

2024年 9月 1 0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。

10 SEP 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/253

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402090 26/8 Byhand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/253
	Date Received 收到日期	10 SEP 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)

冼愛興

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)

崔國安

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界上水缸瓦甫丈量約份第87約地段 第360B號A分段(部分)、第360B號餘段(部分)、 第360C號A分段(部分)、第360C號餘段(部分)、 第360D號A分段(部分)、第360D號餘段(部分) 及第360E號(部分)和毗連政府土地
(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 2044 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1013 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)	..... 114 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-FTA/18 - 虎地坳及沙嶺
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	閑置 (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 3/8/2024 至 16/8/2024 (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 13/08/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉(非危險品)連附屬設施(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1031 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
建築物 1：一層，高約6米，倉庫用途	
建築物 2：一層，高約3米，辦公室用途	
建築物 3：一層，高約3米，儲物室用途	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 Monday to Saturday : 9am to 6pm , Sunday and Public Holidays : Closed 星期一至星期六: 早上9時至下午6時, 公眾假期: 休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 缸瓦甫路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

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

7. Justifications 理由

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

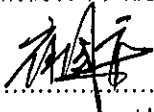
請參閱補充資料文件

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature
簽署



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

崔國安

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

23/8/2024

(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打道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界上水缸瓦甫丈量約份第87約地段 第360B號A分段(部分)、第360B號餘段(部分)、 第360C號A分段(部分)、第360C號餘段(部分)、 第360D號A分段(部分)、第360D號餘段(部分) 及第360E號(部分)和毗連政府土地	
Site area 地盤面積	2044 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 114 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-FTA/18 - 虎地坳及沙嶺	
Zoning 地帶	農業	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	擬議臨時貨倉(非危險品)連附屬設施(為期3年)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1013 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	約 3 至 6 <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	50 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 N/A 1 N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
車路圖, 申請地點圖, 土地狀況, 車輛行駛示意圖 (出/入申請地點)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
補充資料文件		
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。

補充資料文件

1) 背景

1.1 申請人向城市規劃委員會（以下稱“城規會”）尋求規劃許可，以使用位於新界上水缸瓦甫丈量約份第 87 約地段第 360B 號 A 分段(部分)、第 360B 號餘段(部分)、第 360C 號 A 分段(部分)、第 360C 號餘段(部分)、第 360D 號 A 分段(部分)、第 360D 號餘段(部分)及第 360E 號(部分)和毗連政府土地(以下稱“此地點”)，用作“擬議臨時貨倉(非危險品)連附屬設施(為期 3 年)”用途 (圖 2)。

2) 規劃背景

此地點屬於經核准的虎地坳及沙嶺分區計畫大綱圖編號：S/NE-FTA/18 中規劃為「農業」(「AGR」)的區域。按城市規劃委員會規劃指引編號 13G，此地段屬第 2 類地區，須事先向城規會申請。擬議發展屬臨時三年的性質，故不會影響土地規劃用途的長遠規劃發展。

- ◆ 此地點附近亦有露天貯物、倉庫和物流中心，擬議的發展與週邊地區並無衝突；
- ◆ 因各區收地而令可用地點減少，集中及規範管理，可以應付外界對貯物及港口後勤用地的需求；
- ◆ 擬議發展並不會造成任何不良的交通，空氣及景觀影響；
- ◆ 會遵守配合有關環境考慮的相關條例 / 指引；

3) 發展建議

3.1 申請場地方面

場地總面積約 2,044 平方米，當中上蓋面積約 1,013 平方米。地點的擬議營運時間為週一至週六 09:00 至 18:00，公眾假期休息。場地擬建 3 棟建築物，總樓面面積約 1,013 平方米 (圖 4)。建築物 1 為倉庫，會擺放一般非危險性貨品(飲料、罐頭食糧、建築材料等之類貨品)。另設有 1 個辦公室及 1 個儲物室。至於露天土地範圍就設有 1 個私家車車位及 1 個輕型貨車泊車位給員工使用，另 1 個輕型貨車上落客車位則用於貨物送來同送走時用。營運日時，預計只有約不多於 5 名工作人員同時在現場工作。開發參數詳列如下各表：

表 1 – 主要發展參數

場地總面積	約 2,044 平方米, 包括政府土地約 114 平方米 (圖 3)
露天土地面積	約 1,031 平方米
上蓋土地面積	約 1,013 平方米
地積比率	約 50%
建築物	3
總樓面面積	約 1,013 平方米
➤ 住用樓面面積	無
➤ 非住用樓面面積	約 1,013 平方米

建築物 1	倉庫, 面積約 981 平方米, 一層高約 6 米
建築物 2	辦公室, 面積約 16 平方米, 一層高約 3 米
建築物 3	儲物室, 面積約 16 平方米, 一層高約 3 米

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 私家車車位 [5 米長, 2.5 米濶]	1 個
➤ 輕型貨車車位 [7 米長, 3.5 米濶]	2 個 (1 個為上落貨用, 1 個為停泊用)

3.2 交通方面

此地點可由文錦渡路經缸瓦甫路到達(圖 1)。場地之出入口約 6 米濶，而場地內有足夠的空間供車輛迴旋調頭，確保車輛能順利行駛、不會倒塞及折回缸瓦甫路(圖 5,6,7,8)。貨物送達到場時亦會安排工作人員指揮車輛泊於靠近倉庫的上落貨輕型貨車車位；至於另一輕型貨車車位及私家車車位則給員工使用。

由於擬議發展建議所產生的預計出行量不多 (如下表 3 所示)，因此相信建議之停車位和上落客貨車位的數目 (如上表 2 所示) 足以滿足現場運營的需要，亦預計不會對周圍道路網絡產生不利的交通影響。

表 3 – 擬議發展建議吸引的預計車輛流量

時段	預計產生車輛流量				
	私家車		輕型貨車		雙向總數
	入	出	入	出	
上午繁忙時段 (08:00-09:00)	1	0	0	0	1
其餘非繁忙時段 (09:00-17:00) 每小時平均	0.5	0.5	0.5	0.5	2
下午繁忙時段 (17:00-18:00)	0	1	0	0	1

3.3 其他方面

同時將會提供足夠的緩解措施，即在委員會批准規劃後，提交排水及消防設施建議等，以減輕擬議發展所產生的任何不利影響。

4) 總結

因此，申請人深信擬議發展不會對週邊地區造成重大滋擾。鑑於上述情況，希望城規會批准是次“擬議臨時貨倉(非危險品)連附屬設施(為期 3 年)”的規劃申請。

圖則、繪圖清單

圖 1 車路圖

圖 2 申請地點圖

圖 3 土地狀況

圖 4 佈局圖

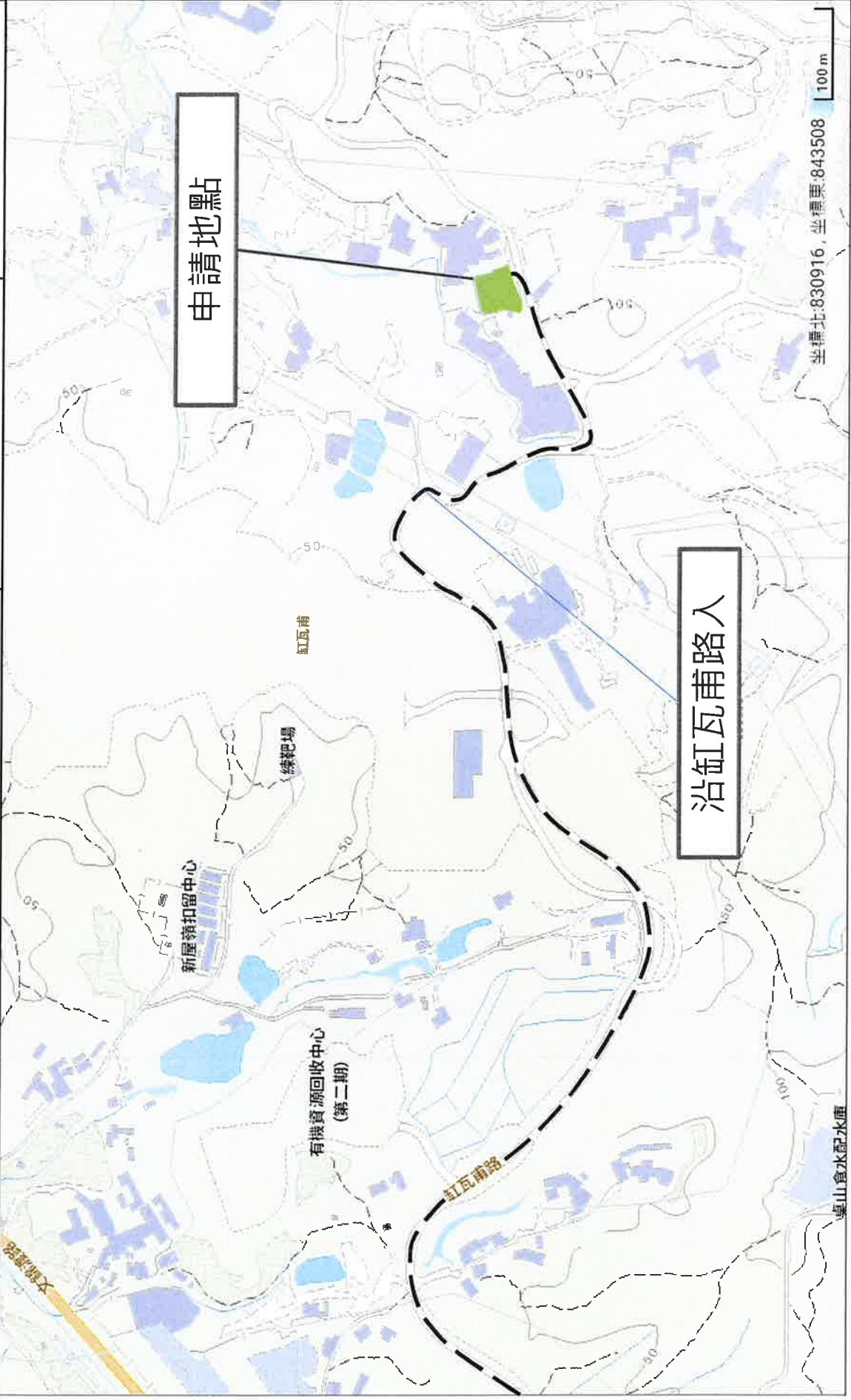
圖 5 車輛行駛示意圖 (從文錦渡路方向進入申請場地)

圖 6 車輛行駛示意圖 (由申請場地駛出往坪輦路方向)

圖 7 車輛行駛示意圖 (從坪輦路方向進入申請場地)

圖 8 車輛行駛示意圖 (由申請場地駛出往文錦渡路方向)

<p>項目： 丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、 第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、 第360D號餘段(部分)及第360E號(部分)和毗連政府土地</p>	<p>圖目： 車路圖</p>	<p>圖號： 圖 1</p> <p>比例： 1:6250</p>
<p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)</p>		



<p>項目: 丈量約份第87約地段第360B號A分段(部分)、 第360B號餘段(部分)、第360C號A分段(部分)、 第360C號餘段(部分)、第360D號A分段(部分)、 第360D號餘段(部分)及第360E號(部分)和毗連 政府土地</p> <p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)</p>	<p>圖目: 申請地點圖</p>	<p>圖號: 圖 2</p>
		<p>比例: 1:1000</p>



項目:
丈量約份第87約地段第360B號A分段(部分)、
第360B號餘段(部分)、第360C號A分段(部分)、
第360C號餘段(部分)、第360D號A分段(部分)、
第360D號餘段(部分)及第360E號(部分)和毗連
政府土地

圖目:
土地狀況

圖號:
圖 3

比例:
1:1000

擬議臨時貨倉(非危險品)連附屬設施(為期3年)

土地分類

面積

佔地盤總面積(%)

私人土地面積

約 1,930 平方米

約94%

政府土地面積

約 114 平方米

約6%

地盤總面積

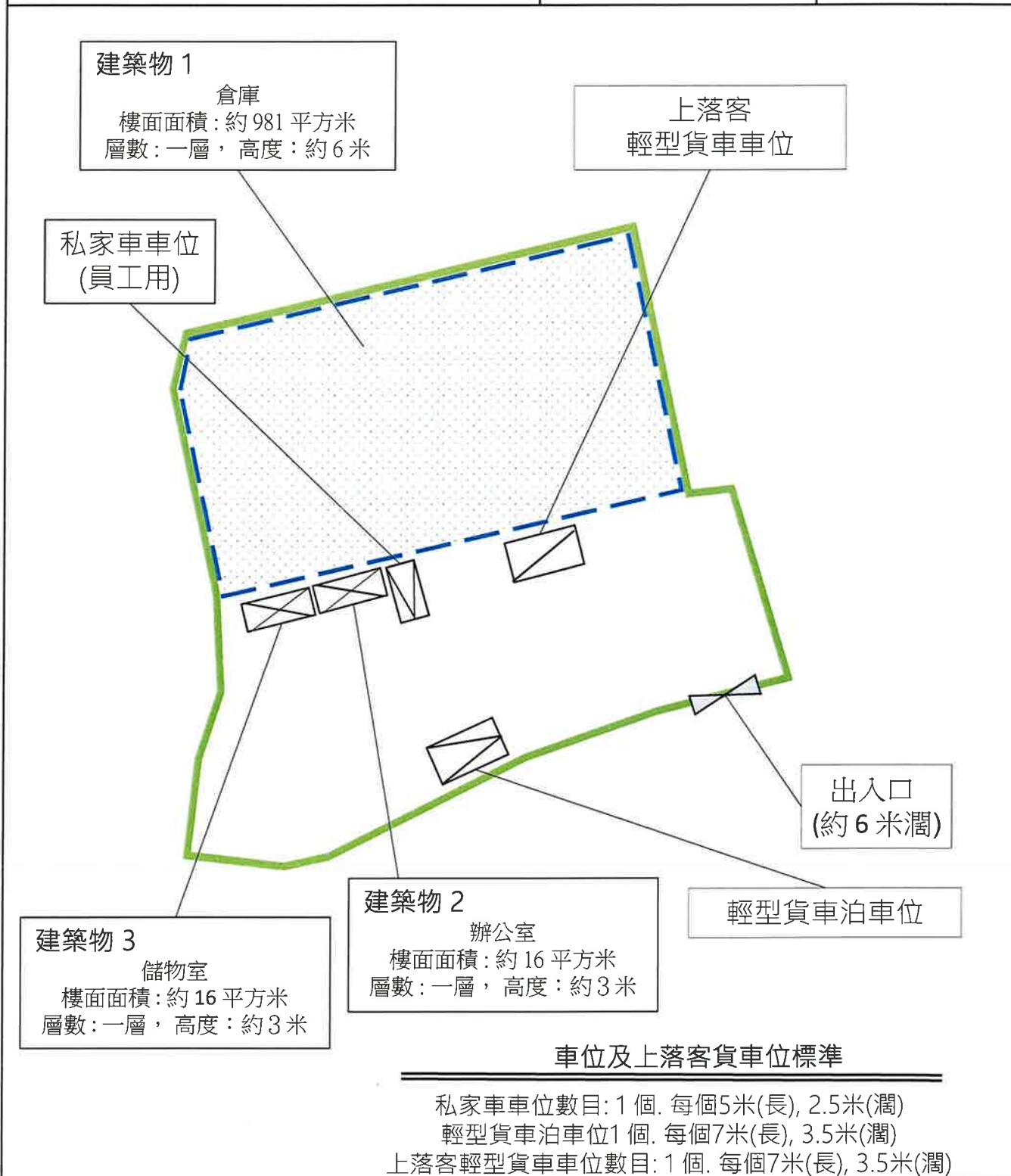
約 2,044 平方米

申請地點

政府土地



<p>項目: 丈量約份第87約地段第360B號A分段(部分)、 第360B號餘段(部分)、第360C號A分段(部分)、 第360C號餘段(部分)、第360D號A分段(部分)、 第360D號餘段(部分)及第360E號(部分)和毗連 政府土地</p> <p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)</p>	<p>圖目: 佈局圖</p>	<p>圖號: 圖 4</p>
		<p>比例: 1:500</p>



<p>項目: 丈量約份第87約地段第360B號A分段(部分)、 第360B號餘段(部分)、第360C號A分段(部分)、 第360C號餘段(部分)、第360D號A分段(部分)、 第360D號餘段(部分)及第360E號(部分)和毗連 政府土地</p> <p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)</p>	<p>圖目: 車輛行駛示意圖 (從文錦渡路方向進入 申請場地)</p>	<p>圖號: 圖 5</p>
		<p>比例: 1:500</p>



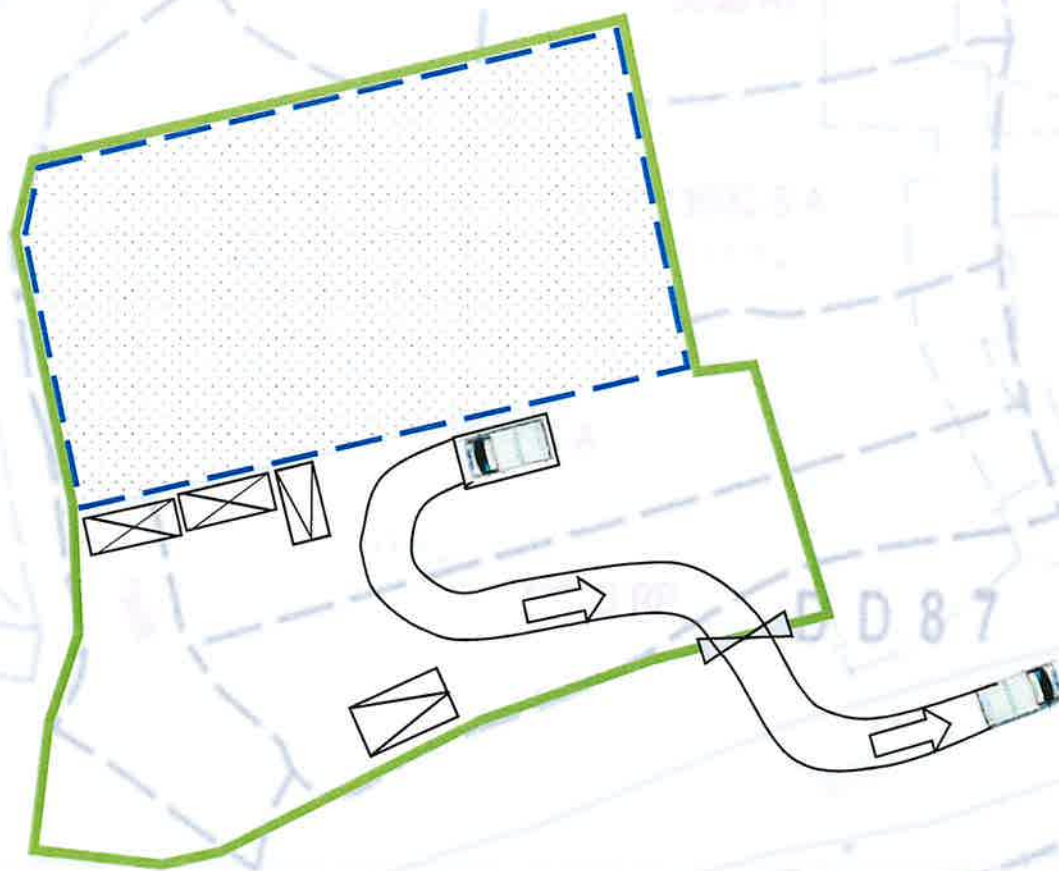
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第360B號餘段(部分)、第360C號A分段(部分)、
第360C號餘段(部分)、第360D號A分段(部分)、
第360D號餘段(部分)及第360E號(部分)和毗連
政府土地

擬議臨時貨倉(非危險品)連附屬設施(為期3年)






圖目：
車輛行駛示意圖
(由申請場地駛出往
坪輦路方向)

圖號：
圖 6

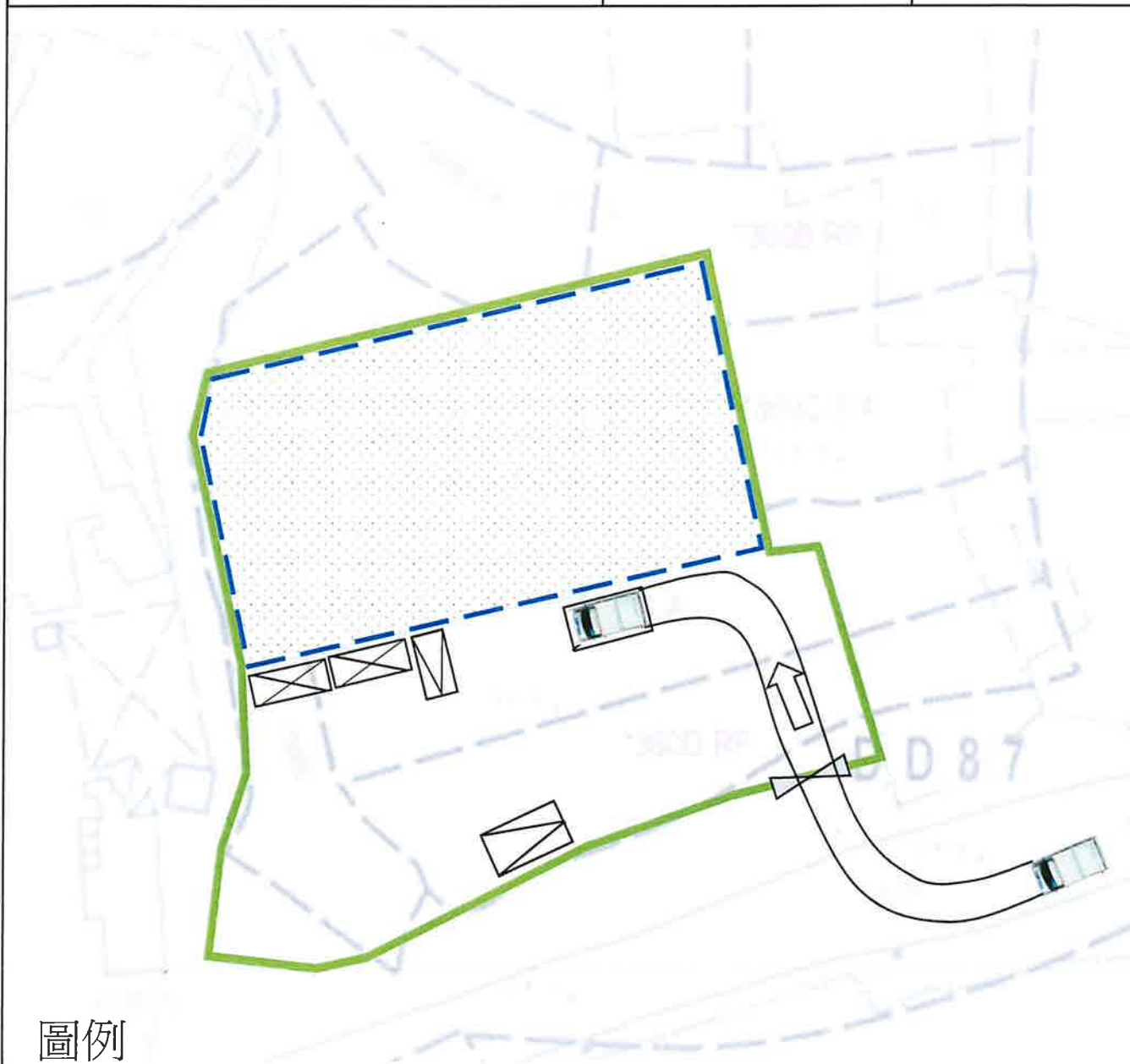
比例：
1:500





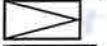


圖例

-  遮陰 / 擋雨棚
-  辦公室 / 儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

<p>項目: 丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地</p> <p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)</p>	<p>圖目: 車輛行駛示意圖 (從坪輦路方向進入申請場地)</p>	<p>圖號: 圖 7</p>
		<p>比例: 1:500</p>



圖例

-  遮陰 / 擋雨棚
-  辦公室 / 儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

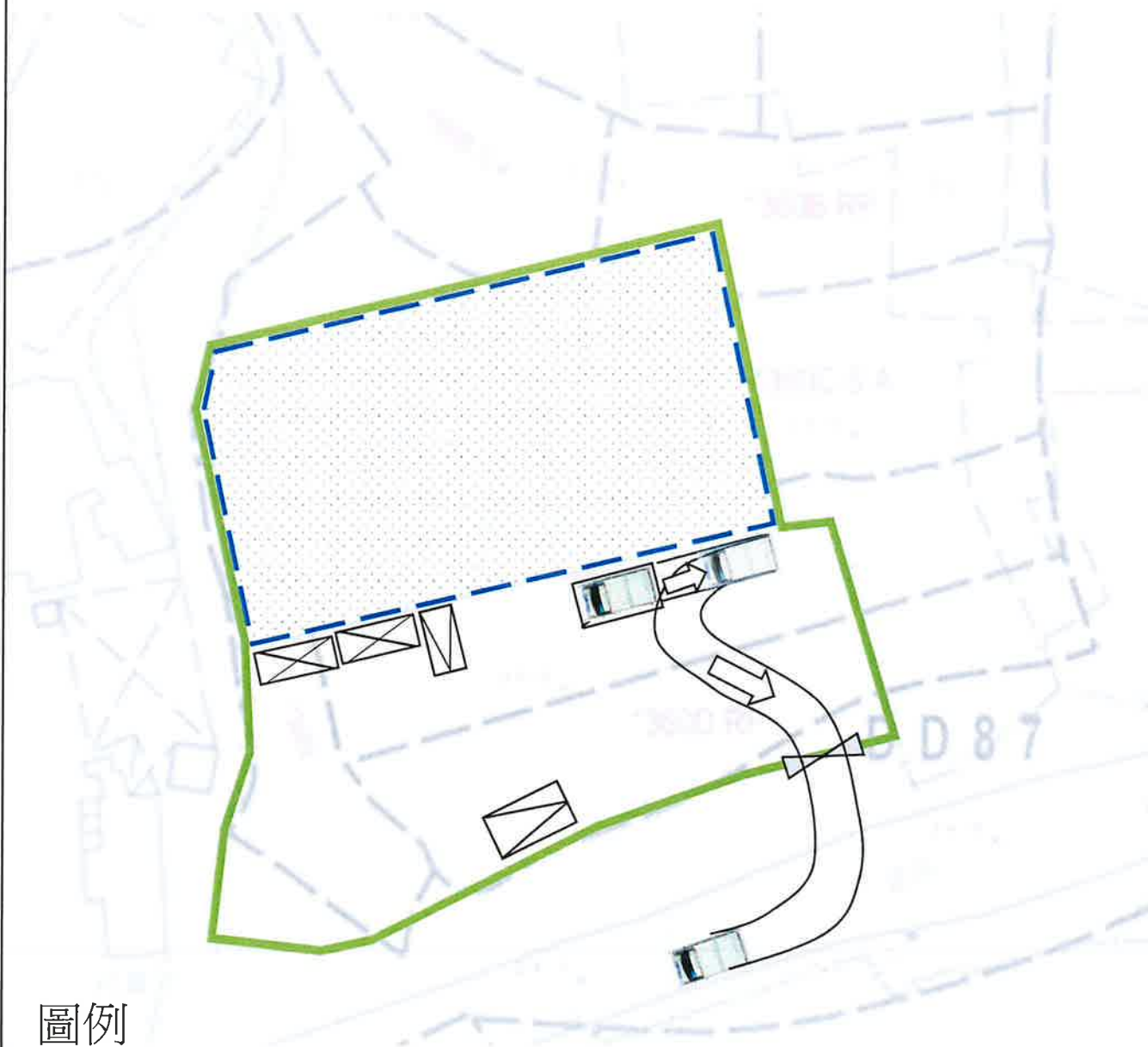
項目：
丈量約份第87約地段第360B號A分段(部分)、
第360B號餘段(部分)、第360C號A分段(部分)、
第360C號餘段(部分)、第360D號A分段(部分)、
第360D號餘段(部分)及第360E號(部分)和毗連
政府土地

擬議臨時貨倉(非危險品)連附屬設施(為期3年)






圖目：
車輛行駛示意圖
(由申請場地駛出往
文錦渡路方向)

圖號：
圖 8

比例：
1:500



圖例

-  遮陰 / 擋雨棚
-  辦公室 / 儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

冼愛興

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)

崔國安

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界上水缸瓦甫丈量約份第87約地段 第360B號A分段(部分)、第360B號餘段(部分)、 第360C號A分段(部分)、第360C號餘段(部分)、 第360D號A分段(部分)、第360D號餘段(部分) 及第360E號(部分)和毗連政府土地
(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 2044 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1013 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）	..... 103 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉(非危險品)連附屬設施(為期3年) 以及進行相關的填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1031 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1013 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物 1：一層, 高約6米, 倉庫用途 建築物 2: 一層, 高約3米, 辦公室用途 建築物 3：一層, 高約3米, 儲物室用途	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 1
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A

Proposed operating hours 擬議營運時間 Monday to Saturday : 9am to 6pm , Sunday and Public Holidays : Closed 星期一至星期六: 早上9時至下午6時, 公眾假期: 休息																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center;">缸瓦甫路</div>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2044 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 不超過 0.4 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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界上水缸瓦甫丈量約份第87約地段 第360B號A分段(部分)、第360B號餘段(部分)、 第360C號A分段(部分)、第360C號餘段(部分)、 第360D號A分段(部分)、第360D號餘段(部分) 及第360E號(部分)和毗連政府土地
Site area 地盤面積	<div style="text-align: right;">2044 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 103 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	S/NE-FTA/18 - 虎地坳及沙嶺
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="text-align: center;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="text-align: center;"> <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 </div>
Applied use/ development 申請用途/發展	擬議臨時貨倉(非危險品)連附屬設施(為期3年) 以及進行相關的填土工程

補充資料文件

1) 背景

1.1 申請人向城市規劃委員會（以下稱“城規會”）尋求規劃許可，以使用位於新界上水缸瓦甫丈量約份第 87 約地段第 360B 號 A 分段(部分)、第 360B 號餘段(部分)、第 360C 號 A 分段(部分)、第 360C 號餘段(部分)、第 360D 號 A 分段(部分)、第 360D 號餘段(部分)及第 360E 號(部分)和毗連政府土地（以下稱“此地點”），用作“擬議臨時貨倉(非危險品)連附屬設施(為期 3 年)以及進行相關的填土工程”用途 (圖 2)。

2) 規劃背景

此地點屬於經核准的虎地坳及沙嶺分區計畫大綱圖編號：S/NE-FTA/18 中規劃為「農業」(「AGR」) 的區域。按城市規劃委員會規劃指引編號 13G，此地段屬第 2 類地區，須事先向城規會申請。擬議發展屬臨時三年的性質，故不會影響土地規劃用途的長遠規劃發展。

- ◆ 此地點附近亦有露天貯物、倉庫和物流中心，擬議的發展與週邊地區並無衝突；
- ◆ 因各區收地而令可用地點減少，集中及規範管理，可以應付外界對貯物及港口後勤用地的需求；
- ◆ 擬議發展並不會造成任何不良的交通，空氣及景觀影響；
- ◆ 會遵守配合有關環境考慮的相關條例 / 指引；

3) 發展建議

3.1 申請場地方面

場地總面積約 2,044 平方米，當中上蓋面積約 1,013 平方米。地點的擬議營運時間為週一至週六 09:00 至 18:00，公眾假期休息。場地擬建 3 棟建築物，總樓面面積約 1,013 平方米 (圖 4)。建築物 1 為倉庫，會擺放一般非危險性貨品(飲料、罐頭食糧、建築材料等之類貨品)。另設有 1 個辦公室及 1 個儲物室。至於露天土地範圍就設有 1 個私家車車位及 1 個輕型貨車泊車位給員工使用，另 1 個輕型貨車上落客車位則用於貨物送來同送走時用。營運日時，預計只有約不多於 5 名工作人員同時在現場工作。開發參數詳列如下各表：

表 1 – 主要發展參數

場地總面積	約 2,044 平方米，包括政府土地約 103 平方米 (圖 3)
露天土地面積	約 1,031 平方米
上蓋土地面積	約 1,013 平方米
地積比率	約 50%
建築物	3
總樓面面積	約 1,013 平方米
➤ 住用樓面面積	無
➤ 非住用樓面面積	約 1,013 平方米

建築物 1	倉庫，面積約 981 平方米，一層高約 6 米
建築物 2	辦公室，面積約 16 平方米，一層高約 3 米
建築物 3	儲物室，面積約 16 平方米，一層高約 3 米

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 私家車車位 [5 米長，2.5 米濶]	1 個
➤ 輕型貨車車位 [7 米長，3.5 米濶]	2 個 (1 個為上落貨用，1 個為停泊用)

3.2 交通方面

此地點可由文錦渡路經缸瓦甫路到達(圖 1)。場地之出入口約 6 米濶，而場地內有足夠的空間供車輛迴旋調頭，確保車輛能順利行駛、不會倒塞及折回缸瓦甫路(圖 5,6,7,8)。貨物送達到場時亦會安排工作人員指揮車輛泊於靠近倉庫的上落貨輕型貨車車位；至於另一輕型貨車車位及私家車車位則給員工使用。

由於擬議發展建議所產生的預計出行量不多 (如下表 3 所示)，因此相信建議之停車位和上落客貨車位的數目 (如上表 2 所示) 足以滿足現場運營的需要，亦預計不會對周圍道路網絡產生不利的交通影響。

表 3－ 擬議發展建議吸引的預計車輛流量

時段	預計產生車輛流量				
	私家車		輕型貨車		雙向總數
	入	出	入	出	
上午繁忙時段 (08:00-09:00)	1	0	0	0	1
其餘非繁忙時段 (09:00-17:00) 每小時平均	0.5	0.5	0.5	0.5	2
下午繁忙時段 (17:00-18:00)	0	1	0	0	1

3.3 其他方面

同時將會提供足夠的緩解措施，即在委員會批准規劃後，提交排水及消防設施建議等，以減輕擬議發展所產生的任何不利影響。

4) 總結

因此，申請人深信擬議發展不會對週邊地區造成重大滋擾。鑑於上述情況，希望城規會批准是次“擬議臨時貨倉(非危險品)連附屬設施(為期 3 年) 以及進行相關的填土工程”的規劃申請。

圖則、繪圖清單

圖 1 車路圖

圖 2 申請地點圖

圖 3 土地狀況

圖 4 佈局圖

圖 5 車輛行駛示意圖 (從文錦渡路方向進入申請場地)

圖 6 車輛行駛示意圖 (由申請場地駛出往坪輦路方向)

圖 7 車輛行駛示意圖 (從坪輦路方向進入申請場地)

圖 8 車輛行駛示意圖 (由申請場地駛出往文錦渡路方向)

<p>項目： 丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地</p> <p>擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程</p>	<p>圖目： 車路圖</p>	<p>圖號： 圖 1</p> <p>比例： 1:6250</p>
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項目:

丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

圖目:

申請地點圖

圖號:

圖 2

比例:

1:1000



項目:
丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

圖目:
土地狀況

圖號:
圖 3

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

比例:
1:1000

土地分類	面積	佔地盤總面積(%)
私人土地面積	約 1,941 平方米	約95%
政府土地面積	約 103 平方米	約5%
地盤總面積	約 2,044 平方米	100%

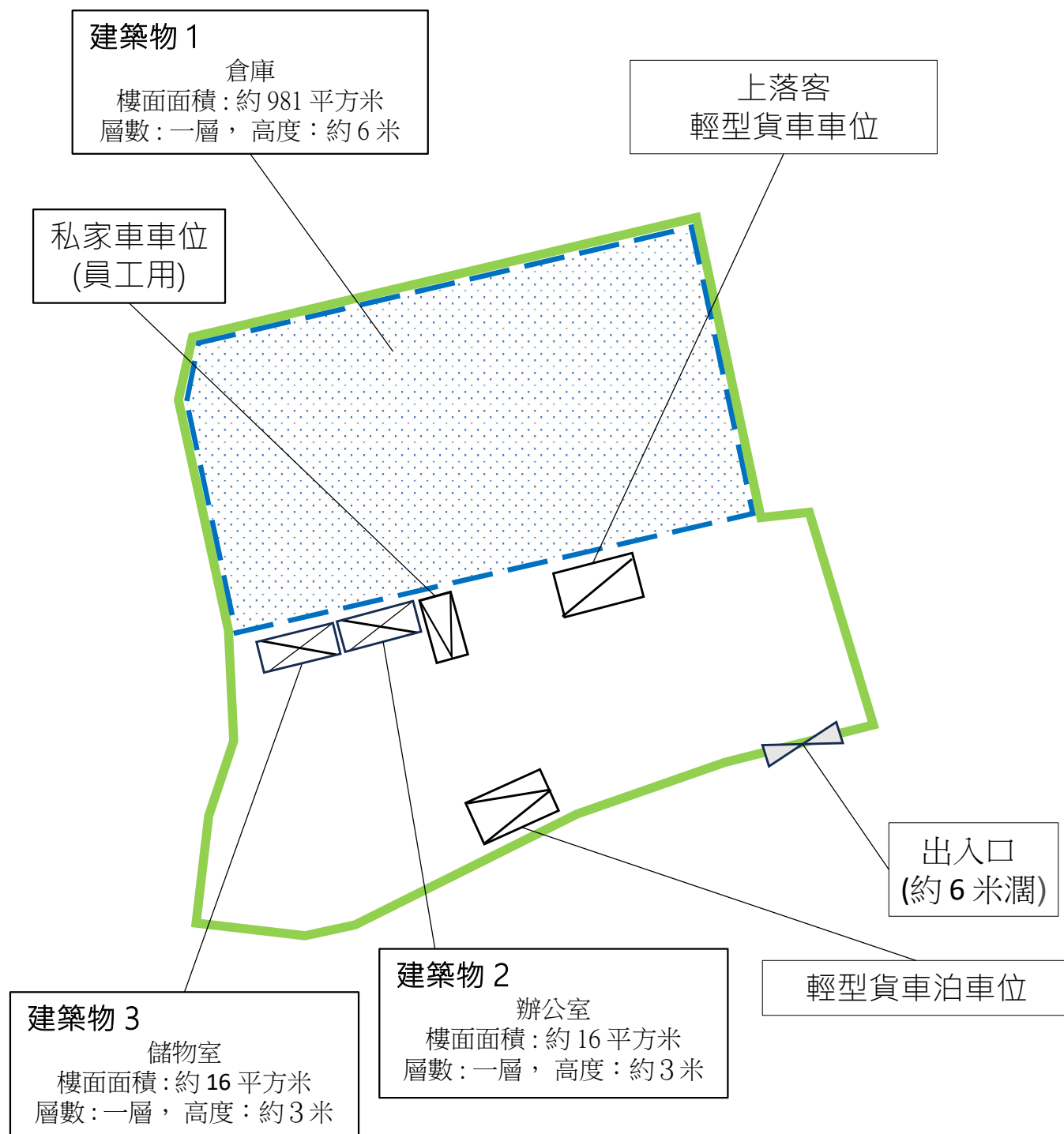


項目:
 丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地
 擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

圖目:
 佈局圖

圖號:
 圖 4

比例:
 1:500



車位及上落客貨車位標準

私家車車位數目: 1 個. 每個 5 米(長), 2.5 米(闊)
 輕型貨車泊車位 1 個. 每個 7 米(長), 3.5 米(闊)
 上落客輕型貨車車位數目: 1 個. 每個 7 米(長), 3.5 米(闊)

項目:
丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

圖目:
車輛行駛示意圖
(從文錦渡路方向進入申請場地)






圖號:
圖 5

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

比例:
1:500



圖例

-  倉庫
-  辦公室／儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

項目：
丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程






圖目：
車輛行駛示意圖
(由申請場地駛出往
坪輦路方向)

圖號：
圖 6

比例：
1:500



圖例

-  倉庫
-  辦公室／儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

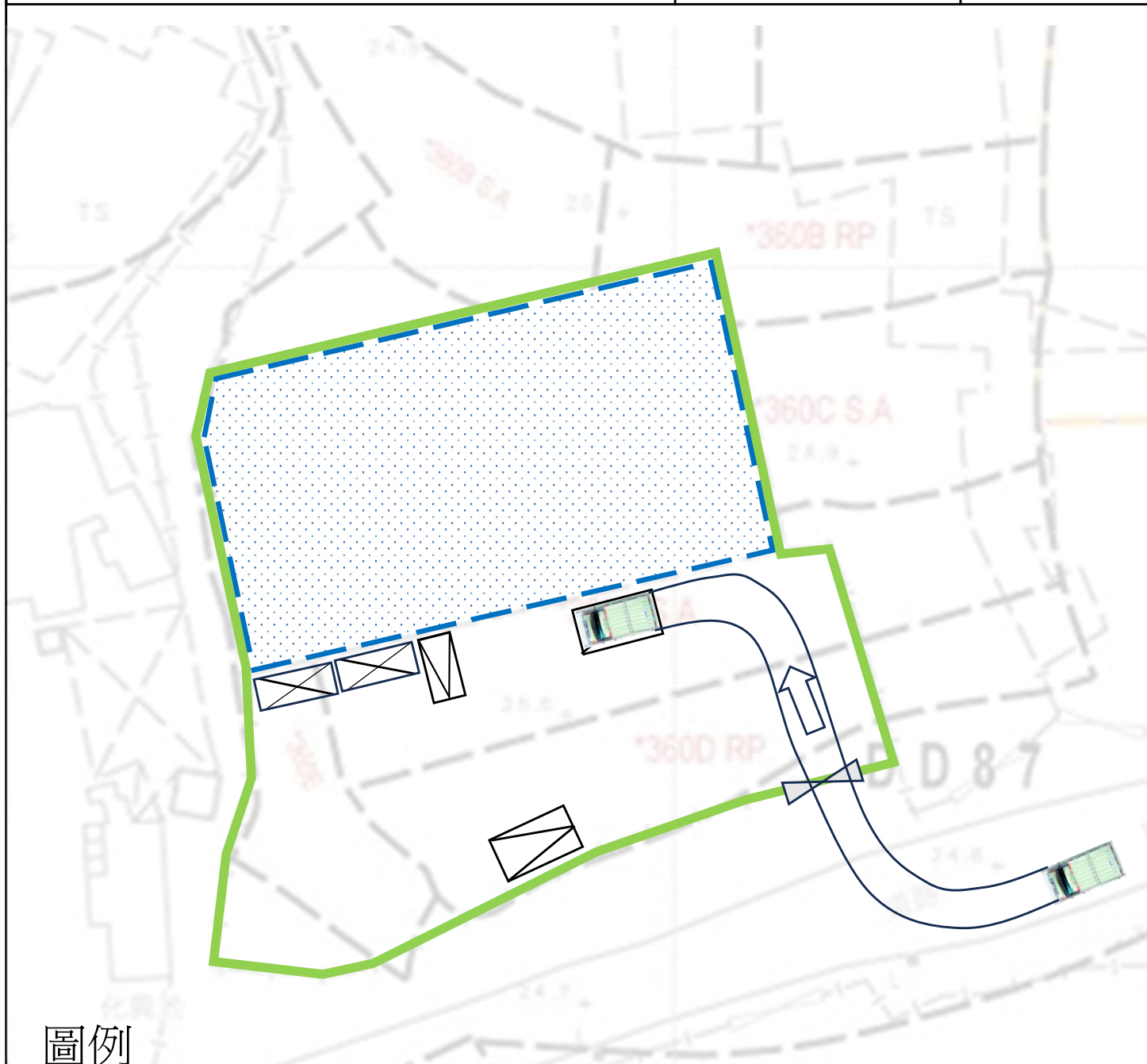
項目：
丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

圖目：
車輛行駛示意圖
(從坪輦路方向進入
申請場地)

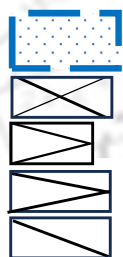
圖號：
圖 7

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

比例：
1:500



圖例



倉庫
辦公室／儲物室
私家車車位
輕型貨車泊車位
上落客輕型貨車車位

項目：
丈量約份第87約地段第360B號A分段(部分)、第360B號餘段(部分)、第360C號A分段(部分)、第360C號餘段(部分)、第360D號A分段(部分)、第360D號餘段(部分)及第360E號(部分)和毗連政府土地

圖目：
車輛行駛示意圖
(由申請場地駛出往
文錦渡路方向)






圖號：
圖 8

擬議臨時貨倉(非危險品)連附屬設施(為期3年)以及進行相關的填土工程

比例：
1:500



圖例

-  倉庫
-  辦公室／儲物室
-  私家車車位
-  輕型貨車泊車位
-  上落客輕型貨車車位

有關回應環境保護署的意見(2024年10月16日)

- Please ask the applicant to advise whether sewage treatment facilities will be provided.

回覆：申請者確認會安排流動洗手間處理工作人員在申請場地內工作時的需要。而渠務系統亦會在規劃申請批准後遞交設計圖及實施。

2024年10月16日

Response to the comments of Transport Department (as at 24 Oct,2024)

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

- I. 申請者將在申請場地點門外設立清晰明確指示牌，以確保行人安全。
- II. 出口附近會安裝閃光燈，以作提醒行人。

2. The proposed vehicular access between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.

知悉。

有關回應地政處的意見(2024 年 10 月 28 日)

<u>DLO / North Comment</u>	回覆
Unauthorized structures within the said private lots covered by the planning application	知悉。已將未經授權的建築物和佔用的政府土地納入此規劃申請內，以供相關部門進一步考慮。若規劃申請得到城市規劃委員會批准，會馬上向貴處申請短期豁免書及短期租約。遵從相關規定以規範化申請地點內的臨時建築物和政府土地。
Unlawful occupation of Government land adjoining the said private lots covered by the planning application	
Other Comments	知悉及明白。

2024 年 10 月 29 日

Previous s.16 Applications

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/207	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	22.4.2022 (revoked on 22.10.2023)

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	6.3.2020	R1-R4

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The proposed development did not comply with the Town Planning Board Guidelines No. 13E for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that no previous planning approval had been granted at the site and there were adverse departmental comments and local objection on the application.
- R3 The applicant failed to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.
- R4 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective; and
- should the application be approved, approval condition on implementation of the traffic management measures, as proposed by the applicant, to the satisfaction of the C for T or the Board should be imposed; and
- the proposed vehicular access between Kong Nga Po Road/Man Kam To Road and the application site (the Site) is not managed by the Transport Department. The applicant should seek comments from the responsible party.

2. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in the vicinity of an existing watercourse to the north of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
- detailed advisory comments on the drainage proposals are appended in **Appendix IV**; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied use.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- the applicant clarified that portable toilet will be provided with the Site;
- the applicant is advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open

Storage Sites” to minimise any potential environmental nuisances; and

- no environmental complaint concerning the Site was received in the past three years.

4. Fire Safety

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

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

5. New Development

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities on a three-year basis and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

6. Other Departments

The following government departments have no comment on/no objection to the application:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the 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 Site;
- (ii) the following irregularities covered by the subject planning application have been detected by her office:
- Unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;
 - Unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 114m² as mentioned in the application form) have been fenced off and illegally occupied within any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - signs reveal that the Site has been used for "applied use". The approach of unauthorised use before application (先違規後申請) should not be encouraged;
- (iii) the following irregularities not covered by the subject planning application have been detected by her office:
- Unauthorised structures within/extended from the said private lots not covered by the planning application

the GL adjoining the Site has been illegally occupied by unauthorised structures without permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - Unlawful occupation of GL not covered by the planning application

the GL adjoining the Site has been illegally occupied by unauthorised structures without permission. Any occupation of GL without Government's prior approval is

an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owners shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments; and subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT have to be submitted by all lot owners and will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the structures were erected and occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (v) the applicant should comply with all land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Kong Nga Po Road/Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road adjacent to the Site is not maintained by HyD;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental/pollution ordinances, and 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;
- (f) to note that comments of the Director of Agriculture and Conservation (DAFC) that the applicant is reminded to avoid impact to the watercourse during construction and operation phases;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) the Site is in the vicinity of an existing watercourse to the north of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of

the applicant to his satisfaction; and

(iii) 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 applicant 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 applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, 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 applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about

20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (h) 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 applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and 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;
- (i) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that three structures had been proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provide 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;
 - (iii) the Site is not abutting on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
 - (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 or office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
 - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;

- (viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double-counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed development is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

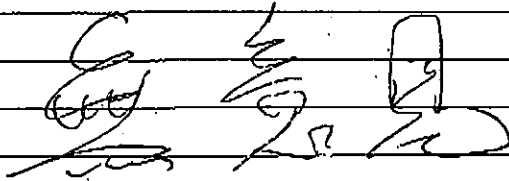
By e-mail : tpbpd@pland.gov.hk

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

A/NE-FTA/253

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 2024.9.23

From:
Sent: 2024-10-08 星期二 03:02:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/253 DD 253 Kong Nga Po

A/NE-FTA/253

Lots 360B S.A (Part), 360B RP (Part), 360C S.A (Part), 360C RP (Part), 360D S.A (Part), 360D RP (Part) and 360E (Part) in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui

Site area: About 2,044sq.m Includes Government Land of about 103sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. This is browfield by stealth. This and the adjoining lots were originally approved for FAKE ANIMAL BOARDING facilities under the arrangement whereby operators, PlanB and TPB conspired to facilitate the conversion of agriculture land to brownfield.

A/NE-FTA/297

REVOKED ON 22.10.2023: As the applicant had failed to comply with conditions (d), (e) & (g) satisfactorily by 22.10.2023, the planning permission for the subject application had already been revoked on the same date.

Fire and Drainage conditions.

Hung Lung Hang is Cat 4 area. Applications for open storage and port back-up uses in Category 4 areas would normally be rejected except under exceptional circumstances.

If TPB Guidelines have an legitimacy then there is no justification to reward the applicants of both 244 and 253 for their underhand approach to land use. The cumulative negative impact of filling in land in this district must be considered.

Mary Mulvihill