劃顧問有限公司)

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)

Top Bright Consultants Limited (才鴻顧問有限公司)

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)	Lot 185RP (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	<input checked="" type="checkbox"/> Site area 地盤面積 776 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 438.1 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) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Port Back-Up Uses"
(f) Current use(s) 現時用途	Warehouse (excluding Dangerous Goods Godown) (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 _____ (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 _____ (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Warehouse (excluding Dangerous Goods Godown)

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 438.1 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.56 ☒ About 約
- Proposed site coverage 擬議上蓋面積 56 % ☒ About 約
- Proposed no. of blocks 擬議座數 7
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 2 - 5.9 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Warehouse: 402 sq.m.

Rain Shelter: 24 sq.m.

Meter Room: 1.2 sq.m.

Storeroom: 7 sq.m.

F. S. Water Tank: 2.7 sq.m.

F. S. Pump Room: 1.2 sq.m.

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1-2	1	Warehouse (excluding Dangerous Goods Godown)
3	1	Rain Shelter
4	1	Meter Room
5	1	Storeroom
6	1	F. S. Water Tank
7	1	F. S. Pump Room

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Loading / unloading bay for light goods vehicle, vehicle manoeuvring space

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Completed

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>..... <u>A local track leading to Man Kam To Road</u></p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____ <u>NA</u></p> <p>Coach Spaces 旅遊巴車位 _____ <u>NA</u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____ <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____ <u>NA</u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____ <u>NA</u></p> <p>Others (Please Specify) 其他 (請列明) _____ <u>NA</u></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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 checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

11. 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



Lo Ming Kong

Name in Block Letters
姓名（請以正楷填寫）

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

Project Manager

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 Top Bright Consultants Limited
代表

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

Date 日期

13/8/2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lot 185RP (Part) in DD52, Fu Tei Au, Sheung Shui, New Territories		
Site area 地盤面積	776	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18		
Zoning 地帶	"Other Specified Uses" annotated "Port Back-Up Uses"		
Applied use/ development 申請用途／發展	Warehouse (excluding Dangerous Goods Godown)		
(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	438.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2 - 5.9	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	56 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 NA NA 1 NA NA NA

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u> <u>Extract from Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Drainage Proposal, Fire Service Installations Proposal</u>		

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。

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Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131)

**Warehouse (excluding Dangerous Goods Godown) in
“Other Specified Uses” annotated “Port Back-up Uses”
(“OU(PBU)”) Zone at Lot 185RP(Part) in DD52, Fu Tei Au,
Sheung Shui, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Everland Hong Kong
Development Limited and
Asia Tact Planning &
Consultant Co. Limited

Planning Consultant:



Top Bright Consultants Ltd.

August, 2024

Executive Summary

This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited (the “Applicants”) to seek planning permission for warehouse (excluding dangerous goods godown) at Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories (the “Application Site”). The Applicants are the current land owners of the Application Site.

The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for the same applied use (Warehouse (Excluding Dangerous Goods Godown) which was approved by the Town Planning Board (the “Board”) on 20.11.2015. All approval conditions of the previous application had been complied with. Upon approval of the previous application, the Applicants had applied to the Lands Department (LandsD) for a Short Term Waiver (STW) in 2016. On 6.5.2024, the Applicants were informed by the LandsD that the STW application cannot be proceeded as the validity period of the previous planning application has been lapsed on 20.11.2019.

The current application aims to seek planning approval from the Board such that the Applicants will be given an opportunity to continue utilising the Application Site for the same applied use under the circumstances that there would be no substantial changes in the development parameters, the nature/operation of the applied use and the overall physical setting surrounding the Application Site. The Applicants will liaise with the LandsD to seek their approval for STW upon approval of the current application.

The Application Site falls within an area zoned “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.

The Application Site comprises two structures for warehouse and other structures for ancillary uses including rain shelter, meter room, storeroom, F.S. pump room and water tank. The roof of the warehouse structure is equipped with solar panels. One loading/unloading bay for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is provided within the site. A vehicular access of 7m wide and a pedestrian access of 1m wide are located on the southern boundary. No open storage and workshop activities will be carried out on the premises.

The justifications of this application are: in line with planning intention of “OU(PBU)” zone; meeting the demand for storage space in the Northern Metropolis; site with previous planning approval for the same use; genuine efforts in compliance with all the approval conditions; compatible with surrounding land uses; compliance with TPB PG-No. 13G; no adverse environmental, visual and drainage impacts; no additional traffic generated and approval of similar applications. The Applicant respectfully requests that the Board give favourable consideration and approve this application.

行政摘要

這宗規劃申請乃代表恒地香港發展有限公司及港宏規劃顧問有限公司(“申請人”)向城市規劃委員會(“城規會”)呈交，在新界上水虎地坳丈量約份第 52 約地段第 185 號餘段(部份)(“申請地點”)，用作貨倉(危險品倉庫除外)用途。

申請地點涉及一宗規劃申請(申請編號 A/NE-FTA/157)，於 2015 年 11 月 20 日獲城規會批准同樣用途(貨倉(危險品倉庫除外))。申請人已履行該規劃許可的所有附帶條件。自上次規劃許可獲批後，申請人已於 2016 年向地政處申請短期豁免書。於 2024 年 5 月 6 日，申請人接獲地政處通知指因該規劃許可有效期已於 2019 年 11 月 20 日到期，不會處理有關短期豁免書的申請。

鑑於申請人欲繼續使用申請地點作同樣用途，而有關目前的規劃狀況、申請用途的性質及營運、申請地點附近環境情況均沒有重大改變，故向城規會遞交是次申請。待規劃申請再獲批准後，申請人將與地政處溝通，繼續處理有關短期豁免書的申請事宜。

申請地點座落於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 中的“其他指定用途”註明“港口後勤用途”地帶。“貨倉(危險品倉庫除外)”屬該地帶的第二欄用途，須向城規會提出申請。

申請地點內設有兩個構築物用作貨倉，其他構築物均用作附設用途，包括雨棚、電錶房、貯物室、消防泵房及水缸，貨倉頂部設有太陽能板。申請地點亦設有一個供輕型貨車(不超過 5.5 噸)使用的上落貨位(3.5 米 x 7 米)，車輛出入口(約 7 米闊)及行人出入口(約 1 米闊)則設於南面。申請地點內不會進行任何露天貯物及工場活動。

這宗規劃申請的理由為：符合“其他指定用途”註明“港口後勤用途”地帶的規劃意向；迎合北部都會區內對倉庫貯存空間的需求；申請地點曾獲同樣用途的規劃許可；申請人已履行上次規劃許可的所有附帶條件；與附近土地用途協調；符合城規會指引編號 13G；不會產生不良的環境、視覺及排水影響；不會產生額外交通流量；及同類申請已獲規劃許可。因此，申請人希望城規會從優考慮及批准是項申請。

SUMMARY OF APPLICATION

Applicant	: Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited
Applied Use	: Warehouse (excluding Dangerous Goods Godown)
Existing Use	: Same as the Applied Use
Location	: Lot 185RP (Part) in DD52, Fu Tei Au, Sheung Shui, New Territories
Site Area	: 776 square metres (about)
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 gazetted on 19.4.2024
Zoning	: "Other Specified Uses" annotated "Port Back-Up Uses" ("OU(PBU)")
Previous Application	: A/NE-FTA/157 approved on 20.11.2015

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited (the “Applicants”) to seek planning permission for warehouse (excluding dangerous goods godown) at Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories (the “Application Site”). The Applicants are the current land owners of the Application Site.
- 1.02 The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for the same applied use (Warehouse (Excluding Dangerous Goods Godown) which was approved by the Town Planning Board (the “Board”) on 20.11.2015. All approval conditions of the previous application had been complied with. Upon approval of the previous application, the Applicants had applied to the Lands Department (LandsD) for a Short Term Waiver (STW) in 2016. On 6.5.2024, the Applicants were informed by the LandsD that the STW application cannot be proceeded as the validity period of the previous planning application has been lapsed on 20.11.2019 (see **Appendix A**). The Applicants admitted that they had not submitted the application for extension of time for commencement of development on time due to limited awareness of the town planning and land administration procedures.
- 1.03 The current application aims to seek planning approval from the Board such that the Applicants will be given an opportunity to continue utilising the Application Site for the same applied use under the circumstances that there would be no substantial changes in the development parameters, the nature/operation of the applied use and the overall physical setting surrounding the Application Site. The Applicants will liaise with the LandsD to seek their approval for STW upon approval of the current application.
- 1.04 The Application Site falls within an area zoned “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.
- 1.05 The Application Site, with an area of about 776 sq.m., is currently used as a warehouse (excluding dangerous goods godown). Compared with the previous application, the development parameters of the applied use is minor adjusted to reflect the as-built condition. Other planning circumstances (i.e. the applied use, zoning, surrounding land uses) are largely remain unchanged.
- 1.06 This supplementary planning statement aims to provide a brief description of the Application Site, details of the applied use and justifications to facilitate the Board’s consideration of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located at the outskirts of Sheung Shui New Town in Fu Tei Au. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of about 776 square metres and is mainly occupied by two 1-storey warehouse structures (see **Figure 2**). Other structures are used for ancillary uses, including meter room, storeroom, F.S. pump room and water tank. Fire service installations (FSIs) have been provided within the Application Site. The Application Site has been hard paved and fenced off by 2.5 - 3 metres high corrugated metal sheets.

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses, including warehouses, open storages/storage yards, logistics centre, active/fallow agricultural land and vacant land. **Figure 3** shows the Application Site in the context of its local surrounds.
- 2.04 To the east of the Application Site is a temporary logistics warehouse (Application No. A/NE-FTA/236). To the immediate west is a temporary cargo handling and forwarding facility (Application No. A/NE-FTA/227). To the northeast is a temporary warehouse for storage of construction materials and equipment (Application No. A/NE-FTA/235). To the further north is a vegetated knoll scattered with some graves zoned "Green Belt" on the OZP. To the south is a local track leading to Man Kam To Road.

Access

- 2.05 The Application Site is accessible from a local track to its south leading to Man Kam To Road. The pedestrian and vehicular entrance to the Application Site is from the south and has been hard paved. A plan showing the vehicular access to the Application Site is at **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories. The Applicants are the current land owners of the Application Site. A plan showing the configuration of the Application Site is at **Figure 2**.

- 3.02 The subject lot is held under Block Government Lease and demised as agricultural land with lease terms expiring on 30.6.2047. There are no user restrictions in the lease except the standard non-offensive trade clause. A STW application was submitted to the LandsD in 2016. The Applicants will continue to liaise with the LandsD on the application for STW should this application be approved.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 gazetted on 19.4.2024, the Application Site falls within an “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) zone (see **Figure 4**). The planning intention of the “OU(PBU)” zone is intended primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors and other port back-up uses.
- 4.02 According to the Notes of the OZP, “Warehouse (excluding Dangerous Goods Godown)” is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.

Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)

- 4.03 The Application Site falls within ‘Category 1’ areas under Town Planning Board Guidelines No. 13G for ‘Application for Open Storage and Port Back-up Uses’ under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G). ‘Category 1’ areas are areas considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

Previous Application

- 4.04 The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for warehouse (excluding dangerous goods godown) which was approved by the Board on 20.11.2015. All approval conditions, including provision of boundary fence, submission and implementation of drainage, landscape and FSIs proposals, of the previous application had been complied with (see **Table 4.1** below). The validity period of the previous application has been lapsed on 20.11.2019.

**Table 4.1 Records of Compliance with Approval Conditions of
Previous Application No. A/NE-FTA/157**

Approval Conditions	Compliance Date	Approved Proposals/ Approval Letters
(a) the provision of boundary fence	4.9.2017	see Appendix B
(b) the submission and implementation of drainage proposal	4.5.2017	see Appendix C
(c) the submission and implementation of landscape proposal	Proposal 28.3.2017 Implementation 14.12.2018	see Appendix D
(d) the design and provision of water supplies for fire-fighting and fire service installations	Proposal 29.6.2017 Implementation 14.5.2018	see Appendix E

Similar Applications

- 4.05 The Board has approved a number of applications for similar port back-up uses within the “OU(PBU)” zone on the Fu Tei Au and Sha Ling OZP. A summary of these applications is shown below:

Table 4.2 Similar Applications

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/NE-FTA/236	26.1.2024	Temporary Logistics Warehouse for a Period of 3 Years	3 years
A/NE-FTA/235	27.10.2023	Proposed Temporary Warehouse for Construction Materials and Equipment	3 years
A/NE-FTA/227	8.12.2023	Temporary Cargo Handling and Forwarding Facility	3 years
A/NE-FTA/203	23.7.2021	Temporary Warehouse for Storage of Electronic Goods	3 years
A/NE-FTA/155	23.10.2015	Proposed Warehouse (Excluding Dangerous Goods)	-

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 The Applicants seek planning permission for warehouse (excluding dangerous goods godown) use at the Application Site. No open storage and workshop activities will be carried out on the premises.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the site configuration which is similar to the previous application. The Application Site comprises two structures for warehouse (with floor area of 199m² and 203m² and height of not exceeding 5.9m) and other structures for ancillary uses including rain shelter, meter room, storeroom, F.S. pump room and water tank. The roof of the warehouse structure is equipped with solar panels. One loading/unloading bay for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is provided within the site. A vehicular access of 7m wide and a pedestrian access of 1m wide are located on the southern boundary.
- 5.03 As compared with the previous application, the development parameters are minor adjusted to reflect the as-built condition on the Application Site. A comparison of the current and the previous application (No. A/NE-FTA/157) is as follows

Table 5.1: Differences between the Current and Previous Application

	Previous Application (No. A/NE-FTA/157)	Current Application	Difference
Applied Use	Warehouse (excluding Dangerous Goods Godown)	Warehouse (excluding Dangerous Goods Godown)	-
Application Area	About 766m ²	About 766m ²	-
Total Floor Area	Warehouse: about 387m ² Ancillary Uses: about 1.2m ²	Warehouse: about 402m ² Rain Shelter: about 24m ² Ancillary Uses: about 12.1m ²	+15m ² +24m ² +10.9m ²
No. of Structures	3 - 2 warehouses - 1 mobile toilet	7 - 2 warehouses - 1 rain shelter - 1 meter room - 1 storeroom - 1 F.S. water tank - 1 F.S. pump room	+ 4
Height of Structures	Not exceeding 5.5m (1 storey)	Not exceeding 5.9m (1 storey)	+0.4m
Loading/	1 (light goods vehicle)	1 (light goods vehicle)	-

Unloading bay	(3.5m x 7m)	(3.5m x 7m)	
Operation Hours	7:00am to 11pm Mondays to Saturdays	7:00am to 11pm Mondays to Saturdays	-

Site Operations

- 5.04 The warehouse is currently used for storage of electronic appliances. No dangerous goods will be stored within the Application Site. The hours of operation at the Application Site would remain the same as the previous application (No. A/NE-FTA/157), i.e. between 7:00am and 11:00pm on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 5.05 The Application Site is accessible from Man Kam To Road via a local track. Only light goods vehicles will be used to deliver the storage materials. There will be no change on vehicular trips to/from the Application Site for goods delivery (i.e. 3 to 4 trip per day).

Boundary Fence

- 5.06 The Application Site is currently fenced off by corrugated metal sheets of 2.5-3m high. The provision of boundary fencing of the previous application is considered satisfactory by the Planning Department for compliance with approval condition (a) (see **Appendix B**). The Applicants will maintain the existing fencing for the current application.

Drainage Proposal

- 5.07 The existing drainage facilities within the Application Site have been constructed for compliance with approval condition (b) of the previous planning application, including a 750mm drainage channel running along the western and southern boundaries of the Application Site to collect surface runoff from the Application Site and discharge to the existing underground drain. The submission and implementation of the drainage proposal were approved by Drainage Services Department (see **Appendix C**). The Applicants will maintain the drainage facilities for the current application.

Landscape Proposal

- 5.08 The submission and implementation of landscape proposal for compliance with approval condition (c) of the previous application were considered satisfactory by the Planning Department (see **Appendix D**). Some of the existing trees on site are dead. The Applicants will provide replacement plantings and provide routine horticultural maintenance for the tree planting should this application be approved.

Fire Service Installations Proposal

- 5.09 The Applicants had provided FSIs including fire service water tank, pump room, fire pump control panel, hose reel system, fire alarm system, sand buckets, fire extinguishers, emergency lights, exit signs, etc. within the Application Site to the satisfaction of Fire Services Department for compliance with approval condition (d) of the previous application (see **Appendix E**). As the applied use (i.e. warehouse) will remain unchanged, the Applicants will maintain the FSIs for the current application.

Environmental Consideration

- 5.10 The following measures will be adopted to minimize any potential impact on the surrounding areas:
- (a) Maintaining the 2.5-3m high boundary fence around the Application Site to minimize the dust, noise and visual impacts of the applied use;
 - (b) Replacing the dead trees and maintaining the landscape plantings on the Application Site;
 - (c) Maintaining the drainage facilities on the Application Site: and
 - (d) No open storage and workshop activities will be carried out within the Application Site.

6. JUSTIFICATIONS

In Line with the Planning Intention of “OU(PBU)” Zone

- 6.01 According to the Fu Tei Au and Sha Ling OZP, the Application Site falls within “OU(PBU)” zone which is to cater for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of the container vehicles, including container trailers and tractors, and other port back-up uses. The locality of the Application Site is recognized as an area to accommodate services supporting cross-boundary trade. With its geographical proximity to the boundary crossing, the applied use which is cater for the demand for cross-boundary trade is therefore in line with the planning intention of “OU(PBU)” zone.

Meeting the Demand for Storage Space in the Northern Metropolis

- 6.02 As part of the Government’s long-term development plan for Hong Kong, there will be a transformation of the northern part of the New Territories into a new international innovation and technology hub known as the Northern Metropolis. This project will require over 65% of existing brownfield operators to be relocated to facilitate high-rise and infrastructure development. It is estimated that the relocation of brownfield operators will create 30 million sq.ft. of demand for different types of industrial properties (Source: CBRE Research, March 2024).
- 6.03 Due to the pressing demand for storage space near the boundary crossing area, its proximity to Man Kam To boundary crossing makes the Application Site an attractive choice for the

Applicants. The importance that this strategically located storage facility play in serving the cross-boundary trade, particularly in light of the current shortfall and gradually reduction of suitable port back-up land, should not be overlooked and deserves sympathetic consideration by the Board. The applied use would meet the genuine demand of storage space of the Applicants.

Site with Previous Planning Approval for the Same Use

- 6.04 The Board previously approved an application for the same applied use on the Application Site on 20.11.2015. The Board's decision to approve the previous application on the same site and a number of similar port back-up uses in the vicinity indicates that the applied use is acceptable within the "OU(PBU)" zone. The current warehouse on the Application Site, which has been in operation for nearly 9 years, is well-established and various site improvement works had been implemented. There are no substantial changes in planning circumstances since the previous planning application was approved.

Genuine Efforts in Compliance with All the Approval Conditions

- 6.05 All approval conditions of the previous planning application (No. A/NE-FTA/157) had been complied with, including the provision of boundary fencing, submission and implementation of drainage, landscape and FSIs proposals. The required site improvement works had already been implemented and approved by the relevant Government departments, which indicates the Applicants' determination in operating the applied use in a lawful manner. The Applicants will continue to seek approval of STW from the LandsD upon approval of this planning application.

Compatible with Surrounding Land Uses

- 6.06 The surrounding developments, which are mainly accommodated in low-rise temporary structures, include warehouses, open storage/storage yards, logistics centre, cargo handling and forwarding facility which are of a similar nature to the applied use. In fact, similar storage and port back-up uses can be found to the east, west and northeast of the Application Site. The applied use is therefore compatible with the surrounding land uses.

Compliance with TPB PG-No. 13G

- 6.07 The Application Site falls within the 'Category 1' area under TPB PG-No. 13G and is considered suitable for the development of open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas. The applied use also complies with the following assessment criteria for applications for open storage and port back-up uses:

- (a) There are no sensitive receivers nearby;
- (b) The Application Site has good access to the strategic road network via Man Kam To Road;

- (c) Suitable fencing have been provided to minimize any potential visual intrusion;
- (d) All approval conditions of the previous application were complied with;
- (e) The applied use would not have any adverse drainage, traffic, visual or environmental impacts; and
- (f) The Application Site is not in a flood prone area and would not obstruct natural drainage channels and overland flow.

No Adverse Environmental or Visual Impact

- 6.08 Owing to the nature and scale of the applied use, no adverse noise, air pollution or visual impacts are anticipated. In addition, the noise impact will also be negligible as the warehouses are fully enclosed, and no workshop activities will be carried out on the premises. Notwithstanding the above, the entire site is hard paved and perimeter fencing had been provided to minimize the chance of noise and dust emissions from the Application Site. Hence, the potential environmental impact from the applied use is limited.

No Adverse Drainage Impact

- 6.09 There is an existing drainage system for the Application Site and there have been no flooding problems or relevant complaints over the past 9 years. It is conceived that the approval of this application would not change the drainage condition of the Site. As previously mentioned, the Applicants had provided drainage facilities on the Application Site to the satisfaction of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

No Additional Traffic Generated

- 6.10 The applied use, as with most other passive storage facility, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be similar to the previous application (about 3-4 trips per day) and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. In this regard, no additional traffic will be generated from the Application Site and there will be no adverse traffic impact to the surrounding areas.

Approval of Similar Applications

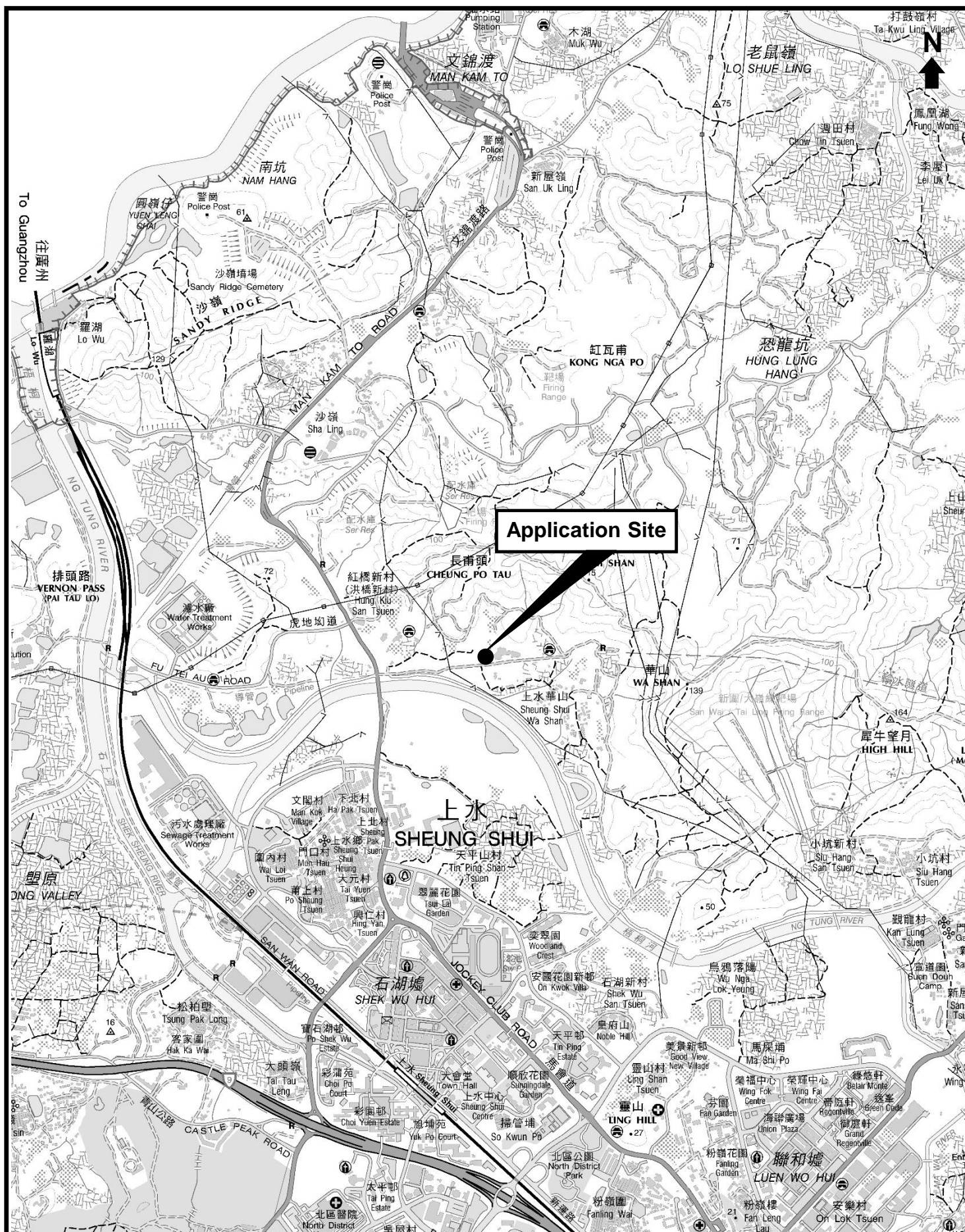
- 6.11 As mentioned in Paragraph 4.05 above, a number of similar applications have been approved by the Board within the "OU(PBU)" zone under the Fu Tei Au and Sha Ling OZP. This indicates that the Application Site is suitable for warehouse use.

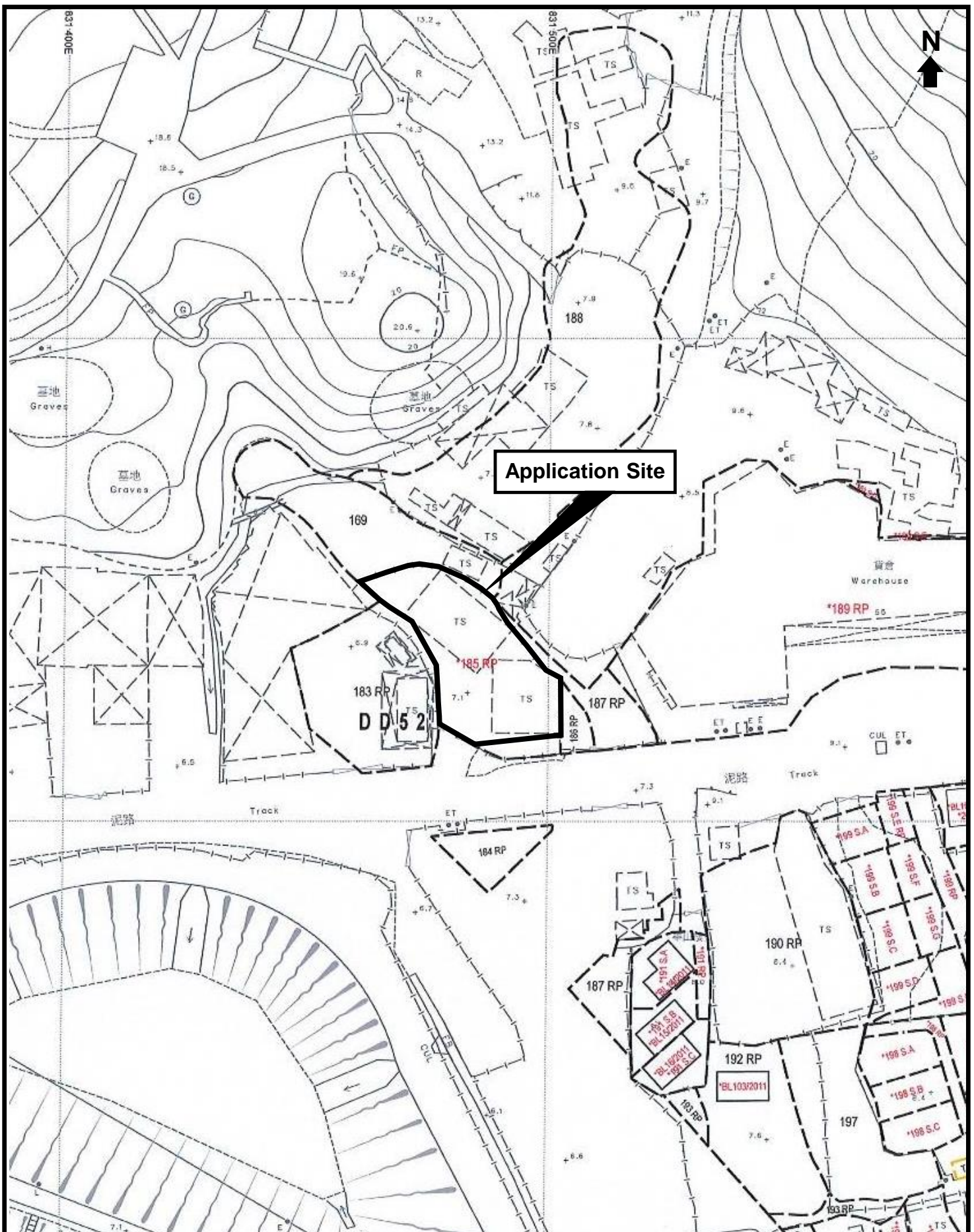
7. CONCLUSION

- 7.01 The Application Site falls within “OU(PBU)” zone on the Fu Tei Au and Sha Ling OZP and, as evidenced by the existing surrounding land uses, has been a popular location for storage, warehouse and logistics uses. The Board has approved the same use on the Application Site and a number of similar applications within the “OU(PBU)” zone, indicating that such use is both compatible and suitable in land use terms.
- 7.02 Compared with the previous application, there are no substantial changes in planning circumstances and the nature/operation of the applied use. The applied use is solely a storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities, such as open storage and workshops, and would not generate additional traffic. There is no complaint about the warehouse operation at the Application Site in the past.
- 7.03 As the previous planning permission had already lapsed and the Applicants aim to seek approval of STW from LandsD to regularize the current use on the Application Site, the Applicant respectfully requests that the Board give favourable consideration and approve this application.

Top Bright Consultants Ltd.

August 2024





Extracted from Lot Index
Plan Nos. 3-NW-21D, 22C &
3-SW-1B, 2A

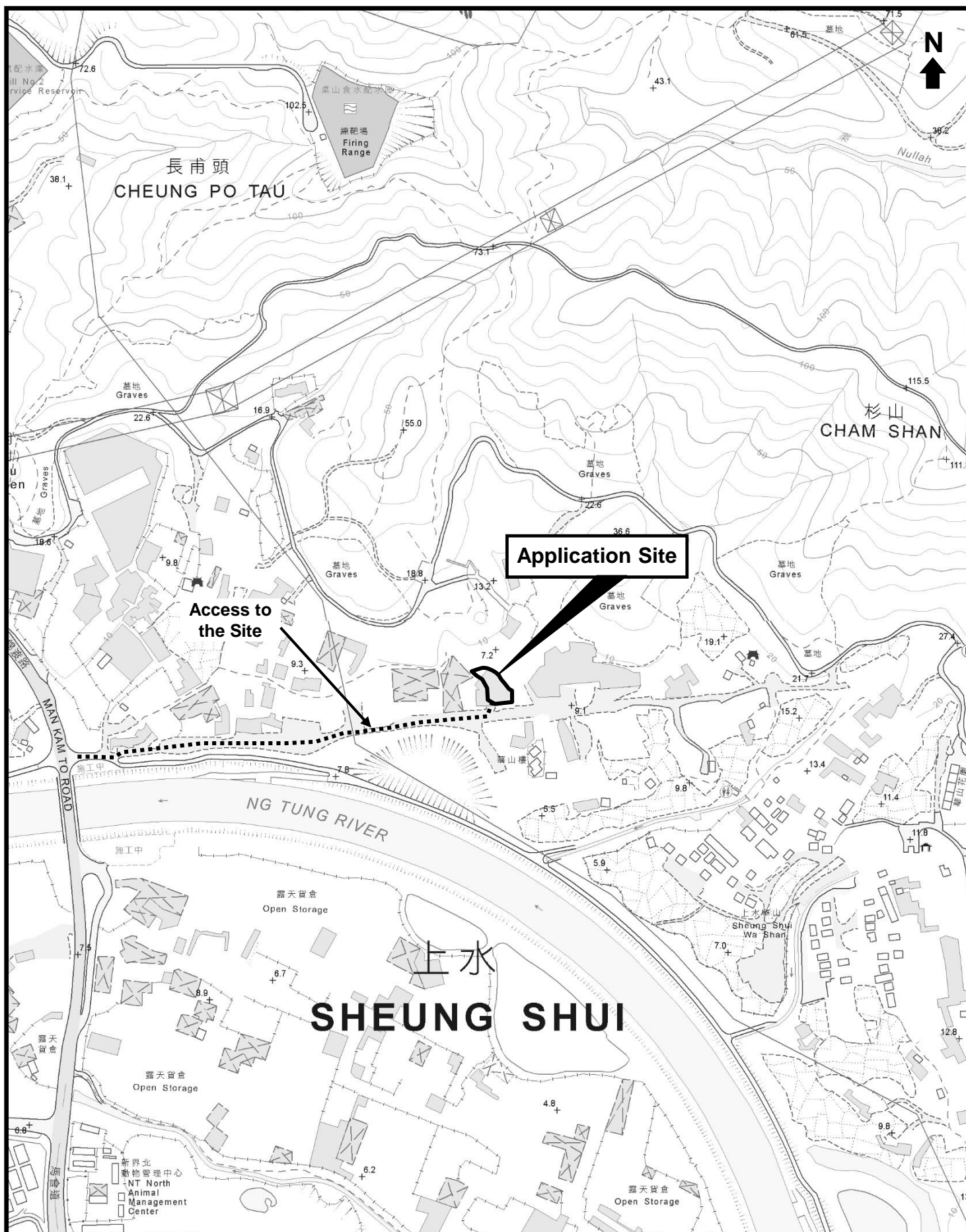
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 9.7.2024



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
3-SW-A & 3-NW-C

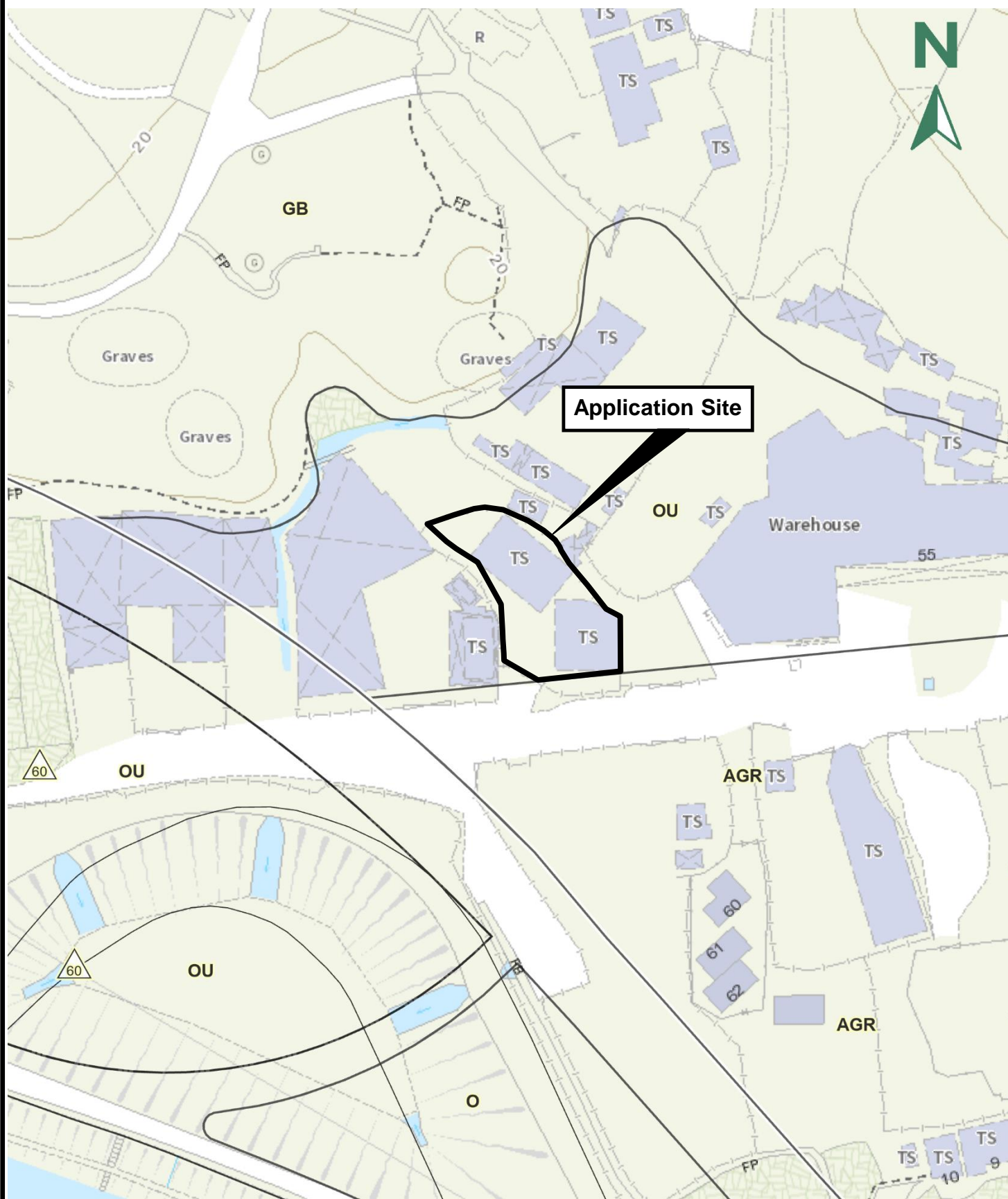
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 9.7.2024



Extract from Fu Tei Au & Sha Ling Outline Zoning
Plan No. S/NE-FTA/18 gazetted on 19.4.2024

FIGURE 4

For Identification Purpose

Date: 9.7.2024

Appendix A

Letter from the Lands Department dated 6.5.2024



地政總署
北區地政處
DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

電話 Tel: 2675 1745
圖文傳真 Fax: 2675 9224
電郵地址 Email:
本署檔號 Our Ref: (90) in DLON 210/NAT/13
來函檔號 Your Ref:

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

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : www.landso.gov.hk

來函請註明本署檔號

Please quote our reference in your reply

新界粉嶺
靈山路靈山村 147H
港宏規劃顧問有限公司
(經辦人：吳志強先生)

10 MAY 2024

吳先生：

申請短期豁免書
丈量約份第 52 約地段第 185 號餘段

就標題申請，本處現回覆如下：

本處得悉你／你們未有履行規劃許可(A/NE-FTA/157)附帶的所有條件，因此本處未能處理你的短期豁免書申請。

本信不損害任何一方權益，本處保留對任何違反批地契約條款的情況採取適當行動的權利。

如果你／你們對本信內容有疑問，請致電 2675 1745 與本信代行人聯絡。

北區地政專員

(范明輝



代行)

2024 年 5 月 6 日

Appendix B

Approval Letter for Compliance with Approval Condition (a) of the
Previous Application

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/E, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2562 1420)

4 September 2017

Asia Tact Planning & Consultant Co. Ltd.
147H Ling Shan Tsuen
Ling Shan Road
Fanling, New Territories

(Attn.: Mr. NG)

Dear Sir,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up Uses" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui**

(Compliance with Approval Condition (a) for Application No. A/NE-FTA/157)

I refer to your submission dated 4.8.2017 enclosing photos records for compliance with approval condition (a) in relation to the provision of boundary fence under the captioned planning application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 20.11.2015.

Our site inspection revealed that the fencing works currently implemented on-site are generally satisfactory, and hence approval condition (a) has been complied with. Nevertheless, please note that, without detailed land survey, our acceptance to the implemented fencing works does not imply that the current fenced boundary is a complete reflection of the application site boundary. Should any discrepancy be noticed in future, you may still be required to rectify the boundary fencing to tally with the application site boundary.

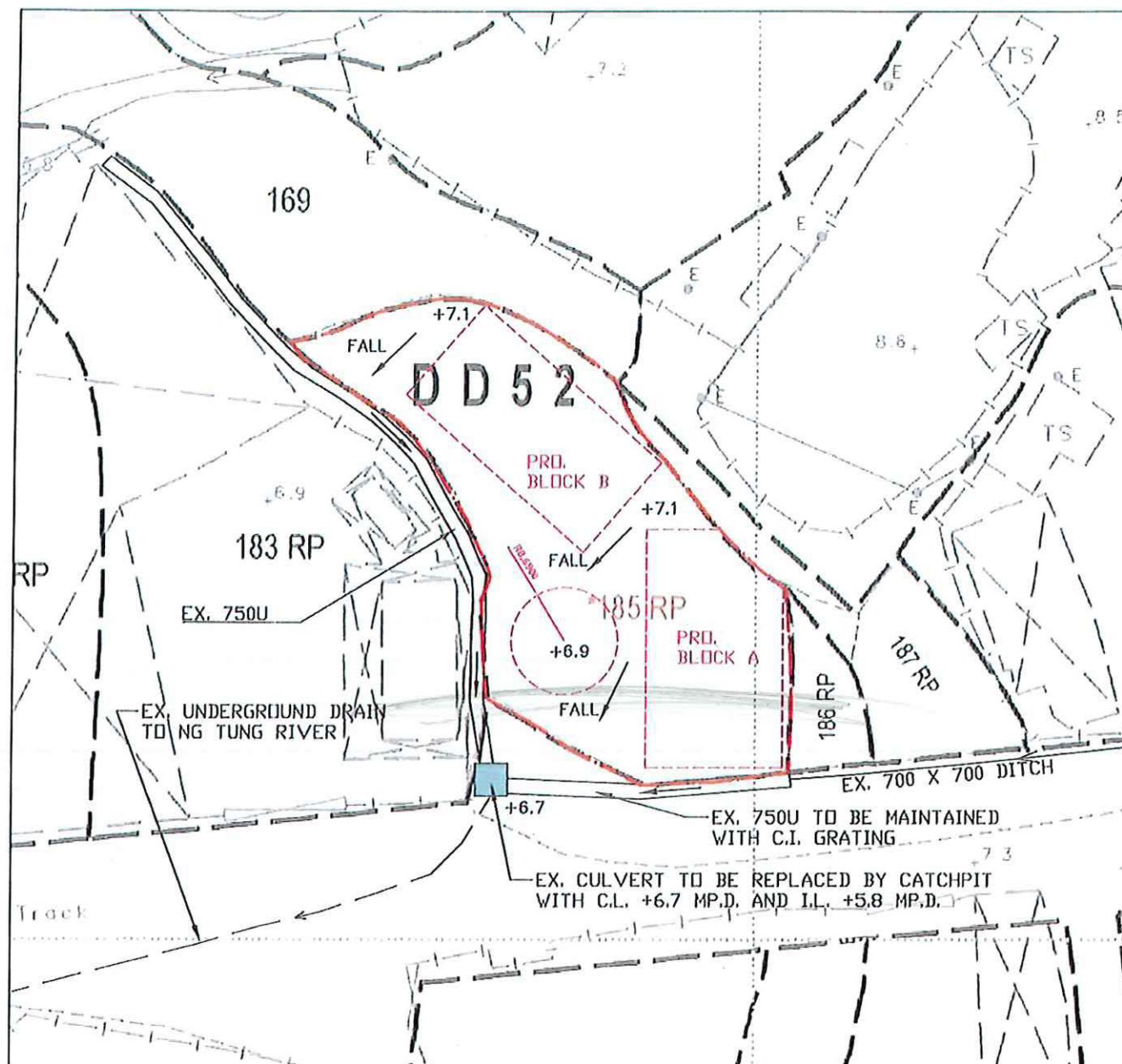
Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,

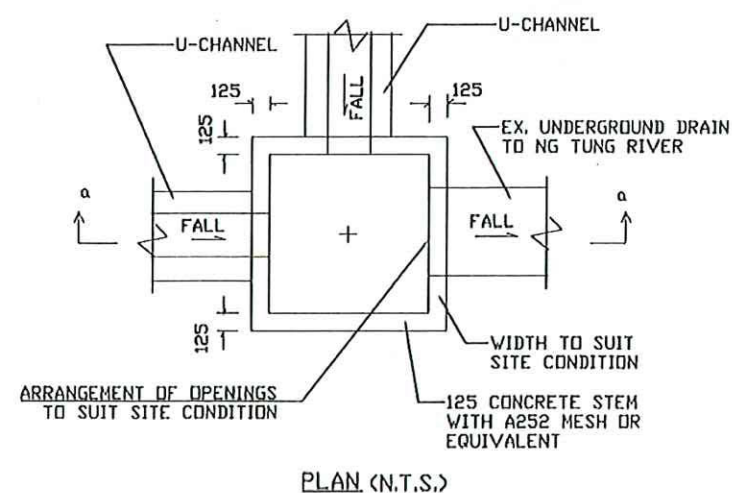
(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Appendix C

Approved Drainage Proposal and Approval Letter for Compliance with
Approval Condition (b) of the Previous Application



STORMWATER DRAINAGE PLAN (1 : 500)



PLAN (N.T.S.)

GENERAL NOTES

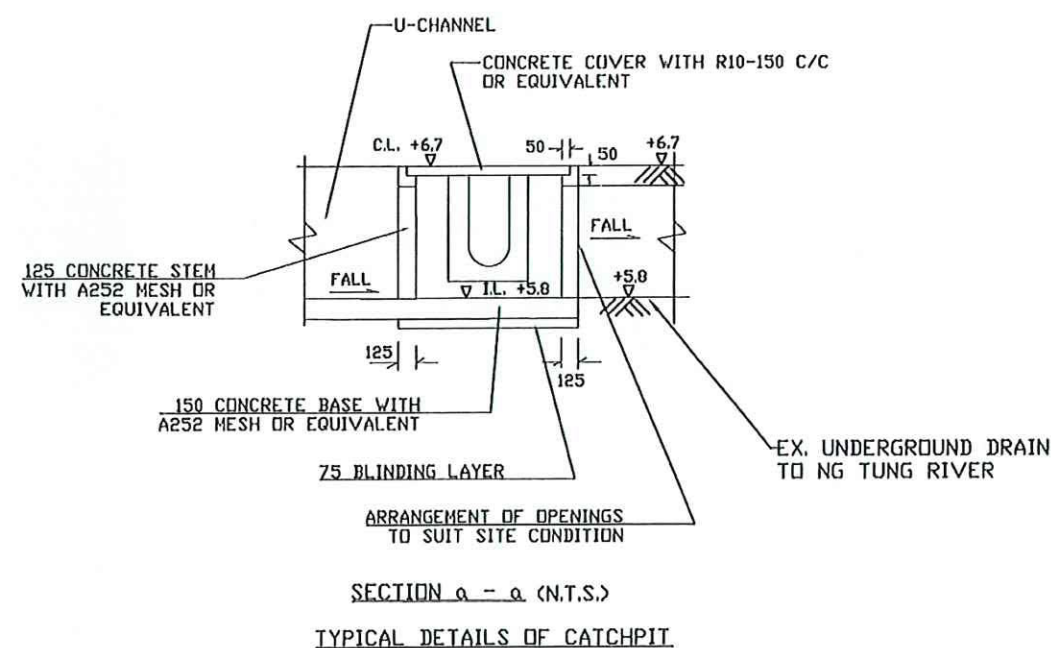
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE THE PRINCIPAL DATUM.
3. ALL LOT BOUNDARIES, DIMENSIONS AND LEVELS ARE FOR INDICATION ONLY.
4. ALL CONCRETE WORKS SHOULD BE GRADED 30C.
5. PERMISSION OF DLO SHOULD BE SOUGHT AS APPROPRIATE BEFORE EXCAVATION ON PUBLIC LAND FOR THE DRAINAGE WORKS.
6. THE LOT OWNER SHALL BE RESPONSIBLE TO EFFECT ANY SUBSEQUENT UPGRADING OF THESE WORKS AND SYSTEM IN RESPECT OF DESIGN, CONSTRUCTION AND MAINTENANCE, AS MAY BE REQUIRED BY DLO.

LEGEND

- LOT BOUNDARIES OF 185RP
- +7.3 EXISTING GROUND LEVEL
- EXISTING SURFACE CHANNEL
- PROPOSED WAREHOUSE BLOCK A AND B (FOR INDICATION ONLY)
- PROPOSED CATCH PIT

CALCULATION OF RUNOFF CAPACITY OF THE SITE

1. CATCHMENT AREA OF THE SITE, $A = 900 \text{ sq. m}$ (app.)
2. AVERAGE FALL, $H = 1 \text{ m/100m}$
3. LONGEST DISTANCE TRAVELLED, $L = 60 \text{ m}$ (app.)
4. TIME OF CONCENTRATION, $t = 4.40 \text{ min.}$
5. DESIGN RAINSTORM RETURN PERIOD = 1 IN 200 YEARS
6. MEAN RAINFALL INTENSITY, $I = 320 \text{ mm/hr}$
7. MAXIMUM RUNOFF, $Q = (k)(I)(A)/3600 = 4,800 \text{ litre/min.}$
8. CAPACITY OF EXISTING 750U = $85,000 \text{ litre/min} > Q$, O.K.



TYPICAL DETAILS OF CATCHPIT

TPB REF:	TPB/A/NE-FTA/157	
	NAME	DATE
DRAWN:	JY	4/5/2016
CHECKED:	WL	4/5/2016
PROJECT	PROPOSED WAREHOUSE ON LOT 185 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, N.T.	
DRAWING TITLE	STORMWATER DRAINAGE PLAN	
DRAWING NO.	J173SDP1	SCALE AS SHOWN (A3 SIZE) DATE 4/5/2016
LI YU & ASSOCIATES LIMITED		
TEL: FAX: EMAIL:		

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference J173TPBL2
署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2345 6705)
4 May 2017

Li Yu & Associates Ltd.
4/F, 167 Tai Nan Street
Sham Shui Po,
Kowloon, Hong Kong
(Attn.: Mr. James YU)

Dear Mr. YU,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui
(Compliance with Approval Condition (b) for Application No. A/NE-FTA/157)**

I refer to your letter dated 23.3.2017 for compliance with approval condition (b) in relation to the submission and implementation of drainage proposal under the planning application No. A/NE-FTA/157 which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board on 20.11.2015.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN. DSD) (Contact person: Mr. Anthony L. C. WONG; Tel. 2300 1274) has been consulted and he considered that the drainage works have been implemented to his satisfaction. Hence, approval condition (b) has been complied with. You are reminded to maintain the drainage facilities properly.

However, we notice that the scheme as shown in the drainage plan is not entirely tally with that approved under the RNTPC on 20.11.2015. Please take note of this and rectify the discrepancy. Should you have any queries, please feel free to contact Ms Cindy K. F. WONG of this department at 2158 6241.







Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Appendix D

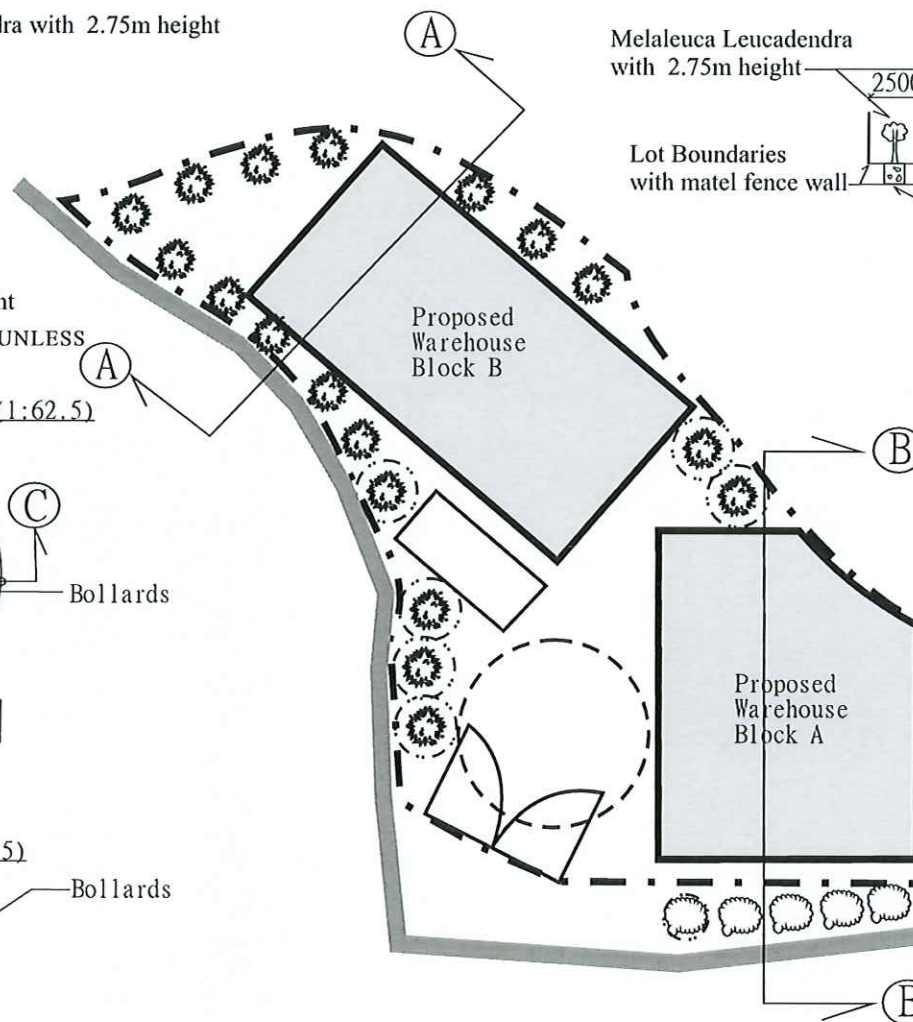
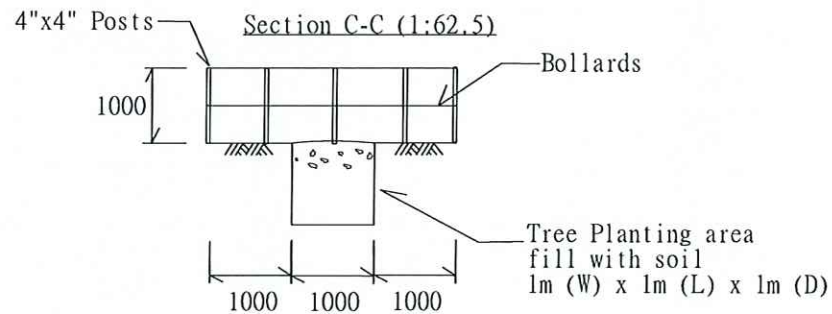
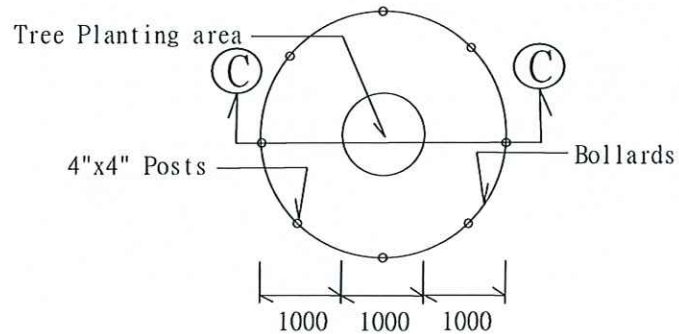
Approved Landscape Proposal and Approval Letter for Compliance
with Approval Condition (c) of the Previous Application

Landscape Proposal
Lot No. 185 R.P. in D.D. 52
Fu Tei Au, Sheung Shui, N.T.

-  Proposed new plant Melaleuca Leucadendra with 2.75m height
-  Lot Boundaries with matel fence wall
-  Proposed Warehouse
-  EX. 750U channel
-  Posts and Bollards protection for tree planting area
-  Outside application side Melaleuca Leucadendra with 2.75m height

** ALL DIMENSIONS ARE IN MILLIMETERS UNLESS

Protective Measures(1:62.5)



Scale 1:250

DATE : 24 Jan 2017

PLAN NO. : DD52 LOT185RP_L2

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Asia Tact Planning & Consultant Co. Ltd.
147H Ling Shan Tsuen,
Ling Shan Road,
Fanling, New Territories
(Attn.: Ms. Sofia NG)

By Post and Fax (2562 1420)

28 March 2017

Dear Madam,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up Uses" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui**

(Compliance with Approval Conditions (c) and (d) for Application No. A/NE-FTA/157)

I refer to your submissions dated 25.1.2017 and 22.2.2017 for compliance with approval conditions (c) and (d) in relation to the submission and implementation of landscape proposal and the design and provision of water supplies for fire-fighting and fire service installations for application No. A/NE-FTA/157 which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 20.11.2015.

Approval Condition (c)

The Chief Town Planner/Urban Design and Landscape of this department (CTP/UD&L, PlanD) (Contact person: Ms. Jaime PONG; Tel.: 2231 4852) has been consulted and considered that the submitted landscape proposal is acceptable from the landscape planning perspective. Thus, approval condition (c) is considered **partially complied with**.

For full compliance with approval condition (c), please proceed to implement the accepted proposal. In order to facilitate compliance checking, you are reminded to provide a set of planting photo records with viewpoints indicated on the accepted landscape proposal for consideration upon completion of the landscape works.

Approval Condition (d)

The Director of Fire Services (D of FS) (Contact person: Mr. AU Ting-hin; Tel.: 2733 7739) has been consulted on your submission. The following information is required to provide for his consideration:

- (a) an appropriate scale for measurement;
- (b) plans with elevation of blocks/structures indicating no. of storey; and
- (c) the aggregated floor area of each proposed block/structure.

Furthermore, you are advised to note that:

- (i) if fire alarm system is proposed, it should be installed in accordance with BS 5839 – Part 1:2002 + A2:2008 and Fire Services Department (FSD) Circular Letter 1/2009 shall be provided throughout blocks/structures with one actuation point and one audio warning device to be located at each hose reel point. This actuation point shall include facilities for fire pump start and audio warning device initiation. Visual fire alarm signals shall be provided where necessary in accordance with Design Manual: Barrier Free Access 2008;
- (ii) if the aggregated floor area of proposed block(s)/structure(s) exceeds 230m², an automatic sprinkler system in accordance with LPC Rules incorporating BS EN 12845:2003 and FSD Circular Letter No. 3/2006 shall be provided. Storage Category and Configuration in accordance with aforementioned standards for sprinkler warehouse shall be explicitly mentioned in Fire Service notes. The locations of sprinkler water tank, sprinkler pump room, sprinkler inlet and sprinkler control valve shall be clearly marked on plans;
- (iii) a primary and secondary source of supply shall be provided to the satisfactory of FSD and all such installations shall be fed from both primary and secondary source of supply; and
- (iv) schematic diagrams being served as the design details of Fire Services Installation(s) which are considered unnecessary at the present stage will be examined during the stage of Fire Service Installation/314 submission.

In view of the comments above, approval condition (d) is considered **not complied with**.

Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,



(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
N.T.

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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳志強先生)

吳先生：

**擬在劃為「其他指定用途」註明「港口後勤用途」地帶的
上水虎地坳第52約地段第185號餘段(部分)闢設貨倉(危險品倉庫除外)
(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(c)項)**

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一八年十一月十六日收到你有關履行附帶條件(c)項所提交的落實美化環境建議的相片記錄。

本署總城市規劃師／城市設計及園景（經辦人：張嘉恩女士；電話：2231 4852）審視你提交的相片記錄後表示落實的美化環境建議的工程可以接受。因此，規劃許可附帶條件(c)項經已履行。她提醒申請人需長期為場地內的現有樹木作適當保養，並參考以下由發展局發出的樹木保養及樹木風險評估等資料：

護養樹木的簡易圖解：

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf

樹木管理手冊：

https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html

樹木風險評估及管理安排：

https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html

護養樹木 保障安全：

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf

減低樹木風險的樹木護養簡易圖解：

[http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

規劃署署長

(朱霞芬



代行)

二零一八年十二月十四日

內部抄送

總城市規劃師／城市設計及園境

(經辦人：張嘉恩女士)

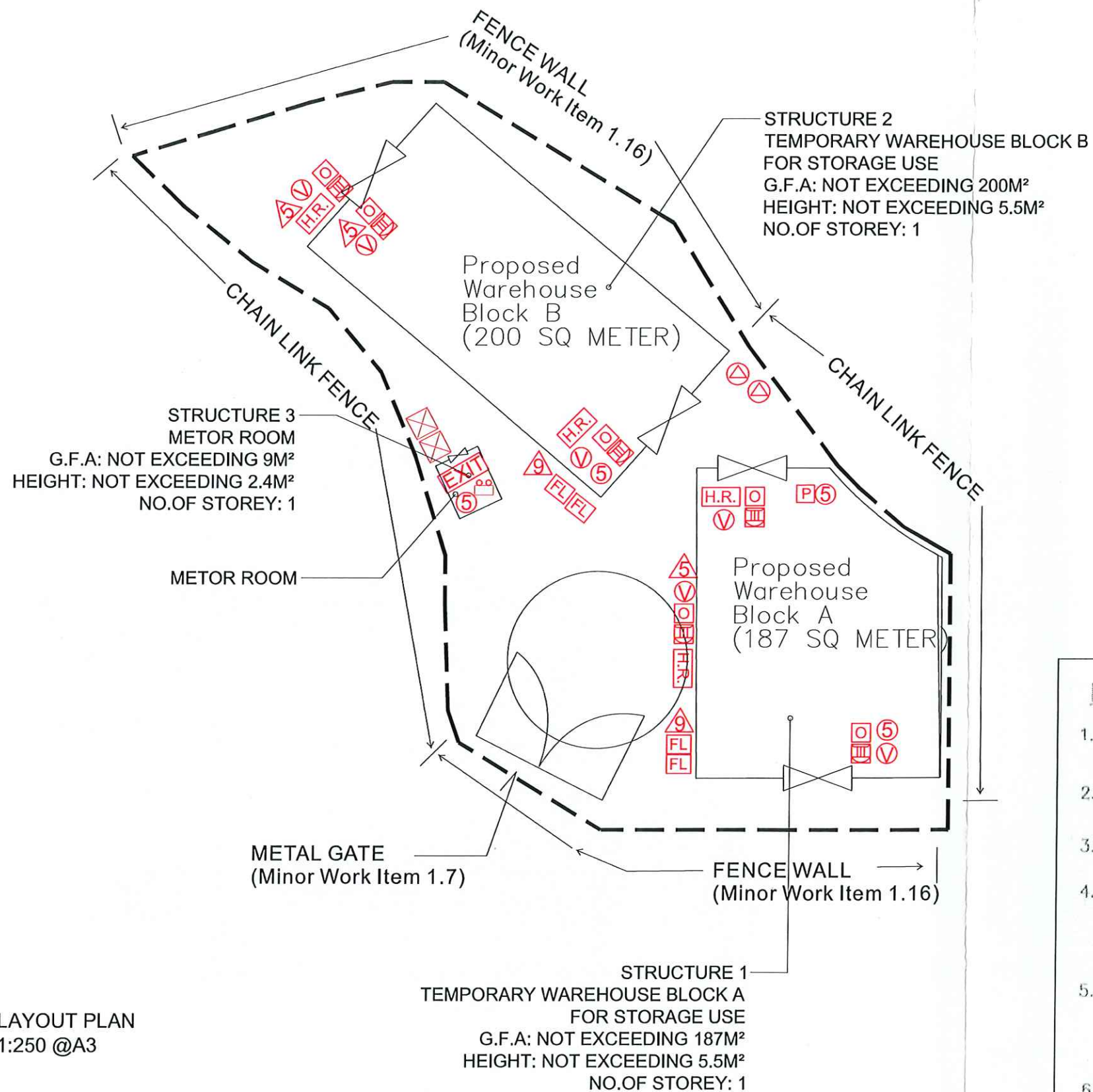
總城市規劃師／城市規劃委員會(1)

地盤檔案

HFC/TF/WL/wl

Appendix E

Approved Fire Service Installations Proposal and Approval Letter for
Compliance with Approval Condition (d) of the Previous Application



LAYOUT PLAN
1:250 @A3

PROJECT : LOT NO.185 R.P. IN D.D. 52 FU TEI AU
SHENG SHUI, N.T.
TITLE : F.S. LAYOUT PLAN

LEGEND

	F.S PUMP		SAND BUCKET
	2000 LITER WATER TANK		5 KG CO2 F.E
	HOSE REEL		5 KG DRY POWER
	VISUAL FIRE ALARM		9L FOAM F.E
	MANUAL CALL POINT		FIRE CONTROL PANEL
	FIRE ALARM BELL		

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump (HR-P1 & HR-P2) and 1 no 5kg co2 type fire extinguisher shall be provided at F.S. pump Room.
- (7) when a ventilation/ air conditioning control system is provided, it shall stop mechanically induced air movement within a designated fire compartment;
- (8) secondary power supply shall be provided with electricity obtained before the main switch; and

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳翠如小姐)

吳小姐：

**擬在劃為「其他指定用途」註明「港口後勤用途」地帶的
上水虎地坳第52約地段第185號餘段(部分)闢設貨倉(危險品倉庫除外)**

(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(d)項)

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一七年六月九日收到你有關履行附帶條件(d)項所提交的消防設施圖則。

消防處處長(經辦人：歐霆軒先生；電話：2733 7739)審視你提交的資料後，認為有關的滅火水源及消防裝置設計可以接受。因此，規劃許可附帶條件(d)項已經部分履行。申請人須落實已批准的滅火水源及消防裝置設計，而落實的情況亦須符合消防處處長的要求，才可完全履行規劃許可附帶條件(d)項。

請於工程完工後通知本署及提交照片記錄(一式三份)，以便安排視察落實情況。如有任何疑問，請致電 2158 6241 與本署黃錦鳳女士聯絡。

規劃署署長

(朱霞芬



代行)

二零一七年六月二十九日

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳志強先生)

吳先生：

擬在劃為「其他指定用途」註明「港口後勤用途」地帶的
上水虎地坳第52約地段第185號餘段(部分)闢設貨倉(危險品倉庫除外)

(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(d)項)

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一八年四月十七日收到你有關履行附帶條件(d)項所提交的消防裝置及設備證書和滅火水源及消防裝置的相片記錄。

消防處處長(經辦人：吳紹恩先生；電話：2733 7735) 在審視你提交的資料後，於二零一八年五月二日進行實地視察。他認為滅火水源及消防裝置已妥善安裝。因此，規劃許可附帶條件(d)項已經履行。

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

規劃署署長

(朱霞芬



代行)

二零一八年五月十四日

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2 - 5.9	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	56 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE-FTA/252

Our Ref.: 24/850/L02

September 24, 2024

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

By Email


Dear Sir/Madam,

**Warehouse (excluding Dangerous Goods Godown) in “Other Specified Uses”
annotated “Port Back-up Uses” Zone at Lot 185RP(Part) in DD52,
Fu Tei Au, Sheung Shui, New Territories
(Application No. A/NE-FTA/252)**

In response to the comments from Environmental Protection Department and the Public on the captioned application, we would like to submit herewith our responses attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c.
Everland Hong Kong Development Limited and
Asia Tact Planning & Consultant Co. Limited (the Applicants)

**Warehouse (excluding Dangerous Goods Godown) in “Other Specified Uses”
annotated “Port Back-up Uses” Zone at Lot 185RP(Part) in DD52,
Fu Tei Au, Sheung Shui, New Territories
(Application No. A/NE-FTA/252)**

With reference to the comments suggested by the Environmental Protection Department and the Public comment received dated 20.9.2024, we would like to submit herewith our responses for your consideration.

Comments from the Environmental Protection Department

Please confirm any toilets proposed within the site and the sewage treatment disposal method.

Our Response:

No toilet is proposed within the application site as the site will only be used for storage purposes and on-site staff will use the public toilet (a public toilet - Wa Shan Tsuen Public Toilet is located about 250 m to the southeast of the application site).

Public comment

投訴 A/NE-FTA/252 隱瞞申請內容。上水華山 39 號實為迷你倉。規劃申請及政府部門的要求是否同普通倉庫一樣? 規劃署、城規會、消防局必須注視這案件。

Our Response:

Two warehouses in the application site are currently vacant and the Applicant is committed to conducting the development proposal in an environmentally friendly and sustainable manner. As such, the operators at the application site will comply with all applicable laws, rules and regulations, and planning conditions as imposed by the Board to ensure that this objective is met.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE-FTA/252

Our Ref.: 24/850/L04

December 4, 2024

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

By Email


Dear Sir/Madam,

**Warehouse (excluding Dangerous Goods Godown) in “Other Specified Uses”
annotated “Port Back-up Uses” Zone at Lot 185RP(Part) in DD52,
Fu Tei Au, Sheung Shui, New Territories
(Application No. A/NE-FTA/252)**

In response to the comments from Lands Department on the captioned application dated 29.11.2024, we would like to submit herewith our responses attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c.
Everland Hong Kong Development Limited and
Asia Tact Planning & Consultant Co. Limited (the Applicants)



Responses to Departmental Comments

Departmental Comments		Responses
A	District Lands Officer (North), Lands Department [Email dated 29.11.2024] (Contact Person: Mr. M. F. FAN Tel: 2675 1745)	
1	The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the 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.	Noted.
2.	The application site is already being used for the uses under the application.	Noted.
3.	<p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p><u>Unauthorised structures within the said private lot covered by the planning application</u></p> <p>There are unauthorised structures on the private lot. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for the same applied use (Warehouse (Excluding Dangerous Goods Godown) which was approved by the Town Planning Board (the “Board”) on 20.11.2015. All approval conditions of the previous application had been complied with. Upon approval of the previous application, the Applicants had applied to the Lands Department (LandsD) for a Short Term Waiver (STW) in 2016.</p> <p>On 6.5.2024, the Applicants were informed by the LandsD that the STW application cannot be proceeded as the validity period of the previous planning application has been lapsed on 20.11.2019. The current planning application is an action taken by the Applicant to rectify the unauthorized structures on the subject lot. Upon approval of the current application, the Applicants will follow up with LandsD on the issuance of the STW.</p>

Departmental Comments		Responses
4.	If the planning application is approved, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structures erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord on whole lot basis and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the erection of unauthorised structure 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.	Noted.

Previous s.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/157	Proposed Warehouse (excluding Dangerous Goods Godown)	20.11.2015

**Similar s.16 Applications for Temporary Warehouse/Logistics Warehouse
within the “Other Specified Uses” annotated ‘Port Back-up Uses’ zone in the
vicinity of the Site in Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
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)
A/NE-FTA/235	Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years	27.10.2023 (Revoked on 27.4.2024)
A/NE-FTA/236 *	Proposed Temporary Logistics Warehouse for a Period of 3 Years	26.1.2024

Remarks

* : The application nos. A/NE-FTA/189, A/NE- FTA/211 and A/NE- FTA/236 involved the same site.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the 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 Site;
 - (ii) the following irregularities covered by the subject planning application have been detected by her office:
 - Unauthorised structures within the said private lot covered by the planning application

there are unauthorised structure on the private lot. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord on a whole lot basis and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the erection of unauthorised structure and administrative fee as considered appropriate to be imposed by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access roads adjacent to the Site are not maintained by HyD;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) to minimise potential environmental nuisance to the surrounding area;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewerage connection is available; and
 - (ii) to note the following general requirements of 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;
 - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicants should also ensure that the flow from the Site will not overload the existing drainage system;
 - 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;
 - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the 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 applicants 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 applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - to make good all the adjacent affected areas upon the completion of the drainage works;
 - to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - 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;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the Site encroaches upon the 15m-wide Waterworks Reserve (WWR) shown in the Mains Record Plan (MRP) (**Attachment 1**) for 2000mm trunk water mains, the Site boundary should be revised to exclude the existing 15m-wide WWR to avoid causing difficulty to the maintenance and repair works. If this request could not be entertained, the following conditions shall also be imposed:

- no structure shall be erected over this Waterworks Reserves and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;
- no tree planting shall be permitted within the Waterworks Reserves except with the prior written consent of the Water Authority;
- for the protection of existing Government water mains, no blasting or pile driving works shall be carried out within the Waterworks Reserves except with the prior written consent of the Water Authority;
- the applicants shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;
- the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plants and vehicles for the purpose of laying, repairing and maintenance of water mains. All other services across, through or under the waterworks reserve are required to seek authorization from the Water Authority; and
- the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage or the public water mains within and in close vicinity of the Site;

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

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicants should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicants should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (ii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) it is noted that seven structures had been proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are

unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the 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 UBWs on the Site under the BO;
- (v) any temporary shelters or converted containers for storage, office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vi) the applicant's attention is drawn to the headroom of the storey not being excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification;
- (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

水 務 署
Water Supplies Department

**Appendix V of RNTPC
Paper No. A/NE-FTA/252A**

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

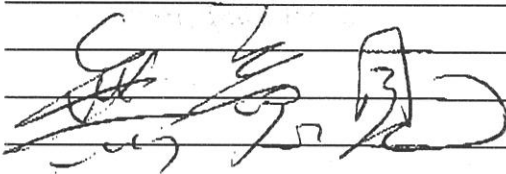
By Fax : 2877 0245 or 2522 8426

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/252

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

上水區鄉事委員會主席
侯志強

簽署 Signature



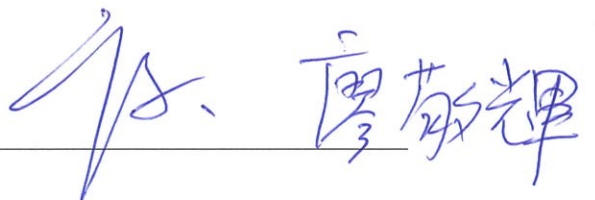
日期 Date

2024.8.30

2

敬啓者：

本人家住上水，對於 DD52 Lot 185RP (部份) 申請作為貨倉用途一事 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，反而可幫助本區經濟發展，亦可為本區人仕增加留在原區的工作機會，故本人十分支持該項申請。



簽名：

日期：30-8-2024



敬啓者：

本人家住上水，對於 DD52 Lot 185RP (部份) 申請作為貨倉用途一事 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，反而可幫助本區經濟發展，亦可為本區人仕增加留在原區的工作機會，故本人十分支持該項申請。

簽名：彭小娟
日期：31. 8. 2024.



敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，故本人十分支持該項申請。

肖志輝

簽名：

日期：30-8-2024



5

敬啓者：

本人家住上水，對於 DD52 Lot 185RP (部份) 申請作為貨倉用途一事 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，反而可幫助本區經濟發展，亦可為本區人仕增加留在原區的工作機會，故本人十分支持該項申請。

簽名：黃彩鳳

日期：2024.8月31日




敬啓者：

本人家住上水，對於 DD52 Lot 185RP (部份) 申請作為貨倉用途一事 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，反而可幫助本區經濟發展，亦可為本區人仕增加留在原區的工作機會，故本人十分支持該項申請。



簽名：



日期：

31/8/2024



敬啓者：

本人家住上水，對於 DD52 Lot 185RP (部份) 申請作為貨倉用途一事 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，反而可幫助本區經濟發展，亦可為本區人仕增加留在原區的工作機會，故本人十分支持該項申請。

簽名：

廖凱君

日期：

31.8.24.



8

敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，故本人十分支持該項申請。

簽名：李運蓮

日期：4-9-2024



敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區民居民之不便，故本人十分支持該項申請。

 梁秀蘭

簽名：

日期：30-8-2024



敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，故本人十分支持該項申請。

簽名：趙旭光輝

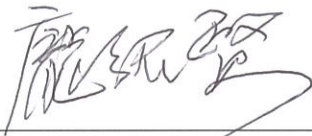
日期：30-8-2024



11

敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，故本人十分支持該項申請。



簽名：

日期：1-9-2024



敬啓者：

本人在上水附近居住，知悉 DD52 Lot 185RP (部份) 現申請作為貨倉用途 (申請編號：A/NE-FTA/252)，本人覺得此申請將不會帶來本區居民之不便，故本人十分支持該項申請。

簽名：賴苑偉

日期 2024.9.1



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: 2024-09-12 星期四 11:20:02
To: stndp/PLAND
<stndpo@pland.gov.hk>
Subject: Fw: CASE#3-8404362896 New Complaint - WS240911A25625
投诉 A/NE-FTA/252 隐瞒申请内容 (上水华山 39 号)

投诉 A/NE-FTA/252 隐瞒申请内容。上水华山 39 号实为迷你仓。规划申请及政府部门的要求是否同普通仓库一样?

规划署、城规会、消防局必须注视这案件。