

2023年 12月 2 7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。

27 DEC 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303024

21/11 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/70
	Date Received 收到日期	27 DEC 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

英盛 (合和) 工程有限公司

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

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

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)	DD87, LOT373
(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 4030sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/Asq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	<p>空置土地</p> <p>(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)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2023 年 11 月 20 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	DD87, LOT373	20/11/2023

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(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	擬議臨時露天存放建築機械及材料 (為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 三年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4030sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/Asq.m <input 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) N/A	
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	N/A
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	N/A
Medium Goods Vehicle Spaces 中型貨車車位	1
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 星期一至星期六：早上九時至下午五時，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 No 否	<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)) 一條石屎路連接缸瓦甫路 <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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"/> (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 <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

本公司現就丈量約份第87約地段第373號，根據城市規劃條例第131章第16條，向城規會提出申請，擬議臨時露天存放建築機械及材料（為期三年）
此地段位於恐龍坑倉，前後左右有一些露天或有上蓋的貨倉場地，地段用途接近，此地段有一路可以雙線行車的石屎道路，連接附近幾個場地，以及距離正在進行擴建工程的缸瓦甫路十分接近，道路上方連接缸瓦甫路，右方可連接至坪輦路，由於本公司正好在附件缸瓦甫路接有小型工程，此地段無論位置或者交通都十分適合本公司。因為此地段附近有空置土地向城規會提交露天貨倉的申請，並獲得批准，為此業主要求本公司在租用此地段前，需向城規會提交申請，並承諾循正規途徑正確使用此土地。

本公司認為就此地段向城規會申請臨時存放用途及使用此土地不會對附近環境、空氣、排水、交通及景觀、樹木等等造成不良影響。
環境：本公司若然租用此地段，只會用臨時存放建築器械及材料用途，無需要進行填土工程以及混泥土或瀝青護面，也不需要砍伐樹木，挖土等工程，甚至原地段已有足夠堅固的圍牆及太門，我們無須改動修葺便可使用，所以不會對環境、樹木、景觀造成不良影響。

排水：此地段相鄰場地旁邊有一條政府水渠，本公司會在地段周圍自設排水渠及沙井，並連接至政府水渠

交通：此地段相鄰一條可供雙線行車的混泥土道路，道路連接至缸瓦甫路，及坪輦路，而本公司若然使用此地段，只會有一部中型貨車來往存取器械或材料，平均每星期不多於四次，因此並不會增加對該地段道路的負荷。

消防：我們已經從合資格運營商購置了14支滅火筒並佈置在申請地段周圍，也會聘請保安巡邏，可有效壓制火災。

備註：本申請在2023/8/21 以A/NE-HLH/64的規劃申請被城規會接受並通過批核，在完成附帶條件時，因超過限期為11月03日的(f)條件的時間完成消防，被規劃署人員通知要重新申請臨時性質的規劃申請，因此再次遞交此申請。

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

曾舉朗

經理

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

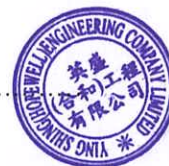
on behalf of 英盛（合和）工程有限公司
代表

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

Date 日期

20/11/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	DD87, LOT373
Site area 地盤面積	4030 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-HLH/11
Zoning 地帶	AGR
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>三年</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	擬議臨時露天存放建築機械及材料 (為期三年)

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input 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	N/A	
(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	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	
(iv) Site coverage 上蓋面積	0 % <input 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		N/A
	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 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A 1 N/A N/A

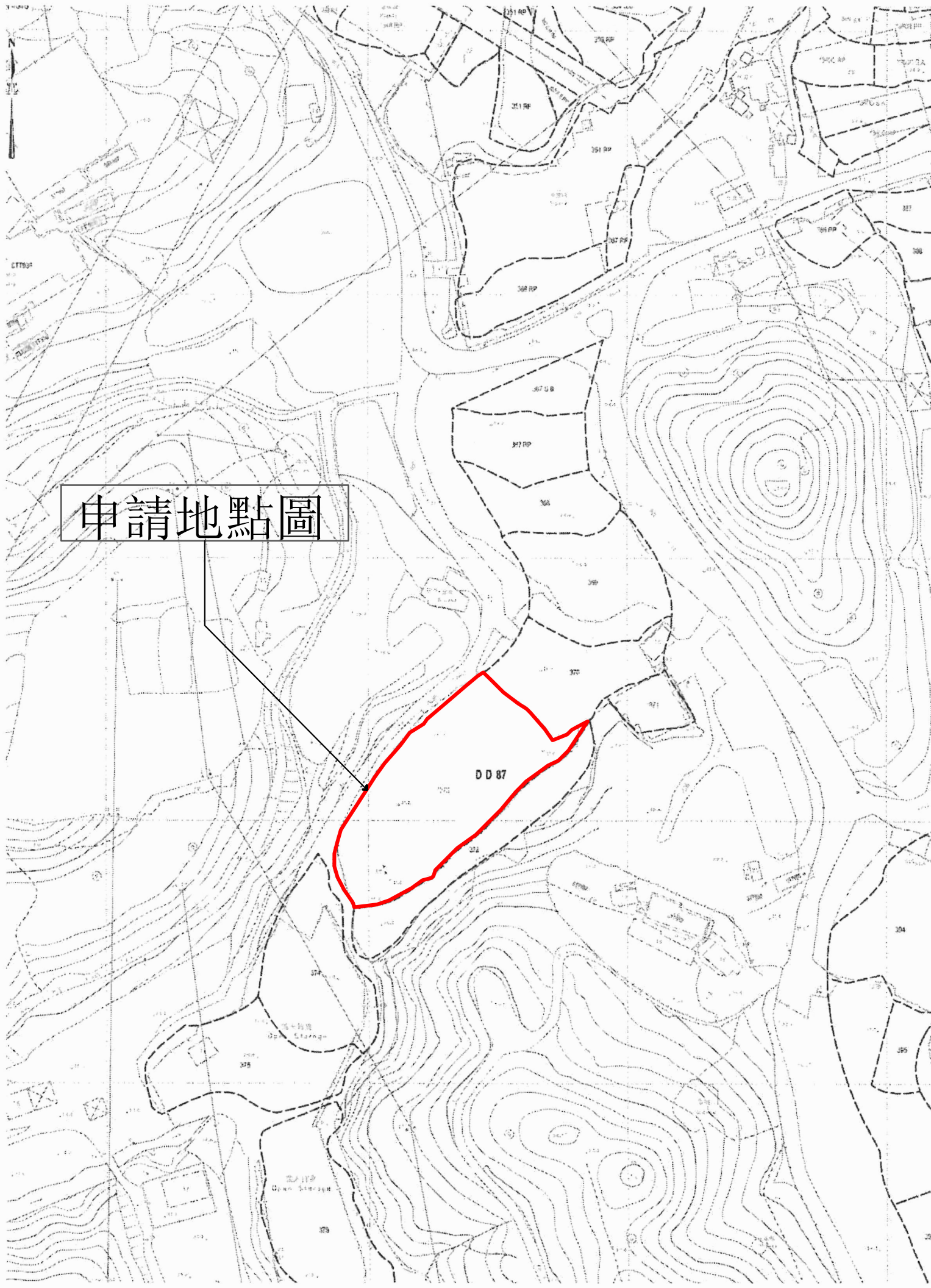
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
交通示意圖，渠務示意圖，申請地點圖，消防佈局圖，		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

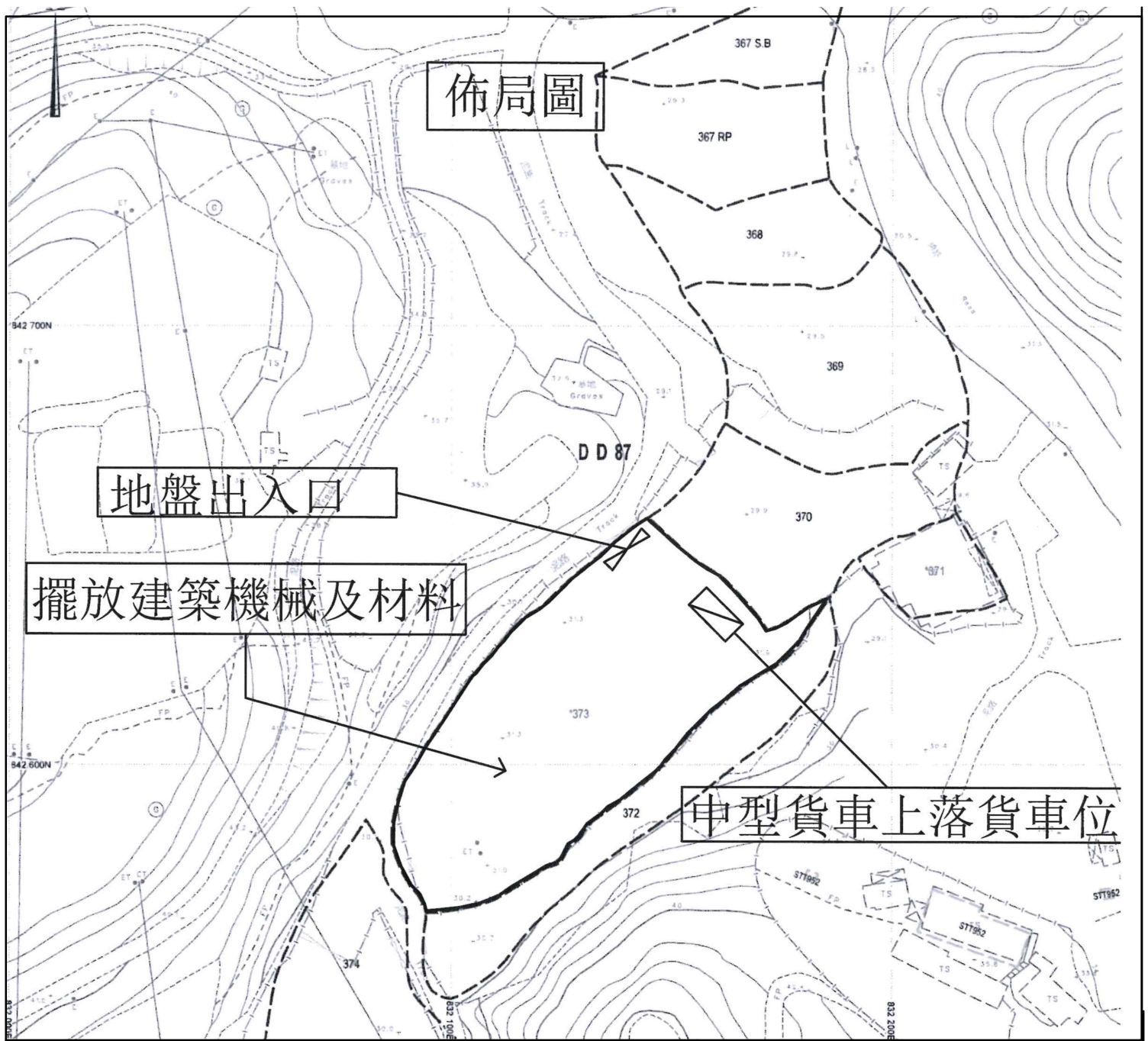
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申請地點圖

DD 87





項目：
DD87, LOT373

圖目：佈局圖

申請用途：
擬議臨時露天存放建築機械及材料
(為期三年)

圖號：2

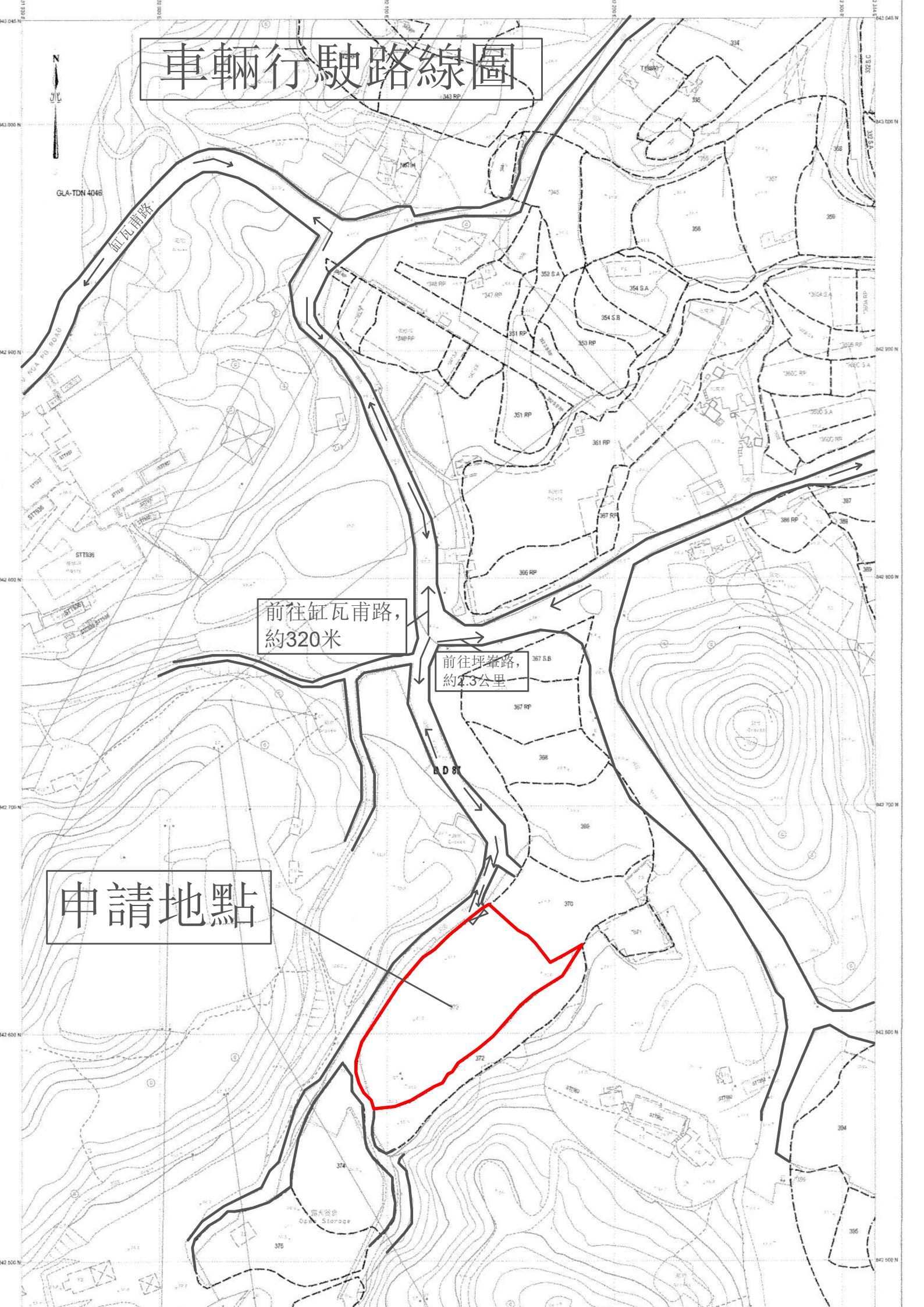
車輛行駛路線圖

缸瓦甫路

前往缸瓦甫路，
約320米

前往坪輦路，
約2.3公里

申請地點



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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） 交通示意圖，渠務示意圖，申請地點圖，	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
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		

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

Katie Yuet Yee LEUNG/PLAND

寄件者: Jeffrey Lam
寄件日期: 2024年02月02日星期五 11:36
收件者: Carman Chui Ying CHEUNG/PLAND
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee
LEUNG/PLAND;
主旨: Re: Fw: A/NE-HLH/70---Departmental Comments
附件: A9287422 - 恐龍坑_HLH70 FE251(2024.2.2).pdf; A_NE-HLH_70 FE Layout _Pdf.pdf

類別: Internet Email

Dear Carman,

On behalf of the applicant, Ying Shing (Hopewell) Engineering Company Limited, we would like to submit the Fire Service Installation for application A/NE-HLH/70

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB Application No. :

消防處檔號 TPB/A/NE-HLH/70

消防(裝置及設備)規例

(Regulation 9(1))

(第9條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9287422

Name of Client :

顧客姓名

Ying Shing (Hopewell) Engineering Co. Ltd.

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot. 373 in D.D.87

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Hung Lung Hang

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
Nil			Nil		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F. Open Space	To Provided for installations : 5kg. CO ² Gas type F.E. x 14nos.	Conforms with FSD Requirements	02 / 02 / 2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
Nil			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
受權人簽署Name :
姓名

Mak Chi Ho

FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Technic Engineers
CompanyTelephone :
聯絡電話Date :
日期

03 February 2024

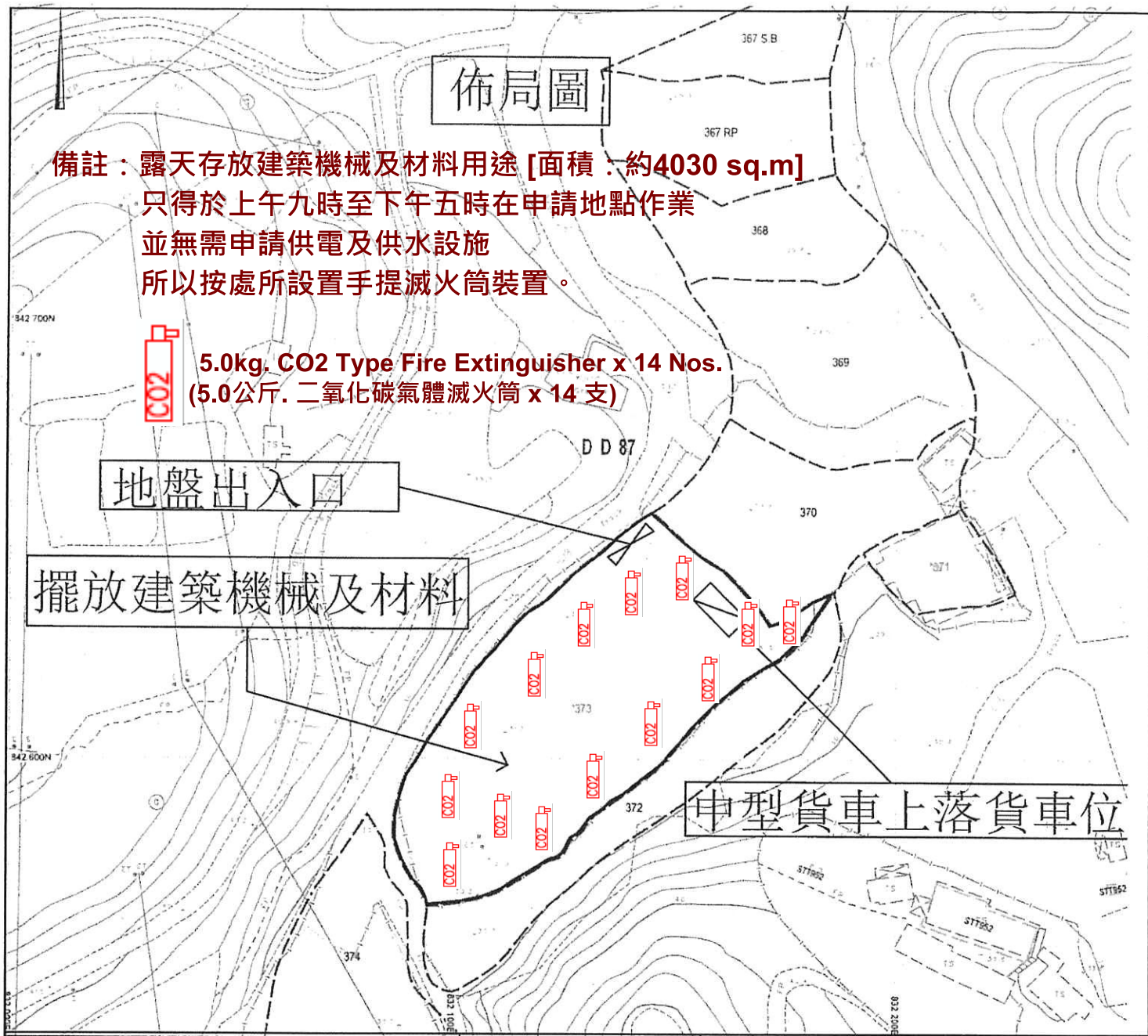
For FSD
use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他



A/NE-HLH/70	Lot 373 in D.D. 87, Hung Lung Hang, New Territories	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years
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申請用途： 擬議臨時露天存放建築機械及材料 (為期三年)	消防設備佈局圖
	圖號：FS-01

2024年2月2日

A/NE-HLH/70	新界恐龍坑丈量約份第 87 約地段第 373 號	擬議臨時露天存放建築機械及材料 (為期 3 年)
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申請編號 Application No. : A/NE-HLH/70

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

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

Katie Yuet Yee LEUNG/PLAND

From: faith yu
Sent: Friday, March 1, 2024 4:21 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回應關於A/NE-HLH/70的部門意見

尊敬的城規會辦事人員，你們好，我是A/NE-HLH/70的申請經辦人余生，是次來郵為回應有關規劃申請的渠務署的部門意見，早前我已從城規會梁小姐處收到，來自渠務署的對申請地段的部門意見，在上一次申請中，我們已經對申請地段場內的渠道完成改造，如附件中的照片所展示的，我們在申請地段場內建造了多個沙井阻隔雜物流出場外排水系統，也用U型渠和水渠蓋覆蓋了場內範圍，保證了經場內流出的都是經過處理的污水，不會影響申請地段附近的排水系統。至於渠務署提及的關注保護申請地段場外的明渠的部門意見，我們會積極和渠務署聯絡，並根據渠務署的一切建議和意見，作出改變和改善，目前我們有加固了申請地段圍牆外的明渠，明渠靠近圍牆的一邊，我們已用水泥石墩加固，也清理了明渠部分雜草，並在明渠進入暗渠的入口處用鐵網阻隔雜物，以免堵塞暗渠，但我們也會積極處理來自渠務署的一切意見和建議，以達到渠務署的要求。如有任何意見，請隨時與我聯絡，電話是







Static Load Test
4PM5-1

測試進行中
測試期間，未經許可
人員不得靠近。

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Non-authorized persons
are prohibited from entering.























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Katie Yuet Yee LEUNG/PLAND

From: faith yu < >
Sent: Tuesday, April 2, 2024 1:07 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 就A/NE-HLH/70申請，回復渠務署的部門意見

尊敬的城規會辦事人員你們好，我是A/NE-HLH/70的經辦人余生，是次來郵為回復，該申請來自渠務署的部門意見，在附件中有回復的內容和示意圖和現場照片，勞煩各位辦事人員，望貴署批准該申請，謝謝。

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Katie Yuet Yee LEUNG/PLAND

寄件者: faith yu < >
寄件日期: 2024年04月02日星期二 13:17
收件者: Katie Yuet Yee LEUNG/PLAND
主旨: Re: A/NE-HLH/70 Further Information --- Departmental Comments (DSD)
附件: 回復渠務署部門意見.pdf; 渠務排水示意圖.pdf; 微信图片_20240301160015.jpg; 微信图片_20240301160010.jpg; 微信图片_20240301160013.jpg; 微信图片_20240301160012.jpg; 微信图片_20240301160008.jpg; 微信图片_20240301160004.jpg; 微信图片_20240301160022.jpg; 微信图片_20240301160017.jpg; 微信图片_20240301160021.jpg; 微信图片_20240301160019.jpg; 微信图片_20240301160044.jpg; 微信图片_20240301160034.jpg

類別: Internet Email

親愛的梁小姐，是次來郵為回復 A/NE-HLH/70 關於渠務的進一步資料，我會用 PDF 回復渠務署，在該申請地段的排水系統設施，和排水流向，也有示意圖標示設施位置，加上現場的一些照片解釋。此外，昨天晚上，我也有發一封關於回復渠務署部門意見的郵件去城規會用來接收電郵的公用郵箱，

勞煩梁小姐過目。

關於渠務署的部門意見：

1.在附件上，有渠務排水示意圖，我用不同顏色的線條標示了申請地段場內水渠，場外水渠，地下水渠和河道的位置，

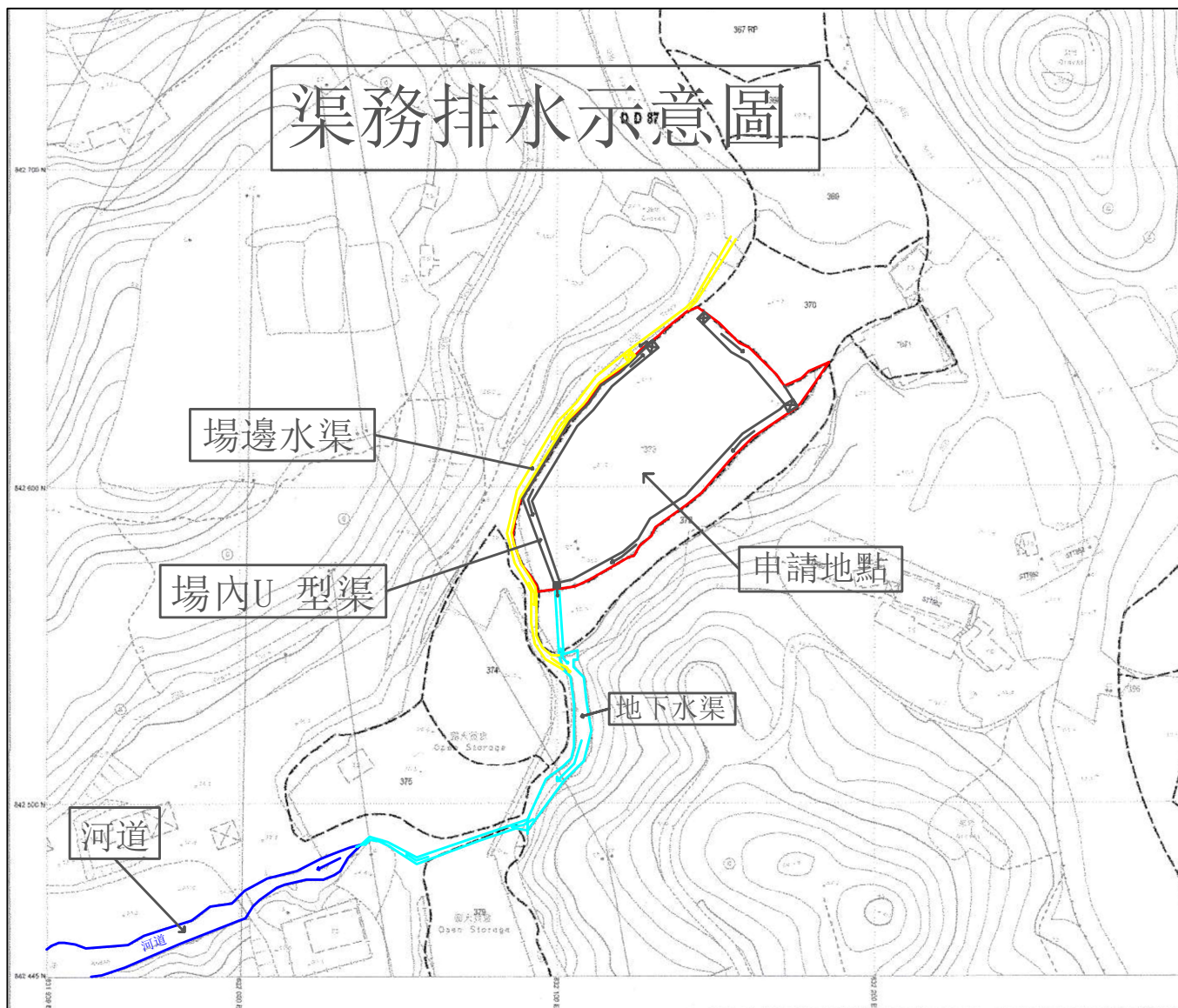
及用文字形式解釋了排水流向，申請地段 的排水除了經場外水渠流向地下水渠再排入河道之外，也會經 372 的地下水渠流向河道。

2.在示意圖中我用黃色線條標示了場外水渠的位置及流向，該水渠上部分段落有植物覆蓋，我已安排人手開始清理水渠上的植物，

也加裝了過濾裝置，杜絕堵塞渠道，令植物不能影響排水系統的運作。

就 A/NE-HLH/70，規劃申請，回復渠務署的部門意見；

- 1，關於河道，本人附上一幅“渠務排水示意圖”內，用藍色線條標示了河道的位置，但河道並不在申請地段旁邊，河道在 DD87LOT 375 的後方，在圖中，本人用青色線條標示了地下渠道的位置和走向，地下渠道連接了河道和申請地段的水渠和申請地段旁邊的公用渠道，本人在修葺圍牆時也加固了場邊公用渠道，用石墩和混凝土加固了渠道靠近申請地段的一邊，也在該渠道進入暗渠前加裝了過濾裝置，防止堵塞渠道，而且，申請地段除了經場外水渠連接地下水渠至河道排水外，還通過接駁 DD87LOT372 的地下水渠排向河道，而申請地段的廢水流向場外公用水渠和 DD87LOT372 地下水渠的時候，所有污水經過沙井和沉沙池的過濾之後，污水不會有其他垃圾，不會有堵塞渠道等影響排水系統的事情發生。



申請編號：A/NE-HLH/70

圖目：渠務排水示意圖

申請用途：擬議臨時露天存放建築機械
及材料（為期三年）









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Katie Yuet Yee LEUNG/PLAND

----- Forwarded message -----

寄件者： **faith yu** <[_](#)>

Date: 2024 年 4 月 5 日 週五 上午 9:52

Subject: 回復 A/NE-HLH/70 的渠務署部門意見

To: <TPBPD@pland.gov.hk>

尊敬的城規會和渠務署辦事人員，你們好，我是 A/NE-HLH/70 的經辦人，余生是次來郵為補充回應該申請關於渠務上的問題，我在附件中以 PDF 形式回復，另外，我已經跟進渠務署的要求清理了水渠上的雜草，還有數張本人在渠道上清理完雜草後的現場照片，

就 A/NE-HLH/70，規劃申請，回復渠務署的部門意見；

1，關於河道，本人附上一幅“渠務排水示意圖”內，用藍色線條標示了河道的位置，但河道並不在申請地段旁邊，河道在 DD87LOT 375 的後方，在圖中，本人用青色線條標示了地下渠道的位置和走向，地下渠道連接了河道和申請地段的水渠和申請地段旁邊的公用渠道，本人在修葺圍牆時也加固了場邊公用渠道，用石墩和混凝土加固了渠道靠近申請地段的一邊，也在該渠道進入暗渠前加裝了過濾裝置，防止堵塞渠道，而且，申請地段除了經場外水渠連接地下水渠至河道排水外，還通過接駁 DD87LOT372 的地下水渠排向河道，而申請地段的廢水流向場外公用水渠和 DD87LOT372 地下水渠的時候，所有污水經過沙井和沉沙池的過濾之後，污水不會有其他垃圾，不會有堵塞渠道等影響排水系統的事情發生。

2，該申請地段公眾假期休息。











**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: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, 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. Planning permission for 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 merits

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, 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 considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; 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

Application No.	Uses/ Development	Date of Consideration
A/NE-HLH/64	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (Revoked on 3.11.2023)

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-HLH/33	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.1.2019	R1,R2,R3,R4
A/NE-HLH/46	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1,R2,R3

Rejection Reasons

- R1 The development was not in line with the planning intention of the "Agriculture" zone for the Hung Lung Hang area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The proposed development did not comply with the Town Planning Board Guidelines No. 13E or 13F 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 on and local objection to the application.
- R3 The applicant failed to demonstrate that the proposed development would not generate adverse traffic and environmental impacts 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 rural environment of the area.

**Similar S.16 Applications for Temporary Open Storage
within the “Agriculture” zone in the vicinity of the Site in the
Hung Lung Hang Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-HLH/51	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.5.2023)
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/55	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023
A/NE-HLH/61	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	22.12.2023

Rejected Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/NE-HLH/38 ¹	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	3.1.2020	R1,R2,R3
A/NE-HLH/39 ²	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.1.2020	R1,R2,R3
A/NE-HLH/43 ¹	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	26.6.2020	R1,R2,R3
A/NE-HLH/44 ²	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1,R2,R3
A/NE-HLH/48 ¹	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1,R2,R3

Rejection Reasons:

- R1 The development was not in line with the planning intention of the "Agriculture" zone for the Hung Lung Hang area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines No.13E or 13F for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that there was no previous approval for open storage granted for the Site; and there were adverse comments from the relevant government departments and local objections on the application.
- R3 The applicant failed to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.

Remarks

*¹: Applications No. A/NE-HLH/38, A/NE-HLH/43 & A/NE-HLH/48 are at the same location.

*²: Applications No. A/NE-HLH/39 & A/NE-HLH/44 are at the same location.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government. No right of access via Government land (GL) is granted to the Site; and
- the application site is already being used for the uses under the application. This office noted that no structure is proposed in the subject planning application.

2. Traffic

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

- noting that the development parameters of the current application remain unchanged from the last approved application, he has no comments on the subject application from the traffic engineering viewpoint.

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

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

3. Drainage

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

- he has no objection to the application from the public drainage point of view; and
- should the application be approved, 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 impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

4. Landscape

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

- the Site is located in an area of miscellaneous rural fringe landscapes character comprising of open storages, temporary structures, vegetated areas, cluster of trees, and woodlands to the further west and south within the “Green Belt” zone. The site is vacant with no significant sensitive landscape resources;

- no significant change in the surrounding landscape character since the last planning application (No. A/NE-HLH/64) was approved and no change in the development layout under the current application compared with the last approved planning application;
- significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated; and
- she has no objection to the application from landscape planning perspective.

5. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- having considered the nature of the open storage, the following approval condition should be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

The applicant is required to submit a valid fire certificate (FS251) to his department for the above approval and is advised to note his advisory comments appended at **Appendix VI**.

6. New Development

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

- it is noted that the temporary PVP on a 3-year basis 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, and the P&E Study which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence the applicant should be reminded that subject to the land use planning in the P&E Study, the subject developments, if approved, may need to be vacated for the site formation works.

7. District Officer's Comments

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

- he has consulted the locals regarding the application. Seven members of North District Council (NDC) have no comment. The Ta Kwu Ling District Rural Committee, the Chairman of Fung Shui Area Committee cum NDC member and 16 NDC members do not reply.

8. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- (b) to note the comments of Director of Environmental Protection that the applicant is advised to comply with all environmental protection/pollution ordinances, in particular Noise Control Ordinance, and to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any possible environmental nuisances;
- (c) to note the comments of Commissioner for Transport that the vehicular access between the Site and Kong Nga Po Road-Track Road is not managed by Transport Department and the applicant should seek comment from the responsible party;
- (d) to note the following comments of Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) surface channel with grating covers should be provided along the Site boundary;
 - (ii) 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;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (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;
 - (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;
 - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (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;
 - (viii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the sites 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;

- (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 own expense;
- (x) 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;
- (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- (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; and
- (xiv) photos should be submitted clearly showing the current conditions of the area around the sites, the existing drainage/flowpaths around the sites, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(e) to note the comments of the Director of Fire Services that:

- (i) having considered the design/nature of the proposal, the applicant is advised to submit the relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval. The applicant should be advised on the following points:
 - 1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - 2. the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - 3. attached good practice guideline (**Attachment I**) for open storage sites should be adhered to; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans; and

(f) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if any new building works are proposed, the applicant's attention is drawn to the following points under the Buildings Ordinance (BO):

- (i) the site shall be provide with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular

access shall be provided under the Regulation 41D of the B(P)R;

- (ii) the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) before any new building works are to be carried out on the application 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 Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (v) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (vi) formal submission under the BO is required for any proposed new works, including any temporary structures, drainage works, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and /or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be formulated at the formal building plan submission stage.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks : Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

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

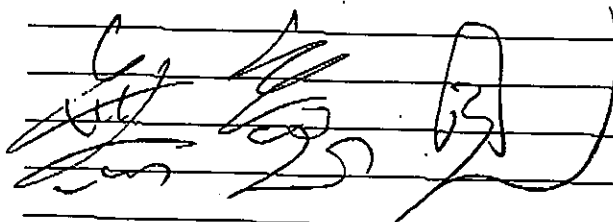
By e-mail : tpbpd@pland.gov.hk

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

A/NE-HLH/70

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.1.15

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



A/NE-HLH/70 DD 87 Hung Lung Hang

26/01/2024 02:47

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

64 approved despite previous rejections, note some sleight of hand and streamlining involved.

But fire conditions not fulfilled. Any member watches TV news will have witnessed the scenes from the all too frequent fires at brownfield sites resulting in hospitalization for both workers and fire service crew and with strong negative impact on air quality in the district for many weeks afterwards affecting the general health of the community. This underlines the original issues

"the applicant fails to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas

"

No further approval should be granted.

Mary Mulvihill

From:

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

Date: Monday, 26 June 2023 3:33 AM HKT

Subject: A/NE-HLH/64 DD 87 Hung Lung Hang

Dear TPB Members,

46 rejected. Copy and paste as no justification for fresh application with slightly increased footprint to 4.030sq.m

"(a) the proposed development is not in line with the planning intention of the "Agriculture" zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the proposed development does not comply with the Town Planning Board Guidelines No. 13F for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous planning

approval has been granted at the site and there are adverse departmental comments on and local objection to the application; and

(c) the applicant fails to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas."

Mary Mulvihill

From:

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

Date: Tuesday, 4 August 2020 3:53 AM CST

Subject: A/NE-HLH/46 DD 87 Hung Lung Hang

A/NE-HLH/46

Lot 373 in D.D. 87, Hung Lung Hang

Site area : About 3,910m²

Zoning : "Agriculture"

Applied Use : Open Storage of Construction Materials

Dear TPB Members,

Application 33 was rejected on 4 Jan 2019:

The proposed temporary open storage was not in line with the planning intention of the "Agriculture" ("AGR") zone. DAFC did not support the application. No strong planning justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis. The application did not comply with the Town Planning Board Guidelines No. 13E in that the Site fell within Category 3 areas and no previous approval for similar open storage use had been granted for the Site. There were adverse departmental comments and local objections on the application.

In addition :

*In response to a Member's question on whether the open storage was still under operation, Mr Tim T.Y. Fung, STP/STN replied that **the Site was subject to planning enforcement actions against an unauthorized development involving storage use. The Site was currently partly vacant and partly used for open storage of tyres at the northwestern portion of the Site.***

Clearly the operation has not been suspended. Instead of approval members should enquire as to why the enforcement action process was still incomplete.

Mary Mulvihill

From:

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

Sent: Tuesday, December 4, 2018 2:53:59 AM

Subject: A/NE-HLH/33 DD 87 Hung Lung Hang

A/NE-HLH/33

Lot 373 in D.D. 87, Hung Lung Hang

Site area : About 4,057m²

Zoning : "Agriculture"

Applied Use : Open Storage of Construction Materials

Dear TPB Members,

This application is obviously to legitimize an existing unapproved operation. The proposed development is not in line with the planning intention of the "Agriculture" zone which is primary to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.

Storage like should be accommodated in custom built industrial parks with the appropriate parking, environmental and hygiene facilities.

TPB must reject such applications in order to force site owners and government departments to commence the long overdue rehabilitation of the New Territories.

Mary Mulvihill