

2022年 1月 5 日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有要求的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/NE-KLH/605A

This document is received on **- 5 JAN 2022**  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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-KLH/605
	Date Received 收到日期	- 5 JAN 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

LEE Chit Ming, MOK Tai Wai and LEE Chuen Cheung

### 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 )

Lawson David and Sung Surveyors Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 617 S.B ss.1 and 618 S.B RP(Part) in D.D.9 Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(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 ..... 513 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 497 ..... 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)	..... NIL ..... 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	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" ("GB")
(f) Current use(s) 現時用途	Warehouse for Storage of Exhibition Equipment  (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\_\_\_\_\_ (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\_\_\_\_\_ (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**  
 位於鄉郊地區土地上及/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, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/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

Proposed Temporary Warehouse for Storage of Exhibition Equipment

(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	..... 16 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 497 .....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	..... NA .....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 497 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 497 .....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)

1-storey warehouse (Height: not exceeding 6m)

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	..... NA .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NA .....
Medium Goods Vehicle Spaces 中型貨車車位	..... NA .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 9am - 6pm from Monday to Saturday No operation on Sunday and Public Holiday																																	
(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)) The Application Site is connected via a local road to Tai Wo Service Road West. <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"/>																															
	No 否																																
(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，請另頁表示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"/>																															
	No 否																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



	<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****位於鄉郊地區臨時用途/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>(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）。

Please refer to the planning statement attached.



**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 an application to the Board 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

Cannis Lee

Associate Director (Planning)

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 (RPP No. 342)

Others 其他 .....MPIA.....

on behalf of  
代表

Lawson David and Sung Surveyors Limited



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

Date 日期

04/01/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>           513 sq. m 平方米 <input checked="" type="checkbox"/> About 約            (includes Government land of 包括政府土地         </div> <div>           NIL sq. m 平方米 <input type="checkbox"/> About 約)         </div> </div>
Plan 圖則	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11
Zoning 地帶	Green Belt
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of            位於鄉郊地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years



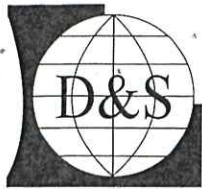
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	497 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	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	97 % <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		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA

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

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

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





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FRICS MRICS ALS MHKIS RPS (LS) MSc

潘孝維  
**Pun How Wai**  
MRIBA

**By Hand**

Date : 4 January 2022  
Our Ref. : LDS/PLAN/6102

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

Dear Sir/Madam,

**Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**

We are instructed by the Applicants, LEE Chit Ming, MOK Tai Wai and LEE Chuen Cheung, to seek the Town Planning Board's permission for the captioned proposal under Section 16 of the Town Planning Ordinance. An authorization letter from the Applicants is attached for your record.

Please find enclosed 5 copies of the Section 16 Planning Application Form together with 70 copies of the Planning Statement for departmental circulation and distribution to Members of the Board.

Should there be any queries, please contact our Miss Cannis Lee at 2877-1636.

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

*Lawson David & Sung*



Encl.

c.c. Client

*Your Assets for Growth*



## **Section 16 Planning Application**

**Temporary Warehouse for Storage of Exhibition Equipment for a Period of  
3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9  
Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**

## **Planning Statement**

Applicants

**LEE Chit Ming, MOK Tai Wai and LEE Chuen Cheung**

Prepared by

**Lawson David and Sung Surveyors Limited**

January 2022



## Executive Summary

This Planning Statement is prepared in support of a planning application for temporary warehouse for storage of exhibition equipment ("the proposed development") for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T. (the "Application Site").

The Application Site, covering an area of about 513 sq.m., falls within "Green Belt" ("GB") zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, the proposed development is not under either "Column 1" or "Column 2" use of "GB" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the "Board").

The Application Site, or part of it, is the subject of 8 previous planning approvals of open storage and warehouse uses. The last application (No. A/NE-KLH/525) was approved for a temporary warehouse for storage of recreational equipment on 7.4.2017 for a period of 3 years. It was later revoked on 7.7.2019 due to non-compliance with conditions on provision of fire service installations (FSIs) and water supplies for fire-fighting proposal. The Applicants will provide FSIs to the satisfaction of Fire Services Department upon approval of this application.

The Applicants are the registered owners of the Application Site and the Application Site is currently a warehouse for storage of exhibition equipment, occupied by the tenant of the Applicants.

The Proposed Development will be reusing the existing 1-storey warehouse of not exceeding 6m and with a total floor area of about 497 sq.m.. The Proposed Development is a passive storage facility with no workshop activities or works that will generate pollution carried out in the site. The proposed hours of operation at the Application Site will be 9am to 6pm from Mondays to Saturdays.

The justifications of this application are:

1. The proposed development is similar in nature with previous planning approvals at the Application Site;
2. The proposed development is similar in nature with applications approved in the same "GB" zone;
3. The proposed development will not contravene the planning intention of "GB" zone;
4. The proposed development is in compliance with TPB-PG No.10;
5. The proposed development will be generate adverse drainage, traffic, environmental and visual impacts on the surrounding areas; and
6. The proposed development will maximize land utilization.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書旨在支持在新界大埔九龍坑南華莆丈量約份第 9 約地段第 617 號 B 分段第 1 小分段及第 618 號 B 分段餘段(部分) (“申請地點”) 作為期三年的臨時存放展覽用品貨倉 (“擬議發展”)用途的規劃申請。

申請地點的面積約 513 平方米，座落在 2006 年 10 月 27 日刊憲的九龍坑分區計劃大綱核准圖 (圖則編號：S/NE-KLH/11) 上的「綠化地帶」。根據該大綱圖的註釋，擬議發展不屬於「綠化地帶」的第一及第二欄用途，然而，不超過三年土地或建築物的臨時用途或發展，需先向城市規劃委員會 (“城規會”) 提出申請。

申請地點或其部分涉及 8 宗規劃許可，全皆為露天貯物或貨倉用途的申請。最後一次申請(申請編號：A/NE-KLH/525)於 2017 年 4 月 7 日獲批准作臨時貨倉存放康樂用品(為期三年)。鑑於申請人未能於限時前履行有關消防裝置和滅火水源建議的附帶條件，此申請於 2019 年 7 月 7 日被撤銷許可。申請人將於是次申請獲批後，會於申請地點提供達消防處滿意程度的消防裝置。

申請人為申請地點的現行土地擁有人，而申請地點現時由申請人的租客使用，作為存放展覽用品的貨倉。

擬議發展將會重用現時 1 層高的貨倉，該貨倉高度不超過 6 米，總樓面面積約為 497 平方米。擬議發展主要為貯物用途，申請地點內不會進行任何工場活動或任何導致污染的工程。申請地點的營運時間為星期一至六上午九時至下午六時。

本規劃申請的理據為：

1. 擬議發展跟以往於申請地點的獲批申請的用途相近；
2. 擬議發展跟附近「綠化地帶」的獲批申請的用途相近；
3. 擬議發展不會違背「綠化地帶」的規劃意向；
4. 擬議發展符合城規會規劃指引編號 10 的要求；
5. 擬議發展不會對附近的排水、交通、環境及視覺構成不良的影響；及
6. 擬議發展可容許更有效利用土地。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准是項申請，作為期三年的臨時用途。



## TABLE OF CONTENTS

Page

<b>1. INTRODUCTION .....</b>	<b>1</b>
1.1 Purpose	
1.2 Organization of the Planning Statement	
<b>2. SITE CONTEXT .....</b>	<b>1</b>
2.1 Site Location	
2.2 Existing Site Condition	
2.3 Surrounding Land Uses	
2.4 Accessibility	
2.5 Land Status	
<b>3. PLANNING CONTEXT .....</b>	<b>2</b>
3.1 Outline Zoning Plan	
3.2 Town Planning Board Guidelines for “Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No.10)	
3.3 Previous Applications	
3.4 Similar Applications	
<b>4. DEVELOPMENT PROPOSAL .....</b>	<b>4</b>
4.1 Site Configuration and Layout	
4.2 Site Operations	
4.3 Landscape and Tree Preservation Proposal	
4.4 Traffic Arrangement	
4.5 Drainage Proposal	
4.6 Preventive Measures against Water Pollution Proposal	
<b>5. PLANNING JUSTIFICATIONS .....</b>	<b>5</b>
5.1 Subject of Previous Planning Approvals of Similar Use at the Application Site	
5.2 Approval of Similar Applications in the same “GB” zone	
5.3 Not Contravene the Planning Intention of “GB” Zone	
5.4 Compliance with TPB PG-No.10	
5.5 No Adverse Impacts on the Surrounding Areas	
5.6 Maximizing Land Utilization	
<b>6. CONCLUSION .....</b>	<b>8</b>

### **List of Figures**

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Vehicular Access to the Site
Figure 4	Indicative Layout Plan
Figure 5	Landscape and Tree Preservation Proposal

### **Site Photos**

## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board ("the Board") in support of a planning application for temporary warehouse for storage of exhibition equipment (the "proposed development") for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP(Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 513 sq.m., falls within "Green Belt" ("GB") zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, the proposed development is not under either "Column 1" or "Column 2" use of "GB" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 8 previous applications. The last application (No. A/NE-KLH/525) was approved for a temporary warehouse for storage of recreational equipments on 7.4.2017 for a period of 3 years. The application was later revoked on 7.7.2019 due to non-compliance with conditions on provision of fire service installations (FSIs) and water supplies for fire-fighting proposal. The Application Site is currently occupied by the existing tenant of the Applicants and the Applicants intend to continue to use the Application Site at its existing state as a warehouse for storage of exhibition equipment to meet the operational needs of its tenant. Upon approval of this application, the Applicants will provide FSIs to the satisfaction of the Fire Services Department.

### 1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 Site Location

As shown in **Figure 1**, the Application Site is situated at the locality of Nam Wa Po, Kau Lung Hang, Tai Po, N.T. It is located to the west of Tai Wo Service Road West and Fanling Highway.

### 2.2 Existing Site Condition

The Application Site is a piece of flat, hard-paved land and currently occupied by a warehouse for storage of exhibition equipment. It accounts for a total area of about 513 sq.m. The warehouse occupies nearly the entire site area (see **Site Photos**).



### 2.3 Surrounding Land Uses

The surrounding areas are predominantly rural in character and comprise of fallow agricultural land and residential dwellings, intermixed with open storage yards and warehouses. To the immediate east of the Application Site is a warehouse. At its further northern direction, a mixture of fallow agricultural land, open storage and temporary structures can be observed with a temporary open storage of construction materials (Application No. A/NE-KLH/522) approved by the Board on 3.3.2017. To its immediate south across the local road is a warehouse approved by the Board (Application No. A/NE-KLH/584) on 1.9.2020. An area zoned "Open Storage" with similar open storage and warehouse uses is situated about 20m to the southeast. To the west of the Application Site across a drainage channel is the residential settlements of Nam Wa Po Village. To the further east sees Tai Wo Service Road West and Fanling Highway.

### 2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by existing road leading to Tai Wo Service Road West and Fanling Highway, which connect to other parts of the New Territories. The proposed development would be using the existing road with the surrounding warehouses and open storage yards. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

### 2.5 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years.

The Applicants are the registered owners of the Application Site. Should this application be approved, the Applicants will apply for a Short Term Waiver (STW) to regularize the existing warehouse on the Application Site.

## 3. Planning Context

### 3.1 Outline Zoning Plan

The Application Site falls within "Green Belt" ("GB") zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "GB" zone is primarily for "defining the limited of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets." There is a general presumption against development within this zone.

The proposed development (i.e. "warehouse for storage of exhibition equipment") is not under either 'Column 1' or 'Column 2' use of the "GB" zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

### 3.2 Town Planning Board Guidelines for "Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance" (TPB PG-No.10)

According to TPB PG-No.10, as the Application Site falls within the "GB" zone, the proposed development is subject to the following relevant planning criteria: -

- (a) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (b) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (c) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (d) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds; and
- (e) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

### 3.3 Previous Applications

The Application Site, or part of it, is involved in 8 previously approved planning applications. The first application (No. A/NE-KLH/48) for temporary open storage was approved by the Board on 29.12.1995. Two applications (Nos. A/NE-KLH/139 and A/NE-KLH/202) for open storage of ceramic tiles for a period of 12 months and 3 years were approved by the Board on 19.12.1997 and 3.12.1999 respectively.

Three applications (Nos. A/NE-KLH/313, A/NE-KLH/373 and A/NE-KLH/420) for temporary warehouse for storage of ceramic tiles were approved by the Board for a period of 3 years on 13.6.2003, 5.9.2008 and 15.10.2010 respectively.

The Application No. A/NE-KLH/477 for temporary warehouse for storage of construction materials for a period of 3 years was approved by the Board on 7.12.2012.

The latest application (No. A/NE-KLH/525) for temporary warehouse for storage of recreational equipments for a period of 3 years was approved by the Board on 7.4.2017 but was revoked on 7.7.2019 due to non-compliance of conditions (h) & (i) on the submission and implementation of fire services installations and water supplies for fire-fighting proposal.



Other than the aforementioned conditions (h) & (i), all approval conditions in respect of the last application have been complied with, including submission and implementation of preventive measures against water pollution within the upper indirect water gathering grounds; and maintenance and submission of the condition records of existing drainage facilities and trees and landscape plantings on the site.

### 3.4 Similar Applications

Other than the 8 previous approved planning applications at the Application Site, there are also three similar applications for temporary warehouse and open storage uses within the same "GB" zone in the vicinity of the site as below:

Application No.	Site Location	Proposed Use / Development	Decision of Town Planning Board (Date)
A/NE-KLH/497	Lot 556 RP (Part) in D.D. 9, Nam Wa Po, Tai Po, N.T.	Temporary Open Storage of Construction Materials for a Period of Three Years	Approved with conditions on a temporary basis (23.10.2015)
A/NE-KLH/522	Lot 556 RP (Part) in D.D. 9, Nam Wa Po, Tai Po, N.T.	Temporary Open Storage of Construction Materials for a Period of Three Years	Approved with conditions on a temporary basis (3.3.2017)
A/NE-KLH/584	Lots 617 S.B RP, 618 S.B ss.1, 622 S.B RP (Part) in D.D.9, Nam Wa Po, Tai Po, N.T.	Temporary Warehouse with Ancillary Office for a Period of Three Years	Approved with conditions on a temporary basis (1.9.2020)

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site for temporary warehouse for storage of exhibition equipment for a period of 3 years. The proposed development is a passive storage facility in supporting exhibition events in Hong Kong.

The proposed warehouse will be as its existing condition of 1-storey of not exceeding 6m with a total floor area of about 497 sq.m. (see Layout Plan at **Figure 4**). The canopy of the warehouse is supported by steel frames, metal sheets and canvas.

### 4.2 Site Operations

The proposed hours of operation at the Application Site are 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The Applicants also confirm that no workshop activities; nor sinking of wells, blasting, drilling, piling works that will generate pollution will be carried out in the site.

### 4.3 Landscape and Tree Preservation Proposal

The Applicants have complied with the approval condition (d) of the last application on the maintenance of existing trees and landscape plantings. The Applicants will maintain all the existing

trees and landscape plantings at the western boundary of the site (see Landscape and Tree Preservation Proposal at **Figure 5**).

#### 4.4 Traffic Arrangement

The Application Site can be accessed via a local road diverging from Tai Wo Service Road West (see **Figure 3**). The ingress/egress point of the Application Site is about 5m wide and located at the western boundary. Loading and unloading of stocks and goods via light goods vehicles (under 5.5 tonnes) will be conducted within the Application Site during off-peak hours. The number of trips generated from the Application Site will not be more than 2 trips per day, which could be absorbed by the existing road.

#### 4.5 Drainage Proposal

Drainage facilities had been provided at the Application Site and the condition record of the existing drainage facilities of the last application (No. A/NE-KLH/525) have been approved by the Drainage Services Department. The Applicants will maintain the existing drainage facilities on site.

#### 4.6 Preventive Measures against Water Pollution Proposal

The submission and implementation of proposals of preventive measures against water pollution within the upper indirect water gathering ground of the last application (No. A/NE-KLH/525) have been approved by the Water Services Department. The Applicants will maintain the existing preventive measures on site.

### 5. Planning Justifications

#### 5.1 Subject of Previous Planning Approvals of Similar Use at the Application Site

As aforementioned in Section 3.3 of this Planning Statement, the Application Site is subject to 8 previous planning approvals of similar uses from 1995 to 2017. It should be noted that the proposed development is very similar in nature with the last application (No. A/NE-KLH/525) that both are for warehouse for storage uses but merely with different stocks (recreational equipment and exhibition equipment). As the Applicants will not make any alteration on the existing warehouse for the proposed development, there is no major change in planning circumstances since the last planning approval.

In addition, while the last application was revoked due to non-compliance of conditions on the submission and implementation of fire services installations (FSIs) and water supplies for fire-fighting proposal, the Applicants will seek for respective professionals to submit a FSIs proposal for this application to ensure the compliance of the relevant requirements.

#### 5.2 Approval of Similar Applications in the same "GB" zone

Other than the previous planning approvals at the Application Site, it should be noted that similar applications have received planning approvals in the same "GB" zone as tabulated in Section 3.4. As the proposed development is similar in nature with these applications, it could be considered that the proposed use of temporary warehouse for storage of exhibition equipment can be seen



tolerable and is in line with the planning consideration of the Board.

### 5.3 Not Contravene the Planning Intention of “GB” Zone

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP No. S/NE-KLH/11 and it has been used as storage purpose in the form of open storage in 1990s and later warehouse since mid 2000s with valid planning approvals.

In view of the surrounding environment of the Application Site, plenty of open storage and warehouse uses can be observed in the same “GB” zone, which have also received planning approvals as noted in previous sections, the planning intention of the “GB” zone has therefore not been materialized. Additionally, the Application Site would not favour urban sprawl in the locality with its small scale in development. As such, the proposed development does not contravene the planning intention of “GB” zone.

### 5.4 Compliance with TPB PG-No.10

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP, which is subject to TPB PG-No.10 as noted in Section 3.2 of this Planning Statement. The Proposed Development could be considered to be in compliance of the planning criteria stipulated in TPB PG-No.10 as follows: -

#### (a) Compatibility of Proposed Development

The Proposed Development will be reusing the existing warehouse with no planned alteration, which is of 1-storey and not exceeding 6m tall. It could therefore be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses with no foreseeable adverse visual impact.

In addition, the Applicants will maintain and upkeep the existing natural vegetation and landscape planting (see **Figure 5**) along the western boundary of the Application Site as compliance with the approval condition (d) of the last application (No. A/NE-KLH/525).

#### (b) Vehicular Access and Traffic Impact

The existing ingress/egress at the western boundary of the Application Site will remain as the vehicular access of the Proposed Development. The proposed number of trips via light good vehicles (under 5.5 tonnes) generated from the Application Site will not be more than 2 trips per day during off-peak hours, which could be absorbed by the existing road. Additionally, all loading and unloading of stocks and goods will be conducted within the Application Site, no foreseeable traffic impact will be incurred from the Proposed Development.

#### (c) Capacity of Existing and Planned Infrastructure (e.g. drainage and sewerage)

The Applicants will maintain the existing drainage facilities, which submission of condition record from the last planning approval was considered satisfactory by Drainage Services Department. Meanwhile, sewerage from the washroom of the Application Site is also connected to the existing sewage system for treatment. Therefore, no overstrain of the capacity of the existing infrastructure can be foreseen.



(d) Compliance with Development Control and Restrictions of Areas designed as Water Gathering Grounds

The submission of proposal and implementation of preventive measures against water pollution within the upper indirect water gathering ground required in the last planning approval were considered satisfactory by Water Supplies Department. The Applicants will maintain the existing preventive measures on site to adhere with restrictions.

(e) Potential Environmental Impacts

As adhered to the previous planning approval, no workshop activities or works that will generate pollution will be carried out in the Application Site. Therefore, the Proposed Development itself will not be the source of pollution.

As such, the Proposed Development can be deemed compatible with all the relevant planning criteria listed in TPB PG-No.10 and be considered a tolerable development within the "GB" zone at the Application Site.

## 5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed use and small scale in development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

### Drainage

The submission of condition record of the drainage facilities of the last application (No. A/NE-KLH/525) was considered satisfactory by Drainage Services Department. The Applicants will maintain the existing drainage facilities on the Application Site. As such, no adverse drainage impact is anticipated.

### Traffic

As specified in Section 4.4, the number of generated trips of light goods vehicles from the Application Site will be during off-peak hours and be limited to 2 trips per day. With no major change in business and the warehouse at the Application Site, the increase in traffic volume on the existing road should be minimal and no adverse traffic impact is anticipated. With all loading/unloading being conducted within the warehouse, sufficient manoeuvring spaces are provided, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time.

### Environment

As adhered to the previous planning approval, no workshop activities or works that will generate pollution will be carried out in the Application Site. The submission of proposal and implementation of preventive measures against water pollution as required in the last planning approval were also considered satisfactory by Water Supplies Department. There was also no environment complaint from the surrounding users and residents in the past three years.

Additionally, the Applicants will maintain and upkeep the existing trees and landscape planting along the western boundary of the Application Site (see **Figure 5**). The Application Site is also connected to the existing sewage system to treat the sewage from the washroom of the Application

Site. Therefore, the Proposed Development will not generate any pollution or adverse environmental impacts on the surrounding areas.

#### Visual

As no alteration of the existing warehouse will be conducted for the proposed development, the proposed warehouse is of 1 storey and not exceeding 6m high, which is compatible with the surrounding environment of open storage, warehouses and low-rise village type houses. No foreseeable adverse visual impact will be inflicted to the surrounding areas.

#### 5.6 Maximizing Land Utilization

With the planning intention of "GB" zone not being materialized and no foreseeable recreational development planned in the Application Site according to the Kau Lung Hang OZP, the proposed development could be considered as maximizing the interim land use with its existing use as a warehouse of storage purpose.

On the other hand, in consideration of the history of the Application Site and the surrounding area as open storage and warehouse uses, the proposed development can be considered compatible and a suitable use in the locality that maximize the land utilization of the Application Site.

### 6. Conclusion

The Application Site falls within "GB" zone on the Kau Lung Hang OZP and the Applicants are proposing a temporary warehouse for storage of exhibition equipment on the Application Site. While the proposed development is not under either "Column 1" or "Column 2" use of "GB" zone, the Application Site is the subject of 8 previous planning approvals with similar storage and warehouse uses.

Since the planning intention of "GB" zone is not materialized and similar applications were approved in the vicinity, the proposed use, which is a passive storage facility, would not generate adverse impacts with the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions, the proposed development is considered acceptable in maximizing the interim land use.

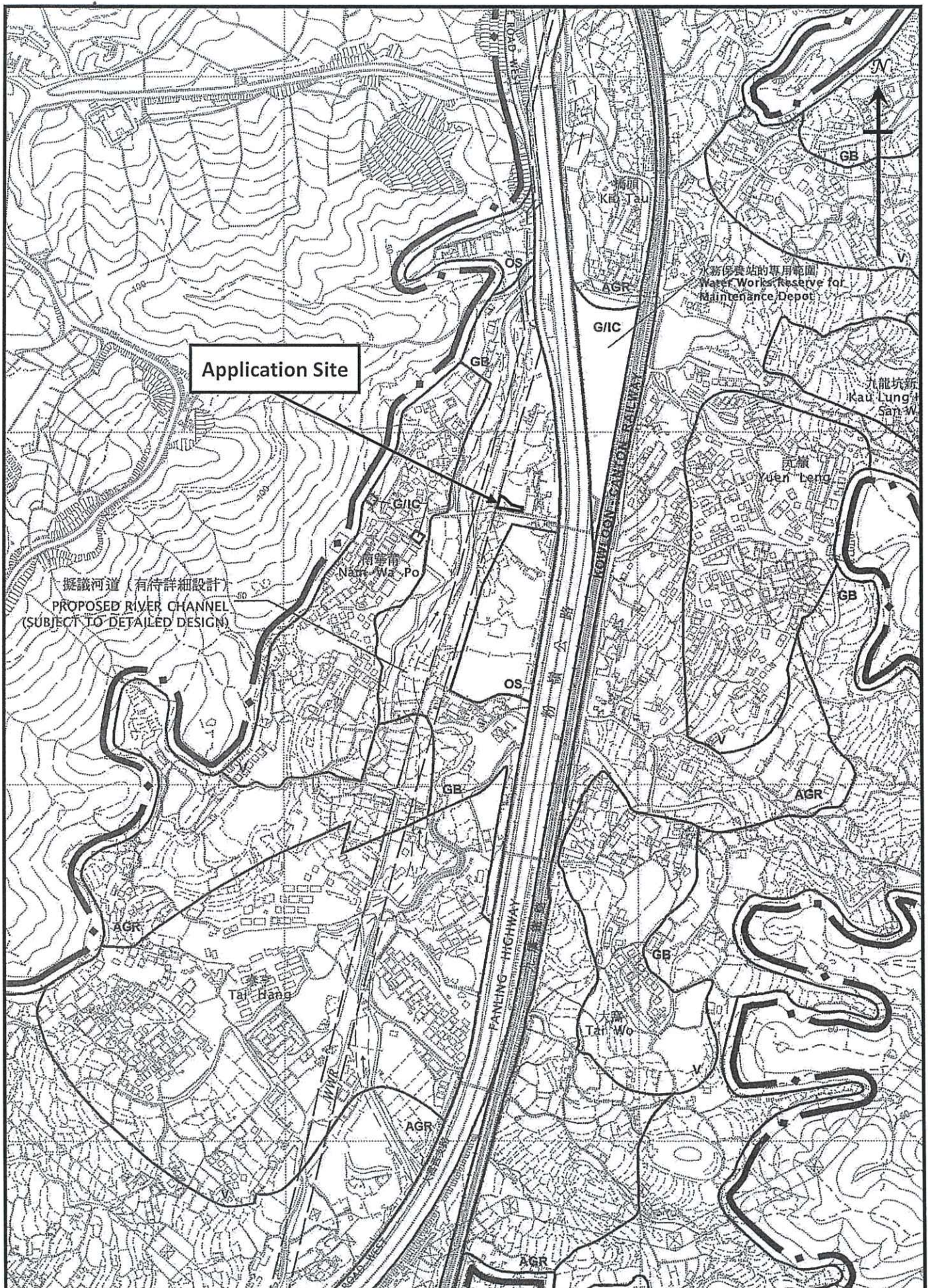
In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal





Location Plan  
(Extract from Approved Kau Lung Hang Outline Zoning  
Plan No. S/NE-KLH/11)

Figure 1

1 : 7500



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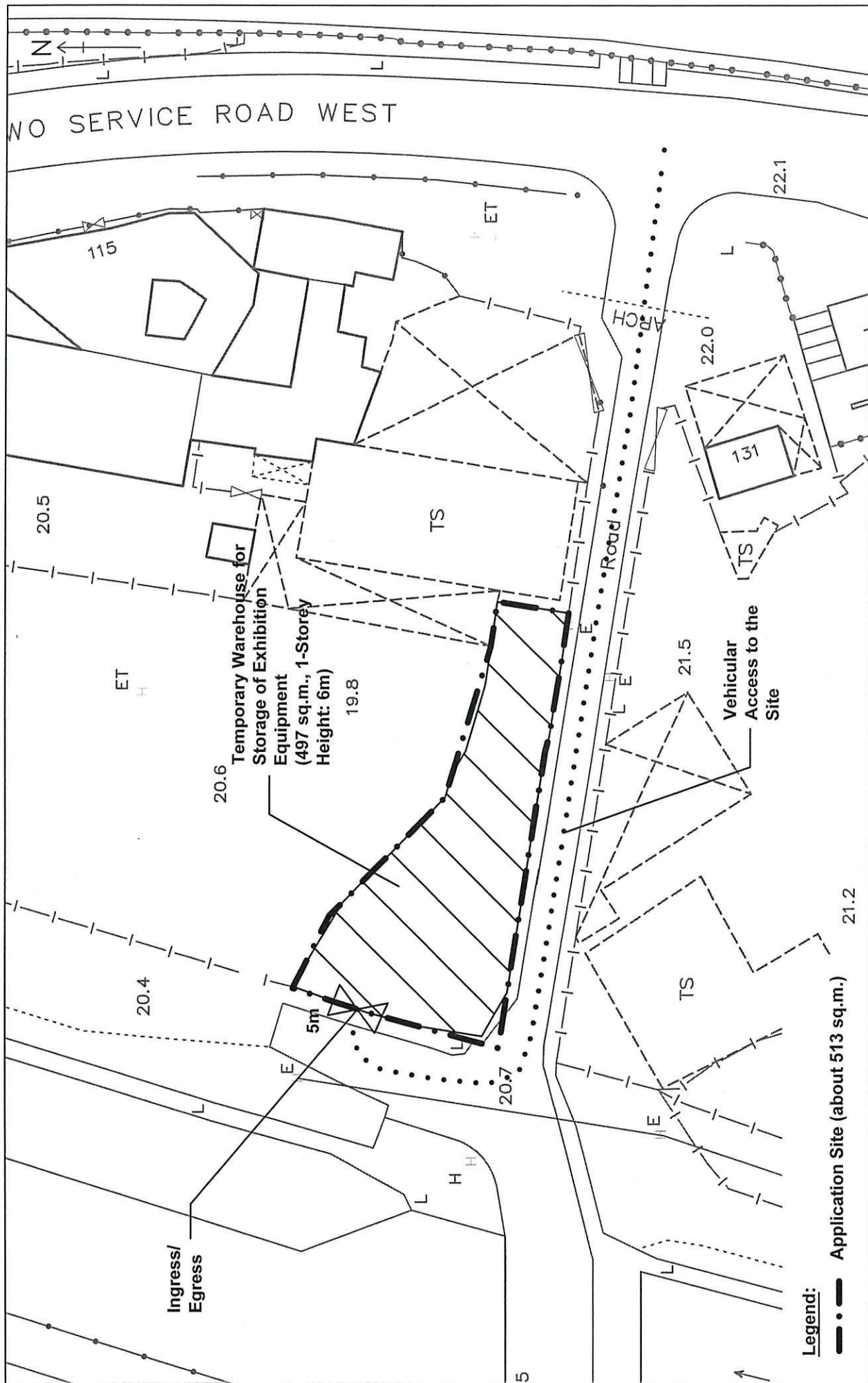












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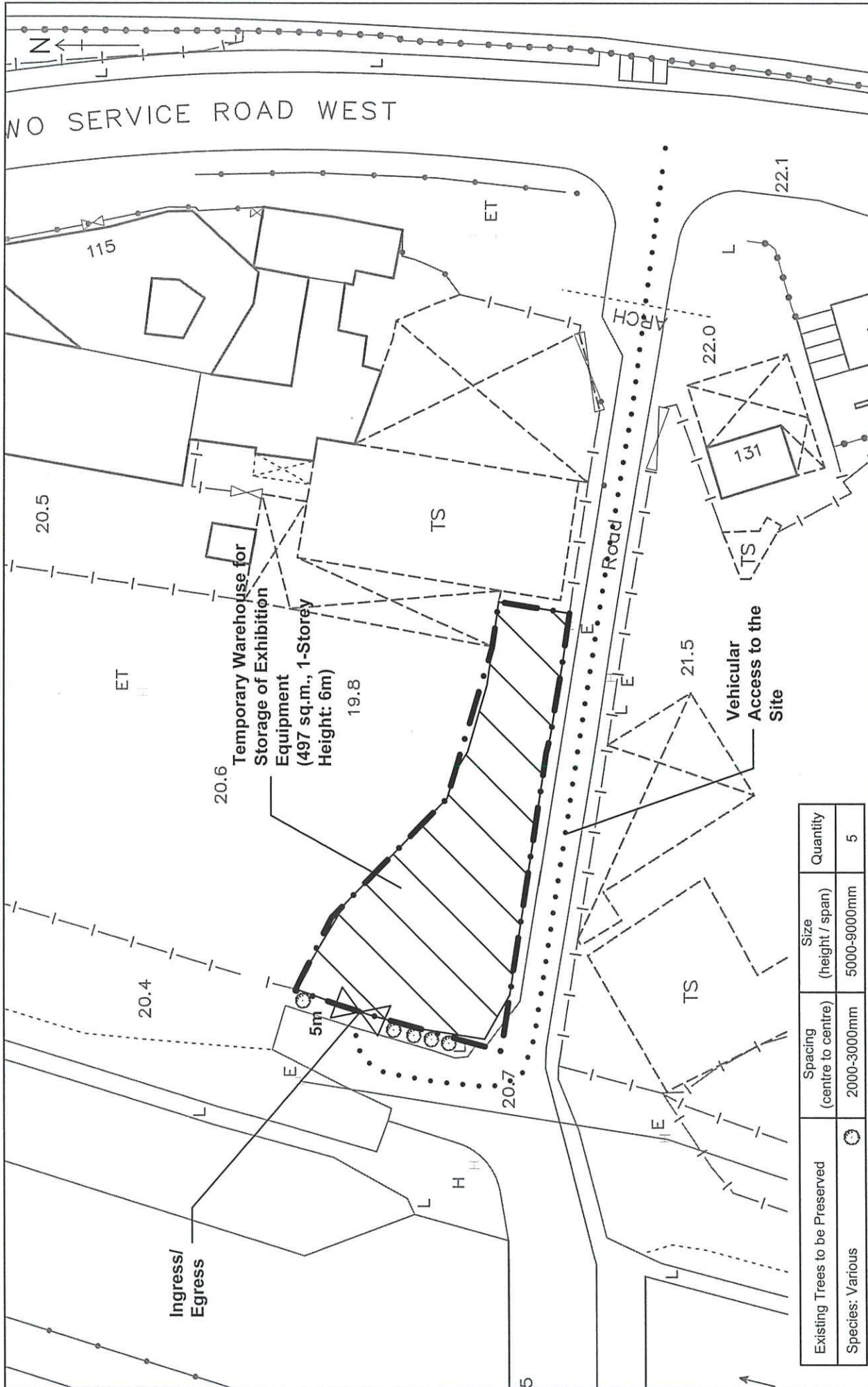
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FIGURE 4

Scale 1:500 (A4)

Indicative Layout Plan



**FIGURE 5**

Scale 1:500 (A4)

**Landscape and Tree Preservation Proposal**



## Site Photos

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**Appendix Ia of RNTPC**  
**Paper No. A/NE-KLH/605A**

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**Lee Mo Yi**  
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**Daniel K.K. Lam**  
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**潘孝維**  
**Pun How Wai**  
MRIBA

**By Email and Post**

Date : 9 March 2022  
Your Ref.: TPB/A/NE-KLH/605  
Our Ref. : LDS/PLAN/6102

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

Dear Sir/Madam,

**Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**  
**(Application No. A/NE-KLH/605)**

This letter serves to supersede our submission to the Town Planning Board on 7.3.2022.

We refer to the captioned application and submit herewith our response to the comments from various Government Department on the application (see **Annex 1**) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at 2877-1636.

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**





Encl.

c.c. DPO/STN (Attn.: Ms. Jenny Chan) – By Email only  
Client

*Your Assets for Growth*

**Table 1: Responses to Comments from Various Government Departments on Planning Application No. A/NE-KLH/605 (9 March, 2022)**

COMMENTS	RESPONSES		
<b>1. Environmental Protection Department</b>			
(a) We noted that there's domestic structure at around 20m away from the application site, please check with the applicant if the proposal will generate traffic of heavy vehicles and apply the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP).	(a) As mentioned in Paragraph 4.4 of our Planning Statement, only light goods vehicles (under 5.5 tonnes) will be used for delivery of the storage materials. The proposed operation hours will be restricted to 9am to 6pm from Mondays to Saturdays and the number of trips generated from the Application Site will not be more than 2 trips per day. Therefore, it will not cause noise nuisances to nearby residents. The Application Site was approved for similar storage uses by the Town Planning Board for 3 times since 2015, no environmental complaints were received in the past. The Applicant will follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimize potential environmental nuisance to the surrounding area.		
<b>2. Lands Department</b>			
(a) A recent inspection revealed that 1 temporary structure was found erected on the Site without LandsD's approval. The total Built-over-area (BOA) of temporary structure was found to be about 508.6m <sup>2</sup> (about) and part of it (about 3.05m <sup>2</sup> ) was out of the Application Site. This deviated from the BOA of 497m <sup>2</sup> as indicated in the planning application. The applicant is required to clarify this issue with the TPB.	(a) We would like to clarify that the total BOA is about 508.6m <sup>2</sup> . With respect to the existing site condition, part of the temporary structure encroaches on the adjoining Government land (Please refer to the revised Lot Index Plan ( <b>Figure 2A</b> ), Indicative Layout Plan ( <b>Figure 4A</b> ) and Landscape and Tree Preservation Proposal ( <b>Figure 5A</b> ) attached). The updated development parameters are shown as follows: <table border="1" data-bbox="1144 1326 2098 1458"> <tr> <td data-bbox="1144 1326 1469 1458">Location:</td><td data-bbox="1469 1326 2098 1458">Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.</td></tr> </table>	Location:	Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
Location:	Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.		



COMMENTS	RESPONSES				
	<table> <tr> <td data-bbox="1146 225 1469 320">Application Area:</td><td data-bbox="1469 225 2096 320">About 516.05m<sup>2</sup> (including 3.05m<sup>2</sup> Government land)</td></tr> <tr> <td data-bbox="1146 320 1469 368">Total Built-over Area:</td><td data-bbox="1469 320 2096 368">About 508.6m<sup>2</sup></td></tr> </table>	Application Area:	About 516.05m <sup>2</sup> (including 3.05m <sup>2</sup> Government land)	Total Built-over Area:	About 508.6m <sup>2</sup>
Application Area:	About 516.05m <sup>2</sup> (including 3.05m <sup>2</sup> Government land)				
Total Built-over Area:	About 508.6m <sup>2</sup>				
<b>3. Transport Department</b>					
<p>Please find our comments to the application below:</p> <p>(a) The applicant should advise and substantiate the traffic generation and attraction from/to the site;</p> <p>(b) The applicant should illustrate on a layout plan the proposed parking provision and loading/unloading spaces of the site;</p> <p>(c) The applicant shall advise if container vehicles would be used;</p> <p>(d) The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces,</p>	<p>(a) As the scale of development is small, the number of trips generated from the Application Site will not be more than 2 trips per day during off-peak hours (i.e. between 10:00-11:00 and 3:00-4:00). As no parking spaces will be provided, staff will take public transport to the Application Site. With no major change in business and the warehouse at the Application Site since the approval of last application, the increase in traffic volume on the existing road should be minimal and could be absorbed by the existing road. Therefore, no adverse traffic impact is anticipated.</p> <p>(b) No parking space will be provided at the Application Site. Loading/unloading by light goods vehicle will be conducted within the warehouse. The light goods vehicles will leave the Application Site immediately after loading/unloading.</p> <p>(c) Only light goods vehicles (under 5.5 tonnes) will be used for delivery of the storage materials. No container vehicle will be used.</p> <p>(d) Please refer to the swept path analysis at <b>Figures 6A and 6B</b>. The swept path analysis demonstrates that there are smooth manoeuvring of vehicles entering to and existing from the Application Site and sufficient space within the Application Site for manoeuvring of vehicles.</p>				

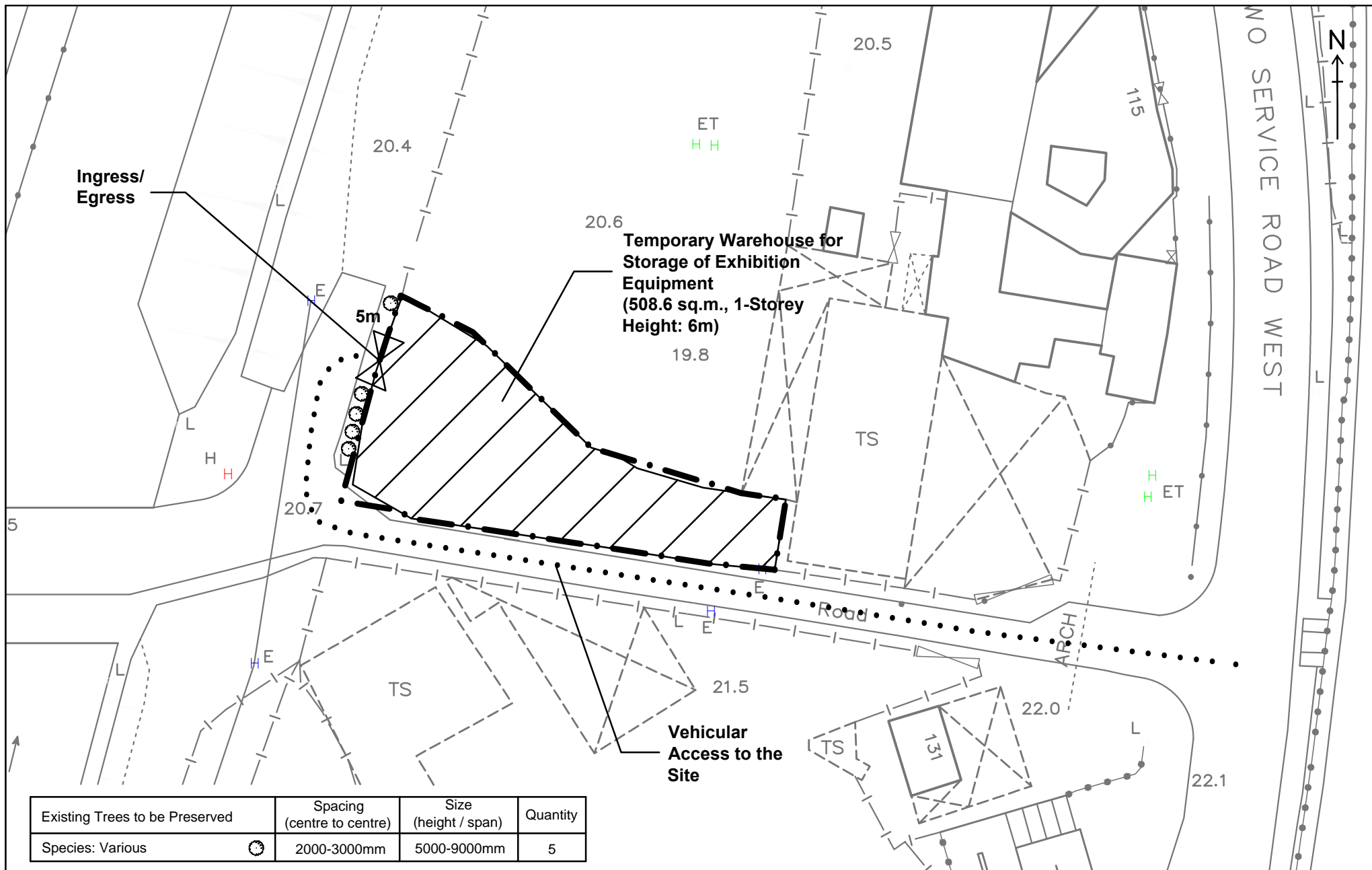
COMMENTS	RESPONSES
<p>preferably using the swept path analysis;</p> <p>(e) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and</p> <p>(f) The village road connecting to the site and Tai Wo Service Road West is not managed by this department. The management and maintenance party of the village road should be consulted.</p>	<p>(e) Only one light goods vehicle is allowed to enter the Application Site at one time. According to the current operation, there are 2 trips generated by the light goods vehicles daily during off-peak hours (i.e. between 10:00-11:00 and 3:00-4:00). Therefore, the amount of traffic is in control and no vehicles have to queue back to public road or reverse onto/from the public road and the loading/unloading area is sufficient for using by light goods vehicles.</p> <p>(f) Noted.</p>











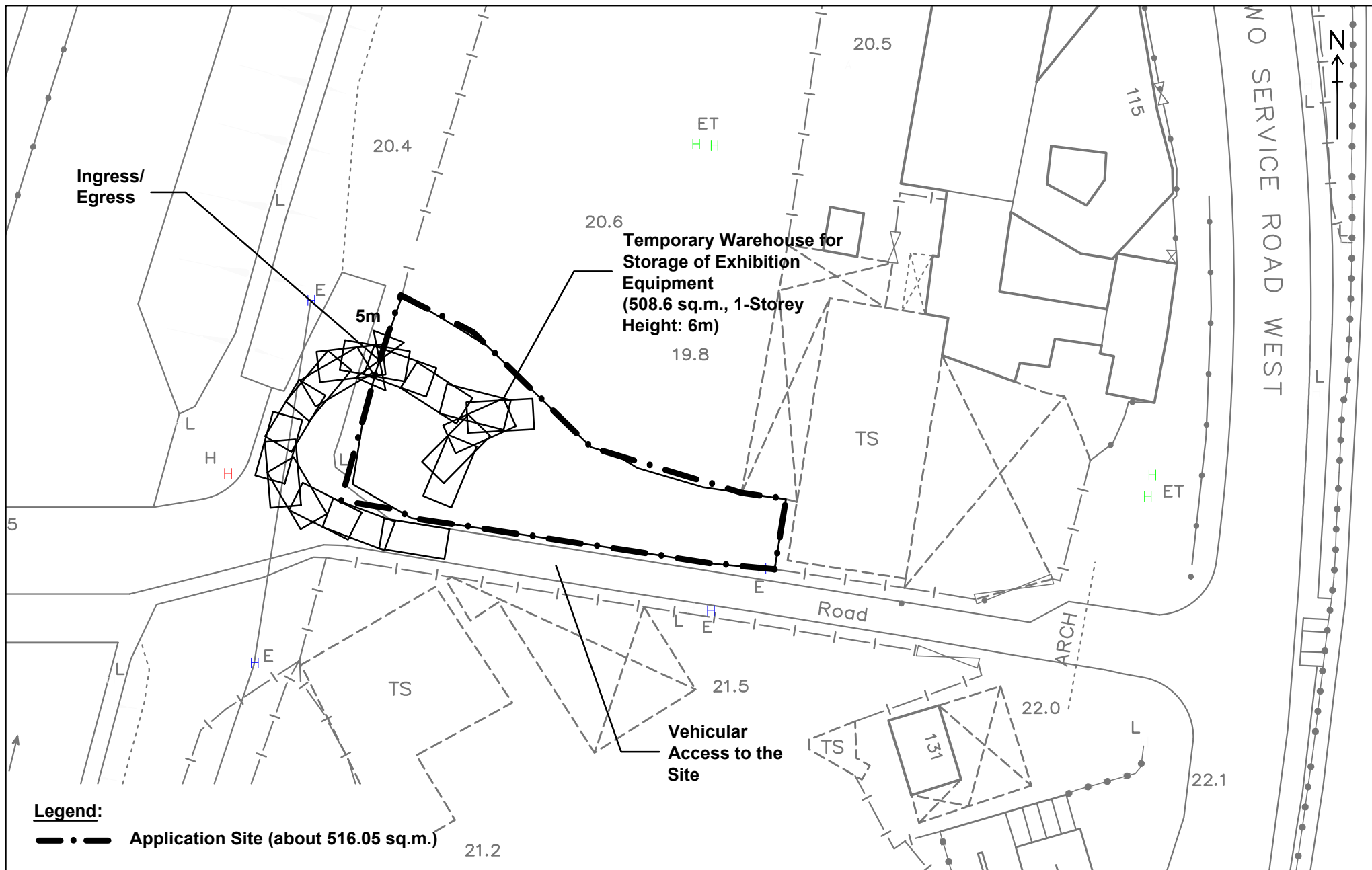
## Landscape and Tree Preservation Proposal

**FIGURE 5A**

Scale 1:500 (A4)



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**Swept Path Analysis (In)**

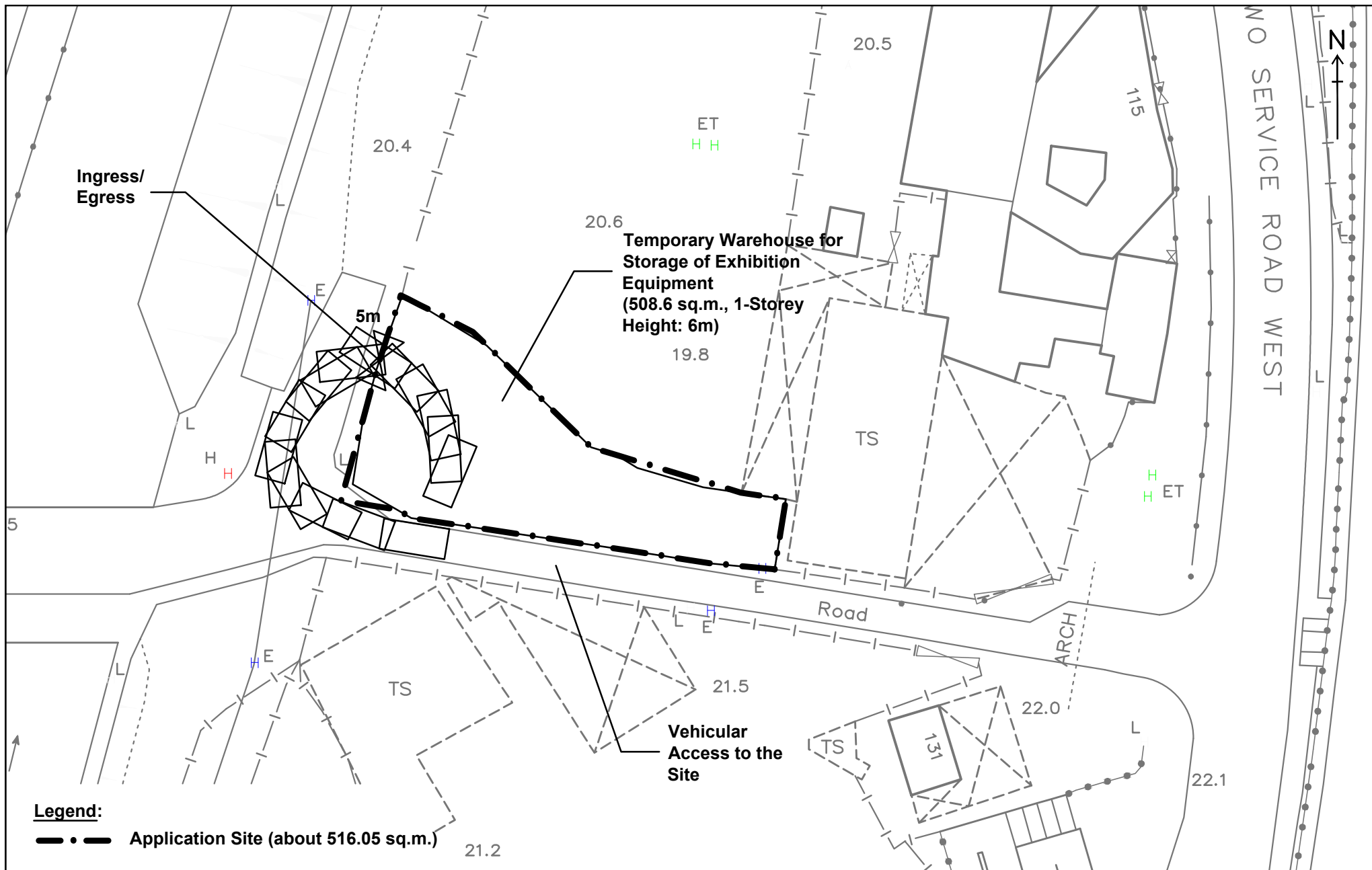
**FIGURE 6A**

Scale 1:500 (A4)



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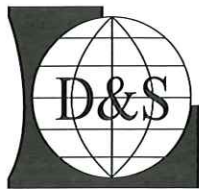
Swept Path Analysis (Out)

FIGURE 6B

Scale 1:500 (A4)



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Lawson David & Sung  
SURVEYORS LIMITED



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Appendix Ib of RNTPC  
Paper No. A/NE-KLH/605A

宋梓華  
Sung Tze Wah  
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

李霧儀  
Lee Mo Yi  
MPIA RPP MUDD BA (Hons)

吳恆廣  
Ng Hang Kwong, BBS  
FRICS FHKIS RPS (GP)  
Honorary World Valuer (WAVO)

林桂金  
Daniel K.K. Lam  
MRICS MHKIS MCIREA RPS(GP) BSc

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FRICS MHKIS RPS (GP) MCIREA  
MHIREA BSc (Hons)

Consultant :

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RPE PMgr CEnv FIHE FCI08 MICE  
MHKIE MSOE FCMI MCIArb MSC

劉志光  
Lau Chi Kwong  
FHKIS FRICS ALS MHKIS RPS(LS) MSC

潘孝維  
Pun How Wai  
MRIBA

**By Email and Post**

Date : 30 March 2022  
Your Ref.: TPB/A/NE-KLH/605  
Our Ref. : LDS/PLAN/6102

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

Dear Sir/Madam,

**Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**  
**(Application No. A/NE-KLH/605)**

We refer to the comments from the Transport Department (TD) on the further information submitted on 9 March, 2022.

In response to the comments from TD, the size of vehicle conducting the swept path analysis has been indicated in the drawings (see the revised **Figures 6A and 6B** attached).

Should there be any queries, please contact our Miss Cannis Lee at 2877-1636.

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

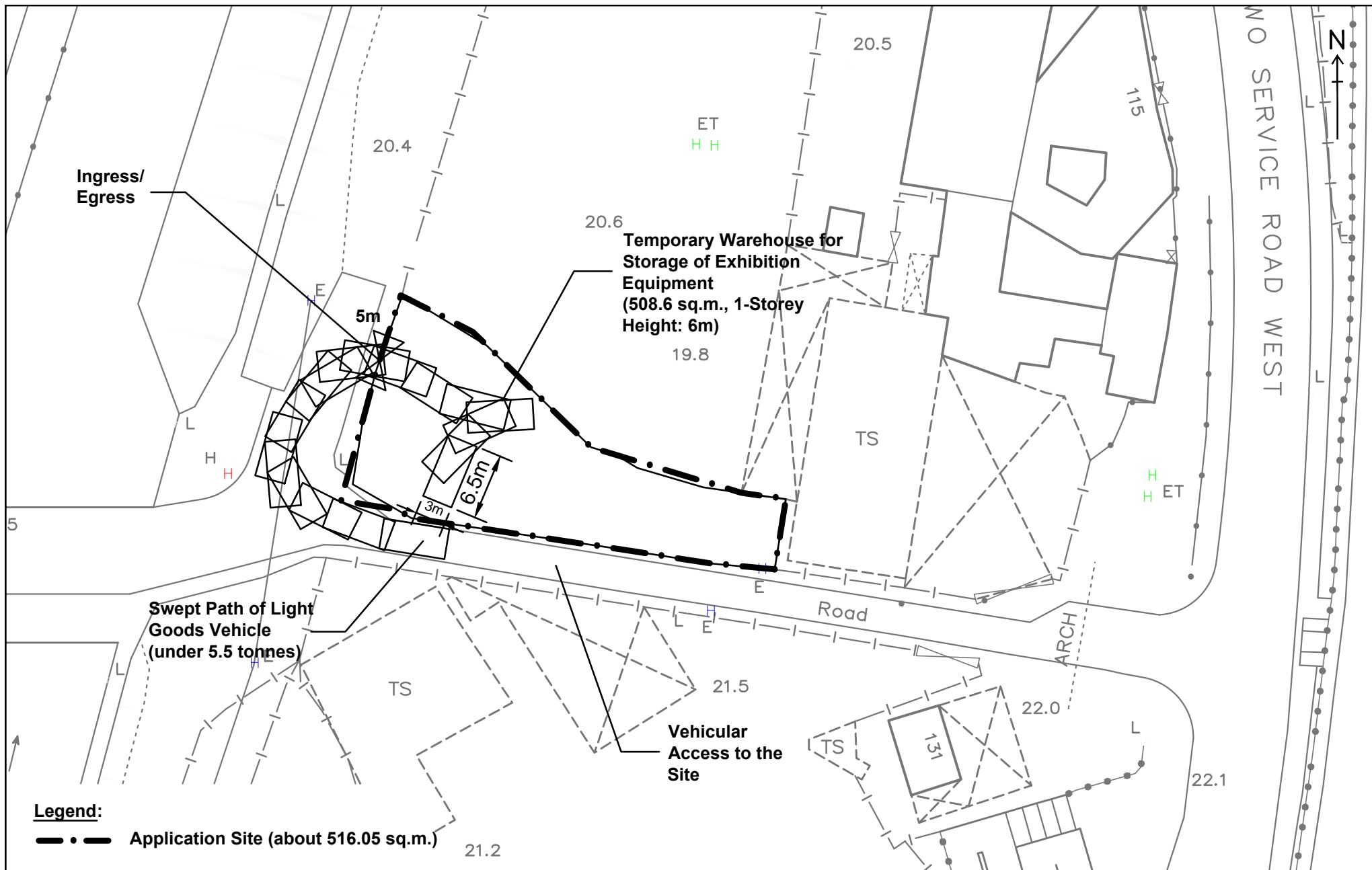
 

Encl.

c.c. DPO/STN (Attn.: Ms. Jenny Chan) – By Email only  
Client

*Your Assets for Growth*





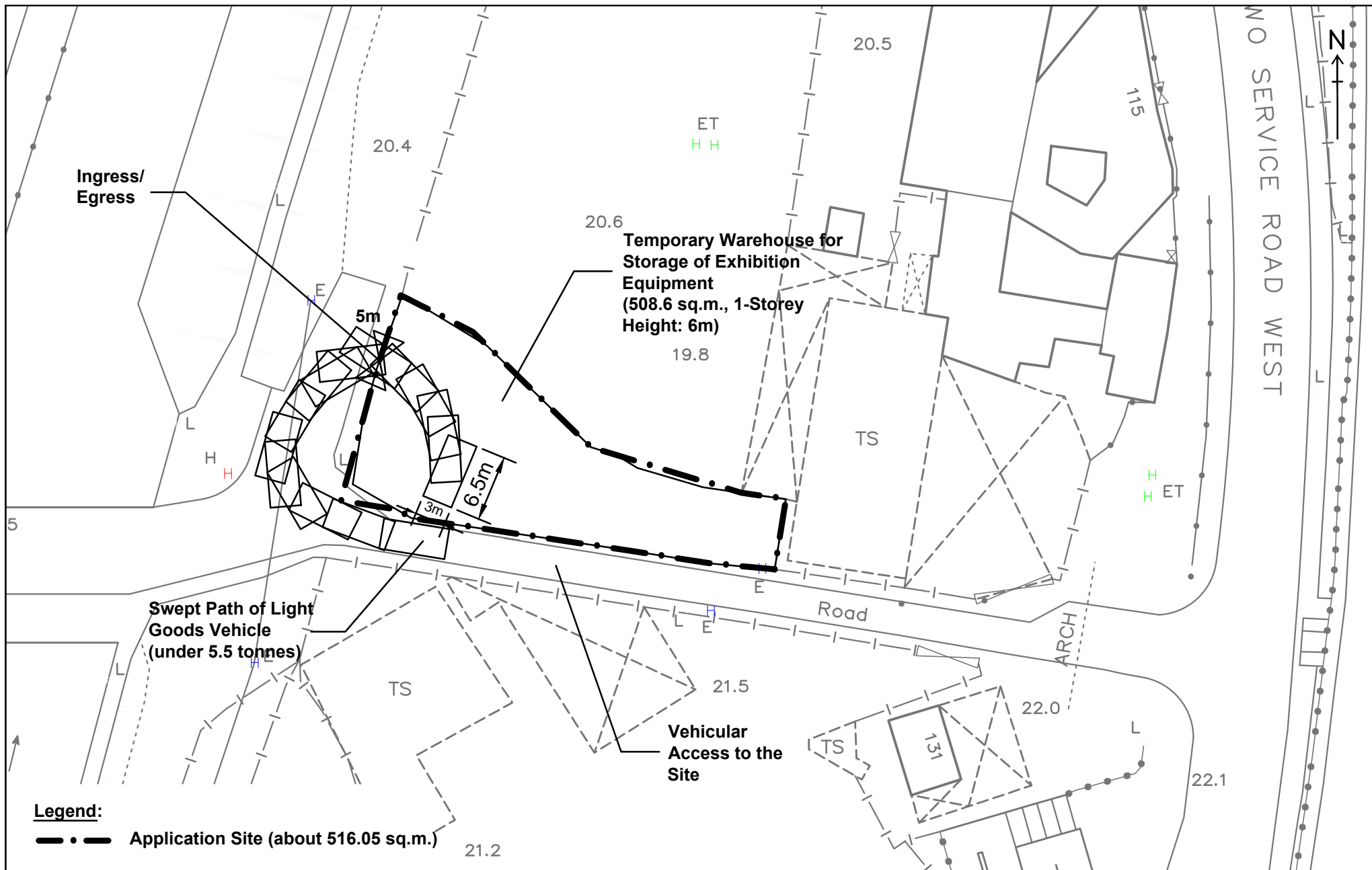
**Swept Path Analysis (In)**

**FIGURE 6A**

Scale 1:500 (A4)



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**Swept Path Analysis (Out)**

**FIGURE 6B**

Scale 1:500 (A4)



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**Extract of Town Planning Board Guidelines No. 10 on  
Application for Development within “Green Belt” (“GB”) Zone  
under Section 16 of the Town Planning Ordinance (TPB PG-No.10)**

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds (WGG);
- (g) the proposed development should not overstrain the overall provision of G/IC facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

**Appendix III of RNTPC  
Paper No. A/NE-KLH/605A**

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles	29.12.1995 (Review) (for a period of 12 months)
A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	19.12.1997 (for a period of 12 months)
A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	3.12.1999 (for a period of 3 years)
A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	13.6.2003 (for a period of 3 years)
A/NE-KLH/373	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	5.9.2008 (for a period of 3 years)
A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	15.10.2010 (for a period of 3 years)
A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2012 (for a period of 3 years)
A/NE-KLH/525	Temporary Warehouse for Storage of Recreational Equipment for a Period of 3 Years	7.4.2017 (Revoked on 7.7.2019)



**Similar s.16 Applications in the vicinity of the Site and  
within the same “Green Belt” Zone  
on the Kau Lung Hang Outline Zoning Plan in the Past Five Years**

Approved Application

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/NE-KLH/584	Temporary Warehouse with Ancillary Office for a Period of 3 Years	1.9.2020 (for a period of 3 years)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application; and
- in connection with the previous planning application no. A/NE-KLH/525, an invitation letter for Short Term Waiver (STW) application against the subject lots were issued on 12.11.2018 by LandsD. Valid STW application was received from the lots owner on 19.3.2019. The development parameters and conditions of the proposed STW was in accordance with those in the planning application. In processing the STW application, strong local objection was received by LandsD on 28.3.2019. The objection was mainly about planning intention, traffic condition and road safety.

**2. Traffic**

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

- no in-principle objection to the application; and
- according to the FI submitted by the applicant, there is adequate loading/unloading and manoeuvring spaces at the Site and provision of traffic management measures to avoid queuing of vehicles outside the Site.

**3. Nature Conservation**

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

- the Site is occupied by an existing structure. He has no strong view on the application.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- according to the Planning Statement, the temporary warehouse is for storage of exhibition equipment, loading and uploading of goods will be conducted via light goods vehicles, and no workshop activities will be carried out in the application site. The operation hours are from 9am to 6pm from Mondays to Saturdays; In view of the above, we would have no objection to the application; and
- there is no environmental complaint related to the Site in the past three years.



## 5. Landscape

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

- no objection to the application from the urban design and landscape planning perspective as no significant landscape impact arising from the temporary development is anticipated; and
- the Site is situated in an area of settled valleys landscape character comprising of Small Houses, temporary structures, clusters of tree groups, expressway at the east and woodland at the further west. It is occupied by a large temporary structure with some trees of common species in close proximity to the western boundary. According to the Landscape and Tree Preservation Proposal, all existing trees are proposed to be retained, hence, significant adverse impact on existing landscape resources arising from the applied use is not anticipated;
- according to the record, a planning application No. A/NE-KLH/584 in close proximity to the Site within the same “GB” zone for similar temporary warehouse use was approved by the Board in 2020. The applied use under the current application is considered not entirely incompatible with the surrounding environment of the Site; and
- the Site is not abutting major public frontage and adverse landscape impact arising from the development is not anticipated. Should the Board approve the application, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

## 6. Drainage

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

- if the application is approved, an approval condition on the maintenance of existing drainage facilities for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent areas [*to be confirmed with DSD*];

## 7. Fire Safety

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

- no in-principle objection to the application subject to FSIs being provided to his satisfaction.

## 8. Building Matters

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

- no objection to the application.

**9. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- the Site is located within WSD upper indirect water gathering grounds and encroaches upon the 120m blasting limit and 30m WSD reserve of the tunnel for Plove Cove Tau Pass Culvert. The applicant should implement measures to safeguard the quality in water gathering grounds and integrity of the tunnel.

**10. Other Departments**

The following departments have no comments on the application:

- District Officer (Tai Po), Home Affairs Department
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer 3/Major Works, Major Works Project Management Office, Highways Department;
- Commissioner of Police;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- Project Manager/North, Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) shorter compliance periods are imposed to monitor the progress of compliance. Should the applicant fail to comply with the approval conditions resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - the Site consists of two private lots in D.D. 9. The private lots are held under the Block Government Lease demised for agricultural purpose. No structure shall be erected thereon without the prior approval from LandsD;
  - a recent inspection revealed that a temporary structure was found erected on the Site without LandsD's approval. The lots owner is required to clear any unauthorized structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate enforcement action would be taken in due course;
  - if the planning application is approved, the owner of the lots concerned shall apply to her office for a Short Term Waiver (STW) if he wishes to erect structures on the lots. The applications for STW will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If the STW is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office;
  - proposed ingress/egress is on unallocated Government land. The maintenance and management responsibility of the said Government Land should be sorted out with the relevant Government departments, prior to making use of it for proposed ingress/egress purpose. Further, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD; and
  - there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto;
- (d) to note the comment of the Commissioner for Transport (C for T) that the village road connecting to the Site and Tai Wo Service Road West is not managed by TD and the applicant should seek comment from responsible party;
- (e) to note the comments of the Director of Environmental Protection (DEP) that should the application be approved, the applicant should follow all requirements and mitigation measures in EPD's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:



- the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/ fence to allow surface runoff to pass through the Site if any boundary wall/ fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage system if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage system caused by their works;
- there are existing public sewers in the vicinity of the Site but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from EPD should be sought; and
- written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modify/upgrading existing ones outside the Site or on government land (where required) should be sought;

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

- the applicant should submit relevant layout plans incorporated with the proposed fire services installations (FSIs) for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and good practice guidelines for open storage should be adhered to; and
- 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 general building plans;

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

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Department (BD), they are Unauthorized Building Works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to mobilize their removal in accordance with 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 UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation respectively; and
  - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at building plan submission stage;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the applicant should comply with the following requirements to safeguard raw water quality in water gathering grounds:
    - (a) only dry-type portable toilet facilities with regular desludging schedules are allowed. The sludge must be disposed of properly outside the water gathering grounds. Portable toilets shall be kerbed on all sides and located at least 30m away from watercourses;
    - (b) all waste and sludge arising from the Site shall be disposed of properly outside the gathering grounds;
    - (c) site formation, construction and drainage plans shall be submitted to WSD for approval;
    - (d) no discharge of effluent within the gathering grounds shall be allowed without the prior approval from WSD. Any effluent discharged from the subject site at points within gathering grounds must comply with standards for effluents discharged into Group A Inland Waters as stipulated in Table 3 and paragraph 8.4 of the Technical Memorandum on Effluent Discharge Standards;
    - (e) no chemicals including fertilizers shall be used without the prior approval from WSD. Details of types, nature, quantity and point of application are required for consideration by WSD;
    - (f) the storage and discharge of pesticide or toxicant, flammable or toxic solvents petroleum oil or tar and other toxic substances are strictly prohibited within the gathering grounds;
    - (g) drainage taps such as grease traps, petrol interceptors shall be installed and shall be under proper maintenance. The drainage traps shall have sufficient capacity to ensure the proper collection and disposal of fuel, lubricants and chemicals arising from the subject site;
    - (h) should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken by the applicant;
    - (i) oil leakage and spillage are not allowed within WGG at all time; and
    - (j) the warehouse and its associated storage activities shall be located away from any water courses as far as possible;

- the applicant should comply with the following requirements to safeguard the integrity of the tunnel for Plover Cove Tau Pass Culvert:
  - (a) no building development shall be allowed within the part of the site that falls within the waterworks reserve;
  - (b) no blasting, drilling or poling shall be permitted within the tunnel reserve and no blasting zone of Tau Pass Culvert;
  - (c) no well shall be sunk within the tunnel reserve and no blasting zone of Tau Pass Culvert;
  - (d) the applicant shall before carrying out any excavation work in the area within the tunnel reserve and no blasting zone of Tau Pass Culvert submit his proposal for such excavation work in writing to WSD for approval in all aspects, and shall not carry out any work whatsoever until WSD has given written approval to such excavation work, and comply with any requirement of the WSD in respect of the said excavation work; and
  - (e) in the event that as a result or arising out of any development of the Site or any part thereof, any subsidence of the ground occurs at any time, the applicant shall indemnify the Government against all actions, claims and demand arising out of any damage or nuisance to private property caused by such subsidence.



## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220121-155832-63287

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

21/01/2022 15:58:32

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/605

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時貨倉及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

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



**A/NE-KLH/605 DD 9 Nam Wa Po Green Belt**

03/02/2022 02:53

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Conditions of 525 were not fulfilled so Applicant lodged a fresh application for a larger site. 579 was withdrawn.

Clearly the operation has has carried on regardless.

Members should ask questions re which conditions were not fulfilled and if the operation has in fact been extended onto adjoining lots.

Mary Mulvihill

From:

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

Date: Friday, 1 November 2019 2:47 AM CST

Subject: A/NE-KLH/579 DD 9 Nam Wa Po

A/NE-KLH/579

Lots 617 S.B RP; 618 S.B ss.1 and 622 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po

Site area : About 1,261m<sup>2</sup>

Zoning : "Green Belt"

Applied Use : Warehouse / 3 Vehicle Parking

Dear TPB Members,

This is the site of Application 532 with additional lot 622.

While most of the site is degraded, there are still some large trees to the right.

Are you going to approve further destruction of habitat without asking any questions?

Does the term Green Belt mean nothing?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, February 9, 2017 12:52:15 AM  
**Subject:** A/NE-KLH/525 Nam Wa Po

A/NE-KLH/525

Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po

Site area : About 518 m<sup>2</sup>

Zoning : "Green Belt"

Applied Use : Storage

Dear TPB Members,

This site has been used for storage for two decades so the inappropriate use can no longer be regarded as temporary.

The use is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

TPB should now terminate this use and request the relevant government departments to oversee the clearance of all structures and the subsequent planting of trees and other green features in order to revert the site to its intended land use.

This will encourage the removal of storage facilities into custom build high rise facilities complete with parking, toilet facilities, high capacity lifts and other equipment suited to the purpose.

TPB should be an agent for change, not a rubber stamp that perpetuates inefficient use of our limited land resources.

Mary Mulvihill