

2023年 8月 1 7日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on **17 AUG 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

2302150

4/8 By Post

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/193
	Date Received 收到日期	17 AUG 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)

Good Kind Investment Limited (佳意投資有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road - Wo Hang Section, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,240 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,800 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	228 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 No. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Partly vacant and partly occupied for storage (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
17/8/2023 (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 17/8/2023 (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 Logistics Centre for a Period of 3 Years and 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	<input checked="" type="checkbox"/> year(s) 年 3 <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	440sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,800sq.m <input checked="" 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	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 4,800sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 4,800sq.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) Structure 1: Logistics centre, site office and toilet (Not exceeding 8m, 1 storey)	
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 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	2 spaces of 11m x 3.5m (MGV & HGV)

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.																																	
(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)) Vehicular access leading from Sha Tau Kok Road - Wo Hang Section																															
	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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<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 Area of filling 填土面積 3.446 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" 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 type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(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>.....</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。

1. Majority portion of the site has been occupied for warehouse for a very long time which makes that the conversion for agricultural use hardly possible. The application site is also abutting Sha Tau Kok Road and close to Heung Yuen Wai Highway which makes it ideal for logistics centre purpose.
2. Insufficient supply to meet exigent open storage and warehouse demand in Sha Tau Kok which is closed to border.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of medium goods vehicle and heavy goods vehicle
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment. Part of the application site is believed as "existing use" for warehouse use.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Significant portion of the application site has been approved for animal boarding establishment which shows that the site can be deviated from agricultural use.
9. No container tractor/trailer will allow to access/park at the application site.
10. No workshop activity is proposed at the application site.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

4/8/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

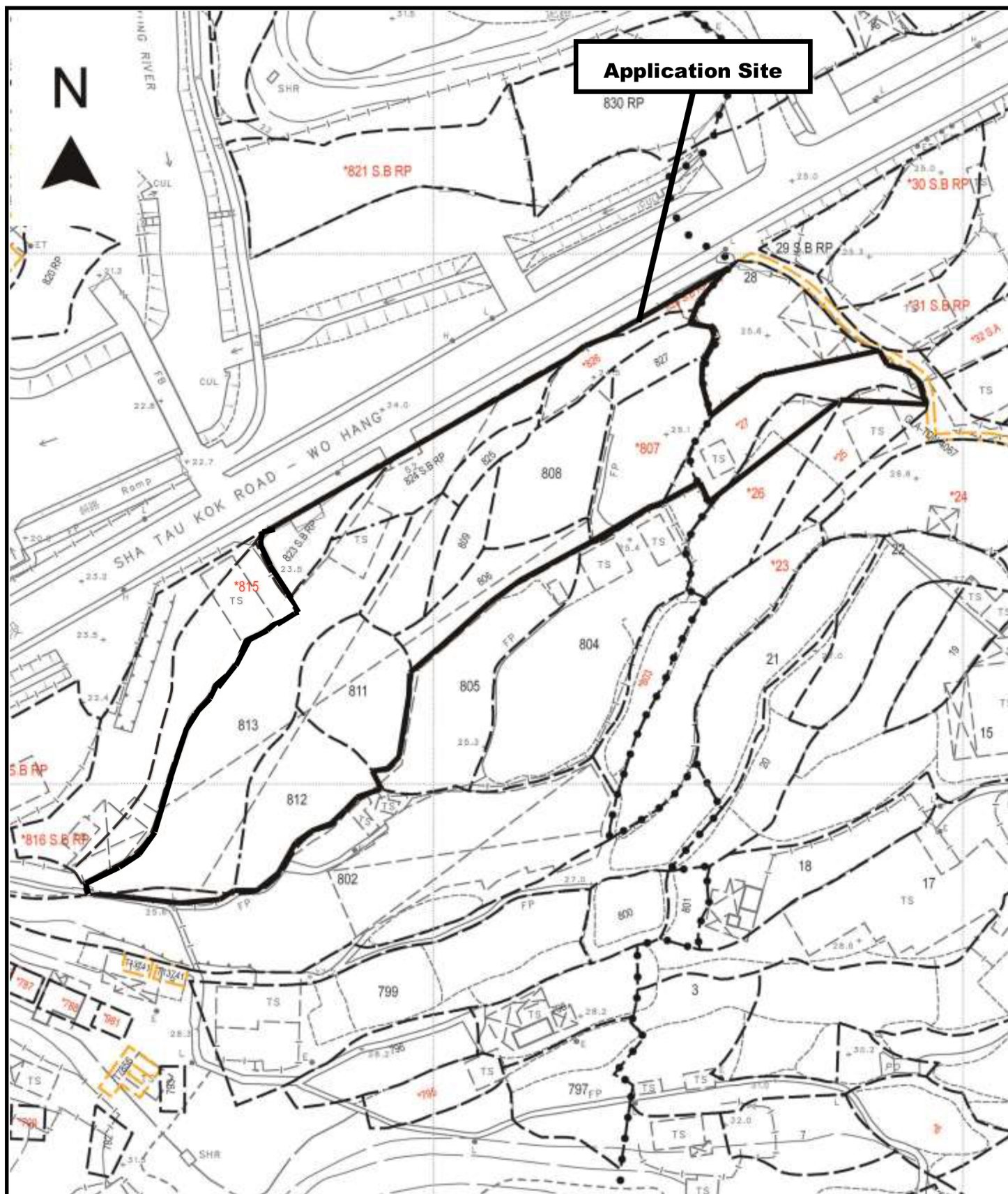
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.
Site area 地盤面積	5,240 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 228 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	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre for a Period of 3 Years and 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,800 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.916 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	91.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) 2 (MGV & HGV)		

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"/>
Proposed drainage plan, site plan, filling of land plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land

at

Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site possesses an area of about 5,240m². The application site is intended for temporary logistics centre for a period of 3 years and filling of land.
- 1.1.2 The application site is abutting Sha Tau Kok Road – Wo Hang Section.
- 1.1.3 The application site is at present mostly occupied for warehouse use which is believed an ‘existing use’. Some of the land is unpaved so that filling of land is proposed to facilitate the proposed use (i.e. logistics centre).

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site has been hard paved and occupied an area of approximately 5,240m². It has a very gentle gradient sloping from north to south from about +26.6mPD to +23.5mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 900mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 The site is higher than the land to the east and west and it is abutting Sha Tau Kok Road – Wo Hang Section to the north. However, it is noted that the land to the immediate south of the application site commands a higher level. As such, an external catchment is found as shown in **Figure 3**. There is a public drain along the northern site periphery.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, there is an existing surface drain along the

northern site periphery. (Figure 3)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 900mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site. (Figure 3)
- 1.2.2 The collected surface runoff will be conveyed to the existing surface drain along the northern site periphery. (Figure 3)
- 1.2.3 Prior to the commencement of the drainage works, the applicant will seek the consent of the District Lands Office/North and the registered land owner for drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the applicant's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.

Annex 1.3 Drainage Calculation for the Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment including the external catchment is approximately 23,500m²; (Figure 4)
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 0.8.

$$\text{Difference in Land Datum} = 57.3\text{m} - 23.5\text{m} = 33.8\text{m}$$

$$L = 250\text{m}$$

$$\therefore \text{Average fall} = 33.8\text{m in } 250\text{m} \text{ or } 1\text{m in } 7.40\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [250 / (13.52^{0.2} \times 23,500^{0.1})]$$

$$t_c = 7.85 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 245 mm/hr

$$\text{By Rational Method, } Q = 0.8 \times 245 \times 23,500 / 3,600$$

$$\therefore Q = 1,279.44 \text{ l/s} = 76,766.67 \text{ l/min} = 1.3 \text{ m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:40 to 1:200, 900mm surface U-channel is considered adequate to dissipate all the storm water generated at the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is intended to be a logistics centre.
- 2.2 Two loading/unloading spaces of 11m x 3.5m and two spaces of 5m x 2.5m are proposed to serve the proposed development. No visitors are allowed to visit the application site. 4 staff will be stationed at the application site to serve the proposed development.
- 2.3 Also, the proposed parking spaces and loading/unloading spaces at the application site would only be opened to staff with prior appointment.
- 2.4 The estimated average traffic generation and traffic generation rate at peak hours are as follows:

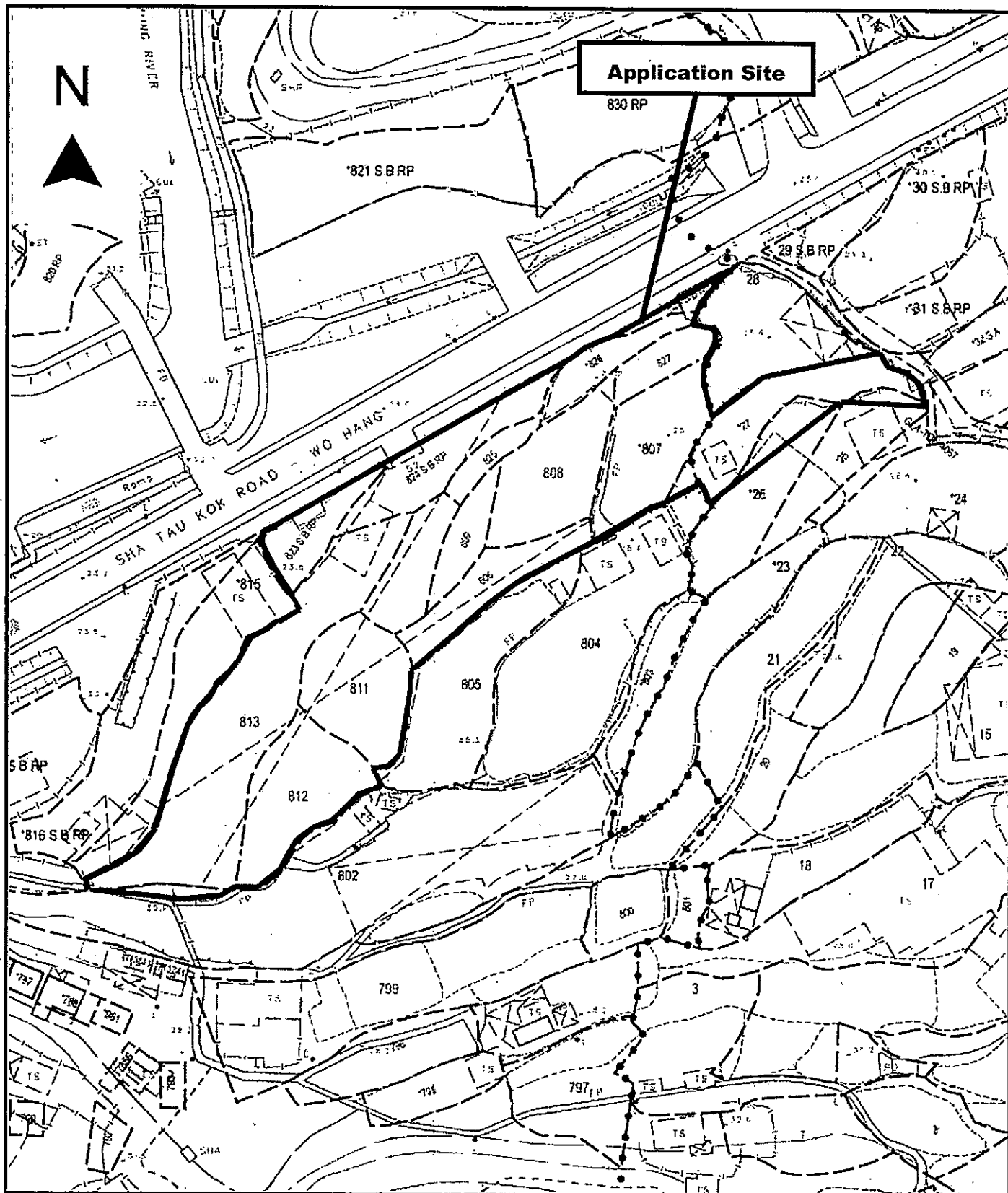
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.2	0.2	2	1
Medium/heavy goods vehicle	0.8	0.8	2	2
Total	1.0	1.0	4	3

Note 1: The opening hour to the public is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and medium/heavy goods vehicle is taken as 1 and 2 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the unnamed road leading from Sha Tau Kok Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road - Wo Hang Section, N.T.

Drawing Title 圖目:

Application Site

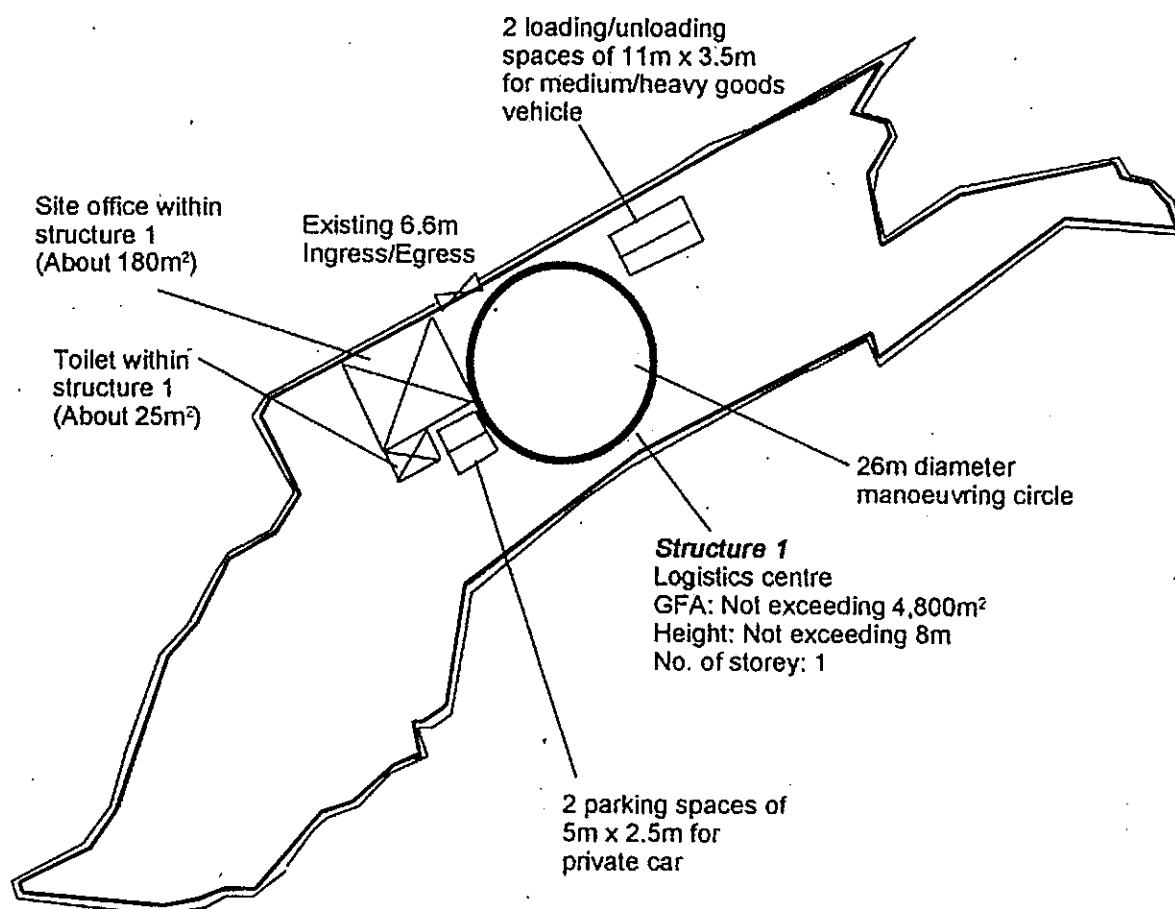
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

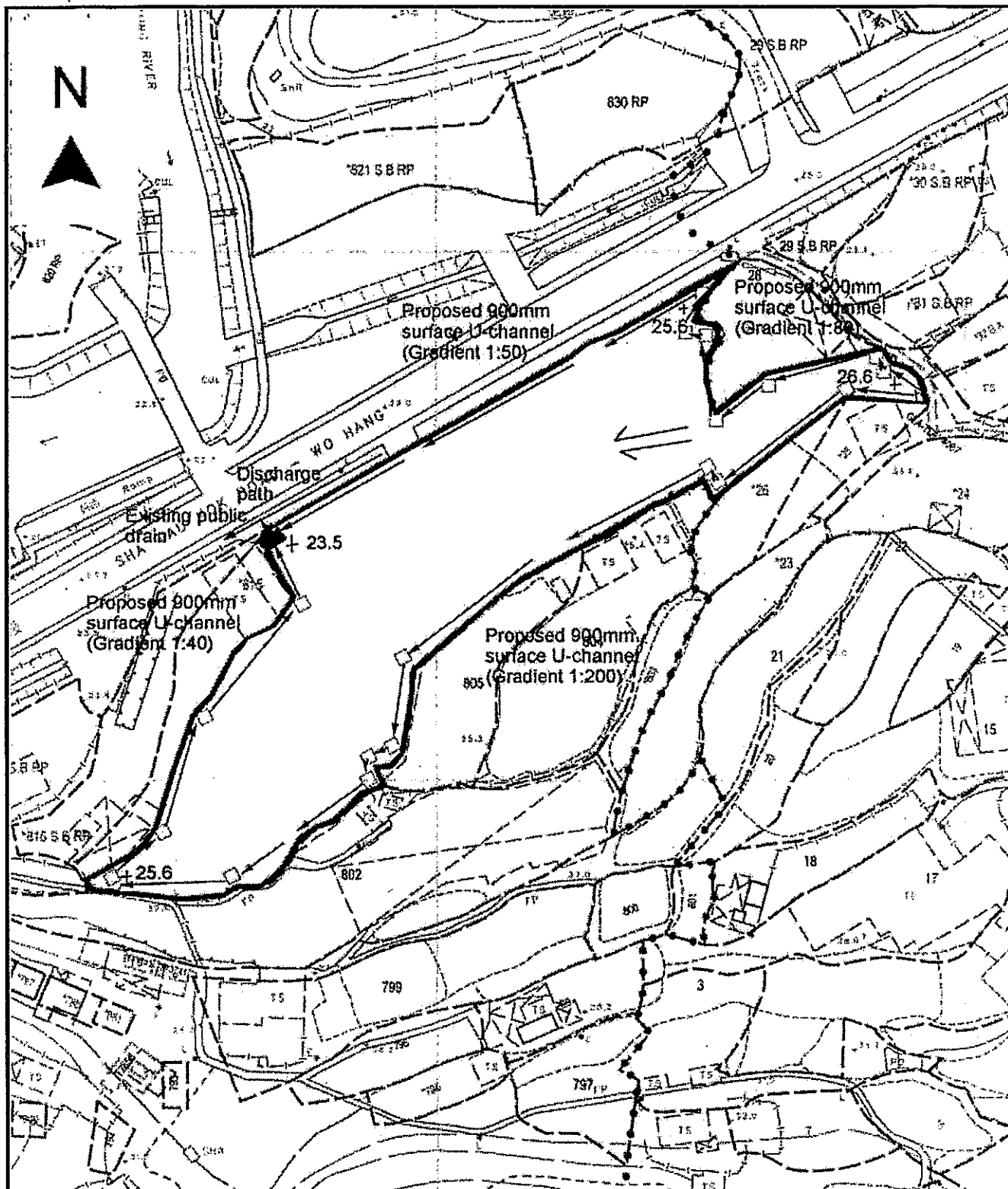
Figure 2

Remarks 備註:

☐ Structure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

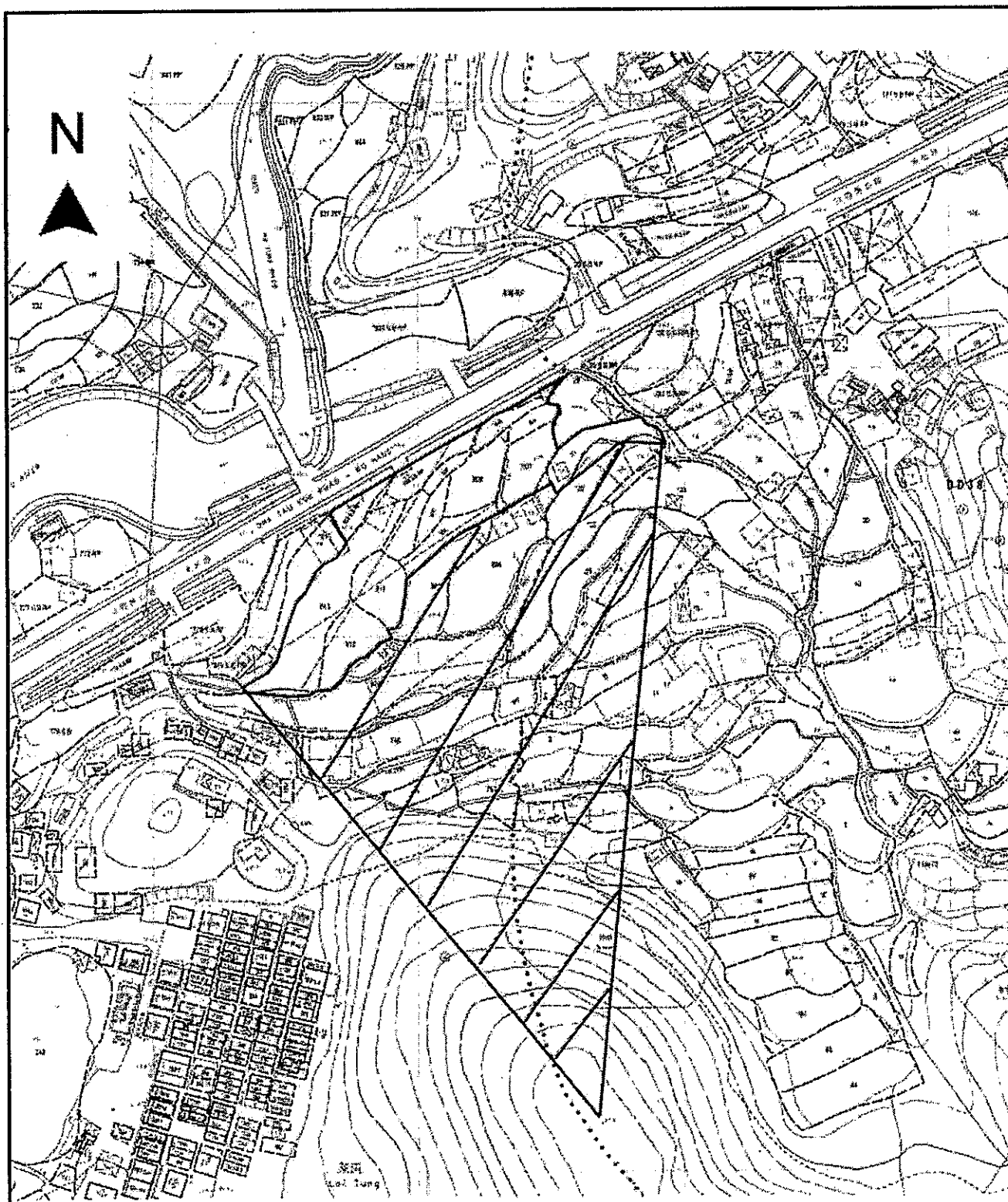
Figure 3

Remarks 備註:

- ☐ Proposed catchpit
- ☒ Catchpit with sand trap
- \Leftarrow Flow of surface runoff
- +26.6 Level (in mPD)

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Catchment Plan

Drawing No. 圖號:

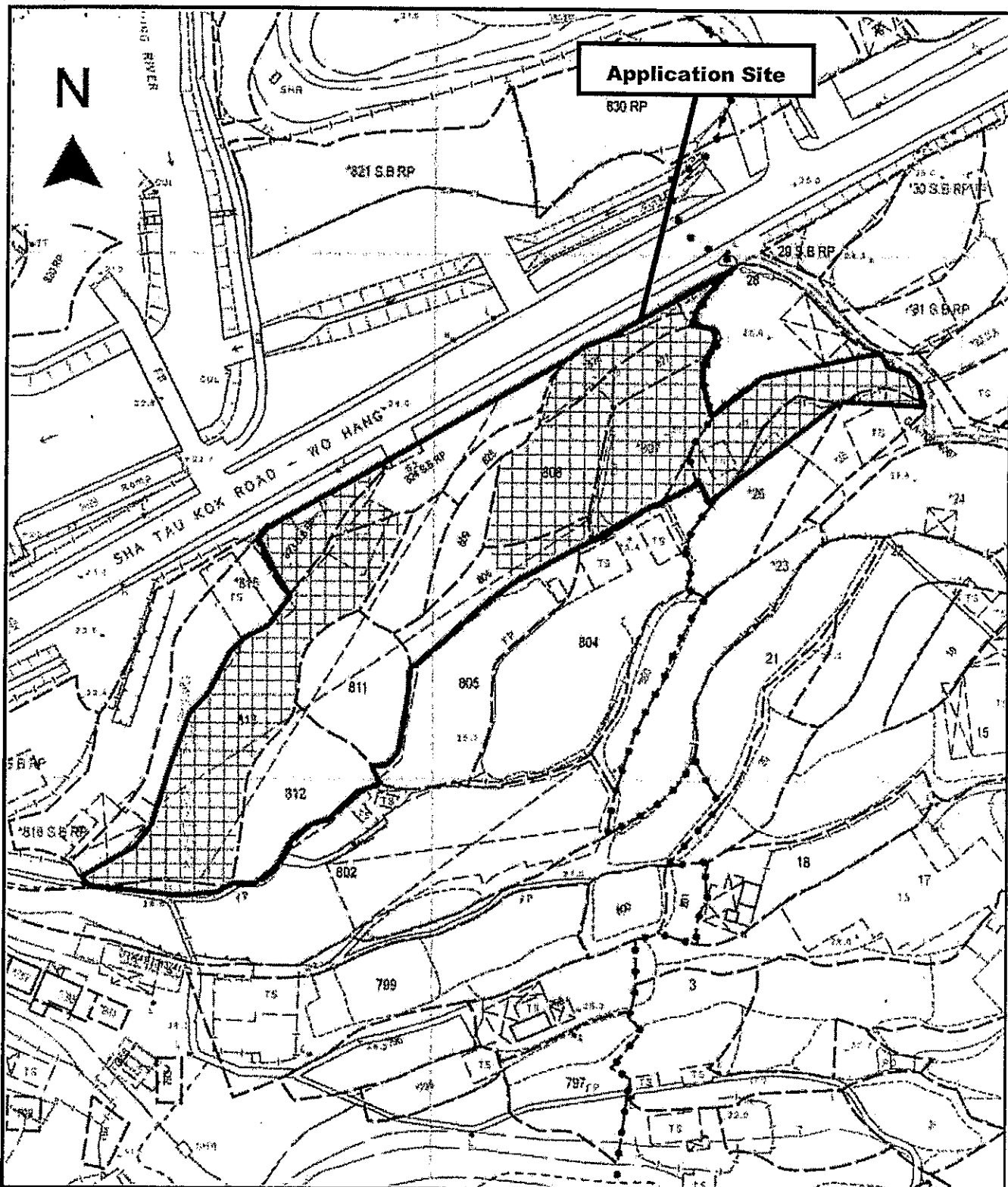
Figure 4

Remarks 備註:

- ☐ Application site
- ☒ External catchment

Scale 比例:

1:2000



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road - Wo Hang Section, N.T.

Drawing Title 圖目:

Filling of Land Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Proposed filling of land with concrete (200mm thick)

Scale 比例:

1:1000

Total: 7 pages

Date: 2 November 2023

TPB Ref.: A/NE-MUP/193

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Our response to the comments of the Transport Department is found in the attachment.

Our response to the comments of the LandsD is as follows:

The applicant will apply for short term waiver to regularize the proposed temporary structure in the case that the subject application is approved by the Town Planning Board. The applicant will also apply for short term tenancy from DLO/N in the case that the subject application is approved by the Town Planning Board. The applicant will retreat from the adjoining Government land should the application for short term tenancy is not successful.

Our response to the comment of UD&L, Planning Department is as follows:

Significant part of the application site has been occupied by a warehouse around three decades. Although the applicant proposes to erect a new temporary structure which is bigger than the existing temporary structure at the application site, the applicant will paint the façade of the temporary structure in green colour to match with the surrounding environment. The applicant also wishes to draw the CTP/UD&L, Planning Department that the site has been upgraded to 'Category 2' according to the Town Planning Board Guideline PG-No. 13G so that the current application is to echo such move in order to meet the acute demand for the floor area of logistics centre in Northeast N.T.

Our response to the comments of the Sha Tin, Tai Po and North DPO is as follows:

1. The location of the proposed structure for logistic centre is marked by red line as shown in the proposed layout plan.
2. The existing structure will be demolished and a new logistics centre will be built;
3. The manoeuvring circle and loading/unloading spaces are covered by proposed structure.
4. The total area of land filling is about 3,446m² and
5. The applicant has reinstated the filled area according to the requirement of the Central Enforcement and Prosecution Section of Planning Department earlier.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

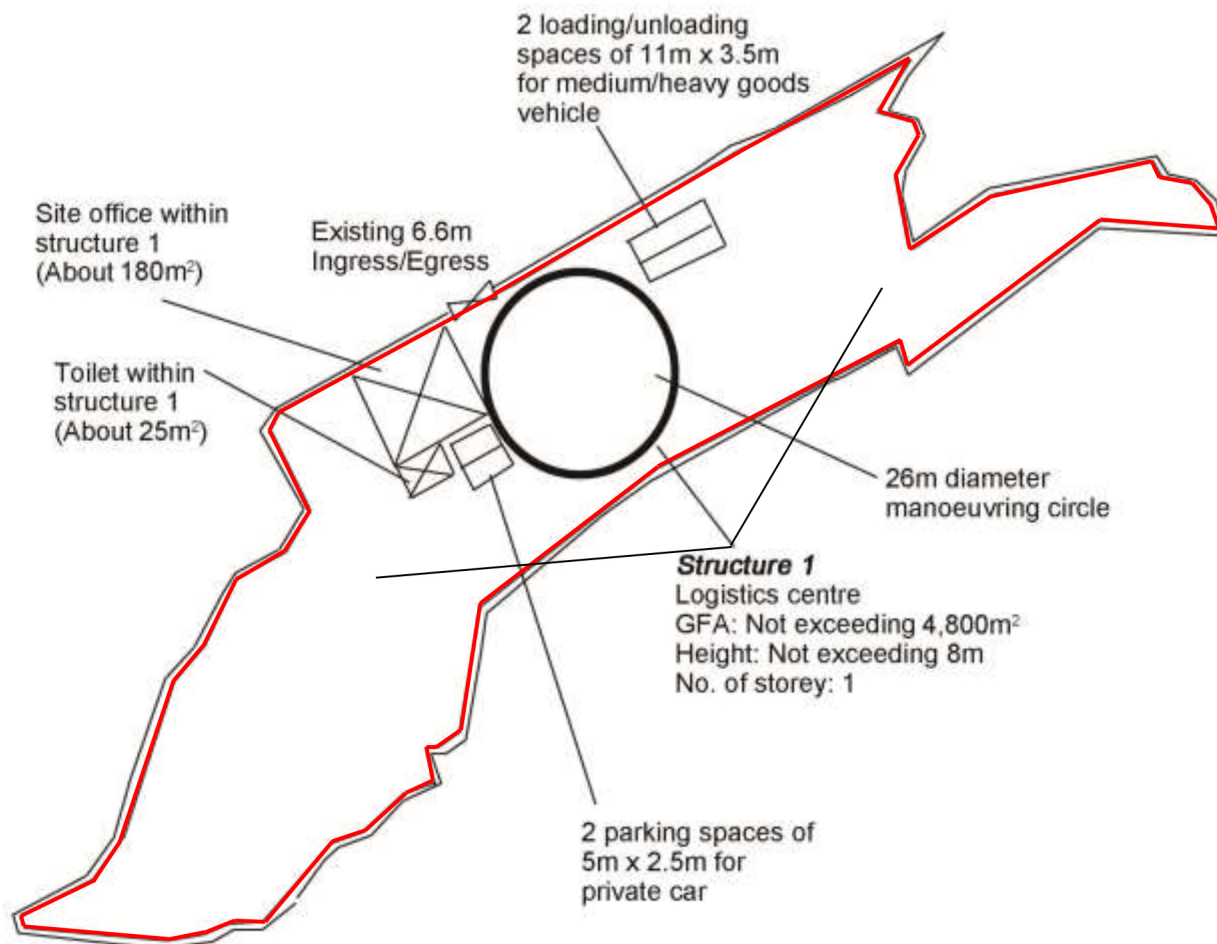
Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Sheren LEE) – By Email



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Structure 1

Scale 比例:

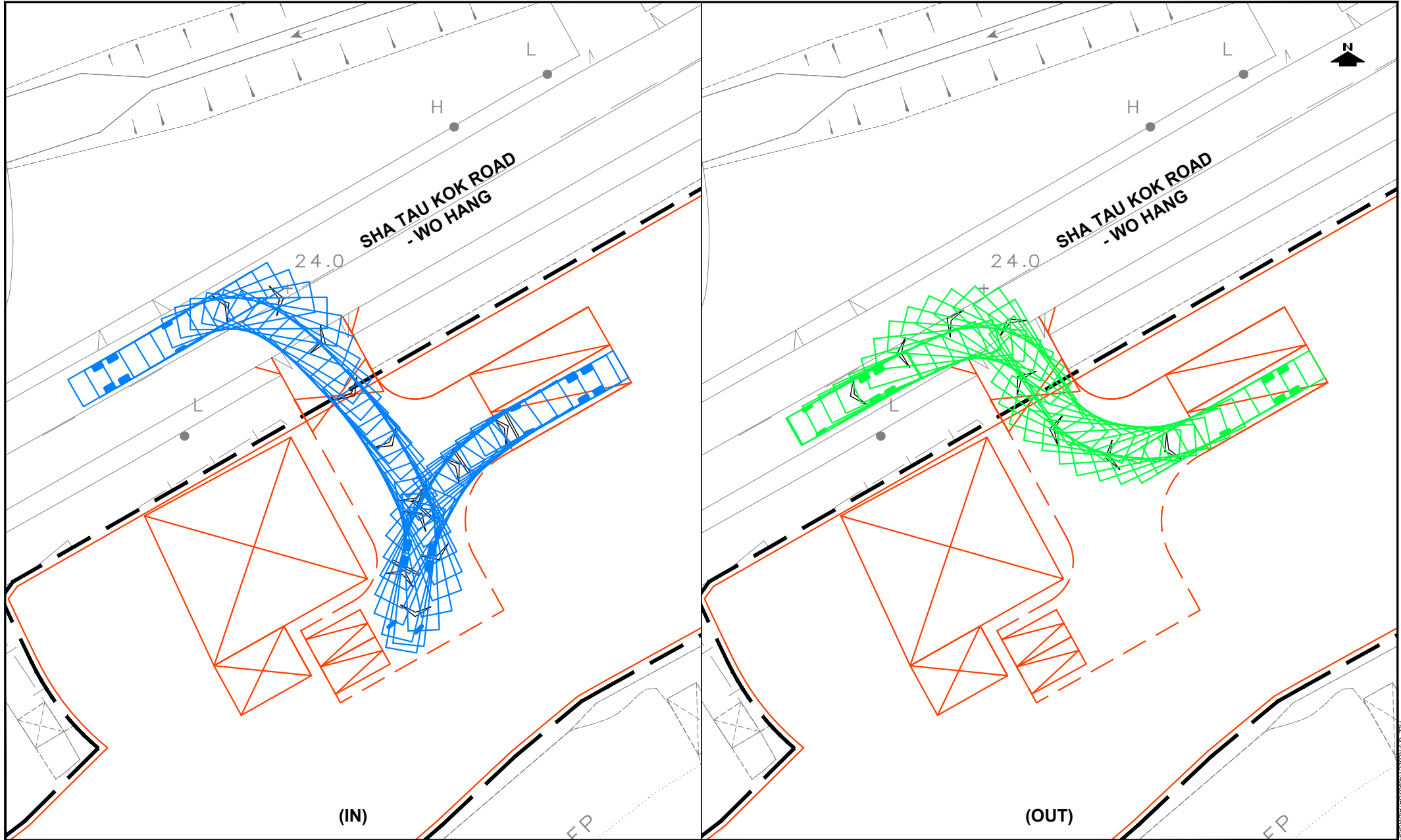
1:1000

**Proposed Temporary Logistics Centre for a Period of 3 Years in “Agriculture” Zone, Lots 25 (Part), 26 (Part) and 27 (Part) in D.D. 38 and Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D. 46 and Adjoining Government Land, Sha Tau Kok, New Territories
(Planning Application No. A/NE-MUP/193)**

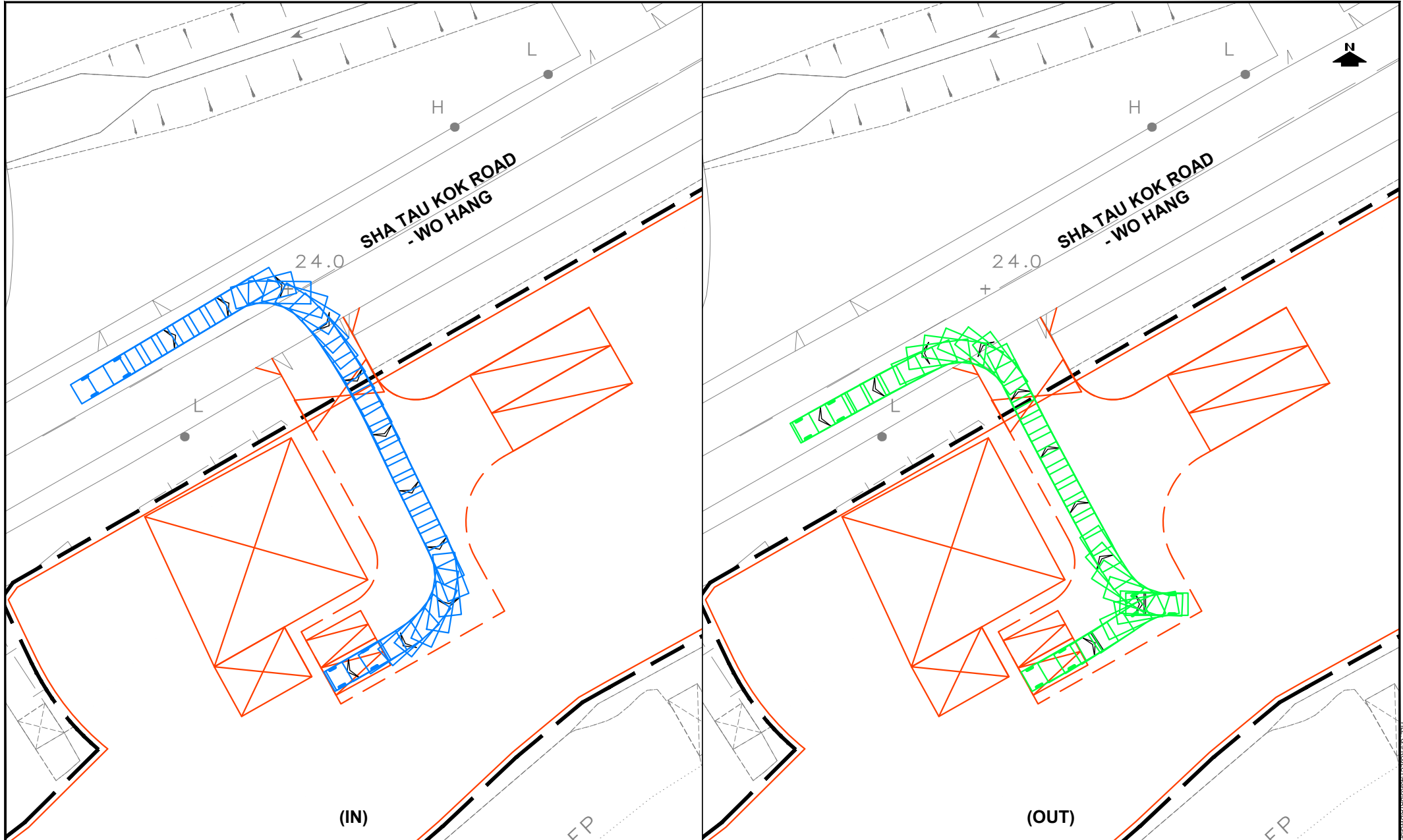
Summary Table of Responses to Comments

11 November 2023

Comments	Responses
Comments from Transport Department	
(i) The applicant should advise and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions;	Noted. According to the operator, the maximum hourly traffic generation and attraction will be a two-way traffic of 4 vehicles only. The minimal traffic generation will not induce adverse traffic impact to the nearby road links and junctions.
(ii) The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	Based on the operation needs, the provision of 2 private car parking spaces and 2 heavy goods vehicle loading/unloading spaces is adequate. Please refer to Figure 1 for the proposed layout.
(iii) The applicant should advise the width of the vehicular access leading to the site;	Please note that the width of the vehicular access is 6.6m as shown in Figure 1 .
(iv) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to Figures SP-01 to SP-02 for the swept path analysis results.
(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	No drop bar will be provided at the site entrance. During the operation hours, the gate will be kept open.
(vi) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Appropriate footway is demarcated within the warehouse to ensure the pedestrian safety.
(vii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	The proposed provision is sufficient because it is not anticipated to have ad-hoc visitors to the proposed temporary development.



PROJECT NO. 40903		PROJECT TITLE PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE, LOTS 25 (PART), 26 (PART) AND 27 (PART) IN D.D. 38 AND LOTS 802 (PART), 804 (PART), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP IN D.D. 46 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES		DRAWING NO. SP-01	REV. .
DESIGNED SKL	DATE OCT 2023	DRAWING TITLE SWEPT PATH ANALYSIS - HGV		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:400				
CHECKED SLN					



PROJECT NO. 40903		PROJECT TITLE PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE, LOTS 25 (PART), 26 (PART) AND 27 (PART) IN D.D. 38 AND LOTS 802 (PART), 804 (PART), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP IN D.D. 46 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES		DRAWING NO. SP-02	REV. .
DESIGNED SKL	DATE OCT 2023	DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CAR		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:400				
CHECKED SLN					

Total: 13 pages

Date: 22 January 2024

TPB Ref.: A/NE-MUP/193

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Our response to the comments of the Transport Department is found in the attachment.

Our response to the comments of the LandsD is as follows:

The applicant will apply for short term waiver to regularize the proposed temporary structure in the case that the subject application is approved by the Town Planning Board. The applicant will empty the area of the Government land.

Our response to the comment of UD&L, Planning Department is as follows:

Significant part of the application site has been occupied by a warehouse around three decades. Although the applicant proposes to erect a new temporary structure which is bigger than the existing temporary structure at the application site, the applicant will paint the façade of the temporary structure in green colour to match with the surrounding environment. The applicant also wishes to draw the CTP/UD&L, Planning Department that the site has been upgraded to 'Category 2' according to the Town Planning Board Guideline PG-No. 13G so that the current application is to echo such move in order to meet the acute demand for the floor area of logistics centre in Northeast N.T.

Our response to the comments of the CEDD is shown in the attachment,

Should you have any enquiries, please feel free to contact the undersigned at at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Carmen CHEUNG) –
By Email

**Proposed Temporary Logistics Centre for a Period of 3 Years in “Agriculture” Zone, Lots 25 (Part), 26 (Part) and 27 (Part) in D.D. 38 and Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D. 46 and Adjoining Government Land, Sha Tau Kok, New Territories
(Planning Application No. A/NE-MUP/193)**

Summary Table of Responses to Comments

19 December 2023

Comments	Responses
Comments from Transport Department	
(i) Previous comment (v) – Applicant has not addressed our previous comment.	No drop bar will be provided at the Site entrance. During the operation hours, the gate will be kept open. Furthermore, a visit-by-appointment system will be implemented to control the number of vehicles visiting the Site to ensure no queuing of vehicles outside the Subject Site.
(ii) Previous comment (vi) – Applicant has not addressed our previous comment, especially on the pedestrian safety where near the vehicular access to the site.	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the Subject Site. Appropriate footway is demarcated within the warehouse to ensure the pedestrian safety.

**Condition Survey for the Concrete Channel and
Concrete Base Slab**

at Lot No. 806 in D.D. 46

Planning Application No.: A/NE-MUP/193

22 January 2024

Introduction

Refer to the comments issued by the Civil Engineering Development Department (CEDD), the HKSAR, site inspections were carried out at 6 December 2023 and 12 January 2024 for the site located at Lot No. 806 in D.D. 46, Sha Tau Kok Road – Wo Hang, New Territories to verify the location and condition of “retaining wall” which run along the boundary of Lot No. 806 in D.D. 46 and existing storage/office buildings.

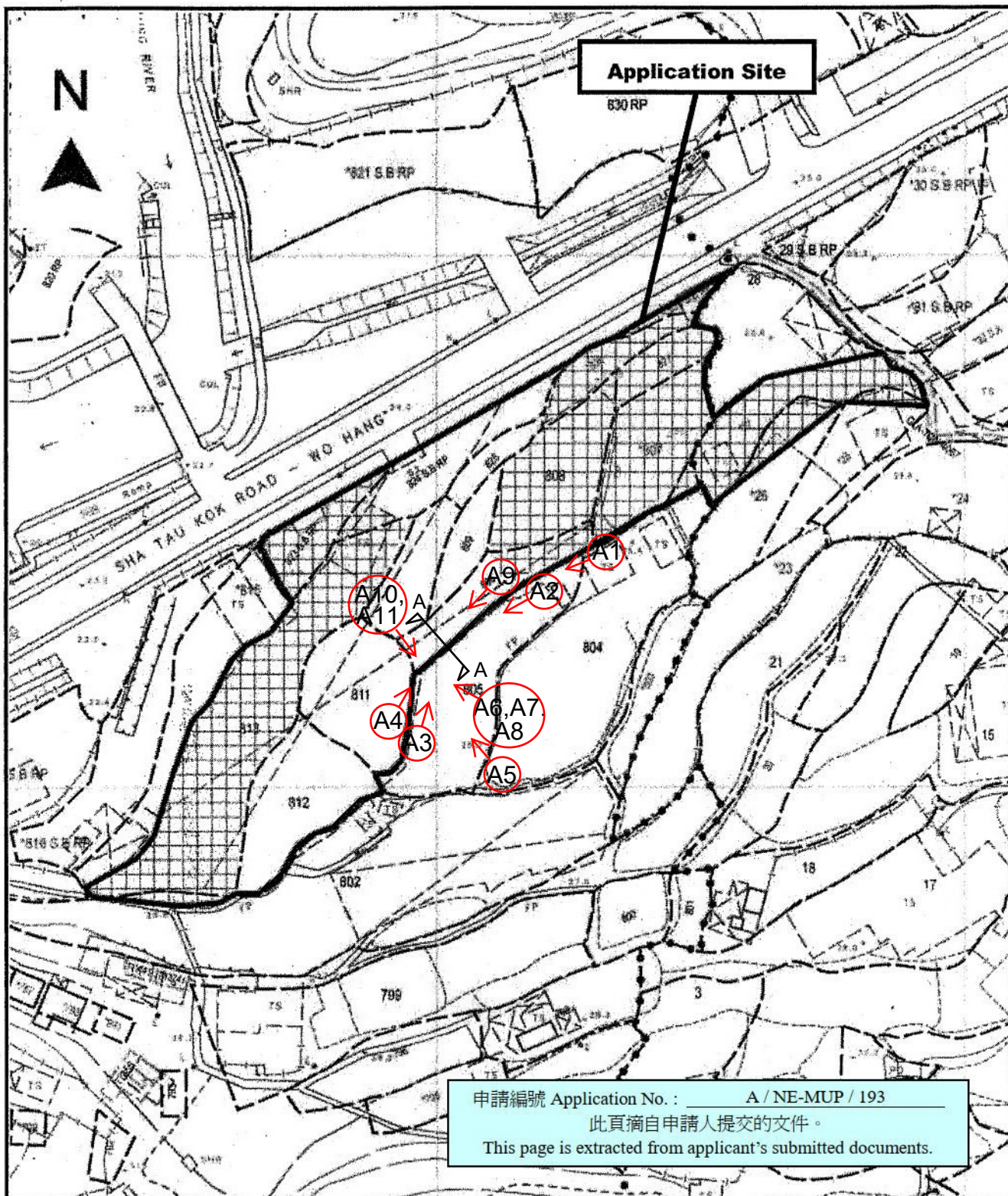
Observation

Based on the site reconnaissance, goods storage area and office located at the Lot No. 806 in D.D.46 and the farmland at the Lot No. 805 in D.D.46. were observed, a corrugated sheet boundary wall was constructed to separate these 2 lots.

In order to verify the actual condition of “retaining wall”, a piece of corrugated sheet was removed (see Photo View Nos. A5 to A7), a concrete channel (see Photo View No. A8) and concrete base slab for the storage area at the Lot No. 806 in D.D.46 (see Photo View Nos. A9 to A11). A location plan to show the direction of photos (Figure 1) and section of channel to show the details of channel and concrete base slab (Figure 2) was enclosed in this report.

Conclusion

Further to the site reconnaissance carried out at 6 December 2023 and 12 January 2024, there are the concrete channel, about 570mm thick **concrete base slab** for the goods storage area and the farmland at the Lot No. 806 in D.D. 46 were observed. As **NO** retaining wall runs along the boundary of Lot No. 806 in D.D. 46 (the existing storage/office buildings) was found, it is therefore, no hazard will be posed to the existing building and no stability checking of the concrete base slab is required.



申請編號 Application No. : A / NE-MUP / 193
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

<p>Project 項目名稱:</p> <p>Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.</p>	<p>Drawing Title 圖目:</p> <p>View of Photos</p> <p>Drawing No. 圖號:</p> <p>Figure 1</p>	<p>Remarks 備註:</p> <p>Direction of Photo</p> <p>Scale 比例:</p> <p>1:1000</p>
--	---	---

RECORD PHOTOGRAPHS



Photo View: A1

Taken at: 12 January 2024



Photo View: A2

Taken at: 12 January 2024

LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES

RECORD PHOTOGRAPHS



Photo View: A3

Taken at: 12 January 2024



Photo View: A4

Taken at: 12 January 2024

**LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES**

RECORD PHOTOGRAPHS



Photo View: A5

Taken at: 12 January 2024



Photo View: A6

(Corrugated sheet was cut to verify the condition of
"Retaining Wall")

Taken at: 12 January 2024

**LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES**

RECORD PHOTOGRAPHS



Photo View: A7 (Corrugated sheet was cut to verify the condition of "Retaining Wall")

Taken at: 12 January 2024



Photo View: A8
(The concrete channel is around 380mm deep)

Taken at: 12 January 2024

**LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES**

RECORD PHOTOGRAPHS



Photo View: A9

Taken at: 12 January 2024



Photo View: A10

(Corrugated sheet was cut to verify the condition of
"Retaining Wall")

Taken at: 12 January 2024

**LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES**

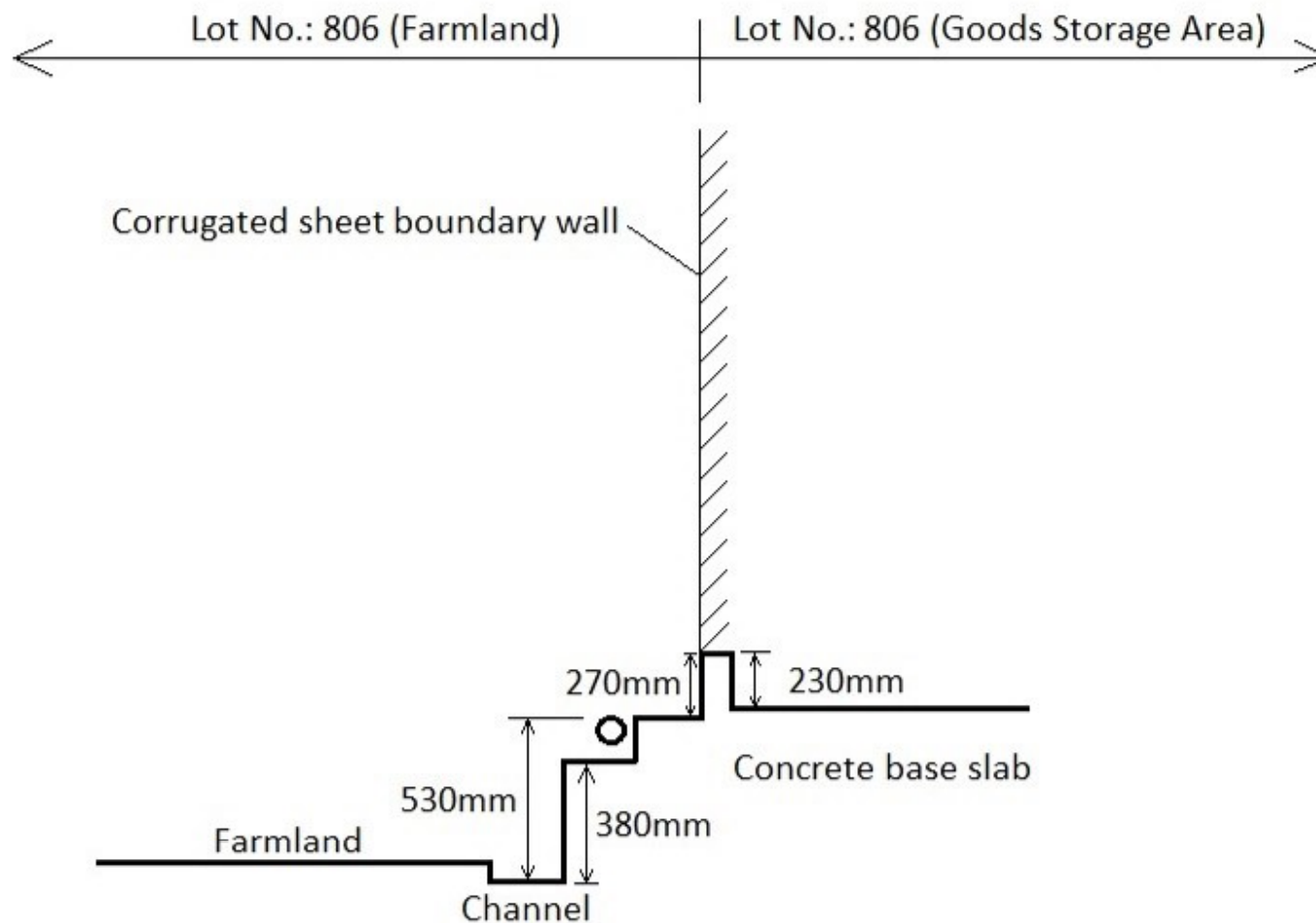
RECORD PHOTOGRAPHS



Photo View: A11 (Top of steel pipe is about 530mm high from the bottom of chaanel)

Taken at: 12 January 2024

**LOT 806 IN D.D. 46
AT SHA TAU KOK, NEW TERRITORIES**



SECTION OF CHANNEL (N.T.S.)

Figure 2

Total: 2 pages

Date: 21 February 2024

TPB Ref.: A/NE-MUP/193

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lots 25 (Part), 26 (Part) & 27 in D.D.38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D.46 and Adjoining Government Land, Sha Tau Kok Road – Wo Hang Section, N.T.

Our response to the comments of the LandsD is as follows:

A meeting had been arranged on 20.2.2024 between the applicant, applicant and the concerned officer of DLO/N in order to address the comments of DLO/N. As agreed in the meeting, the applicant has empty the area of adjoining Government land within the application site and demolished the roof upon the adjoining Government land within the application site as shown in the photos below. The applicant agreed to demolish all the structure upon Government land within the application site within 3 weeks.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Katie LEUNG) – By Email

Photo 1



Photo 2



**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/166	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	13.1.2023
A/NE-MUP/182	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	5.5.2023
A/NE-MUP/192	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office	22.12.2023

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/19	Open Storage of Ceramic Tiles for a temporary period of 12 months	14.2.1997 (Reviewed on 13.6.1997)	R1-R4
A/NE-MUP/54	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	18.4.2008 (Reviewed on 23.8.2008)	R5
A/NE-MUP/55	Land Filling for Permitted Agricultural Use (Plant Nursery)	18.4.2008	R6
A/NE-MUP/148	Proposed Temporary Wholesale Trade (Fruit and Vegetable Market) for a Period of 2 Years	9.10.2020	R4,R5,R7
A/NE-MUP/152	Proposed Temporary Shop and Services (Agricultural Goods) for a Period of 3 Years	4.9.2020	R4,R5,R7
A/NE-MUP/154	Proposed Temporary Shop and Services (Selling of Agricultural Products) for a Period of 3 Years	22.1.2021	R4,R5,R7

Rejection Reason

- R1. The subject development was not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard good agricultural land for agricultural purposes and to retain arable land with good potential for rehabilitation. There was no strong justification to merit a departure from this planning intention even on a temporary basis.
- R2. The subject development was not compatible with the surrounding areas which were predominantly rural in character. In addition, the subject development was incompatible with the adjacent residential uses, including Loi Tung Village.
- R3. The proposed arrangement for on-site car-parking and vehicle-manoeuving area was not satisfactory as it did not meet the standard requirements.
- R4. The approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would further degrade the environment of the area.
- R5. The use under application was not in line with the planning intention for "Agriculture" zone which was intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R6. The granting of approval to the illegal land filling operation would set an undesirable precedent for other similar applications within the "Agriculture" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.
- R7. The applicants failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- Having reviewed the FI provided by the applicant (**Appendices Ia and Ib**), he has no traffic engineering comment on the application.

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

- the proposed access arrangement and the Traffic Impact Assessment for the run-in/out on Ping Che Road should be commented and approved by the Transport Department (TD);
- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.

2. Drainage

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

- no in-principle objection from the public drainage viewpoint;
- should the application be approved, approval condition to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed land use will not cause adverse drainage impact on the adjacent area; and
- the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewerage treatment/disposal aspects of the proposed land use.

3. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of D of FS.

4. **Geotechnical**

Comments of the Head of the Geotechnical Engineering Officer of the Civil Engineering and Development Department:

- having reviewed the FI provided by the applicant (**Appendix Ib**), he has no geotechnical comment on the application.

5. **Other Departments**

The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department; and
- (d) Commissioner of Police

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains a restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via GL is granted to the Site;
 - (ii) he has reservation on the planning application since there are unauthorized structures erected on private lots (i.e. Lot 806, 808, 809, 811, 812, 813, 823 S.B RP, 824S.B RP, 825 and 826 in D.D. 46) which are already subject to lease enforcement actions according to the case priority. The owners should immediately rectify the lease breaches as demanded by earlier letters and her office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
 - (iii) no consent is given for the inclusion of GL (about 228m² as mentioned in the application form) for the proposed use. The GL within the Site is found occupied and fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owners/the applicant should immediately cease the occupation of GL and his office reserve the rights to take necessary land control action against the illegal occupation of GL without separate notice;
 - (iv) the Site is covered by a LoA No. L5312 which is issued for erection of temporary structures. His office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;
 - (v) as land filling works are proposed in the planning application, the applicant should comply with all the filing requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
 - (vi) the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structures erected/to be erected and occupation of GL. Besides, given the proposed use is temporary in nature, only applications 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 Engineer/Mainland North, Drainage Services Department on the following:
- (i) surface channel with grating covers should be provided along the site boundary;

- (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general section etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
- (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (iv) 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 should be provided;
- (v) 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;
- (vi) 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 captioned site. He should also ensure that the flow from this site will not overload the existing drainage system;
- (vii) 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;

(c) to note the following comments of the Director of Environmental Protection:

- (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 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant

pollution control ordinances;

- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department on the following:
- (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 unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to control of Part VII of the B(P)R;
 - (vii) the proposed high headroom (not more than 8m) should be justified and considered during plan submission stage; and
 - (viii) detailed checking under the BO will be carried out at the building plan submission stage.

- (e) to note the comments of the Director of Fire Services on the following:
 - (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;
- (f) to note the comment of Chief Highway Engineer/New Territories East, Highways Department on the following:
 - (i) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;

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

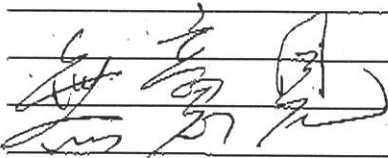
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/193

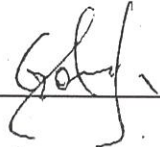
意見詳情 (如有需要，請另頁說明)

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 2023-9-4

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



A/NE-MUP/93 DD 46 Man Uk Pin

13/09/2023 02:53

From:

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

File Ref:

A/NE-MUP/193

Lots 25 (Part), 26 (Part) and 27 in DD. 38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D. 46 and Adjoining Government Land, Sha Tau Kok

Site area: About 5,240sq.m Includes Government Land of about 228sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is the usual progressive approach to converting farmland to brownfield, application for animal boarding that then morphs into logistic centre / open storage. Application 182 was deferred.

The application should be considered in tandem with 192 as there is an overlap. There is farming activity in the area. Sha Tau Kok Road must not be allowed to become another Kam Sheung, lined with ramshackle brownfield operations.

The applicant plans to fill in the entire site. This is not compatible with the zoning nor the policy that operations on AG zoning should not cover the entire site in cement.

Mary Mulvihill

From:

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

Date: Friday, 7 April 2023 3:33 AM CST

Subject: A/NE-MUP/182 DD 46 Man Uk Pin

A/NE-MUP/182

Lot 27 (Part) in D.D. 38, Lots 804 (Part), 806 (Part), 807 (Part), 808 (Part), 826 (Part), 827 (Part) and 828 S.B RP (Part) in D.D. 46, Sha Tau Kok

Site area: About 1,140sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment (Dog Kennel) / 5 Vehicle Parking

Dear TPB Members,

Perhaps members could take a few minutes to ponder the inconsistency of PlanD's recommendations.

This is part of the rejected 154 application.

PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation. There was no strong justification in the submission for a departure from the planning intention, even on a temporary basis. The proposed use was considered **not entirely compatible with the landscape character of the area**. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications **would result in a general degradation of the environment** of the area.

But then it goes ahead to recommend that members approve 166. For some reason the system will not allow copy and paste from the pdf of the Main Paper but members have a duty to check the content
file:///C:/Users/MacBook/Downloads/A_NE-MUP_166_MainPaper%20(2).pdf

The papers outline the history of the lots, unapproved use, enforcement action. In addition there were objections from a number of local representatives. See 9.2.1

But all this was ignored and PlanD in an about turn recommended that members approve the 166 application. Members RAISED NO QUESTIONS and rubber stamped the approval.

Now there is a further application for the other lots, same use.

So how many dogs are there in HK? How many ABE's have been approved in recent years?

How many of these ABE's have not fulfilled the conditions?

A three year old could determine that the majority are merely fronts to perpetuate brownfield use of the sites. The entire site will be concreted over.

I would remind members that following the inconsistent recommendations of PlanD calls into question the credibility of the board.

Mary Mulvihill

From:

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

Date: Sunday, 29 May 2022 3:01 AM CST

Subject: A/NE-MUP/166 DD 46 Man Uk Pin

A/NE-MUP/166

Lots 813, 823 S.B RP (Part) and 824 S.B RP (Part) in D.D. 46 and Adjoining Government Land, Sha Tau Kok

Site area : About 1,600sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 6 Vehicle Parking

Dear TPB Members,

Strong objections, the supposed use is just a ploy to continue with brownfield use of the site. Site coverage about 65.62%.

154 rejected 22 Jan 2021. Applied for review, deadline 12/3 but then withdrew

PlanD: The proposed use was considered not entirely compatible with the landscape character of the area. **Approval of the application would set an undesirable precedent of landscape character alteration and erection of structures prior to planning approval.** The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment.

62. In response to a Member's question, Mr Tim T.Y. Fung, STP/STN, said that the **Site was subject to planning enforcement action previously**, and the registered owner of the Site was convicted and fined on 23.12.2020.

The number of incidents of dogs being smuggled into Hong Kong is also a matter of concern. It is high time that there be more supervision of facilities that purport to offer kennel services when they are in fact puppy farms. The possible impact on public health with regard to the keeping of animals in poor conditions has unfortunately not received the attention it deserves.

Members should again reject the application.

Mary Mulvihill

From:

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

Sent: Monday, September 28, 2020 3:08:26 AM

Subject: A/NE-MUP/154 DD 46 Man Uk Pin

A/NE-MUP/154

Lots 813, 823 S.B RP (Part) and 824 S.B RP (Part) in D.D. 46 and Adjoining Government Land, Sha Tau Kok

Site area : About 1,690sq.m Includes Government Land of about 186sq.m

Zoning : "Agriculture"

Applied use : Shop and Services (Agricultural Goods) / 7 Vehicle Parking

Dear TPB Members,

Application 152 was rejected on 4 September but the applicant undeterred has come back with a more ambitious plan:

PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation. There was no strong justification in the submission for a departure from the planning intention, even on a temporary basis. The proposed use was considered **not entirely compatible with the landscape character of the area**. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications **would result in a general degradation of the environment** of the area. The Commissioner for Transport did not support the application as the applicant failed to demonstrate that the temporary development would not cause **adverse traffic impact** on the surrounding areas. There was **no similar application for temporary shop and services use within the "AGR" zone on the concerned Outline Zoning Plan**.

And there certainly should not be any considered going forward.

Previous objections upheld.

Mary Mulvihill

From:

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

Sent: Friday, August 14, 2020 2:43:55 AM

Subject: A/NE-MUP/152 DD 46 Man Uk Pin

A/NE-MUP/152

Lots 806 (Part), 808, 809 (Part), 823 S.B RP (Part), 824 S.B RP (Part) and 825 (Part) in D.D. 46 and Adjoining Government Land, ManUk Pin, Sha Tau Kok

Site area : About 1,130sq.m Includes Government Land of about 44sq.m

Zoning : "Agriculture"

Applied use : Shop and Services (Agricultural Goods) / 6 Vehicle Parking

Dear TPB Members,

This is clearly an application to legitimize a long existing brownfield operation.

This is a sensitive area close to Starling Inlet, mangroves, etc. Approval for brownfield operations, particularly on the coastal side of Sha Tau Kok Road should be avoided in order to protect the ecology.

There is no previous record of approval so therefore no justification to set a precedent.

Mary Mulvihill