

This document is received on 15 JUL 2022
The Town 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 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-17/734
	Date Received 收到日期	15 JUL 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)

地福確 地敏欣

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)

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 NO. 1115 TN D.D.X, KAU LUN HA, TAL PO
LOT NO. 1116 TN D.D.X, KAU LUN HA, TAL PO
LOT NO. 111P TN D.D.X, KAU LUN HA, TAL PO

(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 648 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 561 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	S1N2 - LT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	臨時商店及服務行業舖面 (主要是儲存農作物, 小型農產品銷售及小型臨時辦公室) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分, 並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時商店及服務行業連附屬辦公室

註：主要儲存農作物、小型農產品銷售及小型臨時辦公室。

(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

135

.....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

513

.....sq.m ☒ About 約

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

7

.....

Proposed domestic floor area 擬議住用樓面面積

0

.....sq.m ☐ About 約

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

561

.....sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

561

.....sq.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)

構築物A：強化玻璃屋(約3米高)：堆積農產品儲存、小型農產品展示；構築物B：小型新式屋
 近郊商店(約1米高)：寫字樓、同事專用；構築物C：小型辦公室(1層)：儲存構架及小型農產品
 及農具(約1米高)：小型新式屋、小型農產品銷售；構築物D：工具房(約3米)：存放農業工具；構築物E：
 存放農業工具；構築物F：構築物F：臨時棚(約6米高)：存放農業工具；構築物G：露天位置存放農業用品

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

N/A

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

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

Taxi Spaces 的士車位

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

N/A

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

Proposed operating hours 擬議營運時間 營業時間：星期一至五 營業時間：08:00-22:00			
(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)) 大埔村教區下以張地後里路	
	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 type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input 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> _____ _____ _____ </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> _____ _____ _____ </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。

本人父親在此三個地段從事農業事務已達數十年，年終
 都會經地畝，產出為主，為配合政府反理順土地規劃申
 請之要求，加上本地居民對綠色生態的需求日漸遞增，故
 現向貴署提交此三個地段之申請，並申報這三個地段
 本身是屬於石屎地，且不滿足任何填土工程。

8. Declaration 聲明

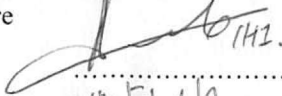
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

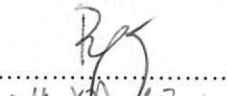
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

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







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

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

Date 日期

06/05/2022 (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 NO. 1115 IN D.D.T, 65 KAU LUN HA, TAI PO LOT NO. 1116 IN D.D.T, 65 KAU LUN HA, TAI PO LOT NO. 1117 IN D.D.T, 65 KAU LUN HA, TAI PO
Site area 地盤面積	648 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	S/NE - LT/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業連附農耕/園 庭, 主要備有農作物, 小型農產品銷售處及小型臨時辦公室。

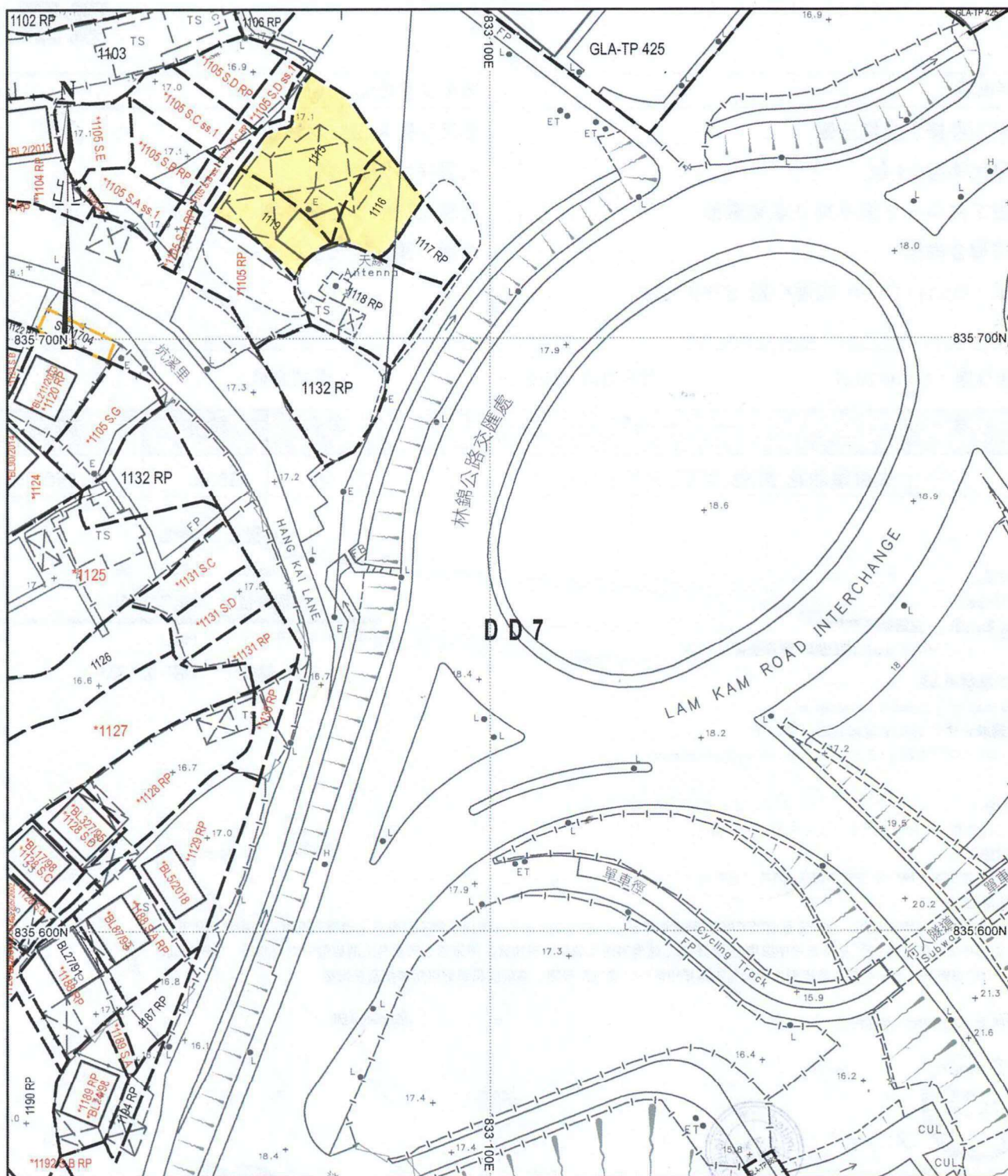
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	561 <input checked="" type="checkbox"/> 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	# N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	# N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		# N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	1 米 - 6 米	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2 層	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	79 % <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)		# N/A
	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)		# N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LOT INDEX PLAN		
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。

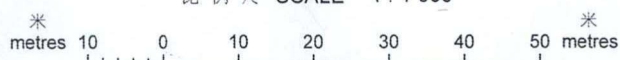
地段索引圖 LOT INDEX PLAN



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_S00000095896_0001

District Survey Office : Lands Information Center

Date : 21-Jun-2022

Reference No. : 7-NW-3A

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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, completeness, timeliness or accuracy.



構築物編號	用途	樓面面積	高度	層數	REMARKS
構築物A	育苗 農產品儲存	約84平方米	約3米	1	育苗 農產品儲存
構築物B	小型辦公室走廊通道	約23平方米	約1米	1	寫字樓同事專用
構築物C	小型辦公室(上層)連接樓梯 及小型農產品銷售處(下層)	各約48平方米， 共96平方米	約共6米	2	小型辦公室 小型農產品銷售處
構築物D	工具房	約4平方米	約3米	1	存放農業工具
構築物E	遮陰棚	約193平方米	約5米	1	存放農業用品
構築物F	遮陰棚	約161平方米	約5米	1	存放農業用品
構築物G	露天位置	約135平方米	-	1	存放農業用品

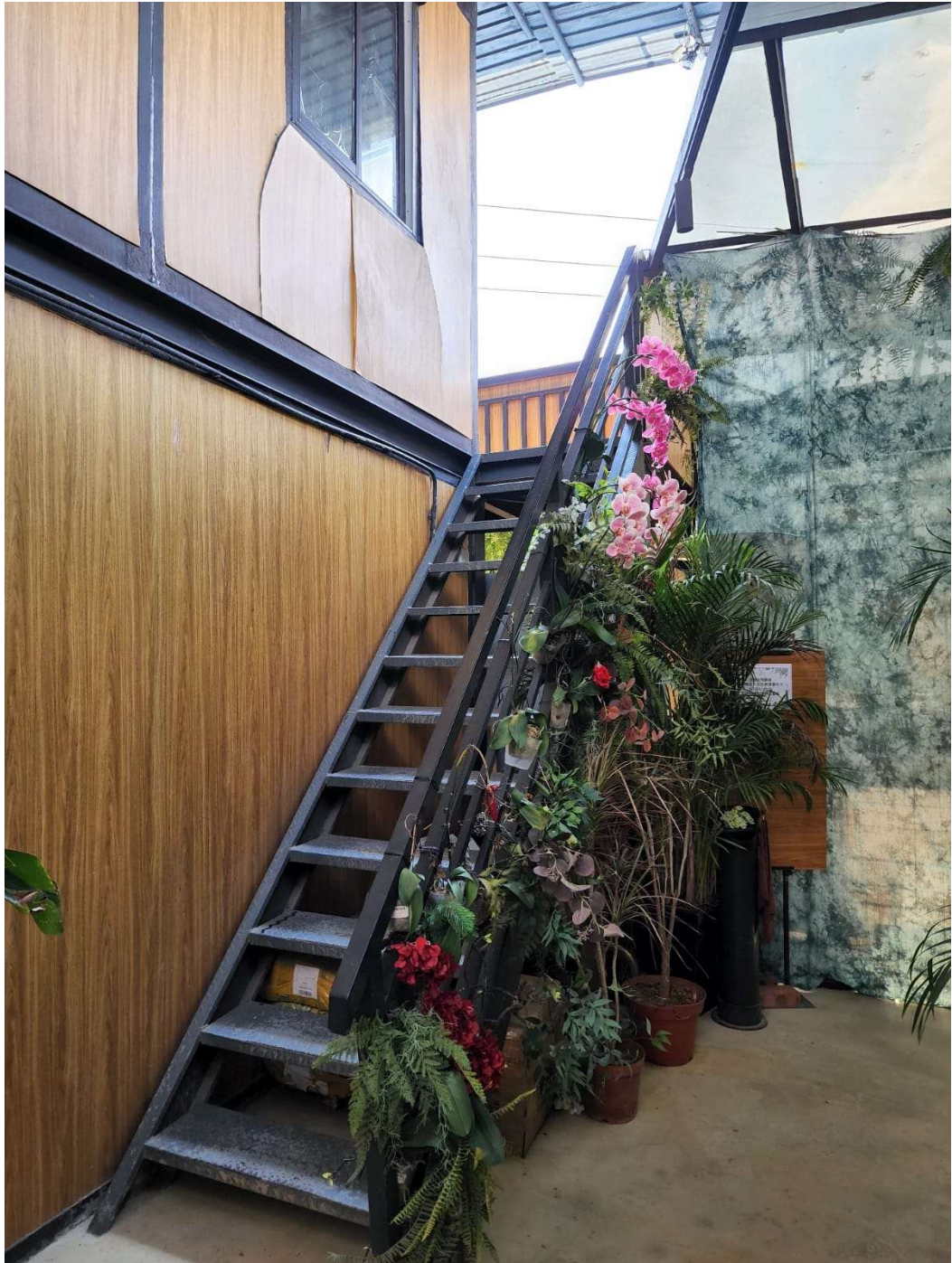






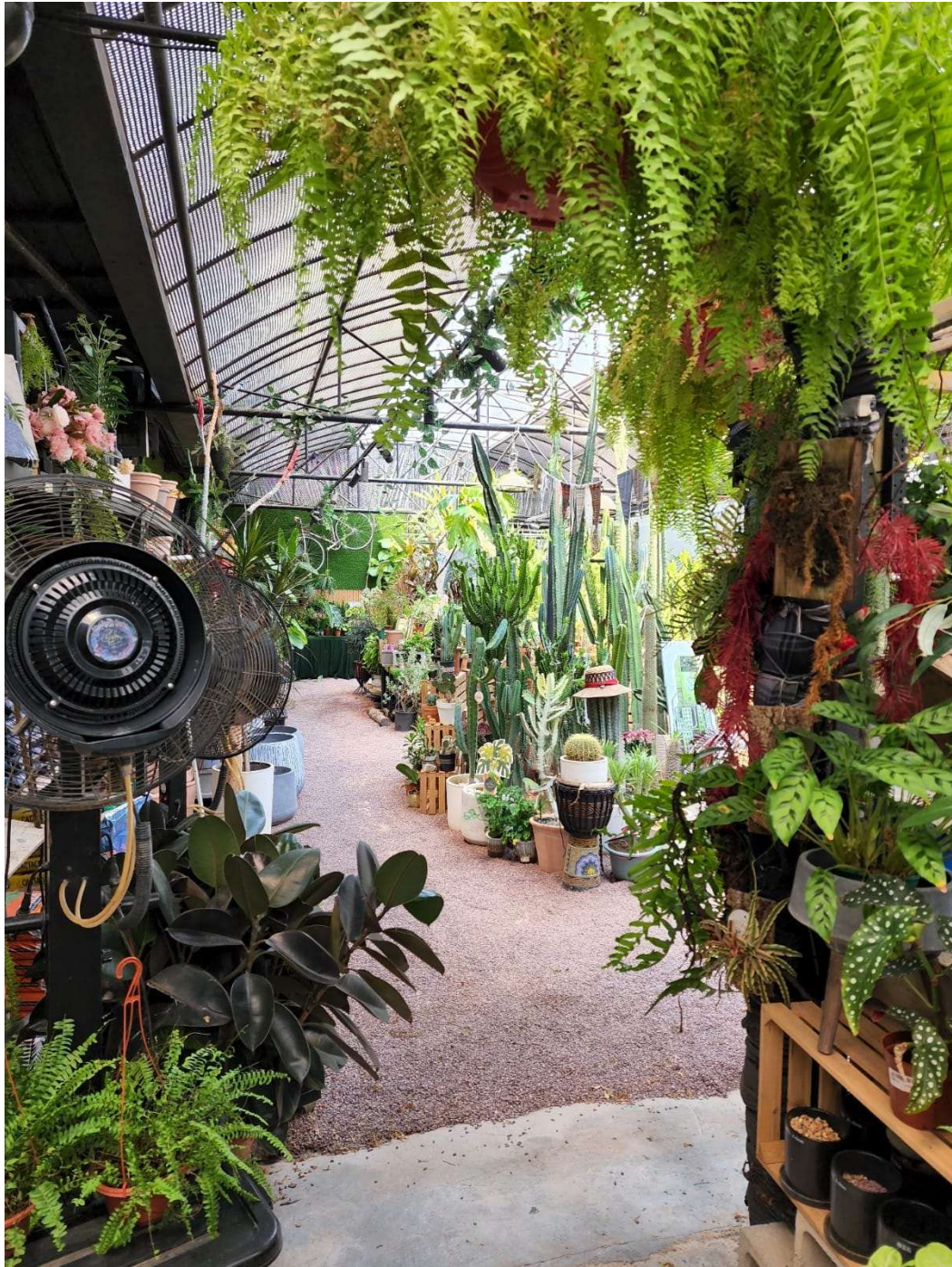








































Dear Sir/Madam,

就上述的4個問題我們以中文作出回覆。

(i) 我們每天到訪的訪客以往一向都很少，加上我們沒有提供車輛停泊的位置，亦甚少有訪客會駕駛車輛到場，人及車流量較少，故不會影響公眾村路的使用及其交通問題。

(ii) 以往訪客人流不多，而且大多是乘搭公共交通工具到訪，加上公眾村路始終比較狹窄，與此同時，亦是給與公眾共同使用，故我們不建議及不會提供泊車位置給訪客停泊車輛，故不必要申請泊車位。

另外，我們為了減低及避免影響公眾及其村路使用者，故裝卸貨物一般都是在村路的盡頭空曠的位置進行裝卸，並用手推車將貨物推送到貨車上貨或放回存貨位置，而且每次

在此位置裝卸貨物需時都不足15至20分鐘，所以對公眾及其村路使用者是不會造成任何的阻礙，也不會令村路阻塞。

(iii) 訪客是乘搭公共交通工具到訪，一般都會在鄰近的巴士站、小巴站，或公眾位置落車，再步行到此，而且我們為避免影響其他公眾使用者，是不會容許駕車到訪者在村路停泊

車輛，並且不會設立車輛停泊位置供駕車到訪者使用，以免造成阻塞。但由於日常訪客流量一向也不多，故不會有此情況發生。

(iv) 由於我們申請是次城市規劃的地方並不屬於及不涉及任何工地，與鄰近的工地(**若有**)完全沒有任何關係，而且村路是公眾使用者同時共同使用，故此不涉及任何私人用途。

--

Florist Paradise Limited 花匠園藝有限公司

門市 |

郵寄 |

tel |

whatsapp |

fax |

e-mail | _____

web | _____

1.

我們的花園從事此業務已經有 40 多年，由很多年前種植植物，以致現在的運行模式為植物中轉站，植物只會作短暫停留，故我們澄清沒有使用農藥及化學肥料，且因為大多數植物都是直送到指定工作點，加上我們地方不大，不方便存放大量植物在此申請地，以便同事工作。另外，所指涉及的洗滌水都只是清水，我們會使用污水集水桶，將這些所謂洗滌水集合承載妥當，再運送適合地方將水處理。

污水集水桶：

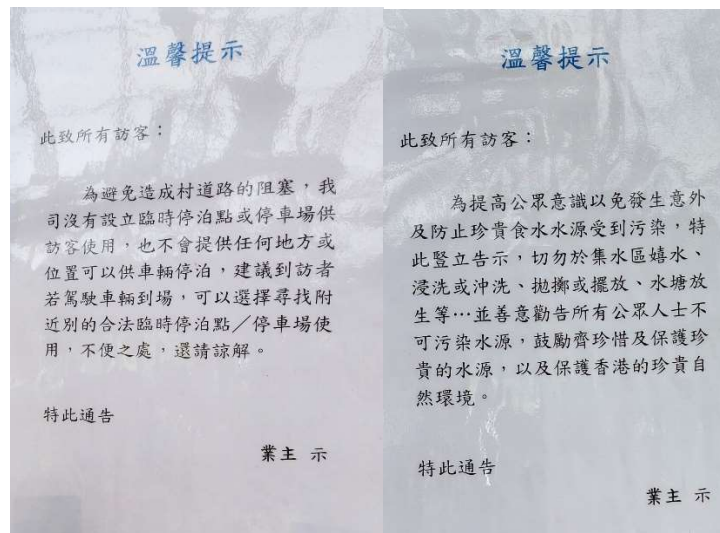


2.

我們植物一般都是來貨時直接轉運到工作點，或暫放數天，而暫放的位置是一個有蓋花棚，絕不會暴露在雨水中，任由雨水直接沖刷植物，而導致有機物或泥水有溢出情況影響集水區。



3.
已張貼溫馨提示公眾及已更正為集水區。



4.
就上回問題提及，漁農自然護理署曾到訪我們地方勘查而得出的結果，目的只是想証明没有造成任何水源及環境污染，在過往的 40 年來，都是只用簡約輕量灑水維持植物 1-2 天短期缺水情況，隨後便快速轉運出去，故不會用上任何農藥及肥料。
接著，由於我們的父親從事這個業務已數十年，直到我們現在接手，都是以同一方式運行業務，没有任何改動，一直以來都没有及未曾試過有嚴重水源及環境污染的情況發生過。我們只是想配合政府的要求去理順土地規劃申請合法化，故此，我們相信不會因為是次規劃申請會令到週邊有任何改變或影響而導致污染。

1. 由於我們沒有任何廁所設備供應任何人使用，而我們的員工只有數 6-7 名員工留守，如需要去如廁方便，都會步行到村內的公共廁所，必要緊急時我們都會借用隔鄰園藝公司的臨時廁所。另外，而我們構築物有兩個引導雨水管，純粹用作輸送屋頂雨水引流到地面，再流到原本村內已有的坑渠自然流走，而該雨水管並沒有任何便溺污水管、廢水管或通風管接駁，因此不會造成亦不會向毗鄰土地有污水排放。

下圖是我們的雨水管真實圖片供參考：



2. 我們植物到達後是以過貨模式運作，都會有產生小型的固體垃圾及污泥，為免影響環境及阻礙到公眾，我們會定期找外判的清潔運輸公司到場清理，一個月有至少清理 4-5 次左右，並會傾倒於堆填區。

下圖是我們聘用外判的清潔運輸公司單據(6 月-7 月)，可供你們參考：


廣林運輸工程有限公司 KWONG LAM TRANSPORTATION ENGINEERING LTD. 通訊處：粉嶺花都廣場8座9樓G POST: P.O. BOX 639, FANLING, N.T. 公司電話：9016 0516 源：9473 9198 FAX: 2676 6219			
No. 20678			
2022年6月15日 時			
代運：泥頭/混合泥	數量：5	車：1	立方米
租車：木糠/花泥/樹頭	租車：天	小時	
由：香港：教寧下 至：倒/代夾工			
車號：HA340 24噸 MX9266 30噸 備註：28日內運兩小時			
貨車司機：7 收貨人：			

廣林運輸工程有限公司 KWONG LAM TRANSPORTATION ENGINEERING LTD. 通訊處：粉嶺花都廣場8座9樓G POST: P.O. BOX 639, FANLING, N.T. 公司電話：9016 0516 源：9473 9198 FAX: 2676 6219			
No. 20689			
2022年7月15日 時			
代運：泥頭/混合泥	數量：5	車：1	立方米
租車：木糠/花泥/樹頭	租車：天	小時	
由：香港：教寧下 至：倒/代夾工			
車號：HA340 24噸 MX9266 30噸 備註：另加1小時			
貨車司機：11 收貨人：			

3. 我們的植物是過渡性，停留時間很短，而且我們也不會有自行耕作，所以沒有需要使用到農藥，同時也不會出售及存放農藥。
4. 就上述所提及，由於我們的植物是過渡性，沒有自行耕作，故用不著肥料使用及沒有需要存放。
另外，我們一向都是用清水清潔雙手，不會使用洗滌劑或使用有化學成份皂液，故不會有洗滌劑或化學成份皂液的水排放導致產生污染。

5. 我們沒有進行耕作，沒有需要使用到農用機器，我公司也沒有農用機器所以不會有油污洩漏或溢出情況出現，也不會及需要存有任何石油。
6. 雖然我們申請規劃的地方及其地方內的構築物與集水場是有一段比較當遠距離，但我們都會配合水務署的要求，會張貼告示牌溫馨提示公眾，絕不能污染集水場。
7. 如上述所言，由於我們的貨物一般來貨都是過渡性，暫存日子很短，或直接送往到客方指定點，也沒有進行耕作，故用不著也沒有需要儲放任何肥料及農藥。
8. 我們的父親在此地從事農業事務已數十年，一直以來都是同一個運作模式，這多年來都未曾有試過嚴重水源污染的情況發生，加上我們沒有使用農藥及肥料，除雨水管外，構築物內也不會有污水排放，故不會發生有污水的情況，同時我們也會依從及配合水務署的條件要求去進行工作，並不會有污水排出。

下圖是近月收到的漁農自然護理署向我們父親發出的泥土及灌溉水樣本測試報告，可以供貴署作參考用途，如有需要貴署可派員到來抽驗。

<p>漁農自然護理署 九龍長沙灣道三零三 長沙灣政府合署五至八樓</p>		<p>AGRICULTURE, FISHERIES & CONSERVATION DEPARTMENT Cheung Sha Wan Government Offices 5-8/F, 303 Cheung Sha Wan Road Kowloon, Hong Kong</p>
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圖文傳真	Faxline No.:	(852) 2679 5443

池錦成先生
大埔林村較寮下村 65 號

池先生：


**本地菜場自願登記計劃
泥土及灌溉水樣本測試報告**

本署職員曾於 2021 年 9 月 9 日到訪你的農場，抽取田間泥土及灌溉水樣本化驗，結果如下：

測試結果	泥土
酸鹼值：	中性
鹽份含量：	非鹽性
有機物質含量：	適中
土壤質地：	壤土質砂

測試結果	灌溉水
酸鹼值：	中鹼性
鹽份含量：	適合作灌溉用途

如有疑問，可致電 2701 6755 與本署職員聯絡。

漁農自然護理署署長
(謝靜  代行)

2022 年 8 月 5 日

覆函請寄交「漁農自然護理署署長」
Please address all replies to Director of Agriculture, Fisheries and Conservation

1.

我們公司員工是跟訪客一樣，使用公共交通工具(64K 巴士或 25K 小巴)到鄰近的巴士站／小巴站／公眾落車處下車，然後再步行到此上班，亦有員工是在附近居住，以步行便能夠返回公司上班，故不需要設立車輛停泊位置，也不會申請臨時停泊點／停車場。

2.

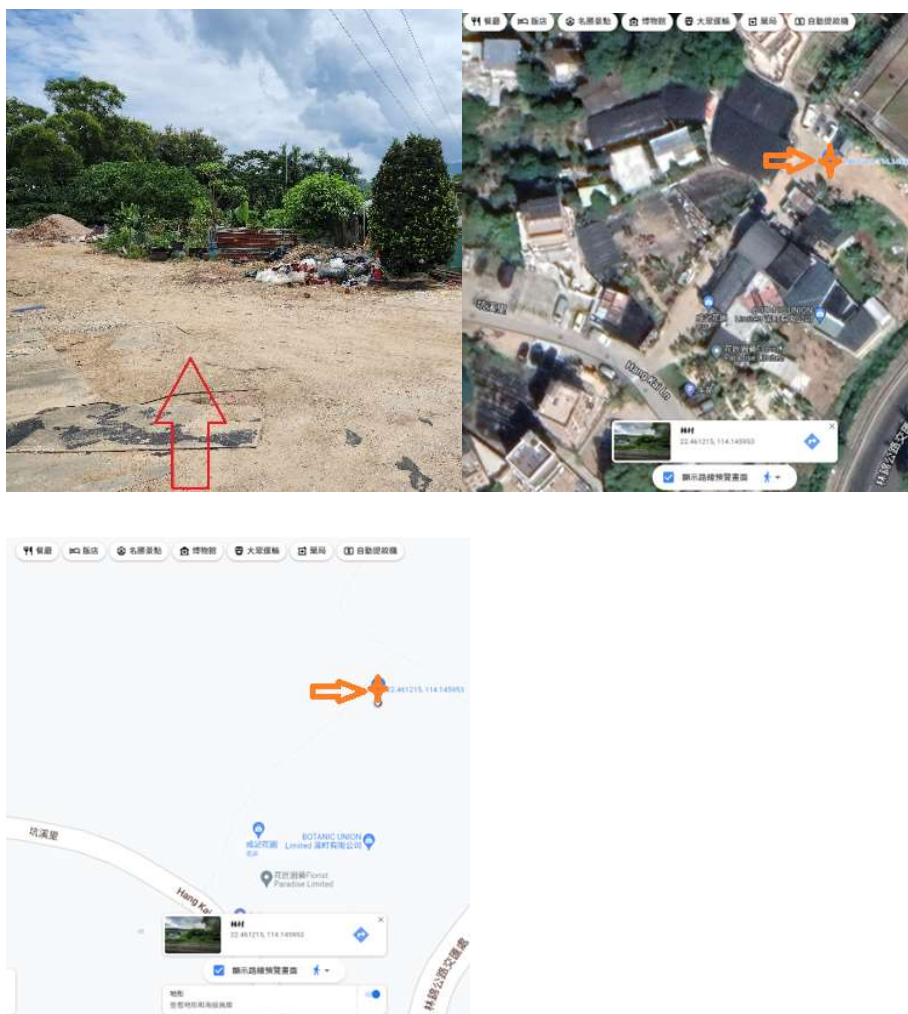
在星期一至星期五大多數都沒有訪客，由於我們位置是處於村路的中段，或可能有機會會有村民在出外或回家路途中經過好奇而會觀摩一會(不多於 3-4 人)，而且我們主要是做批發，植物種類雖然比較大型，但存貨量也很少，故少有外來訪客會來到此地到訪，而星期六及星期日也只有少數訪客有可能或會到訪，而這些少量的訪客大多是已預約的批發商(不多於 2-3 人)，他們會自行乘搭交通工具到達，來訪原因主要是看植物的樣板，由於我們貨存量不多，故看完樣板後便很快離開。

3.

為免影響原村民的出入，我們的上落貨位置一般都會在影響最底的情況下進行，而且每次上落貨時間不足 15 至 20 分鐘，一般都會用手推車運送，並在村的盡頭位置或我們附近空曠的位置上落貨，當然在上落貨期間車輛的暫時停泊位置是不會阻塞行車公眾村路，公眾村路依然暢通。

附圖是大約上落貨的空曠位置：





4.

如巧合地有訪客駕駛車輛到訪，我們會建議對方可以將車輛停泊到附近的合法停車場，再步行到此，亦同時會張貼告示於當眼處，告知所有公眾，此地是沒有任何地方／位置可以供車輛停泊使用，不設有停車場，建議到訪者若是駕駛車輛到場，可以尋找使用別的合法臨時停泊點／停車場。

1.

我們是以清水清潔雙手，並會將“無化學物料洗手水”用一個加厚膠水桶(約 60cm 高，水桶容量約 40L-45L)盛裝，並會蓋上水桶蓋，亦同時以包裝捆膜封實水桶，以確保避免在運送處理點路途中，導致有溢出、滲漏或傾瀉情況出現，在不違反“水污染管制條例”下，每天或隔天便會運送到最就近的公共廁所清倒洗手水。

2.

首先需要澄清，我們的規劃申請，(編號：A_NE-LT_734)，申請地原身只是一片農地，一直都由我們的父親以農業耕作方式運行，已達 40 多年多，直到我們現在接手，才轉運模式，且不再有農業耕作。

就上一次向貴 署所提及我們現時運作方式只是一個植物中轉站，並會簡約輕量灑水以暫緩植物短期缺水情況。

我們噴灑的水源是來自政府水務署，噴灑方式是用噴水壺噴灑少量水份於植物的表面，以保持植物表面的濕潤，且不會用水喉直接向植物澆水，故此不會導致有多餘水份從植物中滲漏。

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) no objection to the application;
- (b) the application site (the Site) consists of three private lots in D.D. 7 which is held under Block Government Lease demised for agricultural purpose, no structure shall be erected thereon without the prior approval from LandsD;
- (c) a recent inspection revealed that seven unauthorized structures (i.e. 5 shades, one 2-storeys shop and office with corridor and staircase, and one storeroom) were found erected on the Site without LandsD's approval. The lots owners are required to clear any unauthorized structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate enforcement actions would be taken in due course; and
- (d) his advisory comments are at **Appendix III**.

2. Traffic

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

- no comment on the application from traffic engineering point of view.

3. Landscape

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

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is situated in an area of settle valleys landscape character comprising of farmland, cluster of tree groups, temporary structures and small houses within the "V" zone. The proposed use is considered not incompatible with the surrounding environment; and
- (c) the Site is in operation, hard paved and occupied by temporary structures and potted plants. No significant sensitive landscape resources is observed within the Site. Further significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) no comment on the application;
- (b) no environmental complaint was received related to the Site in the past three years;
- (c) the Site is within WGG. Views from WSD should be taken into account; and
- (d) his advisory comments are at **Appendix III**.

5. Drainage

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

- (a) no in-principle objection to the application from public drainage point of view; and
- (b) if the application is approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- (c) his advisory comments are at **Appendix III**.

6. Water Supply

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

- (a) no objection to the application;
- (b) the Site is located within upper indirect WGG; and
- (c) his advisory comments are at **Appendix III**.

7. Fire Safety

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

- (a) no in-principle objection to the application subject to fire service installations are provided to his satisfaction; and
- (b) his advisory comments are at **Appendix III**.

8. Building Matters

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

- (a) no comment on the application; and
- (b) his advisory comments are at **Appendix III**.

9. Others

The following government departments have no comment/no objection to the application:

- (a) Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD);
- (b) Commissioner of Police (C of P); and
- (c) District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners are required to submit an application for Short Term Waiver (STW) to LandsD if they wish to erect structures on the subject lots. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate;
 - (ii) the ingress/egress of the application site (the Site) may fall on unallocated government land. 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 ingress/egress purpose. Furthermore, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD. Moreover, The ingress/egress may fall on adjoining Lot No. 1105 RP in D.D. 7. The applicants 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 or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of 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 applicants should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage system properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by

failure or ineffectiveness of the modified drainage systems caused by their works;

- (ii) there is no public sewage connection available in the vicinity of the development, views and comments from Environmental Protection Department should be sought regarding the sewage disposal arrangement of the proposed development;
 - (iii) the applicants shall provide 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 shall be borne by the applicants;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the applicant should follow and implement the mitigation measures proposed by the applicant. Additional mitigation measures may be required when the actual situation renders the initial assessment inviable. Should pollution be detected in future due to the subject use, immediate remedial action to clear the pollution must be taken by the grantee;
 - (ii) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside water gathering ground (WGG);
 - (iii) all solid waste and sludge arising from the proposed development shall be properly disposed of outside WGG;
 - (iv) the use and storage of pesticides, herbicides, toxicants, flammable solvents, lavicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
 - (v) no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
 - (vi) oil leakage and spillage are not allowed within WGG at all time;
 - (vii) the structures and uses under the development shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed;
 - (viii) structures for storing crops and farming products including but not limited to fertilizers shall be water-tight and properly maintained; and
 - (ix) the "Conditions of Working within Water Gathering Grounds" shall be complied;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicants should submit layout plans incorporated with the proposed fire service installations for approval. The layout plans should be drawn to scale and

depicted with dimensions and nature of occupancy; and the locations of the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structure(s) is 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;
- (g) to note the comments of the Chief Building Surveyor/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 approval of BD, they are unauthorized building works (UBW) under the BO and should not be designated for any applied use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect 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 and land filling) are to be carried out on the Site, prior approval and consent from BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) in connection with item (iii) above, the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

H + S

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



A/NE-LT/734 DD 7 Kau Liu Ha
17/08/2022 01:38

From:

To:

File Ref:

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

A/NE-LT/734

Lots 1115, 1116 and 1119 in D.D. 7, Kau Liu Ha, Lam Tsuen

Site area: About 648sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / Parking?

Dear TPB Members,

This appears to be an application to legitimize an existing operation and parking facility.

There are some trees left on the site that should be retained.

Mary Mulvihill