

2024年 8月 13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 13 AUG 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401649 9/7 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/207
	Date Received 收到日期	13 AUG 2024

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

1. Name of Applicant 申請人姓名/名稱

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

澳達物業有限公司

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)

現代規劃及建築顧問有限公司
M&D Planning and Construction Consultant Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 189RP(Part) in D.D.38, 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 1859.12 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 465.46 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)	/ sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

擬議臨時露天存放建築材料連附屬設施（為期3年）及相關填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1482.88sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 376.24sq.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 1sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 465.46sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 465.46sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物A 遮陽簷蓬(287.02平方米)(約7米一層高)

構築物B 建築工具貯存室 (14.76 x 5 = 73.8平方米)(約2.59米一層高)(建於構築物A內)

構築物C 寫字樓及附屬設施(89.22平方米 x 2層 = 178.44平方米)(5.18米兩層高)

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 6

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 1(Also for Loading/Unloading Spaces)

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 1

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至星期六上午9:00 至下午6:00 (星期日及公眾假期休息)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是 No 否	<input 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)) 沙頭角公路禾坑段經小路進入 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？		Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？		Yes 是 No 否 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1859.12 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																														
(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 or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

見附件

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

Wong Chun Yu Leo

Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

現代規劃及建築顧問有限公司

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章（如適用）

Date 日期

03-07-2024

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 189RP(Part) in D.D.38, Sha Tau Kok, New Territories
Site area 地盤面積	1859.12 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時露天存放建築材料連附屬設施（為期3年）及相關填土工程

(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	465.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 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	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	20.2 % <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		7
	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) _____ _____		6 1(Also for Loading/Unloading Spaces)
	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) _____ _____		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location Plan, Swept Path Analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由：

鑑於新界古洞北/粉嶺北新發展影響下,大量原有露天倉地及廠房將受到影響,包括物流業,五金、木材製品廠及建築機械及材料貯存等,申請人屬其中一個商戶(地政處已登記清拆編號: X9/63 - 附件1),位置於丈量約份第95約地段第1141號,面積約15000平方呎,為配合政府新發展,申請人需於年底前搬遷;由於現時香港被規劃為露天貯存用途的土地處於嚴重不足,僅有的位置租金亦較昂貴,尋覓合適的土地作搬遷並非易事,部分受影響的商戶因不能負擔需選擇結業。

申請人物識一幅已棄耕多年的農地,現時為空置,該土地面積、地理位置、交通及租金符合申請人所需,申請人已去信發展局尋求協助, 咨詢政府各部門對該土地申請臨時規劃許可之初步意見,回覆大致正面,因此申請人遞交是次規劃申請,希望使其業務可維持營運。

背景及業務範疇：

申請人自2004年至今,主要協助中華電力有限公司鋪設電纜及提供電力緊急維修工程,參與項目包括古洞北發展,粉嶺北發展,新田科技城及落馬州河套等。並於2024年與中華電力有限公司簽訂新工程合約為期8年,主要服務沙田,上水,元朗及大埔區鋪設電纜及相關緊急維修工程,因此需要面積較大土地作露天貯存建築材料。

申請摘要：

申請位置的面積 1859.12 平方米,在萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11 被訂為「農業」地帶,根據城市規劃委員會《申請露天倉庫及港口後備用途》指引(城規會 PG-No.13G),該用地屬於第2類地區,可以臨時授予規劃許可,最長期限為3年。擬議發展毗鄰農業地帶於2024年2月16日已獲批准為期3年之臨時露天倉庫(危險品倉庫除外)連附屬設施(為期三年)及相關填土工程(規劃申請編號:S/NE-MUP/194),批准面積約6496平方米(樓面面積9,682平方米,約76%上蓋面積,高度16.5米),距離申請地點約50米,因此不會造成不良的先例。

申請範圍地面擬議進行深度不超過0.2米的填土工程,作用防止構築物和車輛的重載會污染現有的土壤及削弱地表,亦可減少車輛行駛時揚起塵埃,因此需要以最低限度的混凝土地面以應付運營需要,申請人承諾將在規劃審批期滿後將該地面恢復原況。

擬議發展對交通, 排水, 消防, 景觀及環保緩解方案:

交通設施:

申請地點的提供員工私家車車位 6 個及中型貨車緩衝車位 1 個, 主要出入口設於東南面, 闊度 6 米, 並設有車輛緩衝車位, 提供足夠空間供車輛移動(另附上 SWEPT PATH ANALYSIS 圖), 確保不會讓車輛在外面排隊; 另安排交通督導員管理交通, 交通指示牌, 保障行人安全, 預計進出申請地點之車輛數量(見下圖), 相信不會對現有區內交通及主要道路造成額外的負荷及影響。

預計車輛進出數量

時段	私家車		中型貨車		出入 總車次(每日)
	進	出	進	出	
上午繁忙時段 車次 (上午 9:00-上午 10:00)	0	0	0	1	1
非繁忙時段 (上午 11:00-下午 5:00)	0	0	1	1	2
下午繁忙時段 車次 (下午 5:00-6:00)	0	0	1	0	1
非繁忙時段 (下午 6:00-上午 9:00)	6	6	0	0	12

排水及污水系統:

~ 按照渠務署規格設置 U 型排水渠收集雨水, 集水井及隔沙井等排水設備;

消防及滅火水源裝置:

~ 構建物內加裝消防出路牌, 緊急照明燈及滅火筒

~ 申請位置 50 米範圍內設有消防栓(見附件 2), 可提供滅火水源予消防人員進行救火需要

景觀:

~ 申請位置沒有需保育樹種

~ 毗鄰一帶貨倉或露天倉地

~ 擬議發展性質, 形式及佈局與周邊的環境協調, 因此不會影響附近環境原有風貌。

環保設施:

噪音緩解方案

- ~ 申請位置沒有切割, 碾碎, 打磨工序
- ~ 在申請位置 100 米範圍沒有民居居住, 因此不會造成噪音影響;
- ~ 確保晚上十一時至早上七時沒有大型車輛進出及發出噪音工作

空氣緩解方案

- ~ 貯存建築工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等);
- ~ 在場內貯存建築材料包括泥土, 沙及碎石的地方灑水並蓋上尼龍帆布;

污水緩解方案

- ~ 場內沒有大型污水產生, 唯員工洗手及洗手間, 場內將設置化糞池及滲水井系統
- ~ 符合環保署的<<專業人士環保事務諮詢委員會專業守則第 5/93 號>>
- ~ 排水系統加裝隔沙井, 避免沙石流入河道

擬議構建物:

擬議發展的臨時構築物, 主要擺放貨櫃作臨時貯存用途, 上蓋面積約 450.04 平方米。

用途包括:

- | | |
|---------------------------------------|---|
| 遮陽簷蓬(4 面通風) | 約 287.02 平方米(一層不多於 7 米高); |
| 臨時建築材料貯存室 (5 個貨櫃) | 約 $14.76 \times 5 = 73.8$ 平方米(一層不多於 3 米高); |
| 寫字樓- 附設洗手間及交通督導員崗位
(6 個貨櫃組成~3 個一層) | 約 $89.22 \times 2 = 178.44$ 平方米 (兩層不多於 7 米高); |


申請地點營業時間為星期一至星期六早上 8 時至下午 6 時, 公眾假期及星期日休息。

上述申請並提出下列理據以支持這宗規劃申請：

- a. 擬議發展能支援政府發展項目；
- b. 擬議發展符合城規會規劃指引編號 13G；
- c. 擬議發展與鄰近土地用途協調；
- d. 擬議發展可利用寶貴的土地資源，帶來經濟活動及創造就業機會；
- e. 擬議發展範圍已加設消防安全設備，因此對火警救援工作不會構成影響；
- f. 擬議用途預計不會對交通、環境、園景、排水及排污構成不良影響。

基於上述申請的理據，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

附件 1：地政署已登記信件記錄

<p>電話 Tel: 3547 0723</p> <p>圖文傳真 Fax: 3547 0756</p> <p>電郵地址 Email: lcp20@landsd.gov.hk</p> <p>本署檔號 Our Ref: (5) in LD NDA/POL/R/1/512</p> <p>文憑檔號 Your Ref:</p> <p>來函請註明本署檔號 Please quote our reference in your reply</p>	<div><p>地政總署 新發展區組 NEW DEVELOPMENT AREA SECTION LANDS DEPARTMENT</p><p>我們矢志努力不懈，提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.</p><p>新界上水龍琛路39號上水廣場15樓1501至1510室 Units 1501-10, Level 15, Landmark North, 39 Lung Sun Avenue, Shuang Shui, New Territories</p><p>網址 Website: www.land.gov.hk</p></div>
---	---

現場張貼

致：構築物佔用人或使用人/業務經營者

古洞北／粉嶺北新發展區餘下階段發展

丈量約份第95約地段第1141號

露天／戶外業務清拆編號：X9/63

你／你們／貴公司在上述經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上述經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請你／你們／貴公司於2024年4月5日或之前向本辦事處提供下列文件（如適用）的副本，以便評核你／你們／貴公司是否符合資格申領特惠津貼。

(1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書

(2) 有關業務在2014年1月16日至今的營運單據：

(a) 報稅單或繳稅單	(b) 營業損益表
(c) 火險保單單據	(d) 僱員保險單據
(e) 器材保養單據	(f) 商業登記證
(g) 供電單據	(h) 電話單據
(i) 供水單據	(j) 資訊服務單據

(3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求你／你們／貴公司提供一切其他所需資料及文件。

如你／你們／貴公司對此事有任何查詢，請於辦公時間內致電：
3547 0723與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(黃俊業



代行)

副本送：地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年3月22日

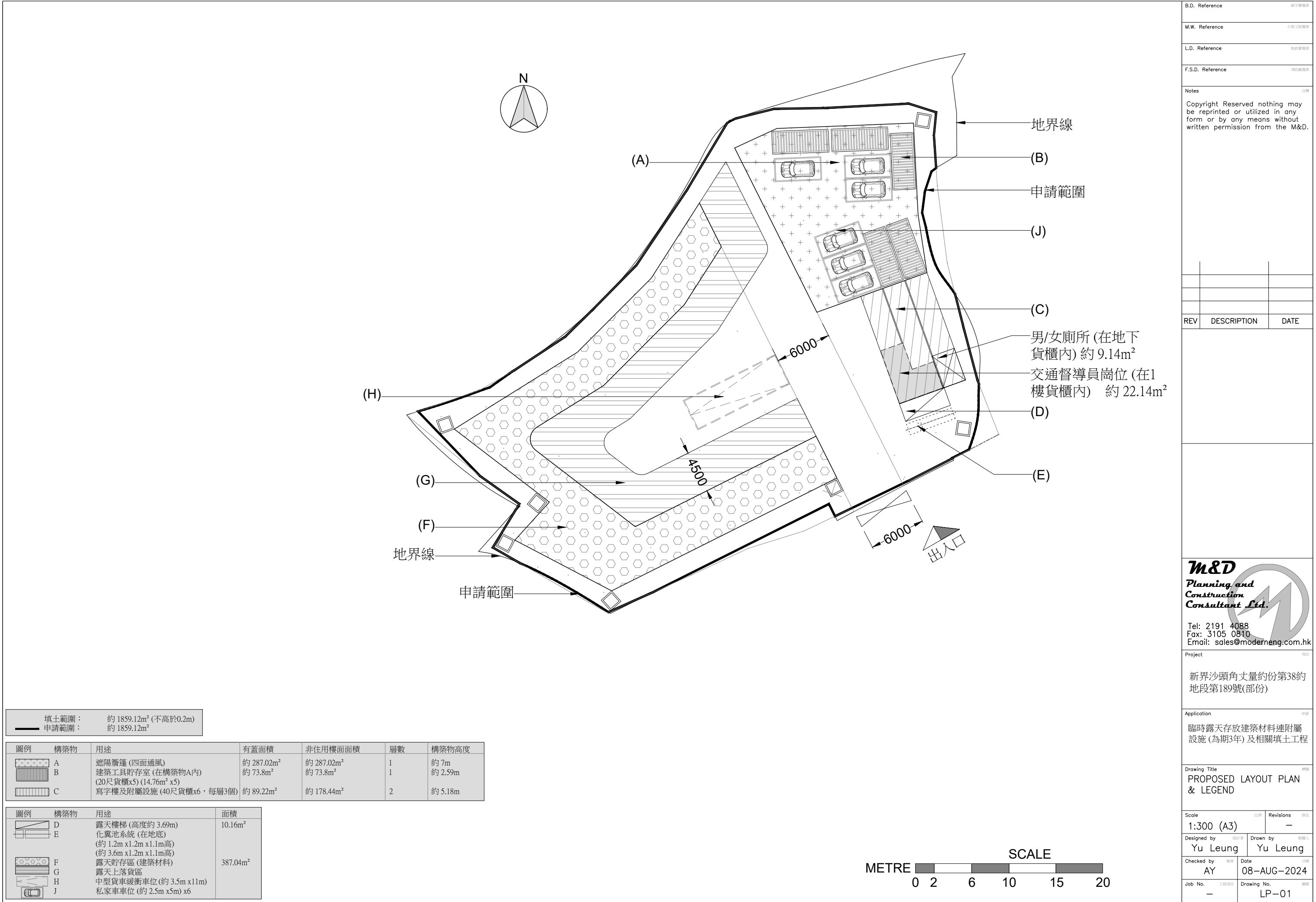
附件 2:



消防栓位置圖

消防栓編號：4302

申請位置的距離：約 47 米



B.D. Reference	屋宇署檔案
M.W. Reference	小型工程檔案
L.D. Reference	地政署檔案
F.S.D. Reference	消防處檔案
Notes	註釋

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV	DESCRIPTION	DATE
-----	-------------	------

M&D
Planning and
Construction
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project	項目
新界沙頭角丈量約份第38約地段第189號(部份)	

Application	申請
臨時露天存放建築材料連附屬設施 (為期3年) 及相關填土工程	

Drawing Title	標題
PROPOSED LAYOUT PLAN & LEGEND	
Scale	比例
1:300 (A3)	—
Designed by	設計者
Yu Leung	Yu Leung
Drawn by	繪圖人
Yu Leung	
Checked by	校核
AY	
Date	日期
08-AUG-2024	
Job No.	工程項目
—	
Drawing No.	圖號
LP-01	

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年08月19日星期一 17:47
收件者: William Shu Tai WONG/PLAND
主旨: DD38 189RP 補充資料及更新資料
附件: DD38 189RP 補充資料.pdf; 更新擬議平面圖.pdf; 更新申請理由.pdf; 申請表格第5及11頁
替代頁 (002).pdf

類別: Internet Email

致: William (Plan D)

附上申請編號 A/NE-MUP/207 之補充資料, 更新資料及圖則,以作記錄,
以取代 19/8/2024 (週一) 12:44, 15:39 及 14/8/2024 (週三) 18:09 之電郵。

Leo Wong

M&D Planning and Construction Consultant Ltd.



補充資料：

1. 申請人原有使用土地面積及樓面面積之比對列表：

地段	DD95 Lot1141	DD38 Lot189RP	
土地面積	約 1393.54 平方米	約 1859.12 平方米	+ 33.4%
樓面面積	約 420 平方米	約 465.46 平方米	+ 10.8%

由於需要履行規劃許可之各部門條件, 包括排水設備, 車輛緩衝區等, 因此需要較大面積的土地, 此外申請人於 2024 年與中華電力有限公司簽訂新工程合約為期 8 年, 主要服務沙田, 上水, 元朗及大埔區鋪設電纜及相關緊急維修工程, 因此需要較多儲物空間滿足營運需要。

DD95 Lot1141 現場相片	
	
	

2. 申請人考慮搬遷之其他土地資料：

地段	規劃用途	土地面積	租金	結論
元朗 DD111 L654	露天貯物	1800 平方米	HK\$ 118,000/月	屬經常性准許用途， 但租金高昂
虎地坳 DD52 L140 及 142	其他指定用途（港口後 勤用途）	2000 平方米	HK\$ 90,000/月	租約期太短，只提供 2 年，往後需要再搬 遷
萬屋邊 DD38 L189RP	農業地帶	1860 平方米	HK\$ 60,000/月	租金可負擔，但需要 規劃署獲批規劃許 可申請，租期可簽 5 年

3. 有關古洞北新發展區的發展影響商戶為“旭泰建築工程有限公司”，鑒於“澳達物業有限公司”為丈量約份第 38 約地段第 189 號餘段即申請位置之現行土地擁有人，如該地段成功獲批臨時規劃許可，需由業權人向地政署申請豁免書，因此授權“澳達物業有限公司”為規劃申請之申請人，可簡化處理文件時間。

環保設施:

噪音緩解方案

- ~ 申請位置沒有切割, 碾碎, 打磨工序
- ~ 在申請位置 100 米範圍沒有民居居住, 因此不會造成噪音影響;
- ~ 確保晚上十一時至早上七時沒有大型車輛進出及發出噪音工作

空氣緩解方案

- ~ 貯存建築工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等);
- ~ 在場內貯存建築材料包括泥土, 沙及碎石的地方灑水並蓋上尼龍帆布;

污水緩解方案

- ~ 場內沒有大型污水產生, 唯員工洗手及洗手間, 場內將設置化糞池及滲水井系統
- ~ 符合環保署的<<專業人士環保事務諮詢委員會專業守則第 5/93 號>>
- ~ 排水系統加裝隔沙井, 避免沙石流入河道

擬議構建物:

擬議發展的臨時構築物, 主要擺放貨櫃作臨時貯存用途, 上蓋面積約 376.24 平方米。

用途包括:

遮陽簷蓬(4 面通風) 約 287.02 平方米(一層不多於 7 米高);

寫字樓- 附設洗手間及交通督導員崗位 約 $89.22 \times 2 = 178.44$ 平方米

(6 個貨櫃組成~3 個一層) (兩層高約 5.18 高);

申請地點營業時間為星期一至星期六早上 8 時至下午 6 時, 公眾假期及星期日休息。

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時露天存放建築材料連附屬設施（為期 3 年）及相關填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<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	1482.88 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	376.24 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	/sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	465.46 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	465.46 .....sq.m <input checked="" 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) 構築物A 遮陽簷蓬(287.02平方米)(約7米一層高) 構築物B 建築工具貯存室 (14.76 x 5 = 73.8平方米)(約2.59米一層高)(建於構築物A內) 構築物C 寫字樓及附屬設施(89.22平方米 x 2 層 = 178.44 平方米)(5.18米兩層高)	
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	6
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	1(Also for Loading/Unloading Spaces)
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	1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		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	465.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.2 % <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) _____ _____		7 6 1(Also for Loading/Unloading Spaces)
	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) _____ _____		

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月11日星期三 15:53
收件者: William Shu Tai WONG/PLAND
主旨: RE: Planning Application No. A/NE-MUP/207 - Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities Associated Filling of Land in "AGR" Zone, Lot 189 RP (Part) in D.D. 38, Sha Tau Kok, New Territories
附件: 20240911153422630.pdf
類別: Internet Email

Dear William – Plan D

Attached the authorized letter for “旭泰建築工程有限公司”

Leo Wong

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道 650 號中國船舶大廈 19 樓 09 室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊認可承辦商(公司)編號 MWC304/2022

M&D Planning and Construction Consultant Ltd.



城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

致：Mr. William Wong (ATP/N4, PlanD)

規劃申請編號：A/NE-MUP/207

根據《城市規劃條例》(第131章)第16條

擬議臨時露天存放建築材料連附屬設施(為期 3 年)及相關填土工程

申請地段：新界沙頭角丈量約份第38約地段第189號餘段(部分)

敬啟者：

茲授權 “澳達物業有限公司(唯一業務識別碼：)” 代表本司根據《城市規劃條例》(第131章)第16條向城市規劃委員會遞交「擬議臨時露天存放建築材料連附屬設施(為期 3 年)及相關填土工程之規劃許可申請」，直至該申請獲批為止。

如對上述資料有任何疑問，歡迎致電 黃先生查詢。

DD95 LOT1141 現行土地使用人：

旭泰建築工程有限公司(唯一業務識別碼：)



獲授權人： CHU PAK YIU

身份證編號：

日期：6-9-2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月16日星期一 10:57
收件者: William Shu Tai WONG/PLAND
主旨: RE: Planning Application No. A/NE-MUP/207 - Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities Associated Filling of Land in "AGR" Zone, Lot 189 RP (Part) in D.D. 38, Sha Tau Kok, New Territories
附件: Response the comments from SDEV for your information.pdf; Enquiry Form.pdf
類別: Internet Email

Dear Mr. William – Planning Dept.

Attached is response the SDEV 's comment for your record.

Regards

Leo Wong

Leo Wong

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道 650 號中國船舶大廈 19 樓 09 室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊認可承辦商(公司)編號 MWC304/2022

M&D Planning and Construction Consultant Ltd.



Response the comments from SDEV for your information:

To facilitate our consideration, the applicant should be requested to provide the following information –

1. We note that the applicant (i.e. 澳達物業有限公司) is not the business operator to be affected by the KTN NDA development. The applicant should provide sufficient information to demonstrate that the site would be used by the affected business operator (i.e. 旭泰建築工程有限公司) upon approval of the planning permission, e.g. agreement or undertaking between the two parties.

有關古洞北新發展區的發展影響商戶為“旭泰建築工程有限公司”，鑒於“澳達物業有限公司”為丈量約份第 38 約地段第 189 號餘段即申請位置之現行土地擁有人，如該地段成功獲批臨時規劃許可，需由業權人向地政署申請豁免書，因此授權“澳達物業有限公司”為規劃申請之申請人，可簡化處理文件時間。

另附上已簽署之授權書及發展局“支援政府項目收回土地及清拆行動影響的棕地作業申請表”，以作記錄。

2. The applicant should provide further information to demonstrate that there is existing operation at the site claimed to be affected by the KTN NDA development, and that 旭泰建築工程有限公司 is the current business operator.

由於需要履行規劃許可之各部門條件，包括排水設備，車輛緩衝區等，因此需要較大面積的土地，此外申請人於 2024 年與中華電力有限公司簽訂新工程合約為期 8 年，主要服務沙田，上水，元朗及大埔區鋪設電纜及相關緊急維修工程，因此需要較多儲物空間滿足營運需要。

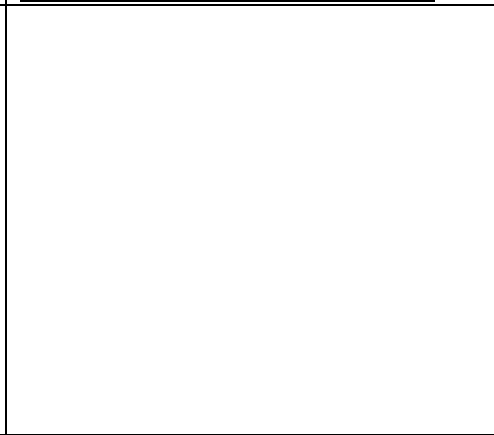
附上申請人原有使用土地面積及樓面面積之比對列表及現場相片，以供參考。

土地面積及樓面面積之比對列表：

地段	DD95 Lot1141	DD38 Lot189RP	
土地面積	約 1393.54 平方米	約 1859.12 平方米	+ 33.4%
樓面面積	約 420 平方米	約 465.46 平方米	+ 10.8%

現場相片記錄：

DD95 Lot1141 現場相片



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

1. 查詢者資料 Particulars of the Enquirer	
(a) 查詢人名稱 Name of enquirer	
(b) (<input type="checkbox"/> 身份證明文件 Identity document / <input checked="" type="checkbox"/> 商業登記證 Business Registration Certificate / <input type="checkbox"/> 公司註冊證 Certificate of Incorporation)	
號碼 Number _____	
(<input type="checkbox"/> 先生 Mr. / <input type="checkbox"/> 夫人 Mrs. / <input type="checkbox"/> 小姐 Miss / <input type="checkbox"/> 女士 Ms. / <input checked="" type="checkbox"/> 公司 Company / <input type="checkbox"/> 機構 Organisation)	
(c) 公司名稱(如適用) Name of company (if applicable) 旭泰建築工程有限公司	
(d) 通訊地址 Correspondence address	
(e) 電話號碼 Telephone number	(f) 傳真號碼 Fax number
(g) 電郵地址 E-mail address	

2. 查詢類別 Enquiry Category

- ☒ 選擇重置地點和相關事宜（須填寫第4部份）
Selection of site for relocation and related matters (Part 4 should be filled in)
- ☒ 規劃申請和相關事宜
Planning applications and relevant matters
- ☒ 申請豁免書以於私人物業或土地繼續經營現時業務
Application for waiver for continuation of existing operation / business undertaking on private property or land
- ☐ 透過局限性招標以短期租約方式承租政府土地
Restricted tender for Government land through short-term tenancy
- ☐ 現金補償(包括特惠津貼)
Monetary compensation (including ex-gratia allowance)
- ☐ 關乎已提交申請或查詢個案的事宜
Matters relating to the submitted application or enquiry
[有關檔案編號碼(選填)/relevant case reference number (optional)]
- ☐ 進度
Progress
 - ☐ 要求與處理有關個案的相關部門職員聯絡
Request to contact the handling officer of the relevant department
 - ☐ 其他(選填):
Others (optional):
- ☐ 其他 Others _____

3. 受政府項目影響的棕地詳情 Particulars of brownfield site affected by Government projects		
(a) 影響查詢人業務的政府項目全名 Full name of the Government project affecting the enquirer's business undertaking	古洞北/粉嶺北新發展區	
(b) 業務是否已獲地政總署的清拆前登記 (又稱凍結登記) 所記錄 Whether the business undertaking is recorded by pre-clearance survey (also known as freezing survey) conducted by Lands Department	<input checked="" type="checkbox"/> 是 Yes (日期 Date <u>22-3-2024</u>) <input type="checkbox"/> 否 No	
(c) 業務地址/丈量約份及地段號碼 Full address/ demarcation district and lot number of the business undertaking	DD95 LOT 1141	
(d) 受影響面積 (平方米) Area affected (m ²)		
(e) 受影響地點的現時用途 [建造、物流、運輸、回收、其他(請詳述)] Current use(s) on affected site [construction, logistics, transportation, recycling, others (please state)]	露天貯物(建築材料)	
(f) 查詢人佔用受影響地點的身份 Status of enquirer in occupying the affected site	<input type="checkbox"/> 業權人兼佔用人 Owner-occupier	<input type="checkbox"/> 已夾附業權證明文件 Ownership proof attached
	<input checked="" type="checkbox"/> 租客 (包括政府短期租約之租戶) Tenant (including that of Government's short term tenancy)	<input type="checkbox"/> 已夾附租約/租單副本 Copy of tenancy agreement / rental receipts attached
	<input type="checkbox"/> 分租客 Sub-tenant	<input type="checkbox"/> 已夾附租約/租單副本 Copy of tenancy agreement / rental receipts attached
	<input type="checkbox"/> 以上皆不是 (如非法/未獲授權佔用政府/私人土地) None of the above (e.g. illegal / unauthorised occupation of Government / private land)	請詳述 Please give details

4. 擬議重置地點詳情

Particulars of the Proposed Relocation Site

[適用於查詢擬議重置地點 Applicable to enquiry on proposed site for relocation]

<p>(a) 地點的詳細地址 (包括丈量約份及地段號碼) Full address (including demarcation district and lot number) of the site</p>	DD38 LOT189RP
<p>(b) 地點面積 (平方米) Area of the site (m²)</p>	1960平方米
<p>(c) 地點在法定圖則上的土地用途地帶 Land use zone(s) of the site under statutory plan</p>	農業地帶
<p>(d) 地點及周邊環境的現時狀況和用途 (例如:空置,有構築物、已鋪地面、農業活動、樹木叢林、綠化土地、河道、魚塘或其他自然棲息地) Existing conditions and uses of the site and the surrounding areas (e.g. vacant, with structures, paved, agricultural activities, wooded, vegetated, streams, ponds or other natural habitats)</p>	現時空置
<p>(e) 其他重置詳情 Other details of proposed relocation:</p>	
<p>(i) 地點擬議使用年期 Proposed duration of use of the site</p>	不少於10年
<p>(ii) 地點上現有/擬建構築物 (包括其數目、樓面面積、最高高度、樓層數目及用途) Existing/proposed structures on the site including their numbers, floor areas, highest building height, number of storeys and uses)</p>	沒有
<p>(iii) 擬議營運時間 Proposed operating hours</p>	8:00 AM - 6:00 PM
<p>(iv) 地點內擬提供的停車位及上落貨泊位數目及該數目是否足夠使用 (如不足夠,請提供原因及擬議的緩解措施) Proposed number of parking/ loading/unloading spaces to be provided within the site and whether such numbers are considered adequate for the use (if considered inadequate, please provide the reasons and the proposed mitigation measures.)</p>	<p>停車位約10個 上落貨車位1個</p>

<p>(v) 通往地點的車路及出入行車通道資料 (如位置、寬度、轉彎弧度等), 以及相關車路有否足夠空間讓兩輛車輛同時安全通過</p> <p>The vehicular access(es) and ingress/egress point(s) of the site (e.g. location, width and turning radius, etc.), and whether the vehicular access(es) is/are sufficient for two motor vehicles to safely manoeuvre simultaneously</p>	<p>5.5米- 6米</p> <p>足夠兩輛車同時通過</p>
<p>(vi) 地點毗鄰車路的行車流量 (如未能提供, 請考慮聘請交通顧問或參考以下第4(e)(xi)項的資料)</p> <p>Traffic count of the vehicular access adjacent to the site (if not readily available, please consider engaging traffic consultants or making reference to the information in item 4(e)(xi))</p>	
<p>(vii) 預計進出地點的每種車輛出行數量 (如每日車輛進/出數量、繁忙時段的每小時車輛進/出數量等)</p> <p>Estimated number of each type of motor vehicles accessing the site (e.g. number of motor vehicles accessing the site each day, number of motor vehicles per hour during peak hours, etc.)</p>	<p>私家車每天約10架次</p> <p>貨車每天約6架車(只有1輛)</p>
<p>(viii) 預計進出地點的車輛類型 (如私家車或輕型貨車、車輛大小、尺寸等)</p> <p>Types of motor vehicles which would access the site (e.g. private Cars or light goods vehicles, size and dimensions of motor vehicles, etc.)</p>	<p>私家車10輛</p> <p>大型貨車1輛</p>
<p>(ix) 列出將採取的管理/控制措施以確保車輛不會在地點外排隊而影響交通</p> <p>List the proposed management/ control measures to be implemented to ensure no queuing of motor vehicles outside the site</p>	<p>場內設有車輛緩衝區</p>
<p>(x) 列出將在地點的車輛出入位置提供的保障行人安全設施或措施</p> <p>List the safety facilities or measures to be provided at the vehicular access point(s) of the site for assuring pedestrian safety</p>	<p>安排交通督導員指揮交通, 加裝指示路牌及裝置</p>
<p>(xi) 提供已獲城市規劃委員會批准的鄰近用地, 以及其車輛進出數量 (如有)</p> <p>Name the adjacent developments which have been approved by the Town Planning Board, and their vehicular trips (if available)</p>	<p>A/NE-MUP/194</p>

(xii) 是否位於集水區內 Whether the site is within water gathering ground	
(xiii) 估算平均每日用水量 Estimated average daily water consumption	
(xiv) 地點與最近的消防栓的距離 Distance between the site and the nearest fire hydrant	38米
(xv) 是否需要地盤平整或會否影響現有的農業活動、樹木、植被、河道、魚塘或其他自然棲息地 Whether the proposed use(s) require site formation or affect any existing agricultural activities, trees, vegetation, streams, ponds or other natural habitats	不會影響
(f) 擬議佔用土地方式 Proposed types of occupation	<input type="checkbox"/> 業權人兼佔用人 Owner-occupier
	<input checked="" type="checkbox"/> 租客 Tenant
	<input type="checkbox"/> 分租客 Sub-tenant
(g) 地點在土地登記冊上所示業權人名稱 Name of registered owner of the site shown on the Land Register(s) concerned	澳達物業有限公司
(h) 是否已經獲得註冊業權人的同意（例如已經訂立初步租約協議）經營相關業務 Whether agreement (such as preliminary tenancy agreement) has been obtained from the registered owner the proposed operation/business undertaking	<input checked="" type="checkbox"/> 是 Yes <input type="checkbox"/> 已夾附證明文件(例如租約/租單副本或初稿) Documentary proof (such as copy or draft tenancy agreement / rental receipts attached) <input type="checkbox"/> 否 No

5. 聲明及同意 Declaration and Consent

本人/我們謹此聲明，本人/我們就是次查詢提交的所有資料，據本人/我們所知及所信，均屬真實無誤。

I/We hereby declare that all particulars given in this enquiry are correct and true to the best of my/our knowledge and belief.

本人/我們現同意辦事處向相關決策局/政府部門及其他人士披露本人/我們就相關此查詢所提交或將會提交的個人資料以處理是次查詢，包括但不限於用以核實查詢人是否受相關政府項目收回土地及/或清拆行動所影響的真正棕地作業經營者，以及提供辦事處及決策局/政府部門與查詢人之間日後的聯絡渠道。

I/We now give my/our consent to the DPFO to disclose the personal data submitted or to be submitted relevant to this enquiry to the B/Ds or other persons for the purposes of processing of this enquiry, including but not limited to verifying if the enquirer is the brownfield business operator genuinely affected by Government land resumption and clearance exercises of the relevant Government projects, and providing communication channels among the DPFO, B/Ds and enquirer in future.

查詢人/公司授權簽署
Signature of Enquirer/
Authorised Signature of
Company



Chu Pak Yiu

姓名（請以正楷填寫）
Name in Block Letters

職位（如適用）
Position (if applicable)



名稱及蓋章（如適用） Name and Chop (if applicable)

☒ 公司 Company / ☐ 機構 Organisation

日期 Date

20 / 05 / 24 (日/月/年 DD/MM/YYYY)

6. 授權 Authorisation [選填 Optional]

本人/我們現授權以下代表以資跟進是次查詢及作我方日後聯絡，並由上述簽署日期起生效。
I/We now authorise the following person / company on our behalf as the contact point for following up this enquiry with effect from the said date.

(☐身份證明文件 Identity document / ☒商業登記證 Business Registration Certificate /
☐公司註冊證 Certificate of Incorporation)

(a) 號碼 Number

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

(b) 名稱 Name

現代規劃及建築顧問有限公司

(c) 通訊地址
Correspondence
address

(d) 電話號碼
Telephone number

(e) 傳真號碼
Fax number

(f) 電郵地址 E-mail address

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月16日星期一 18:09
收件者: William Shu Tai WONG/PLAND
主旨: RE: Planning Application No. A/NE-MUP/207 - Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities Associated Filling of Land in "AGR" Zone, Lot 189 RP (Part) in D.D. 38, Sha Tau Kok, New Territories
附件: Response the comments from UD&L.pdf
類別: Internet Email

Dear Mr. William – Planning Dept.

Attached is response the UD&L comment for your record.

Regards

Leo Wong

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊認可承辦商(公司)編號 MWC304/2022
M&D Planning and Construction Consultant Ltd.



m&d

商界展關懷
caringcompany 2022-24
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發

Response the comments from UD&L for your information:

Based on our site inspection on 28.8.2024, the site is hard paved with few plants, *Musa sp.* 蕉屬 observed to the southwest within the site. Compared the aerial photos taken on 22.2.2023 and our site record taken on 28.8.2024, vegetation clearance within the site is observed. Adverse landscape impact on existing landscape resources has taken place. With reference to the aerial photo 2023, the site is located in an area of rural inland plains landscape character comprising of farmlands, ponds, vegetated areas, clusters of tree groups and woodlands to the further west and north where the “Green Belt” zones locate. There is a concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone.

有關西南方 “蕉屬” 申請人將保留並保持 1.2 x 1.2 米空間, 承諾不作任何擬議工程及發展。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月16日星期一 18:25
收件者: William Shu Tai WONG/PLAND
主旨: FW: DD 38 189RP 補充資料
類別: Internet Email

Dear William – Plan D

有關 DD95 LOT1141 位置在河上鄉附近, 有關土地已被政府收回, 申請人預計城市規劃委員會 10 月份之規劃許可申請會議能獲批, 將立即履行規劃各部門條件, 並可於 2025 年可正式搬遷到申請位置。

Leo Wong

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊認可承辦商(公司)編號 MWC304/2022
M&D Planning and Construction Consultant Ltd.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月19日星期四 16:50
收件者: William Shu Tai WONG/PLAND
主旨: RE: DD 38 189RP 補充資料
附件: Response the comments from TD.pdf
類別: Internet Email

Dear Mr. William – Planning Dept.

Attached is response the TD comment for your record.

Regards

Leo Wong

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊認可承辦商(公司)編號 MWC304/2022
M&D Planning and Construction Consultant Ltd.



Response the comments from TD (Contact person: Mr. TAM 23992405) for your information:

2. Please note our comments on the subject application below from a traffic engineering point of view:

(i) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;

1. 申請範圍沒有提供訪客泊車, 只有員工車輛進出;
2. 申請範圍提供車輛緩衝車位, 供進出車輛作短暫緩衝, 確保車輛不會在門外等候及排隊, 造成交通擠塞;
3. 申請範圍將安排交通督導員指揮交通。

(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and

申請範圍營業時間內將安排交通督導員指揮交通, 保障行人安全。

(iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.

申請位置入口外標貼 “不准泊車” 之告示, 並安排交通督導員站崗阻止車輛停泊, 如車輛不合作, 將向警署舉報違例泊車事項。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:
寄件日期: 2024年09月19日星期四 18:24
收件者: William Shu Tai WONG/PLAND
主旨: DD38 L189 補充資料
類別: Internet Email

Mr. William WONG (ATP/N4, PlanD)

有關申請地段DD38 Lot189RP擬議規劃許可申請與搬遷前於地段DD95 Lot1141的營運方式及用途大致相同;

主要露天貯存建築工具及材料(包括電纜, 喉管, 電力裝置及建築物料配件等)附設寫字樓。

Leo Wong

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊認可承辦商(公司)編號MWC304/2022
M&D Planning and Construction Consultant Ltd.



**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 Application

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/9	Temporary Lorry & Container Trailer/Tractor Park for a Period of 12 Months	19.1.1996 (on review)

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/7	Temporary Lorry Park for a Period of 12 Months	9.6.1995	R1-R7

Rejection Reasons

- R1. The development was not in line with the planning intention for the area which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation.
- R2. The development was not compatible with the surrounding land uses which are largely rural and agricultural in character.
- R3. The vehicular ingress/egress was unsatisfactory in that heavy goods vehicles had to encroach onto the opposite lane of Sha Tau Kok Road when entering the site.
- R4. No proposals on vehicle manoeuvring and parking arrangements within the site had been included in the application.
- R5. No details on the provision of drainage facilities had been included in the application.
- R6. Insufficient information on landscaping proposal had been included in the application.
- R7. The approval of the application would set an undesirable precedent for other similar applications.

**Similar S.16 Application for Open Storage
within “Agriculture” Zone in the vicinity of the Application Site
in the Man Uk Pin Area**

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/192	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office for a period of Three Years	22.12.2023

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (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
- the following irregularity covered by the subject planning application has been detected by her office:

unauthorised structure within the said private lot covered by the planning application

there is an unauthorised structure on the private lot. The lot owner should immediately rectify/regularize the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- if the planning application is approved, the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lot. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structure was erected and administrative fee as considered appropriate by LandsD, Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.

2. Traffic

Comments of Commissioner for Transport (C for T):

- no comment on the application upon reviewing the Further Information (FI) submitted by the applicant (**Appendix Ic**); and
- approval condition on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to his satisfaction shall be imposed.

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

- the proposed access arrangement of the Site should be commented and approved by Transport Department (TD); and
- adequate drainage measures should be provided to prevent surface water running from the

Site to the nearby public roads and drains.

3. **Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation; and
- the Site is in an area where public sewerage connection is available.

4. **Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, an approval condition shall be added to request the applicant to provide fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction; and
- his advisory comments are at **Appendix VI**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- it is noted that seven structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. **Other Departments**

The following government departments have no comments on the application:

- (a) Project Manager (North), Civil Engineering and Development Department;
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;

(c) Chief Engineer/Construction, Water Supplies Department; and

(d) Commissioner of Police.

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N of LandsD) that:

- (i) the application site (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) the following irregularity covered by the subject planning application has been detected by her office:

unauthorised structure within the said private lot covered by the planning application

there is an unauthorised structure on the private lot. The lot owner should immediately rectify/regularize the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lot. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structure was erected and administrative fee as considered appropriate by LandsD, Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (iv) it is noted that the planning proposal including an open-sided shelter, five single-storey container structures and a two-storey site office will be erected on the Site. Subject to the more details to be submitted by the applicant, the proposed staircase (i.e. item D as shown in the Proposed Layout Plan) is also accountable for built-over area for the STW application; and
- (v) the applicant/lot owner should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

(b) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimize potential environmental nuisance to the surrounding area;
- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. 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;
- (c) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Approval for any proposed tree works should be sought from relevant authority prior to commencement of the works;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by Transport Department (TD); and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the applicant should rectify the drainage system if it is found to be inadequate/ineffective during operation;
 - (ii) the applicant should construct drains, at his own cost, to collect runoff water gathered on site to existing streamcourse in the vicinity. No water should be discharged to Sha Tau Kok Road; and
 - (iii) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - the “Good Practice Guidelines for Open Storage” at **Appendix VIa** should be adhered to;

- (ii) to address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval; and
 - (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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD) that:
- (i) it is noted that seven structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD 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 Site under the BO;
 - (v) 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;
 - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation (B(SSFPDW&L)R) in respect of disposal of foul water and surface water respectively. For design and construction of septic tank, the applicant's attention is also drawn to Part V of the B(SSFPDW&L)R;
 - (viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and

(ix) detailed checking under the BO will be carried out at building plan submission stage.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks : Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

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/207

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見！

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

簽署 Signature  日期 Date 28-8-2024

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240828-140554-30061

提交限期

Deadline for submission:

13/09/2024

提交日期及時間

Date and time of submission:

28/08/2024 14:05:54

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MUP/207

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 林玉玲

意見詳情

Details of the Comment :

本人提出反對轉換用途，因旁邊全部都是有機濃莊,草坪及耕田,不適宜轉用途為貨倉,以免影響環境及水源土壤的污染,及車輛必須經過橋口進入該申請地點,橋口較窄,車輛駛入會影響交通速度造成塞車,有司機心急會切入對面雙白線駛入,導致違反交通規則及造成交通意外,若是大型車輛駛入,交通意外效果不堪設想.因此提出強烈反對.請貴處接受反對意見,停止轉換土地用途,保持農業用途.有任何查詢,請電郵回復本人.謝謝!

From:
Sent: 2024-09-12 星期四 23:09:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/207 DD 38 Wo Hang, Sha Tau Kok

A/NE-MUP/207

Lot 189 RP (Part) in D.D. 38, Sha Tau Kok

Site area: About 1,859.12sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. The lots are close to an active pond and GB.

A number of applications for this and adjoining lots were rejected. However, the land has been stripped of vegetation and filled in. This site is already fully paved.

Has any enforcement action been taken re the unapproved activities?

Deliberate flaunting the regulations should neither be tolerated nor rewarded. After all our CE tells us every day that we live in a society ruled by law.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-09-13 星期五 22:36:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on seven planning applications
Attachment: 240913 s16 HT 22c.pdf; 240913 s16 LFS 530.pdf; 240913 s16 HTF 1178.pdf; 240913 s16 FTA 251.pdf; 240913 s16 TLS 65.pdf; 240913 s16 MKT 40 & MUP 207.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme

Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

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

13th September, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and
Furniture for a Period of 3 Years and Associated Filling of Land**

(A/NE-MKT/40)

&

**Proposed Temporary Open Storage of Construction Materials with Ancillary
Facilities for a Period of 3 Years and Associated Filling of Land**

(A/NE-MUP/207)

1. We refer to the captioned.
2. We urge the Board to investigate the status of these sites and to investigate with relevant authorities as to whether there is any ongoing enforcement case covering any of these sites first before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden