

2025年 1月 8 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。

Appendix I of RNTPC
Paper No. A/NE-KLH/650

This document is received on **- 8 JAN 2025**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/UE-KLH/650
	Date Received 收到日期	- 8 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱

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

Win Deal Corporation Limited (宏易有限公司)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 ss.1 and 618 S.B RP (Part) in D.D.9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(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 530 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 514 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) 17 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt ("GB")
(f) Current use(s) 現時用途	Warehouse for Storage of Exhibition Equipment (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] & (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 at27/12/2024..... (DD/MM/YYYY), this application involves a total of3..... "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) of3..... "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)
3	Lots 617 S.B ss.1 and 618 S.B RP in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.	2/1/2025

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Temporary Warehouse for Storage of Exhibition Equipment
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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 16sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 514sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 514sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 514sq.m ☒ 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)

One 1-storey warehouse for storage of exhibition equipment (Height: not exceeding 6m)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 NA

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

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

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 0900am - 1800pm from Mondays to Saturdays..... No operation 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)) The Application Site is connected via a local track to Tai Wo Service Road West. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<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 checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr><td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

8. Declaration 聲明


I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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


Cannis Lee

Associate Director (Planning)

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他MPIA.....

on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

- 3 JAN 2025

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
Site area 地盤面積	530 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17 sq. m 平方米 <input checked="" 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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	514 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.97 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	97 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Landscape and Tree Preservation Proposal and Site Photos</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis, Drainage Proposal and Fire Service Installations Proposal</u>		
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。



羅 迅 測 計 師 行
Lawson David & Sung
S U R V E Y O R S L I M I T E D
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7102

Section 16 Planning Application

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

Planning Statement

Applicant
Win Deal Corporation Limited (宏易有限公司)

Prepared by
Lawson David & Sung Surveyors Limited

January 2025

Executive Summary

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

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous planning approvals of open storage and warehouse uses. The last application (No. A/NE-KLH/605) was approved for a temporary warehouse for storage of exhibition equipment on 20.5.2022 for a period of 3 years.

The Applicant has recently rented and managed the Application Site and intends to use the Application Site for a warehouse for storage purpose. The Applicant noted that the previous application was revoked due to non-compliance with the approval conditions. The Applicant is the new operator and commits to maintain the existing drainage facilities and implement the FSIs proposal upon approval of this application. The existing 1-storey warehouse onsite will be retained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m.. The proposed development is a passive storage facility with no workshop activities or works that will generate pollution carried out in the site. The proposed hours of operation at the Application Site will be 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The Application Site is subject of previous planning approvals of similar uses;
2. Similar approval for warehouse use has been given in the same “GB” zone;
3. The proposed development will not contravene the planning intention of “GB” zone;
4. The proposed development is in compliance with TPB-PG No.10;
5. The proposed development will be generate adverse drainage, traffic, environmental and visual impacts on the surrounding areas;
6. The proposed development will allow maximization of land utilization; and
7. The proposed development will not create any undesirable precedent.

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

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交,旨在支持在新界大埔九龍坑南華莆丈量約份第 9 約地段第 617 號 B 分段第 1 小分段及第 618 號 B 分段餘段(部分)及毗連政府土地(“申請地點”),作為期三年的臨時存放展覽用品貨倉(“擬議發展”)用途的規劃申請。

申請地點的面積約 530 平方米(包括政府土地約 17 平方米),座落於在 2006 年 10 月 27 日刊憲的九龍坑分區計劃大綱核准圖(圖則編號:S/NE-KLH/11)上的「綠化地帶」。根據該大綱圖的註釋,擬議發展不屬於「綠化地帶」的第一或第二欄用途,然而,不超過三年土地或建築物的臨時用途或發展,需先向城規會提出申請。

申請地點或其部分涉及 9 宗規劃許可,全皆為露天貯物或貨倉用途的申請。最後一次申請(編號:A/NE-KLH/605)於 2022 年 5 月 20 日獲批准作臨時存放展覽用品貨倉(為期三年)。

申請人最近開始租用及管理申請地點,計劃作貨倉貯物用途。申請人了解上次規劃許可因未能於限期前履行規劃許可附帶條件而被撤銷。申請人為新營運者,並承諾會維持現有的排水設施以及落實消防裝置報告。現時申請地點內的 1 層高的貨倉(高度不超過 6 米,總樓面面積約為 514 平方米)將會保留。擬議發展主要為貯物用途,申請地點內不會進行任何工場活動或產生污染。申請地點的營運時間為星期一至六上午九時至下午六時,星期日及公眾假期不會運作。

本規劃申請的理據為:

1. 申請地點之前獲相近用途的規劃許可;
2. 申請地點座落的「綠化地帶」有類近貨倉用途獲得規劃許可;
3. 擬議發展不會違背「綠化地帶」的規劃意向;
4. 擬議發展符合城規會規劃指引編號 10 的要求;
5. 擬議發展不會對附近的排水、交通、環境及視覺構成不良的影響;
6. 擬議發展可容許更有效利用土地;及
7. 擬議發展不會被定為不良的先例。

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

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1. Introduction

1.1 Purpose

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

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned "Green Belt" ("GB") on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, 'Warehouse' is not under either "Column 1" or "Column 2" use of "GB" zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous applications, which were all approved with conditions between 1995 and 2022. The last application (No. A/NE-KLH/605) was approved for a temporary warehouse for storage of exhibition equipment by the Board on 6.5.2022 for a period of 3 years. The application was later revoked by the Board on 5.2.2024 due to non-compliance with approval condition (g) on implementation of the proposal for fire service installations (FSIs) and water supplies for fire-fighting.

The Applicant has recently rented and managed the Application Site and intends to use the Application Site for a warehouse for storage purpose. The Applicant noted that the previous application was revoked due to non-compliance with the approval conditions. The Applicant is the new operator and commits to maintain the existing drainage facilities and implement the FSIs upon approval of this application.

1.2 Organization of the Planning Statement

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

2. Site Context

2.1 Site Location

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

2.2 Existing Site Condition

The Application Site, with an area of 530 sq.m. (including government land of about 17 sq.m.), is a piece of flat, hard-paved land and currently occupied by a warehouse for storage of exhibition equipment. The existing warehouse occupies nearly the entire site area (see **Site Photos**).

2.3 Surrounding Land Uses

The surrounding areas are predominantly rural in character and comprise of fallow agricultural land and residential dwellings, intermixed with open storage yards and warehouses. To the immediate east of the Application Site is a warehouse. At its further northern direction, a mixture of fallow agricultural land, open storage and temporary structures can be found. To its immediate south across the local road is an approved warehouse with ancillary office (Application No. A/NE-KLH/629) by the Board on 22.9.2023. An area zoned "Open Storage" with similar open storage and warehouse uses is situated about 20m to the southeast. To the west of the Application Site across a drainage channel is the residential settlements of Nam Wa Po Village. To the further east sees Tai Wo Service Road West and Fanling Highway.

2.4 Accessibility

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

2.5 Land Status

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

The subject lots are old schedule agricultural lots. The Applicant will apply for a Short Term Waiver (STW) to regularize the existing warehouse on the Application Site and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

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

As stipulated in the Notes attached to the OZP, the planning intention of "GB" zone is primarily for "defining the 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 is a general presumption against development within this zone.

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

3.2 Previous Applications

The Application Site, or part of it, is involved in 9 previously approved planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles for a Period of 12 Months	Approved with Conditions on Review	29.12.1995
A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	Approved with Conditions	19.12.1997
A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	3.12.1999
A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	13.6.2003
A/NE-KLH/373	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	5.9.2008
A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	15.10.2010
A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.12.2012
A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.4.2017
A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	Approved with Conditions	20.5.2022

3.3 Similar Application within the same “GB” Zone

Other than the 9 previously approved planning applications at the Application Site, one application for similar warehouse use was approved by the Board in the last three years within the same “GB” zone of the Kau Lung Hang OZP as below:

Application No.	Site Location	Applied Use	Decision (Date of Approval)
A/NE-KLH/629	Lots 617 S.B RP, 618 S.B ss.1, 622 S.B RP (Part) in D.D.9, Nam Wa Po, Tai Po, N.T.	Temporary Warehouse with Ancillary Office for a Period of 3 Years	Approved with conditions (22.9.2023)

3.4 Town Planning Board Guidelines No. 10 (TPB PG-No.10)

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

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

4. Development Proposal

4.1 Site Configuration and Layout

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

The existing 1-storey warehouse onsite will be retained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m. (see Layout Plan at **Figure 4**). The canopy of the warehouse is supported by steel frames, metal sheets and canvas.

Compared with the last application submitted by the previous applicant, the development parameters are minorly adjusted to reflect the actual occupation of land as summarized below:

Major Development Parameters	Last Application (No. A/NE-KLH/605)	Current Application	Difference
Applied Use	Temporary Warehouse for Storage of Exhibition Equipment for a period of 3 years	Temporary Warehouse for Storage of Exhibition Equipment for a period of 3 years	No Difference
Site Area	About 516.05 sq.m.	About 530 sq.m.	+13.95 sq.m. (+2.7%)
Total Floor Area (Non-domestic)	About 508.6 sq.m.	About 514 sq.m.	+5.4 sq.m. (+1.1%)
No. of Structure	1	1	No Difference
Height of Structure	Not more than 6m (1-storey)	Not more than 6m (1-storey)	No Difference
Operation Hours	9am to 6pm Mondays to Saturdays (excluding Sundays and Public Holidays)	9am to 6pm Mondays to Saturdays (excluding Sundays and Public Holidays)	No Difference

4.2 Site Operations

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

4.3 Landscape and Tree Preservation Proposal

There is no existing tree within the Application Site while 5 existing trees and landscape plantings are found at the western boundary of the site. The Applicant will maintain all existing trees and landscape plantings (see Landscape and Tree Preservation Proposal at **Figure 5**). The existing trees are in good conditions and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would be considered compatible with the surrounding setting of the neighbourhood without causing any significant visual impact.

4.4 Traffic Arrangement

The Applicant will maintain the existing ingress/egress point of the Application Site, which is about 5m wide and located at the western boundary connecting to the local track to Tai Wo Service Road West. No parking space will be provided at the Application Site.

A swept path analysis (see **Figures 6A** and **6B**) is prepared to demonstrate that satisfactory manoeuvring of light goods vehicle entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicle is reserved at the western portion such that no vehicles have to queue back to public road or reverse onto/from the public road under any circumstances.

In addition, according to the Applicant, loading and unloading of stocks and goods via light goods vehicles (under 5.5 tonnes) will not be more than 2 trips daily at non-peak hours (between 10am – 4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. As no parking spaces will be provided, staff will take public transport to the Application Site. As a result, the traffic generated on the existing road will be minimal and could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Light Goods Vehicles)
08:00-09:00 (peak hour)	0
09:00-10:00 (peak hour)	0
10:00-11:00	1
11:00-12:00	0
12:00-13:00	0
13:00-14:00	0
15:00-16:00	1
16:00-17:00	0
17:00-18:00 (peak hour)	0

4.5 Drainage Proposal

Drainage facilities had been provided at the Application Site and the Applicant will adopt and maintain the existing drainage facilities. A drainage proposal and photos of the existing drainage facilities (see **Appendix 1**) are submitted to show the existing drainage design, which includes gutters, downpipes and u-channels to collect the surface runoff and discharge to the existing government pipe and surface channel. The submission and implementation of drainage proposal were approved by the Drainage Services Department (DSD) under the last application (No. A/NE-KLH/605).

4.6 Proposal for Preventive Measures against Water Pollution

The Application Site is located within upper indirect water gathering grounds of the Water Supplies Department (WSD). Compared to the last application, there are no major difference on the site conditions as the Applicant will implement the following preventive measures against water pollution:

- 1) Maintain the existing drainage facilities (see **Appendix 1**) to discharge rainwater from the Application Site to the local stream to the satisfaction of the WSD;
- 2) No land filling / excavation of land will be conducted within the Application Site; and
- 3) The development parameters are similar to the last approved application (No. A/NE-KLH/605) and there will be no overstrain of the capacity of the existing infrastructure.

4.7 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide FSIs to the satisfaction of the Fire Services Department (FSD). A FSIs proposal (see **Appendix 2**) is submitted together with this application. The FSIs proposal was previously approved by FSD under Application No. A/NE-KLH/605. Upon approval of this application, the Applicant is committed to implement the FSIs proposal.

4.8 Environmental Consideration

The nature of the proposed development will merely involve the storage of exhibition equipment. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities nor sinking of wells, blasting, drilling, piling works that will generate pollution will be conducted at the Application Site;
- (b) All stocks will be stored within the existing warehouse;
- (c) All existing trees and landscape plantings at the western boundary will be maintained;
- (d) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (e) No more than 2 trips by light goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Subject of Previous Planning Approvals of Similar Uses at the Application Site

The Application Site is subject of 9 previous planning approvals of similar uses from 1995 to 2022. The last application (No. A/NE-KLH/605), which was for the same warehouse use and similar development parameters as the current application, was approved by the Board for a period of 3 years on 20.5.2022. As the Applicant intends to retain the existing warehouse use and will not make any alteration on the existing warehouse, there is no major change in planning circumstances compared to the last planning approval.

To support the current application, the Applicant has submitted relevant proposals and is also committed to maintain the existing drainage facilities and provide the FSIs to the satisfaction of the Government departments. In this regard, the approval of this application aligns with the previous planning approvals of the Board.

5.2 Similar Application approved within the Same "GB" Zone

Other than previous planning approvals at the Application Site, an application of similar warehouse use (No. A/NE-KLH/629) within the same "GB" zone of the Kau Lung Hang OZP has been approved by the Board on 22.9.2023. As the proposed development is similar in nature with this application, the proposed development at the Application Site can be considered tolerable by the Board and is in line with the previous decision of the Board.

5.3 Not Contravene the Planning Intention of "GB" Zone

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

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

5.4 Compliance with TPB PG-No.10

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP, which is subject to TPB PG-No.10 as noted in Section 3.4 of this Planning Statement. The proposed development could be considered in compliance of the planning criteria stipulated in TPB PG-No.10 as follows: -

(a) Compatibility of Proposed Development

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

In addition, the Applicant will maintain and upkeep the existing natural vegetation and landscape planting along the western boundary of the Application Site as the submitted landscape and tree preservation proposal (see **Figure 5**). The proposed development will therefore fit well into the setting in the neighbourhood without causing any significant visual impact.

(b) Vehicular Access and Traffic Impact

The Applicant will maintain the existing ingress/egress point at the western boundary of the Application Site. No more than 2 trips daily will be made by light goods vehicle to/from the Application Site during non-peak hours (10-4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. As such, the traffic generated by the proposed development to the existing road networks will be minimal and no need for goods vehicle queuing up outside the Application Site under any circumstances. As such, no foreseeable traffic impact will be incurred from the proposed development.

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

The Applicant will maintain the existing drainage facilities as per the submitted drainage proposal (see **Appendix 1**). Meanwhile, sewerage from the washroom of the Application Site is also connected to the existing sewage system for treatment. Therefore, no overstrain of the capacity of the existing infrastructure can be foreseen.

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

To prevent any water pollution within the upper indirect water gathering ground, the Applicant will adhere with the restrictions and implement prevent measures on site to the satisfaction of WSD, including maintenance of existing drainage facilities to discharge rainwater from the Application Site to the local stream.

(e) Potential Environmental Impacts

The Applicant confirms that no workshop activities or works that will generate pollution will be carried out in the Application Site. Therefore, the proposed development itself will not be the source of pollution.

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

5.5 No Adverse Impacts on the Surrounding Areas

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

Drainage

The Applicant will maintain the existing drainage facilities within the Application Site with surface runoff effectively collected from and discharged out of the Application Site to the local stream. The Applicant has also accordingly submitted a drainage proposal (see **Appendix 1**) to illustrate the existing drainage design. As such, no adverse drainage impact is anticipated.

Traffic

As mentioned in Section 4.4, the number of generated trips of light goods vehicles from the Application Site will be during off-peak hours and be limited to 2 trips per day. No parking spaces will be provided within the Application Site. All loading/unloading activities will be conducted within the warehouse with sufficient manoeuvring spaces provided, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time. As such, no adverse traffic impact is anticipated.

Environment

The proposed development is merely for the storage of exhibition equipment, which is a passive storage facility. No workshop activities or works that will generate pollution will be carried out in the Application Site. The Applicant will also undergo preventive measures against water pollution by maintaining the existing drainage facilities to discharge surface runoff to the local streams.

Additionally, the Applicant will maintain and upkeep the existing trees and landscape planting along the western boundary of the Application Site (see **Figure 5**) to soften the building footprint. The Application Site is also connected to the existing sewage system to treat the sewage from the washroom of the Application Site. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

Visual

As the Applicant will retain the existing warehouse with no change in nature of use (i.e. storage of exhibition equipment), the existing 1-storey warehouse with height of not more than 6m, could be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses. No foreseeable adverse visual impact will be inflicted to the surrounding areas.

5.6 Maximizing Land Utilization

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

On the other hand, in consideration of the history of the Application Site and the surrounding area as open storage and warehouse uses, the proposed development could take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Tai Wo Service Road West for transportation of exhibition equipment with existing warehouse erected. The proposed development can be considered compatible and a suitable use in the locality that maximize the land utilization of the Application Site.

5.7 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the previous planning approvals of similar storage uses for the existing warehouse on site, which have been in use since 1990s. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and different even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

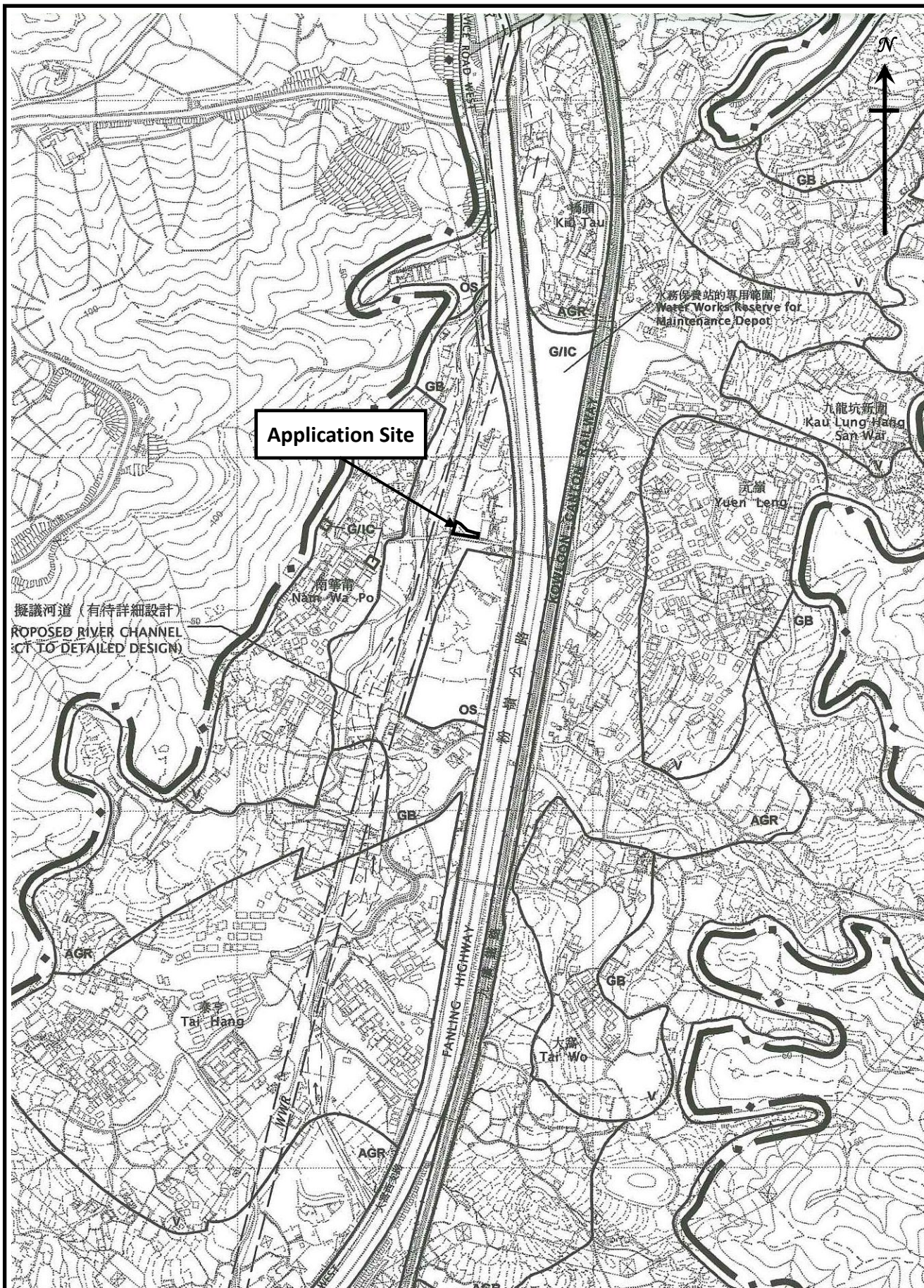
The Application Site falls within “GB” zone on the Kau Lung Hang OZP No. S/NE-KLH/11. The Applicant proposes for a temporary warehouse for storage of exhibition equipment on the Application Site. The proposed development is same as the existing warehouse use on site with no alterations on site layout and development parameters. While the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone, the Application Site is the subject of 9 previous planning approvals with similar storage and warehouse uses.

Since the planning intention of “GB” zone is not materialized and similar applications were approved in the vicinity, the proposed use, which is a passive storage facility, would not generate adverse impacts with the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions. The proposed development is therefore considered acceptable in maximizing the interim land use and in compliance with TPB PG-No.10. Given the exceptional background of the application, it will also not create any undesirable precedent.

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

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal
- Figure 6A Swept Path Analysis (In)
- Figure 6B Swept Path Analysis (Out)



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

Figure 1

1 : 7500



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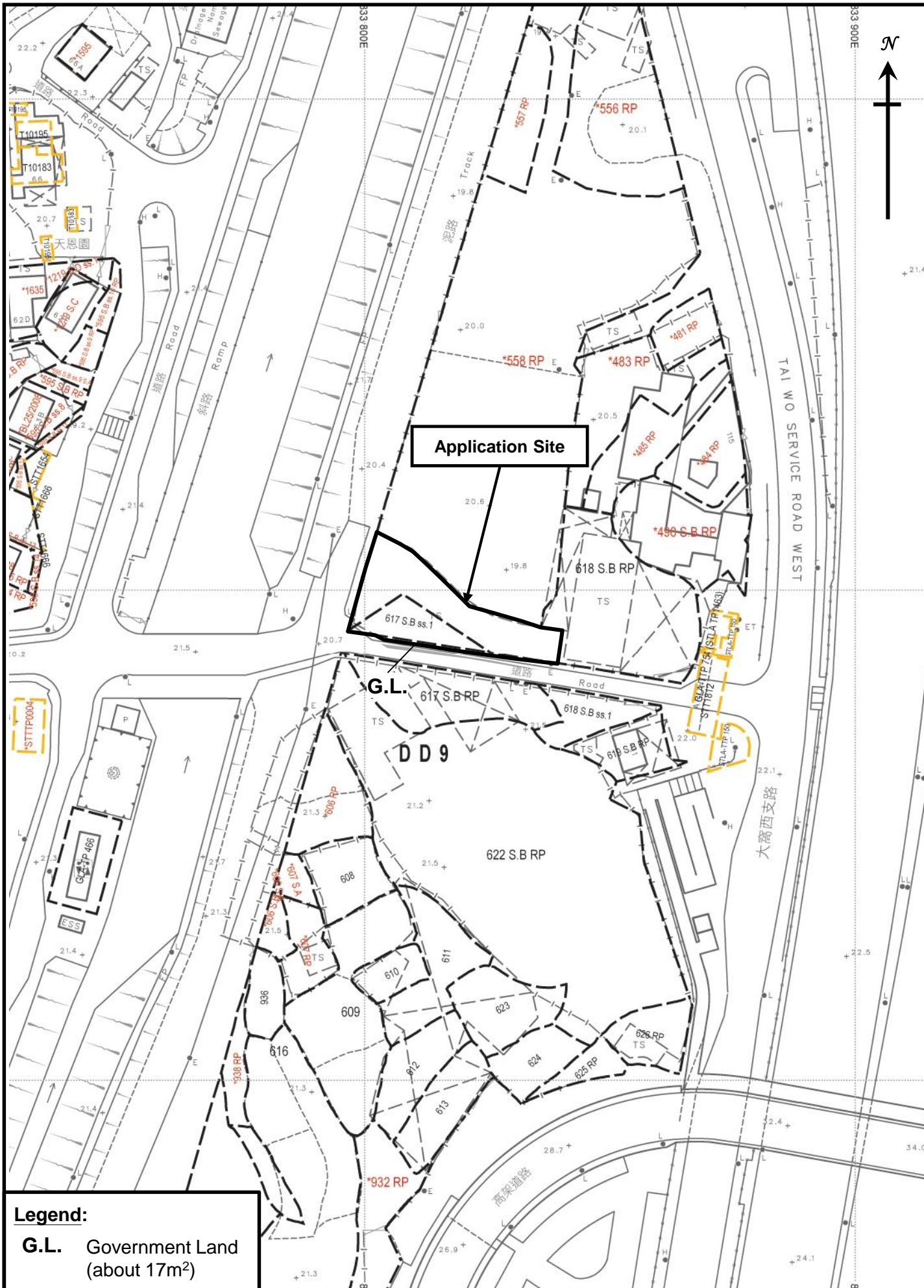


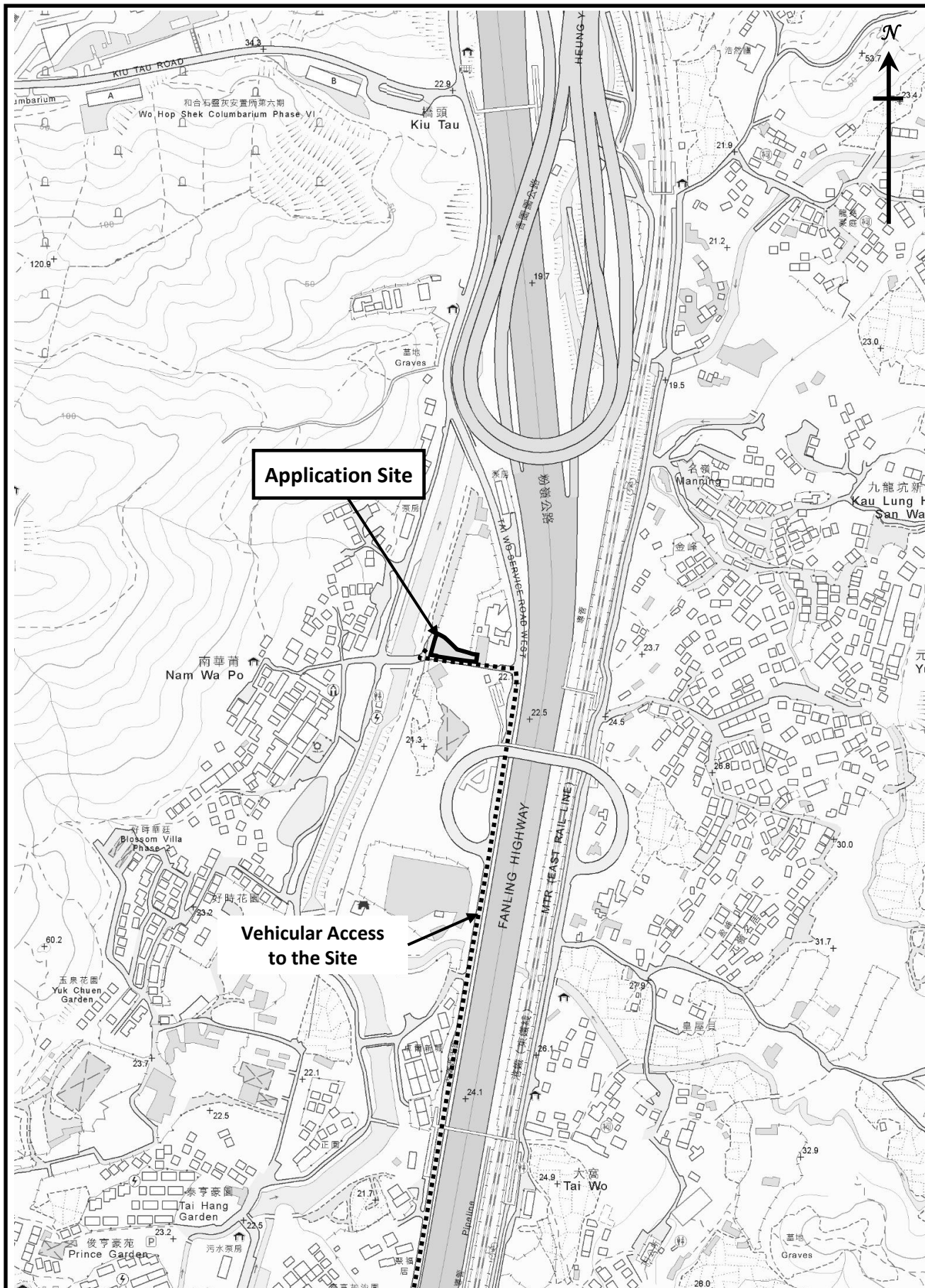
Figure 2

1 : 1000



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Lot Index Plan



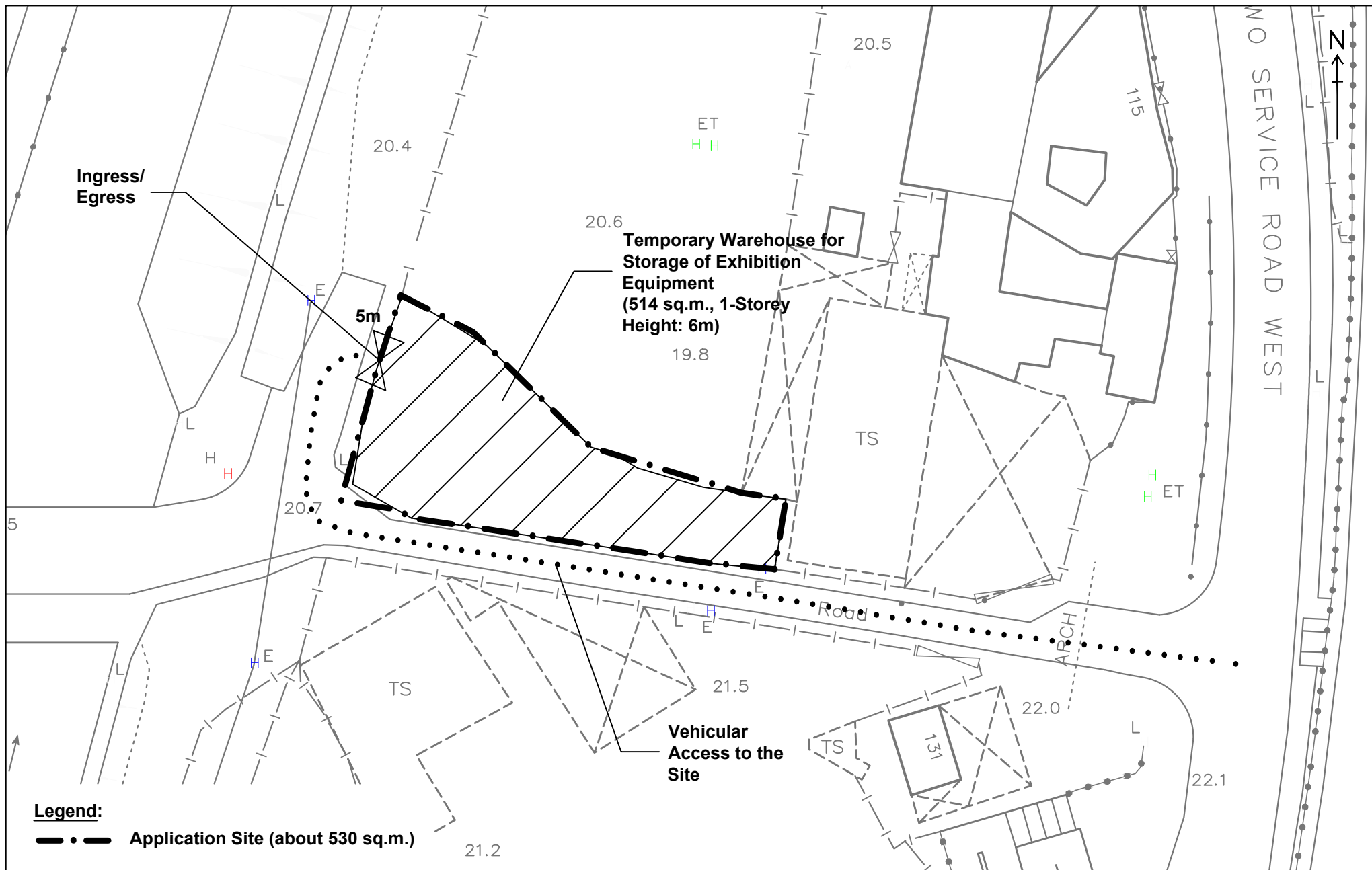
Vehicular Access to the Site

Figure 3

1 : 5000



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Legend:

— • — Application Site (about 530 sq.m.)

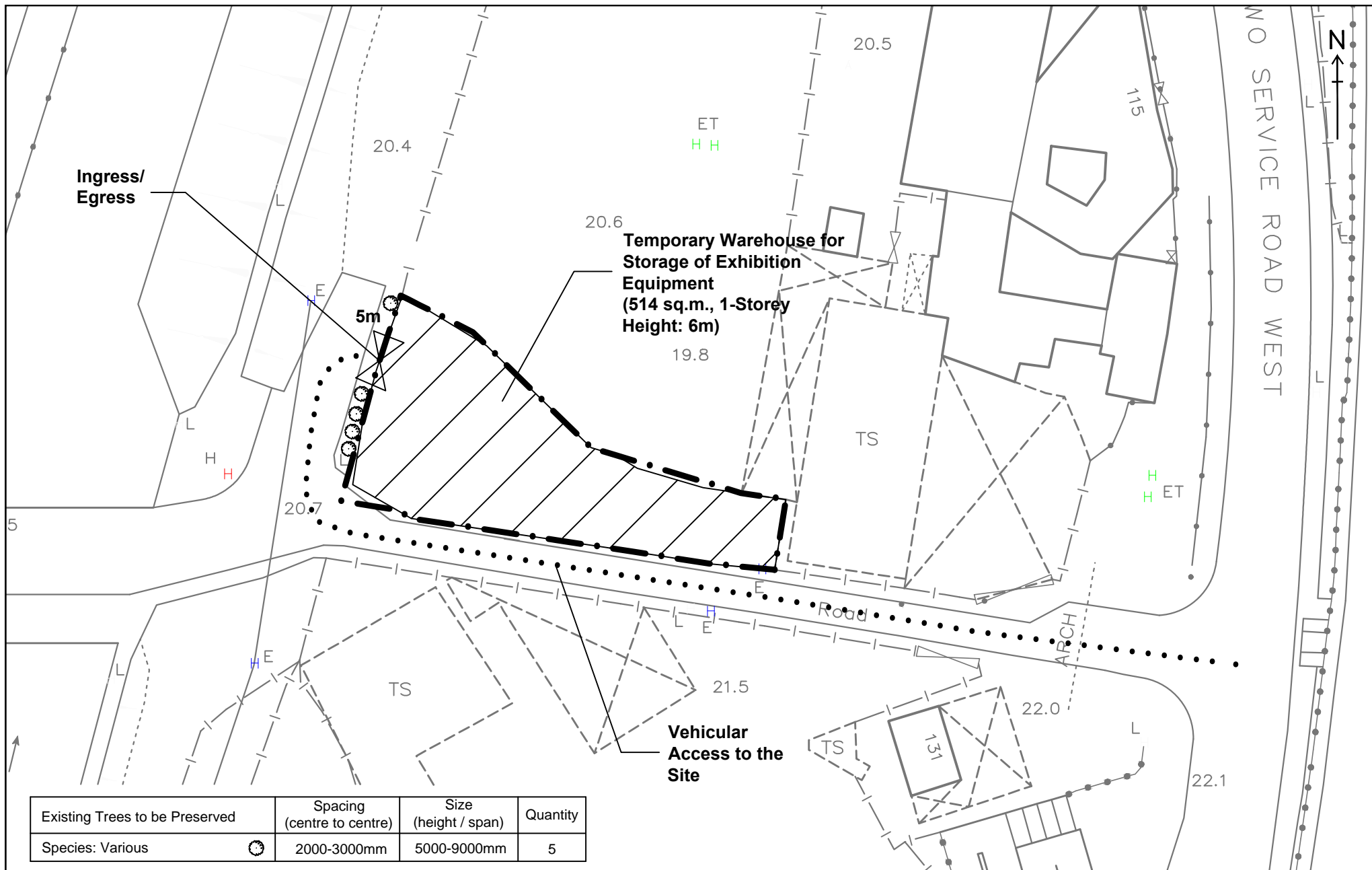
Indicative Layout Plan

FIGURE 4

Scale 1:500 (A4)



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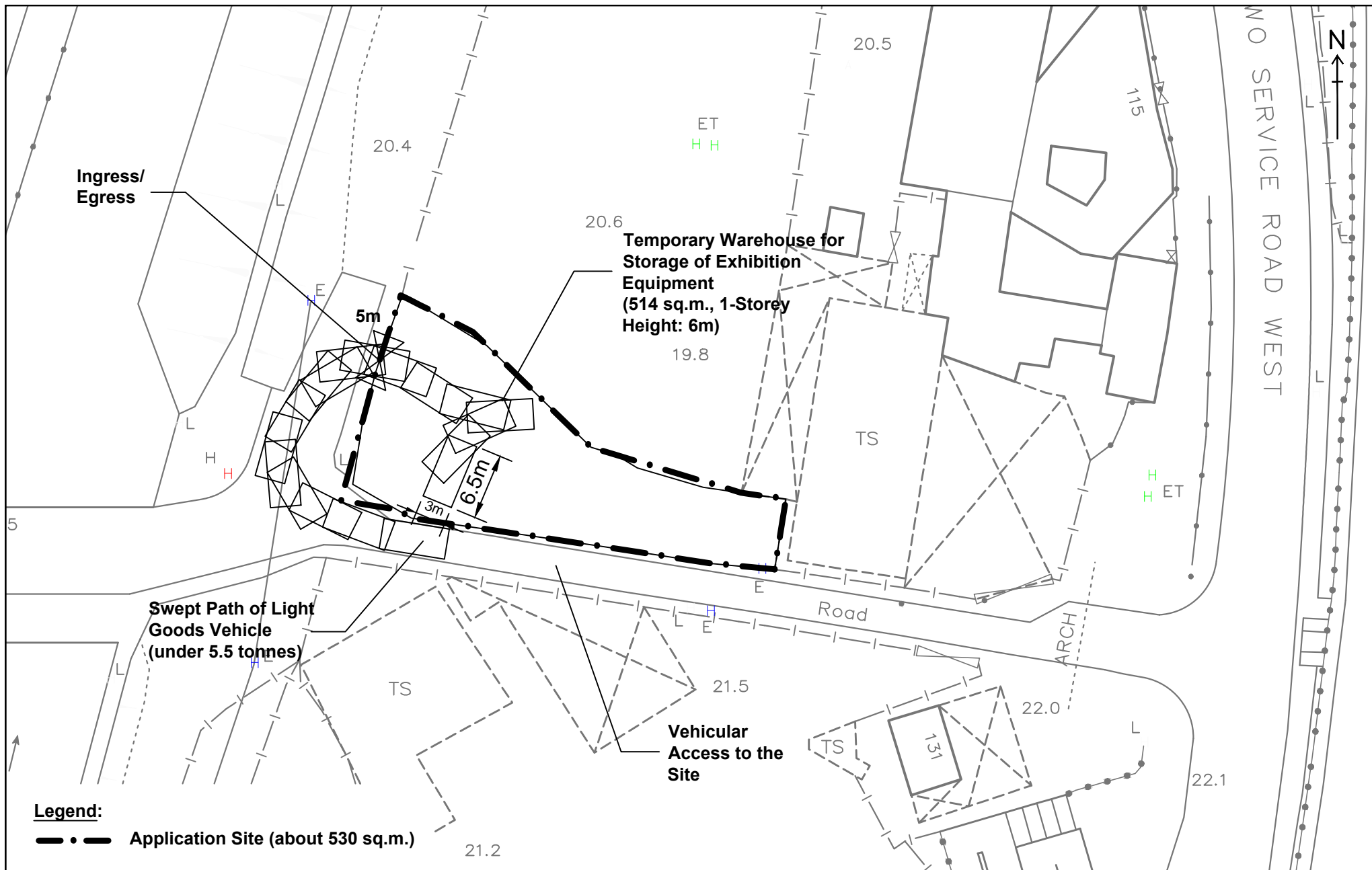
Landscape and Tree Preservation Proposal

FIGURE 5

Scale 1:500 (A4)



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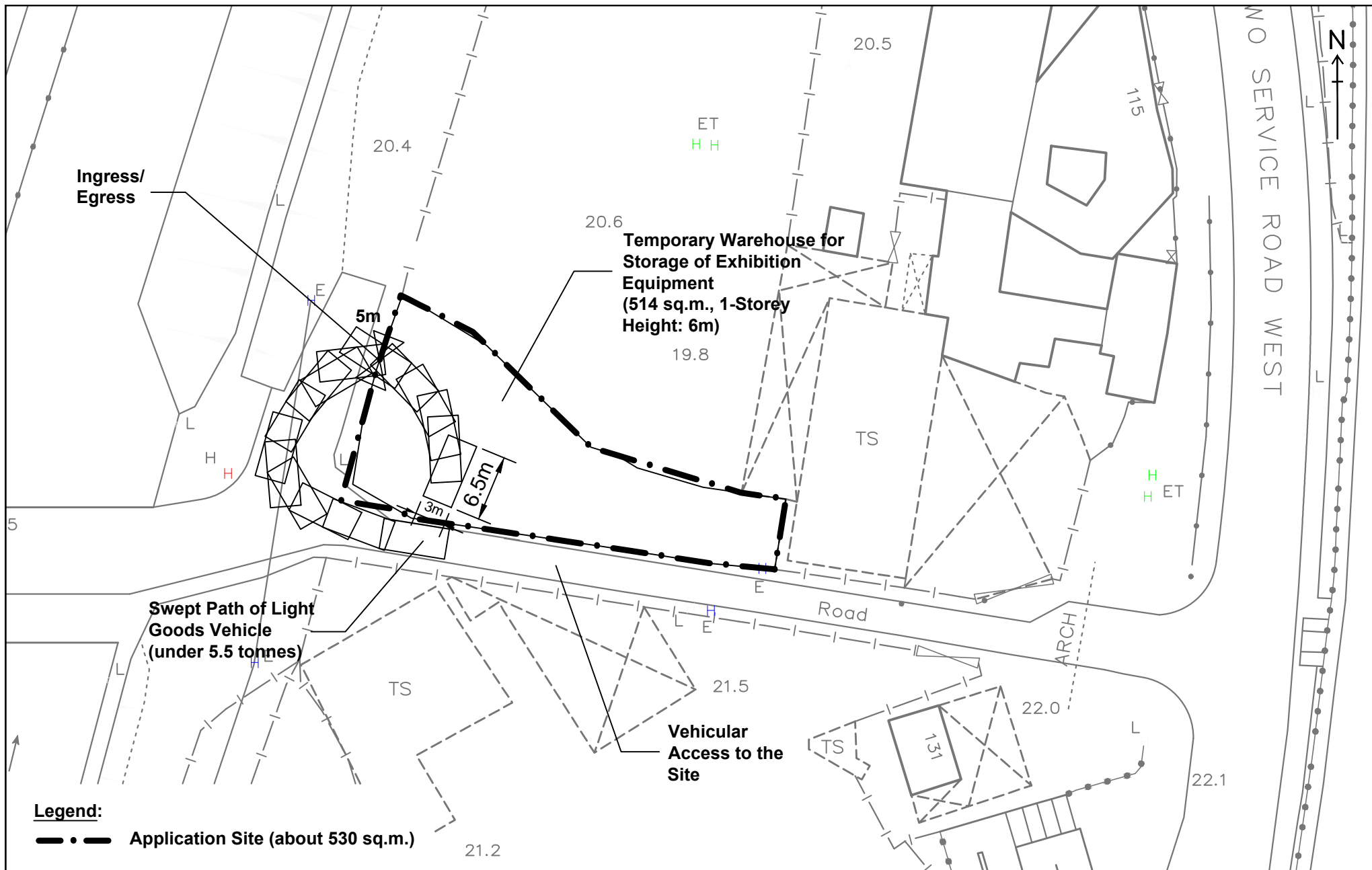
Swept Path Analysis (In)

FIGURE 6A

Scale 1:500 (A4)



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Swept Path Analysis (Out)

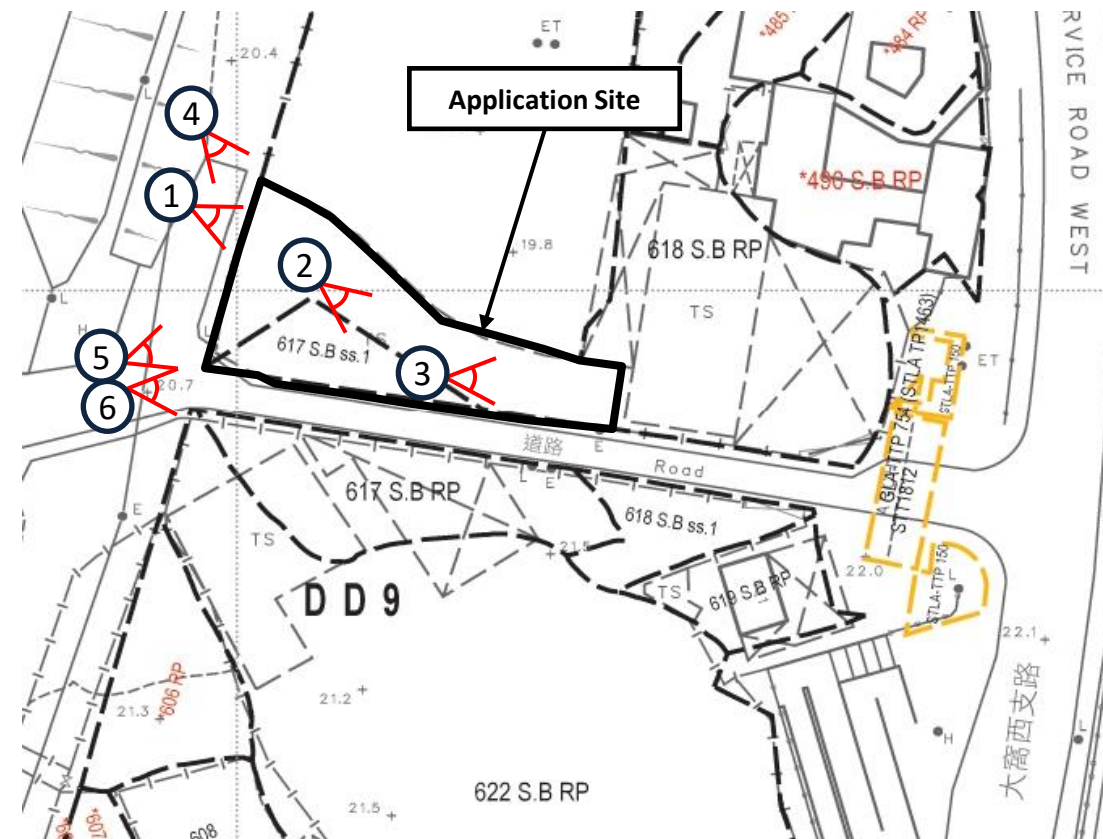
FIGURE 6B

Scale 1:500 (A4)





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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

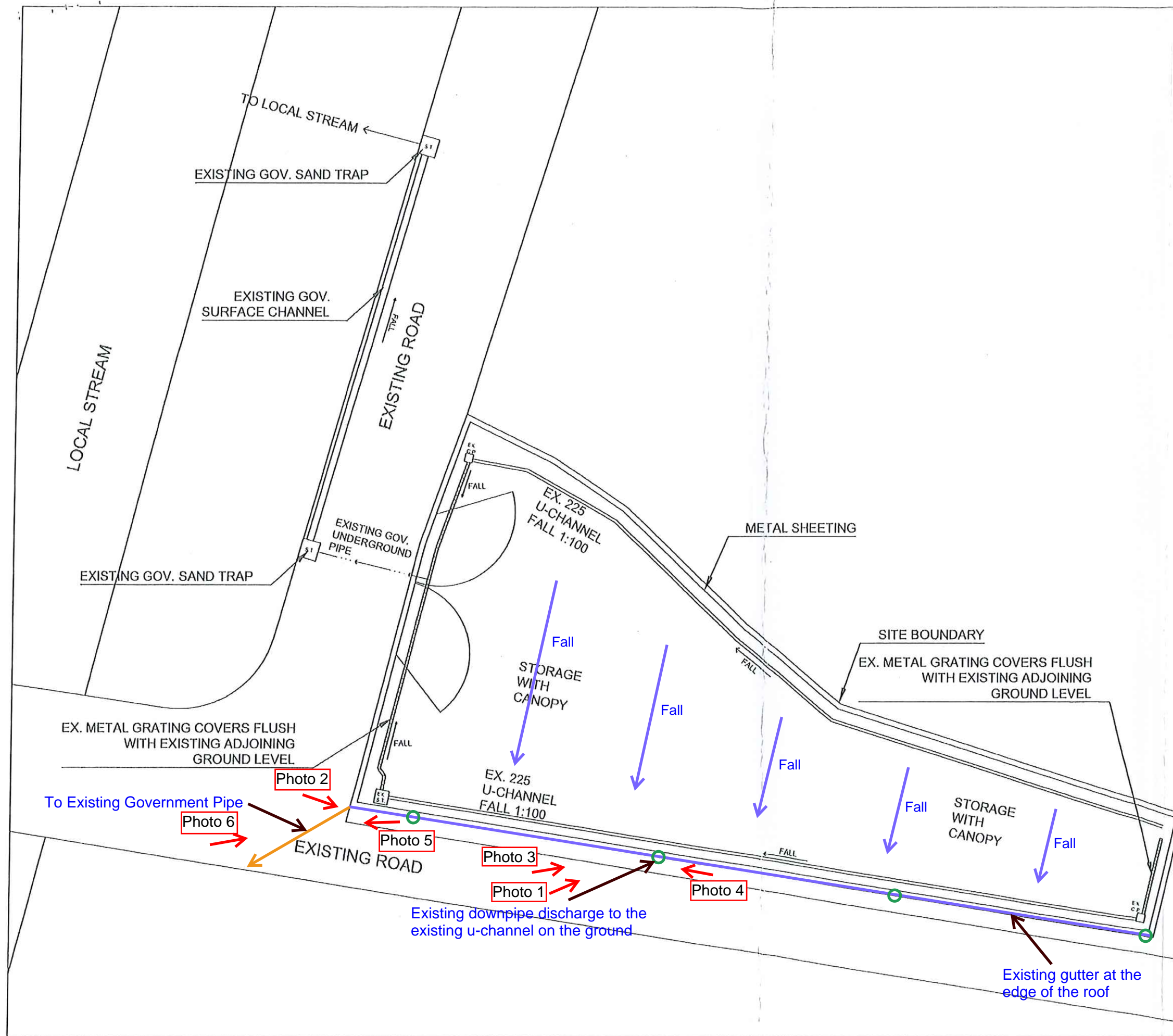
Site Photos



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Appendix 1

Drainage Proposal and Photo Records of Existing Drainage Facilities



B.O. Ref No.				
I.S.D. Ref No.				
U.S.D. Ref No.				
<p>ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DIMENSIONS SHOWN AND THEIR COORDINATES ARE THE PROPERTY OF DESIGN AND PROJECT CONSULTANTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED.</p> <p>INDICATIVE FOR SUBMISSION</p>				
		Per.	Date	Description
		CLIENT		
		<p>WATSON HILL ARCHITECTS LTD. 華克民建築師有限公司</p>		
		PROJECT NO.		
		SCALE	1:200	
		Date	10 May 2017	
		Project Title	TEMPORARY WAREHOUSE FOR STORAGE OF RECREATIONAL EQUIPMENTS FOR A PERIOD OF 3 YEARS IN "GREEN BELT" ZONE, LOTS NO. 617 S.B. 55 1 AND 618 S.B. 55 2 (PART) IN D.O. 9, NAM WA PO, KAU HANG, TAI PO (TPB/ANIE-KH-515)	
		Drawing Title	DRAINAGE PROPOSAL	
		Drawing No.	Per.	
DP-01				

Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years in "Green Belt" Zone, Lots No. 617 S.B ss.1 and 618 S.B RP (Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po

Drainage Proposal Calculations

With reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fourth Edition, May 2013 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual") the following considerations are taken:

1. Rational method

Given $Q_p = 0.278 CiA$ (page 34 from the Manual)

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

Take $C = 1$

Take return period = 10 years with 5 minutes duration, according to Table 2 in the manual, the extreme intensity = 210 mm/hr. Take $i = 210$ mm/hr.

Catchment area $\approx 530m^2 = 0.000530km^2$

Computing the above equation we have the peak runoff of stormwater within the application site:

$$\Rightarrow Q_p \approx 0.031 m^3/s$$

2. Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m^3/s
 n = roughness coefficient
 A = flow area in m^2
 P = wetted perimeter in m
 $R = A/P$ = hydraulic radius in m
 S = bed gradient

Take $n = 0.012$ for concrete channel (cement form)

$A = 0.051 m^2$ (225mm U-channel, 225mm internal height)

$P = 0.675 m$

$R = 0.076 m$

$S = 1/100$

$$\Rightarrow Q_c = 0.076 m^3/s$$

Since there are two U-channels, divide Q_p by two $\approx 0.0155 \Rightarrow Q_c > Q_p/2$

Conclusion: the U-channels will have enough capacity to direct stormwater within the application site.

Site Photos



Photo 1: Existing gutters at the roof of the warehouse



Photo 2: Existing downpipe



Photo 3: Existing downpipe

Site Photos



Photo 4: Existing u-channel on the ground



Photo 5: Existing u-channel on the ground

Site Photos



Photo 6: Discharge to existing Government pipe

Appendix 2

Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE $\phi 32\text{mm}$ UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m^2 FOR ANY SINGLE BLOCK.












3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

















4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838 AND FSD CIRCULAR LETTER 1/2006.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 GFA OF THIS STRUCTURE WERE 508.6M^2 .
- 4.8 SECONDARY ESSENTIAL POWER SUPPLY WOULD BE PROVIDE FROM CLP.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	HOSE REEL PIPE

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE
	BALL FLOAT VALVE
	PRESSURE SWITCH
	HOSE REEL PIPE
	CHECK METER POSITION
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

ABBREVIATION

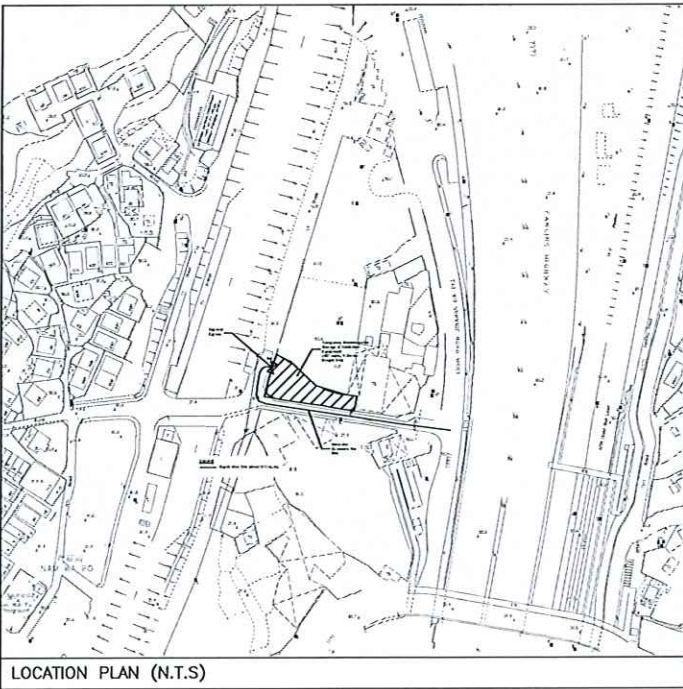
H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
$\phi 25\text{mm}$	LIGHT GREEN
$\phi 32\text{mm}$	RED
$\phi 40\text{mm}$	PURPLE
$\phi 50\text{mm}$	YELLOW
$\phi 65\text{mm}$	BLUE
$\phi 80\text{mm}$	GREEN
$\phi 100\text{mm}$	LIGHT BROWN
$\phi 150\text{mm}$	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	WINDOW DETAIL & CALCULATION



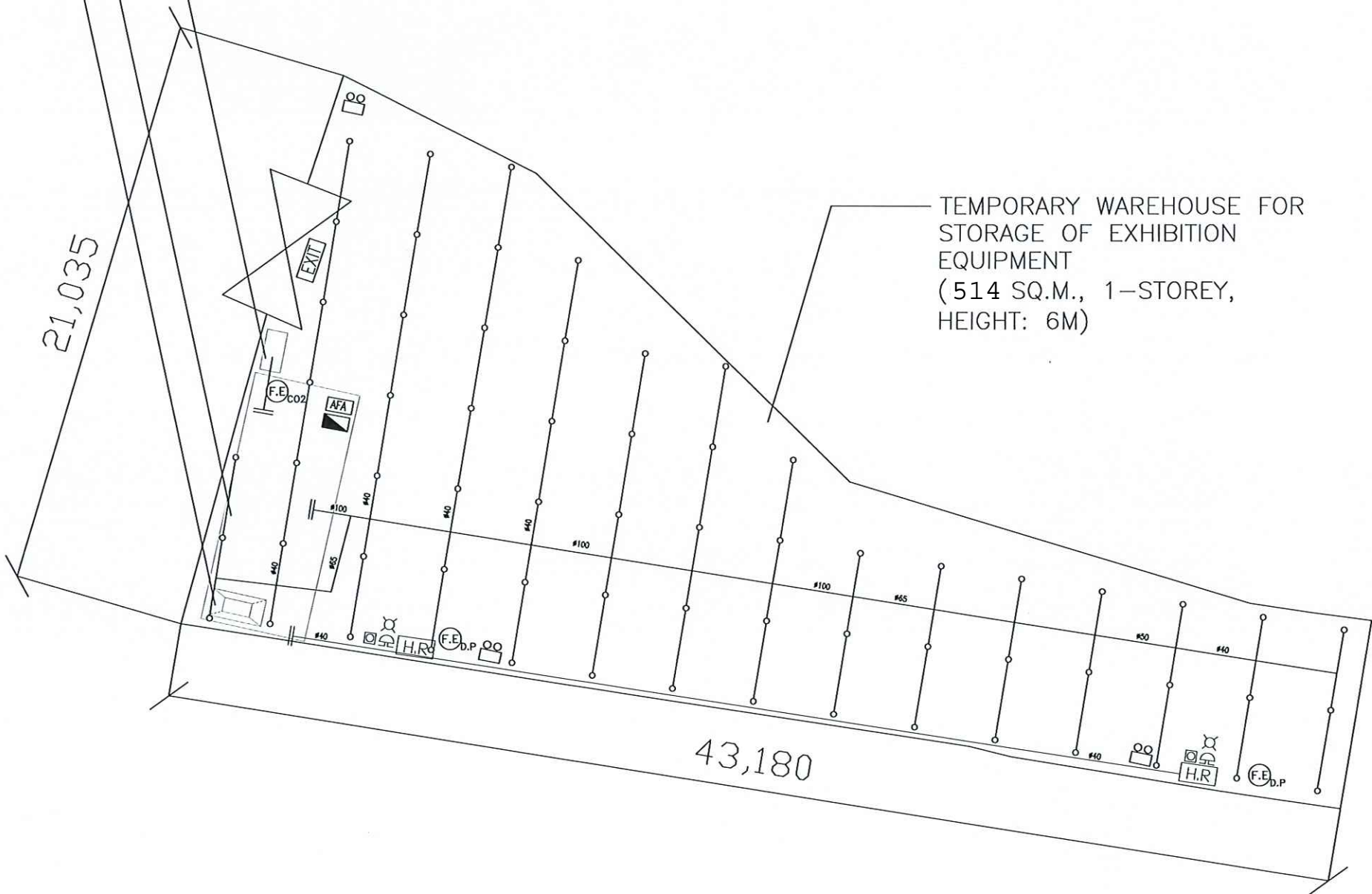
A	P.D. SUBMISSION	27-2-2022	WC	
REV	DESCRIPTION	DATE	BY	
FSI CONSTRUCTOR				
East Power Engineering Limited				
Flat A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tsimshatsi, Kowloon Tel. : 2384-3772 Fax. : 2387-3238				
PROJECT				
DRAWING TITLE				
F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM FOR SPRINKLER AND HOSE REEL SYSTEM, SPRINKLER PIPE LOSS CALCULATION.				
	INITIAL	DESCRIPTION	DATE	
DRAWN BY	CAO	CAO	27-2-2022	
DESIGN BY	WINKLE	S.D.G	27-2-2022	
CHECK BY	CM	PM	27-2-2022	
APPROVED BY	-	-	-	
PROJECT NO.	201203			
PAPER SIZE	A1	PLAT SCALE	1 : 1	
DRAWING NO.				
EP-201202-FS01				
SCALE	N. T. S.	REVISION	A	

SPRINKLER CONTROL VALVE GROUP
AND SPRINKLER INLET

F.S. & SPR. PUMP ROOM WITH
135,000 LITERS SPR WATER TANK

2,000 LITERS FIBRE GLASS
F.S WATER TANK

TEMPORARY WAREHOUSE FOR
STORAGE OF EXHIBITION
EQUIPMENT
(514 SQ.M., 1-STOREY,
HEIGHT: 6M)



SCALE

1 : 200 @A3

A	P.D. SUBMISSION	27-2-2022	MC	
REV	DESCRIPTION	DATE	BY	
FSI CONTRACTOR				
East Power Engineering Limited				
7th A, 7/F., Hoy Shing Commercial Building				
41 On Keng Street, Tsimshatsui, Kowloon				
Tel : 2364-3772 Fax : 2367-3238				
PROJECT				
FIRE SERVICES INSTALLATION WORK AT Lots 617				
S.B. 611 and 618 S.B. 619 (Part) at S.D. 9, Nam				
Wu Po, Kow Lung Hong, Tai Po, N.T.				
DRAWING TITLE				
FIRE SERVICES INSTALLATION LAYOUT PLAN				
	INITIAL	DESCRIPTION	DATE	
DRAWN BY	CAD	CAD	27-2-2022	
DESIGN BY	WHALE	S.D.G.	27-2-2022	
CHECK BY	CM	FM	27-2-2022	
APPROVED BY	-	-	-	
PROJECT NO.	201003			
PAPER SIZE	A1	PLOT SCALE	1 : 1	
DRAWING NO.	EP-201003-FS02			
SCALE	1 : 400	BY	REVISION	A



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



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Appendix Ia of RNTPC
Paper No. A/NE-KLH/650

Lawson David & Sung Surveyors Limited
1978

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

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

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

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

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (Mktg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCMI MCIArb MSc

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

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 17 February 2025
Your Ref.: TPB/A/NE-KLH/650
Our Ref. : LDS/PLAN/7102

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

Dear Sir/Madam,

Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(Application No. A/NE-KLH/650)

We refer to the comments from the Lands Department and Water Supplies Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

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

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

Lawson David & Sung



Encl.

c.c. DPO/STN (Attn: Ms. Theodora Chan) - By Email
Client

Your Assets for Growth

香港中環雲咸街1-3號南華大廈1601室
Room 1601, South China Building, 1-3 Wyndham Street, Central, Hong Kong. Tel: (852) 2877 1636 Fax: (852) 2524 0355
Email: LDS@lwsung@LawsonSurveyors.com Website: www.LawsonSurveyors.com

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-KLH/650 (17 February, 2025)

COMMENTS	RESPONSES
1. District Lands Officer/Tai Po, Lands Department	
(a) The applicant should verify that the proposed built over area of 514m ² covered the whole structures and the occupation of Government Land (GL) by 17m ² . Subject to verification provided by the applicant, preferably submitted by an Authorized Land Surveyor (ALS), District Lands Office, Tai Po (DLO(TP)) reserves comment on the proposed Built over area on private lots and GL. Please note that LandsD would not process Short Term Tenancy (“STT”)/Short Term Waiver (“STW”) application which extent is not covered by the Town Planning Board’s (TPB) decision/approval.	(a) We confirm that the proposed built over area of the warehouse within the Application Site will not exceed 514m ² and the occupation of Government land will not exceed 17m ² . The area to the immediate east of the Application Site and all other structures outside the Application Site are not involved in this application.
(b) Should the TPB approve the application, the lot owner is required to submit applications for STT and STW to LandsD if they wish to permit structures erected or to be erected on the application site. LandsD will consider the STT/STW applications in accordance with the established procedures and guidelines and with reference to development perimeters approved by TPB. However, there is no guarantee at this stage that the STT/STW application would be approved. If the STT/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 appropriate.	(b) Noted.

COMMENTS	RESPONSES																					
(c) The applicant will likely make use of the adjoining unleased/unallocated GL as vehicle access to and from the application site. The maintenance and management responsibility of the said Government land and any other Government land leading to the application site should be sorted out with the relevant Government departments, prior to the use of access purpose. The applicant should sort out the relevant issues with the lot owner concerned.	(c) Noted.																					
2. Construction Division, Water Supplies Department																						
Based on the provided information, there are risks of contamination to the WGG due to the proposed use. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:	<p>Please be informed that the Application Site, or part of it, is involved in 9 previously approved planning applications as follows:</p> <table><tr><th>Application No.</th><th>Applied Use</th><th>Approval Date</th></tr><tr><td>A/NE-KLH/48</td><td>Temporary Open Storage of Ceramic Tiles for a Period of 12 Months</td><td>29.12.1995</td></tr><tr><td>A/NE-KLH/139</td><td>Open Storage of Ceramic Tiles for a Temporary Period of 12 Months</td><td>19.12.1997</td></tr><tr><td>A/NE-KLH/202</td><td>Temporary Open Storage of Ceramic Tiles for a Period of 3 Years</td><td>3.12.1999</td></tr><tr><td>A/NE-KLH/313</td><td>Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years</td><td>13.6.2003</td></tr><tr><td>A/NE-KLH/373</td><td>Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years</td><td>5.9.2008</td></tr><tr><td>A/NE-KLH/420</td><td>Temporary Warehouse for Storage of Ceramic</td><td>15.10.2010</td></tr></table>	Application No.	Applied Use	Approval Date	A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles for a Period of 12 Months	29.12.1995	A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	19.12.1997	A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	3.12.1999	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	15.10.2010
Application No.	Applied Use	Approval Date																				
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A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	13.6.2003																				
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A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic	15.10.2010																				

COMMENTS	RESPONSES												
	<table><tr><td></td><td>Tiles for a Period of 3 Years</td><td></td></tr><tr><td>A/NE-KLH/447</td><td>Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years</td><td>7.12.2012</td></tr><tr><td>A/NE-KLH/525</td><td>Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years</td><td>7.4.2017</td></tr><tr><td>A/NE-KLH/605</td><td>Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years</td><td>20.5.2022</td></tr></table> <p>The Application Site has been used as open storage yards from 1995-2002 and warehouse since 2003 with planning approvals from the Town Planning Board (the “Board”). During the processing of the previous applications, the Applicant has addressed the concerns of WSD on the risks of contamination to the WGG due to the proposed uses. For the last three applications, approval conditions were imposed by the Board to request the Applicant to submit and implement preventive measures against water pollution within the upper indirect water gathering grounds and the approval conditions were complied with by the Applicant within the specified time period (see the approved proposal and compliance letters of the last application (No. A/NE-KLH/605) attached.</p> <p>For the current application, there are no change to the nature of use (i.e. warehouse for storage purpose) and overall layout including the associated drainage facilities and similar floor area of the Application Site as compared to the scheme previously approved under Application Nos. A/NE-KLH/447, 525 and 605. The Applicant intends to continue to use the Application Site at its existing state as a warehouse for storage</p>		Tiles for a Period of 3 Years		A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2012	A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials 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	20.5.2022
	Tiles for a Period of 3 Years												
A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	7.12.2012											
A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials 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	20.5.2022											

COMMENTS	RESPONSES
<p>(a) Only dry-type portable toilet facilities with regular desludging schedules are allowed. The sludge must be disposed of properly outside the water gathering grounds. Portable toilets shall be kerbed on all sides and located at least 30m away from any watercourses.</p>	<p>of exhibition materials. As such, the Applicant will maintain the existing approved preventive measures (i.e. drainage facilities to discharge the rainwater from the Application Site to the local stream) on site.</p> <p>In additional to the above preventive measures, the Applicant will follow the measures below as advised by WSD:</p> <p>(a) Noted.</p>
<p>(b) All waste and sludge arising from the subject site shall be disposed of properly outside the gathering grounds.</p>	<p>(b) Noted. The Applicant will dispose all waste and sludge arising from the Application Site properly outside the gathering grounds.</p>
<p>(c) Site formation, construction and drainage plans shall be submitted to WSD for approval.</p>	<p>(c) As mentioned above, the drainage proposal/facilities and preventive measures have been approved by WSD under previously approved application. The Applicant will maintain the existing drainage facilities on site.</p>
<p>(d) No discharge of effluent within the gathering grounds shall be allowed without the prior approval from WSD. Any effluent discharged from the subject site at points within gathering grounds must comply with standards for effluents discharged into Group A Inland Waters as stipulated in Table 3 and paragraph 8.4 of the Technical Memorandum on Effluent Discharge Standards.</p>	<p>(d) Noted. No effluent will be discharged from the Application Site.</p>

COMMENTS	RESPONSES
(e) No chemicals including fertilizers shall be used without the prior approval from WSD. Details of types, nature, quantity and point of application are required for consideration by WSD.	(e) Noted. The Application Site will only be used for storage purpose. No chemicals including fertilizers will be used.
(f) The storage and discharge of pesticide or toxicant, flammable or toxic solvents petroleum oil or tar and other toxic substances are strictly prohibited within the gathering grounds.	(f) Noted. There will be no storage and discharge of pesticide or toxicant, flammable or toxic solvents petroleum oil or tar and other toxic substances.
(g) Drainage traps such as grease traps, petrol interceptors shall be installed and shall be under proper maintenance. The drainage traps shall have sufficient capacity to ensure the proper collection and disposal of fuel, lubricants and chemicals arising from the subject site.	(g) The submission and implementation drainage proposal have been approved by the WSD and DSD under previously approved applications. The Applicant will maintain the existing drainage facilities on site.
(h) Should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken by the applicant.	(h) Noted.
(i) Oil league and spillage are not allowed within the WFF at all time.	(i) Noted.
(j) The warehouse and its associated storage activities shall be location away from any water courses as far as possible.	(j) Noted.

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 LDS/PLAN/6102
本署檔號 Our Reference TPB/A/NE-KLH/605
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2524 0355)
(1 page)

27 July 2022

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

**Compliance with Approval Condition (b)
Temporary Warehouse for Storage of Exhibition Equipment
for a Period of 3 Years in "Green Belt" Zone, Lots 617 S.B ss.1
and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Application No. A/NE-KLH/605)**

I refer to your submission dated 23.6.2022 received by our office on 27.6.2022 for compliance with approval condition (b), i.e. *"the submission of a proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB"* of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (b) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 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 Director of Planning

c.c.

CE/C, WSD

(Attn.: Ms. Victoria SUEN)

(Fax No. 2351 6949)

Internal.

CTP/TPB(1)

Site Record

MC/HL/JY/jy

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 LDS/PLAN/6102
本署檔號 Our Reference TPB/A/NE-KLH/605
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2524 0355)

(1 page)

15 August 2022

Lawson David & Sung Surveyors Limited
Room 1601, South China Building
1-3 Wyndham Street
Central, Hong Kong
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

Compliance with Approval Condition (c)

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

I refer to your submission dated 2.8.2022 received by our office on the same day for compliance with approval condition (c), i.e. *"the implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB"* of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (c) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 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 Director of Planning

c.c.

CE/C, WSD

(Attn.: Ms. Victoria SUEN)

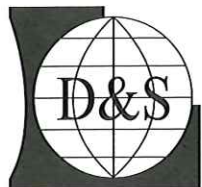
(Fax No. 2351 6949)

Internal.

CTP/TPB(1)

Site Record

MC/HL/JC/JY/jy



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FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金

Daniel K.K. Lam

MRICS MHKIS MCIREA RPS(GP) BSc

宋樹鴻

Sung Shu Hung

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

Consultant :

陳志凌

Elwyn C. Chan

RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光

Lau Chi Kwong

FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維

Pun How Wai

MRIBA

By Email and Post

Date : 23 June 2022

Your Ref.: TPB/A/NE-KLH/605

Our Ref. : LDS/PLAN/6102

Sha Tin, Tai Po and North District Planning Office
Planning Department
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.

Attn.: Ms. Jenny Chan

Dear Ms. Chan,

Compliance with Approval Condition (b)

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

(Application No. A/NE-KLH/605)

We refer to the captioned application.

It is noted that the Approval Condition (f) of the previously approved planning application No. A/NE-KLH/525 on the Application Site is the same as the approval condition (b) of the captioned application. The submission and implementation of Condition (f) under Application No. A/NE-KLH/525 preventive measures against water pollution within upper indirect water gathering grounds (i.e., provision of drainage facilities to discharge the rainwater from the Application Site to the local stream) were approved by the Water Supplies Department (WSD) during compliance with approval condition stage (see the attached approval letters and approved proposal).

There will be no major difference on the site condition as the Applicant intends to continue the existing use as a temporary warehouse. The existing drainage facilities on site are in good conditions and the Applicant will maintain the same measures to prevent any water pollution at any time during the approval period.

Your Assets for Growth

Should this proposal be considered satisfactory by the WSD for compliance with approval condition (b) for the captioned application, the Applicant will submit a condition record of the existing preventive measures to the satisfaction of WSD.

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

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


Encl.

c.c. Client

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference 951030
本署編號 Our Reference TPB/A/NE-KLH/525
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (3907 0101)

(1 page)

17 October 2017

Fotton ELA Architects Ltd.
Unit C, 13/F, Por Yen Building
478 Castle Peak Road
Cheung Sha Wan, Kowloon
(Attn: Mr. Aldrich LEE)

Dear Sir,

**Compliance with Approval Condition (g)
Temporary Warehouse for Storage of Recreational Equipments
for a Period of Three Years in "Green Belt" Zone,
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Planning application No. A/NE-KLH/525)**

I refer to your letter dated 6.9.2017 for compliance with approval condition (g) on the implementation of proposals of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 7.1.2018.

The Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) has been consulted and has no objection to your submission. I am pleased to inform you that the requirement of approval condition (g) as stated in the approval letter (Ref. TPB/A/NE-KLH/525) dated 28.4.2017 has been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of this office.

Yours faithfully,

(Ms Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB

CE/C, WSD

DLO/IP, LandsD

(Attn.: Mr. TONG Man-kit)

(Attn.: Mr. Marco CHENG)

(Fax No. 2351 6949)

(Fax No. 2650 9896)

Internal

Site Record

JC/KC/IL/JI

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."





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Your Ref.: A/NE-KLH/525

Our Ref.: 951030

Date: 31st July 2017

Sha Tin, Tai Po and North District Planning Office
13th floor, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin

By mail

Dear Sir/Madam,

Temporary Warehouse for Storage of Recreational Equipments
For A Period of 3 Years In "Green Belt" Zone,
Lots No. 617 S.B. Ss.1 And 618 S.B RP (Part) In D.D. 9, Nam Wa Po, Kau Hang, Tai Po

I am writing with reference to the letter from TPB dated 28 April 2017 regarding the approval conditions, in particular approval condition (g). Kindly find attached the photographic record and Plan PR-02 of the existing drainage facilities for your perusal and processing in relation to the compliance with the said condition.

Should you have any queries, please feel free to contact me on 2651 3880.

Yours sincerely,
Fotton ELA Architects Ltd.

Aldrich, LEE

Z:\Fotton ELA Project\Fotton Project\New Territories\951030 南華新 SECTION 16 & 16A\Nov 2016 S16 Application
(Aldrich)\31 Jul 2017 - Drainage Photographic Record (condition g).docx

Date: 6 September 2017 (Revision)

Planning application No. A/NE-KLH/525 – Photographic Record for compliance with approval condition (g)

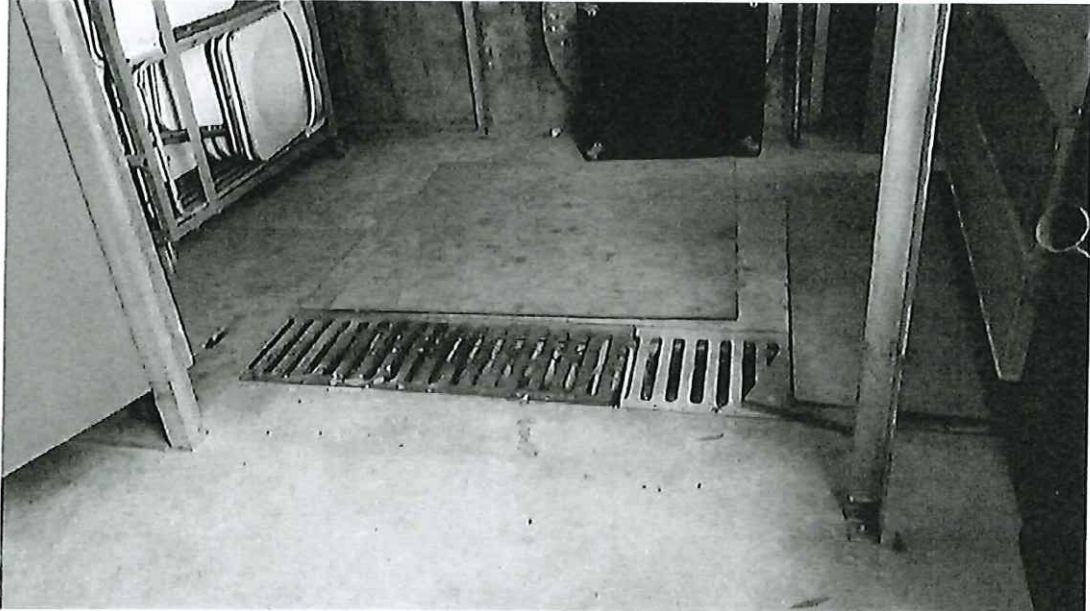


Photo 1

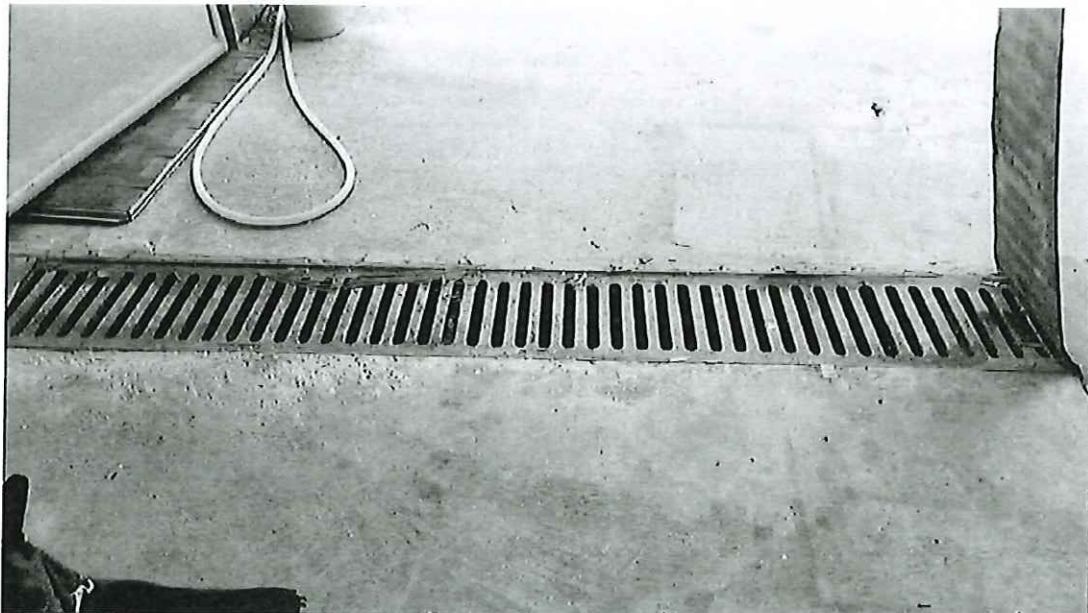


Photo 2

Date: 6 September 2017 (Revision)



Photo 3



Photo 4



Photo 5

Date: 6 September 2017 (Revision)



Photo 6



Photo 7

Date: 6 September 2017 (Revision)



Photo 8

規 劃 署

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新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference 951030
本署檔號 Our Reference TPB/A/NE-KLH/525
電話號碼 Tel. No.: 2158 6220
傳真號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (3907 0101)
(1 page)

19 June 2017

Fotton ELA Architects Ltd.
Unit C, 13/F, Por Yen Building
478 Castle Peak Road
Cheung Sha Wan, Kowloon
(Attn: Mr. Aldrich LEE)

Dear Sir,

**Compliance with Approval Condition (f)
Temporary Warehouse for Storage of Recreational Equipment
for a Period of Three Years in "Green Belt",
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po
(Planning application No. A/NE-KLH/525)**

I refer to your letter dated 12.5.2017 for compliance with approval condition (f) on the submission of proposals of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 7.10.2017.

The Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) has been consulted and has no objection to your submission. I am pleased to inform you that the requirement of approval condition (f) as stated in the Secretary of Town Planning Board's approval letter (Ref. TPB/A/NE-KLH/525) dated 28.4.2017 has been fully complied with.

Should you have any queries, please contact Mr. Edwin YOUNG (Tel: 2158 6235) of this office.

Yours faithfully,

(Ms Jessica CHU)

for and on behalf of Director of Planning

C.C.

Secy., TPB

CE/C, WSD

DLO/TP, LandsD

(Attn.: Mr. TONG Man-kit)

(Attn.: Mr. Marco CHENG)

(Fax No. 2351 6949)

(Fax No. 2650 9896)

Internal

Site Record

JC/CTI/A/Y/JL/JI

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."





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Your Ref.: A/NE-KLH/525
Our Ref.: 951030

Date: 12th May 2017

Sha Tin, Tai Po and North District Planning Office
13th floor, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin

By mail

Dear Sir/Madam,

**Temporary Warehouse for Storage of Recreational Equipments
For A Period of 3 Years In "Green Belt" Zone,
Lots No. 617 S.B. Ss.1 And 618 S.B RP (Part) In D.D. 9, Nam Wa Po, Kau Hang, Tai Po**

I am writing with reference to your letter date 28 April 2017, please find attached the following documents for compliance with approval condition (f):

1. DP-01 (Drainage Proposal)
2. Drainage Proposal Calculations

Kindly note with reference to the submitted F.I. dated 7th March 2017, the same approval condition (f) had been complied with for the previous application on the same site and had been technically implemented. This is to resubmit the accepted proposal with some corrections for such condition.

Should you have any queries, please feel free to contact me on 2651 3880.

Yours sincerely,
Fotton ELA Architects Ltd.

Aldrich, LEE
Project Manager

Z:\Fotton ELA Project\Fotton Project\New Territories\951030 南華莆 SECTION 16 & 16A\Nov 2016 S16 Application
(Aldrich)\11 May 2017 - Drainage Proposal Cover Letter.docx

Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years in "Green Belt" Zone, Lots No. 617 S.B ss.1 and 618 S.B RP (Part) in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po

(Application No.: A/NE-KLH/525)

Drainage Proposal Calculations

With reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fourth Edition, May 2013 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual") the following considerations are taken:

1. Rational method

Given $Q_p = 0.278 CiA$ (page 34 from the Manual)

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

Take $C = 1$

Take return period = 10 years with 5 minutes duration, according to Table 2 in the manual, the extreme intensity = 210 mm/hr . Take $i = 210$ mm/hr .

Catchment area $\approx 530m^2 = 0.000530km^2$

Computing the above equation we have the peak runoff of stormwater within the application site:

$$\Rightarrow Q_p \approx 0.031 m^3/s$$

2. Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m^3/s
 n = roughness coefficient
 A = flow area in m^2
 P = wetted perimeter in m
 $R = A/P$ = hydraulic radius in m
 S = bed gradient

Take $n = 0.012$ for concrete channel (cement form)

$A = 0.051 m^2$ (225mm U-channel, 225mm internal height)

$P = 0.675 m$

$R = 0.076 m$

$S = 1/100$

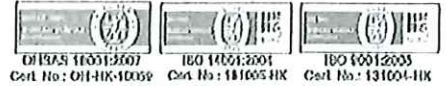
$$\Rightarrow Q_c \approx 0.076 m^3/s$$

Since there are two U-channels, divide Q_p by two $\approx 0.0155 \Rightarrow Q_c > Q_p/2$

Conclusion: the U-channels will have enough capacity to direct stormwater within the application site.



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Your Ref. : TPB/A/NE-KLH/525
Our Ref. : 9510530/TP
Date : 7th March 2017

By email
tpbpd@pland.gov.hk

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

Dear Sirs/Madams,

Temporary Open Storage for Recreational Equipments
Lot 617B1 and 618B R.P. (part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(Application No. A/NE-KLH/525)

I am writing with reference to application number A/NE-KLH/447, which is a previous application covering the same premises of the current application A/NE-KLN/525. Due to some difficulties, approval condition (g), the implementation of proposals of preventive measures against water pollution within the upper indirect water gathering grounds of application A/NE-KLH/447 could not be complied with in time.

The proposal of preventive measures against water pollution within the upper indirect water gathering grounds for compliance with approval condition (f) had been accepted by TPB. However, due to the prolonged construction works of the local stream at which the proposed underground drainage pipe was to be connected to which hindered the implementation, such implementation of the accepted proposal could not be carried out in a timeframe under the Applicant's control. Nonetheless, after the Applicant expressing such concern to the party who was carrying out the said construction works, an underground pipe and an additional sand trap were eventually constructed for discharging of rainwater from the Application Site to the local stream for the Applicant. Unfortunately, due to the prolongation of the implementation, the Applicant could not report completion of the works in time even the approval condition (g) should have been technically complied.



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Now, in support of the current application No. A/NE-KLH/525, please find attached documents related to approval conditions (f) and (g) for application A/NE-KLH/447, photographic record of the constructed sand trap and underground pipe, and Photographic Record Plan PR-01. An underground pipe had been constructed from the site entrance instead with an additional sand trap constructed as indicated on the attached plan PR-01, which should serve the same purpose as the proposed underground pipe to satisfy approval condition (g) of application A/NE-KLH/447. Therefore, the WSD's concern on preventive measures against water pollution within the water gathering ground should be duly addressed to.

Should you have any queries, please feel free to contact me.

Yours faithfully,
Fotton ELA Architects Ltd.

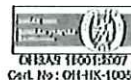
Aldrich LEE

c.c. Mr. Young by e-mail (epyyoung@pland.gov.hk)

Z:\Fotton ELA Project\Fotton Project\New Territories\951030 南華莆 SECTION 16 & 16A\Nov 2016 516
Application (Aldrich)\6 March 2017 Further Information.doc



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TEMPORARY OPEN STORAGE FOR RECREATIONAL EQUIPMENTS
LOT 617B1 AND 618B R.P. (PART) IN D.D. 9, NAM WA PO, KAU LUNG HANG, TAI PO, N.T.
(APPLICATION NO. A/NE-KLH/525)

PHOTOGRAPHIC RECORD



Photo 1: Sand Trap

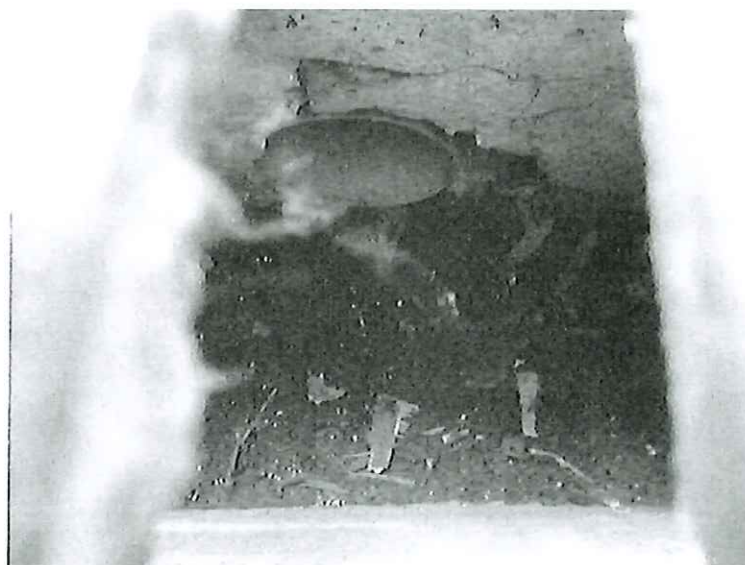


Photo 2: Underground Pipe



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

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

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

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCMI MCIArb MSc

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

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 2 August 2022
Your Ref.: TPB/A/NE-KLH/605
Our Ref. : LDS/PLAN/6102

Sha Tin, Tai Po and North District Planning Office
Planning Department
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.

Attn.: Ms. Jenny Chan

Dear Ms. Chan,

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

(Application No. A/NE-KLH/605)

We refer to your letter dated 27.7.2022 confirming that approval condition (b) has been complied with.

We submit herewith a condition record of the existing preventive measures against water pollution within the upper indirect water gathering grounds (i.e. the approved drainage facilities on site) for compliance with approval condition (c). Site photos of the existing drainage facilities with corresponding locations marked on the approved drainage plan are attached for your reference.

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

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

Lawson David & Sung



Encl.

c.c. Client

Your Assets for Growth

Site Photos



Photo 1



Photo 2

Site Photos



Photo 3



Photo 4

Site Photos



Photo 5



Photo 6

Site Photos



Photo 7



Photo 8



Photo 9



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Appendix Ib of RNTPC
Paper No. A/NE-KLH/650

Lawson David & Sung Surveyors Limited
1912721

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

林桂金
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宋樹鴻
Sung Shu Hung
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MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (MKIlg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCMI MCIArb MSc

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

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 21 February 2025
Your Ref.: TPB/A/NE-KLH/650
Our Ref. : LDS/PLAN/7102

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

Dear Sir/Madam,

Application for Planning Permission for Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.
(Application No. A/NE-KLH/650)

We refer to the captioned application and write to confirm that the current application will not involve any filling and excavation of land as the Application Site has already been formed by previous applicants for warehouse use since 2003. Therefore, no further site formation and construction works will be involved.

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

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



c.c. DPO/STN (Attn: Ms. Theodora Chan) - By Email
Client

Your Assets for Growth

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

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

Previous s.16 Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-KLH/48	Temporary Open Storage	29.12.1995 (On Review)
A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	19.12.1997
A/NE-KLH/202	Open Storage of Ceramic Tiles for a Temporary Period of 3 Years	3.12.1999
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 (Revoked on 5.9.2009)
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 (Revoked on 7.7.2019)
A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	6.5.2022 (Revoked on 5.2.2024)

Similar s.16 Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-KLH/584 ¹	Temporary Warehouse with Ancillary Office for a Period of 3 Years	1.9.2020 (Revoked on 1.2.2023)
A/NE-KLH/629 ¹	Temporary Warehouse with Ancillary Office for a Period of 3 Years	22.9.2023

Remarks

¹: Application Nos. A/NE-KLH/584 and A/NE-KLH/629 are in the same site.

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 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 has complied with the development controls and restrictions of areas designated as water gathering grounds.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the Site consists of two private lots in D.D.9 and adjoining Government Land (GL). The private lots are held under the Block Government Lease demised for agricultural purpose, no structure shall be erected thereon without the prior approval from LandsD. It is noted that unauthorized structures were erected on both the private lots and adjoining GL. Unless the lot owners/occupier rectify/regularise the lease breaches and illegal occupation of GL, this office reserves the rights to take necessary lease enforcement/land control action without further notices;
- the applicant's clarification (**Appendix Ia**) on the built-over area of the as-built warehouse and the area of GL under application is noted. LandsD would not process Short Term Tenancy ("STT")/Short Term Waiver ("STW") application which extent is not covered by the Town Planning Board's decision/approval, and reserves its right for seeking any remedy for any of the breach or failure to observe any term or condition of the Block Lease which may exist;
- there is no guarantee to the grant of a right a way to the Site or approval of the Emergency Vehicular Access (EVA) thereto; and
- his advisory comments are at **Appendix VI**.

2. Nature Conservation

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

- no comment on the application, noting that the Site is occupied by an existing structure.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application, noting that the proposed development is a passive storage facility comprising a single-storey structure for storage of exhibition equipment. No workshop activities nor sinking of wells, blasting, drilling, pilling works that will generate pollution will be conducted at the Site. The operation hours will be from 9:00am to 6:00pm from Monday to Saturday except for public holidays. No parking or loading/unloading spaces will be provided on site and there will be no discharged to the existing sewage system. Heavy vehicles and dusty operation will not be involved in the development and the nearest domestic structure is about 4m away from the site boundary;
- there is no environmental complaint related to the Site in the past three years; and

- his advisory comments are at **Appendix VI**.

4. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of settled valleys landscapes character comprising small houses, temporary structures, clusters of tree groups, expressway at the east and woodland at the further west. The applied use is considered not entirely incompatible with its surrounding environment; and
- based on the recent site photos, the site is occupied by a large temporary structure with some trees of common species in close proximity to the western site boundary. Compared with the last approved planning application No. A/NE-KLH/605, there is no significant change in major development parameter under current application. According to the Landscape and Tree Preservation Proposal in the application form, all existing trees are proposed to be retained and maintained by the applicant. Significant adverse impact on existing landscape resources arising from the proposed use is not anticipated.

5. **Drainage**

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

- no objection in principle to the application from public drainage point of view;
- the applicant shall maintain the drainage facilities as those implemented under previous application No. A/NE-KLH/605; and
- if the application is approved, an approval condition on maintaining the drainage facilities and the submission of condition records of the existing drainage facilities to the satisfaction of Director of Drainage Services or the Town Planning Board; and
- his advisory comments are at **Appendix VI**.

6. **Water Supply**

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

- no objection to the application;
- if the application is approved, an approval condition on the implementation of preventive, control and mitigation measure identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Grounds (WGG) to the satisfaction of his office;
- the development should not cause any water pollution to the upper indirect WGG at

any time during the planning approval period; and

- his advisory comments are at **Appendix VI**.

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 and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix VI**.

8. **Building Matters**

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

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

9. **Other Departments**

The following departments have no comment on the application:

- Comments of the Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) ; and
- District Officer (Tai Po), 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) to resolve any land issue relating to the development with concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of District Lands Officer, Tai Po (DLO/TP, LandsD) that:
 - the lot owners shall apply to LandsD for a Short Term Tenancy (STT) and Short Term Waiver (STW) to permit the structures erected or to be erected on the Site. The STT/STW will be considered by LandsD in accordance with the established procedures and guidelines and with reference to development perimeters approved by the Town Planning Board (the Board). There is no guarantee at this stage that the STT/STW application would be approved. If the STT/STW application is approved by LandsD acting in the capacity as landlord at its own 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
 - the applicant will likely make use of the adjoining unleased/unallocated Government land as vehicles access to and from Tai Wo Service Road West. The maintenance and management responsibility of the said government land and any other government land leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose.
- (e) to note the comment of the Commissioner for Transport (C for T) that the village road connecting to the Site and Tai Wo Service Road West is not managed by her department. The applicant should consult the management and maintenance party of the village road concerned;
- (f) to note the comment of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comment of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record submitted by the applicant should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- additional mitigation measures may be required when the actual situation renders the initial submissions and/or undertakings inviable; and
 - should pollution be detected in future due to the proposed development, immediate remedial action to clear the pollution must be taken by the grantee;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be (i) drawn to scale and depicted with dimensions and nature of occupancy, and (ii) the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Department (BD), they are Unauthorized Building Works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to mobilize their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation respectively; and
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at building plan submission stage.

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

From:
Sent: 2025-02-06 星期四 02:00:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KLH/650 DD 9 Nam Wa Po Green Belt

Dear TPB Members,

648 withdrawn, back without the parking.

Previous objections relative and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 19 December 2024 3:16 AM HKT
Subject: Re: A/NE-KLH/648 DD 9 Nam Wa Po Green Belt

Apologies typo should read 2024 not 2023

16 Dec 2024: *"The Fire Services Department has issued over 8,500 fire hazard abatement notices after inspecting approximately 1,000 aging commercial and residential buildings following the tragic Jordan fire disaster in April, which resulted in five fatalities and 40 injuries.*

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 17 December 2024 2:12 AM HKT
Subject: A/NE-KLH/648 DD 9 Nam Wa Po Green Belt

A/NE-KLH/648

Lots 617 S.B RP and 618 S.B RP and adjoining Government Land in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po

Site area: About 530sq.m (516.05m²) Includes Government Land of about 17sq.m

Zoning: "Green Belt"

Applied Use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

605 revoked for failure to comply with fire conditions on 5 Feb 2024, but operation was allowed to continue despite a long history of non compliance and the fact that exhibition materials can be extremely flammable in nature and the site is GB.

Compare the lax attitude to fire prevention in NT in comparison to the enforcement in urban districts

16 Dec 2023: *"The Fire Services Department has issued over 8,500 fire hazard abatement notices after inspecting approximately 1,000 aging commercial and residential buildings following the tragic Jordan fire disaster in April, which resulted in five fatalities and 40 injuries.*

As of November, around 8,200 inspections have been carried out, primarily in the Yau Tsim Mong, Sham Shui Po, Eastern and Central and Western districts."

It is unacceptable that PlanD streamlines and members rubber stamp applications like this from operators who have no intention of fulfilling the requirements.

The application should be rejected.

Mary Mulvihill

From:

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

Date: Thursday, 3 February 2022 2:53 AM HKT

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

Dear TPB Members,

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

Clearly the operation has has carried on regardless.

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

Mary Mulvihill

From:

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

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

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

A/NE-KLH/579

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

Site area : About 1,261m²

Zoning : "Green Belt"

Applied Use : Warehouse / 3 Vehicle Parking

Dear TPB Members,

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

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

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

Does the term Green Belt mean nothing?

Mary Mulvihill

From:

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

Sent: Thursday, February 9, 2017 12:52:15 AM

Subject: A/NE-KLH/525 Nam Wa Po

A/NE-KLH/525

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

Site area : About 518 m²

Zoning : "Green Belt"

Applied Use : Storage

Dear TPB Members,

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

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

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

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

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

Mary Mulvihill