

2021年 5月 18日

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

Appendix I

This document is received on **18 MAY 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/672
	Date Received 收到日期	18 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

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

胡競紅 WU KING HUNG

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)

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)粉嶺近坪輦路
第 77 約地段第 1403 號餘段(部分)
Near Ping Che Road, Fanling.
Lot 1403 RP (Part) in D.D. 77(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 約 263 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ 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 ☐ 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-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	露天貯物 (少量五金工具) Open storage (Small amount of Metals and tools) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 --

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 --

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

(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

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.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)

.....

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

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

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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)) <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)																														
	No 否	<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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																														
	No 否	<input type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																														
	No 否	<input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？																																
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%; text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/NE-TKL/595
(b) Date of approval 獲批給許可的日期	6-7-2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	7-9-2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放五金、工具及貨櫃 (作辦公室及貯存工具用途)
(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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 3</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。

該土地發展過往(編號 TKL/388, TKL/515)及
現在(編號 TKL/595)都能獲得城規局許可申請，
而本人亦能履行全部附帶條件，及日後亦會
遵守全部附帶條件，所以本人繼續為該土地
續期3年，希望貴署早日批准，給予幫忙。

本公司營運時間為星期一至六早上九時至
下午五時，星期日及公眾假期休息，亦會
遵守不在夜間作業。非住用樓面面積約30m²，
非住用建築物高度4.8m，二層。本房地放置
五金工具，鐵籠，即車等搬運工具，沒有攻擊用途
房地附近有警察小隊巡邏，治安良好。

房地放置除下五金工具，不會搬離，其他
餘下工具零件也可用手推車出入房地，
不需要車輛，所以現時沒有車輛進出。

現遞交申請表，位置圖，地盤平面圖，
排水建議，保護樹木建議，消防裝置建議
及附圖(一)，(二)，(三)，(四)資料。

8. Declaration 聲明

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

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

Signature
簽署

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

胡競紅
胡競紅 WU KING HUNG

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

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

Date 日期

10 / 5 / 2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

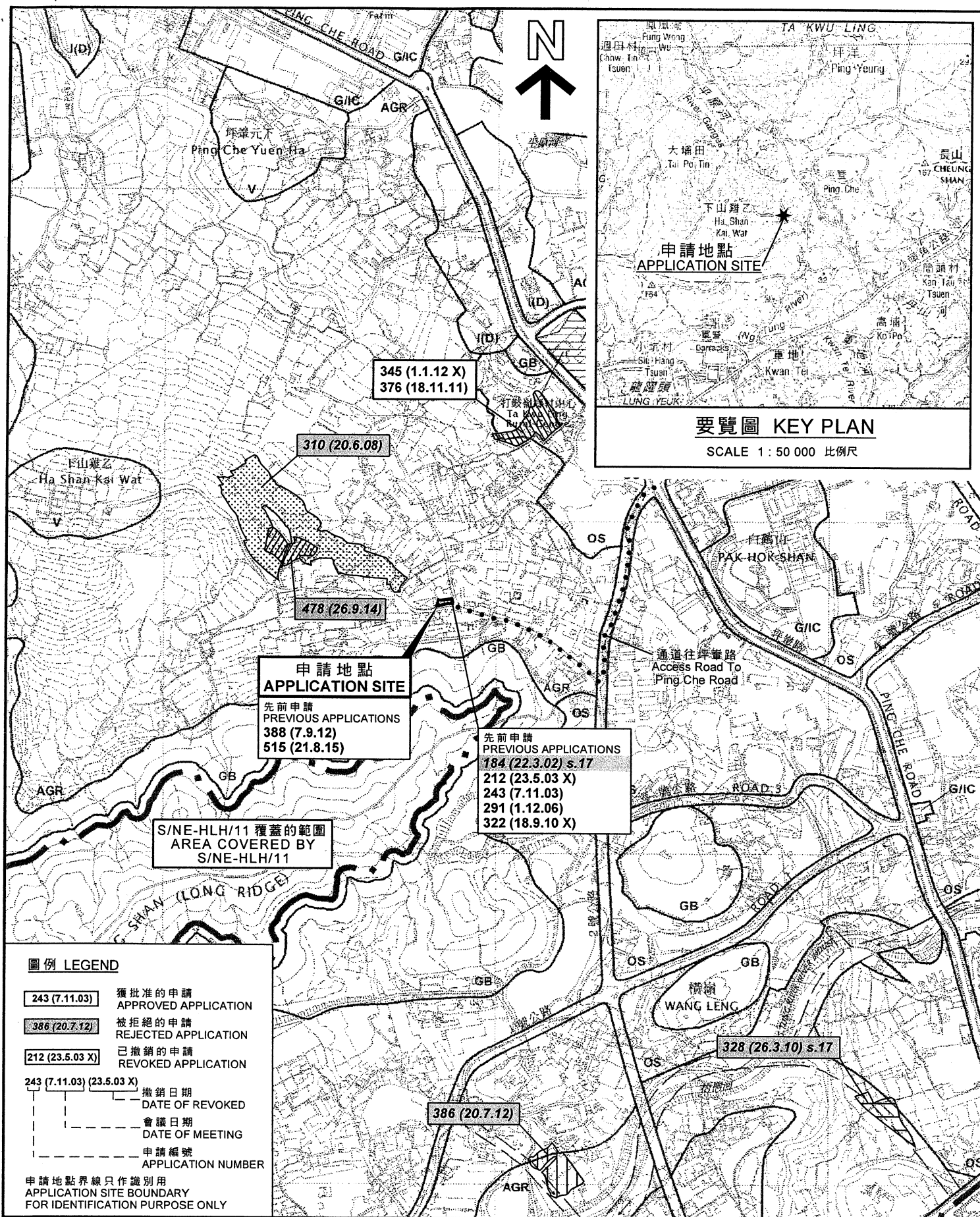
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	粉嶺近坪輦路第77約地段第1403號餘段(部分) Near Ping Che Road, Lot 1403 RP (Part) in D.D.77 Fanling.
Site area 地盤面積	263 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - TKL/14
Zoning 地帶	AGR
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放五金, 工具及貨櫃 (作辦公室及貯存工具用途)

(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	30 <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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	4.8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		
	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 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"/>
<p>樓宇圖、地盤平面圖、排水總圖、保護樹木建議 城市規劃委員會、及附圖 (一)、(二)、(三)、(四)</p>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

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。



位置圖 LOCATION PLAN

臨時「露天存放五金、工具及貨櫃（作辦公室及貯存工具）」用途的
規劃許可續期（為期3年）
新界打鼓嶺坪量丈量約份第77約地段第1403號餘段（部分）
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY "OPEN STORAGE OF METALS AND TOOLS AND CONTAINERS
(FOR OFFICE AND STORAGE OF TOOLS)"
FOR A PERIOD OF 3 YEARS
LOT 1403 RP (PART) IN D.D. 77, PING CHE, TA KWU LING, N.T.
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

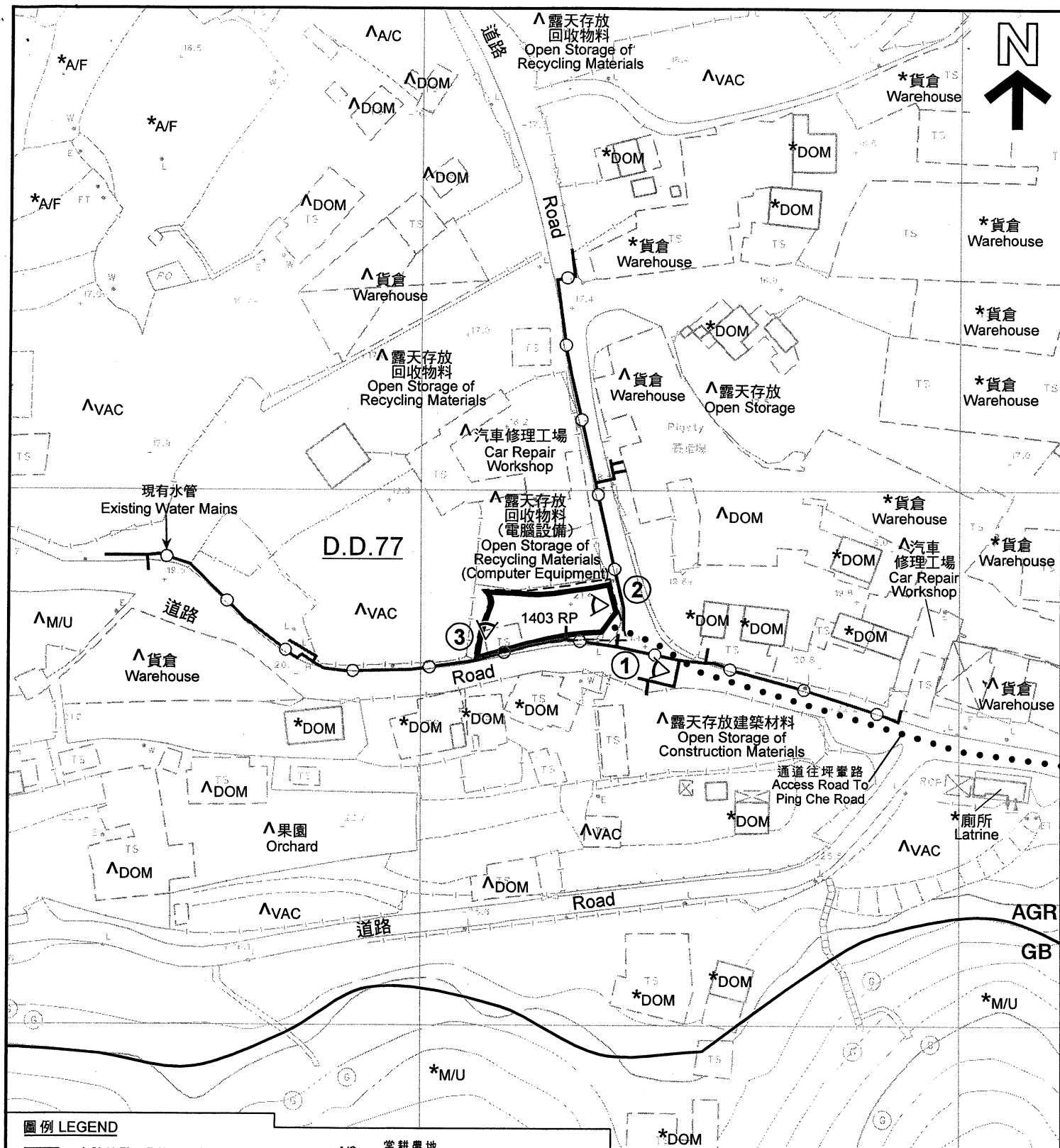
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

圖 PLAN
A-1

本摘要圖於2018年6月19日擬備，
所根據的資料為於2010年2月2日核准的
分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 19.6.2018
BASED ON OUTLINE ZONING PLAN
No. S/NE-TKL/14 APPROVED ON 2.2.2010



圖例 LEGEND

- 申請地點 (界線只作識別用)
 APPLICATION SITE
 (BOUNDARY FOR IDENTIFICATION
 PURPOSE ONLY)
- AGR** 農業
 AGRICULTURE
- GB** 綠化地帶
 GREEN BELT
- 實地照片的觀景點
 VIEWING POINT OF SITE PHOTO

- A/C** 常耕農地
 ACTIVE AGRICULTURAL LAND
- A/F** 休耕農地
 FALLOW AGRICULTURAL LAND
- DOM** 住用構築物
 DOMESTIC STRUCTURE
- M/U** 荒地
 UNUSED LAND
- VAC** 空置
 VACANT

註釋 Notes:

- (1) 2018年5月18日勘测的土地用途
 Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 18.5.2018
- (2) * 土地用途跟1990年12月18日勘测的土地用途一致
 Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 18.12.1990
- (3) ^ 土地用途跟1990年12月18日勘测的土地用途有别
 Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 18.12.1990

平面圖 SITE PLAN

臨時「露天存放五金、工具及貨櫃 (作辦公室及貯存工具)」用途的
 規劃許可續期 (為期3年)
 新界打鼓嶺坪輦丈量約份第77約地段第1403號餘段 (部分)
 RENEWAL OF PLANNING APPROVAL FOR
 TEMPORARY "OPEN STORAGE OF METALS AND TOOLS AND CONTAINERS
 (FOR OFFICE AND STORAGE OF TOOLS)"
 FOR A PERIOD OF 3 YEARS
 LOT 1403 RP (PART) IN D.D. 77, PING CHE, TA KWU LING, N.T.

米 20 0 20 40 米
 METRES SCALE 1:1 000 比例尺

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.

圖 PLAN
 A-2

本摘要圖於2018年6月19日擬備，
 所根據的資料為測量圖編號
 3-NW-23D 及 24C
 EXTRACT PLAN PREPARED ON 19.6.2018
 BASED ON SURVEY SHEETS No.
 3-NW-23D & 24C

排水建議

- 1) 提交申請地點的地形及地面圖片 (附圖一)
- 2) 提交排水渠尺寸及沙井尺寸 (附圖二)

- 3) 申請地點在圍牆兩邊鋪設排水渠,

另外兩邊是道路, 所以不能鋪設。

- 4) 排水輸送到地下渠道, 並確保不導致排水負荷及保持暢通。

- 5) 現有 2 條排水渠, 2 個沙井池。
沙井有蓋蓋好, 不在渠位放置垃圾阻塞渠道。

- 6) 申請地點渠道實已運作多年, 排水情況亦能維持暢通無阻, 亦沒干擾附近街道或渠道。

- 7) 渠道落實和之前成功申請編號 TKL/388 一樣, 沒有改動, 維持不變。
和 TKL/515
TKL/595

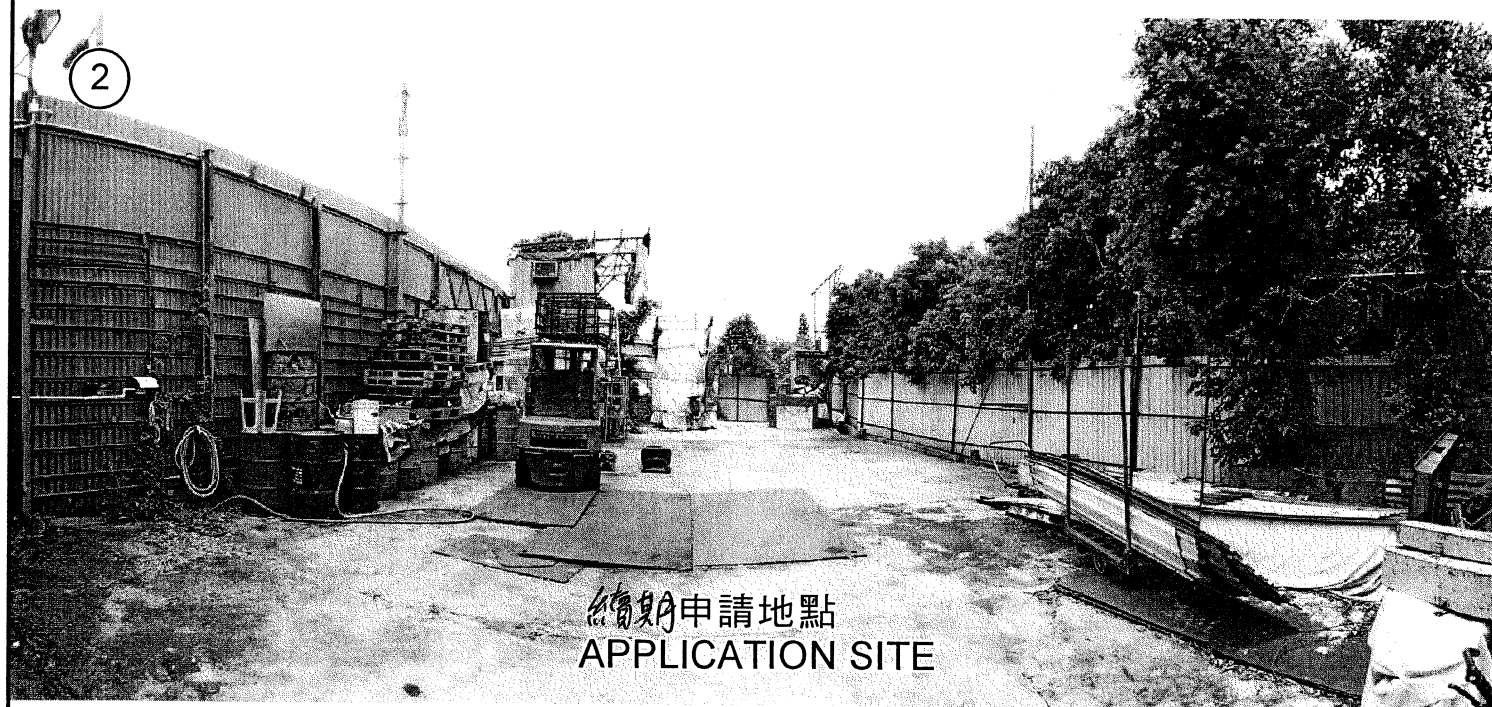
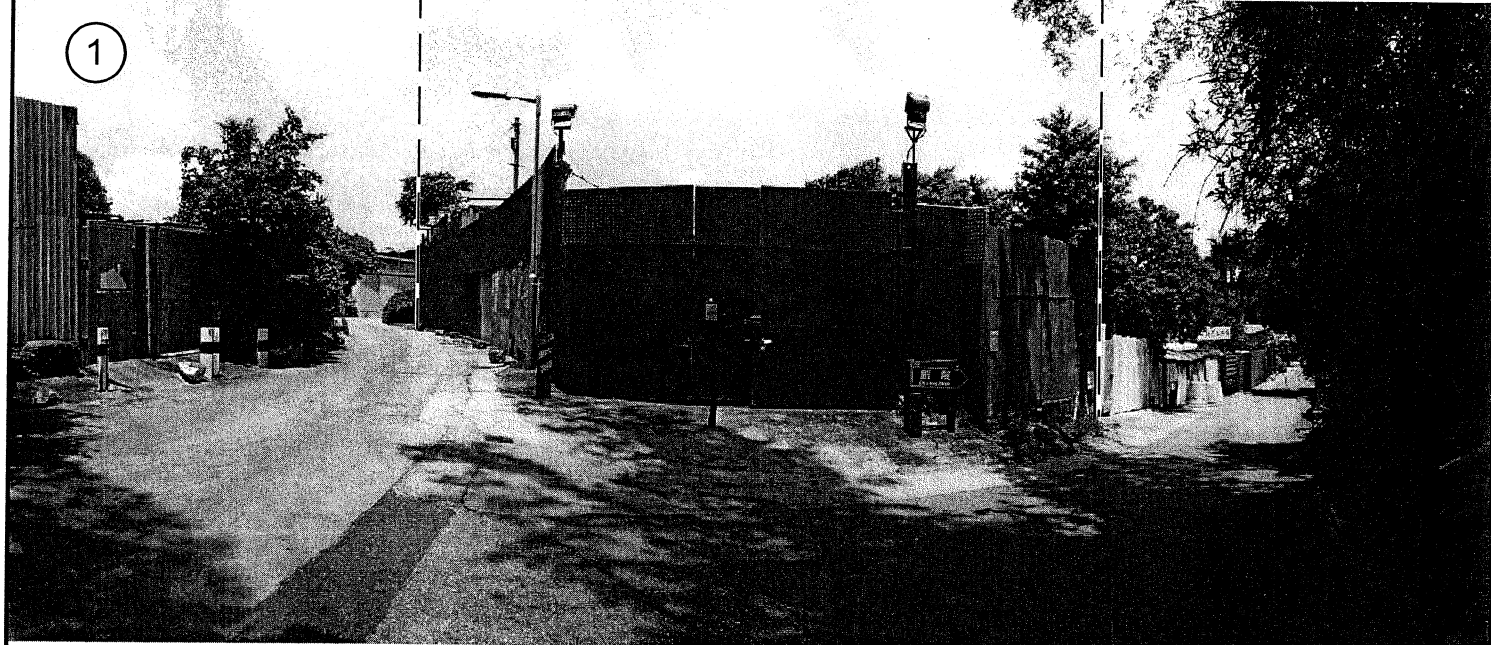
保護樹木建議

- 1) 場內已種植 11 棵細葉榕，高度約為 2750 毫米。
- 2) 花槽長度約為 4.9m，闊約為 0.8m。
- 3) 樹木四周不會擺放廢料，不會在樹上釘上標誌牌和掛燈，不會傾倒污水在樹木四周，以保護樹木生長。
- 4) 定期清除孽緣植物及雜草，以保護樹木生長。
- 5) 標示座標。
- 6) 南面位置沒位置可種植，要預留開門位置，及放置貨櫃一個。
- 7) 場地面積約 263m^2 。
- 8) 提交植樹，出入口，去水渠位置圖等(附圖三)

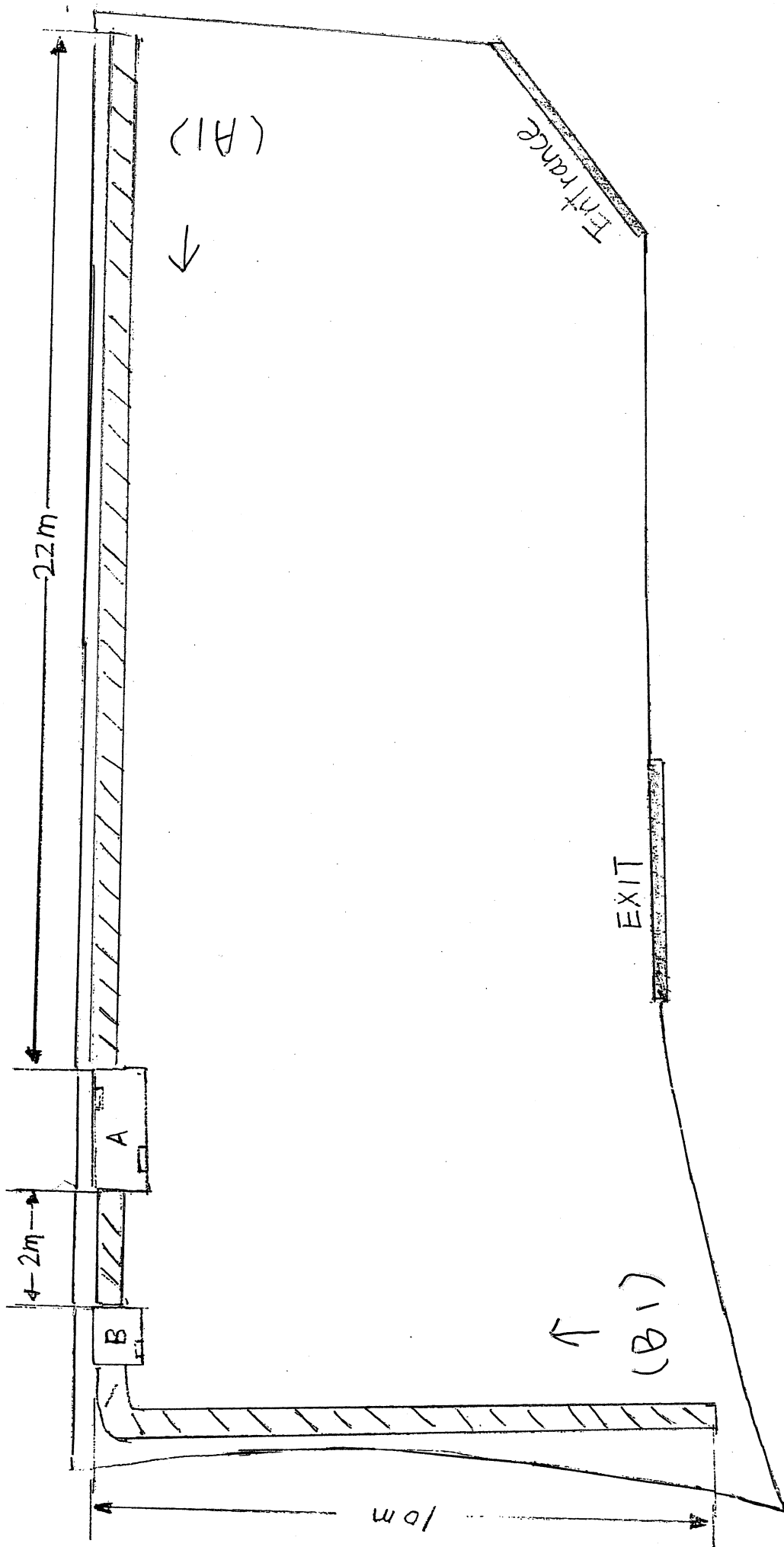
消防裝置建議

- 1) 貨櫃內放置五金工具用途。
- 2) 空地放置少量五金工具用途。
- 3) 請有關合資格技師安裝2個9公升滅火筒(水劑)在貨櫃兩旁當眼位置, 確保裝備正常運作。
並附上消防裝置平面圖。(附圖四)

續期申請地點
APPLICATION SITE



附圖(一)



沙井 A: L 180cm W 66cm H 80cm

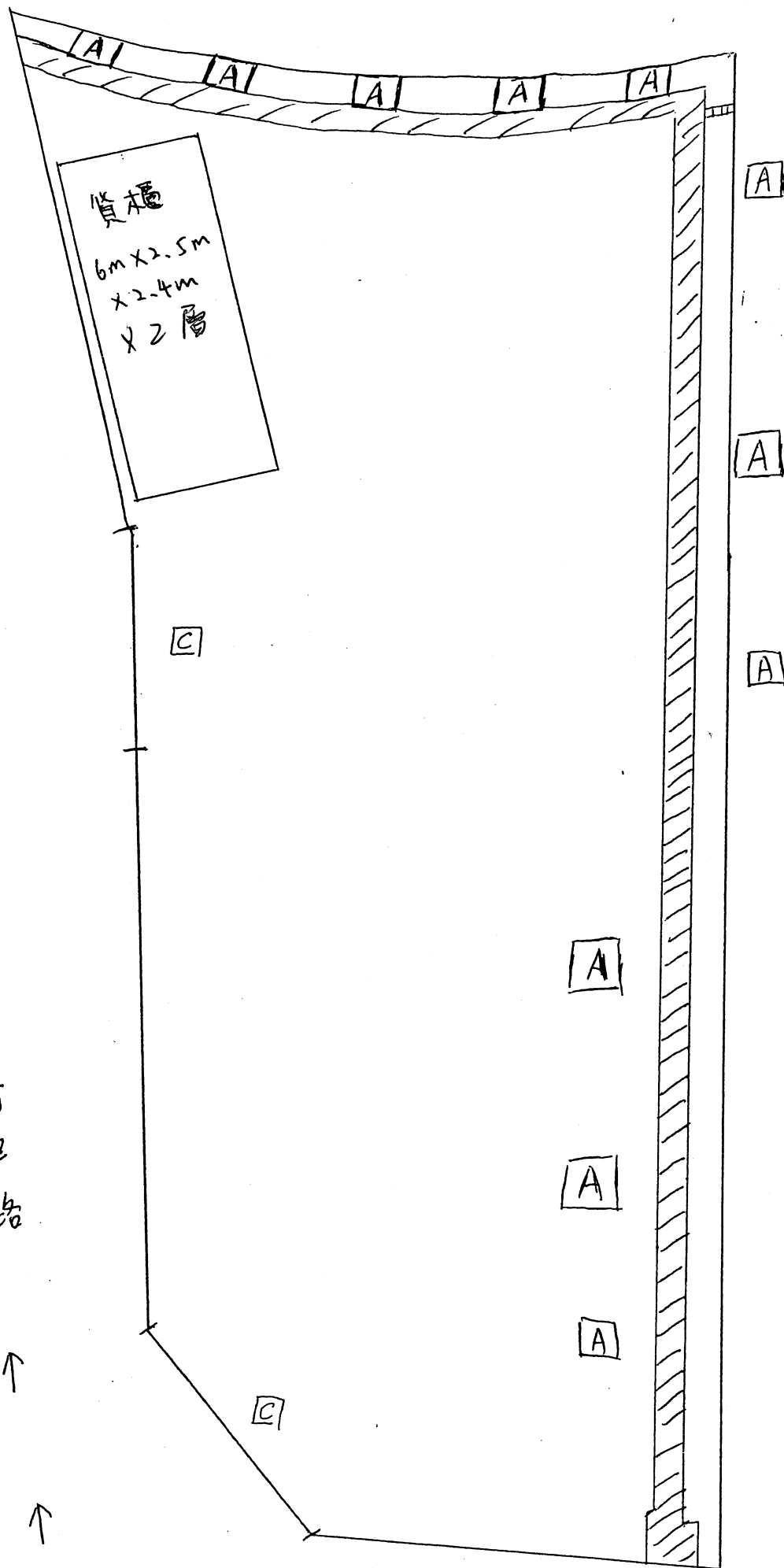
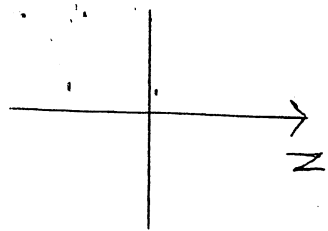
沙井 B: L 60cm W 60cm H 70cm

水渠 III: W 50cm H 26cm

附圖 (一)

流水會經水渠流向沙井 A 和 B, 再經地下渠往外流走。 Scale 1:100

0 1 2 3 4 5



→ → 行車路

去水渠

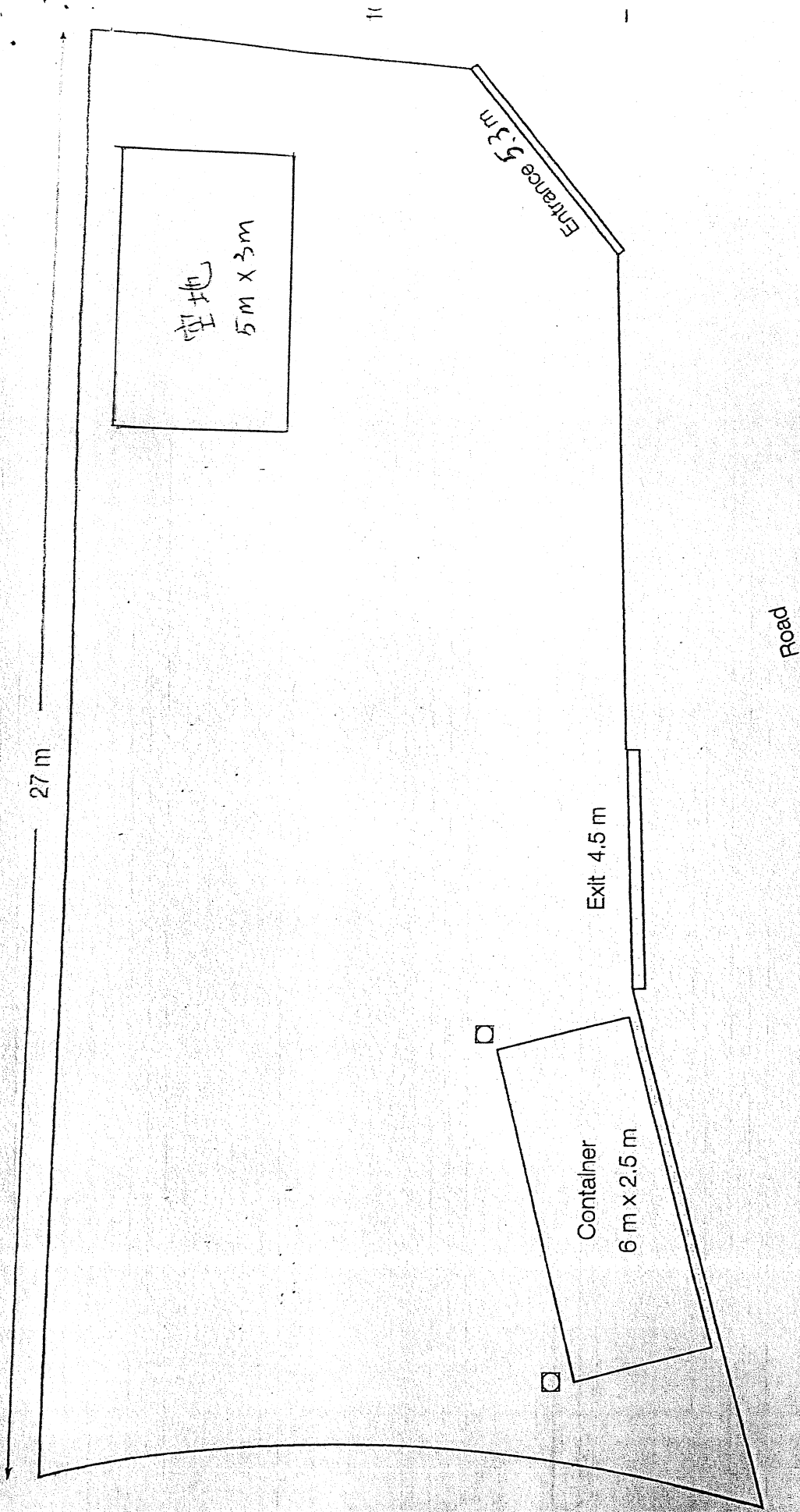
—+→ N 座標

C 出入口

A 植樹

(已種植 11 棵)

→ → → 附圖(三)

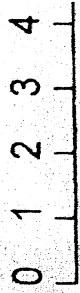


附圖(四)

貨櫃內放置五金工具
 空地 L: 5m (放置五金工具)
 W: 3m
 91400 Water Fire Extinguisher
 91400 滅火筒 2 樽 (水劑)

Lot 1403 (part) in DD77 Ping Che N.T.

Scale 1:100



補充資料 (消防裝置建議及落實)

(一) 申請地點圖則, 滅火水源和裝置

建議和落實, 與之前成功申請

編號 TKL/595 一樣, 沒有改動,

維持不變,

(二) 已落實設置滅火筒2個,

附上證明 A8715963

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
 (Regulation 9(1))
 (第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8715963

FSD Ref.:
消防處編號

Name of Client: 顧客姓名 **中興五金**
 Name of Building: 樓宇名稱 **新界打鼓嶺坪輦第77約地段第1403號餘段(部份)**
 Street No./Town Lot: 門牌號數/市地段 Street/Road/Estate Name: 街道/屋苑名稱
 Block: 座 District: 分區 Area: 地區 ☐ HK 香港 ☐ K 九龍 ☒ NT 新界
 Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項					
Code 編號 (1-33)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 9公升水劑滅火筒	存放於上述地址	符合消防要求	21 / 5 / 2021	20 / 5 / 2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編號 (1-33)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項				
Code 編號 (1-33)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/籍此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

Authorized Signature: 授權人簽署 **Chim Chung Yam**
 Name: 姓名 **Chim Chung Yam**
 FSD/RC No.: 消防處註冊號碼 **RC 3 / 439**
 Company Name: 公司名稱 **City Fire Engineering Co.**
 Telephone: 聯絡電話
 Date: 日期 **21 / 5 / 2021**

For FSD use only:
☐ Inspected
☐ Key-in
☐ Verified



**Relevant Extract of 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. 13F)**

1. On 27.3.2020, 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. 13F) 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 back-up 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, 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 genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, 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 genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications (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 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) the use of sites less than 1,000 m² for open storage uses and 2,000 m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
 - (b) 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;
 - (c) 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;
 - (d) 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;
 - (e) 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
 - (f) 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, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

**Relevant Extract of Town Planning Board Guidelines on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development’
(TPB-PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications

Approved Applications

Application No.	Use/Development	Date of Consideration	Approval Conditions
A/NE-TKL/212	Temporary Open Storage of Generators for a Period of 3 Years	23.8.2002 (revoked on 23.5.2003)	A1, A2, A6, A16, A21 & A25
A/NE-TKL/243	Temporary Open Storage of Generators for a Period of 3 Years	7.11.2003	A3, A9, A16, A18, A25 & A26
A/NE-TKL/291	Temporary Open Storage of Metals, Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	1.12.2006	A1, A2, A12, A13, A17, A19, A25 & A26
A/NE-TKL/322	Renewal of Permission for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	18.9.2009 (revoked on 18.9.2010)	A4, A7, A8, A12, A13, A15, A19, A23 & A25
A/NE-TKL/388	Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	7.9.2012	A1, A2, A7, A8, A12, A14, A15, A20, A22, A24 & A25
A/NE-TKL/515	Renewal of Planning Permission for Temporary “Open Storage of Metals and Tools and Containers (for Office and Storage of Tools)” for a Period of 3 Years	21.8.2015	A5, A10, A11, A12, A14, A15, A20, A22, A24 & A25
A/NE-TKL/595	Renewal of Planning Approval for Temporary “Open Storage of Metals and Tools and Containers (for Office and Storage of Tools)” for a Period of 3 Years	6.7.2018	A11, A12, A14, A15, A22 & A25 – A30

Approval Conditions:

- A1 The submission of landscaping and tree preservation proposals
- A2 The implementation of landscaping proposals and/or tree preservation proposals
- A3 The implementation of the accepted landscaping proposals
- A4 The submission and the implementation of tree preservation proposals including tree replacement planting

- A5 The existing trees and landscape plantings implemented under application No. A/NE-TKL/388 on the site should be maintained
- A6 The provision of drainage facilities
- A7 The submission of drainage proposals
- A8 The implementation of drainage proposals
- A9 The implementation of the accepted drainage proposals
- A10 The existing drainage facilities implemented under application No. A/NE-TKL/388 on the site should be maintained
- A11 The submission of a condition record of the existing drainage facilities on the site
- A12 The peripheral fencing and paving of the site should be maintained
- A13 No night-time operation between 11:00 p.m. and 7:00 a.m. should be allowed
- A14 No operation between 5:00 p.m. and 9:00 a.m. should be allowed
- A15 No operation on Sundays and public holidays should be allowed
- A16 The submission of vehicular access proposal and the provision of vehicular access
- A17 The submission and implementation of proposals for access, car parking and loading/unloading spaces
- A18 Only light goods vehicles should be allowed for transportation of generators
- A19 No medium/heavy goods vehicles should be allowed to access the application site
- A20 No medium and heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance was allowed for the operation of the application site
- A21 The setting back of the application site from encroachment onto Government land
- A22 The provision of fire extinguisher(s)
- A23 The submission of proposals and the provision of water supplies for fire-fighting and fire service installations
- A24 The submission and implementation of proposals for water supplies for fire-fighting and fire service installations
- A25 Revocation clause
- A26 Reinstatement clause
- A27 No vehicle entering and exiting the site was allowed
- A28 The existing trees on site should be properly maintained
- A29 The existing drainage facilities should be maintained

- A30 The submission and implementation of proposal for fire service installations and water supplies for firefighting

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/NE-TKL/184	Temporary Open Storage of Generators for a Period of 3 Years	22.3.2002 (on review)	R1 & R2

Rejection Reasons

- R1 The subject site fell within an area zoned “Agriculture” (“AGR”). The planning intention of the “AGR” zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with potential for rehabilitation. No strong justifications had been provided for a departure from the planning intention, even on a temporary basis.
- R2 No technical assessments/proposals had been provided in the submission to demonstrate that the use under application would not generate adverse drainage, environmental and traffic impacts on the surrounding areas.

**Similar S.16 Applications for Open Storage
within/partly within “Agriculture” Zones in the vicinity of the Application Site
in the Ping Che and Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-TKL/345*	Temporary Furniture Repair Workshop, Covered and Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Room and Lavatory for a Period of 3 Years	1.4.2011 (revoked on 1.1.2012)	A1, A2, A4, A5, A6 & A7
A/NE-TKL/376*	Proposed Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Station and Lavatory for a Period of 3 Years	18.11.2011	A1, A3, A4, A5, A6 & A7

Remarks

*: Applications No. A/NE-TKL/345 and A/NE-TKL/376 are at the same location

Approval Conditions

- A1 No operation between 6:00 p.m. and 9:00 a.m. was allowed
- A2 No operation on Saturdays, Sundays and public holidays was allowed
- A3 No operation on Sundays and public holidays was allowed
- A4 The submission and the implementation of drainage proposals
- A5 The submission and implementation of tree preservation and landscape proposals
- A6 The submission of proposals and the provision of water supplies for fire fighting and fire service installations
- A7 Revocation clause

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKL/386	Temporary Open Storage and Storage of Recycled Materials (Plastic Waste and Disused Pinball Machines) for a Period of 3 Years	20.7.2012	R1, R2 & R4
A/NE-TKL/478	Proposed Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years	26.9.2014	R1, R3 & R4

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.
- R3 The application did not comply with the Town Planning Board Guidelines No. 13E in that no previous planning approval had been granted to the site; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding area.
- R4 Approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

5-1

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

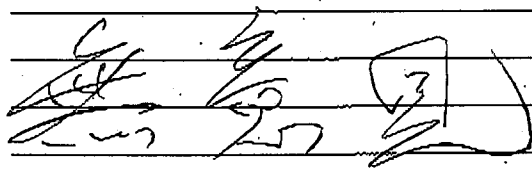
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/672

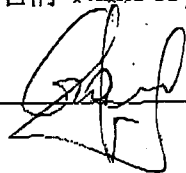
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

27 MAY 2021

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
- (i) the application lot is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make her own arrangement for acquiring access to the application lot, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the applied use;
 - (ii) the actual occupation area does not tally with the Site. Portion of an adjoining Lot No. 1402 RP in D.D. 77 has also been occupied. Moreover, a two-storey container-converted structure has been erected within the Site without prior approval from her office. Her office reserves the right to take necessary lease enforcement actions against the irregularities; and
 - (iii) the owner of the application lot has submitted an application to her office for a Short Term Waiver (STW), which is being processed by her office and will be considered by Government in its landlord's capacity. There is no guarantee that the STW application will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by her office;
- (b) to note the following comments of the Director of Environmental Protection:
- (i) the applicant is advised to follow the relevant environmental mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise any possible environmental nuisance; and
 - (ii) the applicant is also advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal for wastewater generated from the development. If septic tank and soakaway system will be used, its design, construction, operation and maintenance should follow the requirements of ProPECC PN 5/93;
- (c) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
- (i) if the existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant government departments and also at his own cost; and
 - (ii) the applicant is reminded to maintain his system properly and rectify any inadequacies or defects found during operation. In addition, the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system;

- (d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary; The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) the temporary converted containers for site office/storage are considered as temporary buildings and subject to control under Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, its permitted development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
 - (vii) detailed comments under the BO will be provided at building plan submission stage.