

2024年10月15日

Appendix I of

此文件在收到・城市規劃委員會  
只合在收到所有必須的資料及文件後才正式確認收到  
申請時日期。

RNTPC Paper No. A/NE-FTA/256

15 OCT 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.

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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-77A/256
	Date Received 收到日期	15 OCT 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
M&D Development (Hong Kong) Co., Ltd.

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
M&D Planning and Construction Consultant Limited

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, 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 2169.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 134.52 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)	147.81 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	Fu Tei Au & Sha Ling OZP S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses(PORT BACK-UP USES)
(f) Current use(s) 現時用途	Private Storage  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>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24-09-2024 (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24-09-2024 (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	Temporary Container Storage / Repair Yard with Ancillary Office Use for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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 .....
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<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....2035.07.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....134.52.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....4.....
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	.....134.52.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....134.52.....sq.m <input checked="" type="checkbox"/> About 約

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

構建物A - 交通督導員室 1.8X1.8米=3.24平方米 (2.6米一層高)	.....
構建物B - 寫字樓和維修工場 6.7米 x 17米 = 113.9 平方米(5米一層高)	.....
構建物C - 零件貯存倉 2.44米 x 6.1米 = 14.88 平方米 (2.6米一層高)	.....
構建物D - 流動廁所 (1.25平方米 x 2 = 2.5平方米) 兩組(2.6米高一層高)	.....

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	.....2.....
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)	.....3 貨櫃車泊車位(3.5 x 11米).....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
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)	.....

Proposed operating hours 擬議營運時間 營業時間為星期一至星期六早上9時至下午6時, 公眾假期及星期日休息。			
(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)) 文錦渡路經小路進入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input checked="" type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> ..... .....		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

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

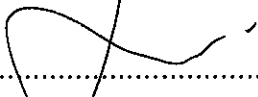
見附件

**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

  
.....  
Leo Wong

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

Name in Block Letters  
姓名（請以正楷填寫）

Planning Consultant .....

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

M&D Planning and Construction Consultant Limited



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

Date 日期

1/10/2024 ..... (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。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories
Site area 地盤面積	2169.59 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 147.81 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Fu Tei Au & Sha Ling OZP S/NE-FTA/18
Zoning 地帶	Other Specified Uses (PORT BACK-UP USES)
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 3 <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	Temporary Container Storage / Repair Yard with Ancillary Office Use for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <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	134.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.062 <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	4	
(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	5	<input checked="" 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	6.2 % <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		5
	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) 貨櫃車泊車位 (3.5 X 11米)		2     3
(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 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)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
Location Plan, Proposed Drainage Layout Plan, Proposed Fire Service Installation and Equipment Plan, Proposed Transport Layout Plan,		
<b>Reports 報告書</b>		
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 type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



理由：

申請地點的面積約 2169.59 平方米，座落虎地坳及沙嶺，現時為臨時貨櫃存放/修理場用途。申請地段的土地用途主要鄉郊用途，並混合露天貯物場，貨倉，貨櫃車停車場及空置土地等。根據城規會指引編號 13G，申請地點座落 ” 第 1 類地區 ”，認為適合作露天貯物及港口後勤用途。此外，該地段曾獲城規會批出臨時貨櫃存放/修理場用途為期 3 年(申請編號:A/NE-FTA/209)，由於業權人決定與租戶簽訂新租約，因此重新遞交是次申請，並履行相關規劃條件。

香港為世界貿易轉口港其中之一，貨櫃是最常用作為運載貨物工具，需求有增無減，因此貨櫃維修服務是不能缺少。

是次申請與獲批准規劃許可申請面積及場內設施沒有重大改變。

場內所有設施主要為貨櫃檢驗及輕度維修，服務範疇包括：

一般貨櫃 - 以鐵製，鋁製 & 玻璃纖維製造

1. 除鏽工作
2. 任何處有破損及漏水，提供焊補或補片
3. 有凹會影響內容積者，需敲打平整
4. 有凸或彎曲會影響運輸安全者，需敲打平整
5. 門不能開闢需整修，若生鏽卡住須敲打及加潤滑油，門配件破損遺失需換新
6. 更換號碼及標誌牌

冷凍貨櫃 - 鐵製，鋁製 & 玻璃纖維製

1. PTI - 預先測試冷凍貨櫃之功能是否正常
2. 設定溫度
3. 換溫度記錄卡

平板貨櫃(FLAT RACK) -

地板暴露在外又經風吹日曬雨淋容易脆化及龜裂，由於皆裝載重物，需詳細檢查及測試可否承受重量。否則須部份換新

擬議發展作露天貨櫃貯存及貨櫃維修服務的臨時構築物，主要以臨時貨櫃改裝，金屬支架結構及鋅鐵板建造作臨時用途，上蓋面積約 134.52 平方米；包括寫字樓，維修工場，零件貯存室，流動洗手間 2 個及交通督導員室等。

申請地點的提供員工私家車車位 2 個，中型貨櫃車泊車位 3 個及貨櫃上落區及車輛緩衝區進入地點，主要出入口設於東面，闊度為 7.5 米共 3 個，相信有足夠空間供車輛移動。

擬議發展性質,形式及佈局與周邊的環境協調,因此不會影響附近環境原有風貌。

申請地點營業時間為星期一至星期六早上9時至下午6時,公眾假期及星期日休息。

上述申請並提出下列理據以支持這宗規劃申請：

- a. 擬議發展符合〈其他指定用途〉註明〈港口後勤用途〉地帶的規劃意向；
- b. 擬議發展符合城規會指引編號13G；
- c. 擬議發展曾獲城市規劃委員會批出相同規劃許可申請為期三年；
- d. 擬議發展與鄰近土地用途協調；
- e. 擬議發展可利用寶貴的土地資源,帶來經濟活動及創造就業機會；
- f. 擬議發展不會對附近的交通,環境,排水及其他方面構成不良的影響
- g. 擬議發展範圍已加設消防安全設備,因此對火警救援工作不會構成影響。

基於上述申請的理據,我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

另附上場內採用之伸延式貨櫃吊機(象機)運作之相片以供參巧



品牌：KALMAR

型號：DRU450-60S5S

序列號：H11600019

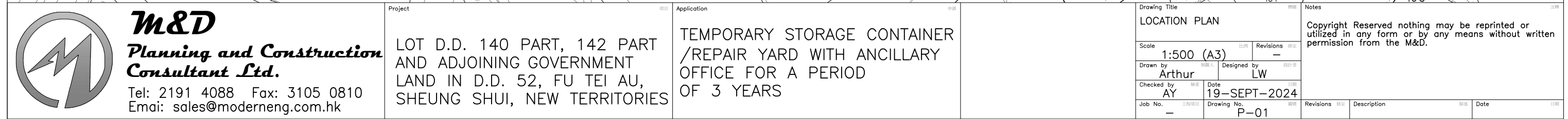
生產年份：2018

最大起動量：45噸

最高伸展高度：15.1米

最遠延伸半徑：6.3米









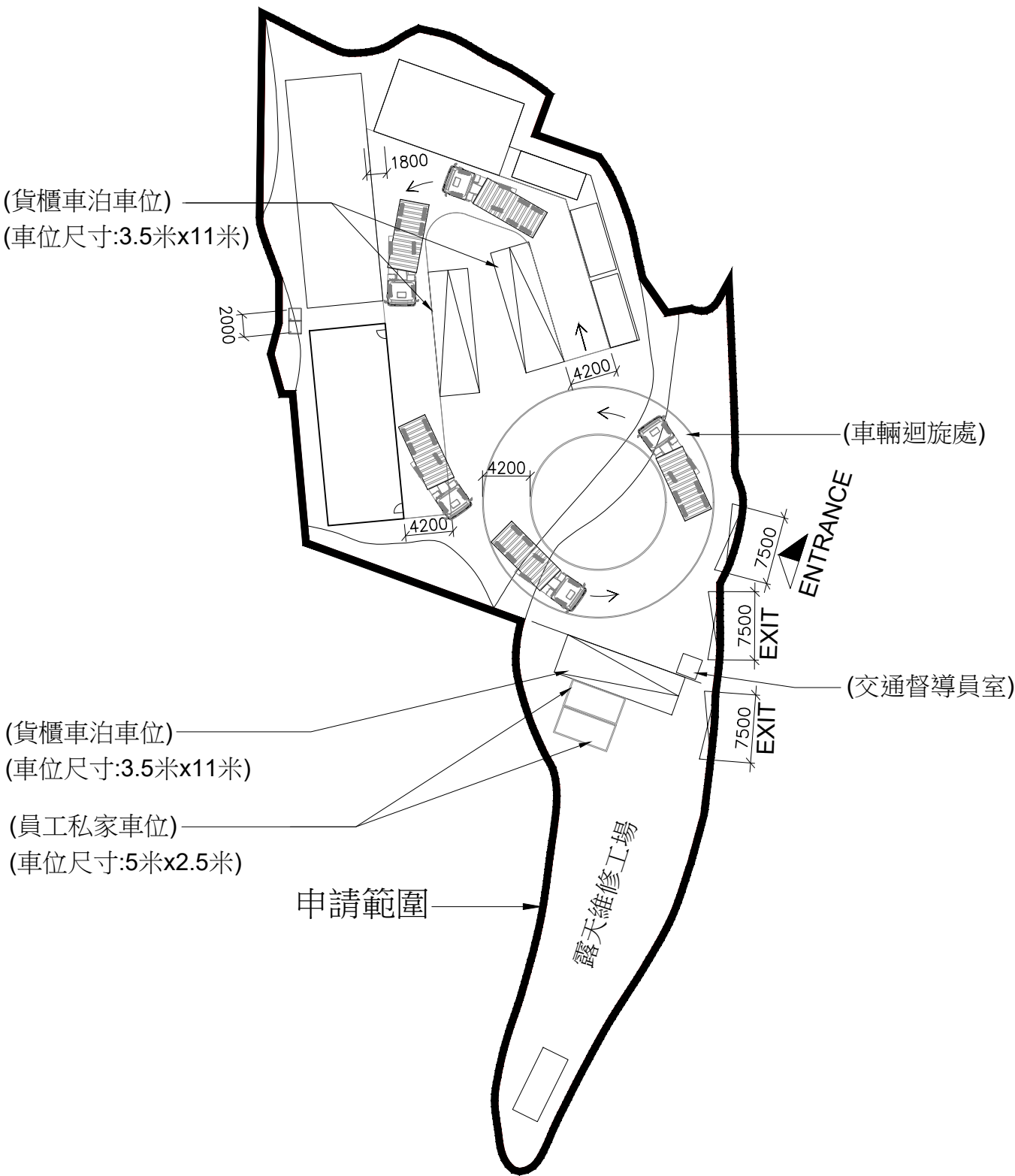
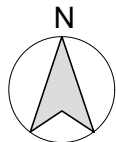
營業時間： 星期一至星期六，09:00am-18:00pm  
(星期日及公眾假期休息)



私家車泊車位



貨櫃車泊車位



**M&D**  
**Planning and Construction**  
**Consultant Ltd.**

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

Project

LOT D.D. 140 PART, 142 PART  
AND ADJOINING GOVERNMENT  
LAND IN D.D. 52, FU TEI AU,  
SHEUNG SHUI, NEW TERRITORIES

Application

TEMPORARY STORAGE CONTAINER  
/REPAIR YARD WITH ANCILLARY  
OFFICE FOR A PERIOD  
OF 3 YEARS

Drawing Title

PROPOSED TRANSPORT  
LAYOUT PLAN

Scale 1:500 (A3)

Drawn by Arthur

Checked by AY

Job No. -

Revisions -

Designed by LW

Date 24-SEPT-2024

Drawing No. P-03





Notes

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permission from the M&D.

Revisions


Description

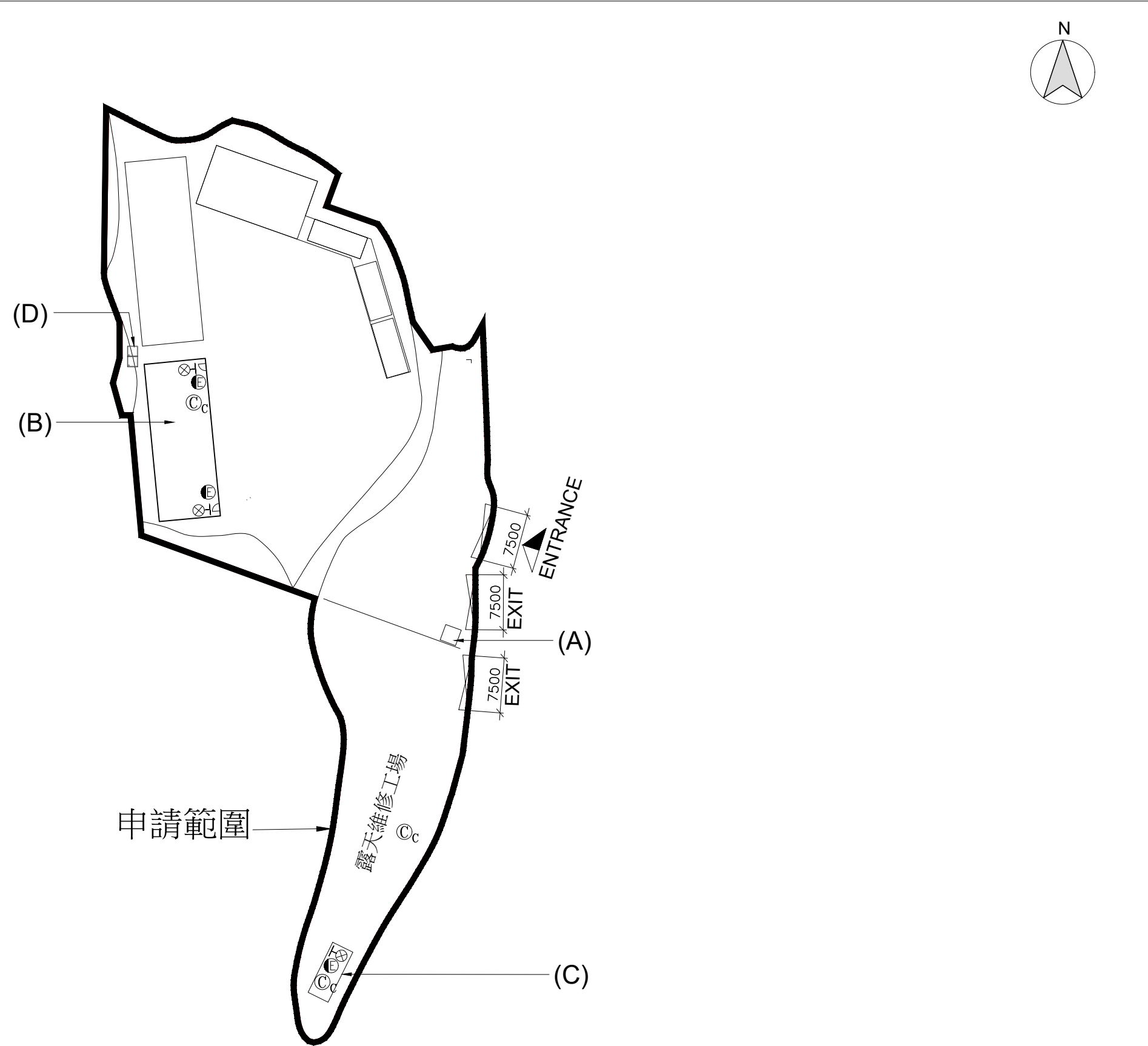
Date

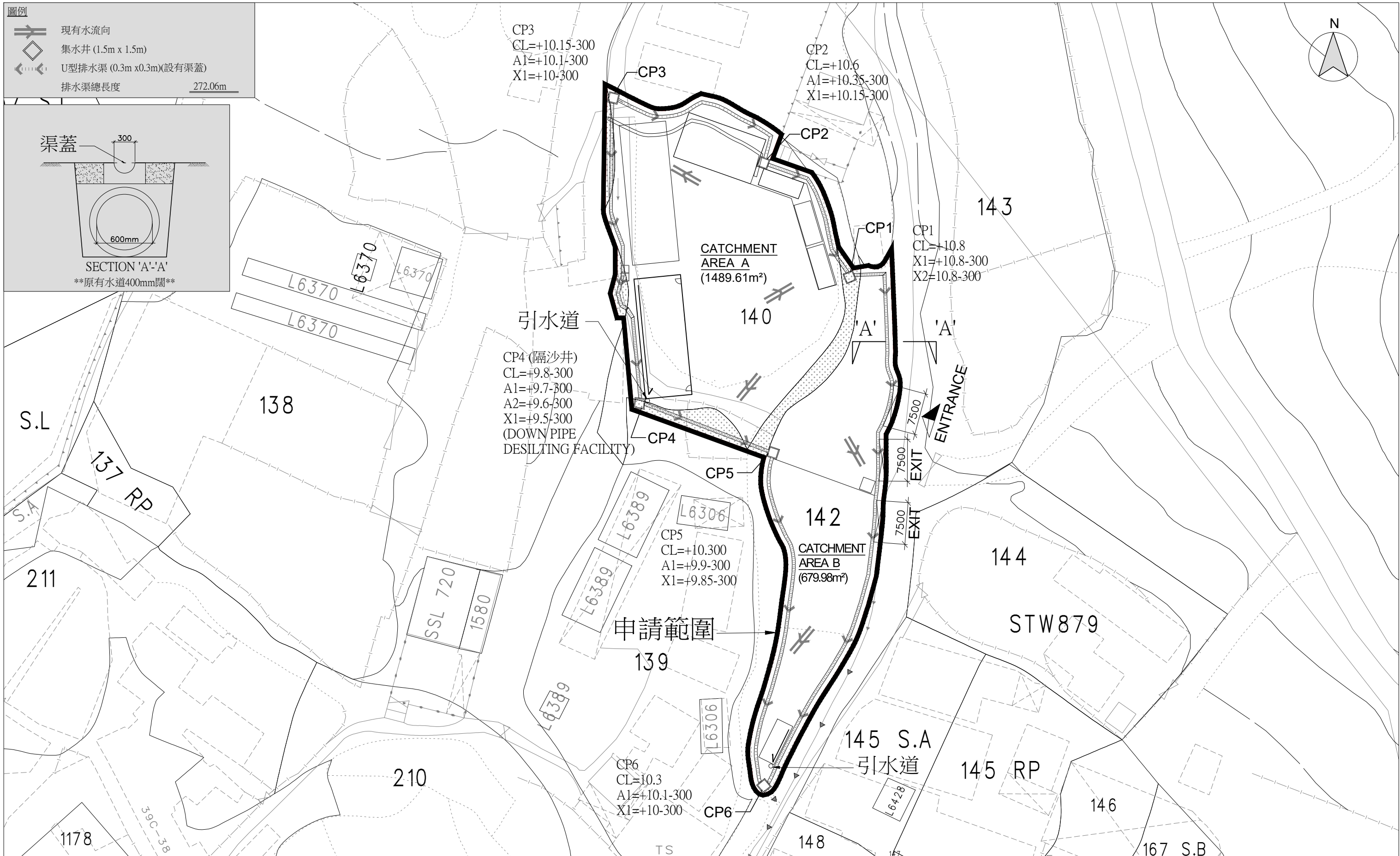
圖示:	
	緊急照明燈
	4.5公斤二氧化碳滅火器
	緊急出路指示牌
	申請範圍


A	交通督導員室 (1.8m x1.8m x2.6m高)
B	寫字樓 和 維修工場(6.7x17x5m高)
C	零件貯存倉 (2.44x6.1x2.6m高)
D	流動廁所x2

FIRE SERVICES NOTES	
1.	PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.
2.	ALL LININGS FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
3.	ALL LINING FOR ACOUSTIC, THERMAL INSULATION PURPOSES WITHIN THE PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.
4.	ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
5.	EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLIED WITH BS 5266 PART 1:2011 AND BS EN 1838:2013.
6.	SECONDARY POWER SUPPLY TO BE CONNECTED BEFORE BUILDING'S MAIN SWITCH.
7.	EXIT SIGN SHALL BE PROVIDED AND COMPLIED WITH BS5266 PART 1:2011 & FSD C.L 5/08

 <div><b>M&amp;D</b> <b>Planning and Construction</b> <b>Consultant Ltd.</b> Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk</div>	Project項目Application申請LOT D.D. 140 PART, 142 PART AND ADJOINING GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES	Drawing Title標題PROPOSED FIRE SERVICE INSTALLATION AND EQUIPMENT PLANScale比例1:500 (A3)Revisions修改—Drawn by繪圖人ArthurDesigned by設計人LWChecked by校核AYDate日期24-SEPT-2024Job No.工務項目—Drawing No.圖號P-04	Notes註釋Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.
			Revisions修改Description描述Date日期





 <p><b>M&amp;D</b> <b>Planning and Construction</b> <b>Consultant Ltd.</b> Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk</p>	Project	Application	Drawing Title		Notes	
	LOT D.D. 140 PART, 142 PART AND ADJOINING GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES	TEMPORARY STORAGE CONTAINER /REPAIR YARD WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	PROPOSED DRAINAGE LAYOUT PLAN		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
			Scale	1:500 (A3)	Revisions	—
			Drawn by	Arthur	Designed by	LW
			Checked by	AY	Date	24-SEPT-2024
			Job No.	—	Drawing No.	P-05
			Revisions	—	Description	—
			Date	—	Date	—

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**From:** Katie Yuet Yee LEUNG/PLAND <kyyleung@pland.gov.hk>  
**Sent:** 2024-10-18 星期五 10:55:39  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
  
**Subject:** Fw: DD52 140 142 Revised document  
**Attachment:** Pages 2 3 10 for S16 Form.pdf; DD52 LOT140\_LAYOUT PLAN 18-10-2024.pdf

Dear TPB,

The applicant's representative of application No. A/NE-FTA/256 has submitted supplementary information in the appended email. Thank you.

Regards,

**Katie LEUNG**

TPG/N1

Sha Tin, Tai Po & North District Planning Office

Planning Department

T 2158 6239

F 2691 2806

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**From:**  
**Sent:** Friday, October 18, 2024 10:37 AM  
**To:** Katie Yuet Yee LEUNG/PLAND <[kyyleung@pland.gov.hk](mailto:kyyleung@pland.gov.hk)>  
**Subject:** DD52 140 142 Revised document

Dear Ms. Leung – Plan D

Attached the revised application form pages and Layout Plan for your record.

Regards

Leo Wong



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 )

M&D Development (Hong Kong) Co., Ltd.

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

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

M&D Planning and Construction Consultant Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, 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 2169.59 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 134.52 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）	136 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	Fu Tei Au & Sha Ling OZP S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses(PORT BACK-UP USES)
(f) Current use(s) 現時用途	Temporary Container Storage / Repair Yard with Ancillary Office Use  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

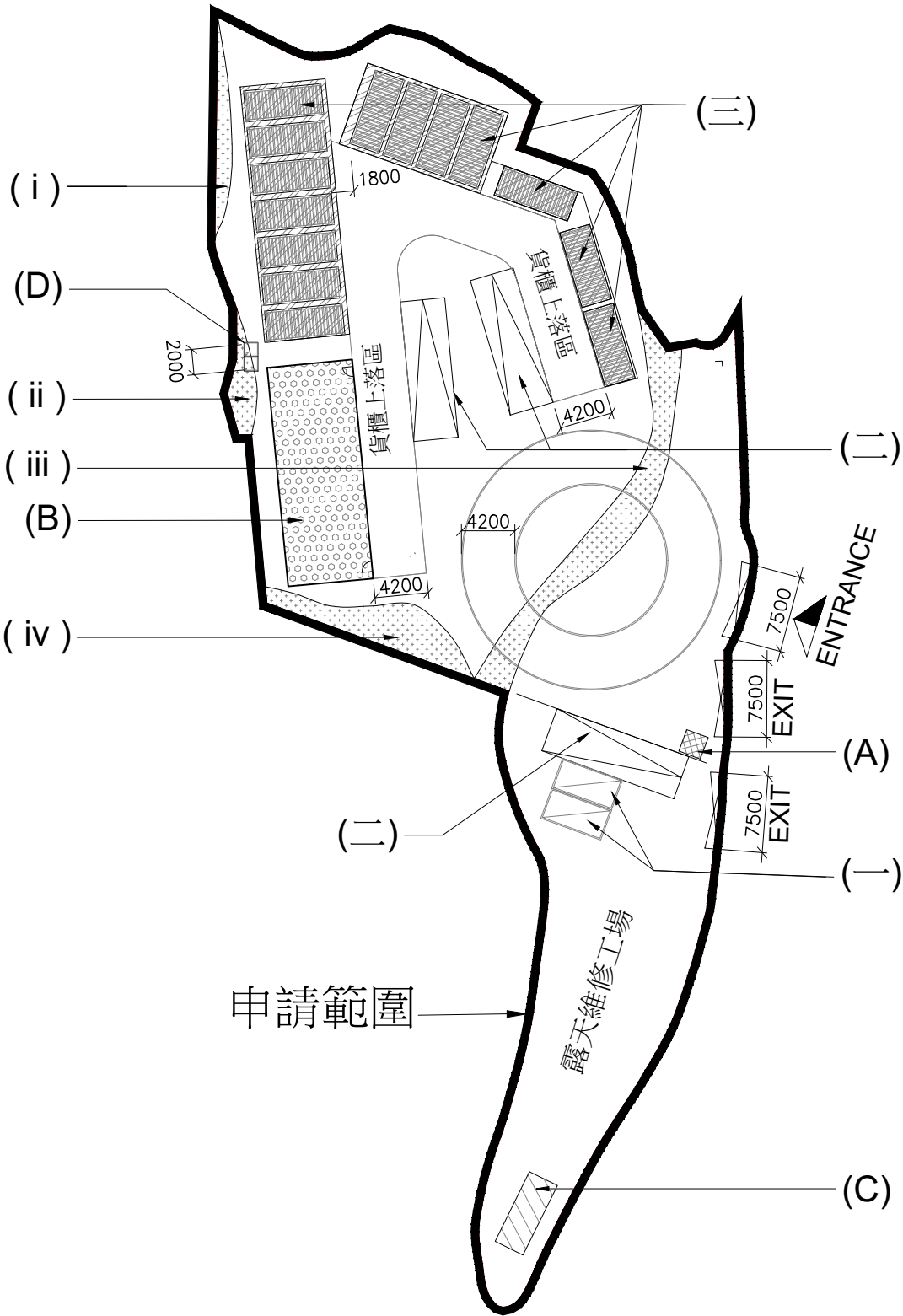
Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

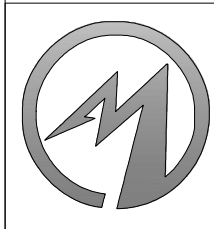
(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

<b>Gist of Application 申請摘要</b> (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。)	
<b>Application No.</b> 申請編號	(For Official Use Only) (請勿填寫此欄)
<b>Location/address</b> 位置／地址	<b>Lots 140(Part), 142(Part) and Adjoining Government Land in D.D.52, Fu Tei Au, Sheung Shui, New Territories</b>
<b>Site area</b> 地盤面積	<div style="display: flex; justify-content: space-between;"> <span><b>2169.59</b></span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span><b>136</b></span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約)</span> </div>
<b>Plan</b> 圖則	<b>Fu Tei Au &amp; Sha Ling OZP S/NE-FTA/18</b>
<b>Zoning</b> 地帶	<b>Other Specified Uses (PORT BACK-UP USES)</b>
<b>Type of Application</b> 申請類別	<div> <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="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input checked="" type="checkbox"/> Year(s) 年 <b>3</b></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <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="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
<b>Applied use/development</b> 申請用途/發展	<b>Temporary Container Storage / Repair Yard with Ancillary Office Use for a period of 3 years</b>

申請範圍		共 2169.59 m <sup>2</sup>
(i) G.L. 政府土地	14.66 m <sup>2</sup>	
(ii) G.L. 政府土地	12.96 m <sup>2</sup>	
(iii) G.L. 政府土地	69.42m <sup>2</sup>	
(iv) G.L. 政府土地	38.96m <sup>2</sup>	
(i + ii + iii + iv)	<u>=136m<sup>2</sup></u>	

營業時間： 星期一至星期六，09:00am-18:00pm (星期日及公眾假期休息)			
A	交通督導員室 (1.8m x1.8m x2.6m高)	3.24m <sup>2</sup>	
B	寫字樓 和 維修工場(6.7x17x5m高)	113.9m <sup>2</sup>	
C	零件貯存倉 (2.44x6.1x2.6m高)	14.88m <sup>2</sup>	
D	流動廁所x2 (1.25m <sup>2</sup> x2.6m高)	2.5m <sup>2</sup>	
一	員工私家車位x2 (2.5m x 5m)	25 m <sup>2</sup> x 2	
二	貨櫃車泊車位x3 (3.5m x11m)	38.5m <sup>2</sup> x3	
三	露天貨櫃貯存區 (兩層高7m)	257.99m <sup>2</sup>	



 <div> <b>M&amp;D</b>  <b>Planning and Construction</b>  <b>Consultant Ltd.</b>            Tel: 2191 4088 Fax: 3105 0810            Email: sales@moderneng.com.hk         </div>	Project 項目	Application 申請		Drawing Title 標題		Notes 註釋			
				PROPOSED LAYOUT PLAN		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.			
				Scale 比例	Revisions 修訂				
				1:500 (A3)	—				
				Drawn by 繪圖人	Designed by 設計者				
				Arthur	LW				
				Checked by 檢查	Date 日期				
				AY	25-SEPT-2024				
				Job No. 工程項目	Drawing No. 圖號	Revisions 修訂	Description 描述	Date 日期	
				—	P-02				

Project 項目	Application 申請
LOT D.D. 140 PART, 142 PART AND ADJOINING OF GOVERNMENT LAND IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES	TEMPORARY STORAGE CONTAINER /REPAIR YARD WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

Drawing Title 標題		Notes 註釋			
PROPOSED LAYOUT PLAN		Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.			
Scale 比例	Revisions 修訂				
1:500 (A3)	—				
Drawn by 繪圖人	Designed by 設計者				
Arthur	LW				
Checked by 檢查	Date 日期				
AY	25-SEPT-2024				
Job No. 工程項目	Drawing No. 圖號	Revisions 修訂	Description 描述	Date 日期	
—	P-02				

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**From:**  
**Sent:** 2024-11-18 星期一 12:05:38  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Subject:** RE: A/NE-FTA/256  
**Attachment:** Response the DSD Comment FTA\_256.pdf; 附件 2 - Drainage Plan.pdf

Dear Ms. Shirley Chan

Attached the response the DSD comments for your record.

Regards

Leo Wong

**Planning Application No. A/NE-FTA/256**

**Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years**

**Response the comments from Chief Engineer/ Mainland North, Drainage Services Department (Attn.: Mr. Samuel WANG, Tel. 2300 1135)**

(a) According to the record, there is existing streamcourse within the northern side of the application site and to the east of the application site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary, shall be provided at the resources of the applicant to my satisfaction.

由於原有水道經常受雨水沖積沙石、淤泥及垃圾而導致淤塞及水浸, 因此申請人聘任渠務顧問安裝內直徑 0.6 米滑面的地下水管, 原來水道約 0.4 米, 功能是固定排水流量制止造成淤塞問題及增加光滑面, 令水流順暢, 並按原有設計連接北方及南方水道, 完成安裝後, 申請位置已沒有已往水浸情況出現, 由始可見, 該工程已有效改善排水能力, 無須加裝防洪措施, 擬議發展並沒有影響東面河道的發展或工程只安裝地界圍板;

申請人只在業權範圍內的水道加裝地下水管, 距離申請範圍 3 米外並沒有進行工程, 因此不會造成任何不利的排水影響

(b) The applicant should be reminded to minimize the possible adverse (b environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.

該水道為申請人業權範圍, 由於經常淤塞及水浸, 因此安裝地下水管, 該水道沒有需要保育的生物, 並沒有影響環境及生態

(c) The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

申請位置沒有大型污水產生, 只有洗手間污水, 將加裝流動洗手間, 定期安排專門人員清理

**2. Please also advise the applicant of the following comments on the drainage proposal:**

(i) Please provide calculations to substantiate the use of 300mm dia UC.

見附件 1

(ii) The connection detail from CP6 to existing stream is not clear, please clarify. Also, The CP4 is indicated as the lowest point of the drainage system within the development, please advise if connection to existing drainage will be provided. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.

擬議 CP6 為最低點之設計已取消。現在 CP4 是排水系統的最低點，與現有排水系統的連接(請見附件 2)。申請人承諾定期進行檢查並確保擬連接線的現有排水系統有足夠的容量和令人滿意的條件，以應付標示地點的額外排水量。確保該地盤的流量不會使現有的排水系統超負荷；

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

申請人知悉擬建通道的覆蓋高度應與現有毗鄰地面高度齊平

(iv) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided

擬議設計之 U 型排水渠已在適當位置加裝有蓋的集水井, 資料見附件 3

(v) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.

擬議設計之 U 型排水渠的尾井位置將加裝隔沙井(CP4), 資料見附件 4

(vi) 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.

有關相片記錄申請人待規劃署完成審批再呈交；



(vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.

申請位置將建造圍板，在底部離圍板底部預留 100MM 開口，讓地面所有水流通過該地盤，並由排水系統攔截和處置

(viii) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

申請人確保所有現有的水流路徑以及落入和流經場地的徑流應通過適當的排放點進行攔截和處置。申請人亦須確保在工程期間或之後的任何時間，不會進行任何工程包括任何地盤平整工程，以免對標的工地上或附近的現有排水溝、管道和水道的自由流動狀況產生不利影響；

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

申請位置擬議的排水工程，不論在工地邊界內或外，申請人將妥善建造和維護，如發現系統在運作過程中不足或無效，將自費糾正；

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

如工程在地段邊界外進行，申請人承諾須事先取得地段/北區及/或相關私人地段業主的同意；

(xi) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.



申請人須在排水工程完成後，對所有鄰近受影響地區進行修復；

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

申請人承諾容許政府及其代理人隨時自由進入，對其已完成的排水工程進行現場巡查；及

(xiii) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

如有需要，申請人及歷任地段擁有人承諾准許由鄰近地段接駁至政府土地上已完成的排水工程

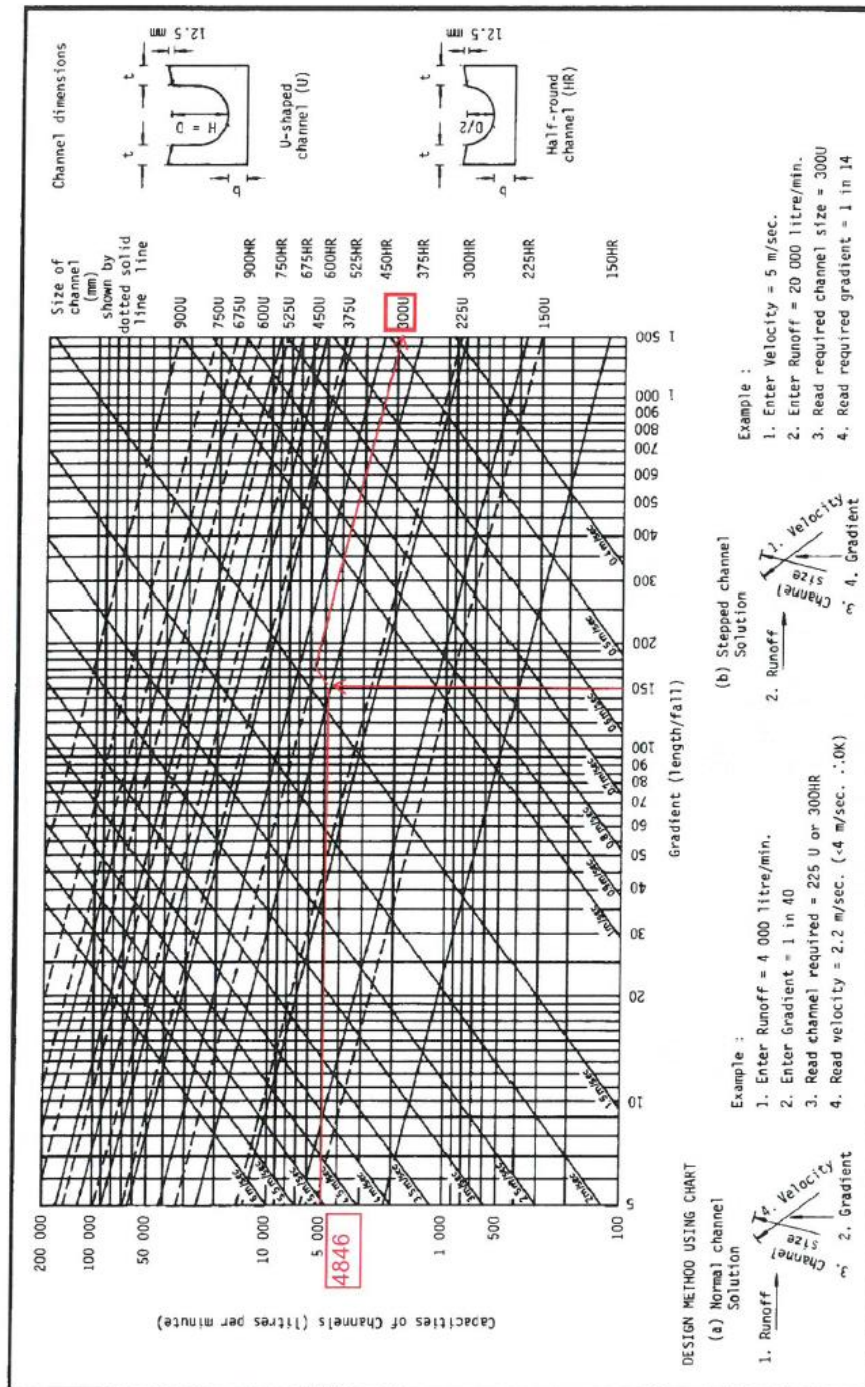


Figure 8.7 - Chart for the Rapid Design of Channels

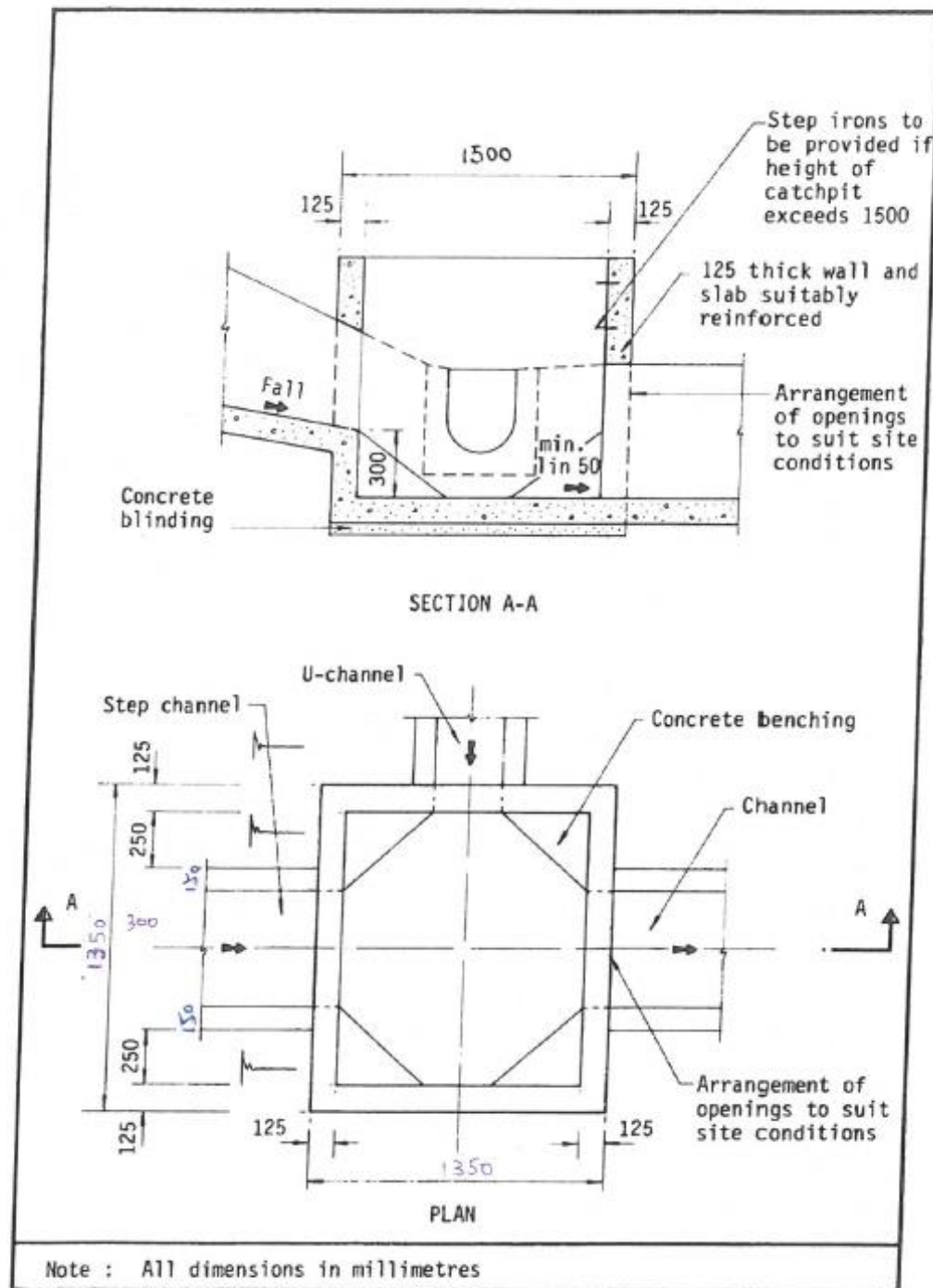
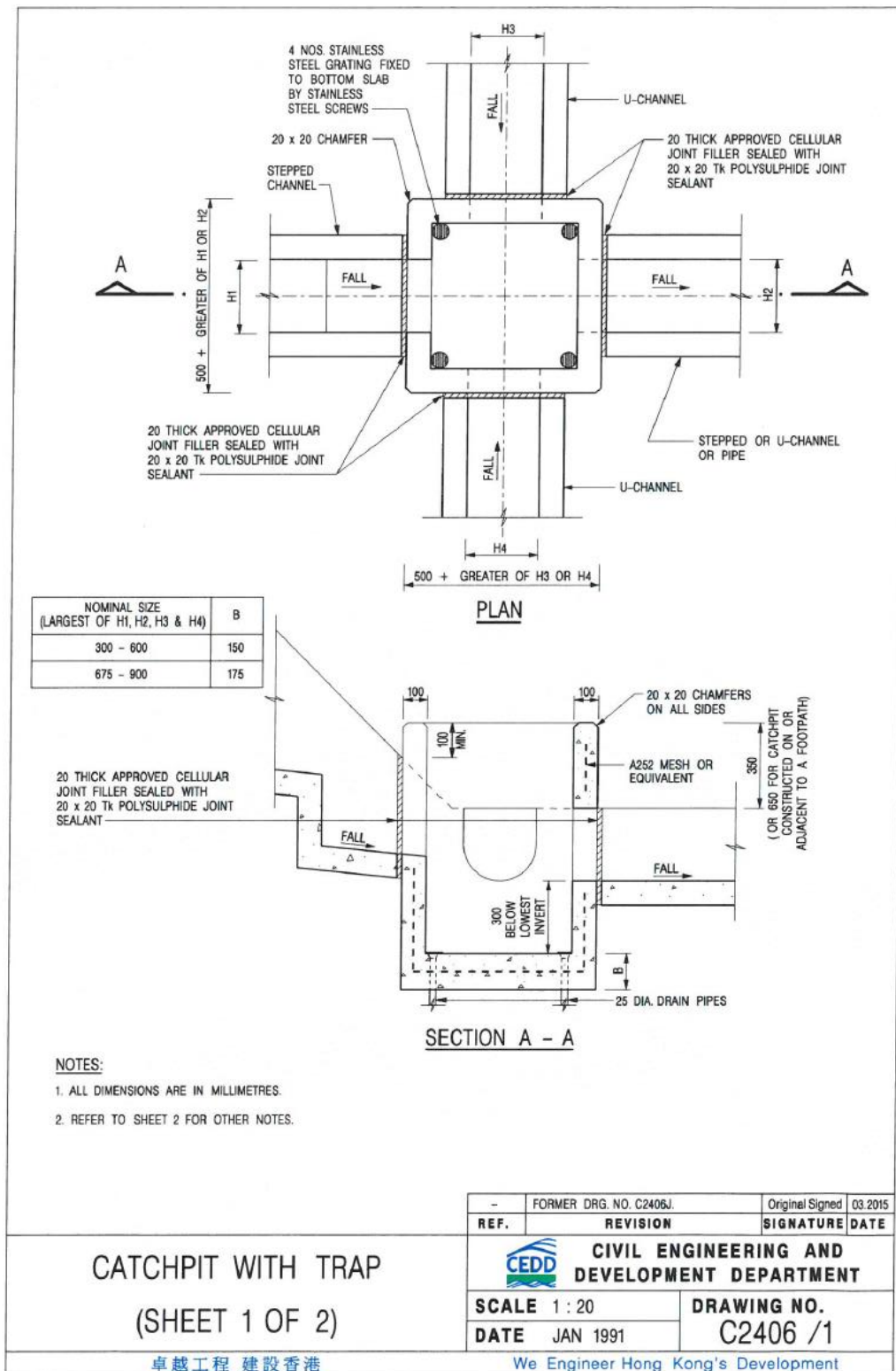
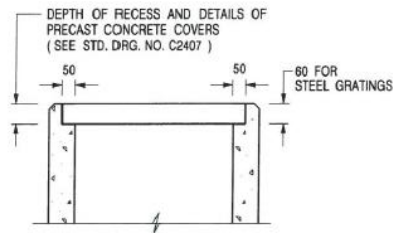


Figure 8.10 - Typical Details of Catchpits

# 附件 4






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

**NOTES:**

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

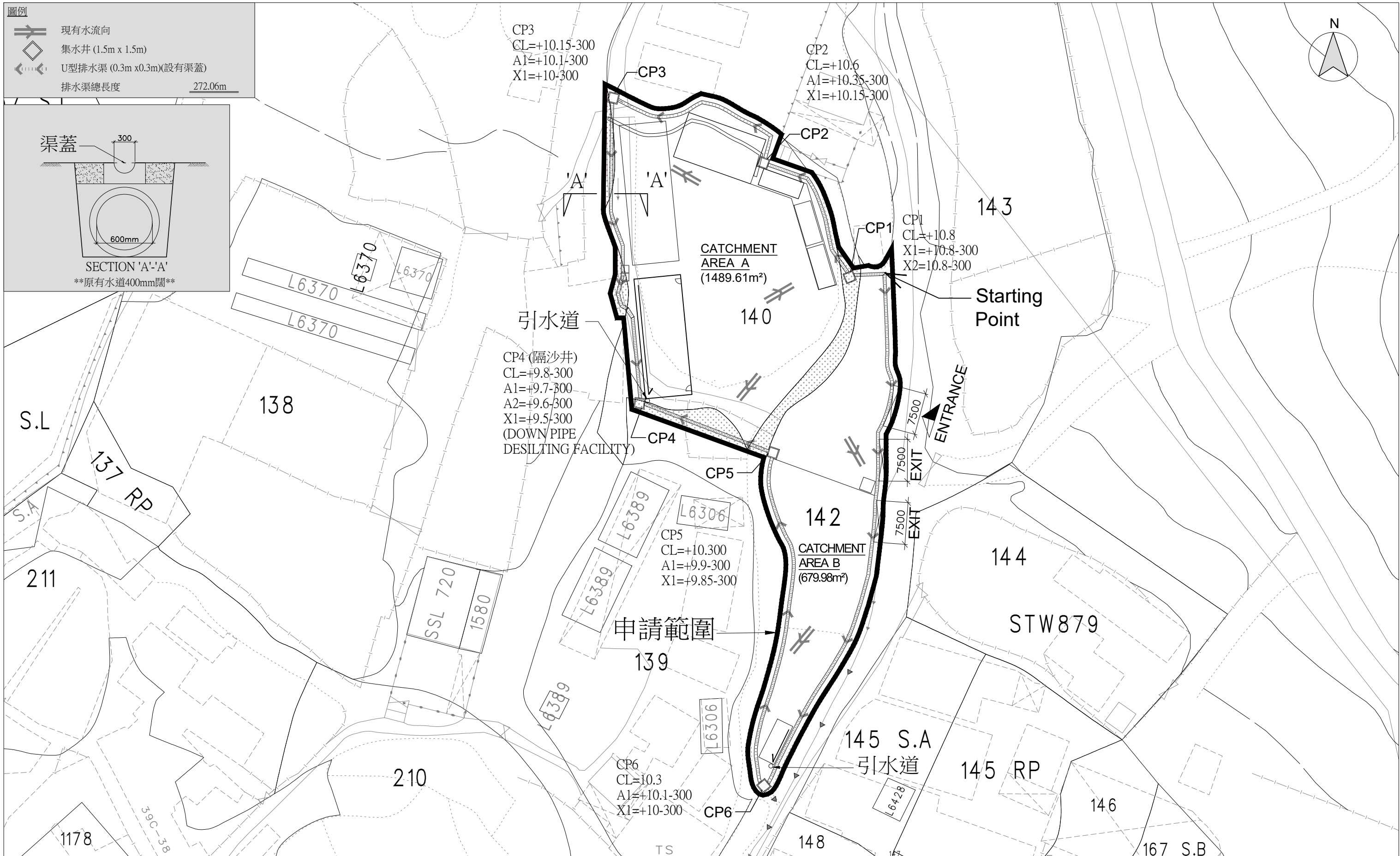
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b></p> </div> <div style="text-align: center;"> <p><b>SCALE 1 : 20</b></p> <p><b>DATE JAN 1991</b></p> </div> <div style="text-align: center;"> <p><b>DRAWING NO.</b></p> <p><b>C2406 /2</b></p> </div> </div>			

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

卓越工程 建設香港

We Engineer Hong Kong's Development





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**Peter Pak Lun NGAN/PLAND**

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寄件者:  
寄件日期: 2024年11月26日星期二 10:06  
收件者: Peter Pak Lun NGAN/PLAND  
主旨: RE: Departmental Comments - A/NE-FTA/256  
附件: Response the Comments from Transport Department.pdf; SWEPT PATH 2024-11-26.pdf  
類別: Internet Email

Dear Mr. Peter – Plan D

Attached the response TD comment for your record.

Leo Wong

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## **Response the Comments from Transport Department - Mr. TAM Kam Fai**

1. The applicant should advise and substantiate the traffic generation from and attraction to the application site (the Site) and the traffic impact to the nearby road links and junctions.

時段	私家車		貨櫃車		出入 總車次(每日)
	進	出	進	出	
上午繁忙時段 車次 (早上 9:00-10:00)	2	0	4	0	6
下午繁忙時段 車次 (下午 5:00-6:00)	0	2	0	4	6
非繁忙時段 (下午 6:00-上午 9:00)	0	2	0	0	2

由於該場地員工私家車於繁忙時段 2 架次, 而貨櫃車 4 架次, 因此相信對區內交通沒有造成額外影響。

2. The applicant shall demonstrate the satisfactory maneuvering of the vehicles including goods vehicles and private cars entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.

附上掃掠路徑分析圖(Swept Path Analysis)以顯示貨櫃車足夠進出停放和裝卸空間, 以供參考。

3. The applicant should advise the dimension of the proposed turning circle on the layout plan.

請見附件。

4. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site.

申請範圍提供車輛緩衝區及 3 個獨立出口及入口, 可供進出車輛作緩衝, 並確保車輛不會在門外等候及排隊, 造成交通擠塞; 申請範圍於營業時間內將安排交通督導員指揮交通, 確保場內及場外交通保持順暢。



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

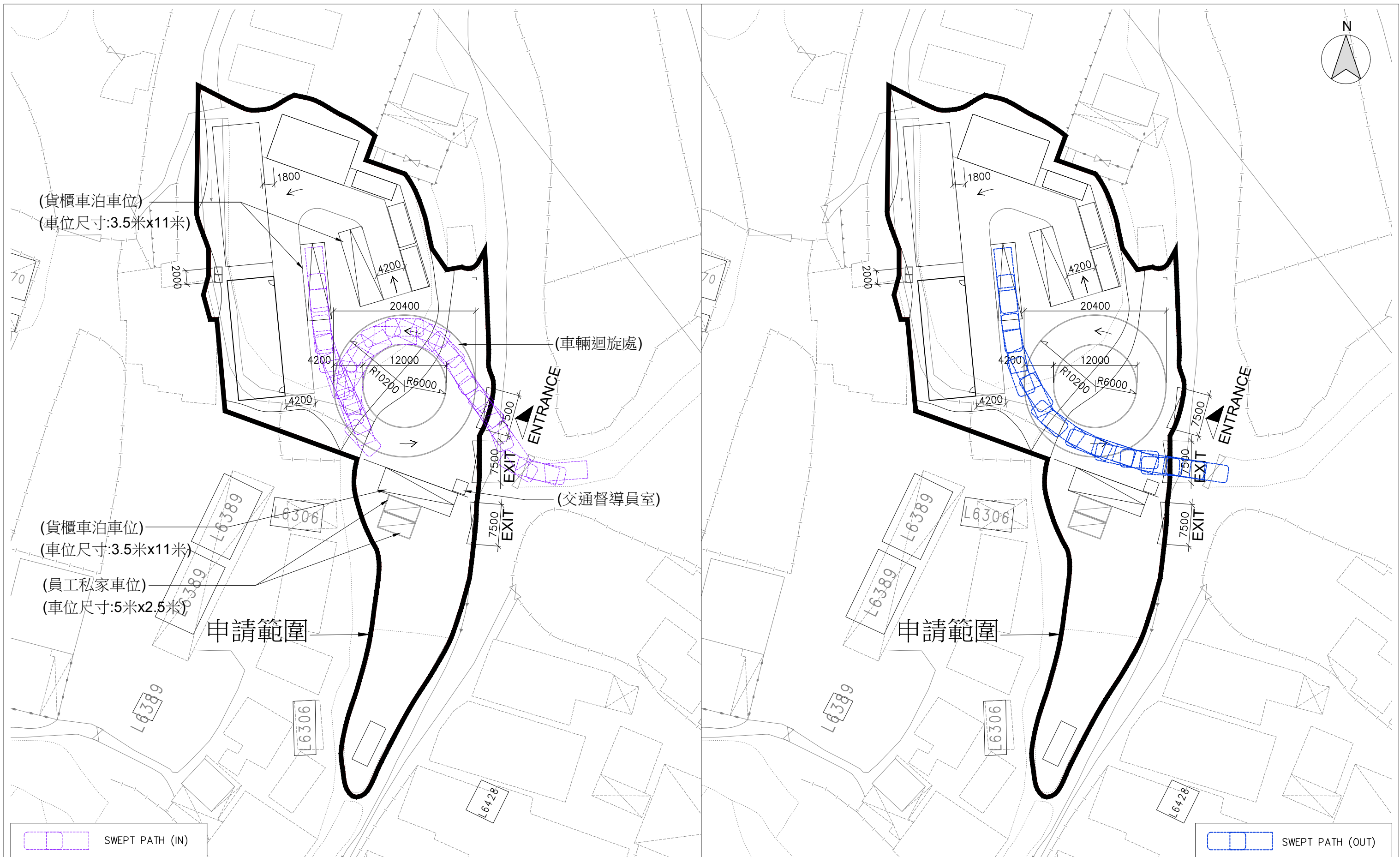
申請範圍於營業時間內將安排交通督導員指揮交通，保障行人安全。

6. The applicant shall advise the measure in preventing illegal parking by visitors to the Site.

申請位置入口外標貼“不准泊車”之告示，並安排交通督導員站崗阻止車輛停泊，如車輛不合作，將向警署舉報違例泊車事項。

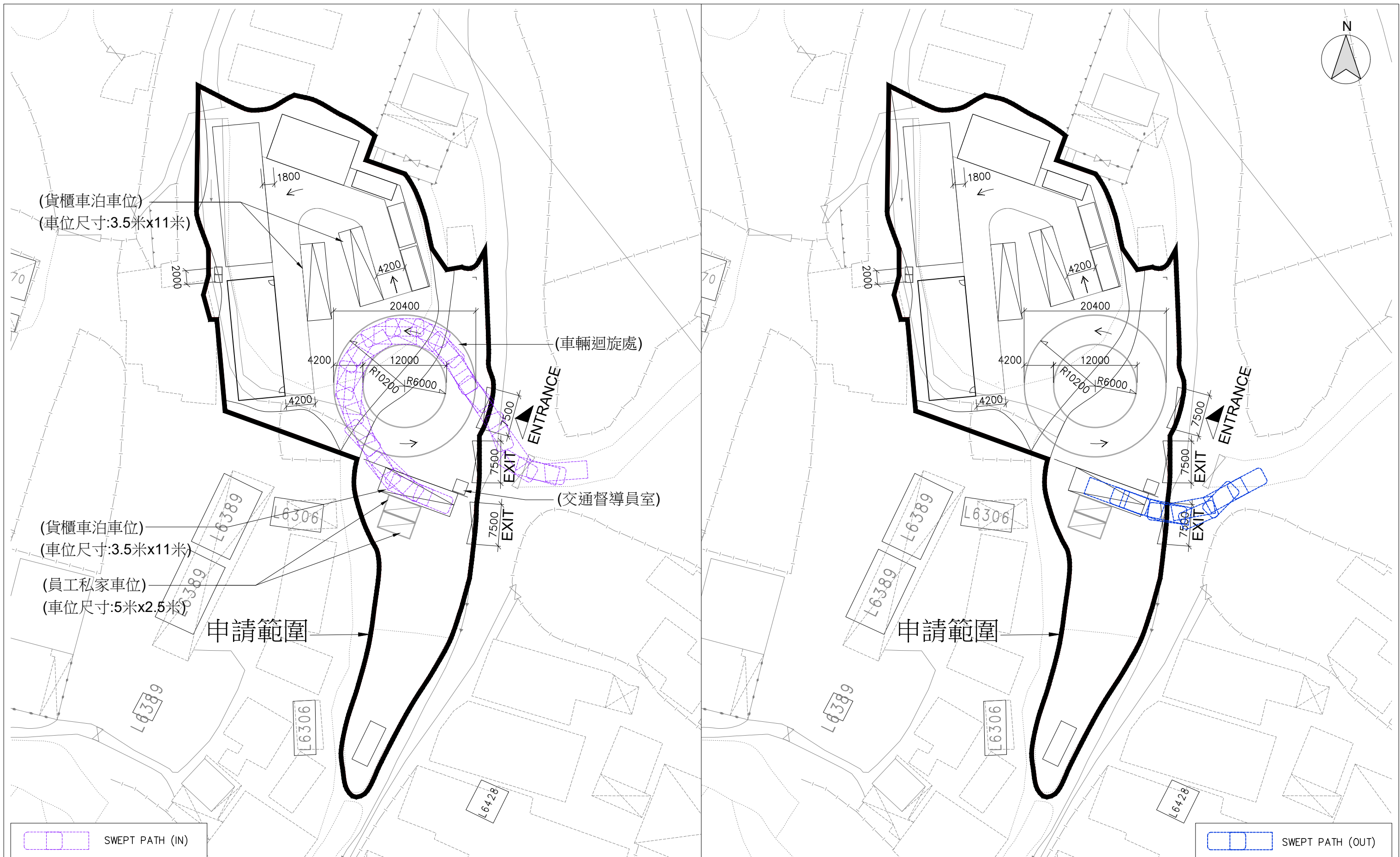
7. The proposed vehicular access between Man Kam To Road and the application site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party.

申請人知悉文錦渡道與申請地點之間的擬議行車通道並非由運輸署管理，  
規劃署可轉介民政事務署徵求意見。









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**Peter Pak Lun NGAN/PLAND**

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寄件者:  
寄件日期: 2024年11月28日星期四 13:28  
收件者: Peter Pak Lun NGAN/PLAND  
副本: Xing WANG/MND/DSD  
主旨: Response the comments from Chief Engineer/ Mainland North, Drainage Services  
Department(Planning Application No. A/NE-FTA/256)  
附件: Response the DSD Comment FTA\_25628-11-2024..pdf.pdf; 附件1 DD52 LOT140  
Proposed Drainage Layout Plan.pdf; 附件2 Chart for the Raid Design of Channel.pdf  
  
類別: Internet Email

Dear Peter Ngan – Plan D  
CC.: Mr. Samuel Wang – DSD

Attached the response the comment from Drainage Services Department.’

Regards

Leo Wong

**Planning Application No. A/NE-FTA/256**

**Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years**

**Response the comments from Chief Engineer/ Mainland North, Drainage Services Department (Attn.: Mr. Samuel WANG, Tel. 2300 1135)**

1. The drainage downstream of CP4 is still unclear.

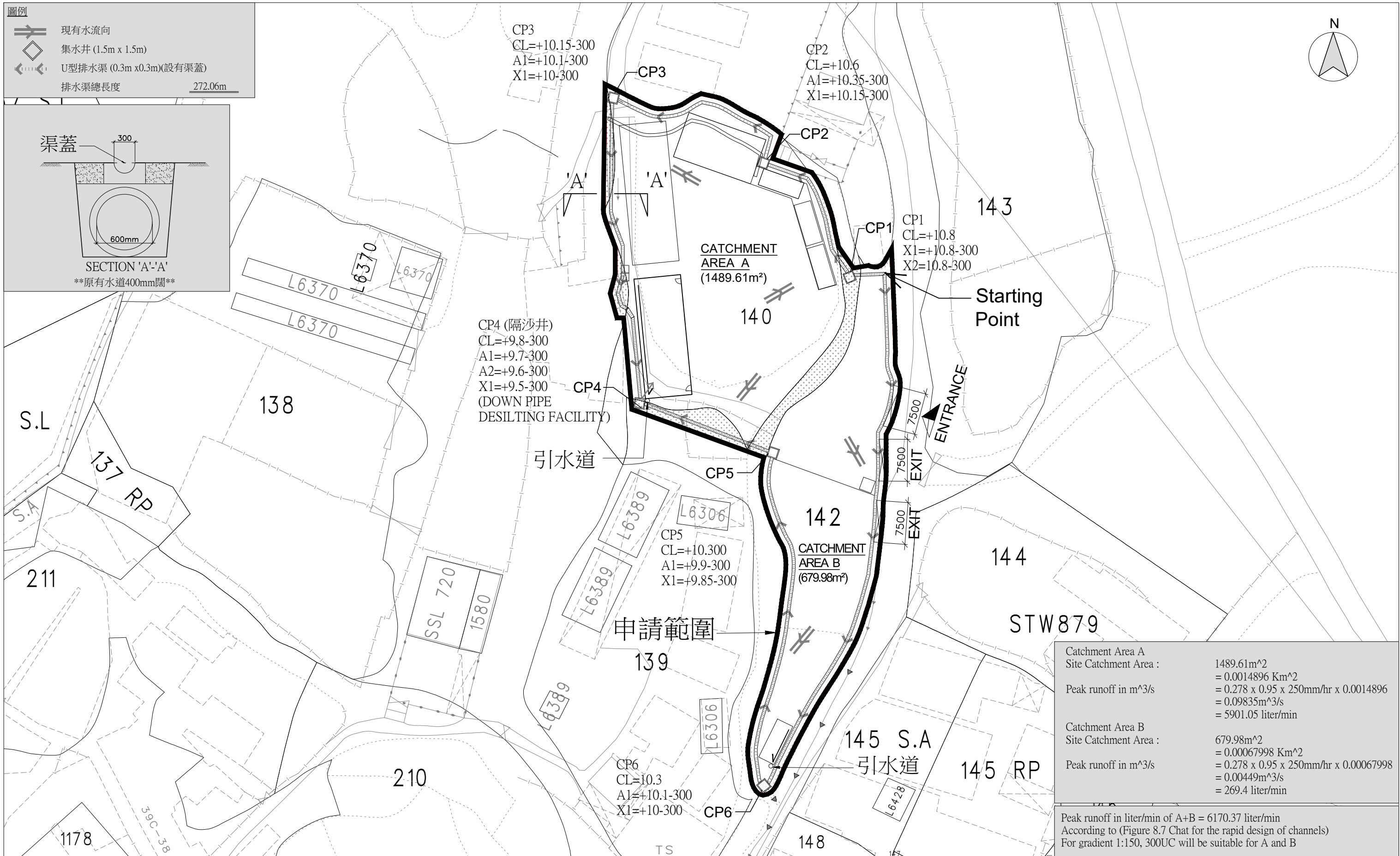
請見附件 1

2. Please indicate the alignment of the 600mm dia. pipe which were used to replace the existing stream and please advise the drainage flow at downstream of the 600mm dia. pipe.

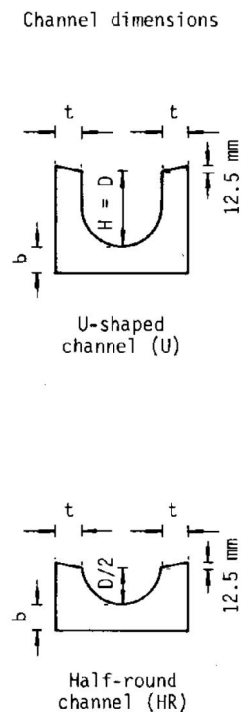
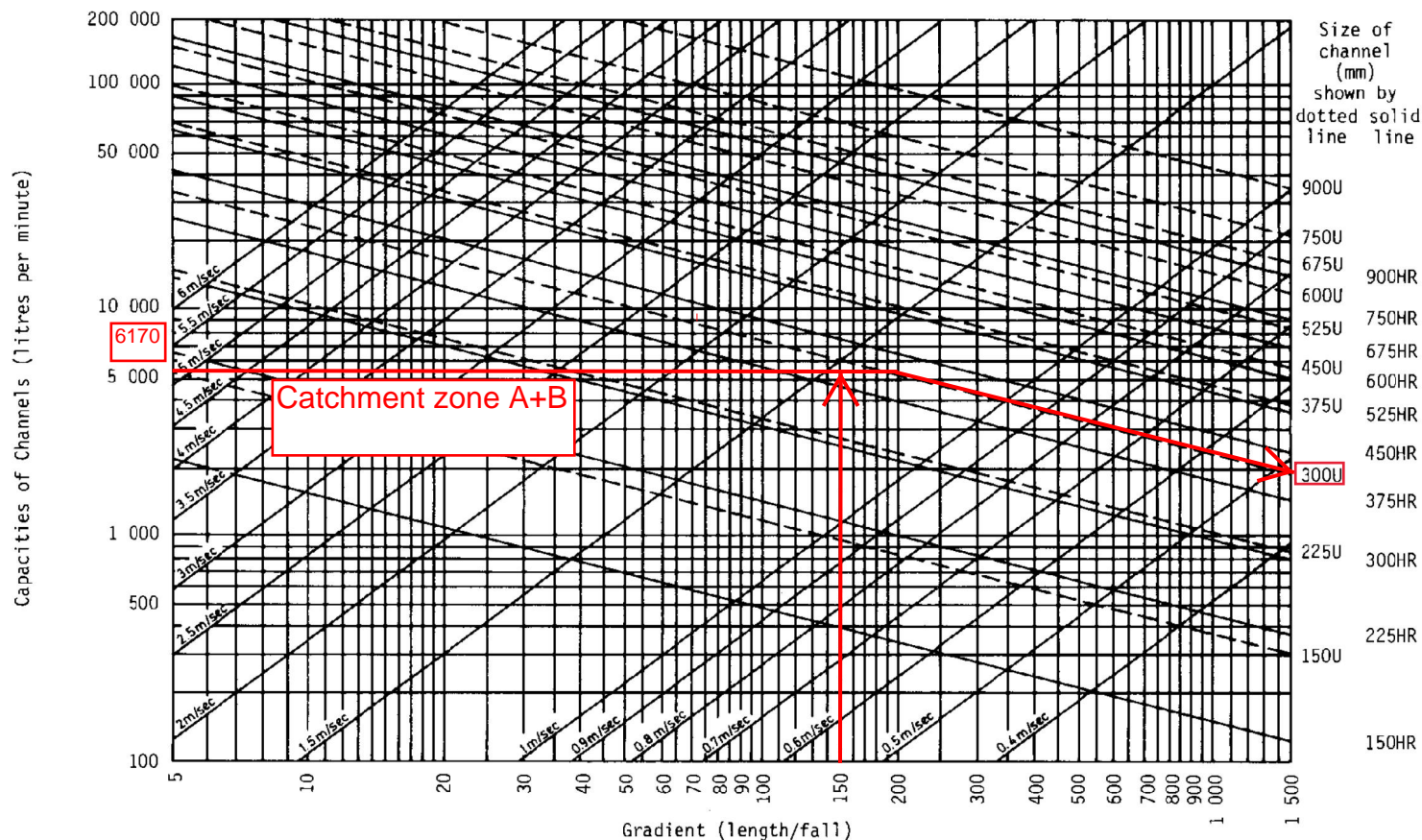
用於替代現有河流的管道採用直徑 600 毫米地下管道下游的排水流量將於規劃許可完成審批後聘請專業渠務顧問呈交有關數據, 祈貴署能獲批。

3. The calculation provided in 附件 1 is curtailed, please provide detailed calculation to substantiate on the adopted surface runoff. Besides, the design chart has been superseded by a more updated version, please review.

請見附件 2







#### DESIGN METHOD USING CHART

##### (a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

##### Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

##### (b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

##### Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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

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

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

**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-FTA/143	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	17.10.2014 (revoked on 17.10.2015)
A/NE-FTA/209	Proposed Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years	1.4.2022 (revoked on 1.10.2023)

**Government Departments' General Comments**

**1. Traffic**

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

- no comment on the application from traffic engineering perspective;
- should the application be approved, conditions should be imposed to request the applicant to implement the traffic management measures, and implemented traffic management measures shall be maintained at all times during the planning approval period; and
- her advisory comments are provided at **Appendix V**.

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

- no comment on the application from highways maintenance perspective;
- his advisory comments are provided at **Appendix V**.

**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, conditions should be imposed to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are provided at **Appendix V**.

**3. Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction;
- his advisory comments are provided at **Appendix V**.

**4. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- noting that the Site is paved and disturbed, he has no comment on the application from nature conservation perspective; and
- his advisory comments are provided at **Appendix V**.

**5. Landscape**

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

- the Site falls within “Other Specified Uses” annotated “Port Back-up Uses” zone, which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed use is anticipated.

**6. Building Matters**

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

- no objection to the application; and
- the applicant is advised to note his advisory comments under the Buildings Ordinance appended at **Appendix V**.

**7. Other Departments**

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

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).



中華人民共和國香港特別行政區  
潘孝汶議員辦事處

Appendix IVa of  
RNTPC Paper No. A/NE-FTA/256



北區區議會



敬啟者：

有關：A/NE-FTA/256 申請個案之意見

本處近日收到有關 A/NE-FTA/256，擬在虎地坳丈量約份第 52 約地段第 140 號及 142 號和毗連政府土地，用作臨時冷藏庫連附屬辦公室用途，因收到附近居民重大反對意見，特函 貴處反映。

有關項目擬在上述地段申請興建約 792.32 平方米臨時冷藏庫連附屬辦公室，並安排 4 個私家車位及 4 個中型貨車上落貨位。然而，附近居民對此項目有極大意見。首先，附近道路交通容量小，未有足夠空間供大型車輛出入，容易造成交通阻塞，以及令村民出入馬路有危險，釀成意外。

另外，該處用作冷藏庫用途亦會產生部分經營廢料，由於附近缺渠務措施，每逢雨季該處經常發生水災，再加上該處近斜坡，容易出現山泥傾瀉等問題，對該處形成危險。

由於以上三個原因，附近居民好多都反對今次項目，本處特函 貴處反映轉達居民意見。如有任何查詢，請不吝賜電 與本人聯絡。

此致

北區民政處



北區區議員  
潘孝汶謹啟

二零二四年十一月十一日

地址：新界粉嶺華明邨頌明樓地下 1 號。  
Address: No.1, G/F, Chung Ming House, Wah Ming Estate, Fanling, N.T.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (c) the permission is given to the development/use and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use and remove such structures not covered by the permission;
- (d) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains 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) there are unauthorised structures on the private lots within and outside the Site. The lot owner should immediately rectify/regularise the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (iii) the GLs within the Site and adjoining the Site have been fenced off and illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
  - (iv) the lot owners shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the 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 will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of backdated waiver fee/rent from the first date of when the unauthorised structures were erected and the GL was occupied as well as 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 will be considered;

- (e) to note the comments of the Commissioner for Transport that the proposed vehicular access between Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (f) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access road adjacent to the Site is not maintained by HyD; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental/pollution ordinances; follow the revised “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; and follow the EPD’s Practice Note for Professional Person (ProPECC) PN 2/23 “Construction Site Drainage”;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice to avoid adverse impact to the watercourse at the northwestern portion and in the vicinity of the Site during construction and operation phase of the proposed use;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):
  - (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) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in the design and during construction. DEP and AFCD should be consulted on the possible environmental and/or ecological impacts of the development;
  - (iv) the applicant should note the following general requirements in the drainage proposal:
    - surface channel with grating covers should be provided along the site boundary;
    - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
    - the cover levels of proposed channels should be flushed with the existing adjoining ground level;



- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectified 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;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should 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 should allow connections from the adjacent lots to the completed drainage works on Government Land 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;

(j) 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 services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval;

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123)(BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under BO, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs 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 BO;
  - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
  - (v) the applicant may wish to note that in general there is no requirement under BO in respect of provision of car parking spaces for a proposed use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
  - (vi) the applicant's attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
  - (vii) detailed checking under BO will be carried out at building plan submission stage.

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

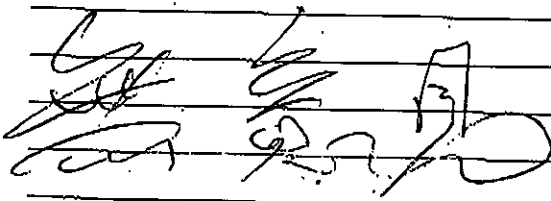
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-FTA/256

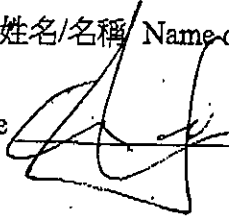
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 22.4.10.25