

2022年 9月 1 3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。

Appendix I of RNTPC
Paper No. A/NE-TKL/708B

This document is received on **13 SEP 2022**
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 / 708
	Date Received 收到日期	13 SEP 2022

- 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)

焯陞資產有限公司 JSK Assets Limited

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 456RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, N.T. 新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、第461號、第462號及第2229號餘段
(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 6300 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4826 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) N/A 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	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	「露天貯物」及「農業」 "Open Storage" & "Agriculture"
(f) Current use(s) 現時用途	現時是空置的 (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 16/08/2022 (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 16/08/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Logistics Centre

擬議臨時物流中心

(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	1516	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4784	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4826	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4826	sq.m	<input checked="" type="checkbox"/> About 約

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

構築物1：臨時物流中心，面積約4,710平方米，1層高，高度不多於14米。另有遮雨蓬約210平方米。

構築物2：消防泵房，面積約16平方米，1層高，高度不多於3米。

構築物3：洗手間，面積約16平方米，1層高，高度不多於3米。

構築物4：辦公室，每層面積不多於42平方米，2層高，高度不多於6米，總面積不多於84平方米。

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	8個貨櫃車上落貨位

Proposed operating hours 擬議營運時間

星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由沙頭角公路—龍躍頭段經一條鄉村道路進入
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 checked="" type="checkbox"/>

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

請參考附件的申請摘要

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Ms Hermose Chong

Manager

Name in Block Letters
姓名 (請以正楷填寫)

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

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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

Date 日期

18/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 456RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, N.T. 新界粉嶺軍地丈量約份第83約地段第456號餘段、 第459號、第460號、第461號、第462號及第2229號餘段
Site area 地盤面積	6300 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	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	「露天貯物」及「農業」 "Open Storage" & "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre 擬議臨時物流中心

(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	4826 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.766 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	14	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	75.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		0 0 0 0 0 0
	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) <hr/> <hr/>		8 8個貨櫃車上落貨位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan, 地盤平面圖 Site Plan, 行車路線圖 Vehicular Access Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460
號、第 461 號、第 462 號及第 2229 號餘段

擬議臨時物流中心 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
 2. 申請原因-----P.2
 3. 擬議發展計劃的各方面影響-----P.3-4
-

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段的規劃申請，擬在上述地段申請為期三年的臨時物流中心。
2. 申請地點位於沙頭角公路附近，在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》裡，超過 95%的土地劃為「露天貯物」，其餘少量土地劃為「農業」用途。
3. 申請地盤面積為約 6,300 平方米，上蓋總面積為 4,784 平方米，露天地方面積為 1,516 平方米，上蓋覆蓋率為 75.9%。
4. 申請地點將設有四個構築物及遮雨蓬：
構築物 1：臨時物流中心，面積約 4,710 平方米，1 層高，高度不多於 14 米；
構築物 2：消防泵房，面積約 16 平方米，1 層高，高度不多於 3 米；
構築物 3：洗手間，面積約 16 平方米，1 層高，高度不多於 3 米；
構築物 4：辦公室，每層面積不多於 42 平方米，2 層高，高度不多於 6 米，總面積不多於 84 平方米。
另有遮雨蓬約 210 平方米。
5. 申請地點涉及 8 個貨櫃車上落貨車位，只作臨時上落貨用途。
6. 申請地點可從沙頭角公路—龍躍頭經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 6,300 平方米，根據坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14，申請地點超過 95% 的土地面積被規劃為「露天貯物」，餘下的少量部份為「農業」用地。
2. 擬議的物流中心屬於港口後勤用途，按城市規劃委員會規劃指引編號 13F（擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請）中所述，超過 95% 的申請地點被劃為「第一類地區」，該類用地泛指當局認為適合作露天貯物及港口後勤用途的地區，物流中心屬經常獲准的用途。
3. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地發展的關係，擬議發展不會影響用途地帶的長遠規劃意向。
5. 申請用途不會破壞土地上的草一木，只是利用現時的硬地面作臨時物流中心，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
6. 申請地點涉及多個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作。
7. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段作為期三年的臨時物流中心。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及四個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點有行車通道連接沙頭角公路—龍躍頭段。

3. 擬議發展的交通安排

申請用途涉及 8 個貨櫃車的上落貨車位，申請地點設有足夠迴旋空間供車輛掉頭，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題。

4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時物流中心，只在星期一至星期六上午八時至下午六時營業，星期日及公眾假期全日休業；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新
界新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460
號、第 461 號、第 462 號及第 2229 號餘段作為期不超過三年的臨時物流
中心。

有關第 16 條規劃申請編號

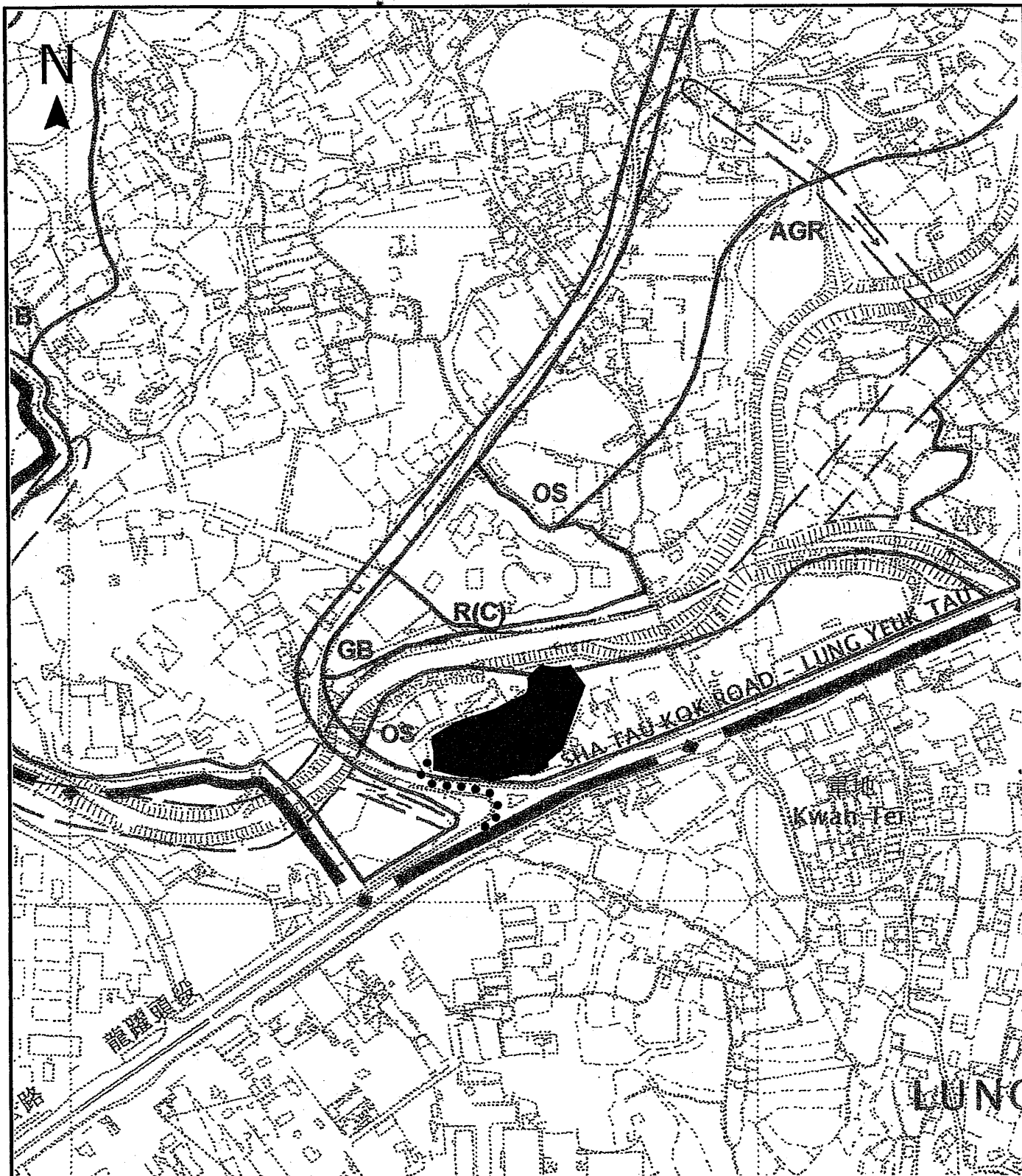
擬議申請用途：臨時物流中心

丈量和地段編號：新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、
第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段

預計 貨櫃車 (進出流量報告)
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	1	1
11 : 00 - 12 : 00	2	2
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	1	1
15 : 00 - 16 : 00	1	2
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 456R.P.,
459, 460, 461, 462 and 2229R.P. in
D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

Location Plan



全堅土地行政師行

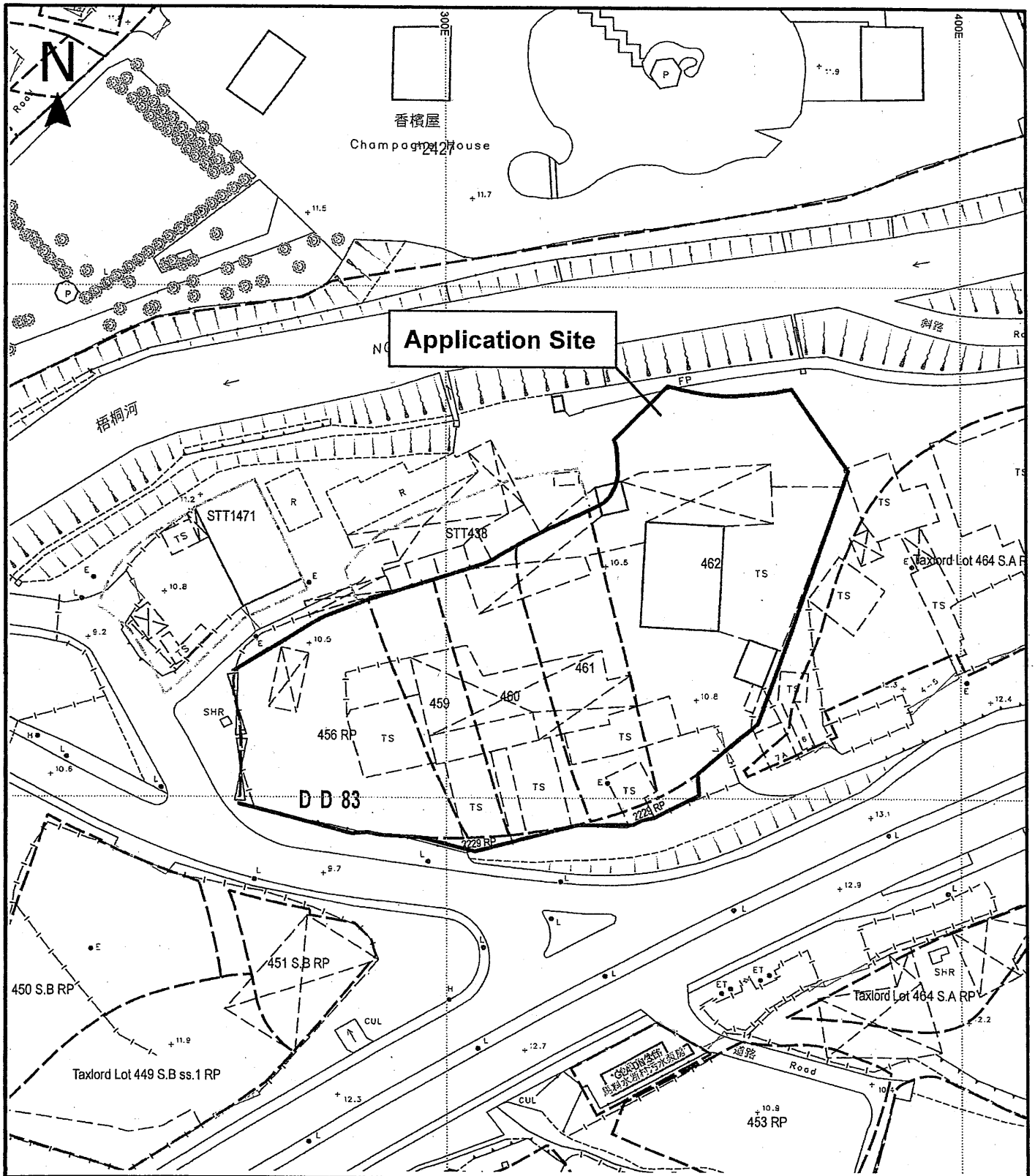
Drawing No. 圖號:

20220809

Remarks 備註:

- Vehicular access leading
from Sha Tau Kok Road
- Lung Yeuk Tau

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 456R.P.,
459, 460, 461, 462 and 2229R.P. in
D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

Site Plan

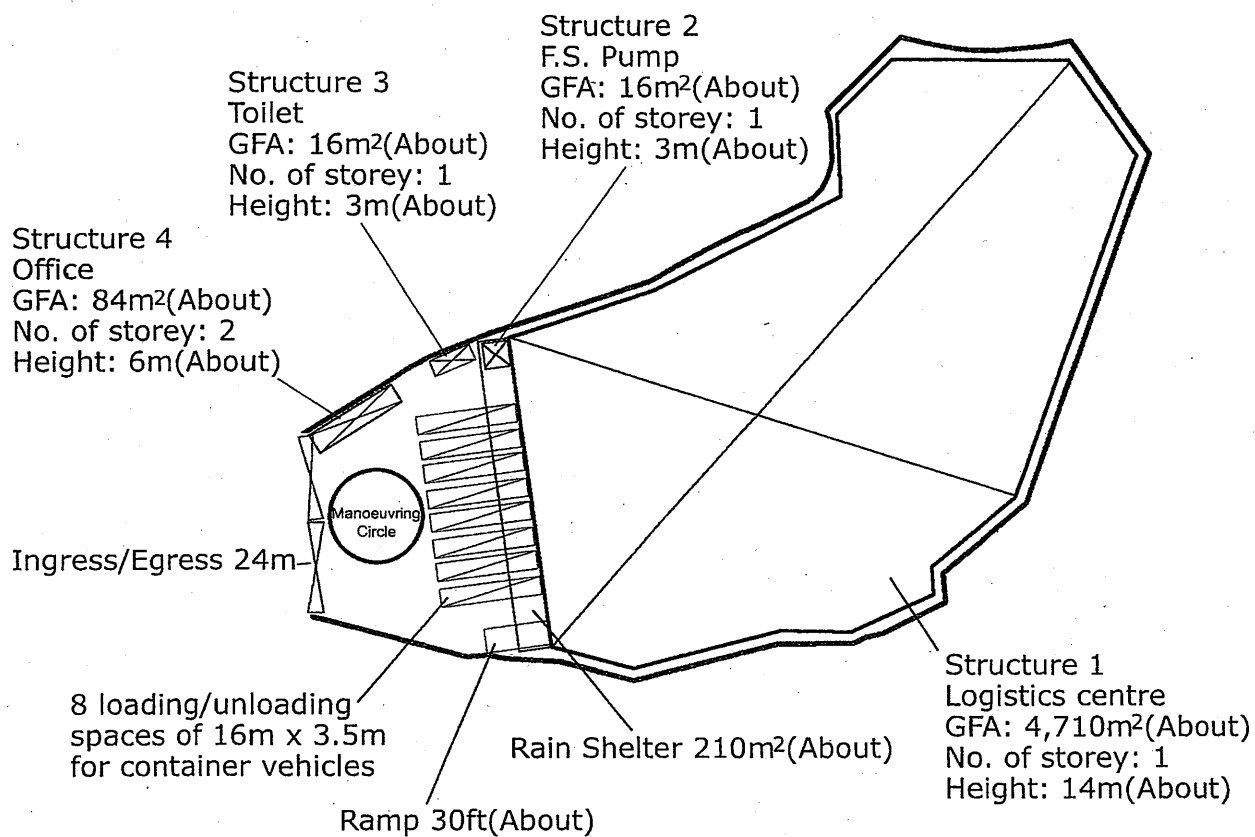


Drawing No. 圖號:

20220809

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 456R.P., 459, 460, 461, 462 and 2229R.P. in D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

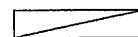
Layout Plan



Drawing No. 圖號:

20220809

Remarks 備註:



Container vehicles



Structure

Scale 比例:

Planning Application No. A/NE-TKL/708

Table A: Responses to Transport Department Comments

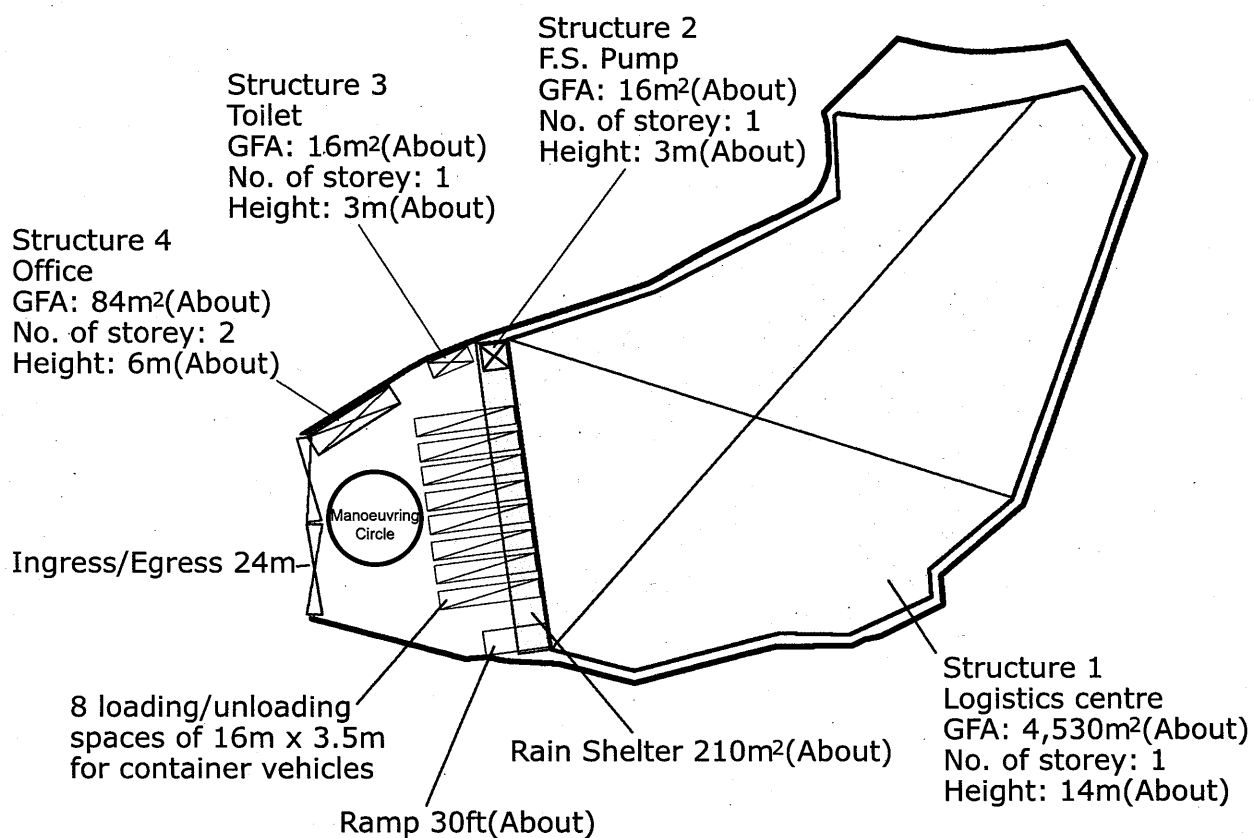
	Departmental Comments	Responses
	Transport Department	
(i)	it is noted that a maximum of 2 roundtrips daily by container trucks to the site is anticipated. The applicant should substantiate the need for provision of 8 loading/unloading bays at the site;	因為貨櫃車容量大，所以每天貨櫃車往返次數不會多，而它們每次停泊時間較其他車長，因需要上落貨的貨物數量較多。申請地點需要 8 個車位是考慮到物流中心的面積和貨物數量，確保有足夠位置卸貨，不會影響外面的交通。
(ii)	the applicant should substantiate the total traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	申請人會控制在不同的時間進行上落貨，請看附件的車輛進出時間表，申請人保證不會在同一時間在 8 輛貨櫃車進出申請地點，不會影響周邊道路交通。
(iii)	the applicant shall elaborate parking spaces and loading/unloading spaces for vehicles other than container trucks is required;	如有貨櫃車以外的車輛進入，申請人會保確本來的 8 個上落貨位有空置車位，並會容許貨櫃車以外的車輛在那 8 個上落貨位置暫時停泊並進行臨時上落貨，但相信這種情況較少，因為申請地點主力是使用貨櫃車進行上落貨。
(iv)	the applicant shall demonstrate the satisfactory maneuvering of container vehicles entering to and exiting from the subject site, maneuvering within the subject site, preferably using the swept path analysis;	請看附圖。 (清晰顯示車輛的模擬行駛路徑)
(v)	the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	如獲批准，申請人會聘請專人負責管理申請地點的出入口車輛流量管制，確保不會有車輛排隊阻塞出入口或周邊地方
(vi)	the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	如獲批准，申請人會聘請專人負責管理申請地點出入口的行人設施，確保周邊行人的安全。

Table B : Responses to Agriculture, Fisheries and Conservation Department

	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department	
(i)	<p>please note that a woodland which the vegetation is currently maintained by this Department for ecological purposes under the “Main Drainage Channel for Fanling, Sheung Shui and Hinterland project” is located to the immediate north of Lot 462 in D.D. 83. Should the subject application be approved, the applicant should be advised to adopt good site practices and implement necessary environmental measures, including but not limited to provision of screen planting/hoarding and control of surface runoff to avoid disturbance to the mitigation woodland and the nearby Ng Tung River.</p>	<p>申請人知悉。 如申請批出後，申請人會按照要求將擬議發展對環境的影響減少至最低。</p>

Table C : Responses to Urban Design and Landscape Section, Planning Department

	Departmental Comments	Responses
	Urban Design and Landscape Section, Planning Department	
(ii)	the site is paved and occupied by temporary structures. Some trees of common species in fair condition located at the northern site boundary will be in conflict with the proposed temporary structure (i.e. Structure 1 with 14m high). The applicant is advised to provide information on existing trees within the site, proposed tree treatment and proposed mitigation measures for the Town Planning Board's consideration; and	申請人已更改 Layout Plan，縮小了物流中心面積，在北邊的現有樹木將會被保留，請參考附件的 Layout Plan。
(iii)	the applicant is advised to adjust the layout/location of the proposed temporary structure (i.e. Structure 1) to minimize impact on the existing trees in fair condition along the northern site boundary.	請看附件：新的 Layout Plan。

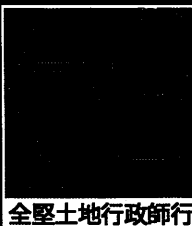


Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 456R.P.,
459, 460, 461, 462 and 2229R.P. in
D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

Layout Plan

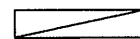


全堅土地行政師行

Drawing No. 圖號:

20221125

Remarks 備註:

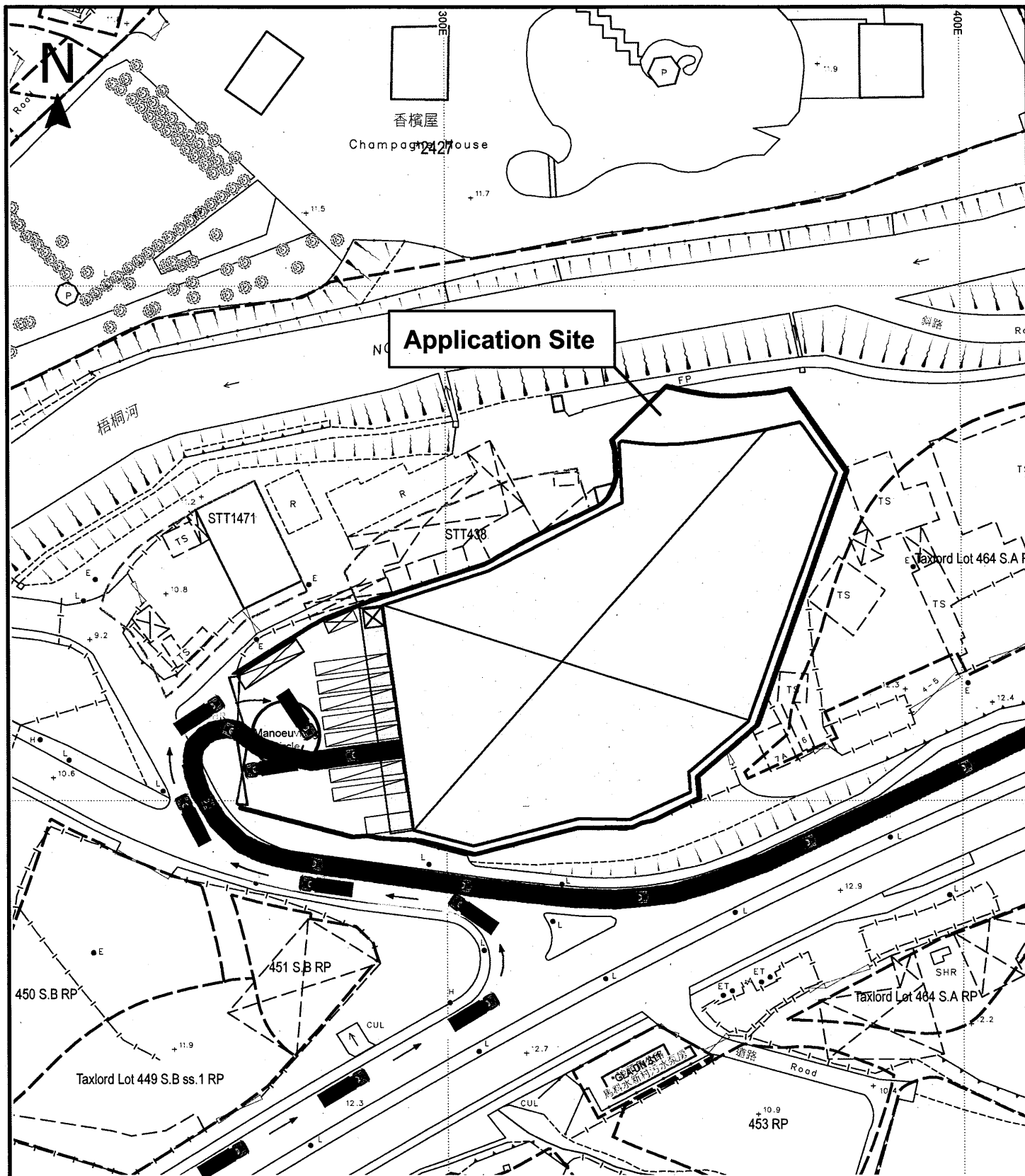


Container
vehicles



Structure

Scale 比例:

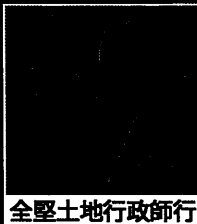


Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 456R.P.,
459, 460, 461, 462 and 2229R.P. in
D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

Swept Path
Analysis



Drawing No. 圖號:

20221127

Remarks 備註:

→ In

■ Out

Truck

Scale 比例:

Planning Application No. A/NE-TKL/708

有關 GFA 的補充資料

1. 申請地盤面積為約 6,300 平方米，上蓋總面積包括遮雨蓬合共約 4,840 平方米（不包括構築物 2 的消防泵房，因和遮雨蓬位置重疊），露天地方面積為 1,460 平方米，上蓋覆蓋率為 76.8%。
2. 申請地點將設有四個構築物及遮雨蓬：
 - 構築物 1：臨時物流中心，面積約 4,530 平方米，1 層高，高度不多於 14 米；
 - 構築物 2：消防泵房，面積約 16 平方米，1 層高，高度不多於 3 米；
 - 構築物 3：洗手間，面積約 16 平方米，1 層高，高度不多於 3 米；
 - 構築物 4：辦公室，每層面積不多於 42 平方米，2 層高，高度不多於 6 米，總面積不多於 84 平方米。遮雨蓬約 210 平方米。

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



回覆: 重發: A/NE-TKL/708 : Reply to - Departmental Comments
15/12/2022 16:37

From: Chong Hermose
To: "mltchan@pland.gov.hk" <mltchan@pland.gov.hk>

History: This message has been replied to and forwarded.

2 attachments



Trees Record.pdf Responses to Departmental Comments _12.15.pdf

Hello

Please see the attachment.

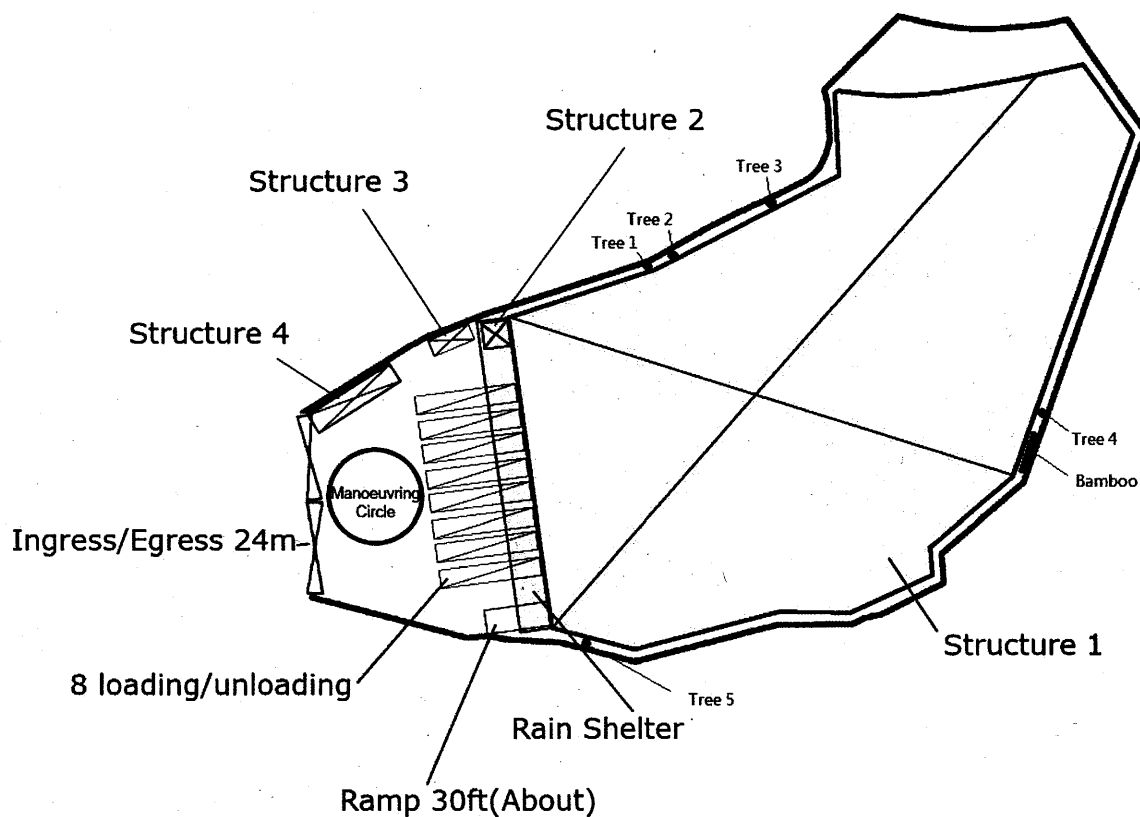
Thanks!

Ms Chong
(2818 7092)

Planning Application No. A/NE-TKL/708

Table A: Responses to Urban Design and Landscape Section, Planning Department

	Departmental Comments	Responses
	Urban Design and Landscape Section, Planning Department	
(ii)	Having reviewed the submitted revised layout plan, the proposed temporary structure (i.e. Structure 1) is still in conflict with the trees of common species in fair condition located along the northern site boundary. The applicant is advised to adjust the layout/location of the proposed temporary structure to minimise the impact on the concerned trees. The project proponent is also advised to provide the information on existing trees within the site, proposed tree treatment and proposed mitigation measures for TPB's consideration.	<p>申請人在附件的 Layout Plan 上，標示了現有樹木的位置，幾乎都在上蓋以外的地方，請看附件和圖片。</p> <p>申請人確保在興建上蓋時，會避開那些樹木，不會影響現有樹木的生長情況。</p> <p>申請人會聘請園丁打理樹木，確保樹木在良好的環境下成長。</p>



Project 項目名稱:

Proposed Temporary Logistics Centre
for a Period of 3 Years at Lots 456R.P.,
459, 460, 461, 462 and 2229R.P. in
D.D. 83, Kwan Tei, Fanling, N.T.

Drawing Title 圖紙標題:

Layout Plan

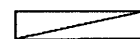


全堅土地行政師行

Drawing No. 圖號:

20221125

Remarks 備註:



Container
vehicles



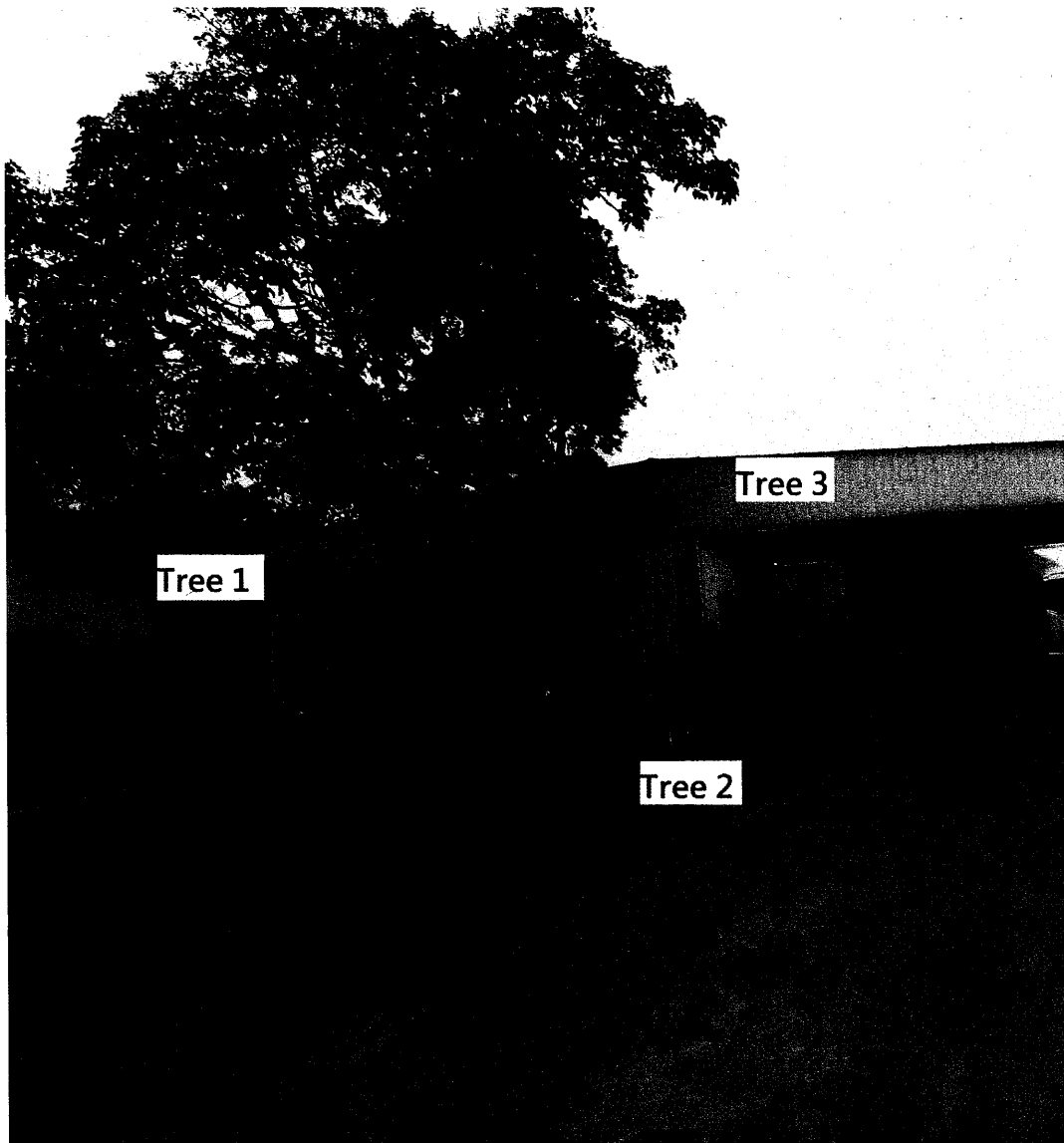
Structure



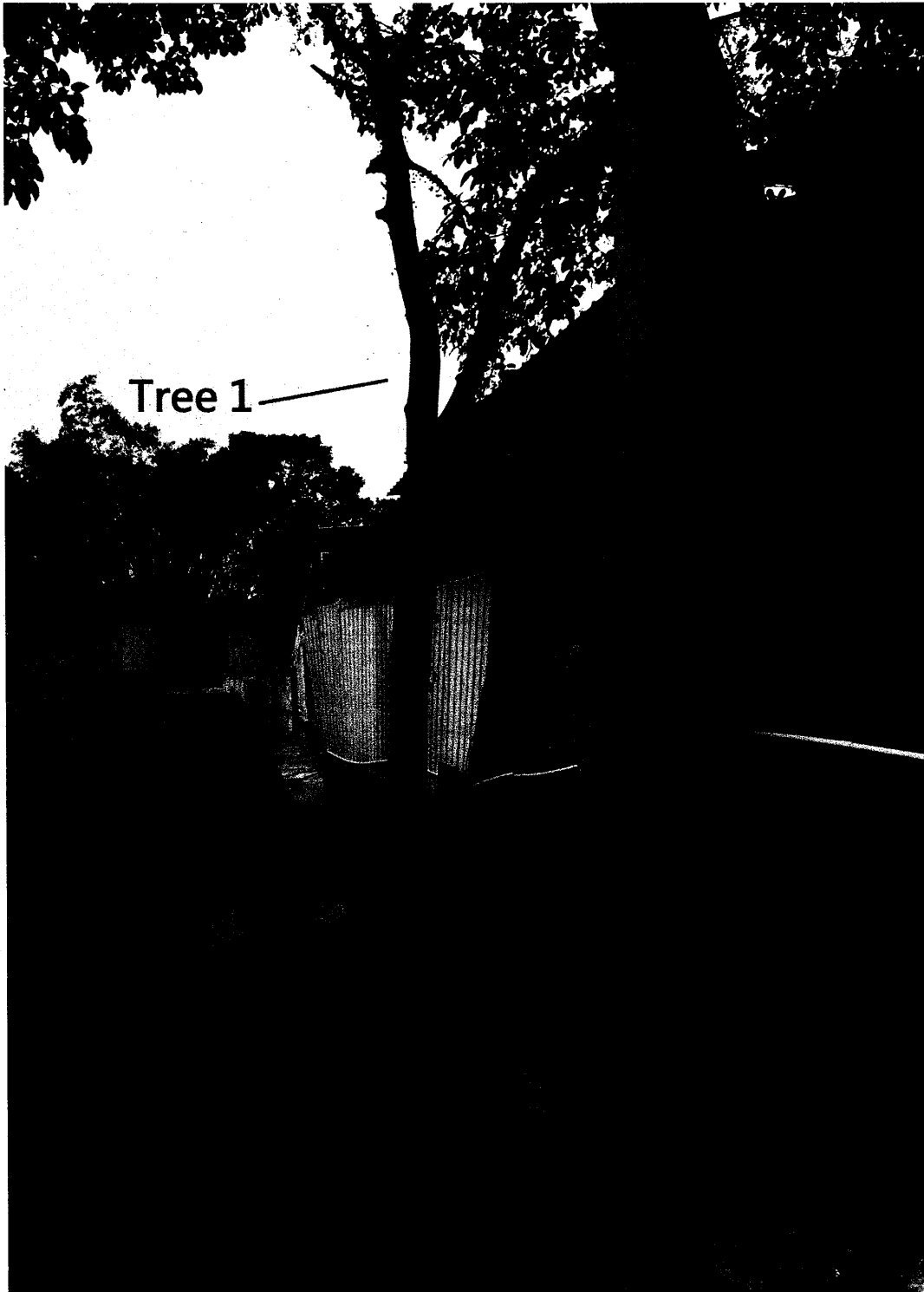
Tree

Scale 比例:

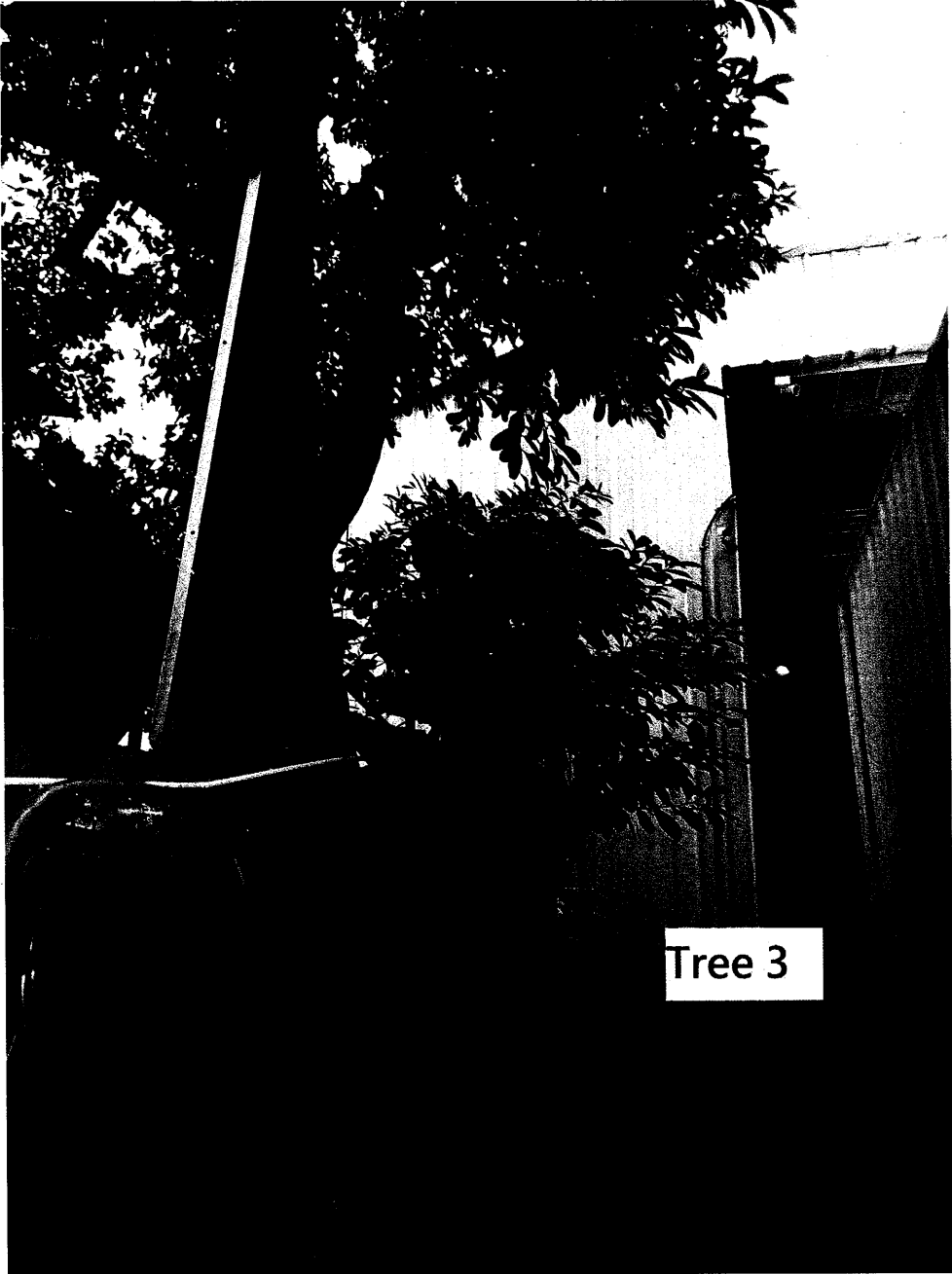
Tree 1/2/3



Tree 1/2



Tree 3



Tree 4



Tree 5



Bamboo



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



A/NE-TKL/708 : Reply to - Departmental Comments

19/01/2023 09:07

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "mltchan@pland.gov.hk" <mltchan@pland.gov.hk>

2 attachments



Responses to Departmental Comments _12.17.pdf 附件1：預計車輛進出流量報告.pdf

Dear TPB/Planning Dept.,
Please see the attachment.
(Responses to Departmental Comments _TD)
Thanks so much!
Joo

Ms Chong
(2818 7092)

Planning Application No. A/NE-TKL/708

Table A: Responses to Transport Department Comments

	Departmental Comments	Responses
	Transport Department	
(i)	the schedule of vehicle entry/exit of the site as mentioned by the applicant is missing;	請看附件 1 的車輛進出時間表。 申請人保證不會在同一時間在 8 輛貨櫃車進出申請地點，每次只是 1-2 輛櫃車在申請地點，不會影響周邊道路交通。
(ii)	the applicant should be more specific on the management/control measures to be adopted to ensure no queuing of vehicles outside the subject site; and	如獲批准，申請人會在營業時間內，聘請專人負責管理申請地點的出入口車輛流量管制，每次有車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。
(iii)	the applicant should be more specific on the provision and management facilities to be adopted to ensure pedestrian safety.	如獲批准，申請人會在營業時間內，聘請一名交通指揮員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。 每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通； 同一時間，交通指揮員亦會在申請地點門口指揮交通，並向行人發出手號及指示牌，確保行人在得到正確的指示才過馬路，確保周邊行人的安全。 請看下圖。

參考圖片



這裡附近主要都是物流中心和貨倉的集中地，相信不會有很多行人。

申請人確保會保障周邊行人和交通安全。



交通指揮員

規劃申請編號： A/NE-TKL/708

預計貨櫃車(進出流量報告)
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	1	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	1	1
11 : 00 - 12 : 00	2	2
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	1	1
15 : 00 - 16 : 00	1	2
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

**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: Favourable consideration will normally be given to applications with 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: 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. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, 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. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years;
 - (d) Category 4 areas: Applications for open storage and port back-up uses 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 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 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; and

- (e) Taking into account the increasing demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered 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) 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) adequate screening of the sites through landscaping and/or fencing should be provided at the periphery of the site within the boundary, especially where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (c) there will be a general presumption against development on sites of less than 2,000 m² for port back-up uses, and below 1,000 m² for open storage uses in rural areas, other than sites located in major 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 and concentrate activities within appropriate surroundings, thus minimising sprawl over countryside areas and reducing travel trips;
 - (d) 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;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis in rural areas, 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, the Board may refuse to grant permission, or impose a shorter compliance period for the approval conditions, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TKL/50	Temporary Marble Workshop for a Period of 12 Months	24.10.1997
A/NE-TKL/73	Open Storage of Scrap Metal for a Temporary Period of 12 Months	6.3.1998
A/NE-TKL/102	Marble Workshop and Open Storage of Marbles for a Temporary Period of 12 Months	22.1.1999
A/NE-TKL/148	Temporary Open Storage of Marble and Steel Materials for Construction, and Vehicle Repair Workshop for a Period of 3 Years	13.10.2000 (Revoked on 13.7.2001)
A/NE-TKL/154	Temporary Marble Workshop and Open Storage of Marble for a Period of 3 Years	22.12.2000 (Revoked on 22.9.2001)

Government Departments' General Comments

1. Land Administration

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

- Lot 2229 RP in D.D. 83 is held under New Grant No. 11523 for agriculture purpose only and no structure shall be erected on the lot. The remaining lots under application are Old Schedule lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the government. No right of access via government land is granted to the Site; and
- there are unauthorized structures erected on the Site. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without separate notice from LandsD.

2. Traffic

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

- having reviewed the FI submission, it is considered that the traffic impact induced by the proposed development is tolerable from traffic engineering viewpoint subject to the implementation of traffic management measures.

3. Landscape

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

- with reference to the aerial photo of 2021, the Site is located in an area of miscellaneous rural fringe landscapes character comprising of temporary structures, open storages and clusters of tree groups. The proposed use is considered not incompatible with its surrounding environment;
- having reviewed the FI submitted by the applicant, the applicant clarified that the construction works of the structures near the existing trees will be avoided and all trees will not be affected by the proposed development. Hence, she has no adverse comment to the application from the landscape planning perspective; and
- should the Board approve the subject application, it is considered not necessary to impose a landscape condition as there are existing trees outside the site abutting Sha Tau Kok Road and the effect of additional landscaping on enhancing the quality of public realm is not apparent.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the planning application from the environmental perspective;

- there were no environmental complaints against the Site during the past three years; and
- his detailed advisory comments are appended at **Appendix V**.

5. **Drainage**

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

- he has no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- the Site is in an area where no public sewerage connection is available.

6. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

7. **Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N) of CEDD):

- the application on a 3-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on 29.10.2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the temporary logistics centre, if approved, may need to be vacated earlier for the site formation works.

8. **Building Matters**

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

- for any proposed new buildings (if any), please refer to advisory comments at **Appendix V** under the Building Ordinance (BO).

9. **Other Departments**

- the following government departments have no comment on/no objection to the application:
 - (i) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
 - (ii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should be obtained before commencing the applied use at the Site;
- (b) to note the following comments of the District Lands Officer/North, Lands Department that:
 - (i) Lot 2229 RP in D.D. 83 is held under New Grant No. 11523 for agriculture purpose only and no structure shall be erected on the lot. The remaining lots under application are Old Schedule lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the government. No right of access via government land is granted to the Site;
 - (ii) there are unauthorized structures erected on the Site. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without separate notice from LandsD; and
 - (iii) should the application be approved, the owner of the lots will need to apply to her office for a Short Term Waiver to (i) waive the user restriction as stipulated in the lease conditions, (ii) permit the structures to be erected, and/or (iii) regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (c) to note the following comments of the Director of Environmental Protection that:
 - (i) the applicants are advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Director of Environmental Protection in order to minimize any possible environmental nuisances; and
 - (ii) the applicants are also advised to implement water pollution control measures as listed in ProPECC PN 1/94 to prevent any pollution of nearby natural stream/watercourse during the construction and operation phases of the proposed use;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation that should the application be approved, the applicant should be advised to perform good site practices and implement necessary environment measures, including but not limited to provision of screen planting/hoarding and control of surface runoff to avoid disturbance to the mitigation woodland and the nearby Ng Tung River;
- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
 - (i) the Site shall be provided with means of obtaining access thereto from a street under Regulations 5 of Building (Planning) Regulation (B(P)R) and emergency vehicular

access shall be provided under Regulation 41D of the B(P)R;

- (ii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under B(P)R 19(3) at building plan submission stage;
 - (iii) before any new building works (including drainage works) are to be carried out on the Site, the prior approval and consent of the 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 unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) if the existing structures are erected on leased land without approval of the Buildings Department (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 captioned application;
 - (v) 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;
 - (vi) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (vii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (viii) detailed comments under BO will be provided at formal building plans submission stage; and
 - (ix) structures with excessive high headroom (i.e. 14m height) should be justified. Otherwise, the voids over the concerned floors may have to be included in GFA calculation;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department that proper tree preservation measures should be carried out to avoid damage to existing trees during the construction works. It is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction. The applicant should also be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the application on a 3-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on

29.10.2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the temporary logistics centre, if approved, may need to be vacated earlier for the site formation works;

(h) to note the following comments of the Director of Fire Services:

(i) in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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 FSI to be installed should be clearly marked on the layout plans; and

(ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(i) to note the following comments of the Chief Engineer/Construction, Water Supplies Department:

(i) existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on site with detailed comments appended below:

1. if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant. The applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;
2. if diversion is not required, the following conditions shall apply:
 - existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centrelines of water mains. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.

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

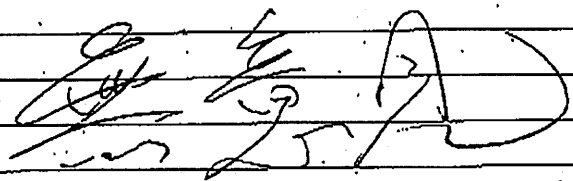
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/708

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 2022.9.30

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221007-170340-71304

提交限期**Deadline for submission:**

14/10/2022

提交日期及時間**Date and time of submission:**

07/10/2022 17:03:40

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

A/NE-TKL/708

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，郊區設物流中心必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

3 to 5

P-14

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

A/NE-TKL/708

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看反對資料

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

簽署 Signature



日期 Date

14-10-2022

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/708

新界粉嶺軍地丈量約份第 83 約地段第 458 號餘段、第 459 號、第 460 號、
第 461 號、第 462 號及第 2229 號餘段
擬議臨時物流中心（為期 3 年）
（申請編號：A/NE-TKL/708）

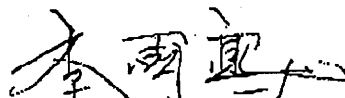
本會頃接該區村民對上述申請提出 強烈反對，希望本會向 貴處
轉述其理由是：

- 1) 物流中心的高度有影響村內風水問題，有阻擋開揚視野。
- 2) 該位置近路口，物流中心必會引入大量車輛出入繁忙，影響村民出入，造成危險，亦出現噪音及空氣污染問題。
- 3) 沙頭角公路交通已非常繁忙，經常出現塞車。

由於眾多村民反對，懇請 貴處考慮周邊環境，將來構築物的高度？
有阻擋原有視野？影響原居民風水問題？

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)



敬上

2022 年 10 月 14 日

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel:(852) 26755277 圖文傳真/Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/708

新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、
第461號、第462號及第2229號餘段
擬議臨時物流中心（為期3年）
（申請編號：A/NE-TKL/708）

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此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席



劉永安

(劉永安)

敬上

2022年10月14日

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

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此致

規劃署沙田、大埔
及北區規劃專員粉嶺區鄉事委員會副主席
李廣明

劉永安
(劉永安 代行)

敬上

2022年10月14日