

2022年 1月 17日

Appendix I of RNTPC
Paper No. A/NE-LT/716A

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 17 JAN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LT/716
	Date Received 收到日期	17 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

洪向鏡 Hung Hong Keng

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)

許軍兒 Hui Kwan Yee

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)

D.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsuen, 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

☒ Site area 地盤面積 158.6 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S16 - LT/11 林村分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR & V
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"^{##} obtained 取得「現行土地擁有人」^{##}同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 9/11/2021 (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 9/11/2021 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	<p style="text-align: center; font-size: 1.2em;">臨時貨倉</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	
<p>(c) Development Schedule 發展細節表</p> <p>Proposed uncovered land area 擬議露天土地面積 sq.m <input type="checkbox"/> About 約 158.6</p> <p>Proposed covered land area 擬議有上蓋土地面積 sq.m <input checked="" type="checkbox"/> About 約 1</p> <p>Proposed number of buildings/structures 擬議建築物/構築物數目</p> <p>Proposed domestic floor area 擬議住用樓面面積 sq.m <input checked="" type="checkbox"/> About 約 158.6</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積 sq.m <input checked="" type="checkbox"/> About 約 158.6</p> <p>Proposed gross floor area 擬議總樓面面積 sq.m <input checked="" type="checkbox"/> About 約</p>		
<p>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)</p> <p>倉庫連上蓋</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		

Proposed operating hours 擬議營運時間

星期一至五 上午八時至下午八時 (星期日及公眾假期休息)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input 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)) <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 checked="" 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

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

7. Justifications 理由

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

申請地段因暫時未有任何發展計劃，故一直空置了一段長時間，早前
 因發覺有關位置雜草叢生，流浪狗隻隨處便溺，蛇蟲大量滋生，嚴重
 影響環境衛生及過路村民之安危，而本村一直有不少鄉村屋宇建築工
 程進行中，有見他們確實缺乏貯放建立材料及不同雜物用具等之貨倉，
 引致雜物隨處亂放，便決定將申請地段清理整頓，闢設為一個臨時貨
 倉貯物場以供應用，當中包括建築工程材料及一般小型配件及工具，
 而並不會貯放建築機械，更沒有任何工場設施，故除了可改善環境狀
 況，更可善用未有發展之荒廢土地，亦有助舒緩建築材料及工具貯放
 空間之不足，懇請 貴委員會給予批准。營運時間為星期一至六早上
 八時至下午八時，星期日及公眾假期休息。

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

(許軍兒)
Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ 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

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

Date 日期

10 NOV 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsuen, Tai Po, N.T.	
Site area 地盤面積	158.6 (includes Government land of 包括政府土地)	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NZ-LT/11	
Zoning 地帶	AGR & V	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時貨倉	

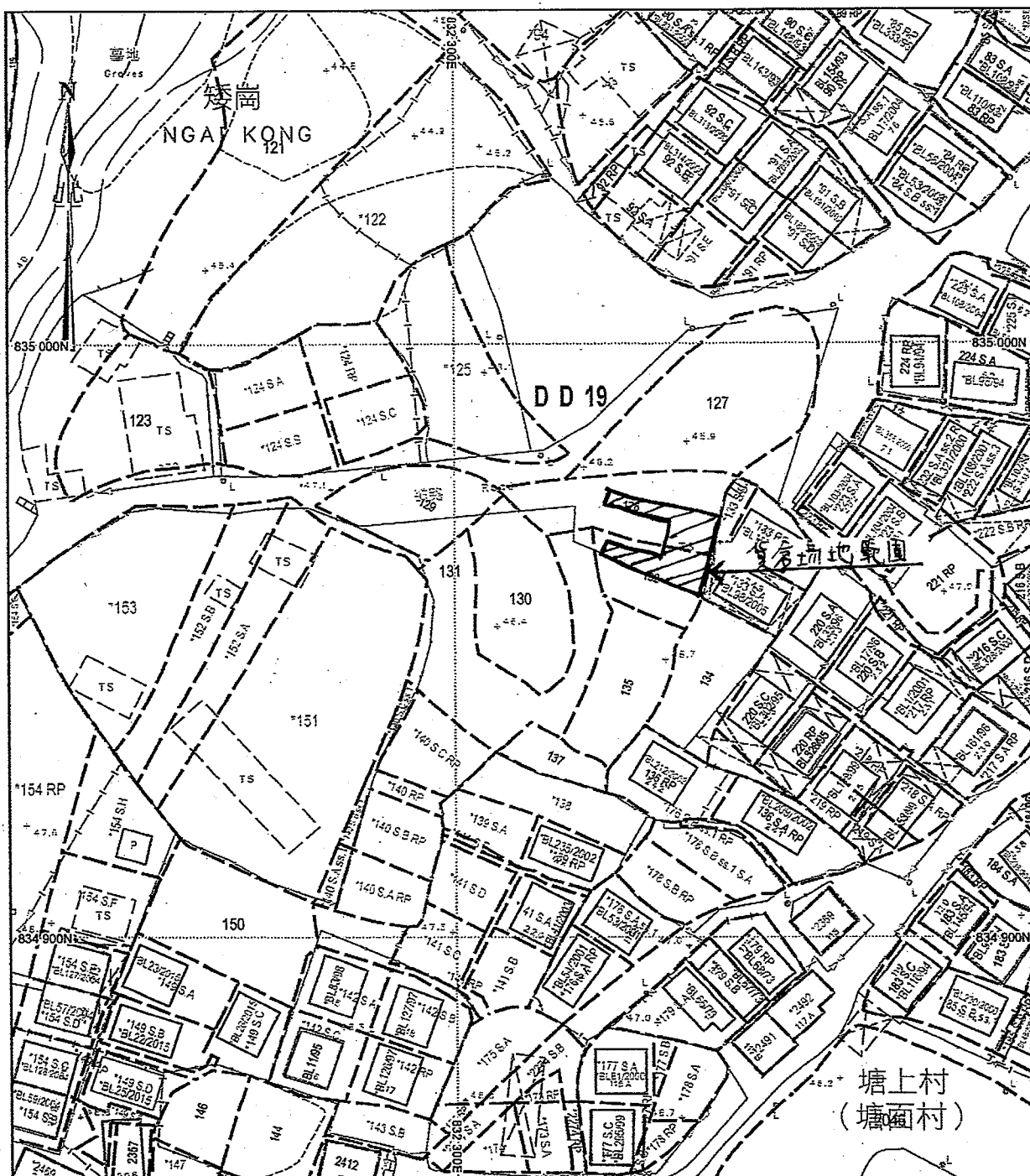
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) <hr/> <hr/>		無
	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) <hr/> <hr/>		無

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan A, Site Plan B, 告示, 張貼告示照片, 郵遞證明		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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。

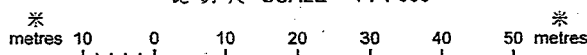
地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000083200_0001

District Survey Office : Land Information Centre

Date : 25-Oct-2021

Reference No. : 7-NW-2C,7-NW-2D

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摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

致：規劃署

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 127 號、第 128 號(部分)及第 132 號(部分)
闢設臨時公眾停車場 (為期三年)

本人為上述申請之代理人，特此致函就是項申請再作補充，由於此個案毗連之臨時停車場申請是屬於同一個申請人，如貨倉需要以車輪運送物品進入申請範圍，是可以經臨時停車場之通道到達，懇請明察，在此感謝 貴會對個案之協助及關注。祝安！

代理人：



(許 軍 兒)

日期： 20 JAN 2022

聯絡地址：

聯絡電話：

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



A/NE-LT/716
04/05/2022 15:00

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <vwychung@pland.gov.hk>

1 attachment



2022-05-04.pdf

敬啟者：

隨此付上就有關部門之意見作出之回覆，及付上經修改之申請表頁面。

--

Best Regards,
Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

致：城市規劃委員會

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

本人為上述申請之代理人，由於之前錯誤填報構築物之數目，現作出修正，亦隨函付上需修正之相關頁份及構築物位置圖以作申請應用，另就 貴處轉介水務署及運輸署對相關申請之意見作以下詳細陳述：—

一.就水務署之意見的概括回應：—

1. 申請場地並沒有建造廁所所以根本不會有污水排出，更沒有任何排污設施；
2. 申請場地祇用作貯放普通建築工程材料及一般小型配件工具，完全不會有固體廢料、淤泥、農藥、含毒物料、瀝青、化學肥料等之引致污染環境之物品存在，所以絕對不會污染集水區；
3. 申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
4. 申請場地之所有構築物祇是擺放在地上，不會有任何挖掘土地或填土等之工程存在；
5. 申請人絕對明白及聲明會嚴格遵守水務署提供之“Conditions for Working within WGG”內之所有事項條件。

二.就運輸署之意見的概括回應：—

1. 申請場地並不可以給車輛直接駛入，故根本沒有泊車位，更根本沒有上落客貨位置可提供；
2. 申請場地祇用貨倉用途，毗鄰附近是有一條鄉村式車路及停車空位，需要擺放到貨倉貯放之物品會以手推車運送到申請場地；
3. 申請地點祇是闢設為貨倉，絕對不會影響附近交通，懇請明察。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：


(許 軍 兒)

- 4 MAY 2022

日期：



聯絡地址：

聯絡電話：

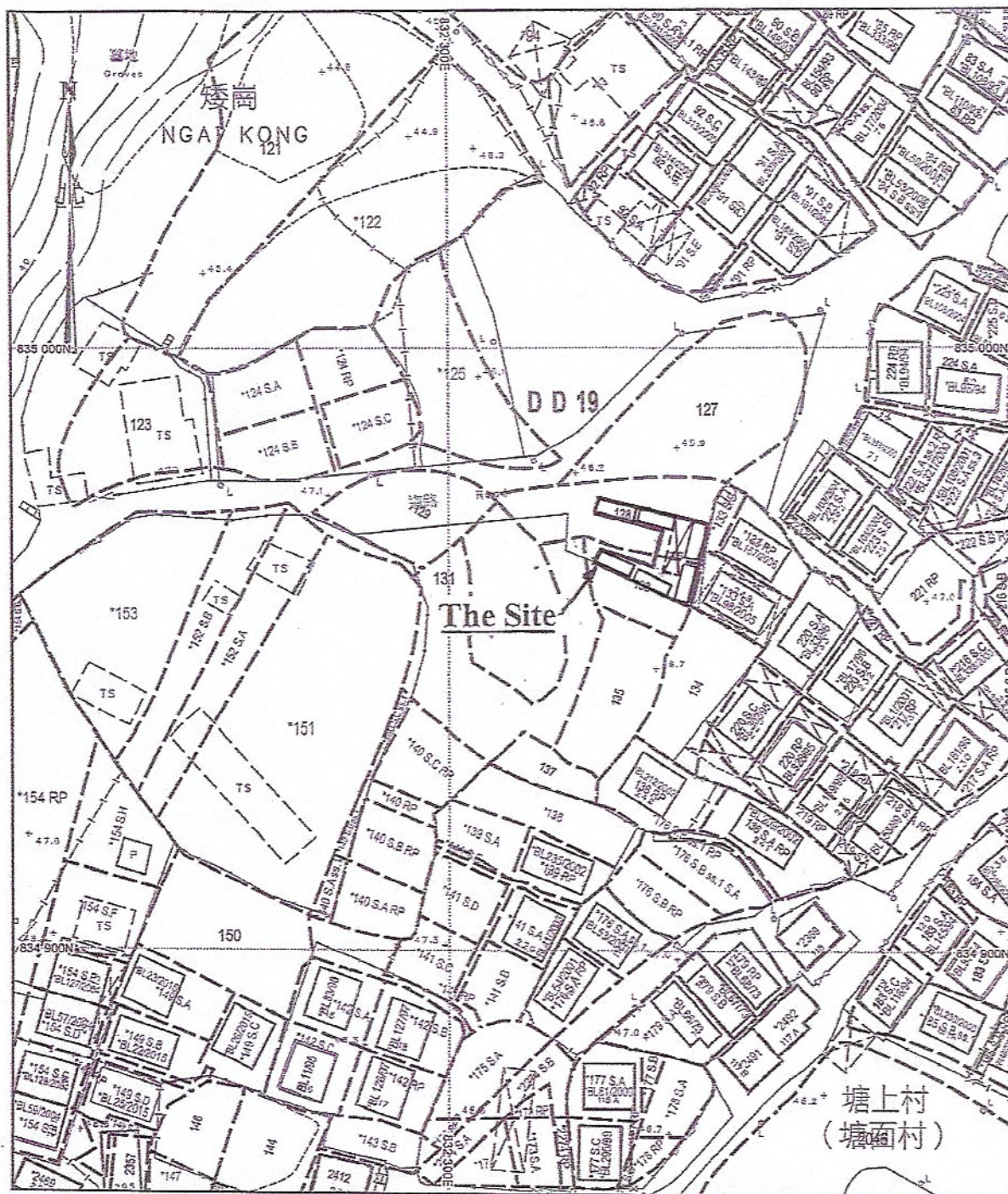
6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	<p style="text-align: center; font-size: 1.2em;">臨時貨倉</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>																			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																			
<p>(c) Development Schedule 發展細節表</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Proposed uncovered land area 擬議露天土地面積</td> <td style="width: 20%; text-align: right;">39.32</td> <td style="width: 20%; text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td style="text-align: right;">119.28</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td style="text-align: right;">6</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td></td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td style="text-align: right;">158.6</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td style="text-align: right;">158.6</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> </table> <p>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)</p> <p>六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚 全部皆為 3 米高度</p>			Proposed uncovered land area 擬議露天土地面積	39.32	sq.m <input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	119.28	sq.m <input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	6		Proposed domestic floor area 擬議住用樓面面積		sq.m <input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	158.6	sq.m <input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	158.6	sq.m <input checked="" type="checkbox"/> About 約
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(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	152.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lays 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)		

地段索引圖 LOT INDEX PLAN Site Plan



地政總署測繪處 Survey and Mapping Office, Lands Department

圖示: 貨柜式貨倉
 葵棚

比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres



Locality:

Lot Index Plan No.: ags_S00000083200_0001

District Survey Office: Land Information Centre

Date: 25-Oct-2021

Reference No.: 7-NW-2C, 7-NW-2D

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SMO-P01 20211025112522 10

摘要說明: 本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖樣界線。這些土地包括私人地段、政府撥地、短期租約地, 以及其他作核准用途的土地。請注意: (1) 本索引圖上的資料會按不時更新而不作事先通知; (2) 索引圖的更新或會延後於有關資料的實際變更; 以及(3) 本索引圖中顯示的界線僅供識別之用, 資料是否準確可靠, 應徵詢專業土地測量師的意見。
免責說明: 如圖使用本地段索引圖, 或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害, 政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

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A/NE-LT/716

04/05/2022 17:34

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <vwychung@pland.gov.hk>

1 attachment



2022-05-04 修正頁面.pdf

敬啟者：

由於稍早前之申請表頁面上有地方需要修正，現付上再經修正之申請表頁面。

--

Best Regards,

Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時貨倉 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細則表	
Proposed uncovered land area 擬議露天土地面積	39.32sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	119.28sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	119.28sq.m <input checked="" type="checkbox"/> About 約
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六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚 全部高為 3 米高度	
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
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	
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Others (Please Specify) 其他 (請列明)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	119.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) <hr/> <hr/>		無
	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) <hr/> <hr/>		無

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A/NE-LT 715 & 716

15/06/2022 11:43

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <[REDACTED]>

2 attachments



2022-06-15 LT716 FI, revised pages.pdf 2022-06-15 LT715 FI, revised pages.pdf

敬啟者：

隨此付上標題兩項申請之補充資料及已作出修改之申請表頁面。

--

Best Regards,
Victor, Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

致：城市規劃委員會

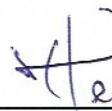
擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

本人為上述申請之代理人，現就 貴處轉介水務署對相關申請之意見再作以下詳細陳述：—

1. 首先再次強調申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
2. 申請場地祇是擺放數個貨櫃會可用作貨倉，故並沒有任何蓋建場地工程需要進行，所以完全沒有任何固體廢料及淤泥因此而產生，如真是會有亦必定妥善棄置到集水區以外之合適廢物收集站；
3. 申請場地祇用作貯放普通建築工程材料及一般小型配件工具，一般會是木板木塊、磚頭、有包裝之英泥、鐵枝鐵鋼、角鐵、鋤頭、木槌、手推車等等；完全不會有固體廢料、淤泥、農藥、含毒物料、瀝青、化學肥料等之引致污染環境之物品存在，所以絕對不會污染集水區；
4. 正如以上第 2.點已經說明申請場地之所有構築物祇是擺放在地上，故不會有任何挖掘土地或填土等之工程需要進行，所以根本不會發生因此而引致污染場地之泥土及附近的河流水道之情況；
5. 再三強調沒有建造場地工程需要進行，故並沒有“Stockpiles of materials for erection” 導致污染集水區；
6. 場地同意在水務署認為需建造指定圍欄阻擋因風力造成之垃圾及雜物，如有任何被污染的泥土必定會立即清除，並會即時用適當物料填補相關位置達至水務署之滿意程度；
7. 申請人絕對明白及聲明會嚴格遵守水務署提供之“Conditions for Working within WGG”內之所有事項條件。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：



(許 軍 兒)

日期： 15 JUN 2022

聯絡地址：

聯絡電話：

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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsen, Tai Po, N.T.	
Site area 地盤面積	158.6 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	SINZ-LT/11	
Zoning 地帶	AGR & V	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時貨倉及填土工程	

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A/NE-LT 716

15/06/2022 12:06

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <[REDACTED]>

1 attachment



2022-06-15 revised page 5.jpg

敬啟者：

於本日稍早前之電郵中，有關LT/716之申請所付上之修改頁面中之第五頁有所錯誤，現取消該份頁面並在此重新付上正確之頁面。

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

臨時貨倉及填土工程

(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

39.32sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

119.28sq.m ☒ About 約

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

6

Proposed domestic floor area 擬議住用樓面面積

.....sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

119.28sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

119.28sq.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)

六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚
全部皆為 3 米高度

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

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)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴士位

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)

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A/NE-LT/715 & A/NE-LT/716

15/06/2022 14:57

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <[REDACTED]>

1 attachment



2022-06-15 .pdf

敬啟者：

本人為上述申請之代理人，今天早上提交之信件內容有所錯漏，現付上此函以作替代，不便之處，敬請見諒祝安！

--

Best Regards,
Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

電郵文件

致：城市規劃委員會秘書

提交補充文件

規劃申請編號：A/NE-LT/715 & A/NE-LT/716

本人為上述申請之代理人，今天早上提交之信件內容有所錯漏，
現付上此函以作替代，不便之處，敬請見諒祝安！

代理人：



(許 軍 兒)

日期： 15 JUN 2022

聯絡地址：

聯絡電話：

傳真號碼：

致：城市規劃委員會

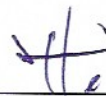
擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

本人為上述申請之代理人，現就 貴處轉介水務署對相關申請之意見再作以下詳細陳述：—

1. 首先再次強調申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
2. 申請場地祇是擺放數個貨櫃會可用作貨倉，故並沒有任何蓋建場地工程需要進行，所以完全沒有任何固體廢料及淤泥因此而產生，如真是會有亦必定妥善棄置到集水區以外之合適廢物收集站；
3. 申請場地祇用作貯放普通建築工程材料及一般小型配件工具，一般會是木板木塊、磚頭、有包裝之英泥、鐵枝鐵鋼、角鐵、鋤頭、木槌、手推車等等；完全不會有固體廢料、淤泥、農藥、含毒物料、瀝青、化學肥料等之引致污染環境之物品存在，所以絕對不會污染集水區；
4. 正如以上第 2 點已經說明申請場地之所有構築物祇是擺放在地上，故不會有任何挖掘土地或填土等之工程需要進行，所以根本不會發生因此而引致污染場地之泥土及附近的河流水道之情況；
5. 再三強調沒有建造場地工程需要進行，故並沒有“Stockpiles of materials for erection”導致污染集水區；
6. 場地同意在水務署認為需建造指定圍欄阻擋因風力造成之垃圾及雜物，如有任何被污染的泥土必定會立即清除，並會即時用適當物料填補相關位置達至水務署之滿意程度；
7. 申請場地確定沒有清洗水需要排放，更絕對不會存放任何化學物料；
8. 申請人絕對明白及聲明會嚴格遵守水務署提供之“Conditions for Working within WGG”內之所有事項條件。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：



(許 軍 兒)

日期：

聯絡地址：

聯絡電話：

Government Departments' General Comments

1. Land Administration

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

- (a) no objection to the application;
- (b) the Site consists of two private lots in D.D. 19, which are held under Block Government Lease demised for agricultural purpose, and no structure shall be erected thereon without prior approval from LandsD; and
- (c) a recent site inspection revealed that one temporary structure was found erected on the Site without LandsD's approval. The lot owners are required to clear any unauthorized structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate enforcement action would be taken in due course.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application; and
- (b) there is no environmental complaint received on the Site in the past three years.

3. Drainage

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

- (a) no objection to the application from public drainage viewpoint; and
- (b) should the application be approved by the Board, a condition should be included to request the applicant to submit and implement the drainage proposal to ensure that it will not cause adverse drainage impact to the adjacent area.

4. **Water Supply**

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

- (a) the Site falls within the upper indirect water gathering grounds (WGG);
- (b) in order to safeguard the raw water quality in WGG, the applicant should demonstrate there is no material increase in pollution effect resulting from the applied use including:
 - (i) no discharge of effluent of foul water into adjoining land, stormwater drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG. All solid waste and sludge arising from the applied use shall be disposed of properly outside WGG. The use, storage and discharge of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar and petroleum oil and strictly prohibited in WGG. No chemical including fertilizers shall be used without the prior approval from the Water Authority. Oil leakage and spillage shall be prevented within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any oil leakage or spillage. Control measures shall be implemented to avoid oil leakage or spillage in the gathering grounds; and
 - (ii) the warehouse and its associated activities shall be located away from any water courses as far as possible. Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development. Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority. Besides storage of materials, other activities shall not be allowed in the applied use. The operation and maintenance of the warehouse shall not cause any contamination leaching of contaminants to WGG; and
- (c) noting that the applicant has undertaken to implement various preventive measures against water pollution to the upper indirect WGG (**Appendices Ib and Ic**), he has no objection to the application ~~provided that approval conditions on submission and implementation of proposal on grease trap and petrol interceptor are imposed.~~

5. Fire Safety

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

- no in-principle objection to the application subject to the provision of fire service installations (FSIs) to his satisfaction.

6. Building Matter

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

- no objection to the application.

7. Other Departments

The following departments have no comment on the application:

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners should submit an application for short term waiver (STW) to LandsD if they wish to erect any structure on the Site. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fees as considered appropriate;
 - (ii) the applicant will likely make sure of the unallocated government land as access to the Site. As such, no trees thereon shall be interfered with unless prior approval is obtained from LandsD. 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 making use of them for access purpose. Furthermore, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD. Moreover, the access may fall on adjoining Lot 127 in D.D. 19. The applicant should sort out the relevant issues with the lot owner concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site nor approval of the emergency vehicular access thereto;
- (b) to note the comments from the Commissioner for Transport (C for T) that the village road connecting to the Site and Lam Kam Road is not managed by Transport Department. The management and maintenance party of the village road should be consulted;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environment nuisance;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify/modify the nearby existing/original systems if they are found to be inadequate or ineffective to accommodate additional runoff arising from the applied use. The applicant should be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

- (ii) there is DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewerage connection. Should the applicant choose to dispose of the sewage of the applied use through other means, view and comments from EPD should be sought;
 - (iii) provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on government land (where required); and
 - (iv) the cost and works of drainage and sewerage connection as well as future maintenance responsibility should be borne by the applicant;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the applicant should observe and strictly follow the "Conditions for Working within WGG" (**Appendix V**) as appropriate;
 - (ii) additional mitigation measures may be required when the actual situation renders the initial submissions and/or undertakings inviable; and
 - (iii) should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements should be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyors/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by 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;

- (iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
- (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

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Re: 反對臨時貨倉申請
01/02/2022 00:43

From:

To:

File Ref:

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

Please respond to

反對臨時貨倉申請編號A/NE-LT/716

在 2022年1月31日星期一 上午08:43:36 [GMT+8] 寫道：

本人居住屋外面是臨時貨倉申請地,道個臨時貨倉不是放置有用建築材料,而是長期棄置沒有用垃圾材料,而這些垃圾裏面發現有老鼠及蛇出現,影响我們生活已很長時間,這個臨時貨倉運送貨物入來車路現已封閉,祇餘另一條供給新屋仔村及塘上村小型車路出入,這兩條村現今車路已很繁忙,所以本人強烈反對臨時貨倉申請

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A/NE-LT/716 DD 19 Tong Min Tsuen, Lam Tsuen

03/02/2022 04:20

From:

To:

File Ref:

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

5-2

A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D. 19, Tong Min Tsuen, Lam Tsuen

Site area : About 158.6sq.m

Zoning : "Agriculture" and "VTD"

Applied use : Warehouse

Dear TPB Members,

This is connected with the 715 application parking lot and probably also an existing operation.

Members should consider the applications in tandem.

Mary Mulvihill

6-3

本人趙先生居住[REDACTED],當年選擇這個
村屋居住是很清靜理想生活及工作.

不久這個臨時貨倉除時發出噪童,影响了工作上寫作,

本人現在反對臨時貨倉申請編號A/NE-LT/716

2022年2月4日

Shing

[REDACTED]



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反對申請編號 A/NE-LT/716 的擬議用途
10/02/2022 22:03

5-4

From:

To:

File Ref:

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

本人反對上述申請。

此項改變土地用途之申請，無助改善區內的生活環境。反而加重道路及交通負擔、影響環境。

該地段附近為住宅區域，改成臨時貨倉後閒什人等會激增，對原區居民構成隱憂。除此之外，車輛進出及上落貨物等會為該區交通和設施造成壓力，亦會影響民生。

因此本人極力反對改變該地段之用途。

謝謝！

日期: 2022年2月11日

5-5

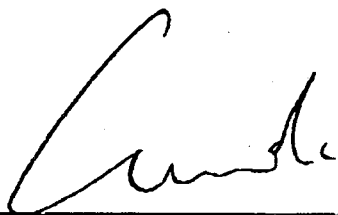
城市規劃委員會

申請編號: A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po, New Territories

本人現反對以上地段申請作為臨時貨倉，本村地方向來是作居住及農耕，此申請會有大量車輛進出及噪音滋擾村民生活。

謝謝!



Linda Yau

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年02月15日星期二 19:34
收件者: tpbpd@pland.gov.hk
主旨: A/NE-LT/716 / 規劃申請

5-6

Dear All

本人 tony 及同辛生反對大埔林村興建臨時貨倉，核准圖編號

(S/NE-LT/11)

Tony

Thank you

Conditions for Working within Gathering Grounds

- (a) Adequate measures shall be taken to ensure that no pollution or siltation occurs to the gathering grounds.
- (b) No earth, building materials, fuel, oil or toxic materials and other materials which may cause contamination to the gathering grounds are allowed to be stockpiled or stored on site.
- (c) All surplus spoil shall be removed from gathering grounds as soon as possible.
- (d) Temporary drains with silt traps shall be constructed at the boundary of the site prior to the commencement of any earthworks.
- (e) Regular cleaning of the silt traps shall be carried out to ensure that they function properly at all time.
- (f) All excavated or filled surfaces which have the risk of erosion shall be protected from erosion at all time.
- (g) Facilities for washing the wheels of vehicles before leaving the site shall be provided.
- (h) Any construction plant which causes pollution to the gathering grounds due to leakage of oil or fuel shall be removed off site immediately.
- (i) Any soil contamination with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the approval of the Director of Water Supplies.
- (j) Provision of temporary toilet facilities is to be subject to the approval of the Director of Water Supplies.
- (k) All waterworks access roads must be maintained unobstructed at all time.
- (l) Site formation plans shall be submitted to W.S.D. for approval prior to commencement of work.

- (m) No structure or temporary works shall be erected in the catchwaters without prior approval of W.S.D.
- (n) The Contractor shall be responsible for cleaning frequently any waterworks roads and associated drainage works of mud and debris.
- (o) The Contractor shall limit the gross weight of the vehicles imposed on the waterworks access to 5 tonnes and the axle load to 3 tonnes. He shall apply to W.S.D. with details of his vehicles for using the access.
- (p) The approval for using the access may be withdrawn on written notice to the Contractor by W.S.D. at their absolute discretion.
- (q) The Contractor shall recover immediately his vehicle which fell into the catchwater or stream bed or pay to Government on demand the cost of recovery that may be necessary through the occurrence of any incident caused by the Contractor.
- (r) The Contractor shall carry out repair or reinstatement works to the satisfaction of W.S.D. or pay to Government on demand the cost of repair and reinstatement to any waterworks installations that shall or may be necessary at any time as a result of damage caused by the Contractor or others under his charge.
- (s) The Contractor shall enter and remain on and use the access at his own risk and he shall indemnify the Government of Hong Kong from all claims, costs, damages and expense arising from the use of the access.
- (t) No excavation with depth more than 2m shall be permitted within 120m from the centerline of WSD water tunnels without the prior approval of WSD.