

2023年 3月 2 8日

Appendix I of RNTPC
Paper No. A/NE-MUP/185

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 28 MAR 2023
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

2300864 27/3 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-MUP/185
	Date Received 收到日期	28 MAR 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.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)

Best Holly Limited 富名有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok, New Territories
(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 11,698 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15,105 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) 2,822 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Uk Pin Outline Zoning Plan : S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" and "Agriculture" Zones
(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 24/3/2023 (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 23/3/2023 (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

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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 4,061sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 7,637sq.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 15,105sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 15,105sq.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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	7,350 m ² (ABOUT)	14,720 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LAUL	124 m ² (ABOUT)	124 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	UTILITIES AND METER ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CARETAKER OFFICE	9 m ² (ABOUT)	9 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,637 m ² (ABOUT)	15,105 m ² (ABOUT)	

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 4

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 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位 2

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) 2 (Container Vehicle)

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday

(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)) Accessible from Sha Tau Kok Road - Wo Hang via a local access...
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 (190 sq.m within "AGR" zone) Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 ... m 米 <input type="checkbox"/> About 約 (not more than 0.1 within "AGR" zone) <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 type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

Please refer to supplementary statement.

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

Matthew NG

Planning and Development Manager

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 RPP No. 411

Others 其他

MRTPI, MPJA, CMILT

on behalf of
代表

R-Riches Property Consultants Limited

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

Date 日期

27/3/2023

(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

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	Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok, New Territories
Site area 地盤面積	11,698 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,822 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No.: S/NE-MUP/11
Zoning 地帶	"Residential (Group D)" and "Agriculture" Zones
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 <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	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	15,105 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.3 <input checked="" 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	3.5 - 13 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	65 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		4 4 (PC)
	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) Container Vehicle <hr/>		4 2 (MGV) 2 (CV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the land filling area, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use various Lots in D.D. 38 and adjoining Government Land (GL), Sha Tau Kok, New Territories (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plan 1). The applicant intended to develop the Site as warehouse for storage of household goods, i.e. kitchenware, toiletries, furniture, consumer electronics etc..
- 1.2 Majority of the private land portion of the Site is owned by the applicant and they have no intention to develop the Site for residential use. Furthermore, a portion of the Site is currently owned by Tso Tong, and while it is difficult to develop the Site for long-term residential use, the applied use would better utilize precious land resources, as well as to create new job opportunities in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") and "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan No.: S/NE-MUP/11, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "R(D)" and "AGR" zones, which requires planning permission from the Board (Plan 2).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(D)" and "AGR" zones, there is no active agricultural and residential uses within the Site. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "R(D)" and "AGR" zones.

3) Development Proposal

- 3.1 The Site occupied an area of 11,698 m² (about), including 2,822 m² (about) of GL (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Six structures are proposed at the Site for warehouse (excl.

D.G.G.), rain shelter for loading/unloading, site office, utilities and meter room, washroom and caretaker office with total GFA of 15,105 m² (about) (Plan 4). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 20 nos. of staff. As the Site is for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown below:

Application Site Area	11,698 m ² (about), including 2,822 m ² of GL (about)
Covered Area	7,637 m ² (about)
Uncovered Area	4,061 m ² (about)
Plot Ratio	1.3 (about)
Site Coverage	65% (about)
Number of Structure	6
Total GFA	15,105 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15,105 m ² (about)
Building Height	3.5 m – 13m (about)
No. of Storey	1 - 2

3.2 The Site is accessible from Sha Tau Kok Road - Wo Hang via a local access (Plan 1). A total of 8 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	4
L/UL Space for Medium Goods Vehicle - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	2

3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 6). As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	1	0	1	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	1	0	1	6
Traffic trip per hour (average) (10:00 – 18:00)	0.5	0.5	1	1	1	1	5

- 3.4 The Site will be filled wholly with concrete of not more than 0.2m in depth, including 190 m² (i.e. 1.6% of the Site) within "AGR" zone and 11,508 m² (i.e. 98.4% of the Site) within "R(D)" zone. The proposed filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures. Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.5 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 4) **Conclusion**
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development

after planning approval has been granted by the Board.

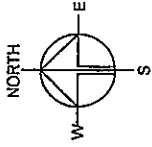
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

R-riches Property Consultants Limited

March 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Land Filling Area of the Application Site
Plan 6	Swept Path Analysis



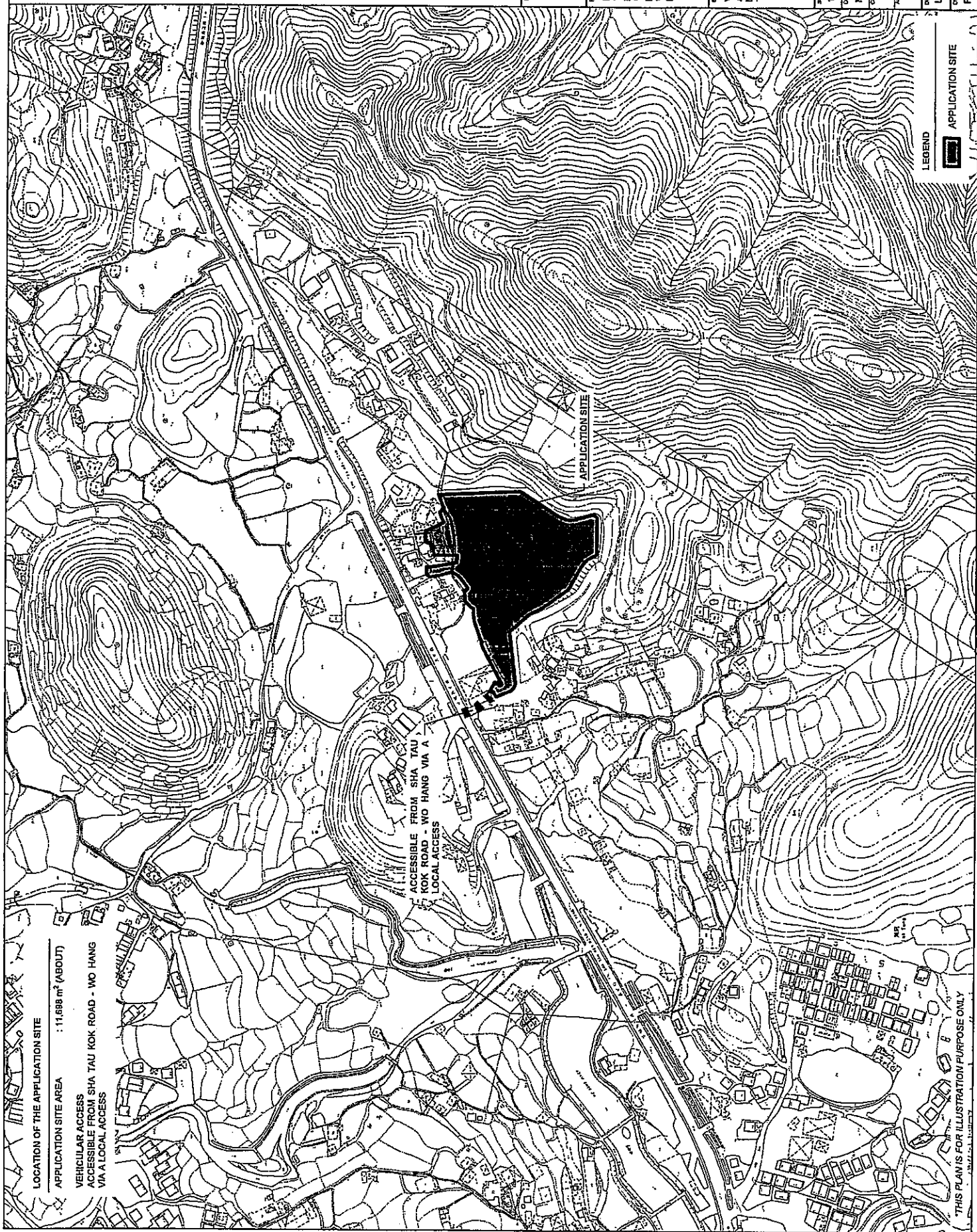
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
WITH ASSOCIATED FILLING OF
LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 38 AND
ADJOINING GOVERNMENT
LAND, SHA TAU KOK, NEW
TERRITORIES

SCALE
1:4000 @ A4
DATE
DRAWN BY
MN
23.1.2023
CHECKED BY
DATE
APPROVED BY
DATE

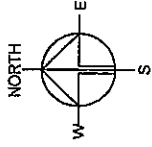
DWG. TITLE
LOCATION PLAN
SHEET NO.
PLAN 1
REV.
001



LEGEND
APPLICATION SITE

LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 11,698 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG
VIA A LOCAL ACCESS

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY



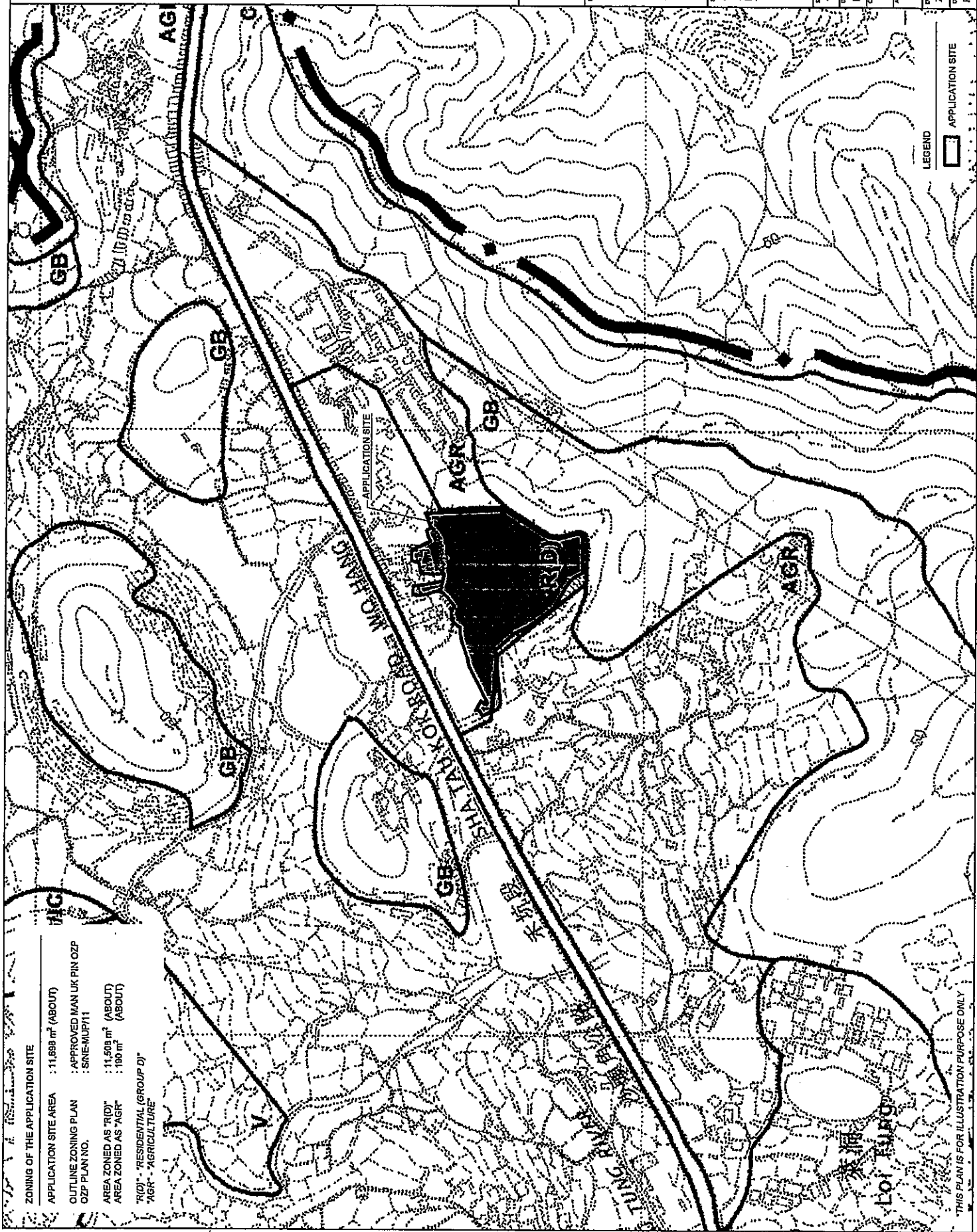
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GOODWASH)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
WITH ASSOCIATED FILLING OF
LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 33 AND
ADJOINING
LAND, SHA TAU KOK, NEW
TERRITORIES

SCALE
1:4000 @ A4
DATE
22.3.2023
DRAWN BY
CHECKED BY
DATE
DATE

DWG. TITLE
ZONING OF THE SITE
FORM NO.
PLAN 2
VRS.
001

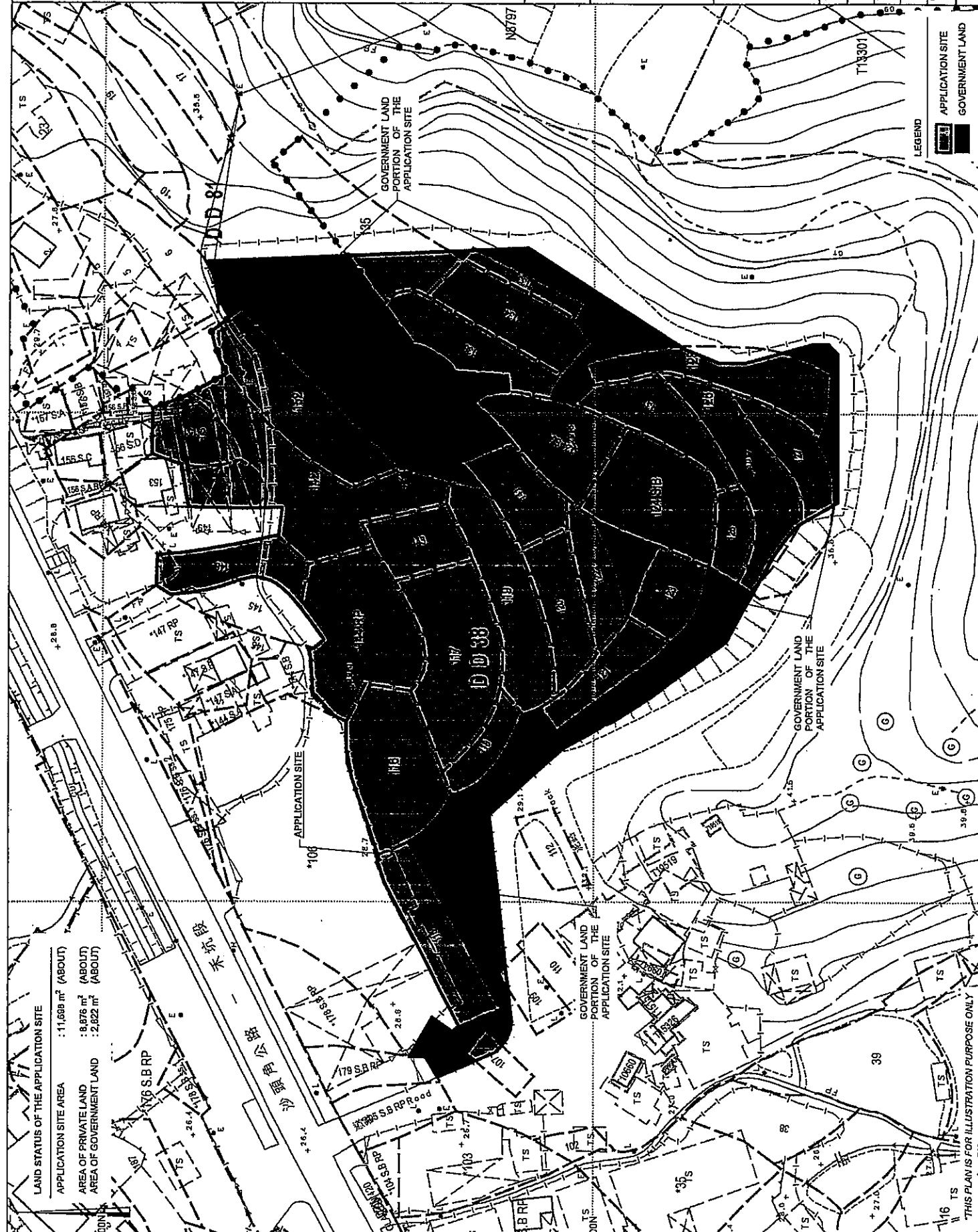
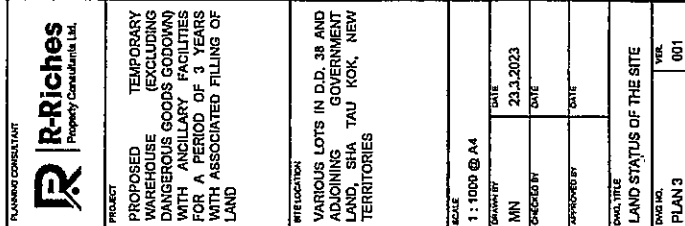


LEGEND
☒ APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,699 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
OZP PLAN NO. : SNE-MUP111
AREA ZONED AS "RID" : 11,509 m² (ABOUT)
AREA ZONED AS "AGR" : 190 m² (ABOUT)
"RID" - "RESIDENTIAL (GROUP D)"
"AGR" - "AGRICULTURE"

*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,698 m ²	(ABOUT)
COVERED AREA	: 7,637 m ²	(ABOUT)
UNCOVERED AREA	: 4,061 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 65 %	(ABOUT)
NO. OF STRUCTURE	: 6	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 15,105 m ²	(ABOUT)
TOTAL GFA	: 15,105 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)

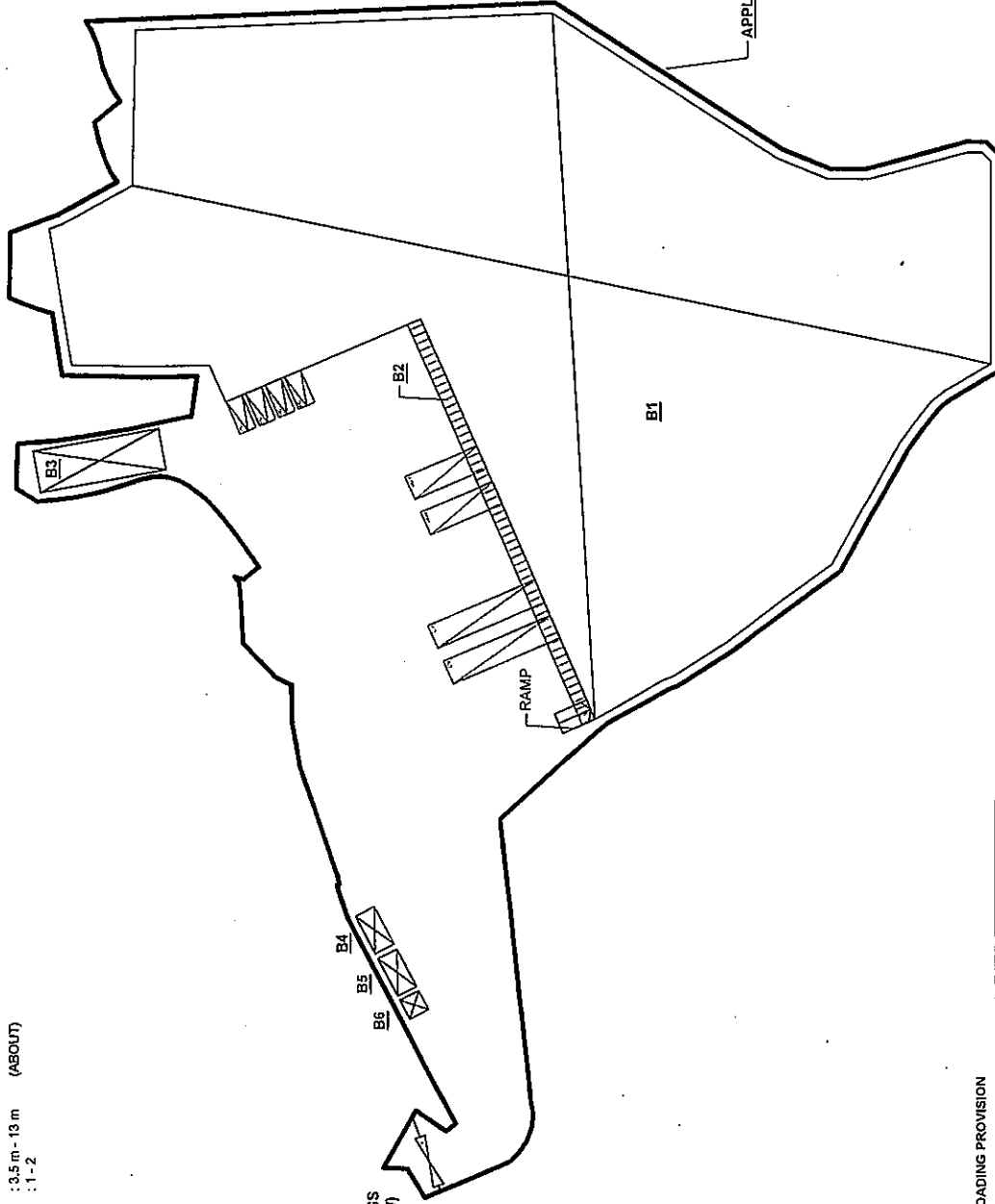
INGRESS / EGRESS
7.3 m (ABOUT)(W)

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

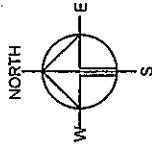
STRUCTURE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	7,350 m ² (ABOUT)	14,720 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LUL	124 m ² (ABOUT)	124 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	UTILITIES AND METER ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CARETAKER OFFICE	9 m ² (ABOUT)	9 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,637 m ² (ABOUT)	15,105 m ² (ABOUT)	



LEGEND

<input type="checkbox"/>	APPLICATION SITE
<input checked="" type="checkbox"/>	STRUCTURE (ENCLOSED)
<input checked="" type="checkbox"/>	STRUCTURE (CANOPY)
<input checked="" type="checkbox"/>	LOADING / UNLOADING SPACE (MGV)
<input checked="" type="checkbox"/>	LOADING / UNLOADING SPACE (CV)
<input checked="" type="checkbox"/>	PRIVATE CAR PARKING SPACE
<input checked="" type="checkbox"/>	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHIA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

23.3.2023

REVIEWED BY

OL

DATE

28.3.2023

APPROVED BY

DATE

DRAWN TITLE

LAYOUT PLAN

DRAW NO.

PLAN 4

VOL.

002

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,688 m ²	(ABOUT)
HARD-PAVED AREA	: 11,688 m ² , 100%***	(ABOUT)
USE	: SITE FORMATION OF STRUCTURE, CIRCULATION AND LUL SPACE	

***ONLY 190 m² OF HARD-PAVED AREA FALL WITHIN AREA ZONED AS "AGR", WHICH REQUIRE PERMISSION FOR FILLING OF LAND. WHILE THE REMAINING HARD-PAVED AREA, I.E. 11,508 m² FALLS WITHIN AREA ZONED AS "R(D)", WHICH DO NOT REQUIRE PERMISSION FOR FILLING OF LAND

APPLIED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLIED FILLING OF LAND AREA	: 190 m ² , 1.6%	(ABOUT)
EXISTING SITE LEVEL	: +28.6 mPD	(ABOUT)
PROPOSED SITE LEVEL	: +28.7 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: CIRCULATION SPACE	



FILLING OF LAND AREA

EXISTING SITE LEVEL	: +28.4 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +28.6 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION



FILLING OF LAND AREA

EXISTING SITE LEVEL	: +28.6 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +28.8 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION

FILLING OF LAND AREA

EXISTING SITE LEVEL	: +28.6 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +28.7 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1 m
PURPOSE OF FILLING	: CIRCULATION SPACE

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE REQUIRES PLANNING PERMISSION



FILLING OF LAND AREA

EXISTING SITE LEVEL	: +30.7 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +30.9 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION

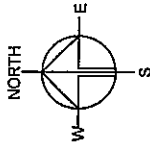


FILLING OF LAND AREA

EXISTING SITE LEVEL	: +30.7 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +30.9 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANGLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

23.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG. NO.

PLAN 5

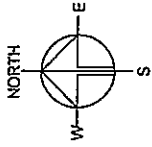
LEGEND



APPLICATION SITE

VOL.

001



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS (GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
WITH ASSOCIATED FILLING OF
LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 38 AND
ADJOINING GOVERNMENT
LAND, SHA TAU KOK, NEW
TERRITORIES

SCALE	1:1000 @ A4
DRAWN BY	DATE
MIN	23.3.2023
REVIEWED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN 6
VER.	002

- LEGEND
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - LOADING / UNLOADING SPACE (HGV)
 - PARKING SPACE (PC)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

SWEPT PATH ANALYSIS
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
7.3 m (ABOUT)(W)

INGRESS / EGRESS
7.3 m (ABOUT)(W)

THIS PORTION OF THE
APPLICATION SITE FALLS WITHIN
AREA ZONED AS "AGR" ON THE
APPROVED MAN UK PIN OZP NO.
SNE-MUP11.

THIS PORTION OF THE
APPLICATION SITE FALLS WITHIN
AREA ZONED AS "AGR" ON THE
APPROVED MAN UK PIN OZP NO.
SNE-MUP11.

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

RAMP

RAMP

THIS PORTION OF THE
APPLICATION SITE FALLS WITHIN
AREA ZONED AS "AGR" ON THE
APPROVED MAN UK PIN OZP NO.
SNE-MUP11.

THIS PORTION OF THE
APPLICATION SITE FALLS WITHIN
AREA ZONED AS "AGR" ON THE
APPROVED MAN UK PIN OZP NO.
SNE-MUP11.

INGRESS / EGRESS
7.3 m (ABOUT)(W)

INGRESS / EGRESS
7.3 m (ABOUT)(W)



[draft FI] S.16 Application No. A/NE-MUP/185 - draft FI to address departmental comments24/04/2023 17:11

From:

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

Cc: "mltchan@pland.gov.hk" <mltchan@pland.gov.hk>,

File Ref:

History:

This message has been forwarded.

1 Attachment



draft FI1 for A NE-MUP 185 - RtoC Table (20230424).pdf

Dear Markie,

Attached herewith the **draft FI** to address departmental comments of the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner

R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Responses-to-Comments

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “Agriculture” and “Residential (Group D)” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/185)

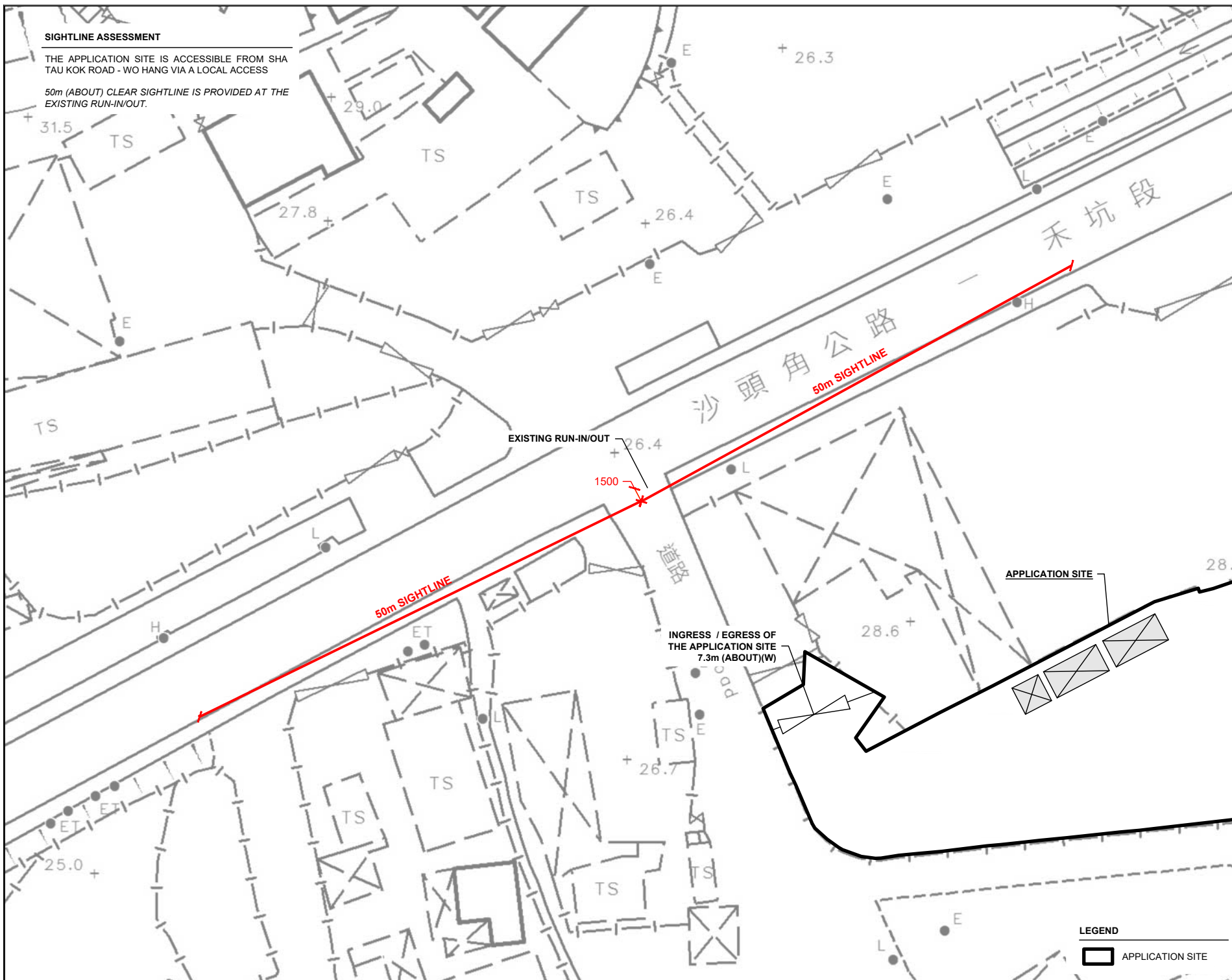
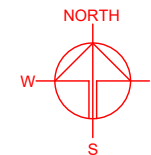
(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Mr. Michel CHEUNG; Tel: 2399 2405)	
(a) It is noted that the application site is connected to Sha Tau Kok Road - Wo hang via. other private land lots. The applicant shall obtain consent from the owner of the private land lot for the use of the access road;	Noted. The applicant will liaise with the owner of the private land lot for the use of the access road after planning permission has been obtained from the Town Planning Board.
(b) The applicant shall assess if there is any sightline issue at the run-in/out at Sha Tau Kok Road - Wo Hang and propose enhancement measures if necessary; and	Sightline assessment for vehicle leaving the application site (the Site) is provided for your consideration (Plan 1).
(c) The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, preferably using the swept path analysis.	The Site is accessible from Sha Tau Kok Road – Wo Hang via the existing run-in/out (Plan 2). Although the swept path analysis of container vehicle will encroach onto the opposite traffic lane when egressing from the Site and making a left-turn, it is envisaged that the time required for encroachment will be very short. Also, the alignment of section of Sha Tau Kok Road – Wo Hang outside the Site is straight and clear sightline could be provided for the existing run-in/out at Sha Tau Kok Road – Wo Hang (Plans 1 and 2). Please be confirmed that no vehicle will make right turn when egressing onto Sha Tau Kok Road – Wo Hang to ensure road safety. In view of the above, it is considered that the use of the existing run-in/out is acceptable from traffic engineering point of view.

SIGHTLINE ASSESSMENT

THE APPLICATION SITE IS ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG VIA A LOCAL ACCESS

50m (ABOUT) CLEAR SIGHTLINE IS PROVIDED AT THE EXISTING RUN-IN/OUT.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

24.4.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



DWG. TITLE

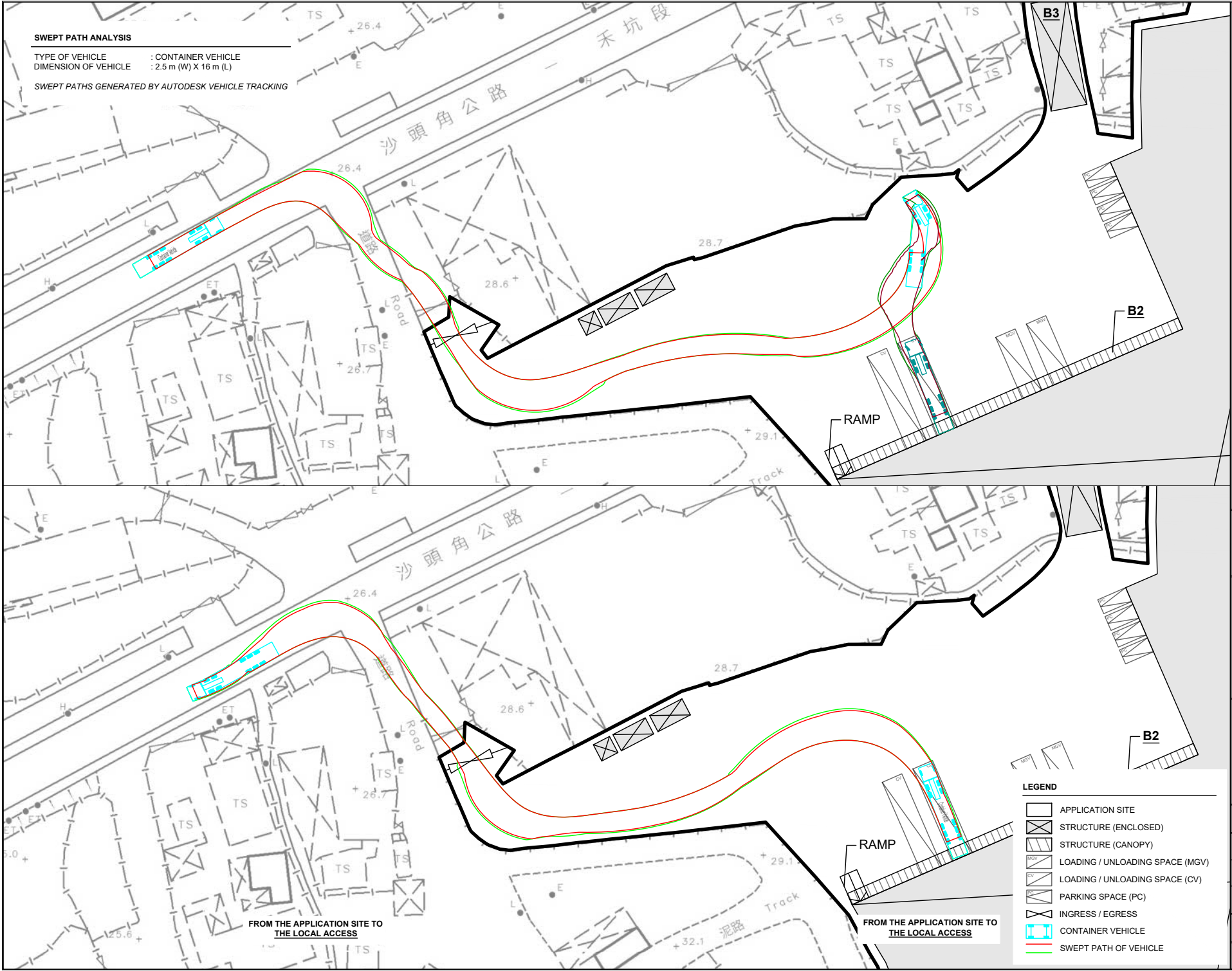
SIGHTLINE ASSESSMENT

DWG NO.

PLAN 1

VER.

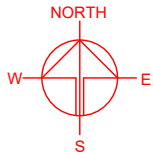
001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - LOADING / UNLOADING SPACE (MGV)
 - LOADING / UNLOADING SPACE (CV)
 - PARKING SPACE (PC)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	24.4.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.	VER.
PLAN 2	002



[FI] S.16 Application No. A/NE-MUP/185 - FI to address departmental
comments09/05/2023 16:56
From:
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: "mwlau@pland.gov.hk" <mwlau@pland.gov.hk>,

File Ref:
History:
This message has been forwarded.

1 Attachment



FI1 for A NE-MUP 185 (20230509).pdf

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

Our Ref.: DD38 Lot 115 & VL
Your Ref.: TPB/A/NE-MUP/185

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

By Email

9 May 2023

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Agriculture" and "Residential (Group D)" Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-MUP/185)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

Responses-to-Comments

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “Agriculture” and “Residential (Group D)” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/185)

(i) A RtoC Table:

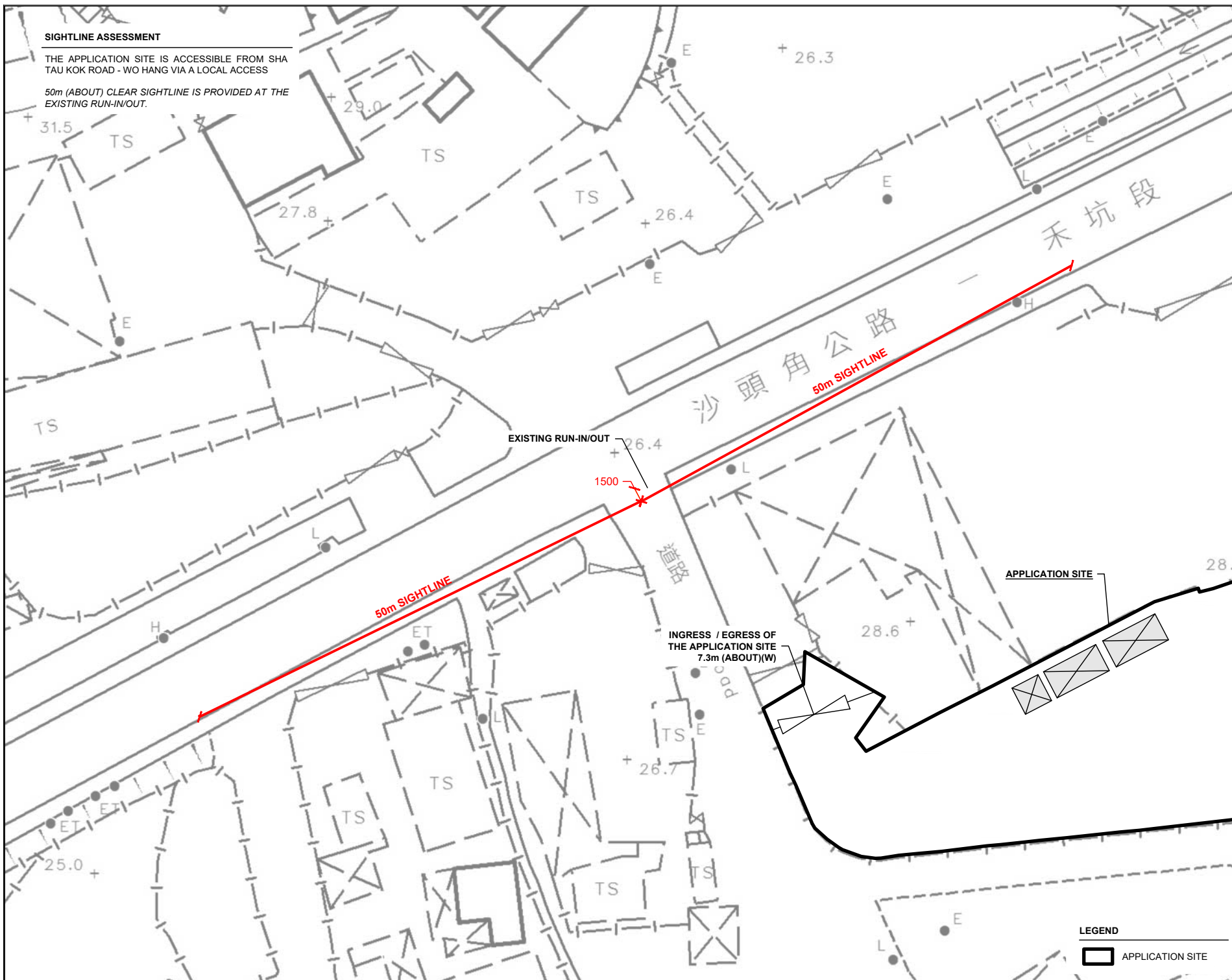
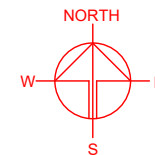
Departmental Comments	Applicant's Responses
1. Comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. Stephen LI; Tel: 2675 1546)	
(a) No consent is given for inclusion of GL (about 2,822m ² mentioned in 3(c) of the planning application form) in the Site. The GL within the Site, including a control site which under the management of this office, has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice.	Noted. The applicant will submit Short Term Tenancy application to Lands Department (LandsD) for occupancy of the Government Land portion of the application site (the Site) after planning approval has been obtained from the Town Planning Board (the Board).
(b) There are unauthorized structures erected on Lot Nos. 115, 116, 142, 144RP, 148, 150, 151, 152 and adjoining GL in D.D. 38. An unauthorized structure was found encroached on adjoining GL and Lot No. 149 in D.D. 38 outside the Site. The existing structures on site do not tally with the details of the proposed structures submitted in the planning application and are in breach of the lease conditions of the lots. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the lease breaches without separate notice.	Noted. The existing unauthorized structures erected within the Site will be demolished to facilitate the proposed development. The applicant will submit Short Term Waiver application to LandsD for erection of the proposed structures at the Site after planning approval has been obtained from the Board.

2. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Michel CHEUNG; Tel: 2399 2405)		
(a)	It is noted that the application site is connected to Sha Tau Kok Road - Wo hang via. other private land lots. The applicant shall obtain consent from the owner of the private land lot for the use of the access road;	Noted. The applicant will liaise with the owner of the private land lot for the use of the access road after planning permission has been obtained from the Town Planning Board.
(b)	The applicant shall assess if there is any sightline issue at the run-in/out at Sha Tau Kok Road - Wo Hang and propose enhancement measures if necessary; and	Sightline assessment for vehicle leaving the Site is provided for your consideration (Plan 1).
(c)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, preferably using the swept path analysis.	The Site is accessible from Sha Tau Kok Road – Wo Hang via the existing run-in/out (Plan 2). Although the swept path analysis of container vehicle will encroach onto the opposite traffic lane when egressing from the Site and making a left-turn, it is envisaged that the time required for encroachment will be very short. Also, the alignment of section of Sha Tau Kok Road – Wo Hang outside the Site is straight and clear sightline could be provided for the existing run-in/out at Sha Tau Kok Road – Wo Hang (Plans 1 and 2). Please be confirmed that no vehicle will make right turn when egressing onto Sha Tau Kok Road – Wo Hang to ensure road safety. In view of the above, it is considered that the use of the existing run-in/out is acceptable from traffic engineering point of view.

SIGHTLINE ASSESSMENT

THE APPLICATION SITE IS ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG VIA A LOCAL ACCESS

50m (ABOUT) CLEAR SIGHTLINE IS PROVIDED AT THE EXISTING RUN-IN/OUT.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

24.4.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



DWG. TITLE

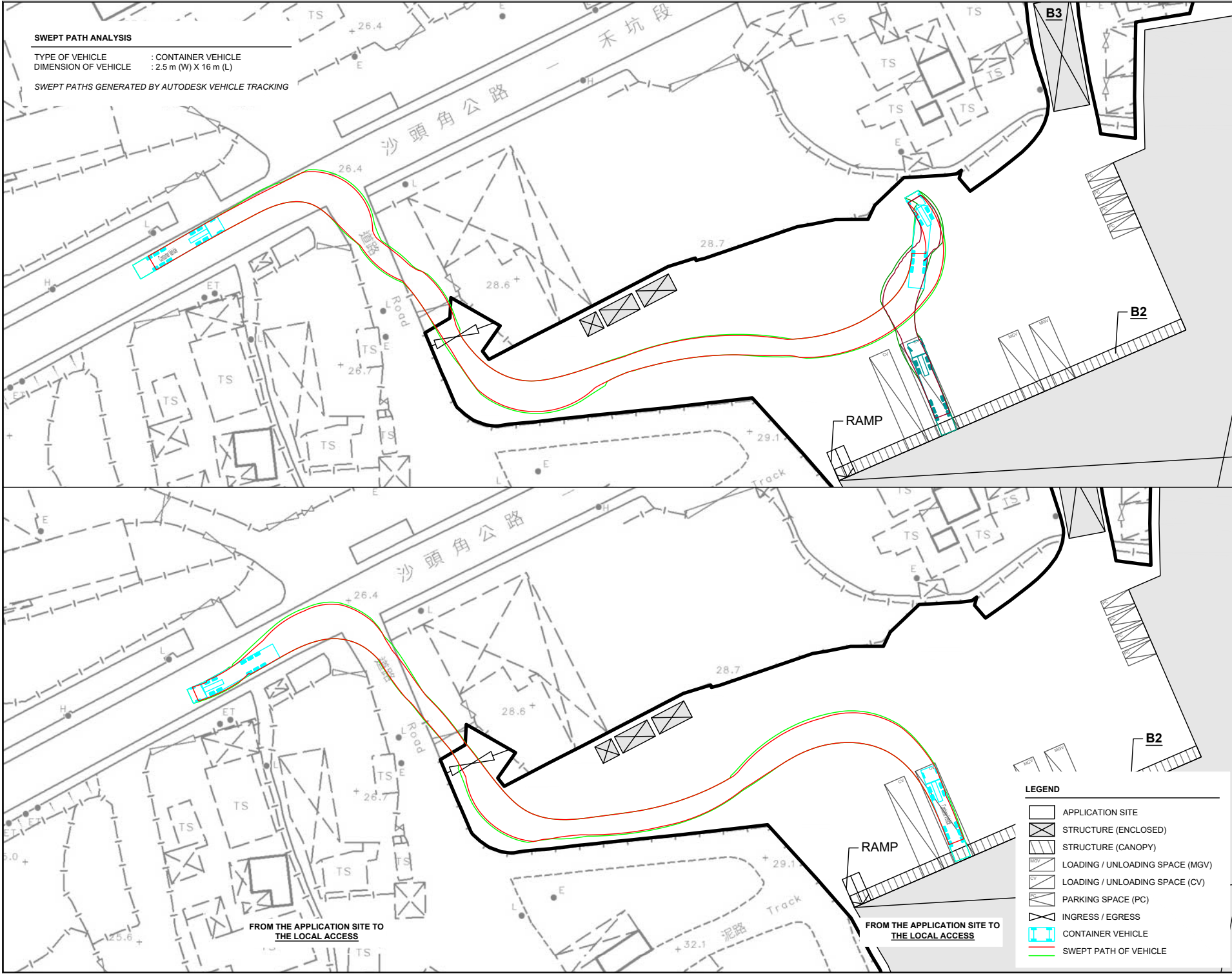
SIGHTLINE ASSESSMENT

DWG NO.

PLAN 1

VER.

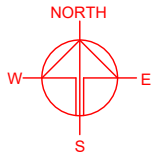
001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



B3

B2

RAMP

B2

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- PARKING SPACE (PC)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
WITH ASSOCIATED FILLING OF
LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND
ADJOINING GOVERNMENT
LAND, SHA TAU KOK, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

24.4.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 2

VER.

002

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 Lots 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 (GL) is granted to the Site;
- no consent is given for inclusion of GL (about 2,822m² mentioned in 3(c) of the planning application form) in the Site. The GL within the Site, including a control site which under the management of this office, has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice; and
- there are unauthorized structures erected on Lot Nos. 115, 116, 142, 144RP, 148, 150, 151, 152 and adjoining GL in D.D. 38. An unauthorized structure was found encroached on adjoining GL and Lot No. 149 in D.D. 38 outside the Site. The existing structures on site do not tally with the details of the proposed structures submitted in the planning application and are in breach of the lease conditions of the lots. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the lease breaches without separate notice.

2. Traffic

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

- no comment on the application from traffic engineering viewpoint.

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

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site was received for the past three years;
- the applicants are advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimise potential environmental nuisance to the surrounding area; and
- should the application be approved, the following approval conditions should be included:

- (i) “No operation is allowed on the Site from 7:00 pm to 9:00 am from Mondays to Saturdays, as proposed by the applicant, during the planning approval period.”;
- (ii) “No operation is allowed on the Site on Sundays or Public Holidays, as proposed by the applicant, during the planning approval period.”; and
- (iii) “2.5m high solid metal wall with thickness of 5mm, shall be erected along the site boundary to minimize the nuisance to the surrounding area, as proposed by the applicant, during the planning approval period.”

4. Landscape

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

- no objection to the application from landscape planning perspective;
- significant adverse landscape impact is not anticipated; and
- should the application be approved, it is considered not necessary to impose a landscape condition as existing vegetation buffer is found in close proximity to the Site and the Site is not abutting major public frontage.

5. Drainage

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

- the applicant should submit a Drainage Impact Assessment (DIA) for the Site to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff;
- flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be implemented and maintained to the satisfaction of this Division; and
- the Site is in an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD's networks, they shall furnish this office with their connection proposal for agreement. After obtaining agreement from this office, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon the acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

6. Nature Conservation and Agriculture

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

- the Site is paved. This office has no comment on the subject application from nature conservation perspective.

7. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations being provide to the satisfaction of the Direct of Fire Services.

8. Building Matters

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

- there is no record of approval by the Building Authority for the building/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix III**.

9. Other Department

- The following government departments have no comments on the application:
 - (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots 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 (GL) is granted to the Site;
 - (ii) no consent is given for inclusion of GL (about 2,822m² mentioned in 3(c) of the planning application form) in the Site. The GL within the Site, including a control site which under the management of this office, has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice;
 - (iii) there are unauthorized structures erected on Lot Nos. 115, 116, 142, 144RP, 148, 150, 151, 152 and adjoining GL in D.D. 38. An unauthorized structure was found encroached on adjoining GL and Lot No. 149 in D.D. 38 outside the Site. The existing structures on site do not tally with the details of the proposed structures submitted in the planning application and are in breach of the lease conditions of the lots. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the lease breaches without separate notice;
 - (iv) as land filling works is proposed in the planning submission, the applicant should comply with all the land filling requirements imposed by relevant Government departments, if any and in no event cause any disturbance to GL;
 - (v) should planning approval be given to the subject planning application, the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) to permit the structures erected/to be erected on site. Besides, given the proposed use is temporary in nature, only applications for regularization or erection of temporary structure(s) will be considered. The STW application together with the Short Term Tenancy application submitted by the applicant will be considered by the LandsD acting in the capacity of the lessor and landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, their commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of rent/fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimize potential environmental nuisance to the surrounding area;
 - (ii) the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for

Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test;

- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the Site is not maintained by HyD;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) the applicant is reminded that 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;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be implemented and maintained to the satisfaction of this Division;
 - (ii) the Site is in an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD’s networks, they shall furnish this office with their connection proposal for agreement. After obtaining agreement from this office, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon the acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development;
- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized

building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;
- (v) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

**Appendix IV of RNTPC
Paper No. A/NE-MUP/185**

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-MUP/185

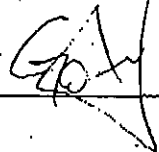
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

侯志強

簽署 Signature



日期 Date

2023.4.11

2

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



A/NE-MUP/185 DD 38 Sha Tau Kok

24/04/2023 02:45

From:

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

File Ref:

A/NE-MUP/185

Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok

Site area: About 11,698sq.m Includes Government Land of about 2,822sq.m

Zoning: "Agriculture" and "Res (Group D)"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is a large existing brownfield/open storage operation. How come it has been operating without approval for many years as there is almost 3.000sq.mts Government Land included in the site.

No data on whether there will be additional tree felling. The site extends to the border with "Green Belt". Members should question what measures in place to ensure that GB is not impacted and encroached upon.

Mary Mulvihill