

e-form No. S16-III
電子表格第 S16-III 號

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

2024年 11月 2 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 27 NOV 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.

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MWP/21
	Date Received 收到日期	27 NOV 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

Top Brilliant Holdings Ltd. (Company 公司)

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

誠信土地測量公司 (Honest Land Surveys Company) (Company 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)	DD46 Lot 815 & 816 S.B RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1165.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 684 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	S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 (AGR)
(f) Current use(s) 現時用途	<p>閒置土地</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料 (如適用)	

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 11/11/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 11/11/2024 (日/月/年) 的記錄，這宗申請共牽涉 1 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 1 "current land owner(s)"[#]

已通知 1 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)
1	Flat 3, 1st Floor, Block A, Shun Lung Garden, 33 Shun Lung St., Sha Tau Kok, NT Hong Kong	20/11/2024 ✓

(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)"¹ on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」¹郵遞要求同意書²

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 newspapers² on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知²
- ☐ posted notice in a prominent position on or near application site/premises² 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²
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee² 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²

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

擬議臨時物流中心（為期 3 年）以及相關填土工程

(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	481.9	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	684	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	684	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	684	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)

構造物一 高 : 不超過 9m 層數 : 1 (倉庫用途)

構造物二 高：不超過 9m 層數：1 (倉庫用途)

構築物三高：不超過 9m 層數：1（倉庫用途）

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	1
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	2
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

申請地點的營運時間為星期一至星期六 早上 9:00 至晚上 7:00 (公眾假期及星期日不營運)

(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

☒ 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

☐ There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(讀在圖則顯示，並註明車路的闊度)

No 否



(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 checked="" type="checkbox"/> No 否 <input type="checkbox"/>	Please provide details 請提供詳情 拆除現有構築物.....																															
(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"/> No 否 <input type="checkbox"/>	<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 1165.9 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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="582 181 1404 470"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div data-bbox="659 517 1050 528" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="655 824 983 898" style="margin-top: 150px;"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="659 936 1050 947" style="border-bottom: 1px solid black; height: 5px; width: 245px; margin-top: 5px;"></div> </div> <div data-bbox="655 976 1289 1052" style="margin-top: 20px;"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="638 1301 1150 1344"> <input type="checkbox"/> year(s) 年 <div data-bbox="1002 1330 1150 1341" style="border-bottom: 1px dotted black; width: 80px; display: inline-block;"></div> </div> <div data-bbox="638 1393 1150 1433"> <input type="checkbox"/> month(s) 個月 <div data-bbox="1002 1422 1150 1433" style="border-bottom: 1px dotted black; width: 80px; display: inline-block;"></div> </div>

7. Justifications 理由

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

1. 由於供應不足，無法滿足靠近邊境的沙頭角區露天倉儲及倉庫的迫切需求。
2. 申請地點亦毗鄰沙頭角路及香園圍公路，是理想的物流中心用途。
3. 根據城市規劃條例第 16 條（TPB PG-No. 13G）指引，申請用地被列為“第 2 類地區”即露天倉庫及港口後備用途，如果政府／部門沒有反對，城規會將會從寬考慮。
4. 申請地點的出入口有足夠的流通空間供中型貨車和重型貨車作操縱及緩衝區，可避免引起對交通流量的影響。
5. 申請地點的有關發展與週邊環境相適應及協調，附近一帶普遍都被正式批准作為臨時倉庫用途。
6. 擬議項目設置雨水收集方案對排水影響不大，見附件排水方案。。
7. 噪音和環境影響較小，特別是假日及晚上時段不進行作業。
8. 貨櫃車／拖架不會進入/停放在申請地點。
9. 申請地點不會對外開放作商業活動／用途。
10. 附近有類似批准 的個案，例如 A/NE-MUP/193。
11. 擬議發展項目的規模較為細小，週邊亦無民居，臨時性質將不會影響長遠的規劃發展，懇請城規會從寬處理本次的申請。

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

Signed with recognised
e-signature
Signer: Ben Fong

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

Consultant

Name
姓名

Position (if applicable)
職位 (如適用)

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

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

Others 其他

On behalf of 代表

誠信土地測量公司 (Honest Land Surveys Company)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - 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。

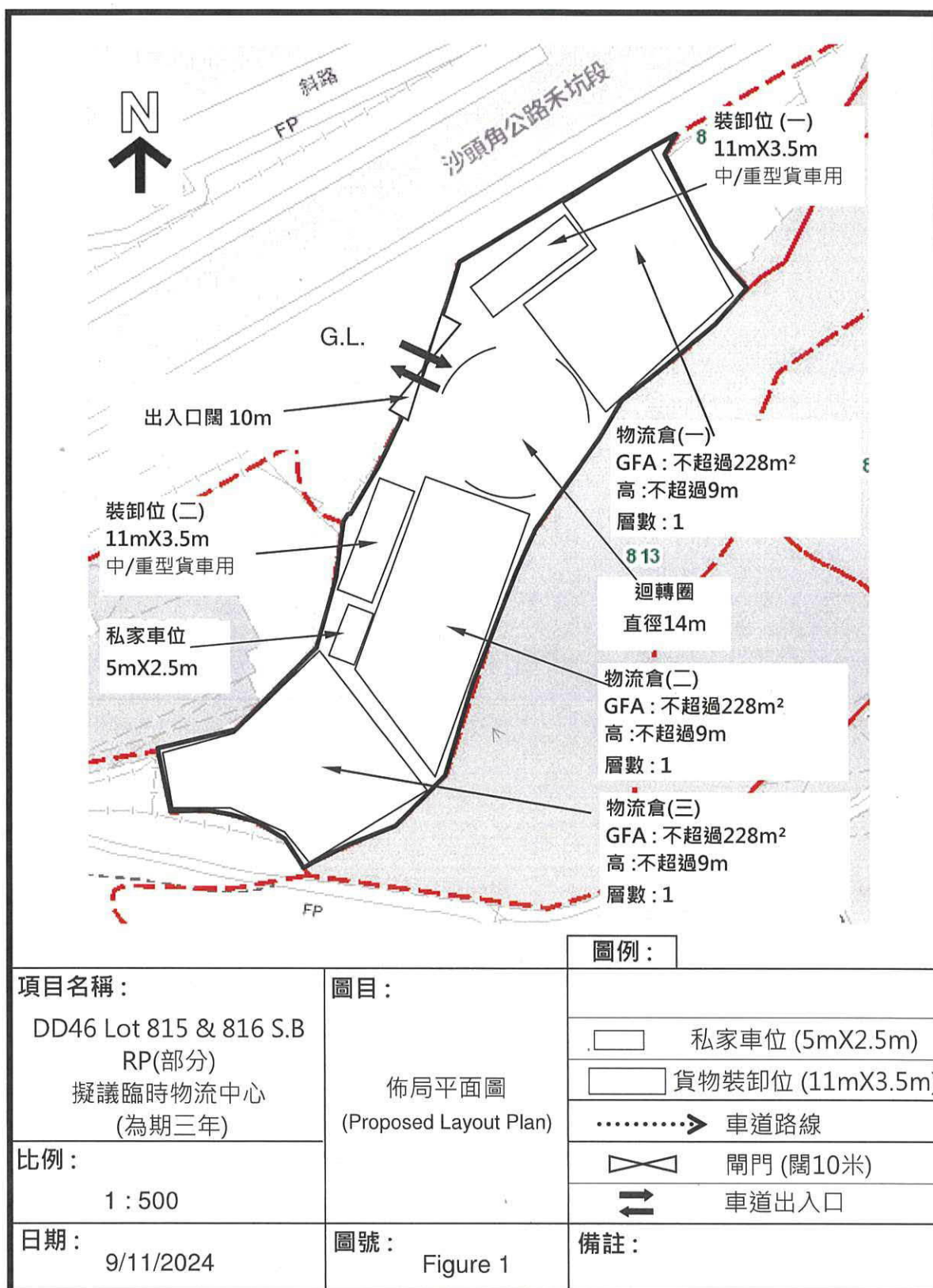
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the 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		DD46 Lot 815 & 816 S.B RP	
Site area 地盤面積		1165.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則		S/NE-MUP/11	
Zoning 地帶		農業 (AGR)	
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		擬議臨時物流中心（為期 3 年）以及相關填土工程	
(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	684 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

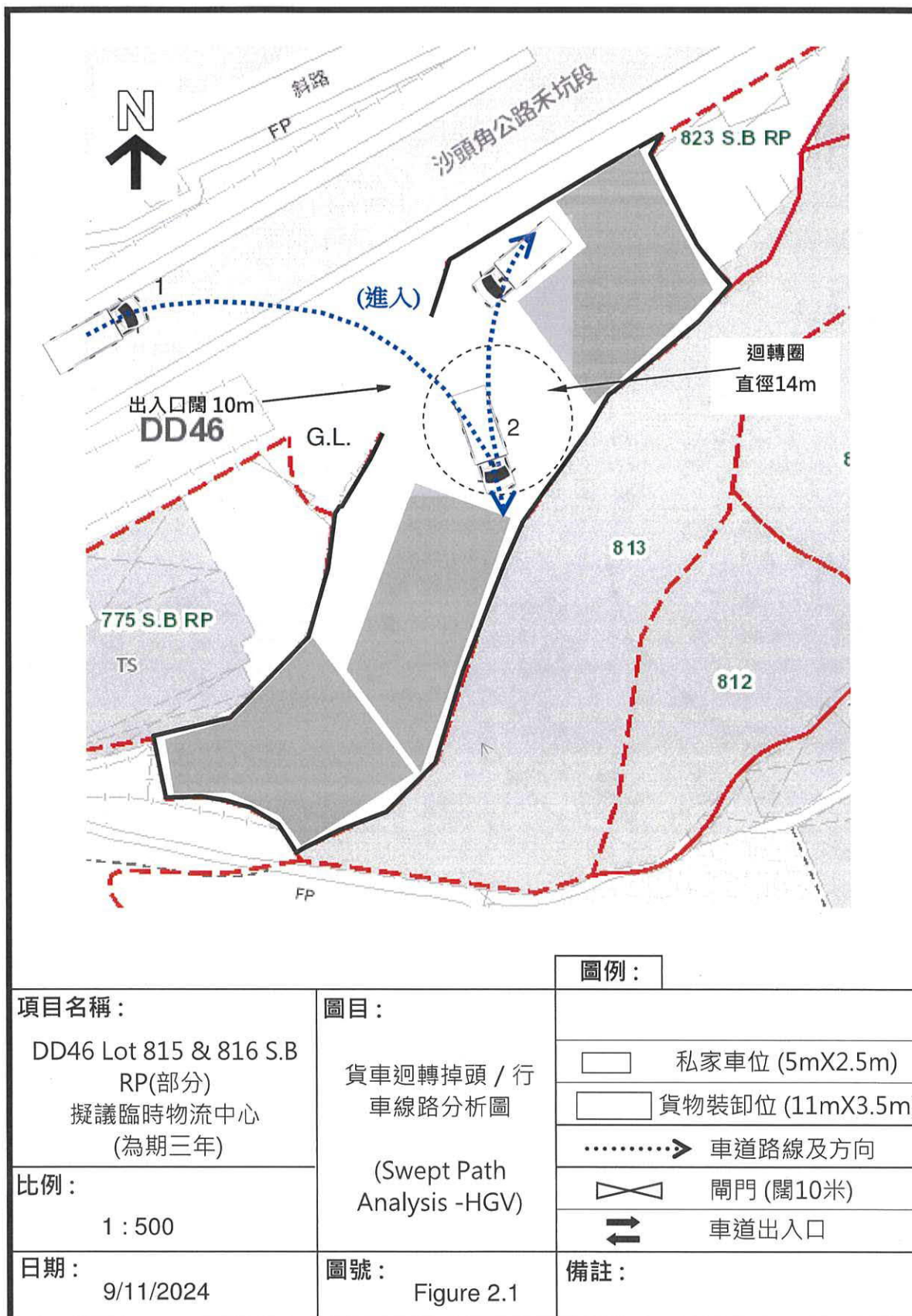
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	59 % <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 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>2</u> 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 <u>2</u> Others (Please Specify) 其他 (請列明) _____ _____	

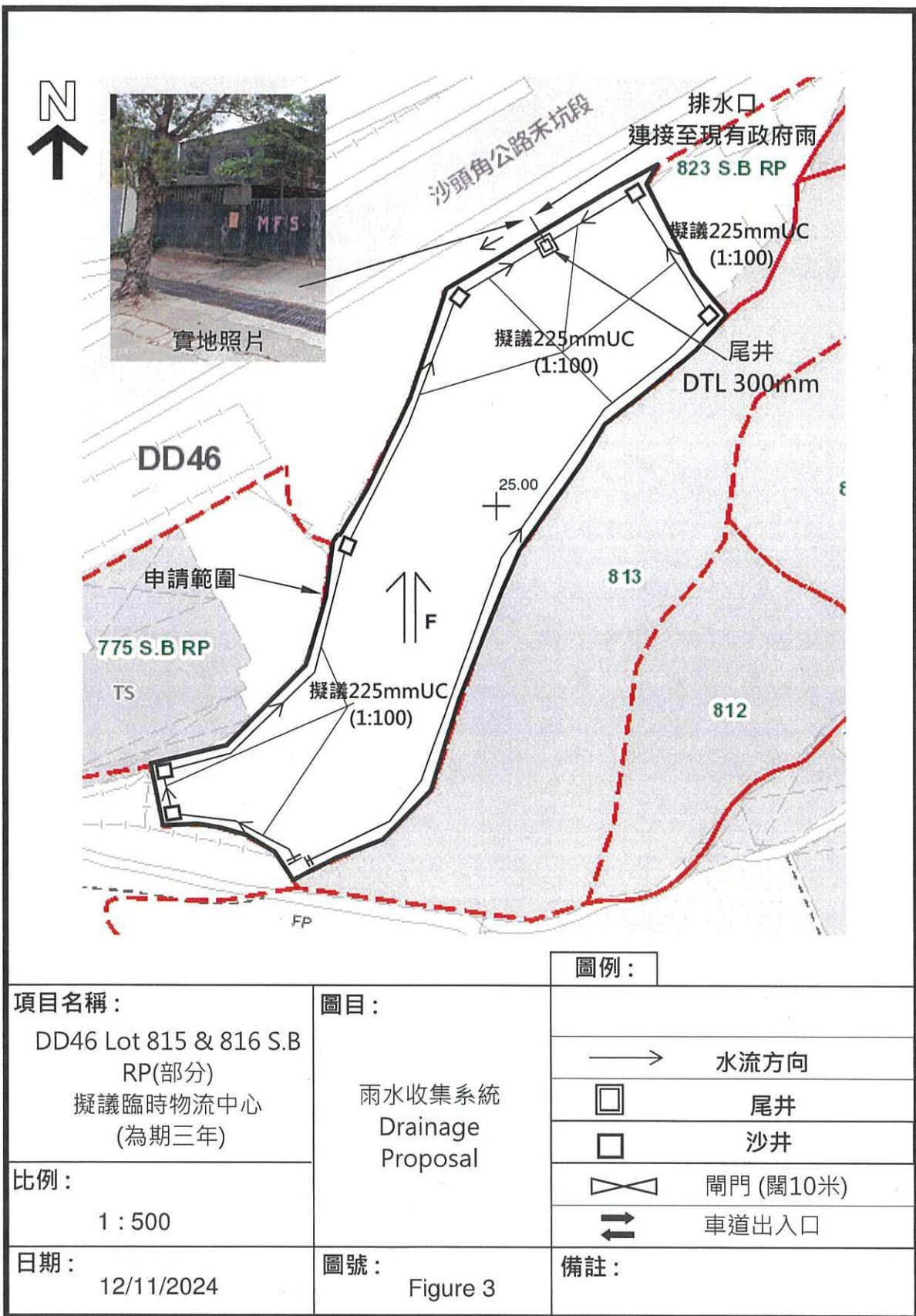
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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）		
車輛迴轉掉頭／行車線路分析圖，雨水收集系統，填土圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

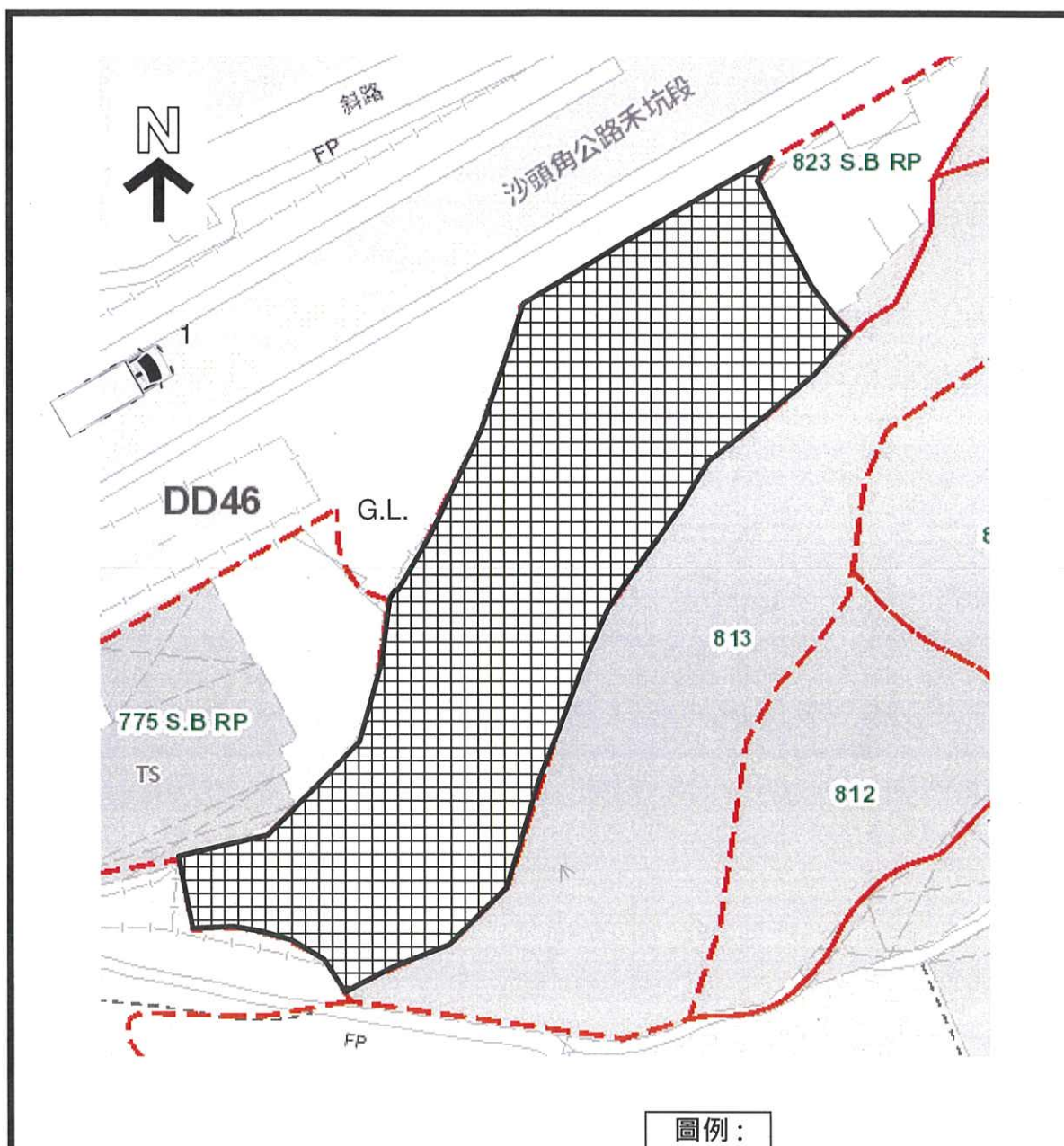
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。









<p>項目名稱：</p> <p>DD46 Lot 815 & 816 S.B RP(部分)</p> <p>擬議臨時物流中心 (為期三年)</p>	<p>圖目：</p> <p>Filling of Land</p>	<p>圖例：</p> <div data-bbox="938 1630 1043 1680"> </div> <p>Proposed filling of land with concrete (200mm thick)</p>
<p>比例：</p> <p>1 : 500</p>		
<p>日期：</p> <p>21/11/2024</p>	<p>圖號：</p> <p>Figure 4</p>	<p>備註：</p>

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

寄件者: Fongs Property
寄件日期: 2024年11月30日星期六 14:36
收件者: William Shu Tai WONG/PLAND
主旨: MUP_211

類別: Internet Email

Dear Mr Wong,

In reply to your telephone comment

The relevant logistics warehouses mainly store hardware parts, but do not include dangerous goods, flammable goods or chemicals.

Goods are picked up at various ports and then stored in the logistics warehouse.

The goods stored in the warehouse will be picked up according to demand.

Thanks

Best Regards

Ben Fong

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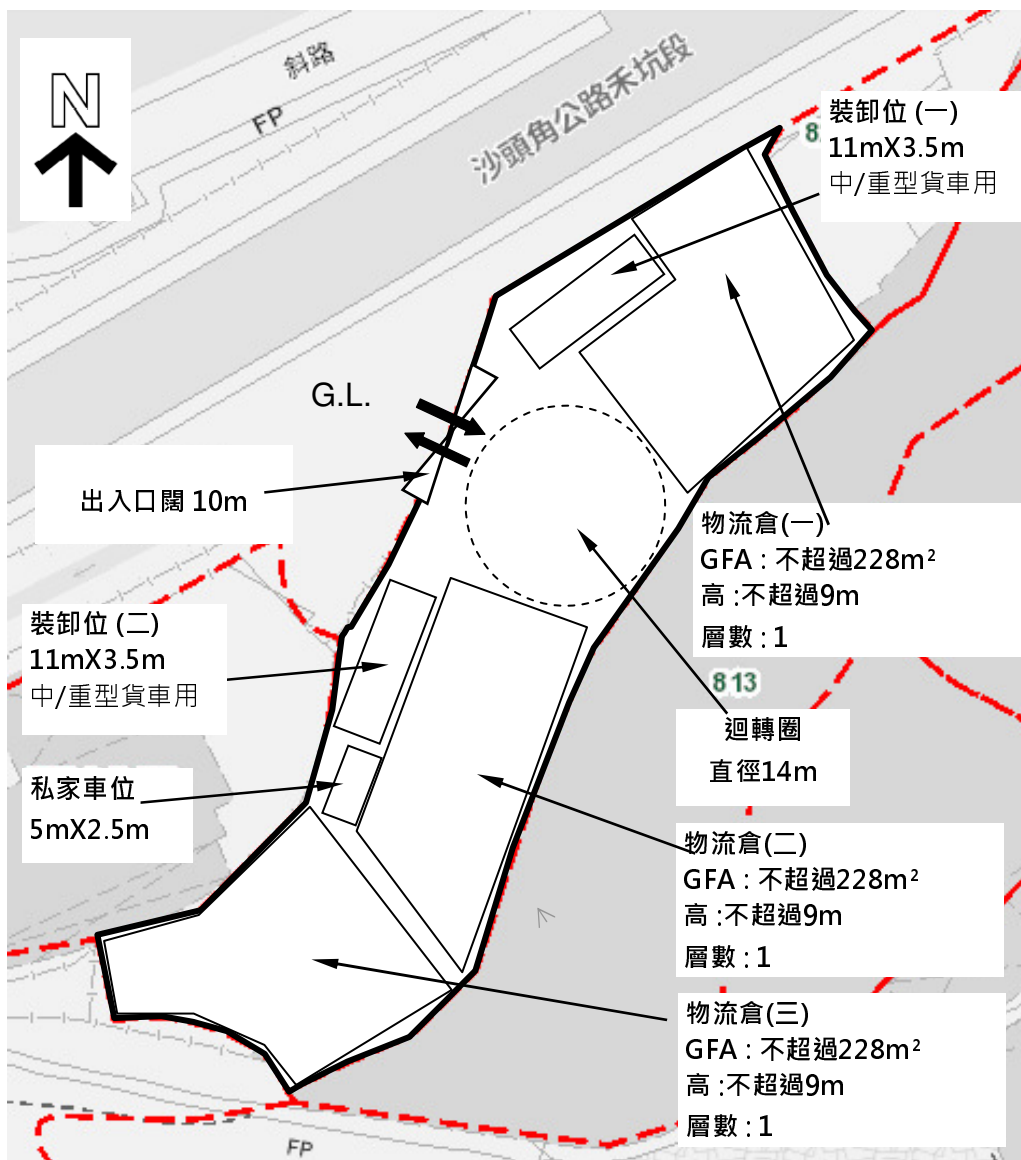
寄件者: Fongs Property
寄件日期: 2024年12月04日星期三 16:48
收件者: William Shu Tai WONG/PLAND
主旨: MUP/211 (2)
附件: Drainage.pdf; filling.pdf; layout.pdf; swept.pdf
類別: Internet Email

Dear Mr. Wong

Related to Modify drawings

Regards

BenFong



圖例：






項目名稱：
DD46 Lot 815 & 816 S.B RP
擬議臨時物流中心
(為期三年)

比例：
1 : 500

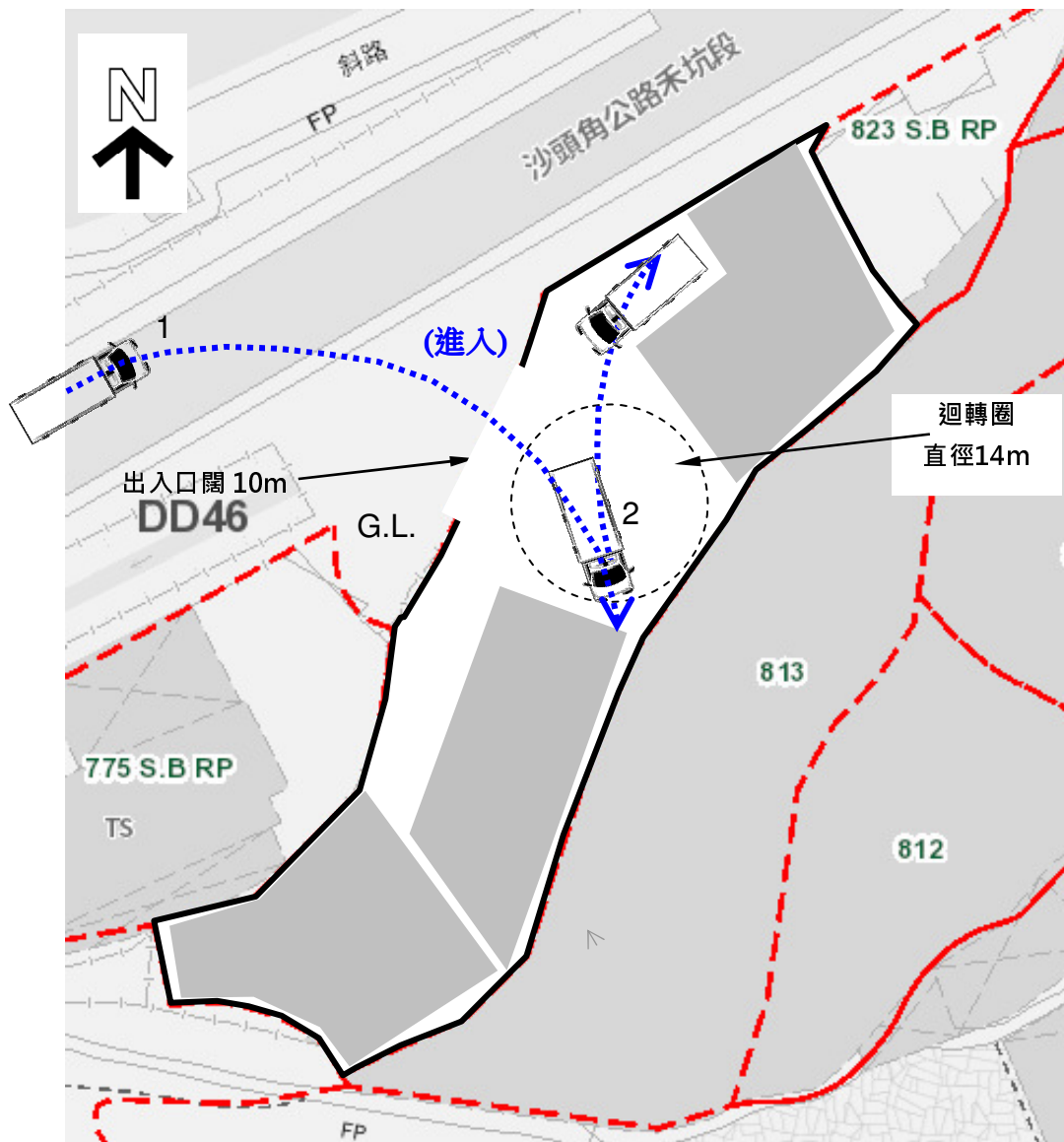
日期：
9/11/2024

圖目：
佈局平面圖
(Proposed Layout Plan)

圖號：
Figure 1

-  私家車位 (5mX2.5m)
-  貨物裝卸位 (11mX3.5m)
-  車道路線
-  閘門 (闊10米)
-  車道出入口

備註：



圖例：

項目名稱：
DD46 Lot 815 & 816 S.B RP
擬議臨時物流中心
(為期三年)

比例：
1 : 500

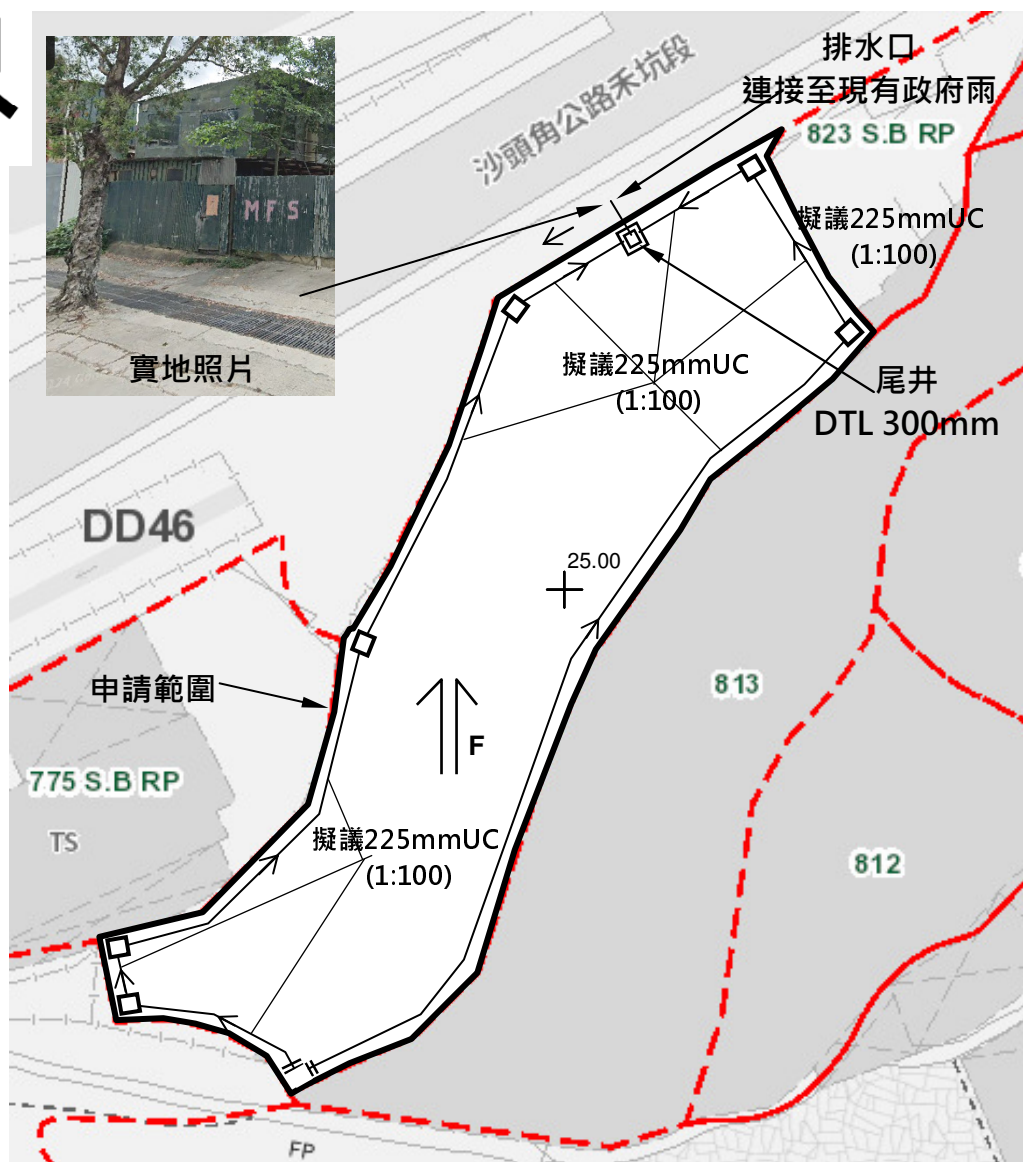
日期：
9/11/2024

圖目：
貨車迴轉掉頭 / 行
車線路分析圖
(Swept Path
Analysis -HGV)

圖號：
Figure 2.1

- 私家車位 (5mX2.5m)
- 貨物裝卸位 (11mX3.5m)
- 車道路線及方向
- 閘門 (闊10米)
- 車道出入口

備註：



圖例：

項目名稱：
DD46 Lot 815 & 816 S.B RP
擬議臨時物流中心
(為期三年)

比例：
1 : 500

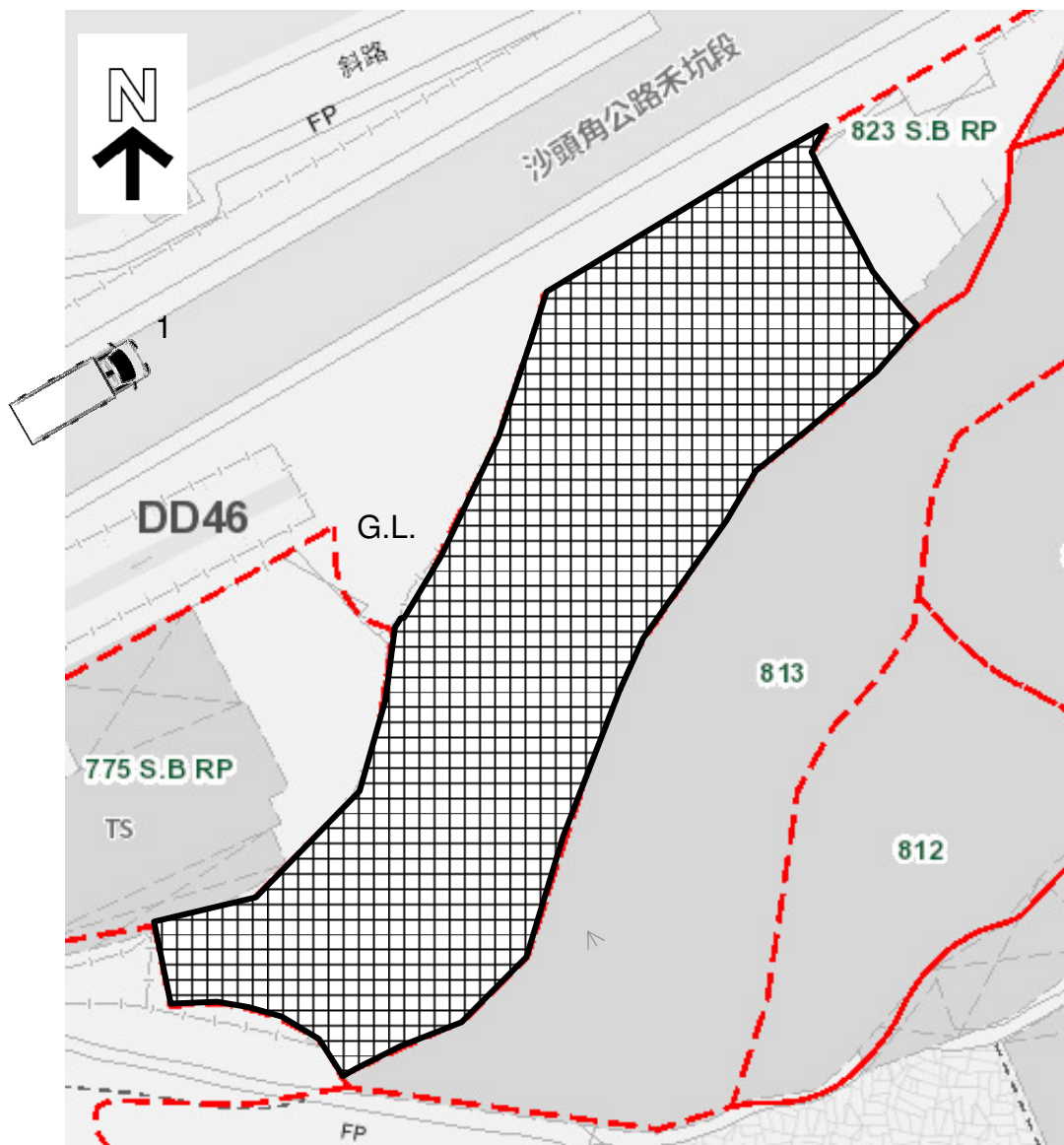
日期：
12/11/2024


圖目：
雨水收集系統
Drainage
Proposal

圖號：
Figure 3

- | | |
|---|-----------|
| → | 水流方向 |
| □ | 尾井 |
| □ | 沙井 |
| ⌵ | 閘門 (闊10米) |
| ⇄ | 車道出入口 |

備註：



項目名稱：		圖例：
DD46 Lot 815 & 816 S.B RP 擬議臨時物流中心 (為期三年)	圖目：	
		 Proposed filling of land with concrete (200mm thick)
比例：	圖號：	備註：
1 : 500		
日期：	Figure 4	
21/11/2024		

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

From: Fongs Property < >
Sent: Friday, January 10, 2025 5:15 PM
To: William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>
Subject: 回覆: MUP/211 (2)

Dear Mr. Wong,

本次回覆取代 2025 年 1 月 7 日的回覆

回覆有關 TD 提出的意見

(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;

擬議物流中心主要用作存放五金零件，計劃每天早上最多 2 輛貨車入場提貨，中午過後先後安排最多 2 輛貨車進倉存貨，每天流量將僅為 4 輛車。

相信不會對附近的道路連接和路口造成不利的交通影響。

(ii) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;

場內預留一個私家位用作工作人員停放私家車，及兩個中/重型貨車用上落貨位，足夠項目產生的需求。

(iii) The applicant should demonstrate the vehicular entrance to the site is adequate for vehicle access;

建議車輛進出場地的通道是一直在沿用的，中/重型車輛都在使用此通道，請參考 figure 6 及相片的紀錄

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

擬議的泊車位及上落貨位是足夠的，所有進場車輛均會預先通報，不會接待臨時訪客。

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

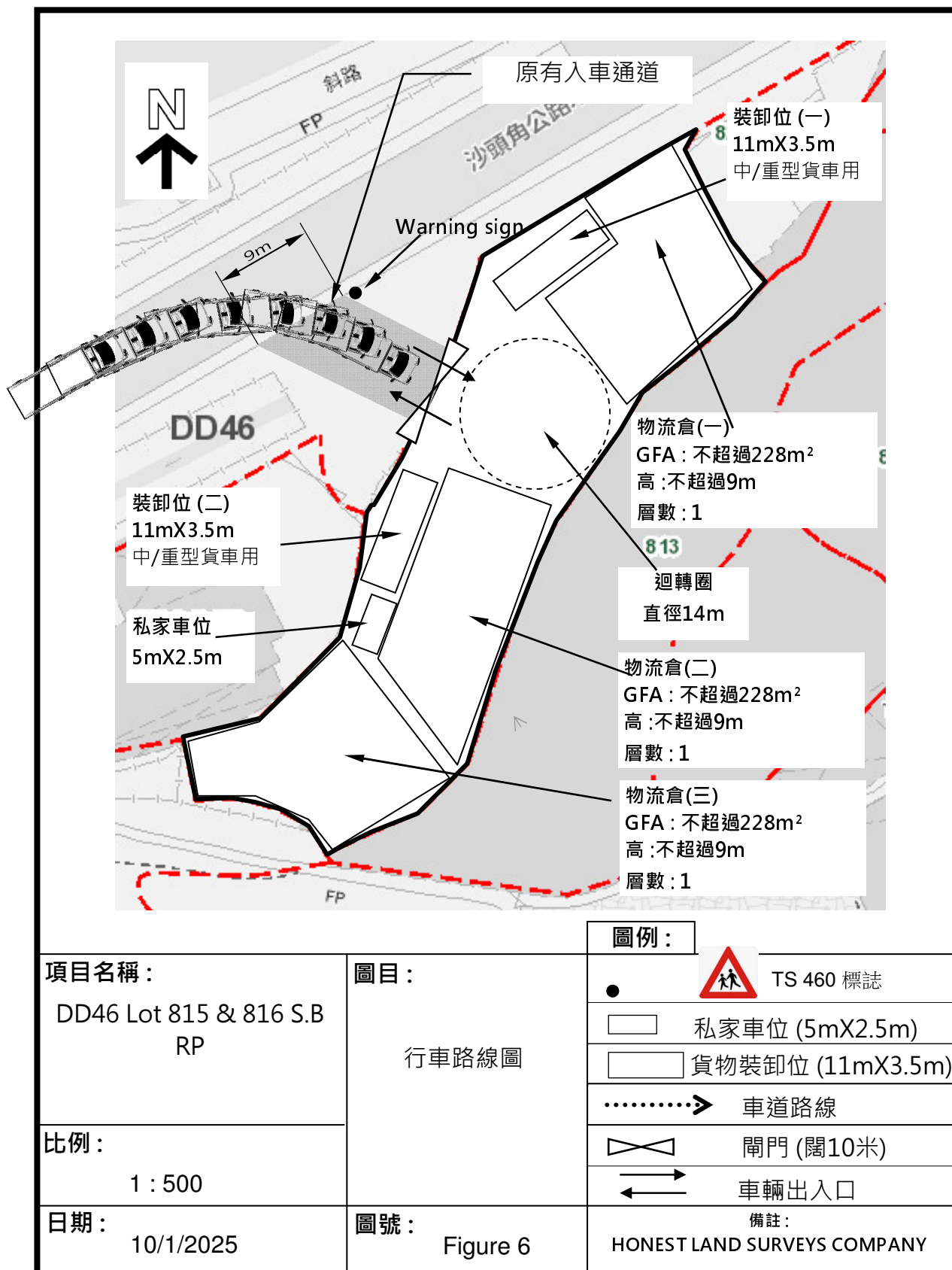
計劃進場的車輛均會預先作出通報，工作人員會安排有足夠上落貨位或車位確保車輛直接進場，工作人員在車輛進入前預先開啟閘門，預期車輛不會在公路等候進入。

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

行人路旁會豎立提醒行人過路標誌 (請參考 figure 6)，以確保路人的安全。

Regards

BenFong



紀錄圖片
2017年1月



紀錄圖片
2014年4月



Prepared by
HONEST LAND SURVEYS COMPANY

10/01/2025

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

寄件者: Fongs Property
寄件日期: 2025年01月14日星期二 13:07
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: MUP/211 (2)
附件: 6(e).pdf; 附圖(一)DLON.pdf

類別: Internet Email

Dear Mr. Wong,

[In reply DLON comments](#)

- (a) objects to the application;
- (b) 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.

[以下申請人會詳細回覆北區地政處的意見](#)

- (c) the following irregularity covered by the subject planning application has been detected by her office:
unauthorised structures within the said private lots covered by the planning application
LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

[申請人的規劃設計方案已經申報會將現有私人土地範圍內荒廢了及違例的構築物完全拆除 \(請參考申請表6\(e\) \) 。](#)

[申請人同意遵守及執行北區地政處的通知將附圖 \(一 \) 上的兩個業主遺留下來荒廢了的違規構築物A及B完全拆除，以糾正的原有違規事項。](#)

- (d) the following irregularity not covered by the subject planning application has been detected by her office:
unlawful occupation of GL not covered by the planning application
the GL adjoining the private lots has been fenced off without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (e) the lot owner/applicant shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be

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

considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorised structures were erected/occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

另外有關貴處指出南邊構築物B附近有小部分 (大約12平方米) GL被原業主圍封，這部分GL並未納入是次申請的範圍，申請不包括任何政府土地，

申請人會安排在拆除南邊構築物B的時候同時把原有圍封了的GL恢復，以糾正有關的違規事項。

(f) unless and until the unlawful occupation of GL is duly rectified by the lot owner/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Board when they consider the application.

無論如何申請人現在清楚知悉有關土地上的違例情況，在發展的前期會聘請測量師定出發展的地界以確保不會佔用任何政府土地，而且會將一切違規事項完全糾正，以符合貴處的要求，

申請人希望是次的回覆能夠釐清有關當局的問題。

Encl.

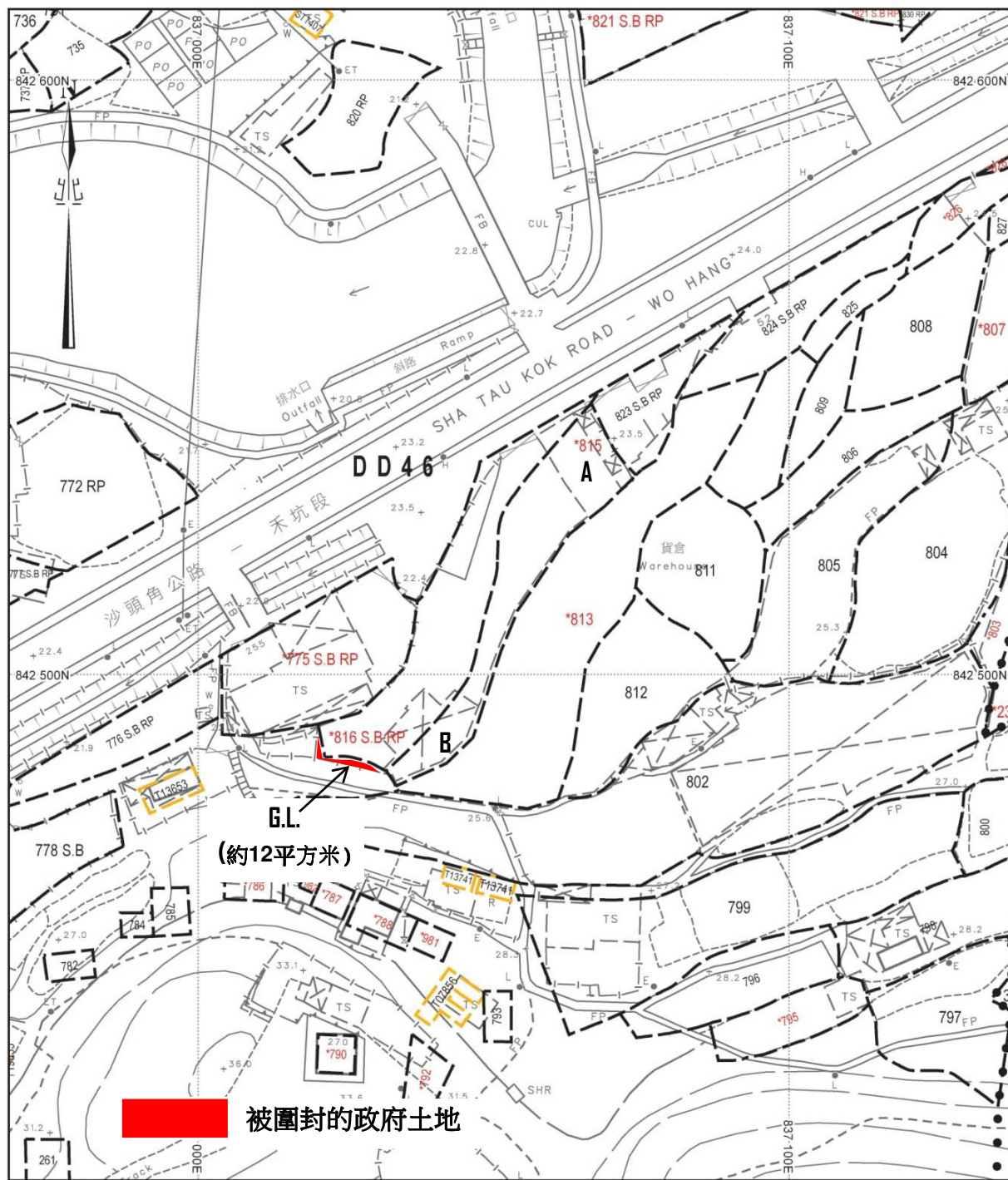
附圖(一)

TPB申請表6(e)

Best Regards

Ben Fong

(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 checked="" type="checkbox"/> Please provide details 請提供詳情 拆除現有構築物.....	
	No 否	<input 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 1165.9 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?	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 type="checkbox"/>
	_____	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土

Locality :

Lot Index Plan No. : ags_S00000137543_0001

District Survey Office : Lands Information Center

Date : 13-Jan-2025

Reference No. : 3-NW-25D,3-NW-25B

Prepared by

HONEST LAND SURVEYS COMPANY

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

From: Fongs Property < >
Sent: Wednesday, January 22, 2025 11:51 AM
To: William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>
Subject: 回覆: MUP/211 (2)

Dear Mr Wong,

回應運輸署進一步的題目

1. There is no proper vehicular access to/from the development to join/leave the linked public road. The details of run-in/out design is missing in the FI, and the run-in/out arrangement should be illustrated on the layout plan.

申請人根據運輸署的意見重新規劃有關車路入口的設計，請參閱(run in/ run out proposal for vehicle access)

2. The run-in/out design shall also be subject to HyD's comment and approval.

有關計劃完全根據路政署 / 運輸署標準設計的，申請人在施工時會記錄有關建造過程，並在完工後提供給路政署 / 運輸署批核。

3. The applicant shall undertake that it should be at his cost employ a competent professional to construct the run-in/out of the vehicular access, and the details of the works shall comply with current TD and Highways Department Standards.

申請人完全明白有關的路口重置計劃非常專業，並會自費聘請專業人士作指導及監督整個建造過程並作紀錄，確保完全符合運輸署 / 路政署的標準。

Regards

Ben Fong

Run-in/Run-Out Proposal for vehicular access

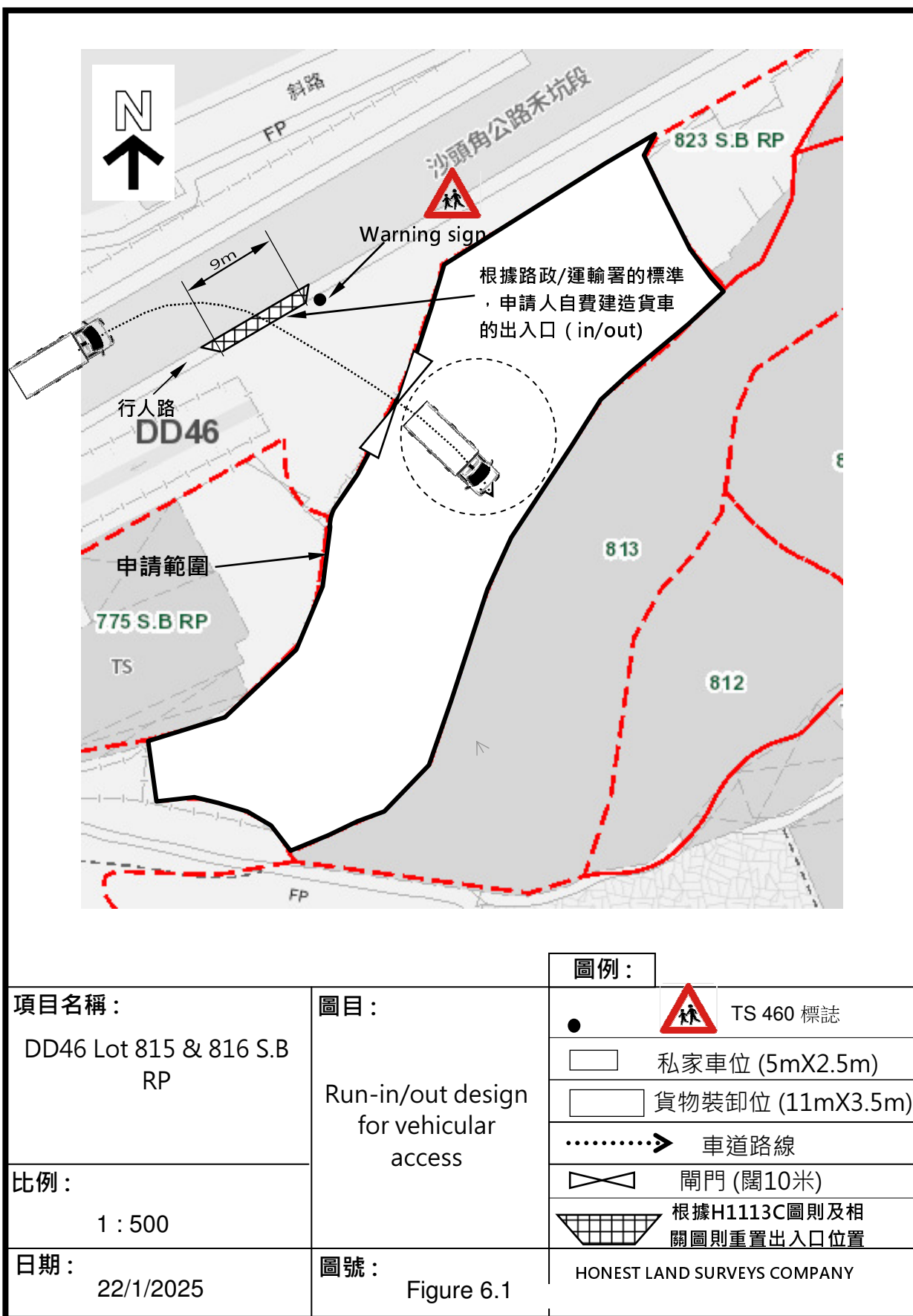
項目
DD46 Lot 815 & 816 S.B RP
擬議臨時物流中心
(為期三年)

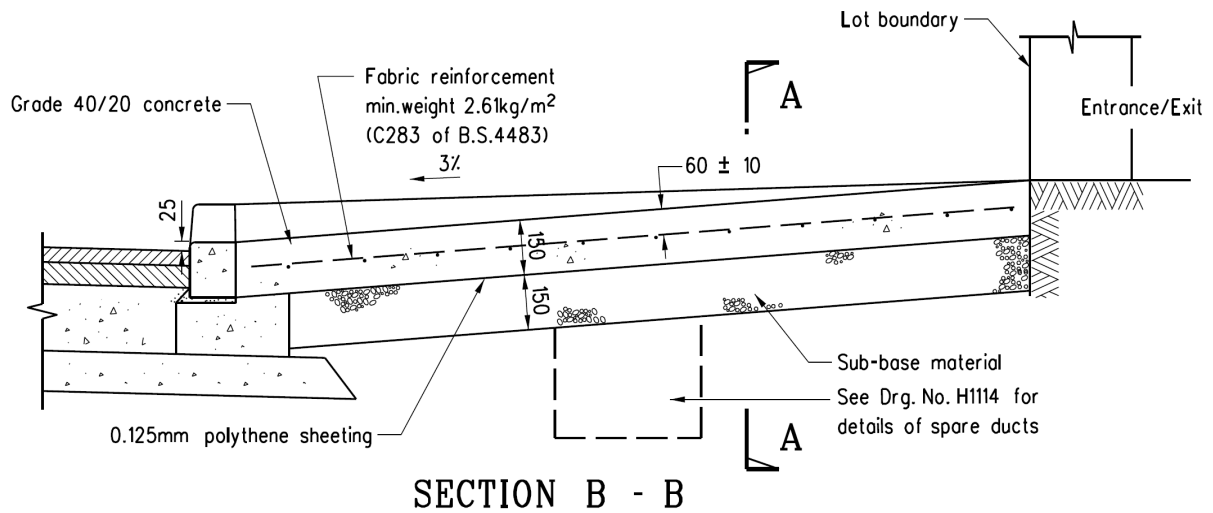
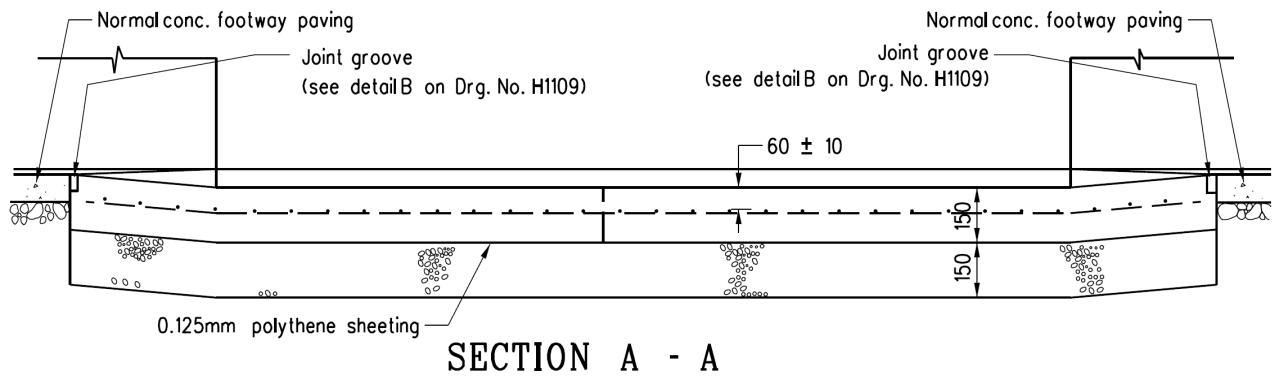
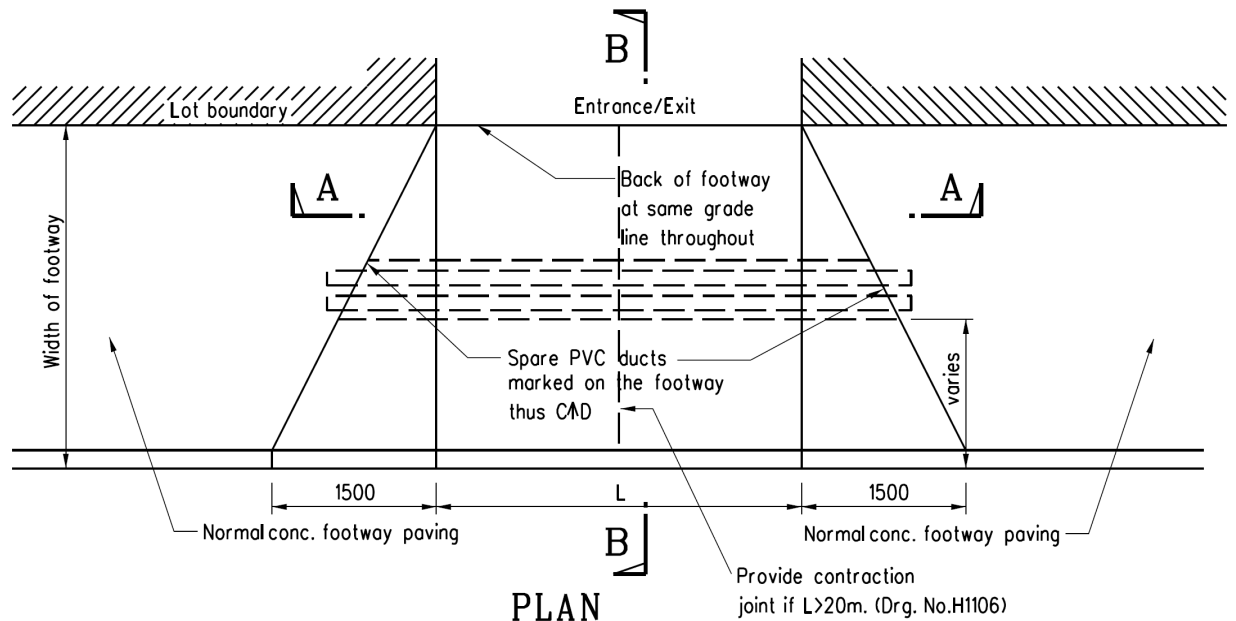
Town Planning Board

Ref : TPB_A/NE-MUP/211

Date 2025/1/21

Revised





Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

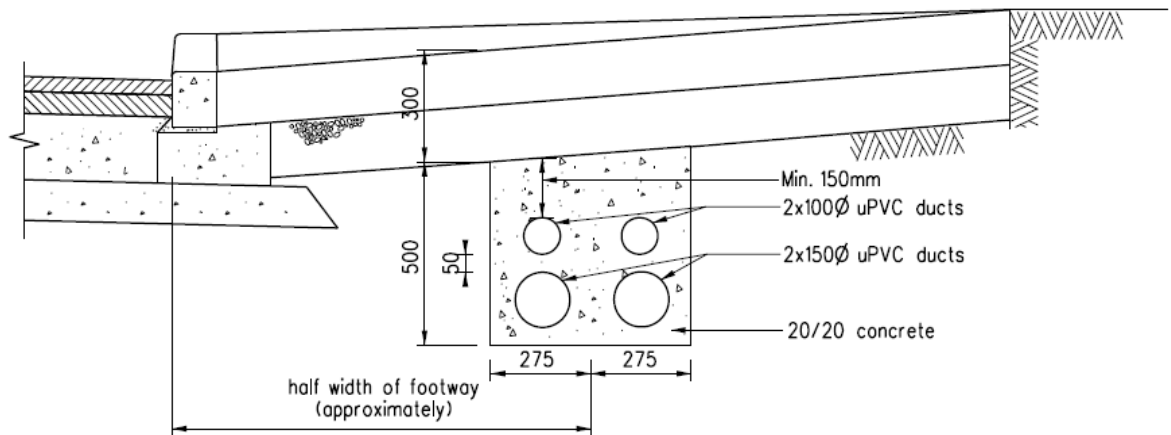
DRAWING No.

CAD

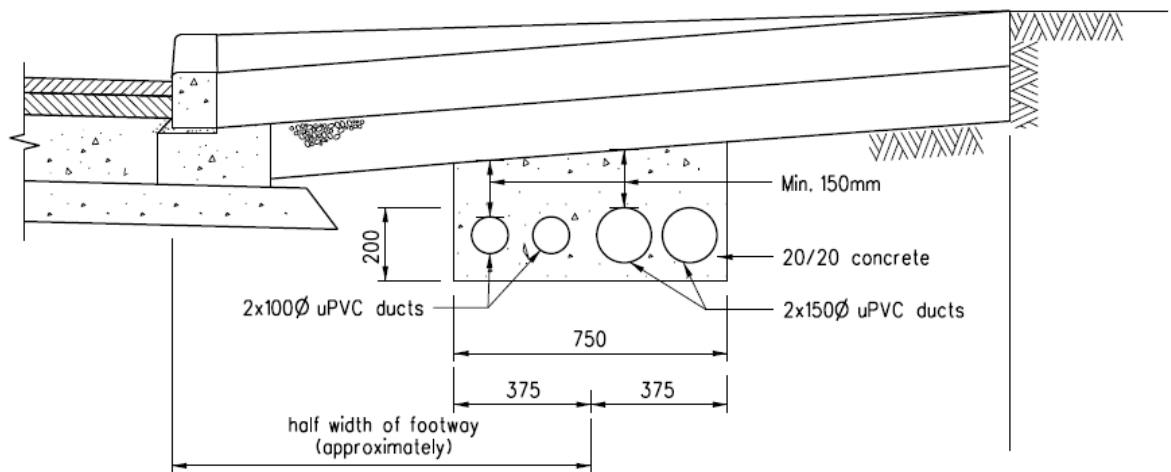
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

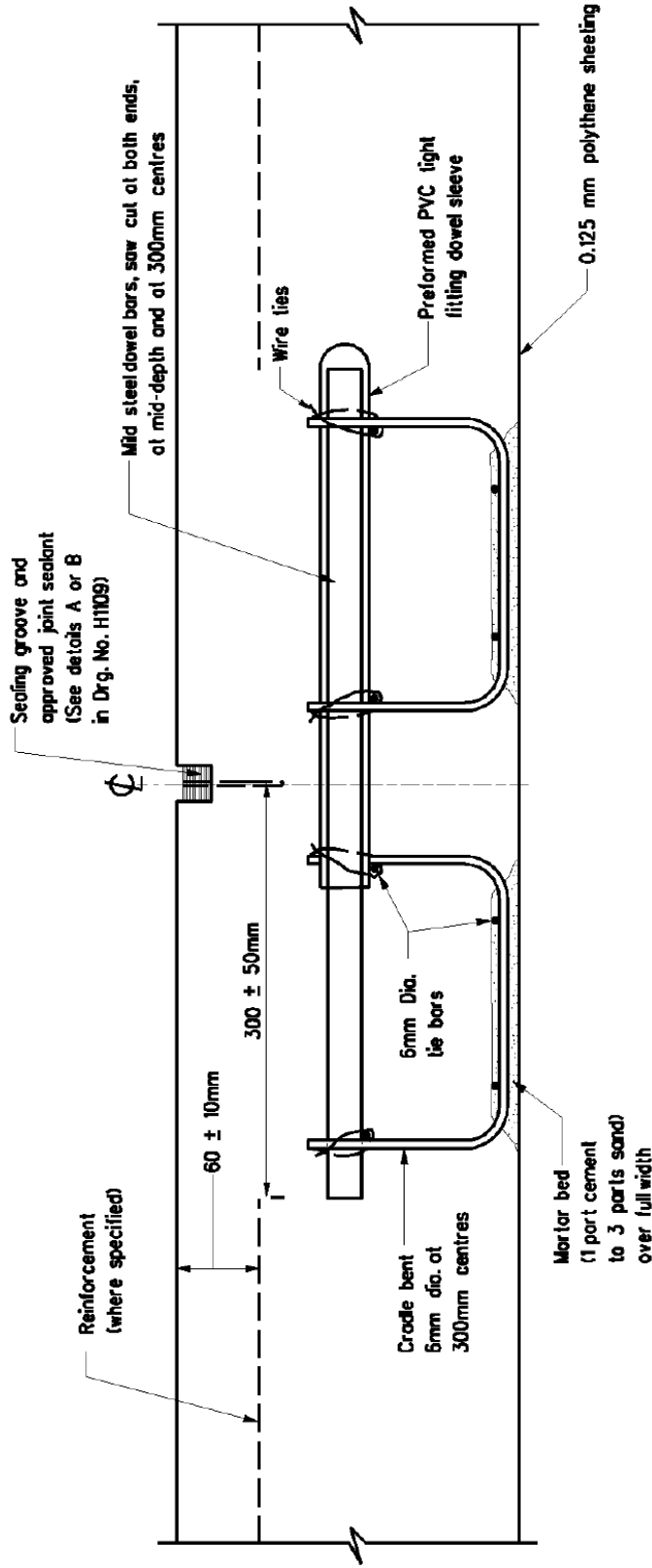
DRAWING No.

CAD

SCALE

1:20

H 1114B



DIMENSIONS OF MILD STEEL DOWEL BARS

Slab thickness (mm)	Dowel bars Dia.(mm)	length(mm)	Sleeve Length(mm)
150 ~ 220	20	650	400
230 and over	25	650	400

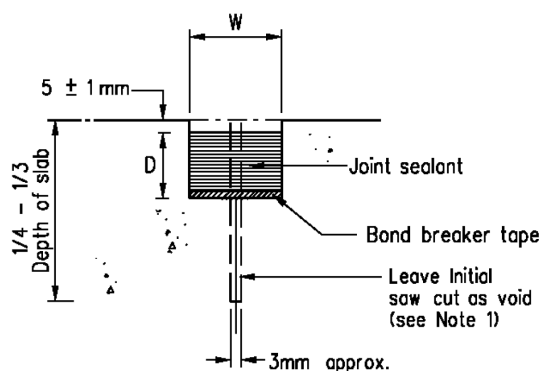
* Dowel bars are not recommended for slabs thinner than 150mm

A	Tolerance to dowel length revised	Sept 96
REF.	Former Drg. No. H1003/1 with general revision	June 94
REF.	REVISION	SIGNATURE DATE

HIGHWAYS DEPARTMENT

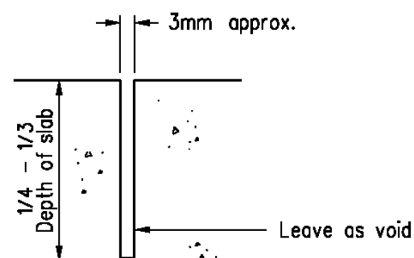
REFERENCE	DRAWING No.	CAD
SCALE	Diagrammatic	H 1106A

DETAILS OF CONTRACTION JOINT IN CONCRETE CARRIAGEWAY



DETAIL A

(Contraction Joint for reinforced slabs)

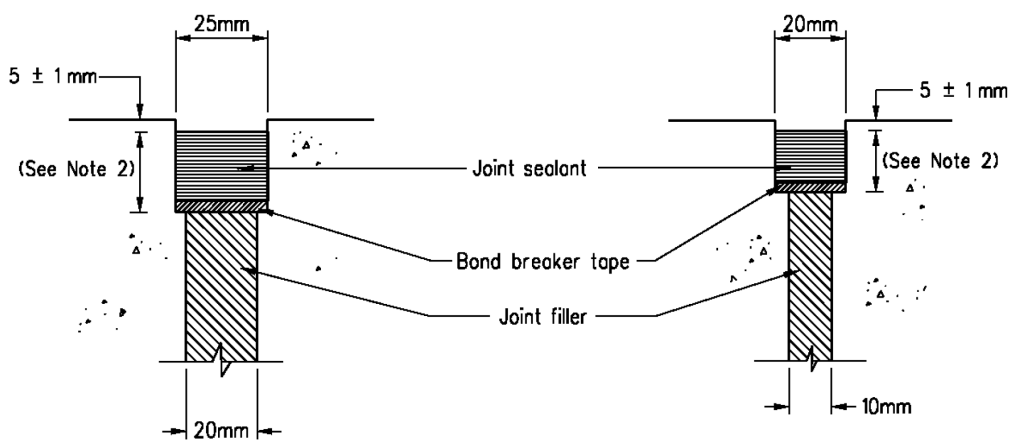


DETAIL B

(Contraction Joint for unreinforced slabs)

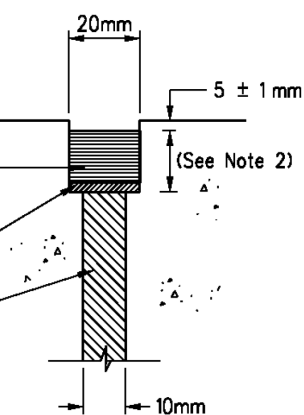
Joint spacing (m)	Width W (mm)	Depth D (mm)
Joint spacing ≤ 10	10	See Note 2
$10 < \text{Joint spacing} \leq 15$	20	
$15 < \text{Joint spacing} \leq 20$	25	

(FOR DETAIL A ONLY)



DETAIL C

(Expansion Joint)



DETAIL D

(Isolation Joint)

Notes:

1. Initial saw cut shall be omitted when slabs are not cast through the joint.
2. The depth of the joint sealant and bond breaker tape shall be in accordance with the manufacturer's recommendations.

A	General Revision		June 04
	Former Drg. No. H1004A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF
JOINT GROOVE FOR
TRANSVERSE JOINTS**

HIGHWAYS DEPARTMENT

REFERENCE

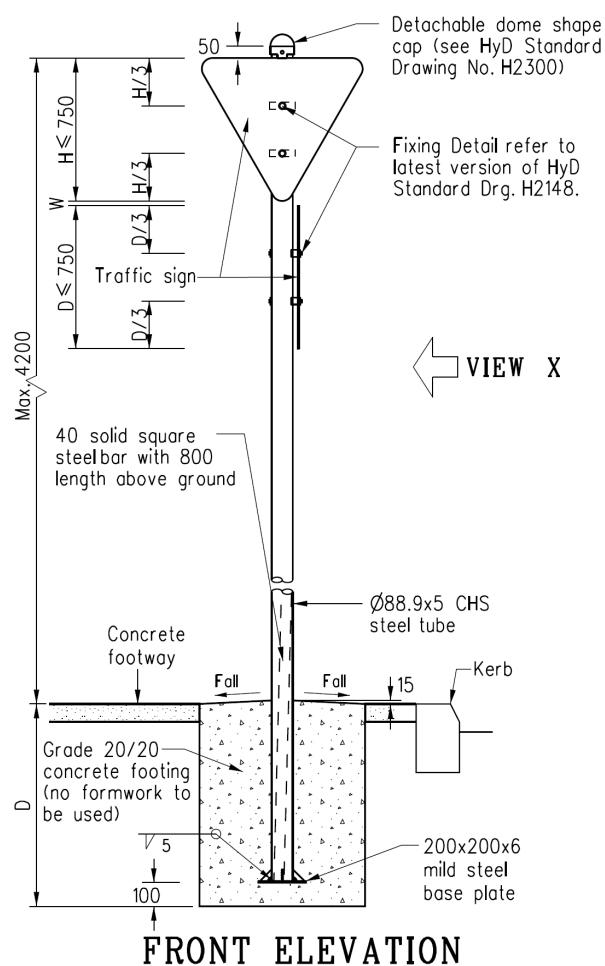
DRAWING No.

CAD

SCALE

DIAGRAMMATIC

H 1109A



REFERENCE	DRAWING No.	CAD
SCALE	H 2268B	
NOT TO SCALE		

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寄件者: Fongs Property
寄件日期: 2025年02月12日星期三 12:55
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: MUP/211 (2)
附件: 圖4.pdf

類別: Internet Email

Dear Mr. Wong,

With reference to the Proposed Layout Plan (Figure 1) and Filling of Land (Figure 4), the proposed development and land filling are in conflict with the existing trees. The applicant is advised to preserve existing trees as far as practicable and landscape treatment/ compensatory plantings should be considered for tree felling (if any) in accordance with the prevailing guidelines.

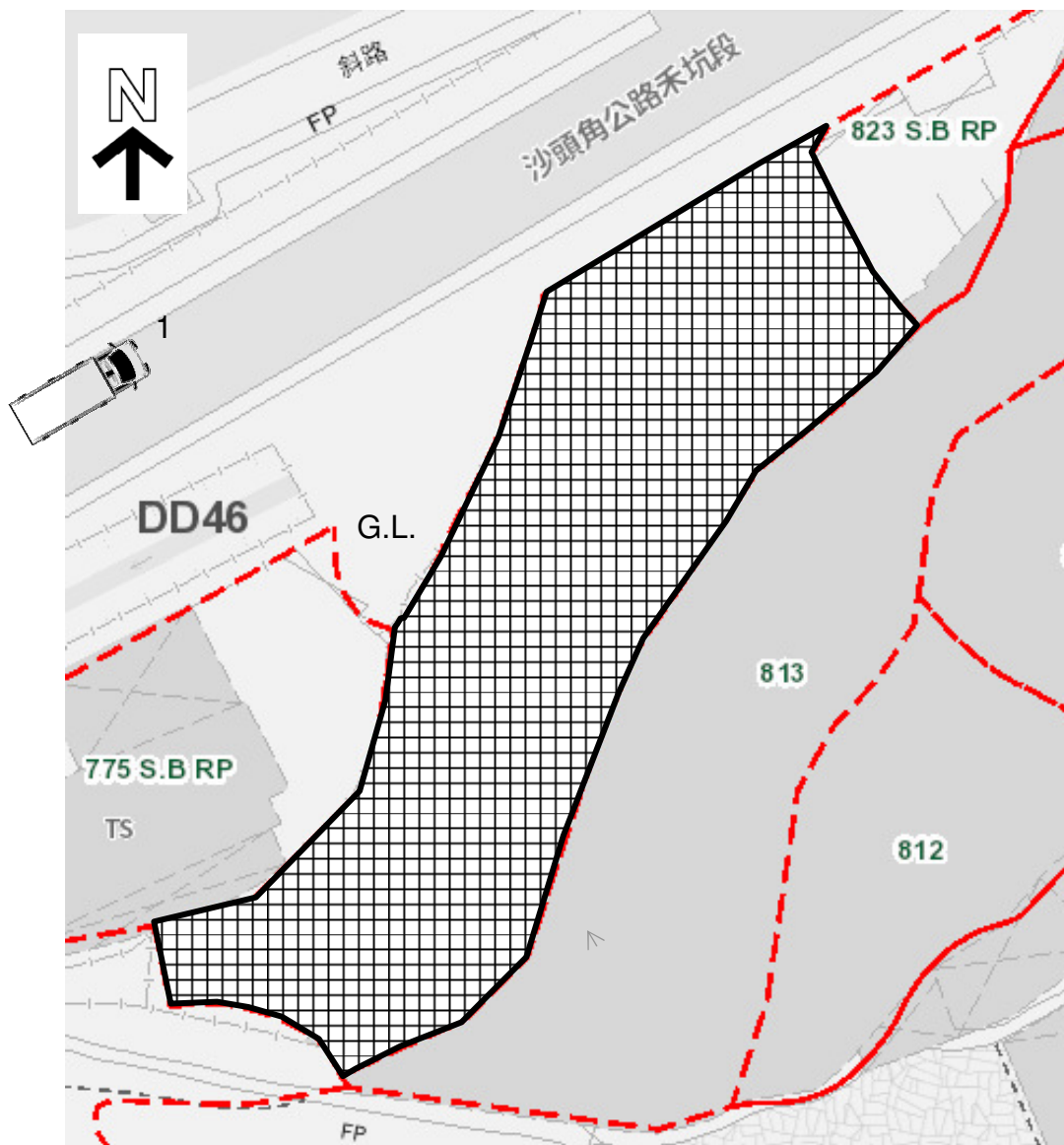
The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.


回應以上有關 CTP/UD&L, PlanD 的意見

1. 申請人清楚明白以上的內容
2. 如有需要砍伐樹木申請人會根據相關程序處理

Regards

BenFong



項目名稱：		圖例：
DD46 Lot 815 & 816 S.B RP 擬議臨時物流中心 (為期三年)	圖目：	
		
		Proposed filling of land with concrete (200mm thick)
比例：	圖號：	
1 : 500		
日期：	圖號：	備註：
12/2/2025	Figure 4	

**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.

**Similar s.16 application for temporary logistics centre
in the vicinity of the application site within “Agriculture” zone in the past five years**

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1	A/NE-MUP/193	Proposed Temporary Logistics Centre for a Period of 3 Years and associated Filling of Land	15.3.2024

Government Departments' General Comments

1. 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;
- the submitted drainage proposal does not provide sufficient information as required in DSD's "Technical Note to Prepare a Drainage Submission". Hence, should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact on the adjacent areas. 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;
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed use; and
- his advisory comments are at **Appendix V**.

2. Environmental

Comments of the Director of Environmental Protection (DEP):

- the Site is accessible from Sha Tau Kok Road – Wo Hang Section with the northeastern section of the Site fronting the abovementioned road. From the layout plan provided by the applicant, maneuvering of heavy goods vehicles will be at the northern portion of the Site;
- although heavy goods vehicles are involved, since the Site is directly accessible from Sha Tau Kok Road – Wo Hang Section, he has no objection to the planning application;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

3. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising active farmlands, temporary structures, and woodlands at the further south within the "Green Belt" zone. Based on the site record taken on

11.12.2024, the Site is mostly covered with wild grasses and vegetation with some trees along the periphery within the Site. Temporary structures are observed to the east and west within the Site. No significant sensitive landscape resources is observed. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated; and

- her advisory comments are at **Appendix V**.

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 and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

5. Traffic

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

- no comment on the proposed run-in/out design from the Highways maintenance point of view;
- apart from the design, approval condition on the provision of the run-in/out to his satisfaction should be imposed; and
- his advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- it is noted that three structures and associated land filling 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 on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

7. Other Departments

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

- (a) Commissioner for Transport (C for T);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) the following irregularity covered by the subject planning application has been detected by her office:

unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

- (iii) the following irregularity not covered by the subject planning application has been detected by her office:

unlawful occupation of GL not covered by the planning application

the GL adjoining the private lots has been fenced off without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the owner/applicant should remove the unauthorised structures and cease the illegal occupation of GL immediately without waiting for planning permission;
- (v) the lot owner/applicant shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorised structures were erected/occupation

of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (vi) 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;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should rectify the drainage facilities if they are found to be inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot(s) at his own expense;
 - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
 - (iv) the submitted drainage proposal does not provide sufficient information as required in DSD's "Technical Note to Prepare a Drainage Submission". Hence, the applicant should submit a revised drainage proposal for his review;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the requirements of the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the EPD"; and
 - (ii) the applicant should implement standard pollution control measures during construction works to minimise environmental pollution to the surroundings;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) with reference to the proposed layout plan and filling of land, the proposed use and land filling are in conflict with the existing trees. The applicant is advised to preserve existing trees as far as practicable and landscape treatment/ compensatory plantings should be considered for tree felling (if any) in accordance with the prevailing guidelines; and
 - (ii) the approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to

seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(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 separation distance of the structures shall be clearly indicated in the plan; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) that:

- (i) according to the applicant's plan, the vehicle from the Site will access directly to Sha Tau Kok Road (Wo Hang). While there is no proper run-in/out at the concerned location of Sha Tau Kok Road (Wo Hang), the applicant should seek Transport Department's (TD) comment and approval for the access arrangement;
- (ii) subject to TD's comment and approval, the run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) under the satisfaction of his office; and
- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that three structures and associated land filling 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 on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator 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 and 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 a 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 in respect of disposal of foul water and surface water respectively;
- (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)(1) of the B(P)R subject to justification; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions.

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/211

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見

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

侯志強議員

簽署 Signature



日期 Date

2024.12.21

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

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

投訴意見

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

簽署 Signature [Signature] 日期 Date 17-12-2014

From:
Sent: 2024-12-27 星期五 02:56:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/211 DD 46 Sha Tau Kok

A/NE-MUP/211

Lots 815 and 816 S.B RP in D.D. 46, Sha Tau Kok

Site area: About 1,166sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of applications but the site has already been used for brownfield operations. However this is no justification for approval as 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. This is not a Cat 2 designated area.

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

4

From:
Sent: 2024-12-27 星期五 16:26:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 241227 s16 KTS 1045.pdf; 241227 s16 LFS 544.pdf; 241227 s16 MUP 211.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three 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

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

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

27th December, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Logistic Centre for a Period of 3 Years and Associated Filling
of Land
(A/NE-MUP/211)**

1. We refer to the captioned.
2. We urge the Board to investigate the site status and history with relevant authorities and to also investigate whether there is ongoing enforcement case covering the current application site; if yes, then to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden