

26 JUN 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 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

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

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/629 |
| | Date Received 收到日期 | 26 JUN 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.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)

Tung Tak Investment (HK) Limited
同德投資(香港)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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 R. P., 618 s.B ss.1 and 622 s.B R. P. (Part) in D. D. 9, Nam Wa Po, Tai Po, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 1,226 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 557.1 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) | _____ 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 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (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 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 | Temporary Warehouse with Ancillary Office for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 743.4sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 482.6sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 5 |
| Proposed domestic floor area 擬議住用樓面面積 | 0sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 557.1sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 557.1sq.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) Refer to Appendix 1 | |
| 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 | 0 |
| Motorcycle Parking Spaces 電單車車位 | 0 |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 |
| Others (Please Specify) 其他 (請列明) | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | 0 |
| Coach Spaces 旅遊巴車位 | 0 |
| Light Goods Vehicle Spaces 輕型貨車車位 | 0 |
| Medium Goods Vehicle Spaces 中型貨車車位 | 0 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 0 |
| Others (Please Specify) 其他 (請列明) | |

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|--|---|--|--|
| Proposed operating hours 擬議營運時間 8 a.m. to 6 p.m. from Mondays to Saturdays (no operations on Sundays and public holidays) | | | |
| (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)) Tai Wo Service Road West via a track <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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/> | |
| | 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? | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> | | |
| | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(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 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> |
| (f) Renewal period sought 要求的續期期間 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div> |

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）。

Refer to Appendix 1

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

FRANCIS LAU

Planning Manager

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 MRTPI, FRICS, RPS(GP)



on behalf of

代表

Goldrich Planners & Surveyors Limited

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

Date 日期

16-6-2023 (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 | Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part) in D. D. 9, Nam Wa Po, Tai Po, New Territories |
| Site area 地盤面積 | 1,226 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 | Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 |
| Zoning 地帶 | "Green Belt" ("GB") |
| Type of Application 申請類別 | <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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Warehouse with Ancillary Office 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 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 557.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 5 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 5.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 39.4 % <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 | | 0 |
| | 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) _____ _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 0 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| 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 (Plan 3) | <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 type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan (Plan 1); Lot Index Plan (Plan 2); Approved Tree Preservation & Landscape Proposal (Plan 4); and Approved FSI Proposal (Plan 5) | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 (Appendix 1) | <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 checked="" type="checkbox"/> |
| Compliance letters of approval condition (g) under previous application (Annex 1); Compliance letters of approval conditions (i) & (j) under previous application (Annexes 2a & 2b), (i) & (j); and Valid F.S. 251 Certificates (Annex 2c) | | |
| 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。

Justifications

Applied Use

1. The applied use is 'Temporary Warehouse with Ancillary Office' for a period of 3 years.

Location

2. The application site (the Site) is accessible from Tai Wo Service Road West via a track crossing the adjoining open storage site (Lot 622s.BRP) within the "Open Storage" ("OS") zone under the land ownership of the applicant (**Plan 1**).
3. The Site is on Lots 617s.BRP, 618s.Bss.1 and 622s.BRP(Part) in D.D. 9, Nam Wa Po, Tai Po, New Territories (**Plan 2**).
4. The applicant is the sole "current land owner" of the Site.

Site Area

5. The site area is about 1,226 m². No Government Land is involved.

Planning Context

6. The Site falls within an area zoned "Green Belt" ("GB") on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
7. The planning intention of the "GB" zone 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.
8. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board (TPB/the Board), notwithstanding that the use or development is not provided for in terms of the OZP.
9. Provided that all structures of the development are temporary in nature, approval of the current application on a temporary basis for a period of 3 years will not frustrate the long-term planning intention of the "GB" zone.

Development Parameters

10. The following table explains the details of the structures on site (**Plan 3**):

| No. | Structure / Use | Covered Area (about) (m ²) | Floor Area (about) (m ²) | Height (about) (m) | Storeys |
|-------|-----------------------------|---|---|-----------------------|---------|
| 1 | G/F: Open shed, 1/F: Office | 60.1 | 120.2 | 5.0 | 2 |
| 2 | Warehouse | 224.0 | 224.0 | 5.5 | 1 |
| 3 | Open platform | 12.9 | 12.9 | 5.5 | 1 |
| 4 | Open shed | 171.2 | 171.2 | 5.5 | 1 |
| 5 | Container-converted storage | 14.4 | 28.8 | 5.2 | 2 |
| Total | | <u>482.6</u> | <u>557.1</u> | | |

11. The Site is currently hard-paved. No further filling of land is required.
12. The warehouse, open sheds and 2-storey container-converted storage are used for the storage of construction materials such as ceramic pipes, tiles and concrete blocks, which will not cause any leakage or contamination to the Site and surrounding areas.
13. Operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays (no operations on Sundays and public holidays).
14. No materials will be stored or placed in the open area of the Site.
15. No dangerous and flammable goods are allowed to be stored at the Site.
16. No workshop activities, repairing or construction works will be carried out at the Site.
17. No parking spaces are provided within the Site. Loading and unloading (L&UL) activities will only be carried out in the adjoining open storage site owned by the applicant within the "OS" zone to the south of the application site.

Previous Applications

18. The Site is part of the subject of 12 previous applications:

| Application No. | Applied Use | Date of Approval |
|-----------------|---|------------------|
| A/DPA/NE-KLH/14 | Temporary open vehicle park with ancillary on-site vehicle checking | 3.9.1993 |
| A/NE-KLH/233 | Open vehicle park with ancillary checking of vehicle for a period of 3 years | 21.12.2001 |
| A/NE-KLH/305 | Temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 7.3.2003 |
| A/NE-KLH/318 | Temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 15.8.2003 |

| Application No. | Applied Use | Date of Approval |
|-----------------|--|-----------------------|
| A/NE-KLH/325 | Temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 25.6.2004 |
| A/NE-KLH/364 | Temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 29.2.2008 (Review) |
| A/NE-KLH/377 | Renewal of planning approval for temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 19.12.2008 |
| A/NE-KLH/393 | Renewal of planning approval for temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 18.12.2009 |
| A/NE-KLH/423 | Renewal of planning approval for temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 10.12.2010 |
| A/NE-KLH/480 | Temporary open vehicle park (with ancillary on-site vehicle checking) for a period of 3 years | 22.8.2014 |
| A/NE-KLH/532 | Renewal of planning approval for temporary open vehicle park with ancillary on-site vehicle checking for a period of 3 years | 11.8.2017 |
| A/NE-KLH/584 | Temporary warehouse with ancillary office for a period of 3 years | 1.9.2020 |

19. All previous applications were approved mainly on considerations that there were previous approvals for the applied use and the concerns on adverse traffic, drainage and environmental impacts on the adjacent areas were addressed.
20. A total of 12 applications for temporary open vehicle park with ancillary on-site vehicle checking, which covered a larger area including the land to the south under the “OS” zone, were approved with conditions by the Board between 1993 and 2020 for a period of 1 to 3 years.
21. The last previous application submitted by the same applicant under the current application for the same applied use was approved with conditions by the Board in 2020 for a period of 3 years. It was revoked in February 2023 due to non-compliance with approval conditions on the implementation of the accepted sewerage connection proposal and protective measures against pollution or contamination.
22. In the previous application No. A/NE-KLN/584, the sewerage connection proposal submitted by the applicant on 13.9.2022 was accepted by the Drainage Services Department (DSD) on 20.10.2022, and the approval condition (g) in relation to *the submission of sewerage connection proposal* was considered complied with (**Annex 1**). The applicant then launched relevant implementation works immediately upon acceptance of the proposal by DSD. However, due to time constraint and limitation, the implementation works could not be completed before the expiry (i.e. 1.2.2023) of the approval conditions (h) & (k) in relation to *the implementation of sewerage connection proposal and protective measures against pollution or contamination*.

23. The fire service installations (FSI) proposal submitted by the applicant on 11.2.2022 was accepted by the Director of Fire Services (D of FS) on 1.3.2022, and the approval condition (i) in relation to *the submission of a proposal for FSIs and water supplies for fire-fighting* under the previous application No. A/NE-KLH/584 was considered complied with (**Annex 2a**). Relevant implementation works were completed and accepted by D of FS on 1.2.2023. As such, the approval condition (j) in relation to *the implementation of the proposal for FSIs and water supplies for fire-fighting* under the previous application No. A/NE-KLH/584 was considered complied with (**Annex 2b**).
24. Given that the applicant has already complied with all submission-related approval conditions, the remaining implementation-related approval conditions will be complied shortly upon receiving the planning approval from the Board under the current application.
25. The planning context of the adjacent areas has not been significantly altered since the last approval.

Similar Applications

26. The Site is located in Nam Wa Po where 6 similar applications approved by the Board can be found within the same “GB” zone:

| Application No. | Applied Use | Date of Approval |
|-----------------|--|------------------|
| A/NE-KLH/313 | Temporary warehouse for Storage of Ceramic Tiles for a Period of 3 Years | 13.6.2003 |
| A/NE-KLH/373 | Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years | 5.9.2008 |
| A/NE-KLH/420 | Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years | 15.10.2010 |
| A/NE-KLH/447 | Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years | 7.12.2012 |
| A/NE-KLH/525 | Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years | 7.4.2017 |
| A/NE-KLH/605 | Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years | 6.5.2022 |

27. The above previous applications were approved by the Board on considerations that the concern on adverse environmental impacts to adjacent areas was addressed and there were previous planning approvals.
28. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are similar to those similar approved applications.

No Adverse Impacts to the Surroundings

Landscape & Visual

29. The application is in compliance with the TPB Guidelines (TPB-PG) No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance'. According to TPB-PG No. 10, development in the "GB" zone should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
30. The development does not involve any clearance of existing natural vegetation. Existing trees planted under the approved landscape proposal in previous applications along the western and northern boundary of the Site will be properly maintained (**Plan 4**). As such, there is no direct conflict between the applied use and the existing landscape resources.
31. The development only involves the erection of temporary structures, which are compatible with the surrounding land uses predominated by open storage yards, workshops and warehouses. Adverse visual impacts arisen from the development are not anticipated.
32. The Site is set back from Tai Wo Service Road West and existing trees can be found within and surrounding the Site. It is anticipated that the effect of applying additional landscaping conditions on enhancing the quality of public realm is not apparent.

Drainage

33. Given that the development is storage in nature and no sewage will be produced or discharged from the Site, it is expected that sewerage connection facilities are not required.
34. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by DSD.

Traffic

35. The Site is accessible from Tai Wo Service Road West via a track crossing the existing adjoining open storage site within the "OS" zone under the land ownership of the applicant.
36. No parking spaces are provided within the Site. L&UL activities will only be carried out in the adjoining open storage site (not part of the Site).
37. No adverse traffic impacts arising from the development are anticipated in view of the low trip generation and attraction rates.

Environment

38. In view of the potential noise impacts on nearby sensitive receivers, no vehicles are allowed to enter or park on the Site. All L&UL activities will be carried out in the

adjoining open storage sites within the “OS” zone to the south of the Site. The operation hours of the development will be restricted from 8 a.m. to 6 p.m. from Mondays to Saturdays, with no operations on Sundays and public holidays.

39. The “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) will be followed to avoid any potential impacts on nearby sensitive receivers.

Water supply

40. Noting that the Site is located within the upper indirect water gathering ground (WGG), no construction works, storage of construction waste, machine repairing, vehicle inspection, maintenance and washing or any other activities that could generate pollution will be allowed at the Site. Site notices will be post to indicate such prohibition.
41. The storage of construction materials such as ceramic pipes, tiles and concrete blocks will not cause any leakage or contamination to the Site and surrounding areas.
42. No fertilisers, chemicals, pesticides, larvicidal oil, rodenticide, toxicants, flammable solvents, tar, detergents and petroleum oil are allowed to be used. Oil tankers are not allowed to enter the Site. Notices will be post at the entrance and on site.
43. With the above preventive measures, potential adverse impacts on water quality arisen from the development are not anticipated.

Fire safety

44. The FSI proposal submitted by the applicant under the previous application No. A/NE-KLH/584 (**Plan 5**) was accepted by D of FS on 1.3.2022 (**Annex 2a**). Relevant implementation works of the FSI were completed and subsequently accepted by D of FS on 1.2.2023 (**Annex 2b**). Valid certificates of FSI & Equipment (F.S. 251) are provided for the reference of D of FS (**Annex 2c**).
45. The development layout and parameters under the current application remain the same as that in the accepted FSI proposal under the previous application. As such, the accepted FSI proposal and implemented works under the previous application should remain valid for and be applicable on the current application.

- End -

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference P9039/TL22273
本署檔號 Our Reference TPB/A/NE-KLH/584
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post & Fax (2762 1783)
(1 page + attachment)

20 October 2022

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: LAU Tak, Francis)

Dear Sir/Madam,

**Compliance with Approval Condition (g)
Temporary Warehouse with Ancillary Office for a Period of 3 Years,
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, New Territories
(Planning Application No. A/NE-KLH/584)**

I refer to your submission dated 13.9.2022 received by our office on 14.9.2022 for compliance with approval condition (g), i.e. *"the submission of sewerage connection proposal to the satisfaction of the Director of Drainage Services or of the TPB"* of the captioned planning application.

The Chief Engineer/Mainland North of Drainage Services Department has been consulted and advised that the submission is considered satisfied. As such, approval condition (g) as stated in the approval letter (Ref. TPB/A/NE-KLH/584-6) dated 16.8.2022 has been complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)

for and on behalf of Director of Planning

C.C.

CE/MN, DSD (Attn.: Mr. Daniel CHAN)

(Fax-No. 2770 4761)

Internal.

CTP/TPB(1)

Site Record

MC/HL/JC/jc

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

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來函檔號 Your Reference P9039/TL22058
本署檔號 Our Reference TPB/A/NE-KLH/584
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post & Fax (2762 1763)

(1 page + attachment)

1 March 2022

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: LAU Tak, Francis)

Dear Sir/Madam,

Compliance with Approval Condition (i)
Proposed Temporary Warehouse with Ancillary Office for a Period of 3 Years,
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, New Territories
(Planning Application No. A/NE-KLH/584)

I refer to your submission dated 11.2.2022 received by our office on 11.2.2022 for compliance with approval condition (i), i.e. *"the submission of a proposal for fire services installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB"* of the captioned planning application.

The Director of Fire Services (D of FS) has been consulted and advised that the submission is considered acceptable. His comments are at **Appendix I** for your reference. As such, approval condition (i) as stated in the approval letter (Ref. TPB/A/NE-TK/584) dated 18.9.2020 has been fully complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)

for and on behalf of Director of Planning

C.C.

D of FS

(Attn.: Mr. Y. C. IP)

(Fax No. 2739 8775)

Internal.

CTP/TPB(1)

Site Record

MC/TW/JC/IC/ic

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



規 劃 署

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1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-KLH/584
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2762 1783)

(2 pages)

1 February 2023

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road,
Yuen Long, New Territories
(Attn.: Mr. Alan POON)

Dear Sir/Madam,

**Compliance with Approval Condition (j)
Temporary Warehouse with Ancillary Office for a Period of 3 Years
in "Green Belt" Zone, 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
(Application No. A/NE-KLH/584)**

I refer to your submission referred to our office by the Town Planning Board on 1.12.2022 for compliance with approval condition (j), i.e. *"the implementation of the proposal for fire services installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB"* of the captioned planning application.

The Director of Fire Services (D of FS) has been consulted and advised that your submission is acceptable. As such, approval condition (j) as stated in the approval letter (Ref. TPB/A/NE-KLH/584) dated 18.9.2020 has been complied with.

Should you have any queries on the implementation of the proposal for fire services installations and water supplies for fire-fighting, please contact Mr. John CHOI (Tel: 2733 7735) of Fire Services Department. Should you have any other queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8780842

FSD Ref.: _____
消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 617 S.B.R.P., 618 S.B.R.P.

Street/Road/Estate Name :

街道/屋苑名稱

Nam Wa Po

Block :

座

District :

分區

Tai Po

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 編號 (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) |
|-------------------|---------------------------|----------------|---------------------------|-----------------------------------|----------------------------------|
| 24 35 | 5KG CO2 x 4支 沙桶連沙 x 2個 | 地下 地下 | 符合消防處規定 符合消防處規定 | 29-11-2022 29-11-2022 | 28-11-2023 28-11-2023 |

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

| Code 編號 (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) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| Nil | | | Nil | | |

Part 3 第三部 Defects 損壞事項

| Code 編號 (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 :
授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

For FSD
use only:

Inspected

Key-in

Verified

FSD Ref.: _____
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8859057

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 617 S.B RP, 618 S.B ss. 1

622 S.B RP (part) in D.D. 9

Street/Road/Estate Name :

街道/屋苑名稱

Nam Wa Po

Block :

座

District :

分區

Tai Po

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) |
|-------------------|---|----------------|---------------------------|-----------------------------------|----------------------------------|
| 11 | 緊急照明燈 x 4 套 | 地下 | 符合消防處規定 | 29-11-2022 | 28-11-2023 |
| 12 | 出路燈箱 x 2 套 | 地下 | 符合消防處規定 | 29-11-2022 | 28-11-2023 |
| 13 | 消防火警手動操縱掣及 警鐘 x 3 套 | 地下 | 符合消防處規定 | 29-11-2022 | 28-11-2023 |
| 16 | 消防喉輥 x 3 套, 消防泵 x 2 套及 容量 2 立方呎消防水缸 | 地下 | 符合消防處規定 | 29-11-2022 | 28-11-2023 |

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) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| Nil | | | Nil | | |

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 :
授權人簽署Name :
姓名FSD/RC No. :
消防處註冊號碼

RC1/0467 RC2/0638

Company Name :
公司名稱

Fong's Building Services Ltd

Telephone :
聯絡電話Date :
日期

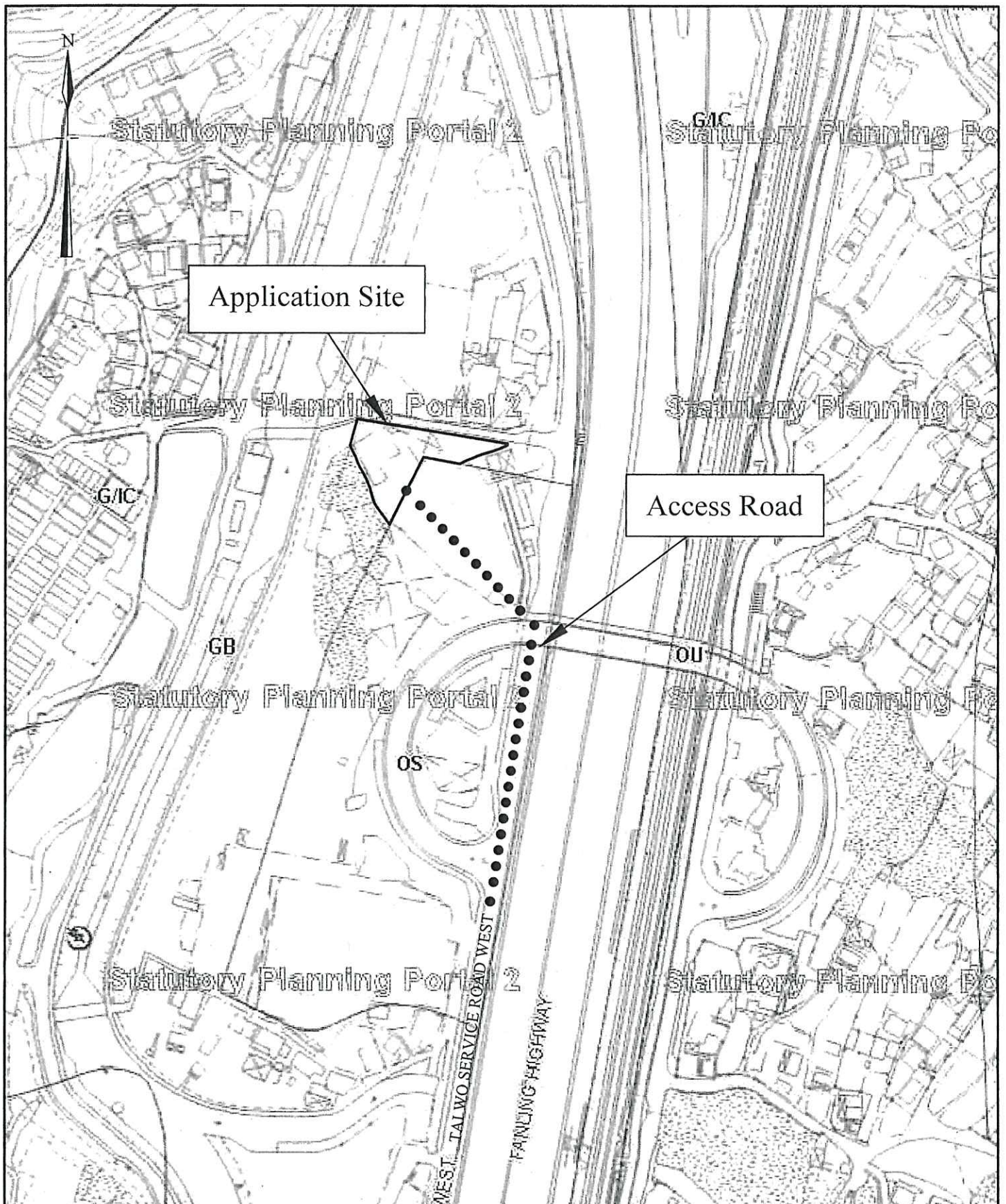
29-Nov-2022

For FSD
use only:

Inspected

Key-in

Verified



Extracted From Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11

N.T.S

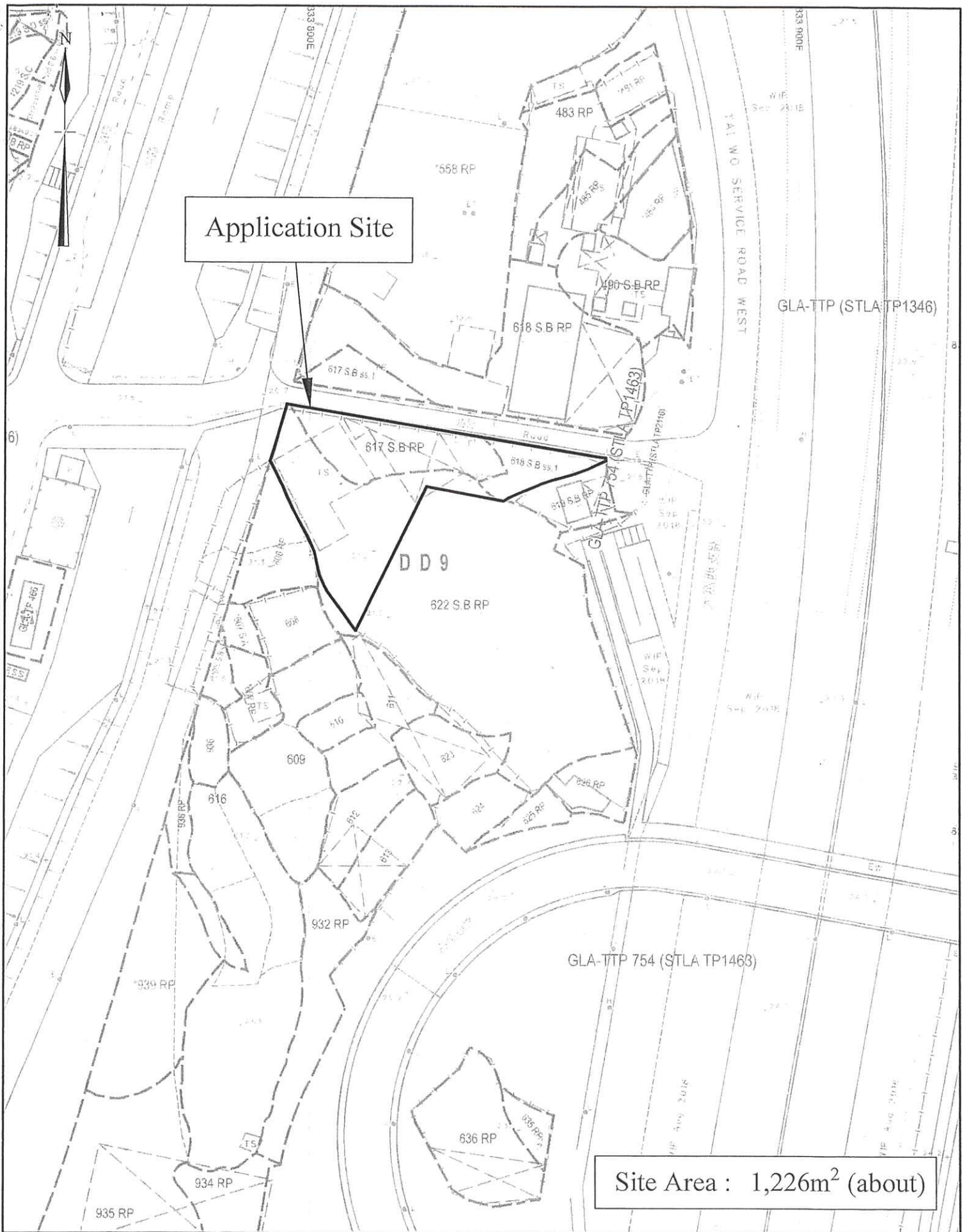
Location Plan

Goldrich Planners &
Surveyors Ltd.

May 2023

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

Plan 1
(P9039)



Application Site

GLA-TTP (STLA TP1346)

DD 9

GLA-TTP 754 (STLA TP1463)

Site Area : 1,226m² (about)

1 : 1000

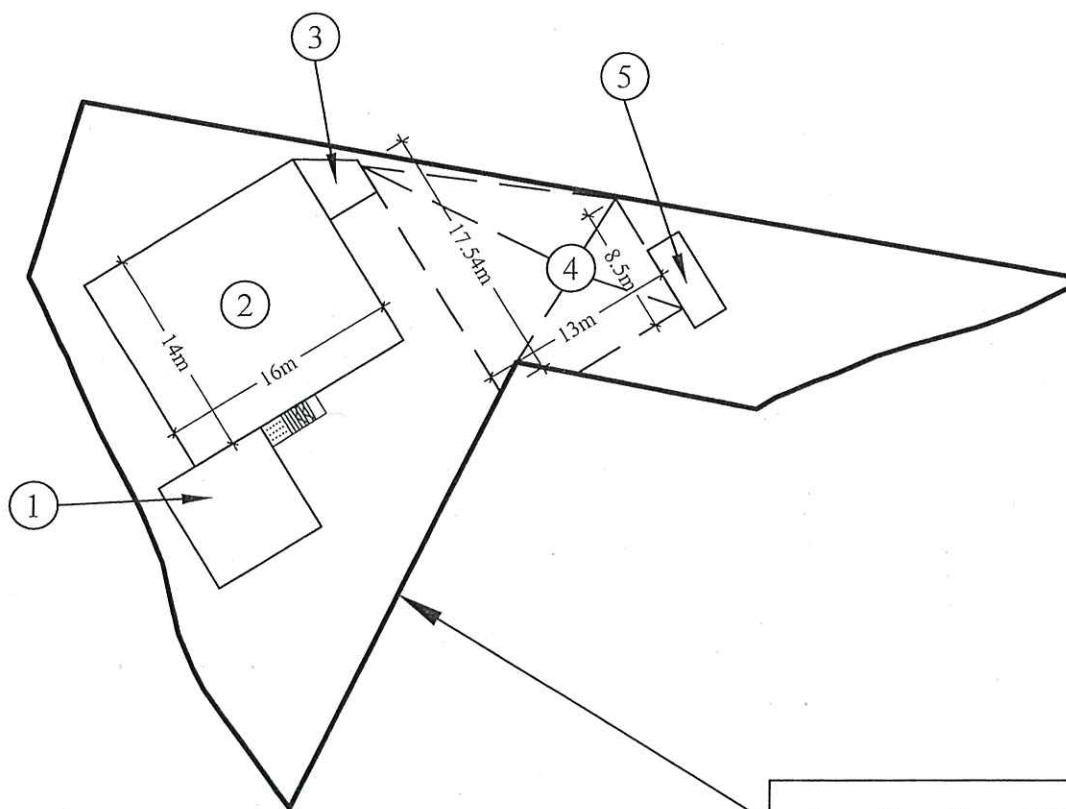
Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

May 2023

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

Plan 2
(P9039)



Application Site

Site Area: 1,226m² (about)

| No. | Use | Covered Area | Floor Area | Height | Storey |
|-------|----------------------------------|---------------------|---------------------|--------|--------|
| 1 | Open Shed (G/F) and office (1/F) | 60.1m ² | 120.2m ² | 5m | 2 |
| 2 | Warehouse | 224m ² | 224m ² | 5.5m | 1 |
| 3 | Open platform | 12.9m ² | 12.9m ² | 5.5m | 1 |
| 4 | Open Shed | 171.2m ² | 171.2m ² | 5.5m | 1 |
| 5 | Container storage (2 Storeys) | 14.4m ² | 28.8m ² | 5.2m | 2 |
| Total | | 482.6m ² | 557.1m ² | | |

1 : 500

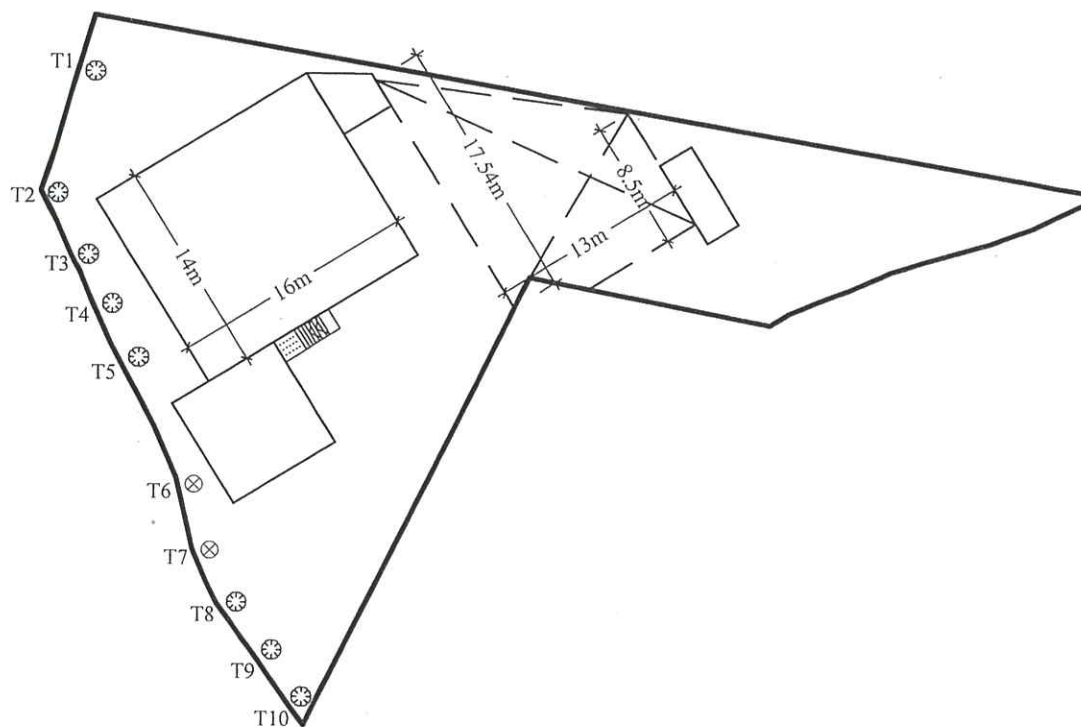
Layout Plan

Goldrich Planners & Surveyors Ltd.

May 2023

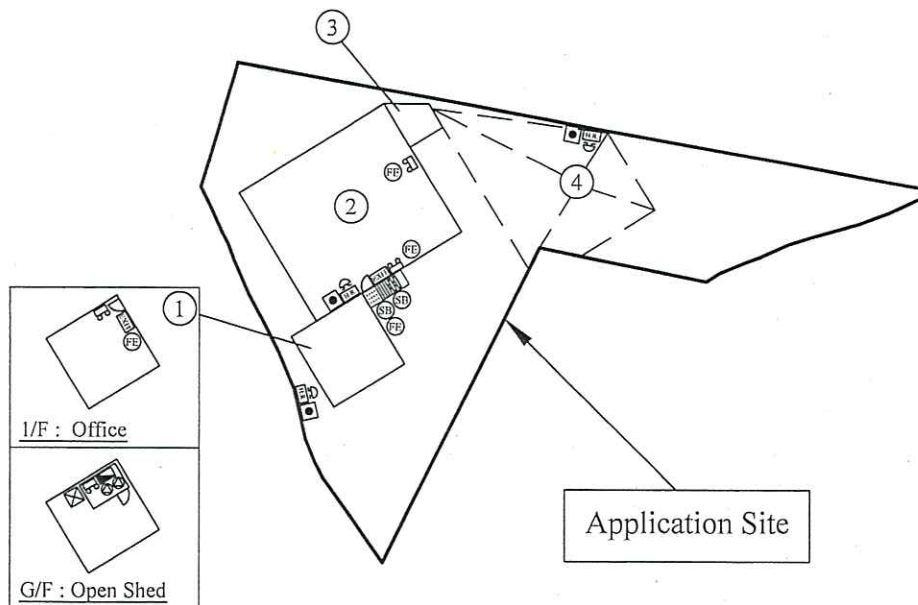
Lots 617 S.B RP, 618 S.B ss. 1, 622 S.B RP (part)
in D. D. 9, Nam Wa Po, Kau Lung Hang, Tai Po

Plan 3
(P9039)



| | Spacing (Centre to Centre) | Min. Size (Height) | Quantity |
|----------------------------------|----------------------------|--------------------|----------|
| ⊗ Existing Ficus benjamina (垂葉榕) | 4m | 2.75 | 8 |
| ⊗ Existing Michelia x alba (白蘭) | 4m | 2.75 | 2 |
| | | Total | 10 |

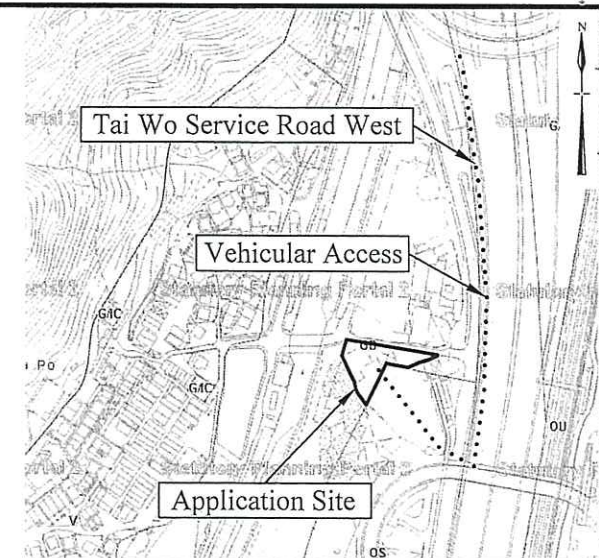
| | | |
|----------|---|---------------------------------------|
| 1 : 500 | Approved Tree Preservation and Landscape Proposal under Previous Application No. A/NE-KLH/584 Lots 617 S.B RP, 618 S.B ss. 1, 622 S.B RP (part) in D. D. 9, Nam Wa Po, Kau Lung Hang, Tai Po | Goldrich Planners & Surveyors Ltd. |
| May 2023 | | Plan 4 (P9039) |



Note

- * FSI proposed was accepted by FSD on 1.3.2022.
Implementation works were accepted by FSD on 1.2.2023 (Appendix 2)
- * F.S. 251 Certificates are still valid (Appendix 4)
- * No change in layout & development parameters

| No. | Use | Covered Area | Floor Area | Height | Storey |
|-------|----------------------------------|---------------------|---------------------|--------|--------|
| 1 | Open Shed (G/F) and office (1/F) | 60.1m ² | 120.2m ² | 5m | 2 |
| 2 | Warehouse | 224.0m ² | 224.0m ² | 5.5m | 1 |
| 3 | Open platform | 12.9m ² | 12.9m ² | 5.5m | 1 |
| 4 | Open shed (3 sides open) | 171.2m ² | 171.2m ² | 5.5m | 1 |
| Total | | 468.2m ² | 528.3m ² | | |



FS NOTES

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266: Part 1 and BS EN 1838.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Fire alarm system shall be provided throughout the entire building in accordance with BS + 5839-1:2002A 2:2008 and FSD Circular Letter. 1/2009 One actuation point should include facilities for fire pump start and audio/ visual warning device initiation.
- (iv) A modified hose reel system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- (v) Portable hand-operated approved application shall be provided as required by occupancy.

Legend:

| | | |
|--|--|----|
| | Hose Reel Pump | x2 |
| | 2m ³ FS Water Tank | x1 |
| | Hose Reel | x3 |
| | Fire Alarm Hosereel Pump Control Panel | x1 |
| | 5.0kg CO ₂ Gas type Fire Extinguisher | x6 |
| | Exit sign | x2 |
| | Emergency Light | x4 |
| | Sand Bucket | x2 |
| | Fire Alarm Bell | x3 |
| | Manual Fire Alarm Call Point | x3 |

1 : 500 (A3)

May 2023

**Approved Fire Service Installation Proposal
under Previous Application No. 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, Kan Lung Hang, Tai Po

**Goldrich Planners
& Surveyors Ltd.**

**Plan 5
(P 9039)**

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.:

Our Ref.: P9039/TL23267

17 June 2023

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

S.16 Application for


**Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
in "Green Belt" Zone, Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part) in D. D. 9,
Nam Wa Po, Tai Po, New Territories**

We act on behalf of Tung Tak Investment (HK) Limited (同德投資(香港)有限公司) in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Checklist of Documents for the documents submitted to support the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

2023年 6月 2 6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。

26 JUN 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.

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site (the Site) is on Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part) in D. D. 9, Nam Wa Po, Tai Po, New Territories.
2. The site area is about 1,226 m². No Government Land is involved.
3. The applicant is the sole "current land owner" of the Site.
4. The Site falls within an area zoned "Green Belt" ("GB") on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
5. The applied use is 'Temporary Warehouse with Ancillary Office' for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board, notwithstanding that the use or development is not provided for in terms of the OZP.
6. A total of 5 temporary structures are provided on site for warehouse, container storage, open platform, open shed and ancillary office uses. The gross floor area is about 557.1 m².
7. Operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays (no operations on Sundays and public holidays).
8. The Site is the subject of 12 previous approved applications. The planning context of the adjacent areas has not been significantly altered.

行政摘要

1. 申請地點位於新界大埔南華莆丈量約份第9約地段第617號B分段餘段、第618號B分段第1小分段及第622號B分段餘段（部分）。
2. 申請面積為大約1,226平方米，申請範圍不包括任何政府土地。
3. 申請人是申請地點唯一的「現行土地擁有人」。
4. 申請地點在《九龍坑分區計劃大綱核准圖編號S/NE-KLH/11》上劃為「綠化地帶」。
5. 申請用途為「臨時貨倉連附屬辦公室（為期三年）」，根據有關分區計劃大綱圖的《注釋》，在「綠化地帶」的任何土地或建築物進行為期不超過三年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
6. 申請人提供五個臨時構築物作貨倉、儲物貨櫃、開放式平台、開放式棚架及附屬辦公室用途，總樓面面積為大約557.1平方米。
7. 營業時間為星期一至六上午八時至晚上六時（星期日及公眾假期休息）。
8. 申請地點曾獲十二次規劃許可，毗連地區的規劃狀況並沒有重大改變。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/629

Our Ref.: P9039/TL23341

27 July 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
in "Green Belt" Zone, Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part)
in D. D. 9, Nam Wa Po, Tai Po, New Territories
(Application No. A/NE-KLH/629)**

We would like to submit further information to respond to the comment from the Transport Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

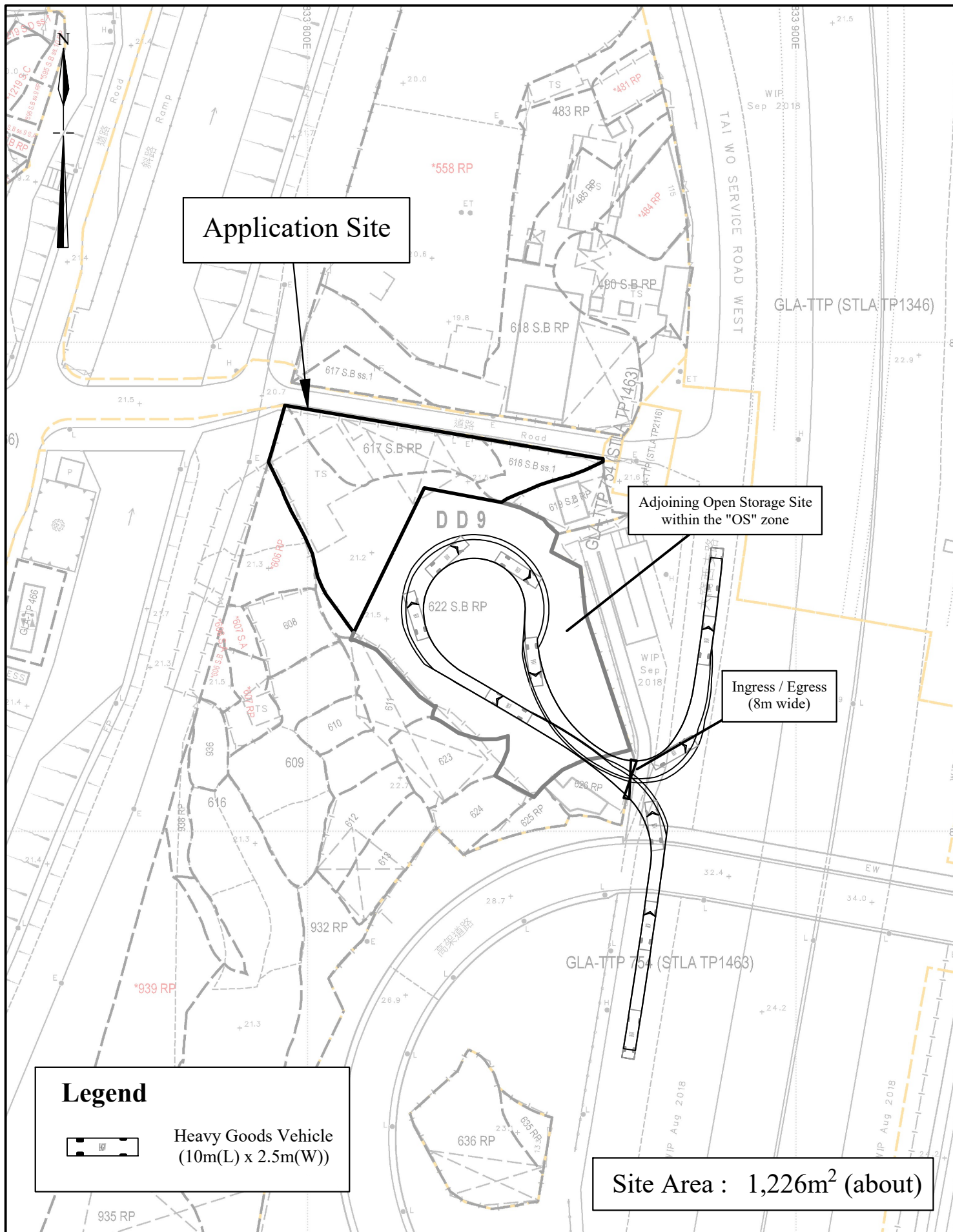


Francis Lau
Encl.

Further Information for Planning Application No. A/NE-KLH/629**Comments from the Transport Department dated 27.7.2023**

Contact person: Mr. Hiu Fung PANG (Tel: 2399 2731)

| I. | Comments | Responses |
|-----------|---|---|
| 1. | Referring to Justifications in Appendix 1 Para. 17, it was mentioned that " <i>Loading and unloading activities will only be carried out in the adjoining open storage site owned by the applicant within the "OS" zone to the south of the application site</i> ", the applicant shall indicate the location of " <i>the adjoining open storage site</i> " and its vehicular access. | Enclosed herewith a plan (Plan 6) showing the location of the adjoining open storage site falling within the "Open Storage" zone, with indication of the vehicular access leading to the application site. The Swept Path Analysis depicted on the same plan has also demonstrated the smooth manoeuvring of heavy goods vehicles to/from Tai Wo Service Road West and within the adjoining open storage site. |



1 : 1000

July 2023

Plan showing Adjoining Open Storage Site
and the Vehicular Access

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

Goldrich Planners &
Surveyors Ltd.

Plan 6
(P9039)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/629

Our Ref.: P9039/TL23361

8 August 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (2)

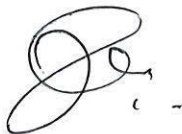
**Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
in “Green Belt” Zone, Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part)
in D. D. 9, Nam Wa Po, Tai Po, New Territories
(Application No. A/NE-KLH/629)**

We write to submit further information to respond to comments from the Water Supplies Department and Lands Department conveyed by the Planning Department (Contact person: Ms. Jenny CHAN, Tel.: 2158 6235) via e-mail dated 3.8.2023 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Further Information (2) for Planning Application No. A/NE-KLH/629**Comments from the Lands Department dated 3.8.2023**

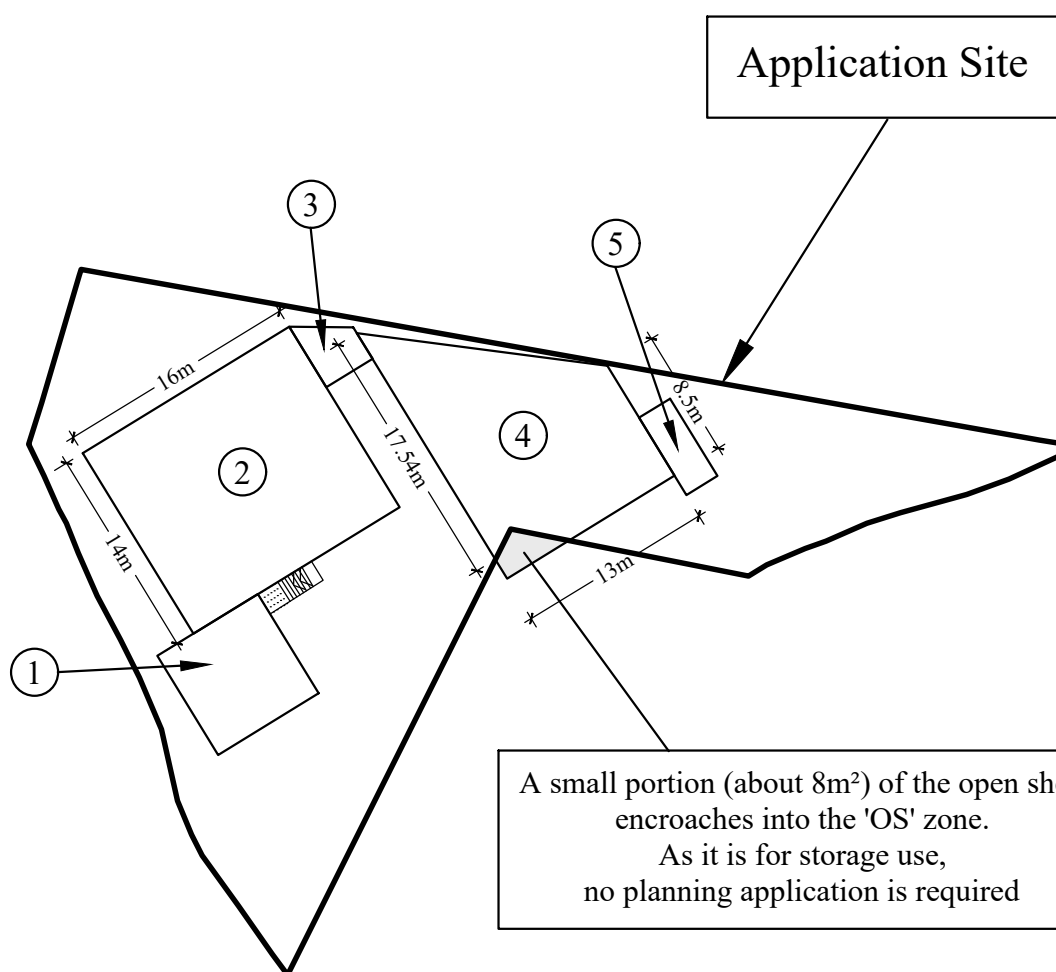
Contact person: Ms. Y. L. LAM (Tel.: 2654 1215)

| I. | Comments | Responses |
|-----------|---|--|
| 1. | A recent site inspection revealed that unauthorised structures were erected on the Site without prior approval of LandsD. The applicant is required to clear the as-built structures. Otherwise, enforcement action would be taken against the unauthorised structures according to case priority. | Noted. |
| 2. | It appears that dimensions of existing structures on Layout Plan in the application do not tally with existing structures erected on Site. Besides, it is noted that (i) dimension of Structure No. 4 on Layout Plan in the application do not tally with the covered area indicated thereon and (ii) its southern part extends beyond the Site boundary. The applicant should clarify this issue with TPB. | The southern portion (about 8 m ²) of Structure No. 4 extending beyond the Site (this portion) falls within an area zoned “Open Storage” (“OS”) on the concerned Outline Zoning Plan (OZP). According to the Notes of the OZP, ‘Warehouse’ is a Column 1 use within the “OS” zone which is always permitted. As such, any warehouse operation taking place within this portion requires no planning permission and thus shall not form part of the Site for planning application purpose. The applicant will apply for a Short Term Waiver for this portion of the structure. Enclosed a revised Layout Plan (Appendix I) with indication of this portion extending beyond the Site for your reference. |
| 3. | The loading and unloading activities on the adjoining open storage site as mentioned in paragraph 17 in Appendix 1 should be included in the Application Site if they are supporting the proposed warehouse/office. | The adjoining open storage site falls within the “OS” zone on the concerned OZP. According to the Notes of the OZP, either ‘Open Storage (not elsewhere specified)’ or ‘Warehouse’ is a Column 1 use within the “OS” zone which is always permitted. Such activities within the “OS” zone in support of ‘Open Storage (not elsewhere specified)’ or ‘Warehouse’ uses shall not require planning permission. |

Comments from the Water Supplies Department dated 3.8.2023

Contact person: Ms. Victoria SUEN (Tel.: 2152 5752)

| II. | Comments | Responses |
|------------|--|--|
| 1. | The Site is located within upper indirect water gathering ground (WGG). There are risks of contamination to the WGG due to material leaching, soil erosion and oil leakage arisen from the proposed uses. In order to safeguard the raw water quality in the WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of WSD that there is no material increase in pollution effect resulting from the proposed development. | The Risk Assessment Report concerning the WGG is enclosed in Appendix II . The Report shows that the Site is less likely to contaminate water courses in the WGG, and all potential hazards are anticipated to remain at low risk or to be reduced after the proper implementation of relevant mitigation measures. |



Site Area: 1,226m² (about)

| No. | Use | Covered Area | Floor Area | Height | Storey |
|-------|--|---------------------|---------------------|--------|--------|
| 1 | Open Shed (G/F) and office (1/F) | 60.1m ² | 120.2m ² | 5m | 2 |
| 2 | Warehouse | 224m ² | 224m ² | 5.5m | 1 |
| 3 | Open platform | 12.9m ² | 12.9m ² | 5.5m | 1 |
| 4 | Open Shed (Excluding the portion outside the site) | 171.2m ² | 171.2m ² | 5.5m | 1 |
| 5 | Container storage (2 Storeys) | 14.4m ² | 28.8m ² | 5.2m | 2 |
| Total | | 482.6m ² | 557.1m ² | | |

1 : 500

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

August 2023

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

**Plan 3
(P9039)**

**Risk Assessment Report for
Planning Application No. A/NE-KLH/629**

1. This report aims to address the comments from Chief Engineer/Construction of the Water Supplies Department (CE/E, WSD) in respect of the captioned planning application.
2. The applied use is ‘Temporary Warehouse with Ancillary Office’ for a period of 3 years. The Site is on Lots 617 s.B R. P., 618 s.B s.s.1 and 622 s.B R. P. (Part) in D. D. 9, Nam Wa Po, Tai Po, New Territories, which falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
3. The site area is about 1,226 m². It falls within the upper indirect Water Gathering Ground (WGG). This report aims to evaluate and eliminate potential risks to the environmental quality of the WGG. Mitigation measures would be implemented to reduce potential impacts to the WGG.
4. Factors that may affect the WGG (**Annex 1**):
 - a. discharge of foul water, sewage or effluent;
 - b. improper disposal of solid waste & sludge;
 - c. use and storage of pesticides, toxicants, flammable solvents, lavicidal oil, rodenticide, tar & petroleum oil;
 - d. use of chemicals & fertilisers;
 - e. existence of oil leakage & spillage;
 - f. close distance between structures & uses of the development and water courses,
 - g. existence of fencing to trap wind-blown litters;
 - h. kerbs & drains surrounding vehicle park / drainage traps at each drainage outlet;
 - i. existence of oil & grease decontamination kit;
 - j. on-site vehicle inspection, maintenance, repairing & washing activities / machinery repairing;
 - k. oil tanker parking inside vehicle park;
 - l. materials stored in the warehouse;
 - m. materials stored in the open area outside the warehouse; and
 - n. use of detergents & fertilisers
5. To protect the integrity of the Plover Cove Tau Pass Culvert as concerned by CE/E, WSD, there will be no blasting, drilling or piling permitted; no well will be sunk; and no excavation exceeding 2 m within the Site.
6. Findings and mitigation measures

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. This report shows that the Site is less likely to cause contamination to the water courses in the WGG.

Annex 1

Your Ref.: A/NE-KLH/629

Our Ref.: P9039

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|--|------------|-------------|---------------------|
| a | Discharge of foul water, sewage or effluent | M | M | M | <p>No activity will produce foul water, sewage or effluent on the Site.</p> <p>Fencing has been erected on the sides facing the nearest stream course to trap all wind-blown litters such as paper, plastic bags, bottles and boxes from the Site.</p> <p>Bar screen has been installed to catch the wind-blown litters. Grease trap will be applied to separate any grease that may be found.</p> <p>Notice will be posted at the Site to forbid any usage and storage of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar, petroleum oil and fertilisers.</p> <p>Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found on site.</p> <p>These measures would help prevent foul water or effluent discharging to the WGG.</p> | L | L | L |
| b | Improper disposal of solid waste & sludge | L | L | L | <p>As the Site is solely for storage use, there is no on-site operation/workshop activity at the Site. No solid waste will be produced at the Site.</p> <p>Any waste (expected to be small in amount) will be put into rubbish bins which will be placed in covered area (inside the office and open shed). It will be regularly collected and transferred to the nearest refuse collection point. The collection point is near Nam Wa Po Public Toilet.</p> <p>No rubbish will be discharged into the U-channel.</p> | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|--|------------|-------------|---------------------|
| c | Use and storage of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar & petroleum oil | L | M | L | No usage or storage of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar, petroleum oil and fertilisers will be allowed at the Site. Notice will be posted at the Site to forbid the use and storage of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar, petroleum oil and fertilisers. | L | L | L |
| d | Use of chemicals & fertilisers | L | M | L | Neither chemicals nor fertilisers is allowed to be used at the Site. Notice will be posted at the Site to prohibit the use of chemicals and fertilisers. | L | L | L |
| e | Oil leakage & spillage | L | M | L | Grease trap will be installed. Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found. | L | L | L |
| f | Close distance between structures & uses of the development and water courses | M | L | L | The structure nearest to the water course will be used as an office. The warehouse structure is further away from the water course. | L | L | L |
| g | Lack of fencing to trap wind-blown litters | L | L | L | There is fencing around the Site to trap all wind-blown litters that may fall into the stream courses. | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|---|------------|-------------|---------------------|
| h | Kerbs & drains/ Drainage traps | M | M | M | <p>Kerbs and drains are provided, although parking of vehicles is not expected within the Site. Drainage traps such as grease traps and petrol interceptors are installed at each of the drainage outlets and are under proper maintenance. All such drainage traps have sufficient capacity to ensure the proper collection and disposal of potential fuel and lubricants.</p> <p>Bar trap and grease trap will be applied to trap the wind-blown and potential oil before the last drainage outlet.</p> | L | L | L |
| i | Lack of oil & grease decontamination kit | M | M | M | Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found. | L | M | L |
| j | On-site vehicle inspection, maintenance, repairing & washing activities/ Machinery repairing | M | M | M | <p>Notice will be posted at the Site to prohibit vehicle inspection, maintenance, repairing and washing activities.</p> <p>Notice will be posted at the Site to prohibit machinery repairing.</p> | L | M | L |
| k | Oil tanker inside the site | L | M | L | <p>Control measures such as prohibiting oil tanker to park inside the Site shall be implemented to avoid potential oil leakage or spillage.</p> <p>A notice will be posted at the entrance of the Site to prohibit oil tanker to enter the Site.</p> | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|--|------------|-------------|---------------------|
| l | Materials stored in the warehouse | M | L | L | Materials stored in the warehouse are for construction use only, which are non-dangerous and inflammable, and will not cause any leakage and contamination. The stored materials are well-shielded by the warehouse. No pollution or contamination of water is expected. | M | L | L |
| m | Materials stored in the open area outside the warehouse | L | L | L | No materials will be stored in the open area outside the warehouse are materials. No pollution or contamination is expected. | L | L | L |
| n | Use of detergents & fertilisers | L | L | L | No detergents nor fertilisers will be used at the Site. Notices will be posted at the Site to prohibit the use of detergents and fertilisers. | L | L | L |

Remarks: L = Low ; M = Medium ; H = High

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

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Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/629

Our Ref.: P9039/TL23401

5 September 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (3)

**Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
in "Green Belt" Zone, Lots 617 s.B R. P., 618 s.B ss.1 and 622 s.B R. P. (Part)
in D. D. 9, Nam Wa Po, Tai Po, New Territories
(Application No. A/NE-KLH/629)**

We write to submit further information to respond to comments from the Water Supplies Department conveyed by the Planning Department (Contact person: Ms. Jenny CHAN, Tel.: 2158 6235) via e-mail dated 28.8.2023 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Further Information (3) for Planning Application No. A/NE-KLH/629
Response-to-comment

Comments from the Water Supplies Department dated 28.8.2023

Contact person: Ms. Victoria SUEN (Tel.: 2152 5752)

| I. | Comments | Responses |
|----|--|---|
| 1. | <p>It is noted in the submission that erection of 5 structures including open sheds, office, warehouse, open platform and container-converted storage is proposed. In this regard, in order to complete the water pollution risks and impacts assessment, the applicant should provide the details about the design, formation, operation and maintenance of the individual structures under the proposal.</p> | <p>The structures are existing temporary structures at the Site, which have been erected under the approval of previous planning application nos. A/NE-KLH/480, 532 & 584 since 2014. No complaint of any pollution from these structures has been observed for the past years. Their dimensions were detailed on Plan 3 in our previous FI submission dated 8.8.2023.</p> <p>Structure 1 is a 2-storey structure comprising a site office on 1/F and an open shed on G/F, where some fire service installations such as the fire service water tank and fire alarm hose reel pump are installed. Structure 2 is a completely enclosed warehouse built on a concrete platform. Structure 3 is an open concrete platform where goods were loaded/unloaded by electrical lifting machines. Structure 4 is an open shed where electrical lifting machines and some general goods are stored. Structure 5 is a 2-storey container-converted storeroom for the storage of tools.</p> <p>Regular check-up and maintenance for the structures have been conducted to ensure the structures are in good condition.</p> |
| 2. | <p>Further to the above, the applicant should also clarify the number of staff stationed within the subject site. In connection with the requirement as set out in Condition (a) in our previous comment, the applicant should confirm whether there will be sewage generation arising from the on-site staff if any, and if affirmative should elaborate how sewage will be contained, handled and disposed of to outside of WGG.</p> | <p>There will be about 4 nos. of staff working at the Site. A toilet with proposed sewerage connection to government sewage manhole is provided at the neighbouring proposed convenient store under application No. A/NE-KLH/630, which will be open to staff who works at the Site. As such, no sewage is expected to be generated from the development.</p> |

| | | |
|----|--|--|
| 3. | It is noted that drainage facilities including kerbs, drains, grease traps and petrol interceptors will be provisioned on site for collection of fuel and lubricants in surface runoff. In this regard, the applicant should clarify whether the proposed drainage facilities can intercept all surface run-off across the site, and confirm whether proper maintenance and disposal records will be maintained. | It is confirmed that the drainage facilities can intercept all surface run-off across the Site. Proper maintenance and disposal records have been maintained on a regular basis. Meanwhile, no parking of vehicles, the use and storage of substances including pesticides, toxicants, flammable solvents, larvicidal oil, rodenticides, tar, petroleum oil, detergents, fertilisers are allowed in the warehouse. As such, potential leakage arising from pollution-causing substances to the WGG is not anticipated. |
| 4. | Suggested textual amendments. | See revised report in Appendix I . |
| 5. | Our previous comments (l) – (o) should remain valid. | Noted. |

**Risk Assessment Report for
Planning Application No. A/NE-KLH/629**

(with textual amendments made on 5.9.2023)

1. This report aims to address the comments from Chief Engineer/Construction of the Water Supplies Department (CE/E, WSD) in respect of the captioned planning application.
2. The applied use is ‘Temporary Warehouse with Ancillary Office’ for a period of 3 years. The Site is on Lots 617 s.B R. P., 618 s.B s.s.1 and 622 s.B R. P. (Part) in D. D. 9, Nam Wa Po, Tai Po, New Territories, which falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
3. The site area is about 1,226 m². It falls within the upper indirect Water Gathering Ground (WGG). This report aims to evaluate and eliminate potential risks to the environmental quality of the WGG. Mitigation measures would be implemented to reduce potential impacts to the WGG.
4. Factors that may affect the WGG (**Annex 1**):
 - a. discharge of foul water, sewage or effluent;
 - b. improper disposal of solid waste & sludge;
 - c. use and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar & petroleum oil;
 - d. use of chemicals & fertilisers;
 - e. existence of oil leakage & spillage;
 - f. close distance between structures & uses of the development and water courses,
 - g. existence of fencing to trap wind-blown litters;
 - h. kerbs & drains surrounding vehicle park / drainage traps at each drainage outlet;
 - i. existence of oil & grease decontamination kit;
 - j. on-site vehicle inspection, maintenance, repairing & washing activities / machinery repairing;
 - k. oil tanker parking inside vehicle park;
 - l. materials stored in the warehouse;
 - m. materials stored in the open area outside the warehouse; and
 - n. use of detergents & fertilisers
5. To protect the integrity of the Plover Cove Tau Pass Culvert as concerned by CE/E, WSD, there will be no blasting, drilling or piling permitted; no well will be sunk; and no excavation exceeding 2 m within the Site.
6. Findings and mitigation measures

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. This report shows that the Site is less likely to cause contamination to the water courses in the WGG.

Annex 1

Your Ref.: A/NE-KLH/629

Our Ref.: P9039

| Fac-tors | Hazard | Likeli-hood | Conse-quence | Risk Level | Mitigation Measure | Likeli-hood | Conse-quence | Residual Risk Level |
|----------|---|-------------|--------------|------------|---|-------------|--------------|---------------------|
| a | Discharge of foul water, sewage or effluent | M | M | M | <p>No activity will produce foul water, sewage or effluent on the Site.</p> <p>Fencing has been erected on the sides facing the nearest stream course to trap all wind-blown litters such as paper, plastic bags, bottles and boxes from the Site.</p> <p>Bar screen has been installed to catch the wind-blown litters. Grease trap will be applied to separate any grease that may be found.</p> <p>Notice will be posted at the Site to forbid any usage and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar, petroleum oil and fertilisers.</p> <p>Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found on site.</p> <p>These measures would help prevent foul water or effluent discharging to the WGG.</p> | L | L | L |
| b | Improper disposal of solid waste & sludge | L | L | L | <p>As the Site is solely for storage use, there is no on-site operation/workshop activity at the Site. No solid waste will be produced at the Site.</p> <p>Any waste (expected to be small in amount) will be put into rubbish bins which will be placed in covered area (inside the office and open shed). It will be regularly collected and transferred to the nearest refuse collection point. The collection point is near Nam Wa Po Public Toilet.</p> <p>No rubbish will be discharged into the U-channel.</p> | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|--|------------|-------------|------------|--|------------|-------------|---------------------|
| c | Use and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar & petroleum oil | L | M | L | No usage or storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar, petroleum oil and fertilisers will be allowed at the Site. Notice will be posted at the Site to forbid the use and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar, petroleum oil and fertilisers. | L | L | L |
| d | Use of chemicals & fertilisers | L | M | L | Neither chemicals nor fertilisers is allowed to be used at the Site. Notice will be posted at the Site to prohibit the use of chemicals and fertilisers. | L | L | L |
| e | Oil leakage & spillage | L | M | L | Grease trap will be installed. Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found. | L | L | L |
| f | Close distance between structures & uses of the development and water courses | M | L | L | The structure nearest to the water course will be used as an office. The warehouse structure is further away from the water course. | L | L | L |
| g | Lack of fencing to trap wind-blown litters | L | L | L | There is fencing around the Site to trap all wind-blown litters that may fall into the stream courses. | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|---|------------|-------------|---------------------|
| h | Kerbs & drains/ Drainage traps | M | M | M | <p>Kerbs and drains are provided, although parking of vehicles is not expected within the Site. Drainage traps such as grease traps and petrol interceptors are installed at each of the drainage outlets and are under proper maintenance. All such drainage traps have sufficient capacity to ensure the proper collection and disposal of potential fuel and lubricants.</p> <p>Bar trap and grease trap will be applied to trap the wind-blown and potential oil before the last drainage outlet.</p> | L | L | L |
| i | Lack of oil & grease decontamination kit | M | M | M | Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found. | L | M | L |
| j | On-site vehicle inspection, maintenance, repairing & washing activities/ Machinery repairing | M | M | M | <p>Notice will be posted at the Site to prohibit vehicle inspection, maintenance, repairing and washing activities.</p> <p>Notice will be posted at the Site to prohibit machinery repairing.</p> | L | M | L |
| k | Oil tanker inside the site | L | M | L | <p>Control measures such as prohibiting oil tanker to park inside the Site shall be implemented to avoid potential oil leakage or spillage.</p> <p>A notice will be posted at the entrance of the Site to prohibit oil tanker to enter the Site.</p> | L | L | L |

| Factors | Hazard | Likelihood | Consequence | Risk Level | Mitigation Measure | Likelihood | Consequence | Residual Risk Level |
|---------|---|------------|-------------|------------|---|------------|-------------|---------------------|
| l | Materials stored in the warehouse | M | L | L | Materials stored in the warehouse are for construction use only, which are non-dangerous, non-inflammable and non-flammable, and will not cause any leakage and contamination. The stored materials are well-shielded by the warehouse. No pollution or contamination of water is expected. | M | L | L |
| m | Materials stored in the open area outside the warehouse | L | L | L | No materials will be stored in the open area. Only concrete blocks will be stored inside the open shed (Structure 4). No pollution or contamination is expected, given that there is no generation of sewage or leakage of pollutants from concrete blocks. | L | L | L |
| n | Use of detergents & fertilisers | L | L | L | No detergents nor fertilisers will be used at the Site. Notices will be posted at the Site to prohibit the use of detergents and fertilisers. | L | L | L |

Remarks: L = Low ; M = Medium ; H = High

Extracts 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.

Previous Applications

Approved Applications

| <u>Application No.</u> | <u>Use/ Development</u> | <u>Date of Consideration</u> |
|-------------------------------|--|--|
| A/NE-KLH/233 | Open Vehicle Park with Ancillary Checking of Vehicle for a Period of 3 Years | 21.12.2001 (Revoked on 21.9.2002) |
| A/NE-KLH/305 | Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 7.3.2003 (Revoked on 7.9.2003) |
| A/NE-KLH/318 | Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 15.8.2003 (Revoked on 15.2.2004) |
| A/NE-KLH/325 | Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 25.6.2004 |
| A/NE-KLH/364 | Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 29.2.2008 on review (on a temporary basis until 31.12.2008) |
| A/NE-KLH/377 | Renewal of Planning Approval for Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 19.12.2008 (on a temporary basis for a period until 31.12.2009) |
| A/NE-KLH/393 | Renewal of Planning Approval for Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 18.12.2009 (on a temporary basis for a period until 31.12.2010) |

| | | |
|--------------|--|-------------------------------------|
| A/NE-KLH/423 | Renewal of Planning Approval for Temporary Open Vehicle Park with Ancillary On-site Vehicle Checking for a Period of 3 Years | 10.12.2010 |
| A/NE-KLH/480 | Temporary Open Vehicle Park (with Ancillary On –site Vehicle Checking) for a Period of 3 Years | 22.8.2014 |
| A/NE-KLH/532 | Renewal of Planning Approval for Temporary Open Vehicle Park with Ancillary On-Site Vehicle Checking for a Period of 3 Years | 11.8.2017 (Revoked on 23.1.2020) |
| A/NE-KLH/584 | Temporary Warehouse with Ancillary Office for a Period of 3 Years | 1.9.2020 (Revoked on 1.2.2023) |

**Similar Applications
in the Vicinity of the Site within the same “Green Belt” Zone**

Approved Application

| Application No. | Use/ Development | Date of Consideration |
|------------------------|---|------------------------------|
| A/NE-KLH/605 | Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years | 6.5.2022 |

Rejected Application

| Application No. | Proposed Development | Date of Consideration | Rejection Reasons |
|------------------------|---|------------------------------|--------------------------|
| A/NE-KLH/615 | Temporary Warehouse for a Period of 3 Years | 15.9.2023 on review | R1-R2 |

Rejection Reasons

- R1. The applied use was not in line with the planning intention of “Green Belt” (“GB”) zone, which was 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. There was a general presumption against development within this zone. There was no strong planning justification provided in the submission to justify a departure from the planning intention.
- R2. The development did not comply with the Town Planning Board (TPB) Guidelines No. 10 (TPB-PG No. 10) for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ in that there was insufficient information in the submission to demonstrate that the development had complied with the development controls and restrictions of areas designated as Water Gathering Ground.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) consists of three private lots held under the Block Government Lease demised for agricultural purpose which contains the restrictions that no structures are allowed to be erected thereon without the prior approval of the government.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') is applicable to the application. In view of the presence of residential buildings within 100m of the application site boundary, and the application will generate traffic of heavy vehicles, he does not support the application in accordance with the 'COP'; and
- there is no environmental complaint related to the Site in the past three years.

3. Drainage

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

- if the application is approved, approval conditions on submission and implementation of drainage proposal for the Site is required to ensure that it will not cause adverse drainage impact on the adjacent area;

4. Water Supplies

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

- the Site is located within upper indirect water gathering ground (WGG);
- having reviewed the Further Information submitted by the applicant, he has no further comment on the risk assessment report;
- if the application is approved, the applicant shall be required to follow and implement the preventive, control and mitigation measures proposed in the risk assessment report under approval condition; and
- majority of the Site encroaches upon the tunnel reserve of Plover Cove Tau Pass Culvert. As no permanent structure is involved, it is foreseen that no extensive

excavation would be involved in the application. As such, to ensure the integrity of the tunnel, the following conditions should be complied with:

- (a) no blasting, drilling or piling shall be permitted on the Site;
- (b) no well shall be sunk on the Site; and
- (c) the depth of any excavation shall not exceed 2m unless otherwise approved by WSD.

5. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of settled valleys landscape character comprising small houses, temporary structures, clusters of tree groups, expressway at the east and woodland at the further west; and
- the Site is hard paved and occupied by some temporary structures. Some trees of common species are observed along the northern and western site boundaries which are not in conflict with the proposed layout. Further significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated.

6. Nature Conservation

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

- no strong view on the application as the Site is mostly hard paved and occupied by existing structures.

7. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of D of FS.

8. Other Departments

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

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East of Highways Department (CHE/NTE, HyD);

- Chief Buildings Surveyor/New Territories West, Buildings Department (CBC/NTW,BD);
- Project Manager (North) of Civil Engineering and Development Department (PM(N), CEDD);
- Head (Geotechnical Engineering Office) of Civil Engineering and Development Department (H(GEO), CEDD; and
- District Officer (Tai Po) of Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with the approval conditions again 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:
 - (i) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereon;
 - (ii) a recent site inspection revealed that unauthorized structures were erected on the Site without the prior approval of LandsD. The applicant is required to clear the as-built structures. Otherwise, enforcement action would be taken against the unauthorized structures according to case priority;
 - (iii) the lot owners are required to submit to LandsD applications for Short Term Waiver (STW) to regularize the unauthorized structures or for erection of proposed structures. LandsD will consider the STW applications in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate; and
 - (iv) upon receipt of a valid Short Term Waiver (STW), DLO/TP shall proceed with the STW application in line with the revised layout plan which is considered acceptable by the Town Planning Board;
- (d) to note the comment of the Commissioner for Transport (C for T) that the village road directly connecting the application site and Tai Wo Service Road West is not managed by Transport Department, and relevant management and maintenance party of the village road shall be consulted;
- (e) note the comment of the Director of Environmental Protection (DEP) that the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from 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 systems 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 systems caused by their works. The runoff within the Site including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- (ii) public sewers maintained by DSD exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewage connection. 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 Environmental Protection Department should be sought;
 - (iii) provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on Government land may be required; and
 - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) additional mitigation measures may be required when the actual situation renders the applicant's initial submissions and risk assessment report inviable;
 - (ii) should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant;
 - (iii) the "Conditions of Working within Water Gathering Grounds" shall be complied at all times; and
 - (iv) the applicant should safeguard the integrity of the tunnel for Plover Cove Tau Pass Culvert. In the event that as a result or arising out of any work on 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;
- (h) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) fire detection and alarm system shall be provided in accordance with BS 5839 Part 1:2017 and the FSD Circular Letter 6/2021;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Buildings Surveyor/New Territories West, Buildings Department (CBC/NTW,BD) that:
 - (i) if the existing structures are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under BO, and should not be designated for any applied use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by 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 constructed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iii) 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 BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iv) in connection with (iii) above, the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
 - (v) 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 the building plan submission stage.

南華莆村務委員會

NAM WA PO VILLAGE COMMITTEE

郵寄及傳真(2691 2806)

本會檔號：NWP/2023-2027/09

貴署檔號：TPB/A/NE-KLH/629



敬啟者：

關乎新界大埔南華莆丈量約份第9約第617號B分段餘段、第618號B分段第1小分段及第622號B分段餘段(部份)
臨時貨倉及附屬辦公室(為期3年)
(申請編號：A/NE-KLH/629)

就標題所列地段的規劃許可申請，南華莆村務委員會反對批准在綠化地帶土地用作臨時貨倉及附屬辦公室用途：

1. 根據九龍坑分區計劃大綱圖編號 S/NE-KLH/11，上列申請地段座落於綠化地帶，此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地，根據一般推定，此地帶不宜批出任何發展，否則有違規劃原意；
2. 有關申請，包括綠化地帶土地用作臨時貨倉，實為工業運作形式的一種，由於在搬運過程中，需要大型機械操作，全部都產生巨大噪音，加上大型機械未必能夠在室內安放，有關運作定必在相連露天地方進行，噪音影響問題更為嚴重，破壞鄉村一帶寧靜的環境，嚴重影響村民生活環境；
3. 有關貨倉物流經營如果獲得批准，將帶來大量交通流量(貨櫃車輛)進出相關地段，加上員工私家車輛停泊在附近現存非標準通道，人車爭路的情況將更為日益嚴重，令原本已不敷應用的現有通道百上加斤，嚴重影響本村村民的生活環境，也容易造成經營者與村民間的衝突；

如果 貴委員會認為有必要在綠化地帶土地批准是項申請，為減少對該等工業經營對本村村民的影響，也請 貴委員會慎重考慮以下各點：

- i) 將擬建倉庫用途列明祇限申請批准的用途，嚴禁用作貯存危險物品及厭惡性物品；
- ii) 將運輸作業時間限制於上午 9：30 至下午 5：30，以減少現有道路交通流量的負荷和減輕噪音影響附近居民的夜間生活環境質素；
- iii) 將申請地段內北面毗鄰現有道路 3 米土地用緩衝區，禁止擺放任何物品及興建任何構築物，以減輕對現有道路使用者的影響，同時也可以為政府預留土地，並在日後有需要擴闊現有道路及加建正式行人路時，減少收地時所遇到的阻力。

此致
規劃署
沙田、大埔及北區規劃專員



南華莆村務委員會

日期：2023 年 07 月 10 日

副本送呈：城市規劃委員會-秘書處(郵寄及傳真 2522 8426)

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



Re: A/NE-KLH/629 DD 9 Nam Wa Po GB
25/07/2023 02:53

From:

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

File Ref:

From:

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

Date: Tuesday, 25 July 2023 2:52 AM CST

Subject: A/NE-KLH/629 DD 9 Nam Wa Po GB

Dear TPB Members,

584 was revoked on 1 Feb 2023 because of failure to fulfill conditions (h) in relation to (g) above, the implementation of sewerage connection proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.6.2021
(k) the implementation of **protective measures against pollution or contamination to the water gathering grounds**, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 1.3.2021;

When is our CE going to regard the good health of citizens as a security issue?

Repeated failure to fulfill fire conditions should not be rewarded with a turn a blind eye approach from PlanD and a rubber stamp from board members.

Like the falling concrete issue, the time has come for ZERO TOLERANCE of failure to fulfill conditions that impact public security.

The application should be rejected.

Mary Mulvihill

From:

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

Date: Sunday, 5 April 2020 3:12 AM CST

Subject: A/NE-KLH/584 DD 9 Nam Wa Po GB

A/NE-KLH/584

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

Site area : About 1,226sq.m

Zoning : "Green Belt"

Applied use : Warehouse / 2 Vehicle Parking

Dear TPB Members,

'Temporary' warehouse, in operation for at least three decades. The rolling over of these applications certainly contributes to the state of inertia that has resulted in so many districts looking like third world slums.

Surely it is about time that this degraded area be either converted into a modern industrial estate or otherwise the various operations forced to relocate and the land reinstated as genuine GB.

Members must request PlanD to show an aerial image of the district and question as to what is THE PLAN and when will it be realized.

Mary Mulvihill

ReplyReply to AllForward
More