

2024年 11月 5 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。

This document is received on 5 NOV 2024.  
The Planning Board will formally acknowledge  
the 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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

2402443

9/10

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE-KTS / 545
	Date Received 收到日期	5 NOV 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

宏龍創富有限公司 GRAND DRAGON CAPITAL INVESTMENT LIMITED

### 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 )

全堅土地規劃有限公司 Allgain Land Planning Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories 新界上水金錢村丈量約份第92約地段第2205號餘段(部份)
(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 ..... 1100 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 520 ..... 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)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	古洞南分區計劃大綱草圖編號 S/NE-KTS/21 DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO.S/NE-KTS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 REC
(f) Current use(s) 現時用途	現時是空置的  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- ☐ has notified ..... "current land owner(s)"#  
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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

(a) Proposed use(s)/development  
擬議用途/發展擬議臨時貨倉(五金零件)連附屬寫字樓  
Proposed Temporary Warehouse (Hardware Accessories)  
with Ancillary Office

(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	620	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	480	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	520	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	520	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物A：臨時貨倉（存放五金零件），一層高，面積約220平方米，高度不多於9米。

構築物B：臨時貨倉（存放五金零件），一層高，面積約220平方米，高度不多於9米。

構築物C：辦公室及接待處，兩層高，每層面積約20平方米，總面積約40平方米，高度不多於7米。

構築物D：辦公室及接待處，兩層高，每層面積約20平方米，總面積約40平方米，高度不多於7米。

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

Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至星期六上午八時至下午六時，星期日及公眾假期除外。			
(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)) 從金錢南路經小路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

請看附件的申請報告書

**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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Allgain Land Planning Limited

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

Date 日期

9/10/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories 新界上水金錢村丈量約份第92約地段第2205號餘段(部份)
Site area 地盤面積	1100 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	古洞南分區計劃大綱草圖編號 S/NE-KTS/21 DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO.S/NE-KTS/21
Zoning 地帶	康樂 REC
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 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時貨倉(五金零件)連附屬寫字樓 Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	520 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.473 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	43.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		0 0 2 0 0 0

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

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

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

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**From:** Chong Hermose <[REDACTED]>  
**Sent:** 2024-11-13 星期三 16:29:49  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** A/NE-KTS/545\_Further Information  
**Attachment:** A\_NE-KTS\_545\_Planning Statement.pdf; KTS\_545\_List of Structures.pdf

城規會/規劃處：

有關規劃申請：A/NE-KTS/545

現附上補充文件，請查收，謝謝。

這個電郵的文件( list of Structure 和 Planning Statement )將取代之之前遞交的申請。

Ms Chong

( [REDACTED] )

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寄件者: Chong Hermose  
寄件日期: 2024 年 11 月 13 日 16:25  
收件者: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk) <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
副本: [REDACTED]  
主旨: A/NE-KTS/545\_Further Information

城規會/規劃處：

有關規劃申請：A/NE-KTS/545

現附上補充文件，請查收，謝謝。

Ms Chong

( [REDACTED] )

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)

擬議臨時貨倉(五金零件)連附屬寫字樓 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 補充原因-----P.3
4. 擬議發展計劃的各方面影響-----P.4-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)的規劃申請，擬在上述地段申請為期三年的臨時貨倉(五金零件)連附屬寫字樓。
2. 申請地點位於上水金錢村附近，在《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》上劃為「康樂」用途。
3. 申請地盤面積為約 1,100 平方米，上蓋總面積為 480 平方米，露天地方面積為 620 平方米，上蓋覆蓋率為 43.6%。
4. 申請地點將設有 4 個構築物，用途及面積如下：
  - 構築物 A：臨時貨倉(存放五金零件)，一層高，面積約 220 平方米，高度不多於 9 米。
  - 構築物 B：臨時貨倉(存放五金零件)，一層高，面積約 220 平方米，高度不多於 9 米。
  - 構築物 C：辦公室及接待處，兩層高，每層面積約 20 平方米，總面積約 40 平方米，高度不多於 7 米。
  - 構築物 D：辦公室及接待處，兩層高，每層面積約 20 平方米，總面積約 40 平方米，高度不多於 7 米。
5. 申請地點涉及 2 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
6. 擬議用途的臨時貨倉，主要用作存放五金零件(參考下頁圖片)，不涉及存放大型五金廢鐵，不涉及任何機械加工程序，不會帶來噪音。
7. 申請地點可從金錢南路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期除外。

## 申請原因

1. 申請地點是「康樂」地帶，而擬議用途為臨時貨倉(五金零件)連附屬寫字樓，不屬「康樂」中的第一欄或二欄用途，需要向城規會取得規劃許可。
2. 申請地點附近的地段現時大多用作臨時貨倉用途，而大部份都符合城市規劃條例，即「現有用途」或已取得城市規劃委員會的臨時規劃許可，擬議申請用途和周邊環境及用途協調。
3. 擬議發展只是臨時三年的性質，城市規劃委員會曾批准新界北區古洞南的「康樂」用途土地地段作相同用途(請參考城規會編號：A/NE-KTS/472、A/NE-KTS/486、A/NE-KTS/514、A/NE-KTS/520 及 A/NE-KTS/532 等)，擬議申請相對存放的物件只是五金零件，並非體積大的重型機器或建材，申請人懇請城市規劃委員會對本申請作出相同的對待。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
5. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存放五金零件，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的擬議臨時臨時貨倉(五金零件)連附屬寫字樓。

## 補充原因

1. 擬議申請用途是臨時貨倉存放五金零件。
2. 擬議申請地點所屬的第一張分區計劃大綱圖則：《古洞南分區計劃大綱草圖 編號 S/NE-KTS/1》於一九九四年六月三日刊憲。
3. 翻查政府地政處的航空相片（請看附件），申請地點在 1993 年 11 月 9 日已在進行臨時貨倉存放五金的用途，並設有部份上蓋和鐵架，該用途已存在一段很長的時間（超過 30 年），到了 1995 年、2000 年、2011 年，甚至近期的 2022 年，這麼多年來有關用途持續進行，一直沒有停止和改變。
4. 擬議申請地點的租客亦曾和北區規劃處職員（兩名男職員來貼告示和拍照的當天）稱他在這個地點已營運 30 多年，一直以來都無間斷在申請地點存放五金零件。
5. 申請地點早前曾獲北區地政署來信，要求拆卸申請地點上的違規構築物，申請人(同時是地主)在 2024 年 6 月已糾正相關事宜，清拆全部違規構築物，在 2024 年 6 月至 11 月已經停止儲物用途，因此需要重新向城規會申請。
6. 擬議申請的用途已存在一段很長的時間，申請人希望正式入規劃申請，將整個申請地點合法化。
7. 申請人知道申請地點屬「康樂」用途，規劃意向主要是進行康樂發展，為市民提供所需設施，從而促進動態或靜態康樂活動和旅遊或生態旅遊的發展。但申請地點早在 1993 年已被破壞，不是用作康樂用途，而是貨倉用途。申請人希望將地點完全合法化，因此正式向規劃處入申請，並有誠意去完成相關附帶條件，例如消防/渠務/圍網等。
8. 基於以上考量及相關用途存在已久的原因，批出這個申請並不會立下不良先例，過往亦有規劃申請是基於這個原因獲寬限批出，因此申請人懇請城規會能從寬考慮這個申請。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 4 個上蓋構築物，如申請獲城規會批准，申請人將會向北區地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可從金錢南路經一條鄉村地區道路前往，入口設有約 8 米闊的大閘讓車輛駛進申請地點的貨倉。

## 3. 擬議發展的交通安排

申請用途只提供 2 個輕型貨車的上落車位，不設任何停泊車位。

## 4. 環境方面

申請人會在營業時間內營業，盡量減少對周邊環境的影響。

## 5. 空氣方面

申請地點是臨時貨倉，不會對空氣造成污染。

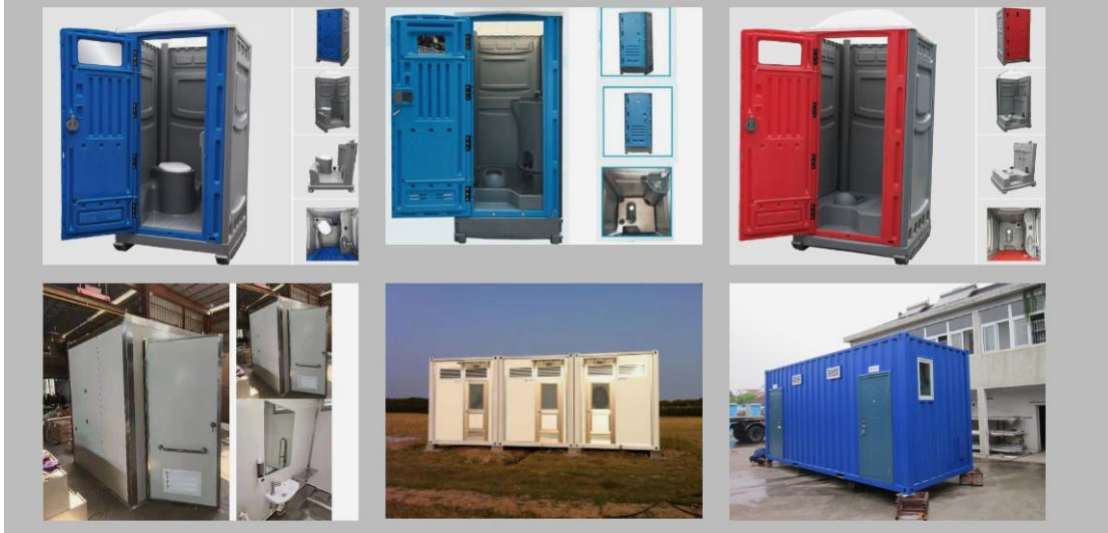
## 6. 噪音方面

申請地點是臨時貨倉，只在星期一至星期六上午八時至下午六時，星期日及公眾假期除外；而附近主要都貨倉及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

## 7. 排污方面

申請用途涉及一個洗手間，申請人會向清潔公司租用流動洗手間（見附圖），申請人會安排清潔公司定期來吸糞，確保不會有污水流出。

## 廁所產品租售



### 8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

### 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

### 10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

**申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。**

**懇請城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的臨時貨倉(五金零件)連附屬寫字樓。**

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)  
作為期三年的臨時貨倉(五金零件)連附屬寫字樓

**預計輕型貨車進出流量報告**

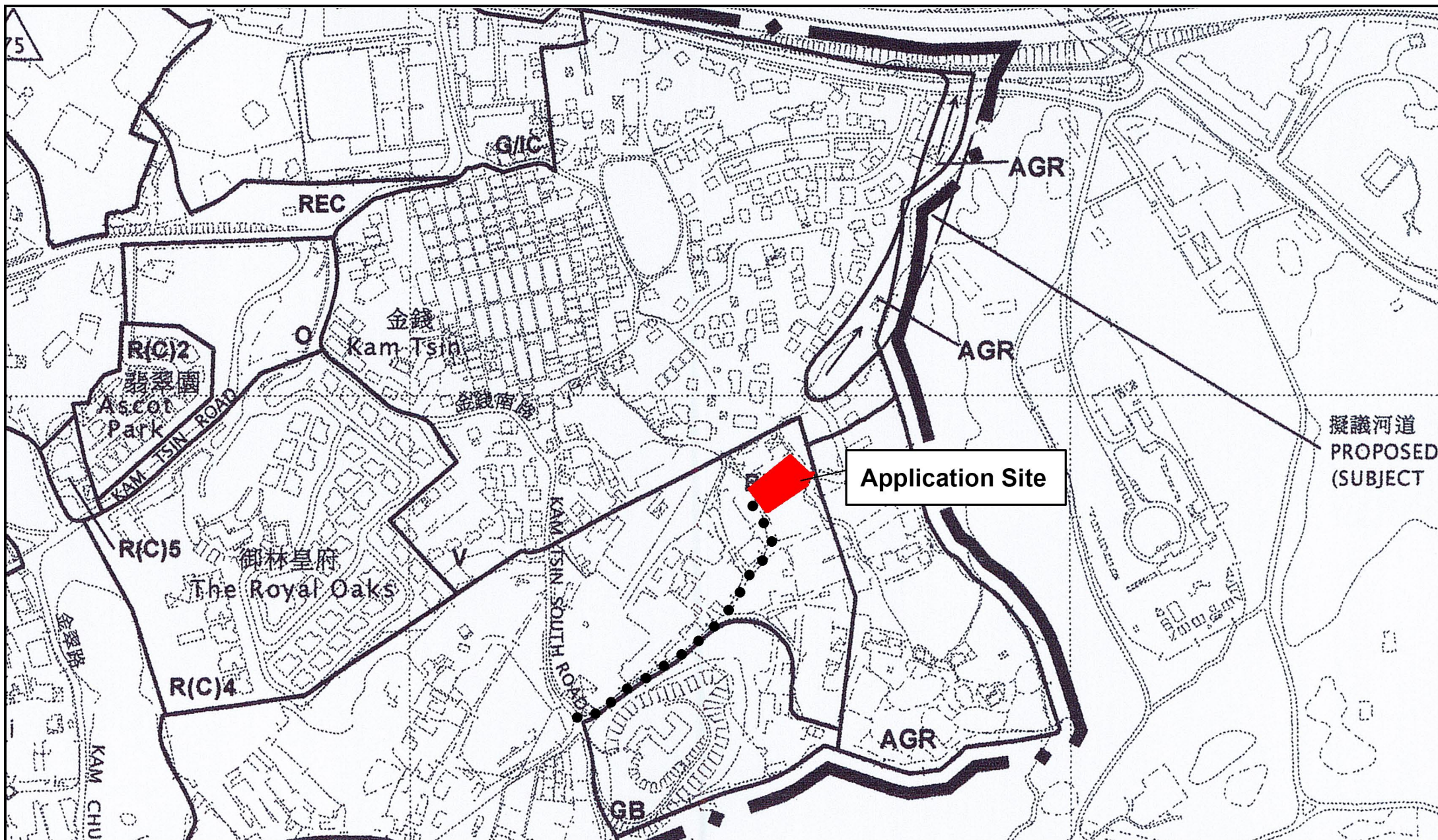
( 星期一至星期六 )

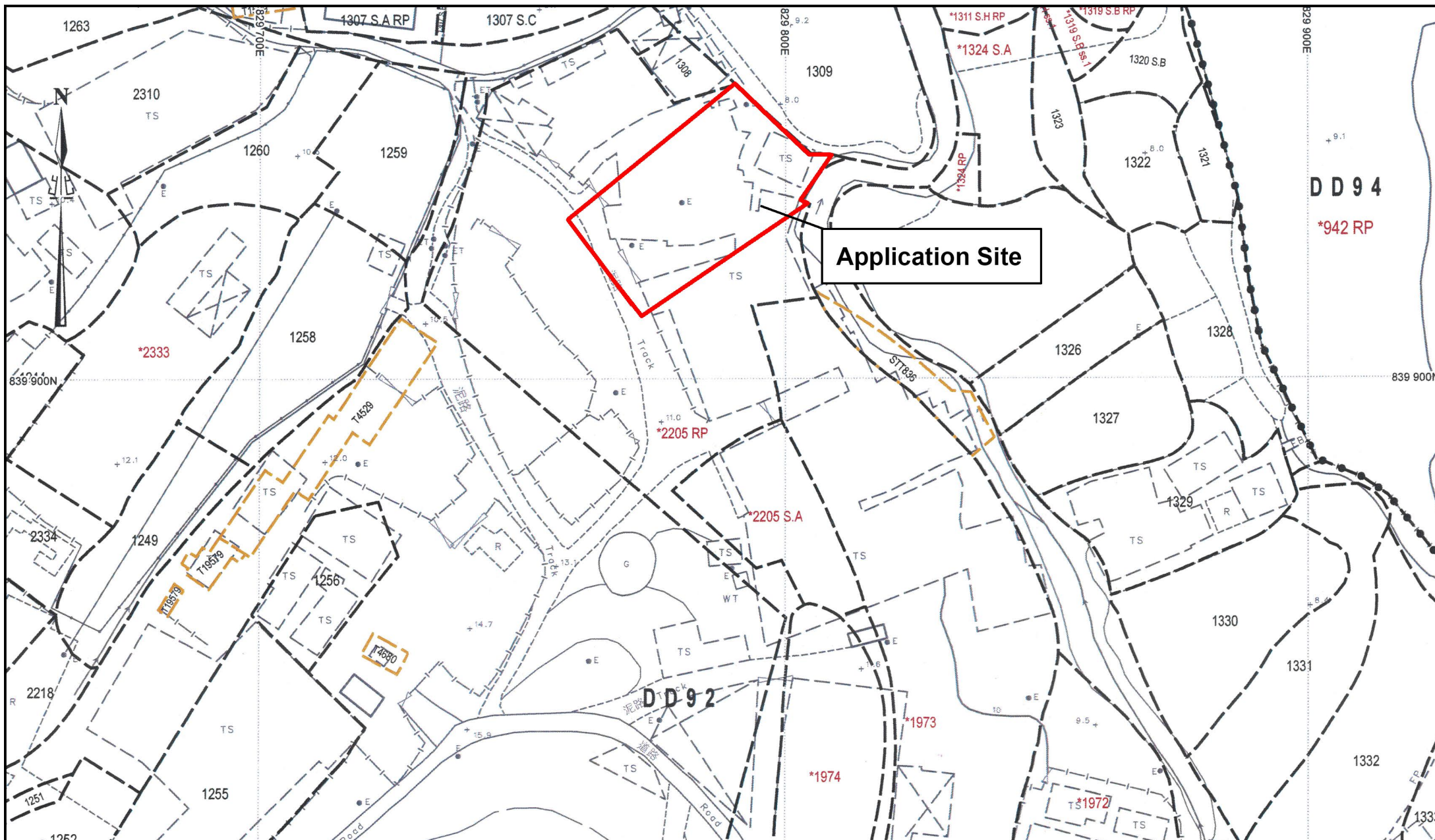
時間	進入 ( 輛 )	離開 ( 輛 )
8 : 00 – 9 : 00	0	0
9 : 00 – 10 : 00	1	0
10 : 00 – 11 : 00	0	1
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	2	2


申請地點尚未發展，以上數字為預算車輛進出場地記錄。

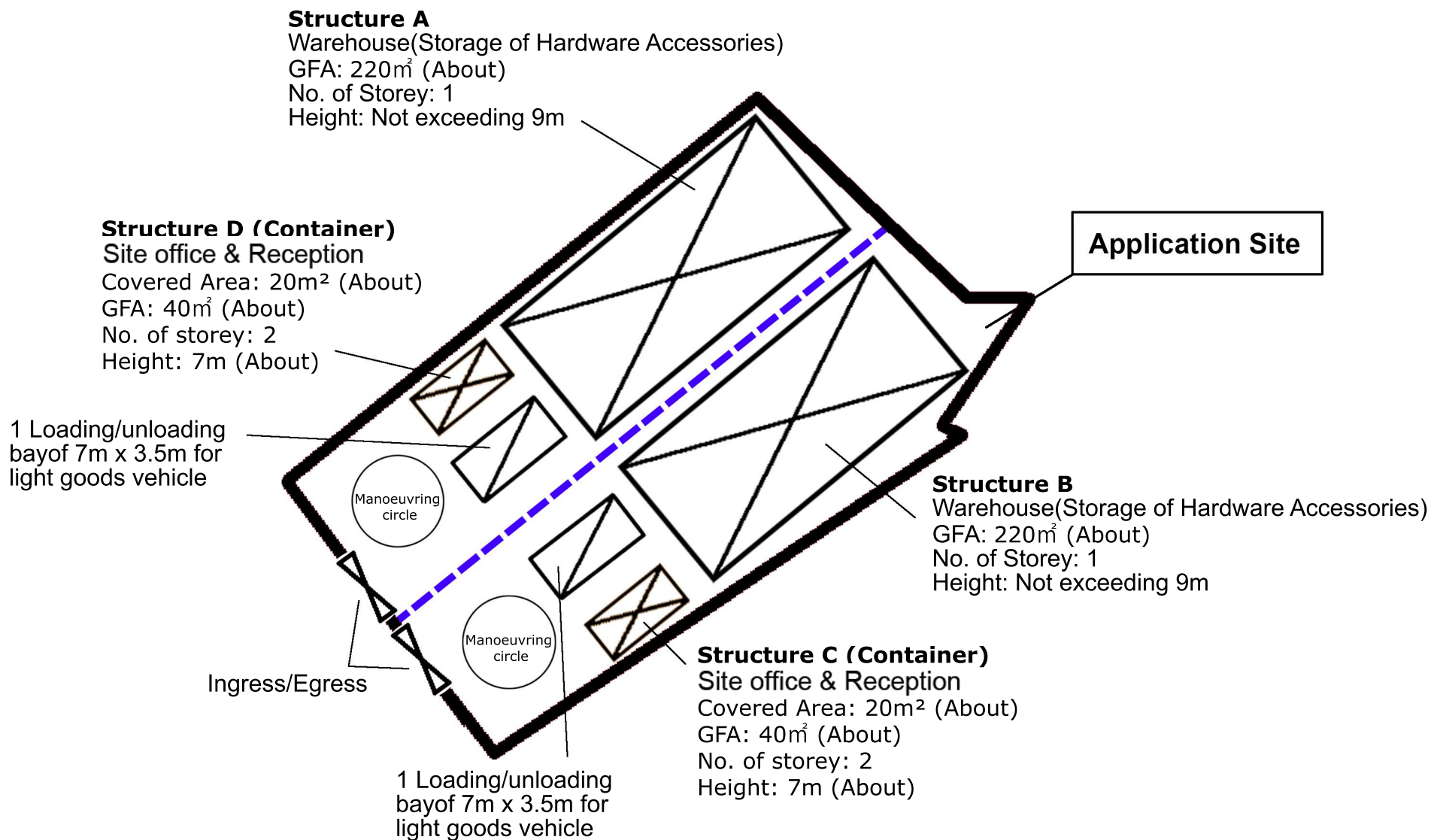
## List of Structures

Structure No.	Usage	Covered Area	GFA ( m <sup>2</sup> )	Proposed Height
A	Warehouse(Storage of Hardware Accessories)	220	220	Not Exceeding 9 m ; 1 Storey
B	Warehouse(Storage of Hardware Accessories)	220	220	Not Exceeding 9 m ; 1 Storey
C	Site office & Reception	20	40	Not Exceeding 7 m ; 2 Storey
D	Site office & Reception	20	40	Not Exceeding 7 m ; 2 Storey
Total		480	520	





	<p>Project 項目名稱:  <b>Proposed Temporary Warehouse (Hardware Accessories)  with Ancillary Office for a Period of 3 Years at Lot  2205 R.P (Part)in D.D. 92, Kam Tsin Village, Sheung Shui,  New Territories</b></p>	<p>Drawing Title 圖紙標題:  <b>Site Plan</b></p> <p>Drawing No. 圖號:  <b>20240907</b></p>	<p>Remarks 備註:</p>



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

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**From:** Chong Hermose <[REDACTED]>  
**Sent:** 2024-12-10 星期二 15:06:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** A/NE-KTS/545\_Further Information  
**Attachment:** A\_NE-KTS\_545\_List of Structures.pdf; A\_NE-KTS\_545\_Planning Statement.pdf; 申請表格\_P.5.pdf; 回應部門意見.pdf; 附件 1：金錢南路到申請地點的路徑圖.pdf; 附件 2：Swept\_Path.pdf; A\_NE-KTS\_545\_Layout\_Plan.pdf

城規會/規劃處：

有關規劃申請：A/NE-KTS/545

現附上補充文件和回應部門意見，請查收，謝謝。

Ms Chong

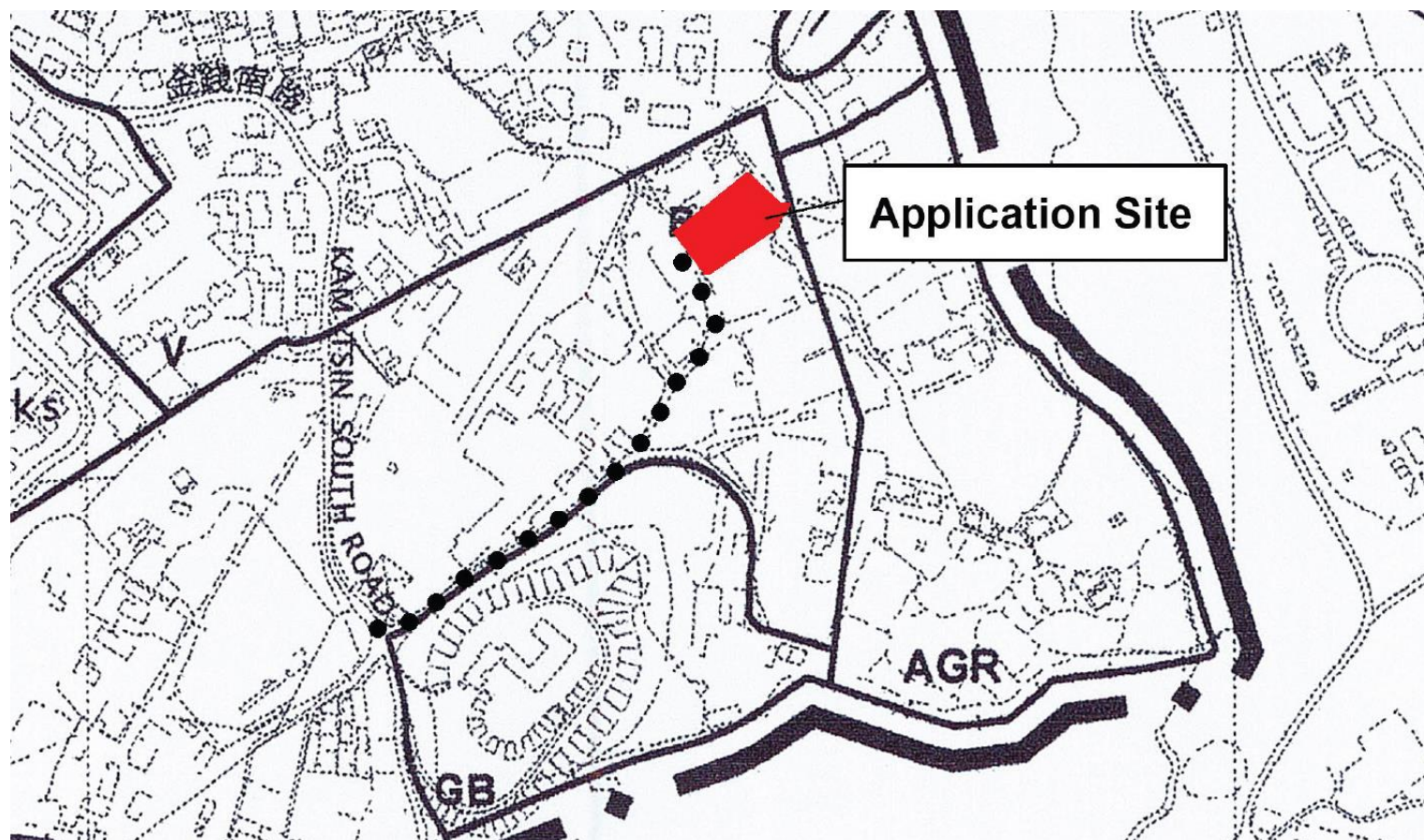
( [REDACTED] )

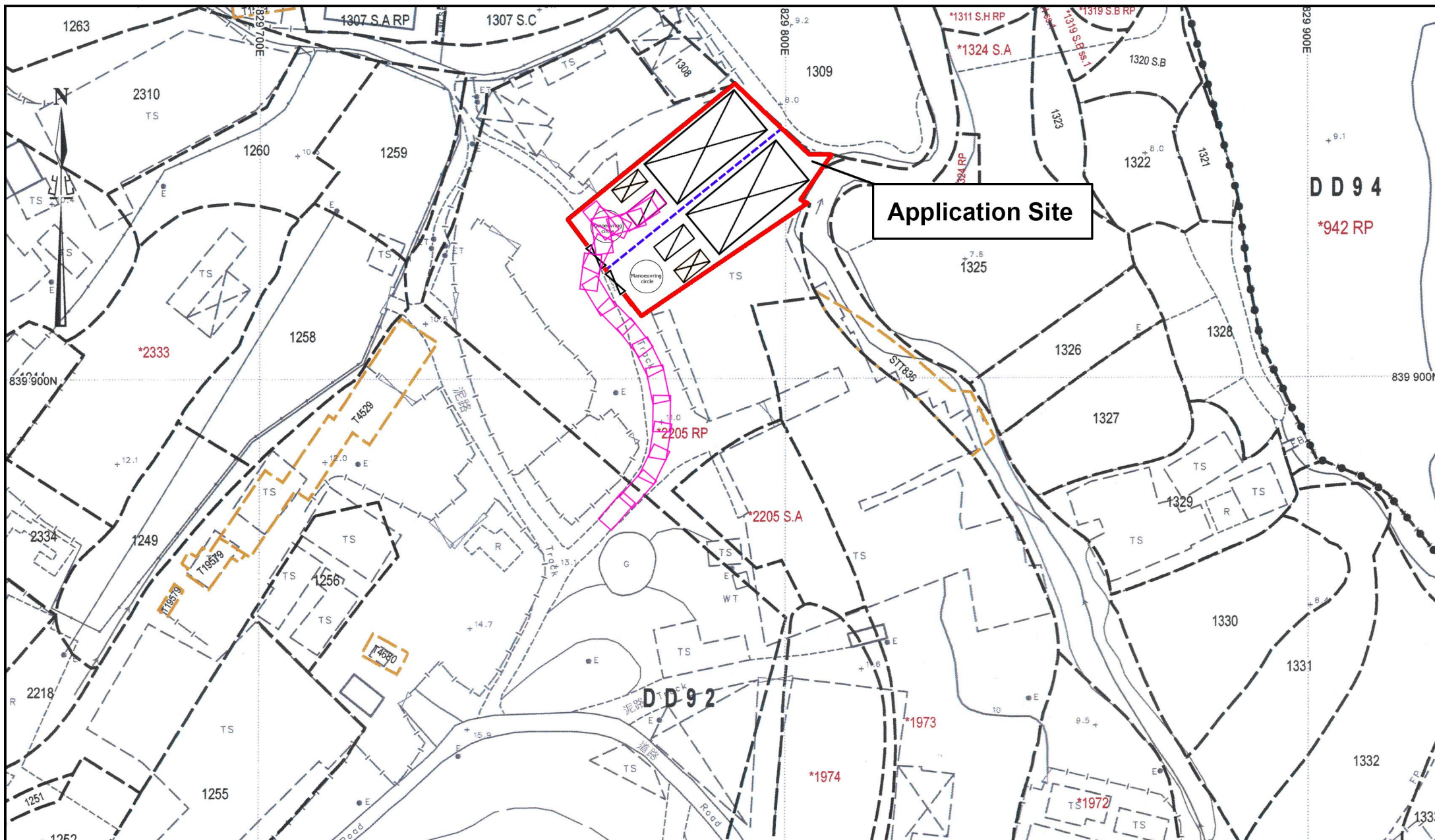
## Planning Application No. A/NE-KTS/545

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Commissioner for Transport	
(i)	The applicant should advise and substantiate the traffic generation and attraction from and to the site and the access route to the subject site;	申請地點每天最多是 2 輛車輛進出申請地點，車輛需要預先致電預約才能前往申請地點，申請人認為擬議申請不會影響周邊交通。 詳細路徑圖：看附件 1。
(ii)	The applicant shall provide a swept path analysis for light goods vehicle manoeuvring into and out of the subject site. The application shall also advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	請看附件 2。
(iii)	Please clarify whether there will be a gate installed at the entrance. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;	申請地點設置大門的。 申請人保證申請地點外面不會有車輛在排隊等待，所有車輛需要預先致電預約才能前往申請地點。
(iv)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	申請人知悉。 如獲批准，申請人會在出入口安裝感應器，如有車輛出入會發出聲音，提醒附近的行人，並會請專人管理申請地點出入口的行人設施，包括進確保周邊行人的安全。
(v)	The vehicular access between Kam Tsin South Road and the subject site is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.	申請人知悉。

從金錢南路到申請地點的路徑圖





Project 項目名稱:

Proposed Temporary Warehouse (Hardware Accessories)  
with Ancillary Office for a Period of 3 Years at Lot  
2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui,  
New Territories

Drawing Title 圖紙標題:

Swept Path (IN) 1

Drawing No. 圖號:

20241207

Remarks 備註:

- Light goods vehicle (IN)
- Light goods vehicle (OUT)







根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)

擬議臨時貨倉(五金零件)連附屬寫字樓 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1-2
2. 申請原因-----P.3
3. 補充原因-----P.4
4. 擬議發展計劃的各方面影響-----P.5-6

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)的規劃申請，擬在上述地段申請為期三年的臨時貨倉(五金零件)連附屬寫字樓。
2. 申請地點位於上水金錢村附近，在《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》上劃為「康樂」用途。
3. 申請地盤面積為約 1,100 平方米，上蓋總面積為 480 平方米，露天地方面積為 620 平方米，上蓋覆蓋率為 43.6%。
4. 申請地點將設有 4 個構築物，用途及面積如下：
  - 構築物 A：臨時貨倉(存放五金零件)，一層高，面積約 220 平方米，高度不多於 9 米。
  - 構築物 B：臨時貨倉(存放五金零件)，一層高，面積約 220 平方米，高度不多於 9 米。
  - 構築物 C：辦公室、接待處及洗手間，兩層高，每層面積約 20 平方米，總面積約 40 平方米，高度不多於 7 米。
  - 構築物 D：辦公室、接待處及洗手間，兩層高，每層面積約 20 平方米，總面積約 40 平方米，高度不多於 7 米。
5. 申請地點涉及 2 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
6. 擬議用途的臨時貨倉，主要用作存放五金零件(參考附圖)，不涉及存放大型五金廢鐵，不涉及任何機械加工程序，不會帶來噪音。
7. 申請地點可從金錢南路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期除外。



# 申請原因

1. 申請地點是「康樂」地帶，而擬議用途為臨時貨倉(五金零件)連附屬寫字樓，不屬「康樂」中的第一欄或二欄用途，需要向城規會取得規劃許可。
2. 申請地點附近的地段現時大多用作臨時貨倉用途，而大部份都符合城市規劃條例，即「現有用途」或已取得城市規劃委員會的臨時規劃許可，擬議申請用途和周邊環境及用途協調。
3. 擬議發展只是臨時三年的性質，城市規劃委員會曾批准新界北區古洞南的「康樂」用途土地地段作相同用途(請參考城規會編號：A/NE-KTS/472、A/NE-KTS/486、A/NE-KTS/514、A/NE-KTS/520 及 A/NE-KTS/532 等)，擬議申請相對存放的物件只是五金零件，並非體積大的重型機器或建材，申請人懇請城市規劃委員會對本申請作出相同的對待。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「康樂」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
5. 申請用途不會破壞「康樂」地帶上的一草一木，只是利用現時的硬地面作臨時貨倉存放五金零件，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的擬議臨時臨時貨倉(五金零件)連附屬寫字樓。

## 補充原因

1. 擬議申請用途是臨時貨倉存放五金零件。
2. 擬議申請地點所屬的第一張分區計劃大綱圖則：《古洞南分區計劃大綱草圖 編號 S/NE-KTS/1》於一九九四年六月三日刊憲。
3. 翻查政府資料，申請地點在 1993 年 11 月 9 日已在進行臨時貨倉存放五金的用途，並設有部份上蓋和鐵架，該用途已存在一段很長的時間（超過 30 年），到了 1995 年、2000 年、2011 年，甚至近期的 2022 年，這麼多年來有關用途持續進行，一直沒有停止和改變。
4. 擬議申請地點的租客亦曾和北區規劃處職員（兩名男職員來貼告示和拍照的當天）稱他在這個地點已營運 30 多年，一直以來都無間斷在申請地點存放五金零件。
5. 申請地點早前曾獲北區地政署來信，要求拆卸申請地點上的違規構築物，申請人（同時是地主）在 2024 年 6 月已糾正相關事宜，清拆全部違規構築物，在 2024 年 6 月至 11 月已經停止儲物用途，因此需要重新向城規會申請。
6. 擬議申請的用途已存在一段很長的時間，申請人希望正式入規劃申請，將整個申請地點合法化。
7. 申請人知道申請地點屬「康樂」用途，規劃意向主要是進行康樂發展，為市民提供所需設施，從而促進動態或靜態康樂活動和旅遊或生態旅遊的發展。但申請地點早在 1993 年已被破壞，不是用作康樂用途，而是貨倉用途。申請人希望將地點完全合法化，因此正式向規劃處入申請，並有誠意去完成相關附帶條件，例如消防/渠務/圍網等。
8. 基於以上考量及相關用途存在已久的原因，批出這個申請並不會立下不良先例，過往亦有規劃申請是基於這個原因獲寬限批出，因此申請人懇請城規會能從寬考慮這個申請。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 4 個上蓋構築物，如申請獲城規會批准，申請人將會向北區地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可從金錢南路經一條鄉村地區道路前往，入口設有約 8 米闊的大閘（左右兩邊；每邊 4 米）讓車輛駛進申請地點的貨倉。

## 3. 擬議發展的交通安排

申請用途只提供 2 個輕型貨車的上落車位，不設任何停泊車位。

## 4. 環境方面

申請人會在營業時間內營業，盡量減少對周邊環境的影響。

## 5. 空氣方面

申請地點是臨時貨倉，不會對空氣造成污染。

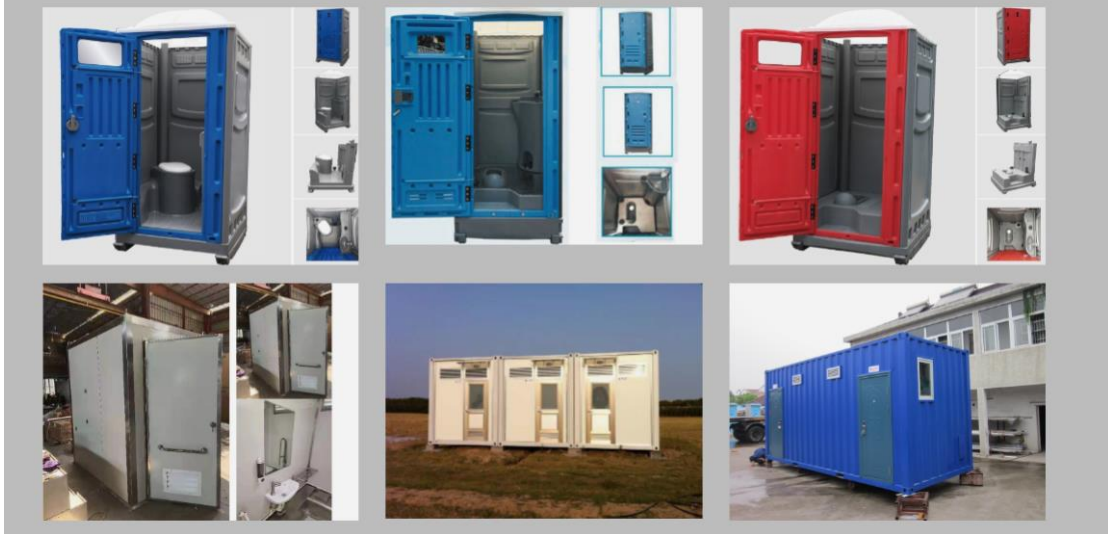
## 6. 噪音方面

申請地點是臨時貨倉，只在星期一至星期六上午八時至下午六時，星期日及公眾假期除外；而附近主要都貨倉及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

## 7. 排污方面

申請用途涉及兩個洗手間分別位於構築物 C 及構築物 D 內，申請人會向清潔公司租用流動洗手間並放在構築物內（見附圖），申請人會安排清潔公司定期來吸糞，確保不會有污水流出。

## 廁所產品租售



### 8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

### 9. 消防方面

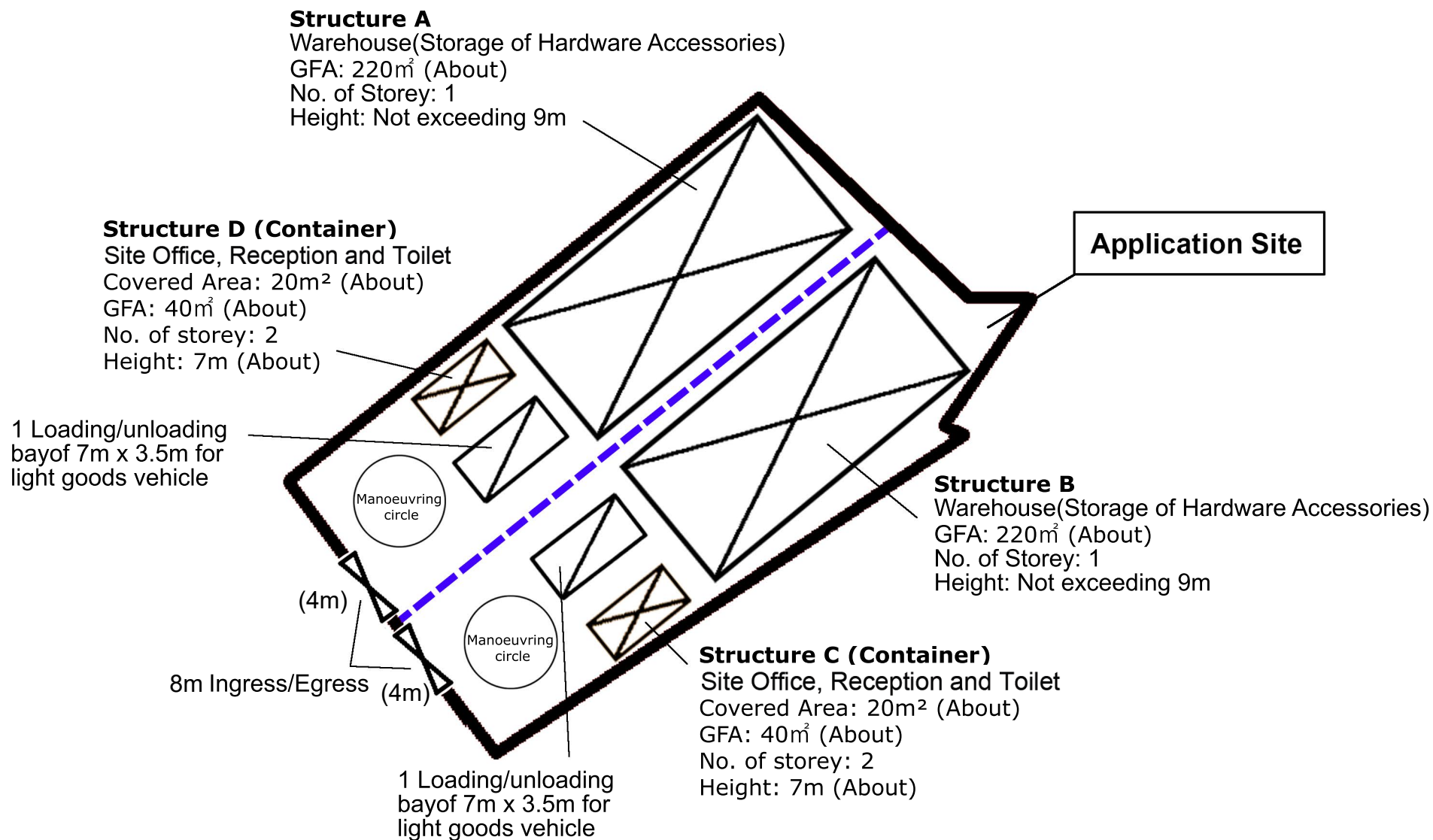
申請人會將按照消防處的指引和要求放置消防裝置。

### 10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

**申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。**

**懇請城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的臨時貨倉(五金零件)連附屬寫字樓。**



## List of Structures

Structure No.	Usage	Covered Area	GFA ( m² )	Proposed Height
A	Warehouse(Storage of Hardware Accessories)	220	220	Not Exceeding 9 m ; 1 Storey
B	Warehouse(Storage of Hardware Accessories)	220	220	Not Exceeding 9 m ; 1 Storey
C	Site Office,Reception and Toilet	20	40	Not Exceeding 7 m ; 2 Storey
D	Site Office,Reception and Toilet	20	40	Not Exceeding 7 m ; 2 Storey
Total		480	520	

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉(五金零件)連附屬寫字樓 Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... <b>620</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <b>480</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... <b>4</b> .....
Proposed domestic floor area 擬議住用樓面面積	..... <b>0</b> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>520</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <b>520</b> .....sq.m <input checked="" type="checkbox"/> About 約
<b>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)</b> 構築物A：臨時貨倉（存放五金零件），一層高，面積約220平方米，高度不多於9米。 構築物B：臨時貨倉（存放五金零件），一層高，面積約220平方米，高度不多於9米。 構築物C：辦公室、接待處及洗手間，兩層高，每層面積約20平方米，總面積約40平方米，高度不多於7米。 構築物D：辦公室、接待處及洗手間，兩層高，每層面積約20平方米，總面積約40平方米，高度不多於7米。	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... <b>0</b> .....
Motorcycle Parking Spaces 電單車車位	..... <b>0</b> .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... <b>0</b> .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... <b>0</b> .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... <b>0</b> .....
Others (Please Specify) 其他 (請列明)	..... <b>0</b> .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... <b>0</b> .....
Coach Spaces 旅遊巴車位	..... <b>0</b> .....
Light Goods Vehicle Spaces 輕型貨車車位	..... <b>2</b> .....
Medium Goods Vehicle Spaces 中型貨車車位	..... <b>0</b> .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... <b>0</b> .....
Others (Please Specify) 其他 (請列明)	..... <b>0</b> .....

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

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-KTS/82	Temporary Storage of Grocery Goods for a Period of 12 Months	13.11.1998	1 to 4

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.
2. Failure to demonstrate that the development would not have adverse traffic impact.
3. Failure to demonstrate that the fire safety requirements would be met.
4. Approval of the application would set an undesirable precedent.

**Similar s.16 Applications within the same and nearby “Recreation” Zones on the  
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21  
in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-KTS/517	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	31.3.2023
A/NE-KTS/532	Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of 3 Years	19.4.2024

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-KTS/491	Temporary Warehouse with Ancillary Office for a Period of 3 Years	6.11.2020	1, 2

Rejection Reasons:

1. Not in line with the planning intention and no strong justification for a departure.
2. Failure to demonstrate that the development would not generate adverse traffic impact on the surrounding areas.

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection on the application;
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- the advisory comments are at **Appendix V**.

**2. Traffic**

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

- no comment on the application; and
- the advisory comments are at **Appendix V**.

**3. Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- the advisory comments are at **Appendix V**.

**4. Drainage**

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

- no objection to the application from public drainage viewpoint;
- the Site is in an area where no DSD stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the development and the provision of septic tank.

## 5. Environment

Comments of the Director of Environmental Department (DEP):

- no adverse comment on the application;
- there was no environmental complaint case related to the Site for the past three years; and
- the advisory comments are at **Appendix V**.

## 6. Landscape

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

- no adverse comment to the application from landscape planning perspective; and
- with reference to the aerial photo of October 2023, the Site is located in an area of miscellaneous rural fringe landscape character comprising of large-scale village houses, temporary structures and tree groups. Fanling Golf Course is located to the east and the south of the Site. The proposed use is not incompatible with the surrounding landscape character;
- the applicant has committed to preserve and properly maintain the existing trees within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- the advisory comments are at **Appendix V**.

## 7. Agriculture

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

- no comment on the subject application from nature conservation perspective;
- based on the aerial photo, the Site is largely paved and its eastern boundary is adjacent to a watercourse; and
- the advisory comments are at **Appendix V**.

## 8. Leisure

Comments of the Director of Leisure & Cultural Services (DLCS):

- no venue or roadside amenity area under his purview is identified to be affected.

## 9. **Other Departments**

The following government departments have no objection to / no comment on the application and their advisory comments (if any) are provided in **Appendix V**:

- Project Manager (North), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police; and
- District Officer (North), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee as well as administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (b) To note the comments of Commissioner for Transport (C for T) that:
- the vehicular access between the Site and Kam Tsin South Road is not managed by the Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access; and
  - the applicant shall ensure no queuing of vehicles outside the Site.
- (c) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (b) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (d) To note the comments of the Director of Environmental Protection (DEP) that:
- the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area.
- (e) To note the comments of the Director of Agriculture, Conservation and Fisheries (DAFC) that:
- the eastern boundary of the Site is adjacent to a watercourse. The applicant should avoid adverse impact to the watercourse.
- (f) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval.

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

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person 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) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- the applicant's attention is also drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively;
- warehouses with excessive high headroom (e.g. 9m) should be justified; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-KTS/545

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2024.11.19

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

241127-135321-98814

**提交限期****Deadline for submission:**

06/12/2024

**提交日期及時間****Date and time of submission:**

27/11/2024 13:53:21

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

A/NE-KTS/545

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 侯福達

**意見詳情****Details of the Comment :**

有關發展項目是位於民居的附近，由於申請臨時貨倉是以五金為主，屬於金屬品，微量的聲音也發出响聲，並且運貨的過程中，必須經過民居的地方，造成滋擾。本村是住宅區，不是工業地帶，倘若批准申請，恐怕會造成先例，日後會有更多工業廠房發展，嚴重影響區內寧靜的環境，村民難以安寧生活，因此本人及村民堅決反對有關申請。

3

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

241127-135824-11453

**Reference Number:****提交限期**

06/12/2024

**Deadline for submission:****提交日期及時間**

27/11/2024 13:58:24

**Date and time of submission:****有關的規劃申請編號**

A/NE-KTS/545

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. 侯添球

**Name of person making this comment:****意見詳情****Details of the Comment :**

有關發展項目是位於民居的附近，由於申請臨時貨倉是以五金為主，屬於金屬品，微量的聲音也發出响聲，並且運貨的過程中，必須經過民居的地方，造成滋擾。本處是住宅區，不是工業地帶，倘若批准申請，恐怕會造成先例，日後會有更多工業廠房發展，嚴重影響區內寧靜的環境，村民難以安寧生活，因此本人及村民堅決反對有關申請。

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**From:** [REDACTED]  
**Sent:** 2024-12-03 星期二 02:25:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-KTS/545 DD 92 Kam Tsin

A/NE-KTS/545

Lot 2205 RP (Part) in D.D. 92, Kam Tsin, Kwu Tung

Site area: About 1,100sq.m

Zoning: "Recreation"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. Having secured approval for the same use on the adjacent site via 532, THE SAME APPLICANT, is emboldened to increase the size of the operation and legalize unapproved brownfield use.

No previous history of approvals. In the immediate area there are numerous residential developments with more planned. Approval of brownfield operations is not conducive to the creation of a pleasant residential neighbourhood. This lot borders a wide watercourse and it is undesirable that it be used for activities that can create the conditions for pollution of the river.

That PlanD recommends and members rubber stamp via the streamline THREE MONKEYS formula does not absolve either party from its duty to duly scrutinize such plans.

This is not Category 2. There is no justification to approving brownfield use when TPB's own guidelines clearly indicate that the goal going forward is to eliminate such land use.

Mary Mulvihill