

26 SEP 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2302426 7/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/32
	Date Received 收到日期	16 SEP 2023

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
高盛(合和)實業有限公司 (GO SHING (HOPEWELL) INDUSTRIAL LIMITED)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	DD90, LOT610 S.A RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 390 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 101 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-MKT/4
(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	空置土地 (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	擬議臨時維修汽車商店連附屬辦公室，為期三年	
	(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 type="checkbox"/> year(s) 年	三年
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	289	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	101	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	101	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	101	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
建築物B1，B2一層，高度5米，作為辦公室使用，建築物B3一層高2米，用作洗手間		
.....		
.....		
.....		
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	2	.....
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)		.....
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)		.....

Proposed operating hours 擬議營運時間 星期一至星期五早上9點至下午5點, 周末及公眾假期放假			
(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)) 蓮麻坑路
		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)
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input 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 or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

由於蓮塘口岸正式通關後，連帶著周邊設施發展及開始建築，更多居民前往周邊定居，同時港人生活水平上升，許多家庭都有1-2部私家車等。但申請地點周邊並沒有維修汽車的商店，這對居民及附近木廠帶來不便，最近的汽車維修都需要前往上水。故本業主希望能向貴署申請更改土地用途，為居民帶來便捷。該申請并不涉及填土填塘工程。

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

黃鉅盛

文員

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 高盛(合和)實業有限公司

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

Date 日期

6/9/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD90, LOT610 S.A RP
Site area 地盤面積	390 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-MKT/4
Zoning 地帶	農業
Type of Application 申請類別	<input 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 三年 <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	擬議臨時維修汽車商店連附屬辦公室，為期三年

(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	N/A <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	101 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.258 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(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	5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	25.8 % <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		2
	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) _____ _____		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

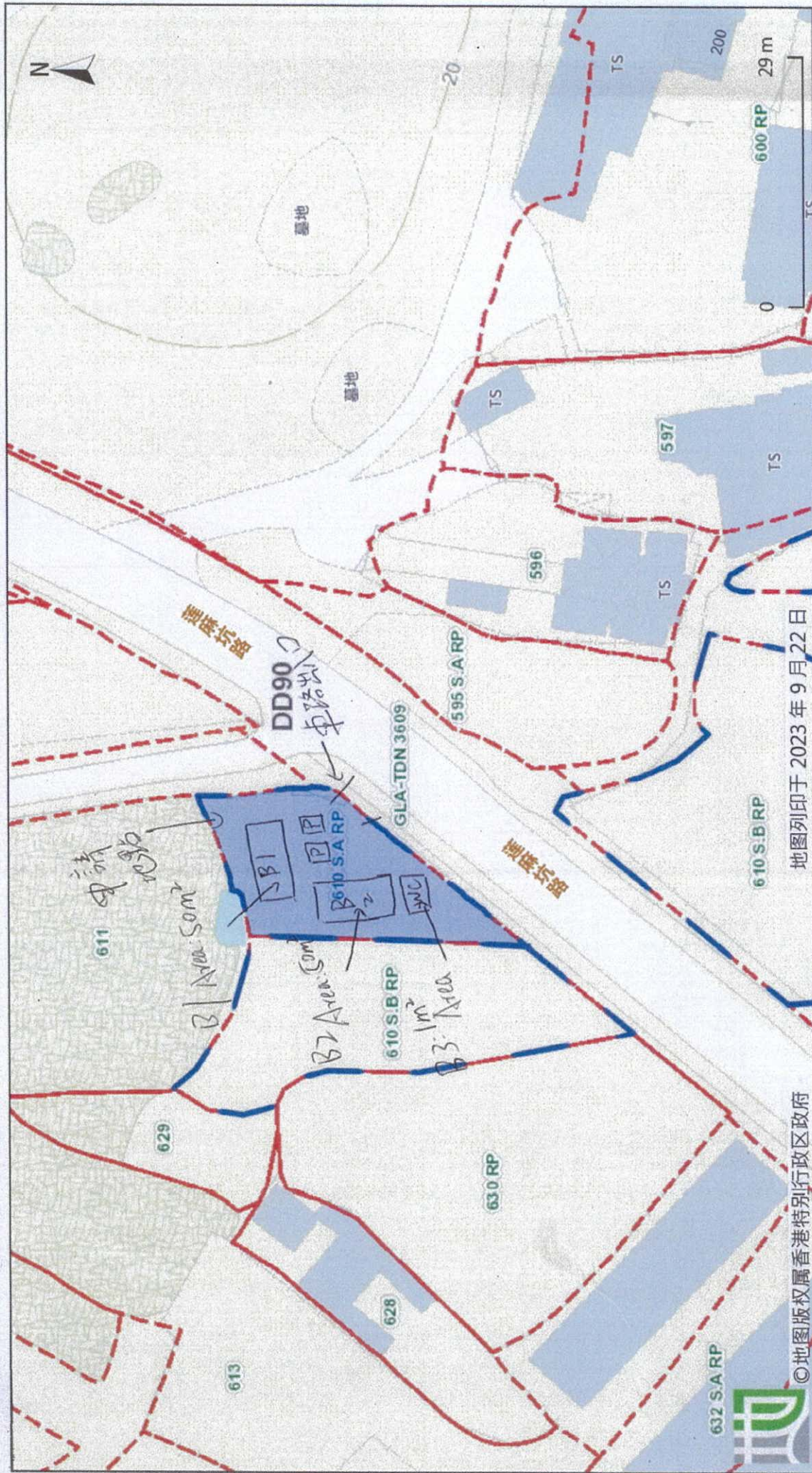
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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"/>
<hr/>		
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。



前往地图: <https://www.map.gov.hk/gm/geo:22.5366,114.1340?z=564>



由「地理资讯地图」网站提供: <https://www.map.gov.hk>

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



Fw: DD90,LOT610S.A 補充資料
11/10/2023 09:20

From: William Shu Tai WONG/PLAND/HKSARG
To: Amy Yuen Ting CHONG/PLAND/HKSARG@PLAND
Cc: Markie Wing Leuk AU/PLAND/HKSARG@PLAND
File Ref:

History: This message has been forwarded.

FYI please

----- Forwarded by William Shu Tai WONG/PLAND/HKSARG on 11/10/2023 09:20 -----

From:
To: wstwong@pland.gov.hk
Date: 10/10/2023 20:21
Subject: DD90,LOT610S.A 補充資料



Form No. S.16-III_Feb 20212.pdf

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-MKT/4
(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	空置土地 (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)

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	擬議臨時汽車維修工場連附屬辦公室，為期三年 (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 三年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	289 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	101 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	101 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	101 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物B1，B2一層，高度5米，作為辦公室使用，建築物B3一層高2米，用作洗手間	
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	2
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)	
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)	

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	DD90, LOT610 S.A RP
Site area 地盤面積	390 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-MKT/4
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 三年 <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	擬議臨時汽車維修工場連附屬辦公室，為期三年

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- there are unauthorized structures erected on the Site. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without separate notice.

2. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- the section of Lin Ma Hang Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the footpath of Lin Ma Hang Road and the Site, which is not maintained by HyD; and
- should the application be approved, approval conditions requiring the applicant to submit and implement the design of the proposed run-in/run-in to the Site are required.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the Site is in the vicinity of an existing streamcourse to the east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction; and
- should the application be approved, the following approval conditions should be imposed: (i) the submission and implementation of a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and (ii) the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

4. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- with reference to the aerial photo of 2022, the Site is located in an area of rural inland plains landscape character comprising vegetated areas, tree clusters, temporary structures and woodland within the “Green Belt” zone. According to our records, the Site is fenced off and hard-paved with temporary structures erected within the Site. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning point of view provided that the proposed development does not involve dusty operation and the use of heavy vehicles; and
- one substantiated environmental complaint in relation to water pollution has been received on the Site over the past three years.

6. **Fire Safety**

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

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

7. **Project Interface**

Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- The proposed development on a three-year basis is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering Study (P&E Study) for New Territories North New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of the proposed development area at LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage.

8. **Other Departments**

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

- (i) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and

(ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the owner of the lot will need to apply to LandsD for a Short Term Waiver (STW) to permit the structures erected/to be erected on site. Given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicant is required to sort out the land issue as attached with relevant land authorities. Adequate drainage measures such as U-channels shall be provided to prevent surface runoff flowing from the Site to the nearby public roads. The ingress and egress of the Site should be properly constructed according to HyD's Standard Drawings;
- (c) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that subject to the land use planning in the Planning and Engineering Study for New Territories North New Town and Man Kam To, the proposed development may need to be vacated for site formation;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by EPD and to implement the mitigation measures as stipulated in the COP to minimise potential environmental nuisance to the surrounding areas;
- (f) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the Site is in an area where no public sewer connection is available;
 - (ii) the applicant is advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;

- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (g) to note the following comments of the Director of Fire Services (D for FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

HAS

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



反對規劃申請: 擬議臨時汽車修理工場連附屬辦公室 (為期 3 年) / 申請編號為
A/NE-MKT/32

17/10/2023 11:43

From:

To: "imkchung@pland.gov.hk" <imkchung@pland.gov.hk>, "aytchong@pland.gov.hk"
<aytchong@pland.gov.hk>, "tckyip@pland.gov.hk" <tckyip@pland.gov.hk>,
"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc:

File Ref:

致: 規劃署署長, 規劃署副處長及規劃署助理署長, 及規劃處專員

本人 於木湖村居住超過30多年, 本人得知規劃處 發出規劃申請通知, 申請編號為
A/NE-MKT/32

地點位置:

上水新界文錦渡蓮麻坑路丈量約份第90約地段第610號A分段餘段

本人特來此函作出強烈反對該地段規劃之申請, 擬議臨時汽車修理工場連附屬辦公室 (為期 3 年)

木湖村(村口)及蓮麻坑路段, 由於蓮塘關口正式啟用後, 該路段大型車流量高出 10倍以上, 未來未知之數情況下, 學生, 老人, 小童出入已經增加了該路段生命危險及交通意外風險, 木湖村村民強烈反對木湖村村口增加臨時汽車修理工場連附屬辦公室及改變使用用途

另外, 所有駕駛者由木湖村, 進入蓮麻坑道往新屋嶺方向方, 該地段(第610號A分段餘段), 從駕駛者視覺上先已經嚴重遮蓋出口視線, 由於該路段 道路車輛行駛時速及車輛流量密集, 令到駕駛者從木湖村村口出蓮麻坑道難以判斷安全行車, 目前狀況已經增加了一切行車及人命風險

若果該地段更改臨時汽車修理工場, 無形中代表將會更多的大型及重型車輛出入, 導致木湖村駕駛者會造成嚴重出事率及交通意外風險

希望城規會及其他有關部門 使用兩個月甚至半年時間觀察該地段交通狀況,

附上該地段有關圖片最新情況, 鄰近隔離位置已開始進行開發土地, 申請人已對此改建為臨時汽車修理工場連附屬辦公室志在必得狀態

***** 同時該地段在未申請情況下已興建兩層建築物, 請部門勢必跟進狀況*****

懇請各規劃要員在審議A/NE-MKT/32, 留意並尊重每一位村民的反對意見聲音。

在各種情況下, 此地段不適宜改建為臨時汽車修理工場連附屬辦公室, 避免有人只想改變土地使用用途作出第一個規劃變更 開啟綠燈, 而作出此規劃申請。

本人強烈反對該地段之計劃申請, 附上有關圖片以作部門記錄, 同時亦期待部門收到本人之反對作出電郵回覆確認。

此郵件分別一式三份給予各位署長, 及規劃署專員, 希盡快處理, 謝謝

為保障本人私隱, 請在你們在公開網上及會議上關閉 刪除本人姓名

木湖村村民

Tel:

從 iPhone 版的 Yahoo Mail 傳送

星期一, 10月 9, 2023, 14:46 於 shychan@pland.gov.hk 寫道:

本署收悉你經沙田、大埔及北區規劃處提供的資料。

有關地點於《文錦渡分區計劃大綱核准圖編號S/NE-MKT/4》劃作「農業」地帶。規劃署職員曾到涉事地段作實地視察，調查該處是否有涉及《城市規劃條例》(下稱「條例」)下的違例發展。本署職員已在涉事地點範圍貼上警告海報，提醒相關人士不得進行《條例》下的違例發展。

由於有關地點主要涉及違例構築物，本署已經將個案轉介給地政總署及屋宇署，以更好地在其職權下作出更為有效和迅速的跟進行動。

如有進一步資料，可以直接電郵聯絡有關部門：

地政總署 gendlon@landsd.gov.hk 屋宇署 enquiry@bd.gov.hk

謝謝你對上述事宜的關注。

規劃署總城市規劃師/
中央執行管制及檢控
(陳曉昕 代行)
電話：2158 6217/ 2158 6070 (總務室)

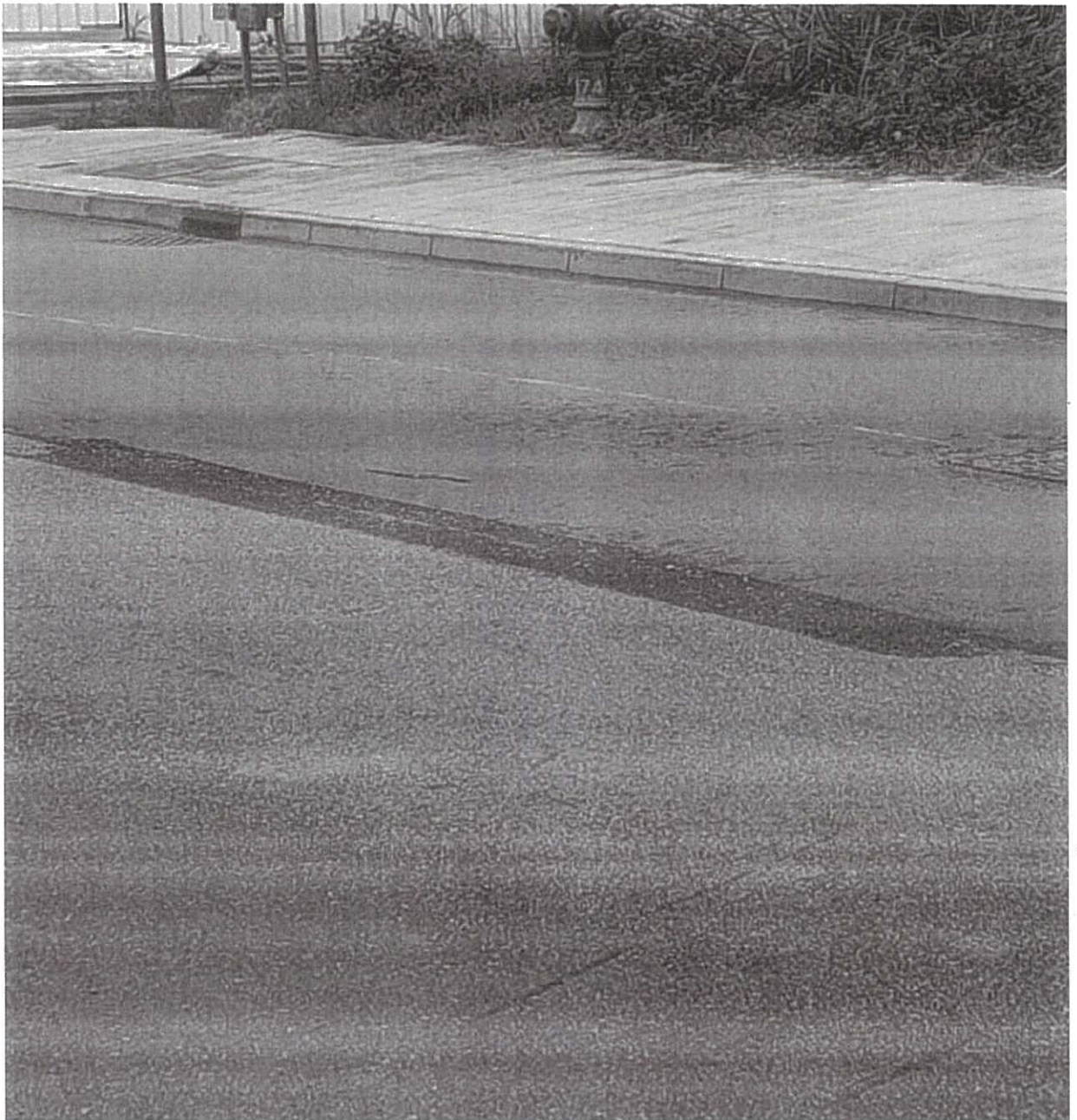
----- Forwarded by Amy Yuen Ting CHONG/PLAND/HKSARG on 18/09/2023 09:35 -----

From:
To: <aytchong@pland.gov.hk>
Date: 16/09/2023 09:42
Subject: 回覆：轉寄：RE: 反對規劃申請：擬議臨時商店及服務行業和相關填土工程 / 申請編號為 A/NE-MKT/23

莊小姐，早晨
村民反映該地段已經興建到兩層樓高，請盡快處理，







從 iPhone 版的 Yahoo Mail 傳送
星期一, 9月 4, 2023, 10:51 於

寫道：

莊小姐早晨

附上有關資料圖片

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-MKT/23**
關於申請編號 A/NE-MKT/23 的擬議用途/發展的概括發展規範

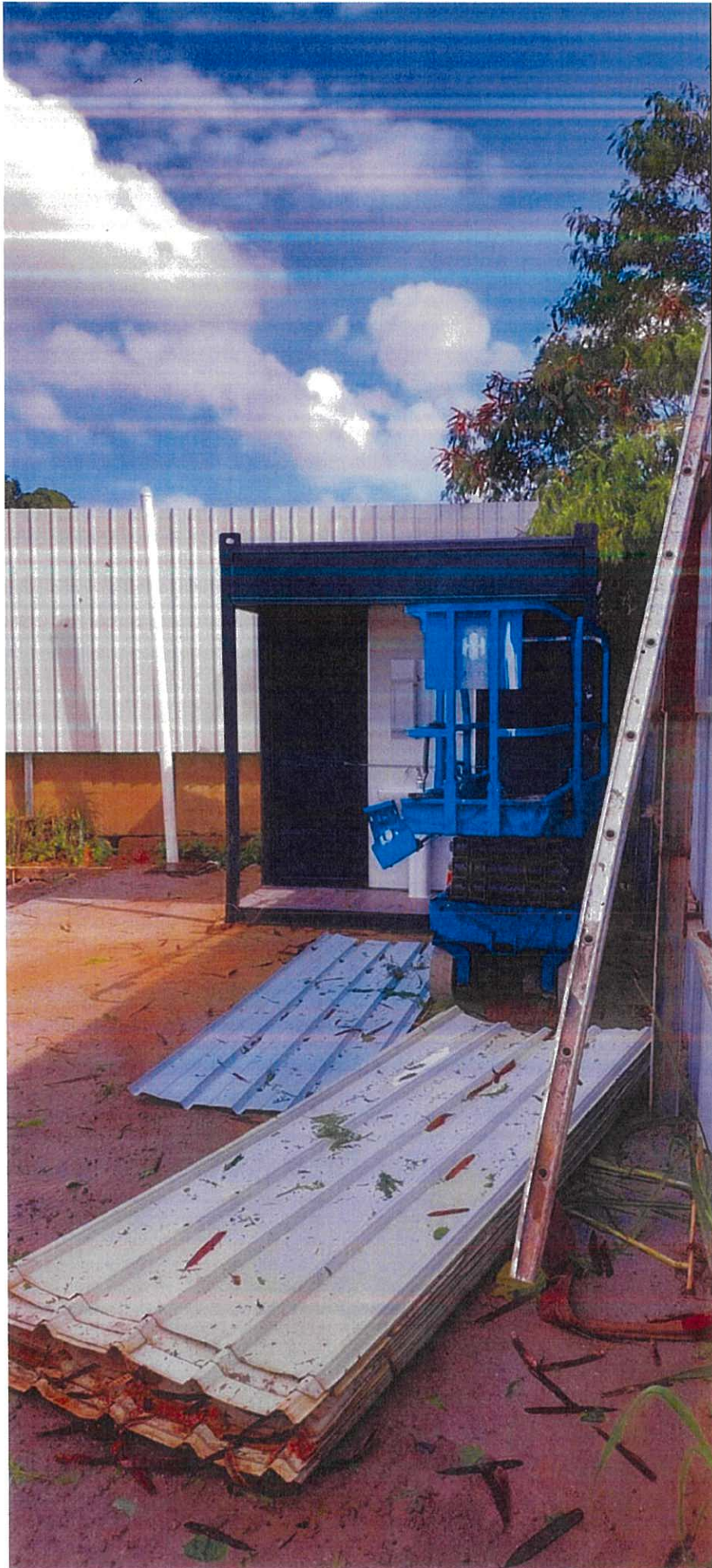
Application No. 申請編號	A/NE-MKT/23		
Location/address 位置/地址	Lot 610 S.A.R.P. in D.D. 90, Lin Ma Hang Road, Man Kam To, New Territories 新界文錦渡蓮麻坑路丈量約份第 90 約地段第 610 號 A 分段餘段		
Site area 地盤面積	About 約 395 sq. m 平方米		
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號 S/NE-MKT/4		
Zoning 地帶	"Agriculture" 農業		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land 擬議臨時商店及服務行業(為期 3 年)和相關填土工程		
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		
	Non-domestic 非住用	About 約 150	About 約 0.38
No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
Building height/ No. of storeys 建築物高度/層數	Domestic 住用		m 米
			mPD 米(主水平基準上)
			Storey(s) 層
	Non-do. 非住用	About 約 5.3	m 米
			mPD 米(主水平基準上)
Site coverage 上蓋面積		2	Storey(s) 層
	Not More Than 不多於 20%		

辦事處
北區民政諮詢中心

記為選民，或在現有鄉村選民名冊

她亦可於 2023 年 9 月 9 日(星期六)之前透過郵遞
或親臨辦事處，以電子紀錄以
碼: (852)2591 6392 或經數碼簽署和電子紀錄兩詞具有《電子交
rrc@had.gov.hk》(數碼簽署和電子紀錄兩詞具有《電子交
第 2(1) 條給予它們的涵義)把申索通知書送交選舉登記主
舉登記主任的辦事處

由於 2023 年 9 月 9 日(星期六)並非選舉登記主任或有



20:55 ring

VoLTE1 90%



您
剛剛



/17/40/25/731/95/21 Pt.4

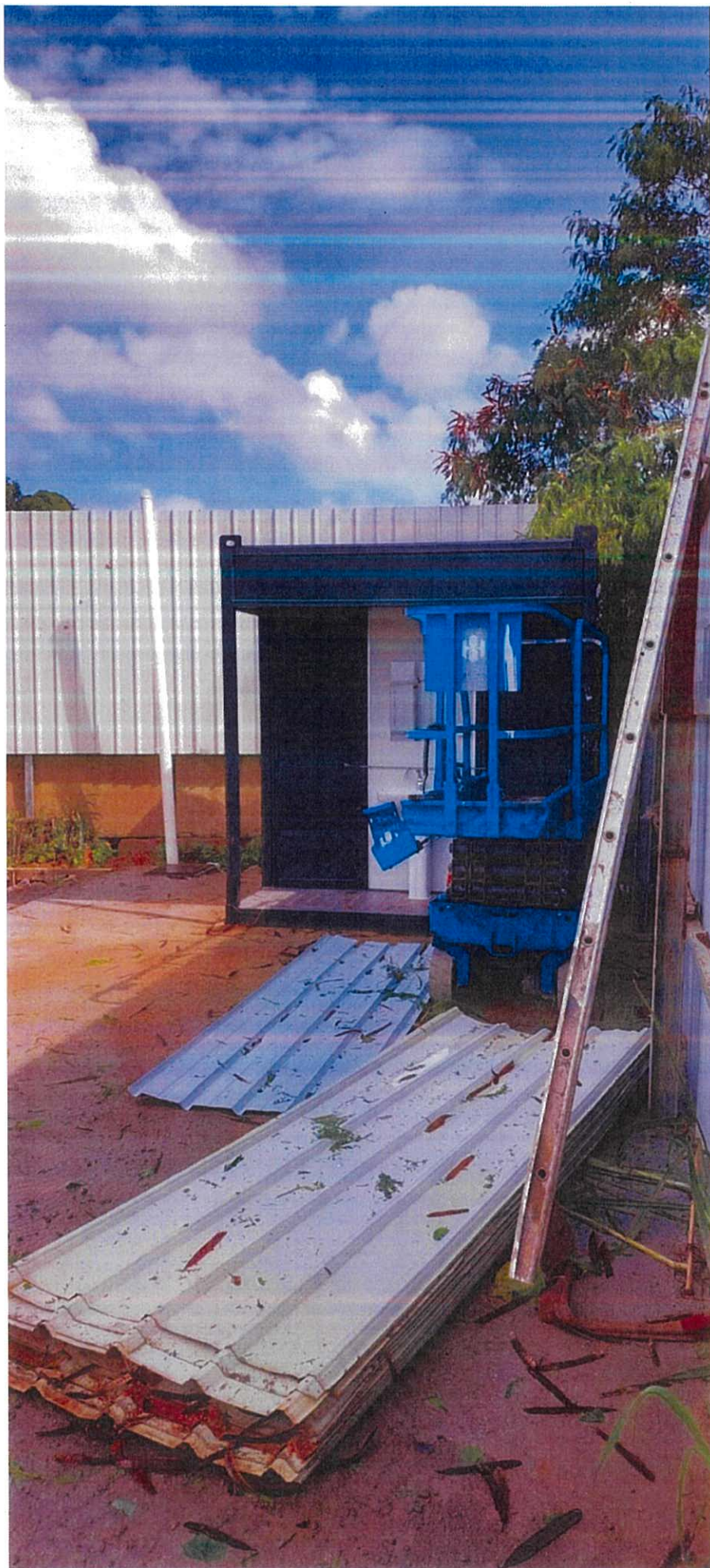
1室

列) 規劃申請編號: A/NE-MKT/23
務行業 (為期 3 年) 和相關填土工程
量約份第 90 約地段第 610 號 A 分段餘段

信, 諮詢上述事宜, 現回覆如下:

第 90 約地段 610 號 A 分段餘段
村路與同行人路之間
安全, 我們全部村民













從 iPhone 版的 Yahoo Mail 傳送

星期一, 4月 3, 2023, 15:11 於 tpbpd@pland.gov.hk 寫道:

先生/女士:

你於2023年4月3日致城市規劃委員會的電郵已收悉。

城市規劃委員會秘書處

From:

Sent: Monday, April 3, 2023 9:52 AM

To: stndpo@pland.gov.hk; imkchung@pland.gov.hk; gkykiang@pland.gov.hk;
tckyip@pland.gov.hk; tpbpd@pland.gov.hk

Subject: 反對規劃申請: 擬議臨時商店及服務行業和相關填土工程 / 申請編號為
A/NE-MKT/23

致: 規劃署署長, 規劃署副處長及規劃署助理署長, 及規劃處專員

本人 於木湖村居住超過37年, 本人得知規劃處 發出規劃申請通知, 申請編號為
A/NE-MKT/23

地點位置:

上水新界文錦渡蓮麻坑路丈量約份第90約地段第610號A分段餘段

本人特來此函作出強烈反對該地段規劃之申請, 擬議臨時商店及服務行業和相關填土工程

木湖村及新屋嶺村, 木湖瓦窯 居民, 以及鄰近香港導盲犬訓練學校及磚廠, 木廠 周邊人流疏
落, 並沒有申請者提交建議書上聲稱周邊人流及住戶人口達至 1980人, 日均訪客人數有 10至
50人, 如果規劃處有所質疑, 本人建議規劃處派人員實地考察數天計算平均人流狀況。

本人居住多年, 由禁區直至現在村民 上班, 上學 買餸日常生活, 也是前往上水市區, 由木湖村前
往上水市區行車時間只需要5分鐘至10分鐘便能到達市區, 因此村民居民, 不會倚賴及使用到木
湖村口 興建臨時商店和服務行業。

木湖村 及周邊打鼓嶺居民大部份也是有私家車出入, 日常也習慣外出上水市區喝茶, 消遣, 要
樂, 購物及消費

而申請人建議方案也提及到隔離村落 新屋嶺村, 新屋嶺村 因為鄰近九巴巴士路線73K總站,
新屋嶺村村民步行不用 1-2分鐘便能到達總站等候並乘搭九巴前往上水市區購物日常用品, 多
年來生活習慣沒有變更, 新屋嶺村居民更有駕駛外出習慣, 不需要倚賴木湖村村口商店購買商
品

另外, 申請人建議方案上提及周邊還有導盲犬學校及磚廠, 木廠。員工人數並不多甚至乎廠方
會提供午膳給員工, 根本無需要倚賴木湖村村口商店, 訪客也不會因為木湖村村口有商店而特別
前往, 因此在人流, 及生活所需各方面, 周邊村落廠房根本不需要木湖村村口商店之服務

近年周邊木湖村村口及蓮麻坑路段, 由於蓮塘關口正式啟用後, 該路段大型車流量高出 10倍以
上, 未來未知之數情況下, 學生, 老人, 小童出入已經增加了該路段生命危險及交通意外風
險, 木湖村 村民已強烈反對木湖村村口增加該商店及改變使用用途

另外, 觀景設計方案上 申請者也提及 會增加T2, T3, T4 柱狀南洋杉樹木, 本人亦諮詢了香
港專業樹藝師意見, 申請人在觀景設計方案上 柱狀南洋杉樹 聲稱 T2, T3, T4 三棵樹木距離
種植為 1.2米, 香港專業書藝師 聲稱柱狀南洋杉身高一般為12米至20米, 平均每一棵南洋杉樹
木闊度以達到8米或以上, 因此如果種植美化綠化環境 柱狀南洋杉, 絕對不成立, 反而會令到
樹木成長出現不健康危險, 樹根不夠位置生長, 從而只會令樹木有倒塌危險, 讓路人行經路段
構成生命危險威脅, 沒有美化觀景, 反而破壞生態增加不必要意外風險。

附上該地段有關圖片最新情況, 鄰近隔離位置已開始進行開發土地, 申請人已對此改建為臨時
商店及服務行業相關填土工程志在必得狀態, 懇請各規劃要員在審議A/NE-MKT/23, 留意並尊
重每一位村民的反對意見聲音。

在各種情況下，此地段不適宜改建為臨時商店及服務行業相關填土工程，避免有人只想改變土地使用用途作出第一個規劃變更 開啟綠燈，而作出此規劃申請。

本人強烈反對該地段之計劃申請，附上有關圖片以作部門記錄，同時亦期待部門收到本人之反對作出電郵回覆確認。

此郵件分別一式三份給予各位署長，及規劃署專員，希盡快處理，謝謝

為保障本人私隱，請在你們在公開網上及會議上關閉 刪除本人姓名

木湖村村民

Tel:

03/04/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MKT/32

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and name: 侯志強

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

侯志強

簽署 Signature

Handwritten signature

日期 Date

2023.10.19

3

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



A/NE-MKT/32 DD 90 Lin Ma Hang Road
02/11/2023 02:43

From:

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

File Ref:

Dear TPB Members,

23 withdrawn and back with the true intention, a vehicle repair workshop, all the better to contaminate the land.

All the more reason to reject application. Lin Ma Hang Road cannot be allowed to become another Kam Sheung Road lined with ramshackle and rusting eyesores that pollute the environment.

Previous objections applicable and upheld.

Mary Mulvihill

From:

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

Date: Friday, 21 April 2023 1:32 AM CST

Subject: Re: A/NE-MKT/23 DD 90 Lin Ma Hang Road

Dear TPB Members,

PlanD should carefully study the Demand and Supply Report provided as it would appear that a number of developments listed have not been approved or are not being developed in compliance with approval conditions.

Providing services that support illegal activities is in fact a form of Joint Enterprise.

Mary Mulvihill

From:

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

Date: Friday, 23 December 2022 2:09 AM CST

Subject: A/NE-MKT/23 DD 90 Lin Ma Hang Road

A/NE-MKT/23

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 395sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Strong objections, retail can be accommodated in one of the nearby villagers.
There is no residential close to the lot.

No previous history of approvals. Lin Ma Hang Road must not be allowed to become a long line of haphazard brownfield operations that was tolerated in other NT districts like Kam Tin.

There is no justification for approval.

Mary Mulvihill

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



KFBG's comments on seven planning applications

03/11/2023 19:26

From:

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

File Ref:

6 attachments



231103 s16 HT 21.pdf 231103 s16 MKT 32.pdf 231103 s16 LFS 494.pdf 231103 s12a MP 7 & 8c.pdf



231103 s12a LFS 13c.pdf 231103 s16 MP 344c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are SIX pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

3rd November 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period
of 3 Years
(A/NE-MKT/32)**

1. We refer to the captioned.
2. We visited the area where the site is located recently and please see **Figure 1** which shows the site and its surroundings.
3. We urge the Board to investigate whether the containers/ suspected structures as shown in the photo are within the site; if yes, does this need planning permission? If yes, has any permission been granted already?
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. The site and its surroundings.

