

2024年 10月 2 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。

21 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.

Appendix I of RNTPC  
Paper No. A/NE-FTA/257

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-FTA/257
	Date Received 收到日期	21 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。

### 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)

余秋明

### 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344號(部分)、第345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 ..... 320 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 265 ..... 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)	..... 65 ..... 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"<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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 12/9/2024 至 25/9/2024 (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<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 25/09/2024 (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<sup>&</sup>

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/發展擬議臨時貨倉存放建築材料  
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☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	55	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	265	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	.....	
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	265	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	265	.....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 2.6 米, 辦公室用途

**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	N/A
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>





**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

30.08.2024 (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	新界上水缸瓦甫丈量約份第87約 地段第344號(部分)、第345號(部分) 和毗連政府土地
Site area 地盤面積	320 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 65 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	擬議臨時貨倉存放建築材料 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	265 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.83 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	83 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A 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		
	<u>Chinese</u> 中文	<u>English</u> 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"/>
車路圖, 申請地點圖, 土地狀況, 交通行車線分析圖 (進/出申請地點)		
<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 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 344 號(部分)、第 345 號(部分)和毗連政府土地（以下稱“此地點”），用作“擬議臨時貨倉存放建築材料連附屬設施(為期 3 年)”用途。

### 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」的區域。現擬議申請用途為臨時貨倉存放建築材料連附屬設施，按城市規劃委員會規劃指引編號 13G，此地段屬第 2 類地區。同時擬議發展屬三年期的臨時性質，故需向城規會提交規劃許可申請。

- ◆ 此地點週圍亦有露天貯物、倉庫和物流中心，與週邊地區環境並無衝突；
- ◆ 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 場地方面

場地總面積約 320 平方米，當中上蓋面積約 265 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 2 棟建築物 (圖 4)。倉庫內會有 1 個辦公室、1 個輕型貨車泊車位及 1 個輕型貨車上落貨車位。營運日時，預計將有大約不多於 3 名工作人員同時在現場工作。開發參數詳情如下列各表所示：

表 1 – 主要發展參數

場地總面積	約 320 平方米
露天土地面積	約 55 平方米
上蓋土地面積	約 265 平方米
地積比率	約 0.83
建築物	2
總樓面面積	約 265 平方米
➤ 住用樓面面積	無
➤ 非住用樓面面積	約 265 平方米

建築物 1	倉庫，面積約 265 平方米，一層高約 6 米
建築物 2	辦公室，面積約 7.44 平方米，一層高約 2.6 米

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 輕型貨車車位 [5 米長，2.5 米闊]	2 個 (1 個為上落貨用，1 個為員工用)

### 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 米闊，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)。貨物送達到場時亦會安排工作人員指揮車輛泊於倉庫內的上落貨輕型貨車車位；至於另一輕型貨車車位則給予員工使用。

出於安全考慮，門口設計為向內推。申請者亦會在倉庫外設立明確指示牌及閃光燈，以提醒行人，確保安全。

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)	0	0	1	0	1
其餘非繁忙時段 (09:00-17:00) 每小時平均	0	0	0.5	0.5	1
下午繁忙時段 (17:00-18:00)	0	0	0	1	1

### 3.3 噪音方面

現場只作貨倉儲存材料用途，不會涉及其他作業及維修。不會產生大量噪音造成問題。



### 3.4 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，提交排水及消防裝置建議等，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“擬議臨時貨倉存放建築材料連附屬設施(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 交通行車線分析圖 (進入申請場地)
- 圖 6 交通行車線分析圖 (離開申請場地)

項目: 丈量約份第87約地段第344號(部分)、第345號(部分)和毗連政府土地 擬議臨時貨倉存放建築材料連附屬設施(為期3年)	圖目: 車路圖	圖號: 圖 1
		比例: 1:6250





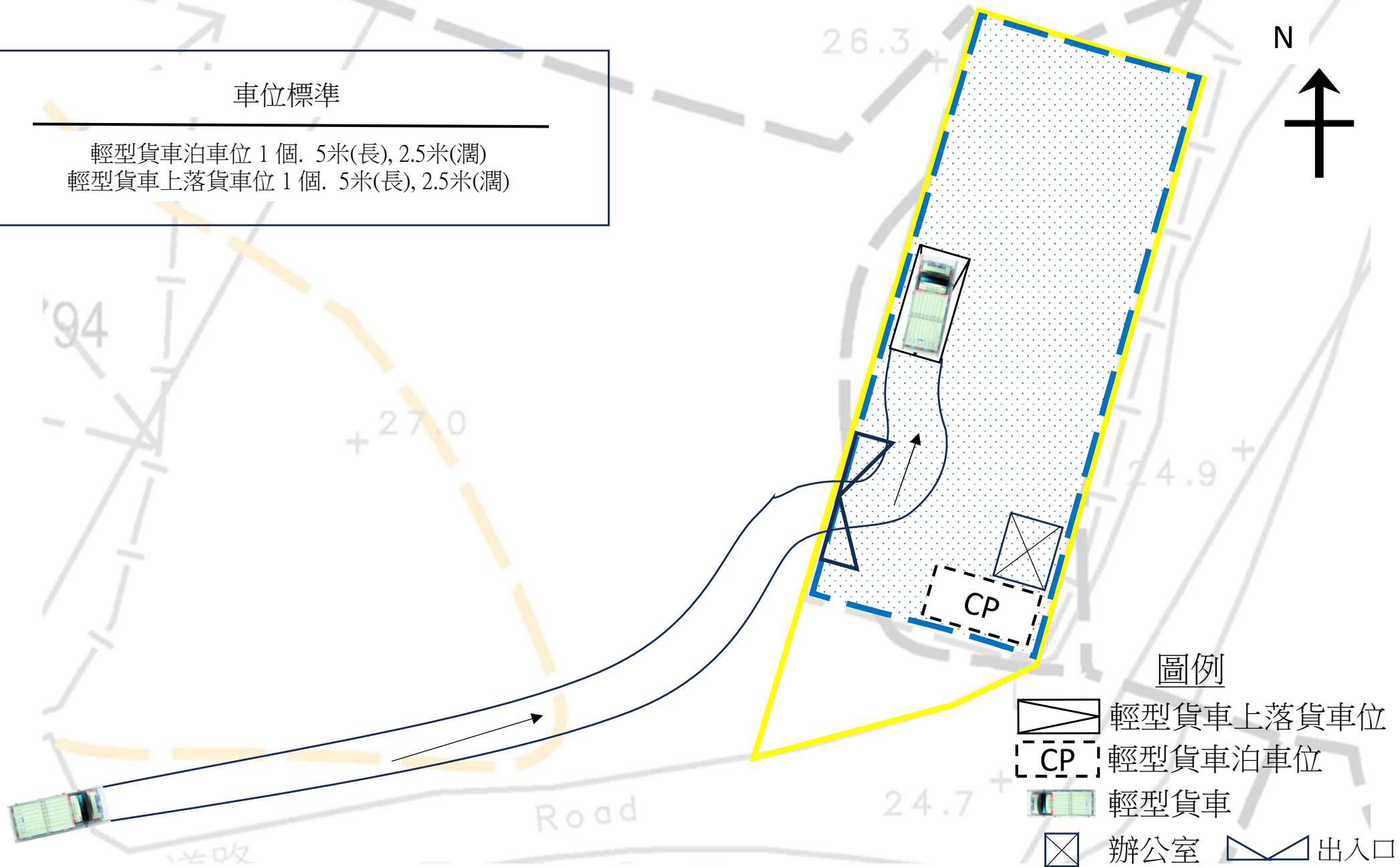
項目:丈量約份第87約地段第344號(部分)、第345號(部分)和毗連政府土地  
擬議臨時貨倉存放建築材料連附屬設施(為期3年)

圖目: 交通行車線分析圖  
進入申請場地

圖號 : 圖 5  
比例 : 1:250

### 車位標準

輕型貨車泊車位 1 個. 5米(長), 2.5米(闊)  
輕型貨車上落貨車位 1 個. 5米(長), 2.5米(闊)

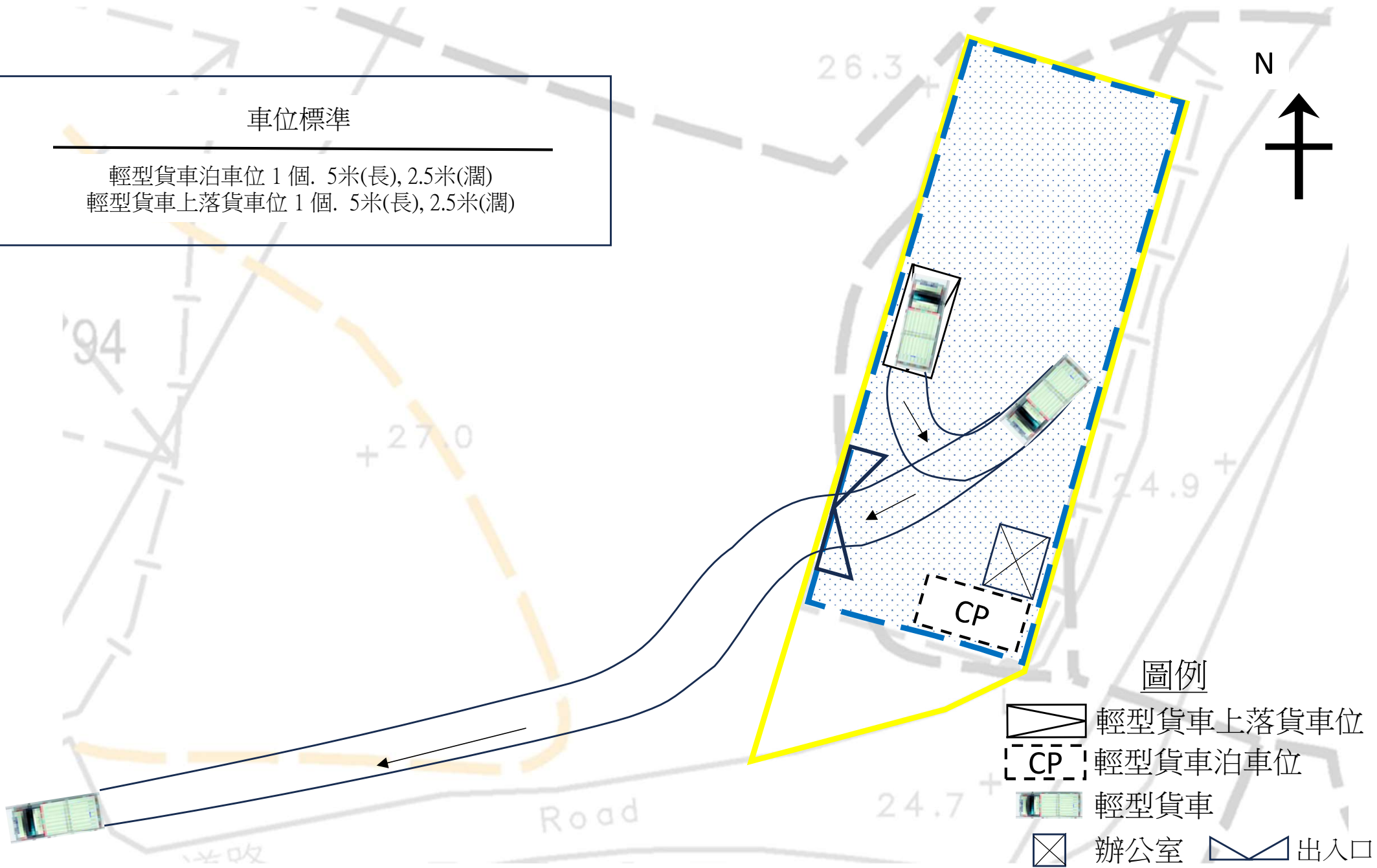


項目：丈量約份第87約地段第344號(部分)、第345號(部分)和毗連政府土地 擬議臨時貨倉存放建築材料連附屬設施(為期3年)	圖目：交通行車線分析圖 離開申請場地	圖號：圖 6 比例：1:250
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車位標準

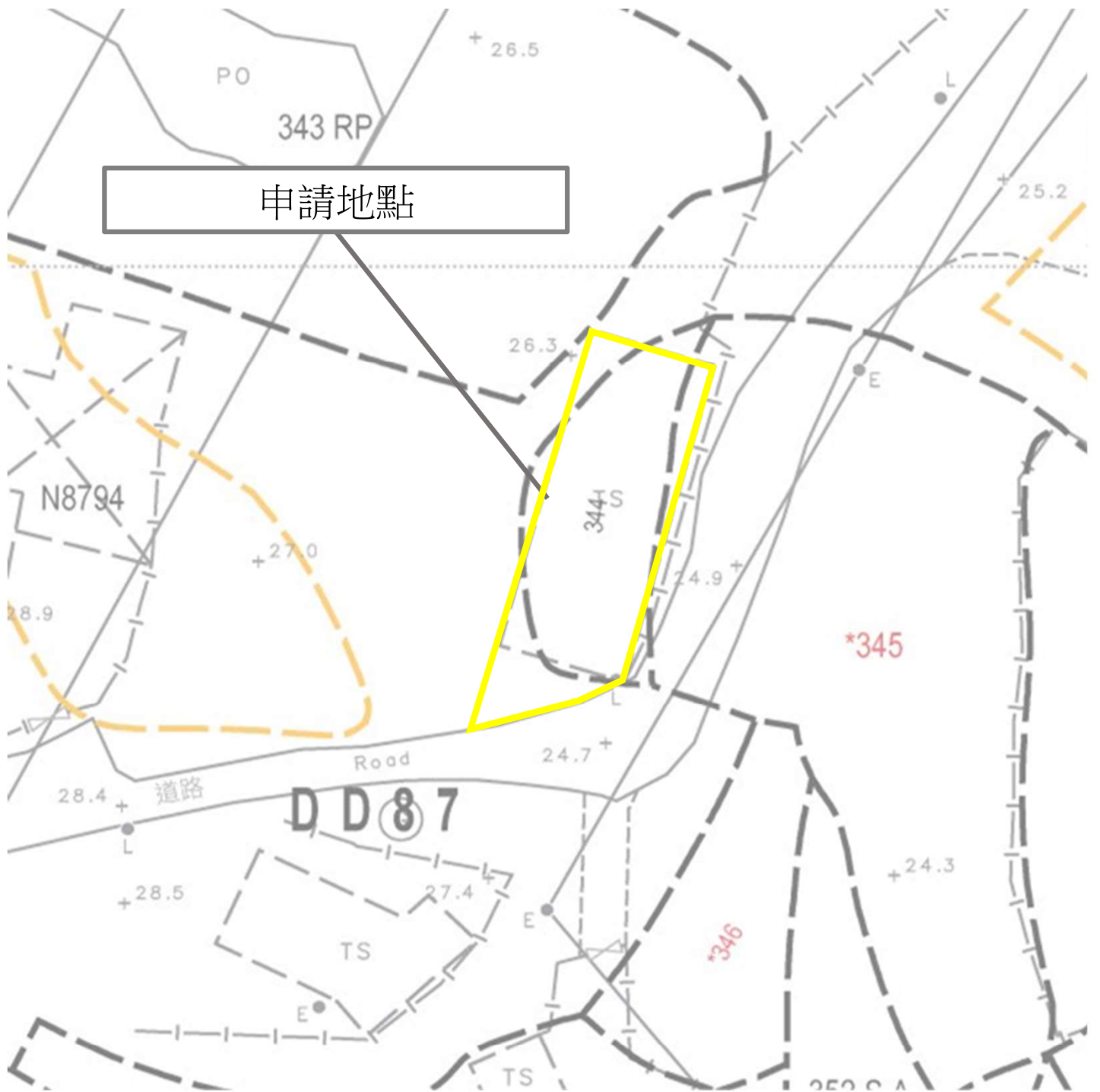
輕型貨車泊車位 1 個. 5米(長), 2.5米(闊)

輕型貨車上落貨車位 1 個. 5米(長), 2.5米(闊)





項目： 丈量約份第87約地段第344號(部分)、 第345號(部分)和毗連政府土地  擬議臨時貨倉存放建築材料 連附屬設施(為期3年)	圖目： 申請地點圖	圖號： 圖 2
		比例： 1:500



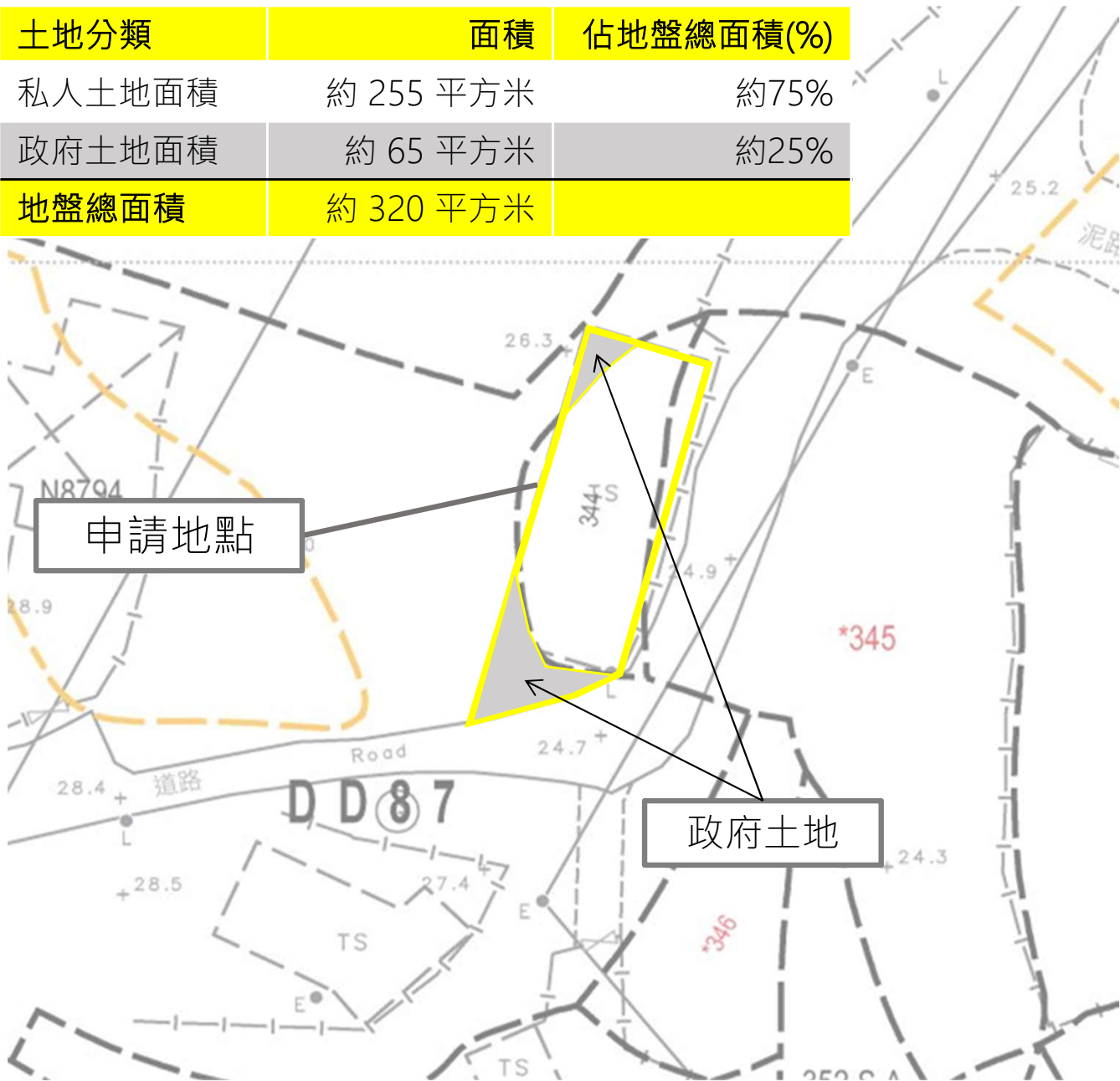
圖例

申請場地邊界

(僅供識別用途)

項目： 丈量約份第87約地段第344號(部分)、 第345號(部分)和毗連政府土地  擬議臨時貨倉存放建築材料 連附屬設施(為期3年)	圖目： 土地狀況	圖號： 圖 3
		比例： 1:500

土地分類	面積	佔地盤總面積(%)
私人土地面積	約 255 平方米	約75%
政府土地面積	約 65 平方米	約25%
地盤總面積	約 320 平方米	



圖例

申請場地邊界

(僅供識別用途)



項目: 丈量約份第87約地段第344號(部分)、 第345號(部分)和毗連政府土地  擬議臨時貨倉存放建築材料 連附屬設施(為期3年)	圖目:  佈局圖	圖號:  圖 4
		比例:  1:200

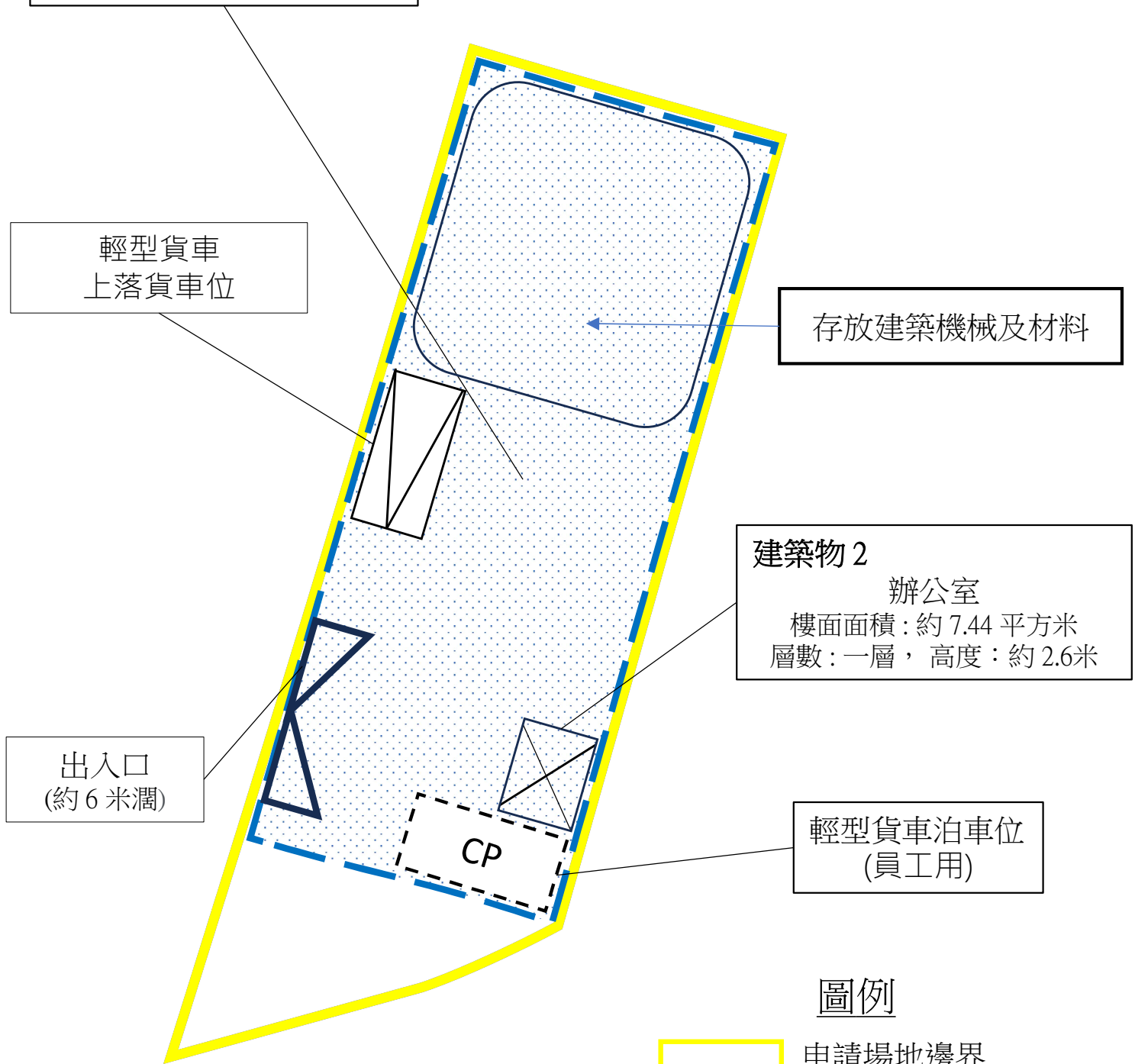
**建築物 1**

倉庫

樓面面積: 約 265 平方米  
層數: 一層, 高度: 約 6 米

車位及上落客貨車位標準

輕型貨車泊車位 1 個. 5米(長), 2.5米(濶)  
輕型貨車上落貨車位 1 個. 5米(長), 2.5米(濶)



存放建築機械及材料

**建築物 2**

辦公室

樓面面積: 約 7.44 平方米  
層數: 一層, 高度: 約 2.6米

輕型貨車泊車位  
(員工用)

出入口  
(約 6 米濶)

圖例

- 申請場地邊界
- 輕型貨車上落貨車位
- 輕型貨車泊車位
- 辦公室
- 出入口

(僅供識別用途)

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

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**From:** stndp/PLAND <stndpo@pland.gov.hk>  
**Sent:** 2024-10-25 星期五 17:05:04  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>; Ryan Chi Kin HO/PLAND <rckho@pland.gov.hk>  
**Subject:** Fw: Replacement pages of S16 Application # A/NE-FTA/257  
**Attachment:** 補充資料文件 (Revise 2).pdf; FTA 257 圖 4 (Revise 2).pdf; App Form Page 5,6,10,11 (Revise).pdf

**From:** [REDACTED]  
**Sent:** Friday, October 25, 2024 4:39 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Katie Yuet Yee LEUNG/PLAND <[kyyleung@pland.gov.hk](mailto:kyyleung@pland.gov.hk)>  
**Subject:** Replacement pages of S16 Application # A/NE-FTA/257

Dear Sir / Madam,

Replacement pages of Application # A/NE-FTA/257 were attached in email.  
Please contact me if any questions.

Regards,  
Warren

( [REDACTED] )

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	擬議臨時貨倉存放建築材料 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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 55 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 265 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 1 .....
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	..... 265 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 265 .....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, 倉庫及辦公室用途 ..... ..... ..... .....	
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	..... N/A .....
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 ..... 320 ..... 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"/>
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"/>																															
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Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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"/>																															

<b>Gist of Application 申請摘要</b> (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344號(部分)、第345號(部分) 和毗連政府土地
Site area 地盤面積	<div style="text-align: right;">320      sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地      65      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 <u>3</u>      <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	擬議臨時貨倉存放建築材料 連附屬設施(為期3年) 以及進行相關的填土工程

(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	265 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.83 <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	1	
(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	6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	83 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 1 N/A N/A N/A
(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		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



## 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 344 號(部分)、第 345 號(部分)和毗連政府土地（以下稱“此地點”），用作“擬議臨時貨倉存放建築材料連附屬設施(為期 3 年) 以及進行相關的填土工程”用途。

### 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」的區域。現擬議申請用途為臨時貨倉存放建築材料連附屬設施，按城市規劃委員會規劃指引編號 13G，此地段屬第 2 類地區。同時擬議發展屬三年期的臨時性質，故需向城規會提交規劃許可申請。

- ◆ 此地點週圍亦有露天貯物、倉庫和物流中心，與週邊地區環境並無衝突；
- ◆ 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 場地方面

場地總面積約 320 平方米，當中上蓋面積約 265 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 1 棟建築物 (圖 4)。而倉庫內會設有 1 個辦公室、1 個輕型貨車泊車位及 1 個輕型貨車上落貨車位。營運日時，預計將有大約不多於 3 名工作人員同時在現場工作。開發參數詳情如下列各表所示：

表 1 – 主要發展參數

場地總面積	約 320 平方米
露天土地面積	約 55 平方米
上蓋土地面積	約 265 平方米
地積比率	約 0.83
建築物	1
總樓面面積	約 265 平方米
➤ 住用樓面面積	無
➤ 非住用樓面面積	約 265 平方米

建築物 1	倉庫及辦公室用途，面積約 265 平方米，一層高約 6 米
-------	-------------------------------

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 輕型貨車車位 [5 米長，2.5 米濶]	2 個 (1 個為上落貨用，1 個為員工用)

### 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)。貨物送達到場時亦會安排工作人員指揮車輛泊於倉庫內的上落貨輕型貨車車位；至於另一輕型貨車車位則給予員工使用。

出於安全考慮，門口設計為向內推。申請者亦會在倉庫外設立明確指示牌及閃光燈，以提醒行人，確保安全。

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)	0	0	1	0	1
其餘非繁忙時段 (09:00-17:00) 每小時平均	0	0	0.5	0.5	1
下午繁忙時段 (17:00-18:00)	0	0	0	1	1

### 3.3 噪音方面

現場只作貨倉儲存材料用途，不會涉及其他作業及維修。不會產生大量噪音造成問題。

### 3.4 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，提交排水及消防裝置建議等，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“擬議臨時貨倉存放建築材料連附屬設施(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 交通行車線分析圖 (進入申請場地)
- 圖 6 交通行車線分析圖 (離開申請場地)



項目: 丈量約份第87約地段第344號(部分)、 第345號(部分)和毗連政府土地  擬議臨時貨倉存放建築材料 連附屬設施(為期3年)	圖目:  佈局圖	圖號:  圖 4
		比例:  1:200

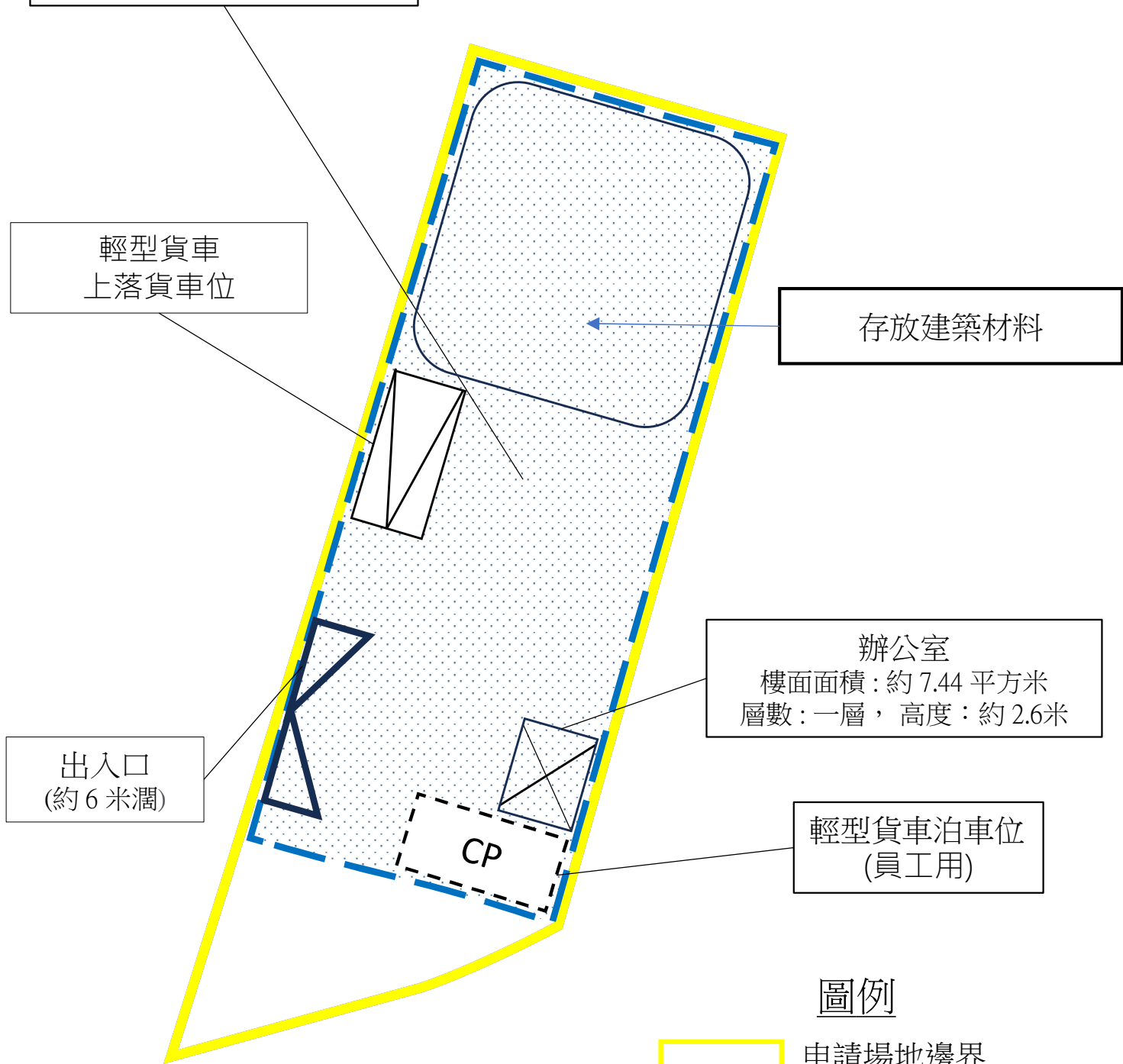
建築物 1

倉庫

樓面面積: 約 265 平方米  
層數: 一層, 高度: 約 6 米

車位及上落客貨車位標準

輕型貨車泊車位 1 個. 5米(長), 2.5米(闊)  
輕型貨車上落貨車位 1 個. 5米(長), 2.5米(闊)



圖例

- 申請場地邊界
- 輕型貨車上落貨車位
- 輕型貨車泊車位
- 辦公室
- 出入口

(僅供識別用途)

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

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**From:** [REDACTED]  
**Sent:** 2024-12-03 星期二 12:00:08  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Response of A/NE-FTA/257 EPD Comments  
**Attachment:** Departmental comments Response (EPD) - FTA 257.pdf

Hi Shirley,

Response of EPD comment was attached in PDf format files.  
Feel free to discuss with me if any further clarification is needed.

thanks and regards,  
Warren

回應有關 A/NE-FTA/257 申請內環境保護署的意見（2024 年 11 月 29 日）

- The applicant should provide information on treatment of sewage produced from the application site.

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 12 月 3 日



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

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**From:** [REDACTED]  
**Sent:** 2024-12-05 星期四 02:32:09  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Response of Planning Application No. A/NE-FTA/257 - TD  
Comments  
**Attachment:** 圖 4.pdf; Departmental comments Response (TD) - FTA 257.pdf

Hi Shirley,

Response of TD comments was attached (PDF).  
Please forward to TD.

thanks and regards,  
Warren

## Response to the comments of Transport Department (as at 29 Nov ,2024)

1. The applicant should advise the two car parking spaces with 5m x 2.5m proposed are for van-type light goods vehicles (LGV) or alike. The applicant should also clarify that only LGVs would fit within 5m x 2.5m parking stall will be used with this scheme throughout the term of application period;

知悉。

2. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;

將安排人員在出入口指導貨車進入目標地點。確保在目標地點外沒有車輛排隊或停車。

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

- I. 申請者將在申請地點門外設立清晰明確指示牌，提示行人注意有可能有車輛進入及離開申請地點，以確保行人安全。
  - II. 出口附近會安裝閃光燈，當門口打開時訊號會閃爍，以作提醒行人。
- 以下為設計例子



**The applicant shall advise the measure in preventing illegal parking by visitors to the subject site;**

由於申請地點僅用於內部儲存用途，不會對外開放。每次亦只會安排一輛公司自家的輕型貨車進行上/落貨。該地點已設計及提供足夠的停車和貨物裝卸空間 (圖 4)。同時，會在場地外設立告示，提醒外來車輛不要違法停車。

- 4. 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。



項目: 丈量約份第87約地段第344號(部分)、 第345號(部分)和毗連政府土地  擬議臨時貨倉存放建築材料 連附屬設施(為期3年)	圖目:  佈局圖	圖號:  圖 4
		比例:  1:200

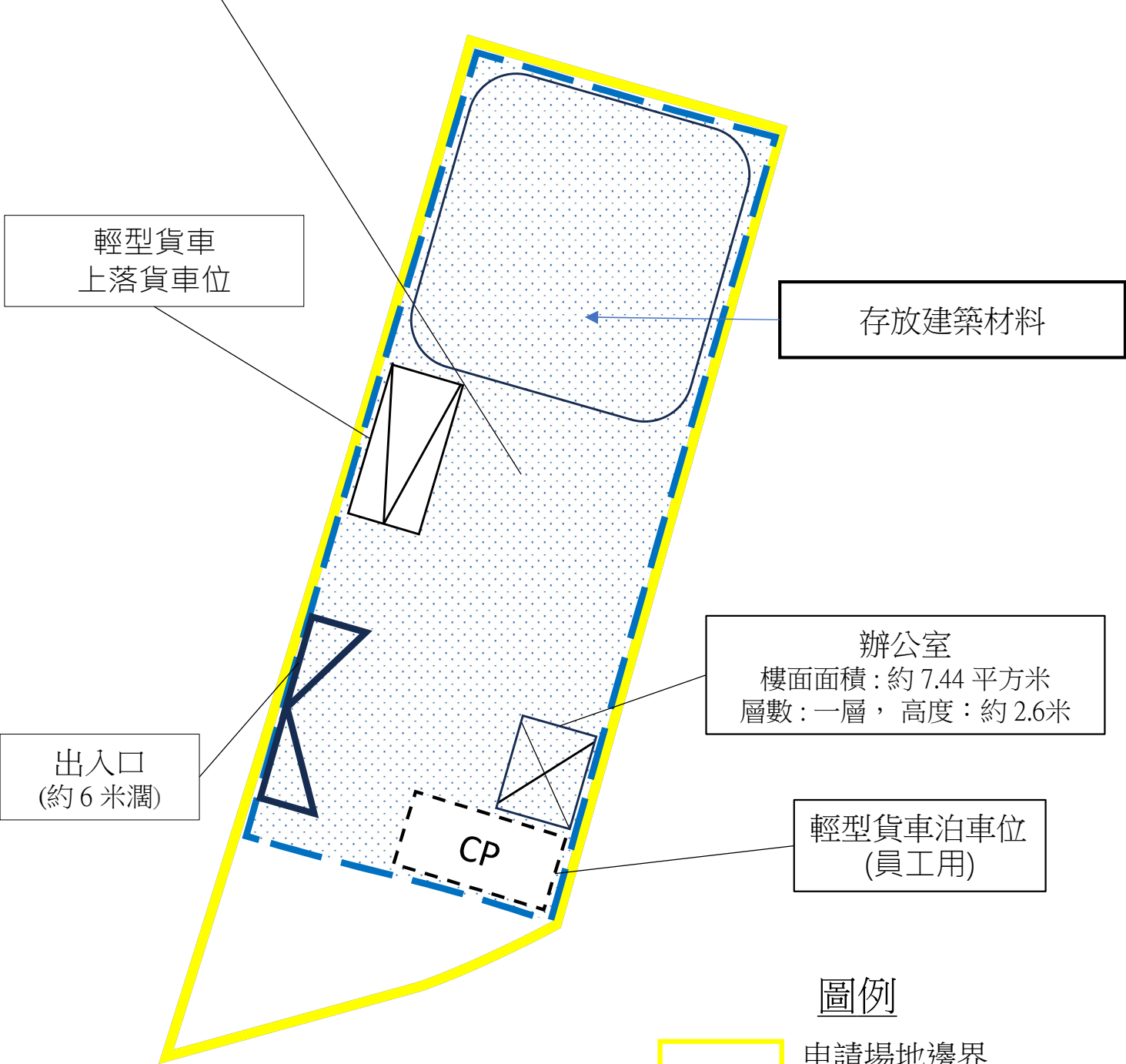
建築物 1

倉庫

樓面面積: 約 265 平方米  
層數: 一層, 高度: 約 6 米

車位及上落客貨車位標準

輕型貨車泊車位 1 個. 5米(長), 2.5米(闊)  
輕型貨車上落貨車位 1 個. 5米(長), 2.5米(闊)



圖例

- 申請場地邊界
- 輕型貨車上落貨車位
- 輕型貨車泊車位
- 辦公室
- 出入口

(僅供識別用途)

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

---

**From:** [REDACTED]  
**Sent:** 2024-12-05 星期四 01:18:34  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Response of Planning Application No. A/NE-FTA/257 - DLO Comments  
**Attachment:** Departmental comments Response (DLO) - FTA 257.pdf

Hi Shirley,

Response of DLO comment was attached in PDF format files.  
Feel free to discuss with me if any further clarification is needed.

thanks and regards,  
Warren

回應有關 A/NE-FTA/257 申請內地政處的意見

(2024 年 11 月 29 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 12 月 5 日

**Similar s.16 Applications for Temporary Warehouse  
in the vicinity of the Site within the “Agriculture” zone  
in the Fu Tei Au and Sha Ling Area**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-FTA/253	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.11.2024

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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
- the proposed vehicular access between 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;
- detailed advisory comments on the drainage proposal 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 proposed use.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- the applicant confirmed that portable toilet will be provided within the Site to collect sewage produced from on-site workers;
- detailed advisory comments are appended in **Appendix IV**; 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 his satisfaction.

## 5. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site and he is not in a position to offer comments on their suitability for the proposed use; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix IV**.

## 6. **New Development Area**

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

- it is noted that the proposed temporary warehouse for storage of construction materials 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 is being 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.

## 7. **Other Departments**

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

- 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 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) 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 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; and

- Unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 65m<sup>2</sup> as mentioned in the Application Form) has 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). LandsD objects to the application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL as demanded by LandsD. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) subject to the cessation of the illegal occupation of GL as required, the lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the erection of the unauthorised structures as well as administrative fee as considered appropriate 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

- (iv) 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 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) and implement standard pollution control measures ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) during filling of land or other construction works to minimise potential environmental nuisance to the surrounding area;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
  - (ii) to note the following general requirements of the drainage proposal:
    - surface channel with grating covers should be provided along the site boundary;
    - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
    - the cover levels of proposed channels should be flush with the existing adjoining ground level;
    - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
    - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
    - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The 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; 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;

(g) 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;

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

- (i) it is noted that one structure 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 unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are unauthorized buildings works (UBW). 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) 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;
  - (vii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double-counting under regulation 23(3)(a) of the B(P)R subject to justification; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Project Manager (North), 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 is being 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/257

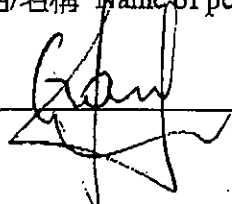
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date 2024.10.31

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**From:**  
**Sent:** 2024-11-15 星期五 10:04:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** WWF submission on the application on Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" zone in Nga Kong Po, Sheung Shui (A/NE-FTA/257)  
**Attachment:** s16A A\_NE-FTA\_257 20241115\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.  
See attached file:

s16A A\_NE-FTA\_257 20241115\_WWFpdf

Thank you for your attention.

Best regards,  
Bonnie Leung  
Conservation Officer, Conservation Policy | WWF 世界自然基金會香港分會  
Tel:

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).  
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15 November 2024

**Chairman and members**

**Town Planning Board**

15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Warehouse for Storage of Construction Materials with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in  
“Agriculture” zone in Nga Kong Po, Sheung Shui (A/NE-FTA/257)**

WWF would like to lodge an objection to the captioned proposal.

**Suspected unauthorized filling of land**

According to the latest Google street view image (Fig 1), extensive filling of land has occurred at the application site to create a concrete platform. In this case, we suspect that a “destroy first, build later” approach has been adopted. Given our limited knowledge of the current environmental conditions at the site, we would be grateful if the Town Planning Board members could request relevant government departments to investigate whether the captioned proposal is linked to any unauthorised development.

The proposal involves filling of land with concrete, which we believe that the application is to replenish the already established concrete for structural support and for logistical purposes. If the existing concrete platform is linked to any unlawful site formation, we urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of development approval.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Bonnie LEUNG (Ms.)

Conservation Officer, Conservation Policy  
WWF Hong Kong

**together possible™**

**Fig 1. Google street view as of September 2023. The depth of concrete is almost 1/3 to the height of lamppost VG2958.**



Image source: Google street view (Accessed on 11 November 2024)



**Fig 1a . South-eastern portion of the site remained as actively managed farmland as of 10 March 2023 (site is within the red line).**



**Fig 1b . The remaining portion of the site remains as a soil-based ground as of 11 February 2024 (site is within the red line).**



Image source: Google Earth (Accessed on 7 November 2024)

**Fig 2. Large piece of actively managed agricultural land adjacent to the site as of 11 February 2024**



Image source: Google Earth (Accessed on 7 November 2024)

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

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**From:**  
**Sent:** 2024-11-17 星期日 02:38:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-FTA/257 DD 87 Kong Nga Po

A/NE-FTA/257

Lots 344 (Part) and 345 (Part) in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui

Site area: About 320sq.m Includes Government Land of about 65sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of applications. While the applicant states that the lots are Cat 2, because the site is small this is difficult to determine. What is clear is that the immediate area has a number of pig sties and is therefore agricultural in nature.

Brownfield operations close to food sources is not desirable.

The application should be rejected.

Mary Mulvihill