

2023年1月19日

收到・城市規劃委員會
此文件在
只合在
申請日期

19 JAN 2023

This document is received on
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

2203220

8/12 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/715
	Date Received 收到日期	19 JAN 2023

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

1. Name of Applicant 申請人姓名/名稱

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

陳國枝 CHAN Kwok Che

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)

黃新和 Wong sun wo William

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)	D. D. 76 LOT No.s 2264, 2265(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 820 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 215 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA 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	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	AGR
(f) Current use(s) 現時用途	臨時鄉郊工場(傢俱加工)連附屬貨倉 (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 ...2022... 年 ...12... 月 ...6... 日的記錄，這宗申請共牽涉 ...2... 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&

- V posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 05-12-2022 (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 09-01-2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助會/管理處/鄉村委員會/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	臨時鄉郊工場(傢俱加工)連附屬貨倉 (為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	605 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	215 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	215 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	215 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
洗手間 高3.5米 (1層) 傢具加工工場連附屬貨倉 高8米 (1層)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1
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 星期一至星期六早上8:30分至下午5:30分星期日及公眾假期休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 沙頭角公路	
	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"/>

	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)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

本人為古洞北新發展區內原有的場戶，因政府須要收回我等的廠房土地作發展用途，及在發展局願意協助我等工廠營運者搬遷(彈性條件)找取適合的土地上繼續經營現有業務。經多方努力找了多個地點都未能找到適合的土地。經與家人商議後只有選用現時的申請地點，是次因此處三面環河及遠離民居，而東南方的沙頭角公路為雙線雙程行車，及香園圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路因此對沙頭角公路的交通絕對不會帶來負荷，上述申請地點早前已獲得城市規劃委員會批准開設臨時鄉郊工場(傢俱加工)連附屬貨倉(為期3年)(A/NE-TKL/633)因地政處一路拖延批出構築物同意書令至我等未能依期完成部份履行附帶條件的要求，直到13-07-2022我等才收到地政處批出Short Term Waiver 但我等已經沒有足夠時間來履行附帶條件的工程，因此我等再次向城市規劃委員會從新展開申請程序，懇請貴會給與彈性處理，批准我等是次申請。


8. Declaration 聲明

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

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

Signature
簽署

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

..........

.....Wong Sun Wo William.....

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

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

Date 日期

05-12-2022

..... (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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	D.D. 76 LOT NOs 2264, 2265(部份)
Site area 地盤面積	820 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	坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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	臨時鄉郊工場(傢俱加工)連附屬貨倉 (為期 3 年)

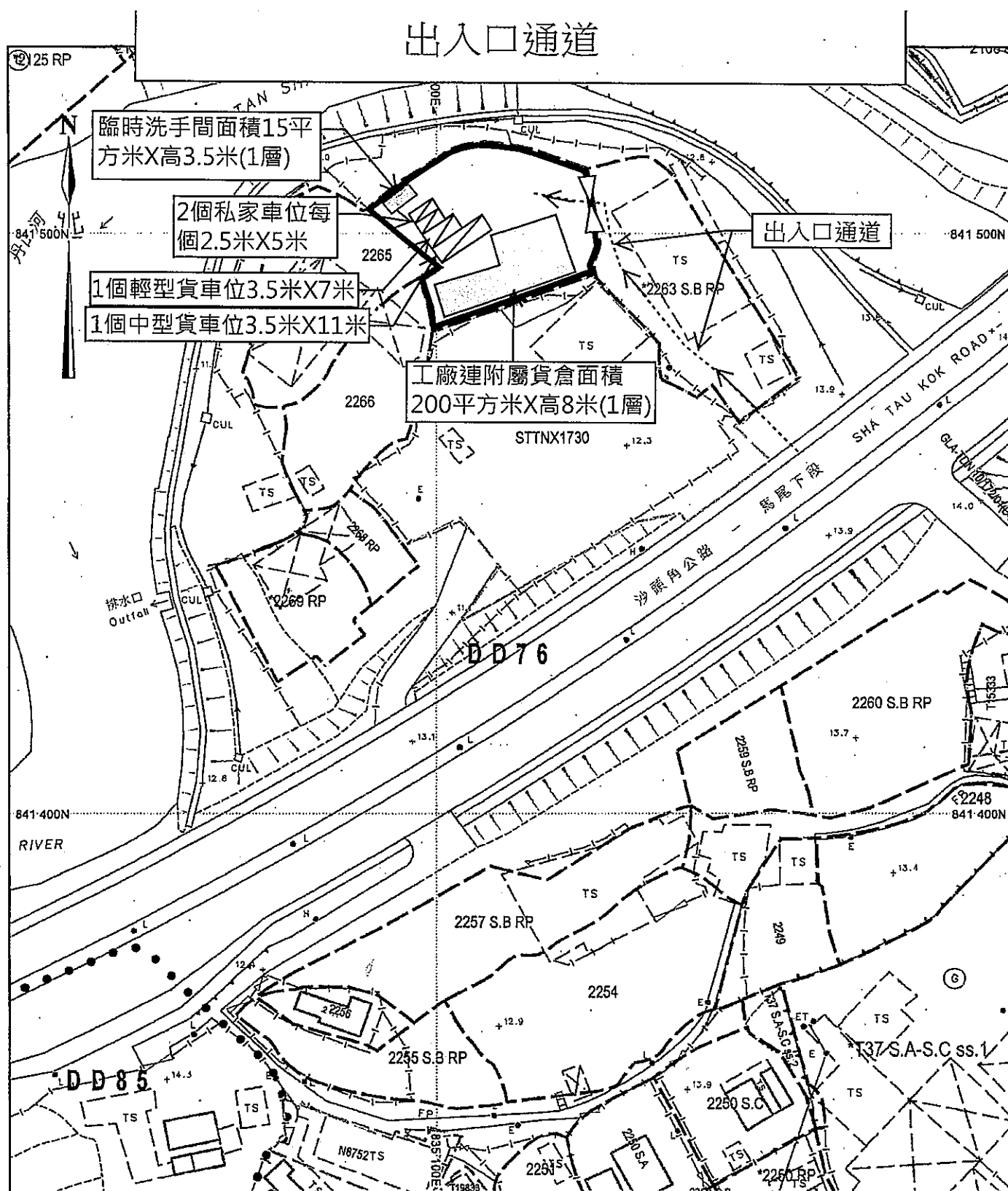
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	215 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" 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	2	
(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	3.5-8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	26 % <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		4
	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) _____ _____		2 1 1
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖。申請地點位置圖。		
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。

出入口通道



本人為古洞北新發展區內原有的場戶，因政府須要收回我等的廠房土地作發展用途，及在發展局願意協助我等工廠營運者搬遷(彈性條件)找取適合的土地上繼續經營現有業務，經多方努力找了多個地點都未能找到適合的土地，經與家人商議後只有選用現時的申請地點，是次因此處三面環河及遠離民居，而東南方的沙頭角公路為雙線雙程行車，及香園圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路，因此對沙頭角公路的交通絕對不會帶來負荷，之前我等已獲得城市規劃委員會批准個案No(A/NE-TKL/633)因地政處一路拖延批出構築物同意書令至我等未能依期完成部份履行附帶條件的要求，直到13-07-2022我等才收到地政處批出Short Term Waiver 但我等已經沒有時間完成有關附帶條件的工程，因此我等再次向城市規劃委員會展開從新申請程序，懇請貴會給與彈性處理，再次批准我等的申請。

A/NE-TKL/715

回應環境保護署的擬問

1. The subject planning application itself does not contain detailed information about the design, operation and proposed environmental mitigation measures for the proposed development, except the layout plan. Please advise, apart from the layout of the workshop structure, whether all the information/ development parameters are the same as the previous planning application no. A/NE-TKL/633.

回應如下：

我等是次申請全部依照 A/NE-TKL/633 的參數及指引完成有關建設工作。

2. From the air quality perspective, insurmountable dust nuisance is not anticipated given that the good practice recommended in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites will be followed, such as: (i) properly paved access road or hard-surfaced access road to avoid any fugitive dust impacts due to vehicle movements; and (ii) storage materials which would generate dust to the surrounding environment would be kept within enclosed structure and/or apply appropriate dust suppression measures.

回應如下：

我等會遵循 (處理臨冊時用途和露天貯存場地的環境問題實務守則)內容作行場地管理工作。

2.1 現時場地內已鋪設硬地面包括行車通道。

2.2 我等所有工序及上落貨物都只會在廠房內作行，而露天的地方只用作停車場用途，及不會存放貨物。

3. From the noise perspective, the applicant should implement the mitigation measures below:

(a) The applicant should carry out workshop operations and loading/unloading activities within fully enclosed structures;

(b) The applicant should orient all ventilation openings and/or door openings away from the nearby Noise Sensitive Receivers (NSRs) at the north-west and north-east;

(c) The applicant should keep all openings closed during noisy operation;

(d) No operation during night-time (i.e. 2300-0700) should be allowed; and

(e) No operation on the Sundays and public holidays should be allowed.

回應如下：

3a 我等所有工序及裝卸貨物活動都只會在廠房內作行，而露天的地方只用作停車場用途，及不會存放貨物。

3b 我等同意將所有窗戶及門的開口設置在西北及東北方向。

3c 我等同意在有噪音工作其間關閉通風口的門戶。

3d 我等絕對不會在晚上 11 時至翌日早上 7 時進行工作。

3e 我等在星期日及公眾假期休息。

4. The applicant should further furnish the application with the below information, including:

(a) Layout plan and location of ventilation/ door openings of the proposed warehouse structure.

(b) Location of loading / unloading space.

(c) Inventory and location of the equipment/ machinery to be used on-site (e.g. forklift, mechanical ventilation equipment) and the relevant noise mitigation measures.

(d) As the site is in close vicinity of Tan Shan River (丹山河), please (i) provide the proposed mitigation measures during construction and operation phases; (ii) elaborate how the wastewater would be treated (i.e. the expected number of workers during construction and operation phases, and the way to manage the wastewater generated, such as the provision of portable toilets).

回應如下：

4a 我等將會提供廠房布局圖，圖內列明通風/門洞位置。(附件一)

4b 在附件一會列明裝載及卸載的空間位置。

4c 因廠房只是小型的家具工場，場內不會設置叉車及大型通風機械，除小型鋸木機外其他小型電動工具所產生的噪音非常輕微。

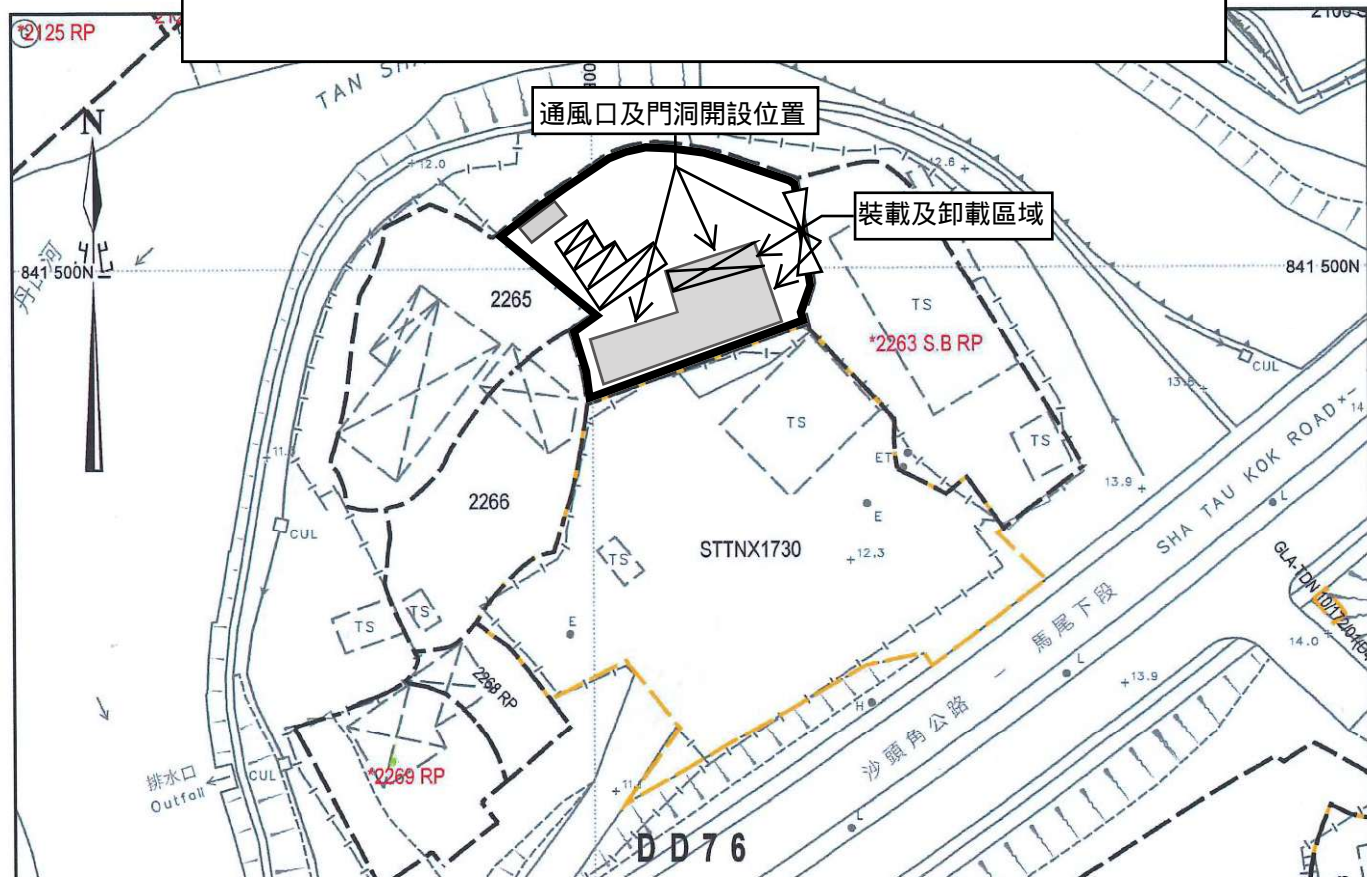
4d 我等廠房設置在丹山河 30 米外，及為密封式設計，廠房內設有吸塵機，所有工序亦不會產生粉塵及污染環境的物料。

4e 廠房四周邊都設有渠道將雨水排走，而在廠房內只有 4 名員工，臨時洗手間所產生的污水全部由清潔公司的吸糞車定期清走，因此對不會污染丹山河。

代理人 黃新和 敬上

08-05-2023

附件一



A/NE-TKL/715

Please find our comments from a traffic engineering viewpoint as follows :

- a) The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions.

我等附上 1 份交通流量評估給貴署參考(附件一)

我等每日進出申請地點車輛次數只有幾架次，對沙頭角公路影響十分輕微。

- b) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site and with reference to other similar developments .

我等為小型工場所只有四名工人，每天生產木器家具不多，亦不會存放過多貨品，因此在貨物裝卸空間十分充足，所有完成的家具運輸都是我等的貨車，不用外求，因此絕對不會影響裝卸空間不足的情況出現。

- c) It is noted the local village track leading to the site is a single lane access The application is required to demonstrate that adequate passing bay has been provided on-route to the site

早前的申請 A/NE-TKL/633 的交通管理設施已獲得貴署批准，而有關設施還在使用中 (附件二)

- d) The applicant shall demonstrate that satisfactory manoeuvring of the concerned goods vehicles entering to and exiting from the subject site and manoeuvring within the subject site, preferably using the swept path analysis

請看附件三

- e) The applicant shall advise the provision and management /control measures to be implemented to ensure no queuing of vehicles outside the subject site.

我等工場內的停車位不提供外來人士使用，因此絕對不會引至有車輛在沙頭角公路上排隊的情況出現。

- f) The applicant shall advise the provision and management of facilities to ensure pedestrian safety and

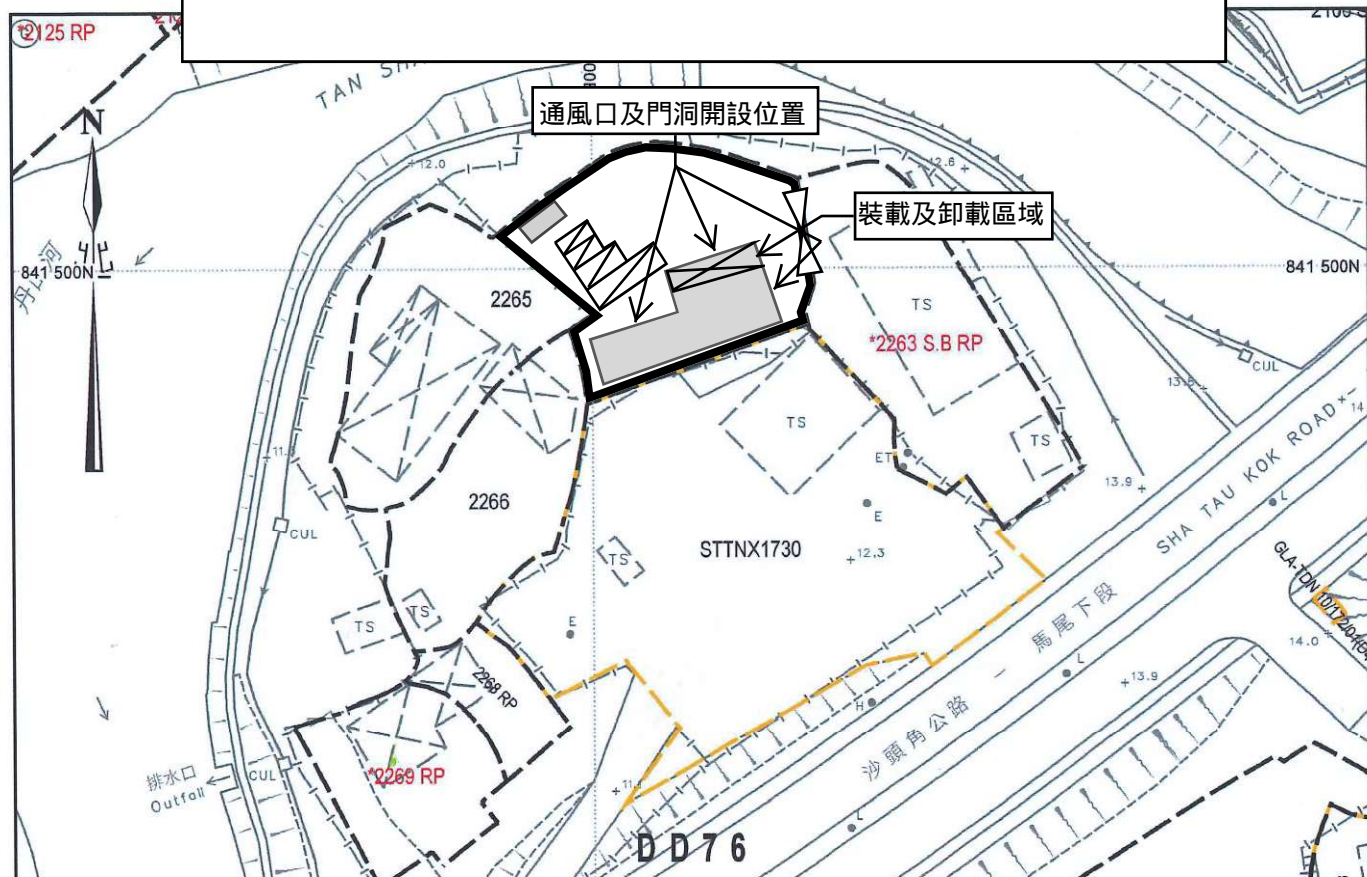
早前的申請 A/NE-TKL/633 的交通管理設施已獲得貴署批准，而有關設施還在使用中 (附件二)

- g) The local village track between the site and Sha Tau Kok Road – Ma Mei Ha is not managed by TD.The applicant should seek comment from the responsible party

有關上述路段使用權事宜，如獲批准我等會向有關部門申請通行的權限。

10-05-2023

附件一



履行附帶條件交通管理设施(f)(g)
A/NE-TKL/633

提醒司機小心通過
行人通道警示牌安
裝位置

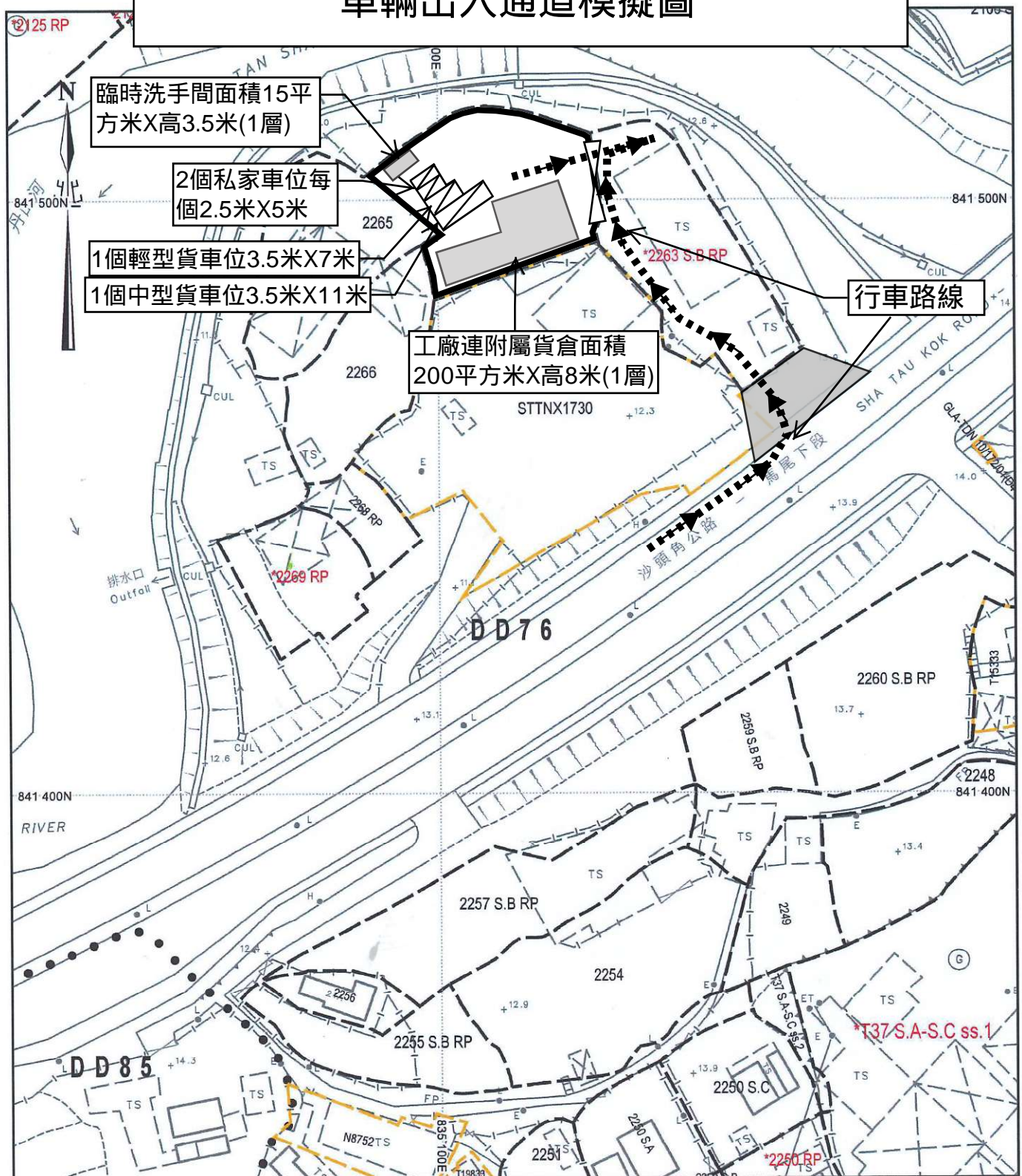


旋轉警示燈安裝在
圍板頂部



(附件三)

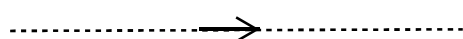
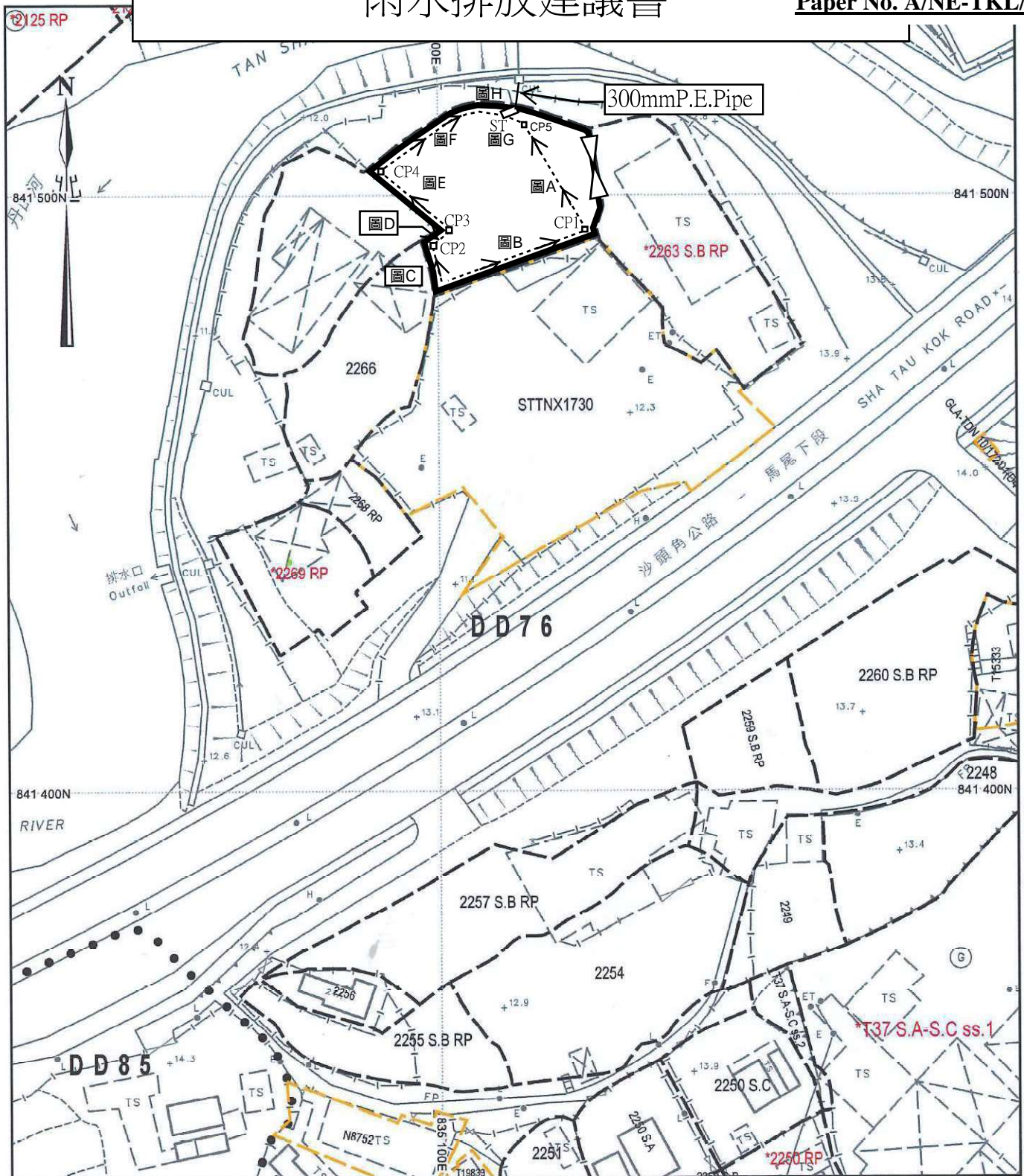
車輛出入通道模擬圖



本人為古洞北新發展區內原有的場戶，因政府須要收回我等的廠房土地作發展用途，及在發展局願意協助我等工廠營運者搬遷(彈性條件)找取適合的土地上繼續經營現有業務 經多方努力找了多個地點都未能找到適合的土地 經與家人商議後只有選用現時的申請地點，是次 因此處三面環河及遠離民居，而東南方的沙頭角公路為雙線雙程行車，及香園圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路，因此對沙頭角公路的交通絕對不會帶來負荷，之前我等已獲得城市規劃委員會批准個案No(A/NE-TKL/633)因地政處一路拖延批出構築物同意書令至我等未能依期完成部份履行附帶條件的要求，直到13-07-2022我等才收到地政處批出Short Term Waiver 但我等已經沒有時間完成有關附帶條件的工程，因此我等再次向城市規劃委員會展開從新申請程序，懇請貴會給與彈性處理，再次批准我等的申請。

雨水排放建議書

Appendix Ic of RNTPC
Paper No. A/NE-TKL/715B



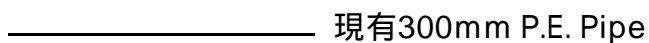
現有225mm Uchannel Fall 1:150



CP1-CP5 現有過路井

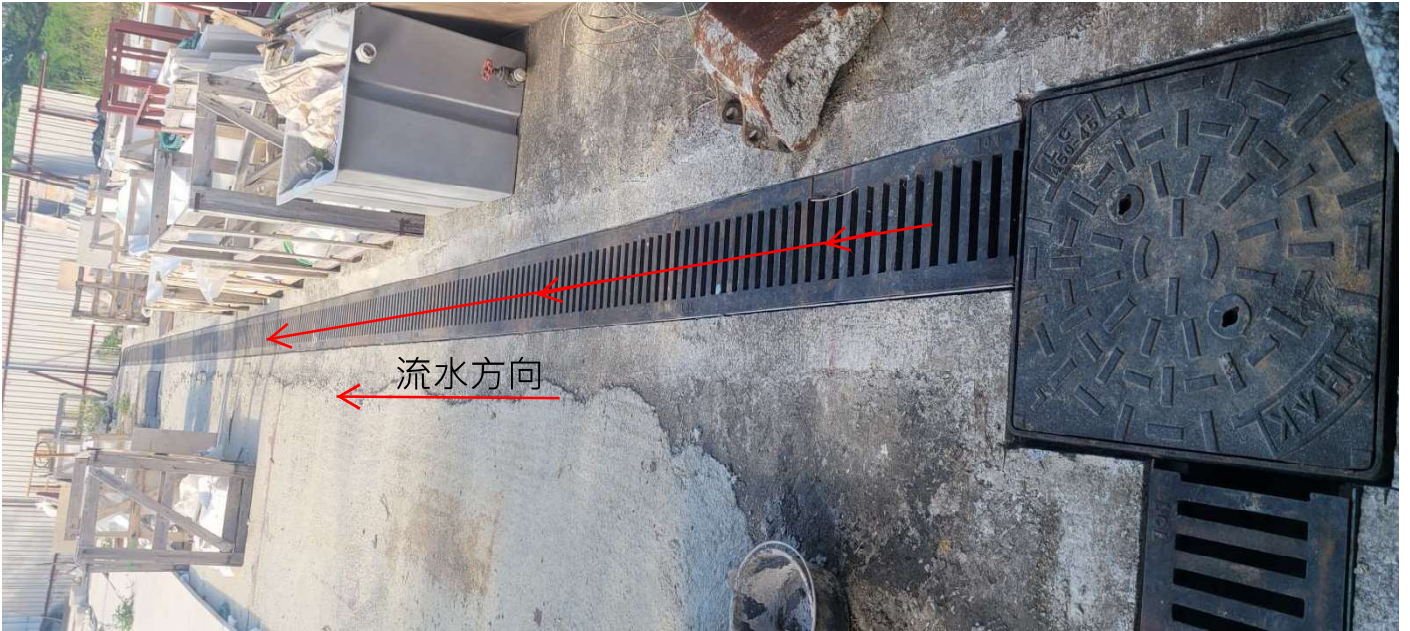


ST 現有標準隔沙池



現有300mm P.E. Pipe

圖A



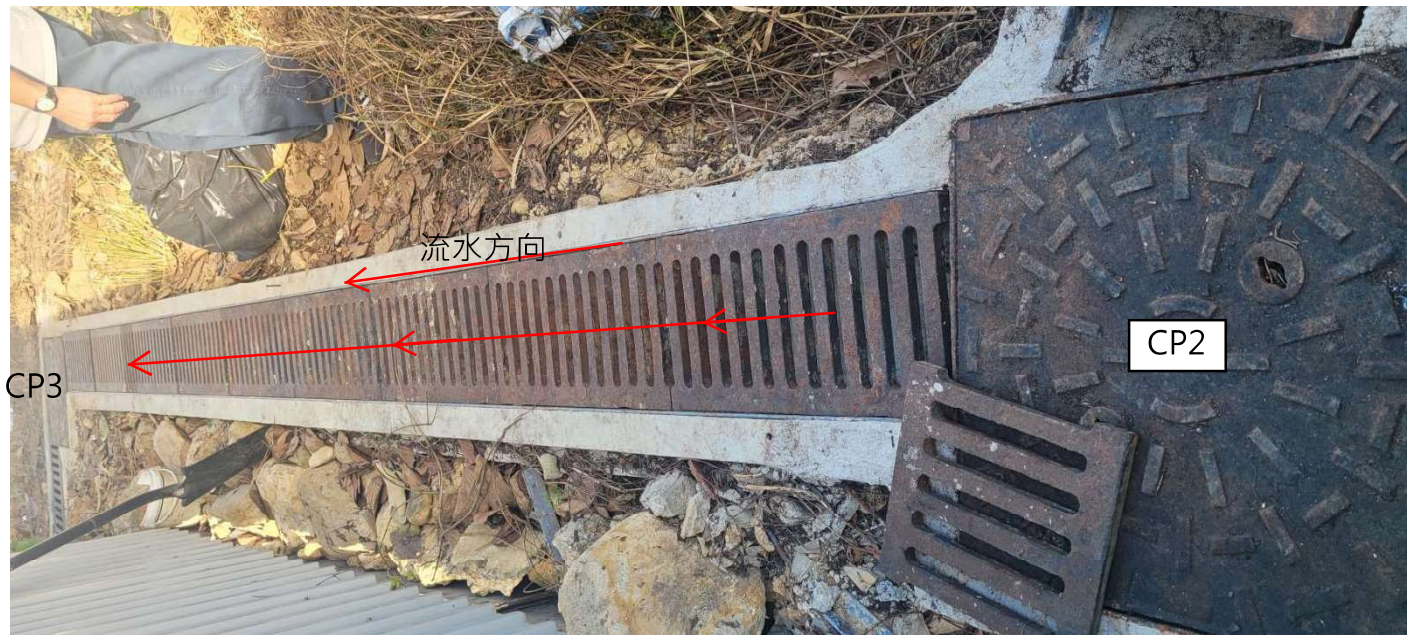
圖B



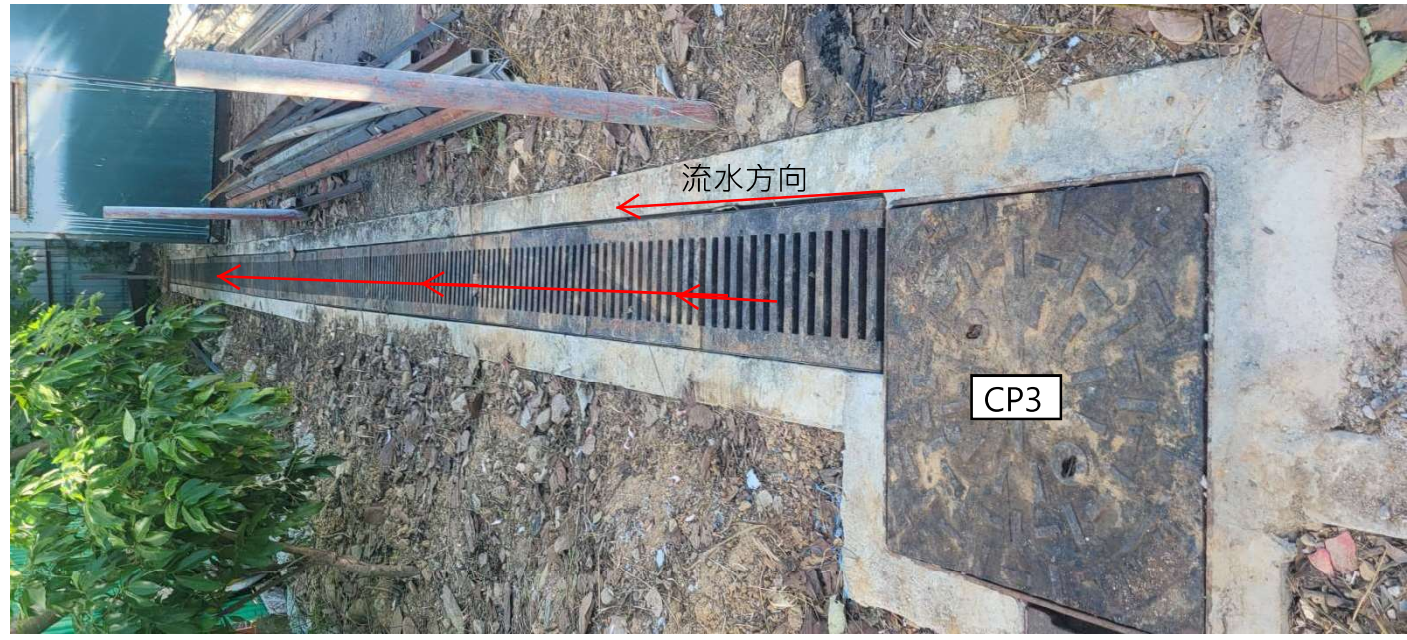
圖C



圖D



圖E



圖F





圖G



圖H

Please find our comments from a traffic engineering viewpoint as follows :

- a) The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions.

我等附上 1 份交通流量評估給貴署參考(附件一)

我等每日進出申請地點車輛次數只有幾架次，對沙頭角公路影響十分輕微。

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- c) It is noted the local village track leading to the site is a single lane access The application is required to demonstrate that adequate passing bay has been provided on-route to the site

早前的申請 A/NE-TKL/633 的交通管理設施已獲得貴署批准，而有關設施還在使用中 (附件二)

- d) The applicant shall demonstrate that satisfactory manoeuvring of the concerned goods vehicles entering to and exiting from the subject site and manoeuvring within the subject site, preferably using the swept path analysis

請看附件三

- e) The applicant shall advise the provision and management /control measures to be implemented to ensure no queuing of vehicles outside the subject site.

我等工場內的停車位不提供外來人士使用，因此絕對不會引至有車輛在沙頭角公路上排隊的情況出現。

- f) The applicant shall advise the provision and management of facilities to ensure pedestrian safety and

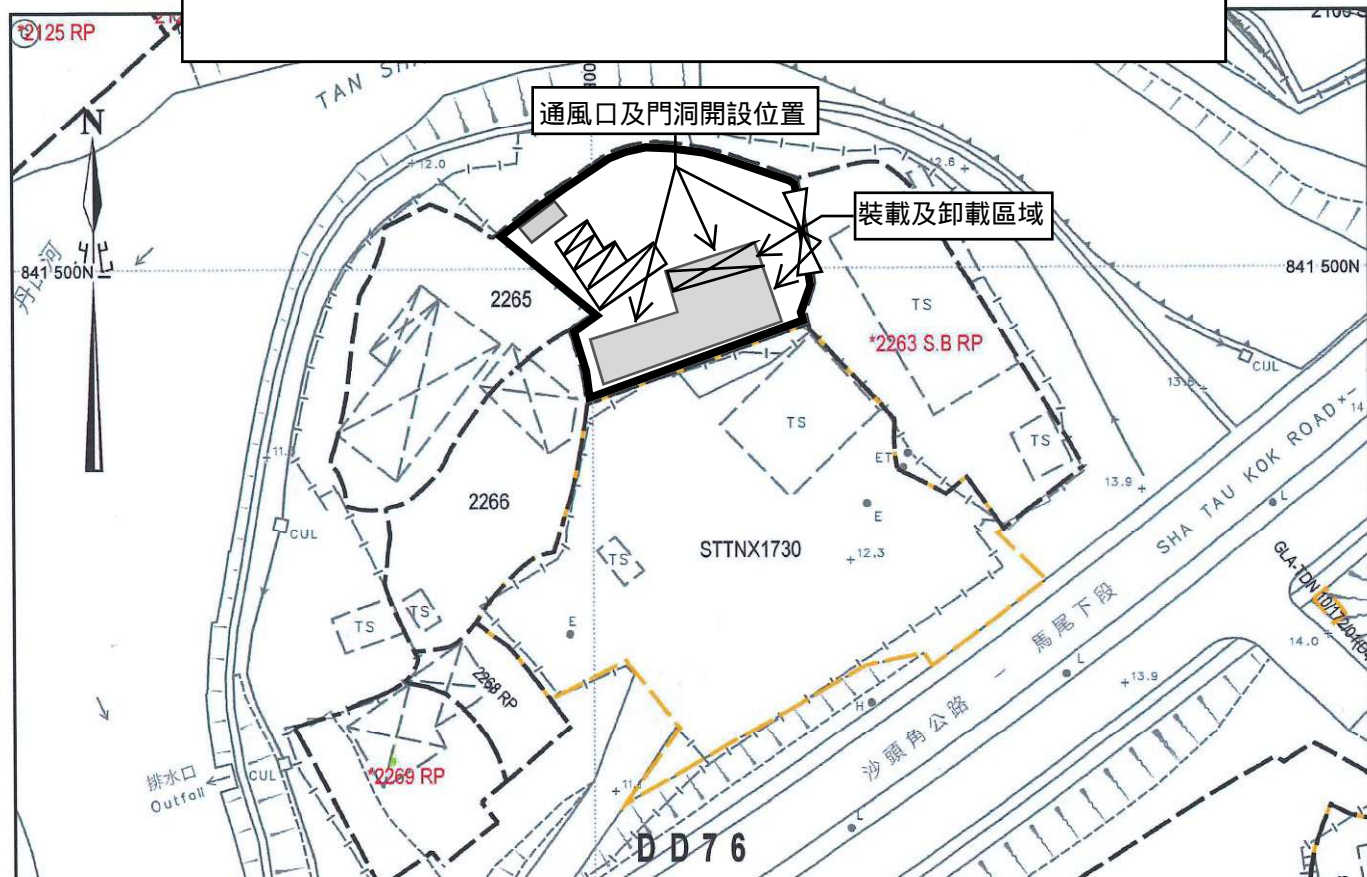
早前的申請 A/NE-TKL/633 的交通管理設施已獲得貴署批准，而有關設施還在使用中 (附件二)

- g) The local village track between the site and Sha Tau Kok Road – Ma Mei Ha is not managed by TD.The applicant should seek comment from the responsible party

有關上述路段使用權事宜，如獲批准我等會向有關部門申請通行的權限。

10-05-2023

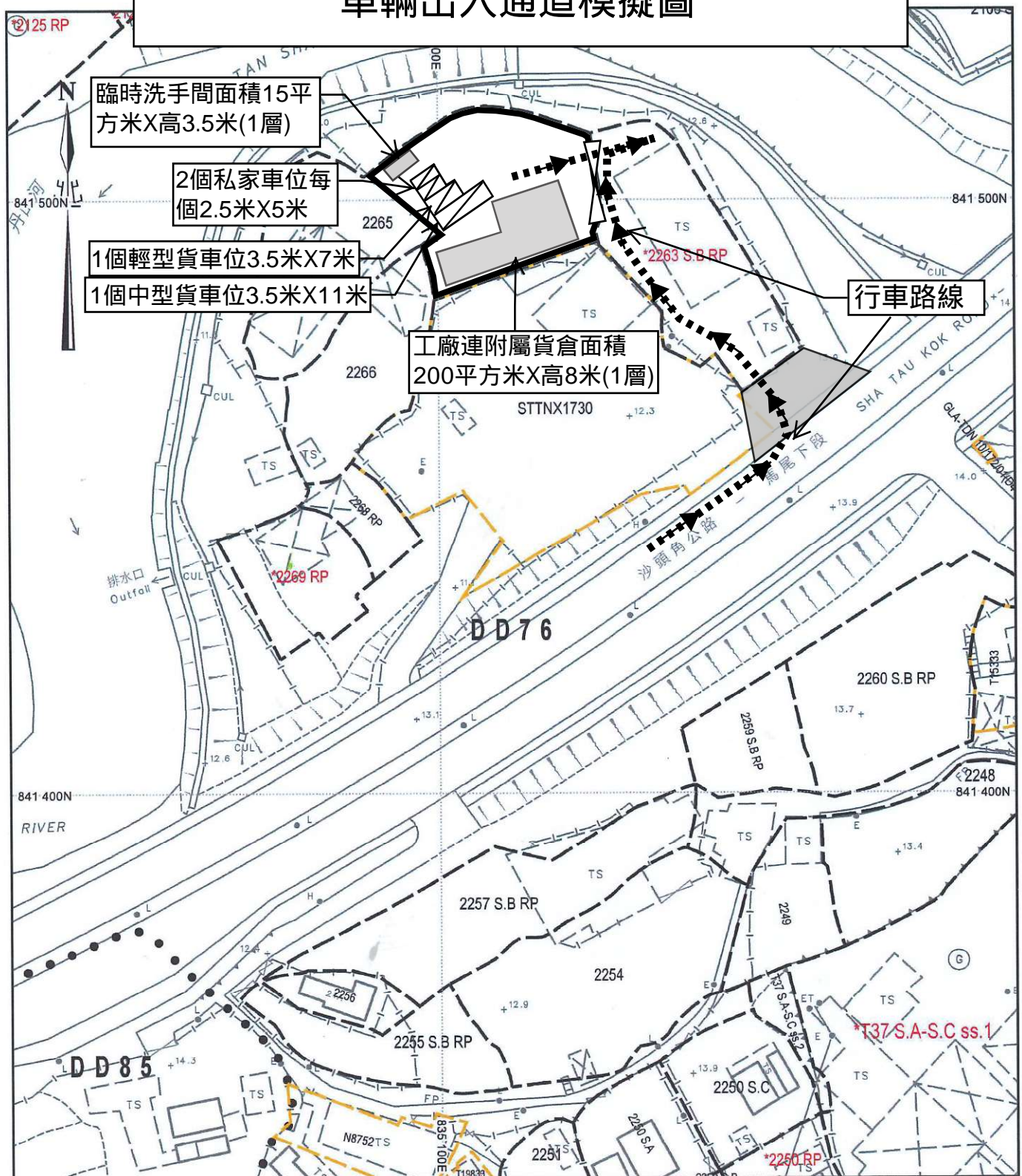
附件一





(附件三)

車輛出入通道模擬圖



本人為古洞北新發展區內原有的場戶，因政府須要收回我等的廠房土地作發展用途，及在發展局願意協助我等工廠營運者搬遷(彈性條件)找取適合的土地上繼續經營現有業務 經多方努力找了多個地點都未能找到適合的土地 經與家人商議後只有選用現時的申請地點，是次 因此處三面環河及遠離民居，而東南方的沙頭角公路為雙線雙程行車，及香園圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路，因此對沙頭角公路的交通絕對不會帶來負荷，之前我等已獲得城市規劃委員會批准個案No(A/NE-TKL/633)因地政處一路拖延批出構築物同意書令至我等未能依期完成部份履行附帶條件的要求，直到13-07-2022我等才收到地政處批出Short Term Waiver 但我等已經沒有時間完成有關附帶條件的工程，因此我等再次向城市規劃委員會展開從新申請程序，懇請貴會給與彈性處理，再次批准我等的申請。

A/NE-TKL/715

1. 本人為古洞北新發展區內原有的業戶 地址：新界古洞近羅湖軍營路丈量約份第 96 約地段第 2240 號 J 段第 3 小分段，因政府須要收回我等的廠房土地作發展用途，經得發展局願意協助我等工廠營運者搬遷在{彈性條件}下尋找適合的土地繼續經營現有業務，經多方努力找了多個地點都未能找到合適的土地，經與家人商議後只有選用是次的申請地點，因此處三面環河及遠離民居而面積與舊廠房差不多舊廠房面積約為 800 平方米而申請地點面積為 820 平方米，用途亦用作家具加工工作包括木門，廚櫃，衣櫃及假天花配件包括金屬角鐵及金屬天花板，我等使用的工具全部為密封方式及加裝有吸塵機，因此所有木碎都會被收取，而我等所有工作都只會在廠房內進行，絕對不會在場外施工，包括上落貨物都是在廠房內進行。產生噪音的機械放在廠房中央位置操作及已加裝隔音及在廠房內施工即有雙重隔音效果及距離民居都在 100 米以外，而東南方的沙頭角公路為雙線雙程行車，在香港圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路因此對沙頭角公路的交通絕對不會帶來負荷，而是次申請地點早前已批准作為重型車輛停車場，而我等進出的車輛只為中型貨車 1 部，輕型貨車 1 部，及兩部私家車，因此不會影響原先城規會的規劃意向。
2. 為何產生事次申請，早在古洞發展計劃時，我等廠房被政府收回使用的土地，我等完全同意政府收地，亦為第一輪搬遷的廠戶，其後得到發展局的幫助，及得到城市規劃委員會批准 A/NE-TKL/633 我等在申請地點重新搭建廠房繼續經營，我們依照附帶條件完成大部份的履行附帶條件工作，但最主要的廠房被北區地政處一路拖延我等的搭建廠房申請，因此我等未能完成部份履行附帶條件，主要為廠房內消防設施及環保署的環保設備未能動工連帶未能履行(i) 及 (k) 項的要求。因此被城市規劃委員會取消我等之前的許可，因此產生時次的申請。在這次申請廠房的設計與上次獲批准的廠房設計有部份更改，主要為更好利用現有的空間，及在上落貨物時盡量安排在廠房內進行，這樣可減少對周邊環境的影響。在是次申請中有關構築物外型有小部份更改，但構築物的大小沒有變更。都是 200 平方米。

此致

代理人 黃新和 敬上

05-06-2023

A/NE-TKL/715

- 1 在 2019 年收到通知政府須要收會我等廠房進行發展用途，期間得到發展局的同意在我等找到合適土地，可以協助我等向城市規劃委員會申請在農地上重新興建原廠房面積的新廠房繼續經營現有項目，期間找了多處地點，包括近皇后山的布格仔村農地 (與村長商議後村民反對我等設置廠房)因此取消在上述設廠，在次在新田米埔石湖圍找到一幅農地，但因須要經過其他私家土地才到達行車通道，有關村民開出的條件太高我等無法接立，因此又要在從新找尋新的地方，再經朋友介紹選址打鼓嶺恐龍坑村，亦因道路使用權令至我等遲遲未能找到合適的地方，剛好在我舊有廠房後方的業權人同意將上述土地出售給本人，因此我等即時通知發展局協助我等申請事宜，期間亦得到城市規劃委員會批准我等的申請 (A/NE-TKL/633)。而我等在古洞的廠房亦在 2022 年 6 月已被政府收回。
- 2 在獲得批准 (A/NE-TKL/633)我等已即時向北區地政處申請搭建臨時廠房，及進行履行附帶條件的工作，因地政處遲遲未能批出搭建構築物的許可令至我等未能在指定時間內完成履行附帶條件 (e),(i),(k)項的要求而被終止規劃許可，有關(e)項工程已完成，而 (i) 及 (k) 只因構築物未能搭建而不能完成並非我等所願，餘下的履行附帶條件已全部完成及取得同意，皆因地政處在我等履行附帶條件限期前 1 個月才批出同意書而我等沒有可能在 1 個月內完成廠房搭建工作包括 (i)及(k)項的要求。在此懇請貴會能批准是次申請。如獲批准我等會在短期內完成餘下尚未履行的附帶條件。
- 3 我等營業時間為每日上午 8 時至下午 6 時，星期日及公眾假期休息

此致

代理人 黃新和 敬上

21-08-2023

A/NE-TKL/715

本人為古洞北新發展區內原有的業戶 地址：新界古洞近羅湖軍營路丈量約份第 96 約地段第 2240 號 J 段第 3 小分段（以被政府收回發展），因政府須要收回我等的廠房土地作發展用途經得發展局願意協助我等工廠營運者搬遷在{彈性條件}下尋找適合的土地繼續經營現有業務經多方努力找了多個地點都未能找到合適的土地，經與家人商議後只有選用是次的申請地點因此處三面環河及遠離民居而面積與舊廠房差不多舊廠房面積約為 800 平方米而申請地點面積為 820 平方米，用途亦用作家具加工工作包括木門，廚櫃，衣櫃及假天花配件包括金屬角鐵及金屬天花板，我等使用的工具全部為密封方式及加裝有吸塵機(附件圖片 2) 因此所有木碎都會被收取，而我等所有工作都只會在廠房內進行，絕對不會在場外施工，包括上落貨物都是在廠房內進行。產生噪音的機械放在廠房西南方向位置操作和加裝隔音布圍封及在廠房內施工即有雙重隔音效果及距離民居都在 100 米以外，而位於東面的廠房亦為申請人所有，因此出入口通道亦使用廠房則的行車通道，因此絕對不會影響鄰近民居的生活質數及健康。及在下方回應環境保護署的疑問

A/NE-TKL/715

回應環境保護署的擬問

1. While the applicant has committed to adopt the suggestions of noise mitigations, the response on EPD's comment (3b) was inconsistent with the EPD's suggestion. The applicant might misunderstand and hence the Chinese version is provided for his better understanding. Please clarify.

我等設置鋸木工具位置距離足有 73 米，(請看附件一)同時我等在施工期間會將門窗關上，因此產生噪音的分貝非常底，同時每天使用鋸木工具都不會超過 1 小時，鋸木位置亦設有隔音布，因此對鄰近的噪音影響非常輕微。同時南方及西方跟本沒有足夠地方開設出入口，只能在東北方向設置大門

2. The applicant has not addressed our previous comments on (i) mitigation measures during construction phase, and (ii) how wastewater would be treated during construction phase (with expected number of workers). The applicant should confirm whether relevant guidelines e.g. ProPECC PN 1/94

“Construction Site Drainage” and ETWB TCW No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” would be followed

在施工期間我等不會產生廢水，因為廠房只會使用臨時構築物搭建(鋼結構物料)，不會使用混凝土工作人員如有須要大小二便時，可步行到鄰近(DD76 LOT2263BRP)現有廠房使用洗手間，因上述廠房亦為申請人擁有。

3. Please clarify whether any wastewater other than sewage would be generated during operation phase (e.g. during furniture processing, machinery washing etc.), if affirmative how such wastewater would be managed. For instance, the applicant should observe Waste Disposal (Chemical Waste) Regulation and relevant guidelines all the time and chemical waste such as lubricate oil should be properly disposed of by licensed collectors. The applicant should also comply with the requirements under Water Pollution Control Ordinance (Cap. 358), and adopt good housekeeping measures to prevent potential water quality pollution。

我等傢俱加工場不會設置大型機械，最大的鋸木機為電動工具，不能清洗，跟本沒有這樣的須要，亦不須要使用潤滑油等化學物品，同時我等木器加工場，跟本不須要進行清洗廠房及工具。(請看附件二)

4. As a reminder to handle sewage from workforce or staff,

(a) If it is a chemical toilet or sewage holding tank, the applicant should ensure that the sewage holding tanks' capacity and/or tankering frequency is enough to accommodate the on-site sewage demand, and the sewage is disposed of at a location off-site by licensed collector.

(b) If it is septic tank/soakaway system (ST/S), the applicant should ensure that the design, construction, operation and maintenance of the on-site ST/S comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorised Person. The applicant's attention is particularly drawn to the percolation test and minimum clearance distance requirements, and no overflow should be allowed
經與申請人商議後，我等決定不會建設洗手間，因鄰近(DD76 LOT2263BRP)現有廠房已設有洗手間，上述廠房亦為申請人擁有，因此工人在有須要大小二便時可使用上述洗手間。

(附件一)

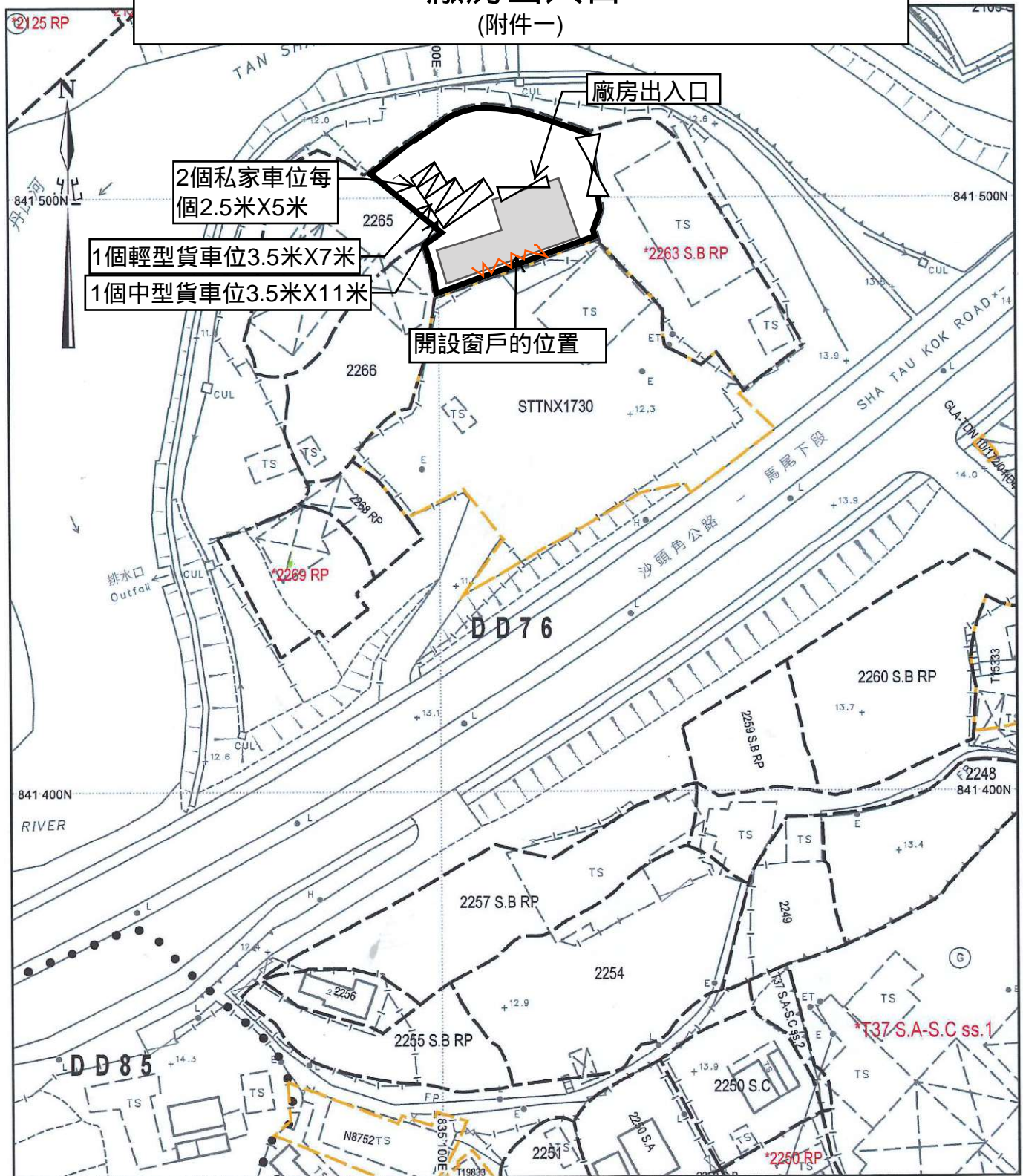


圖1

圖2



#



在施工其間所有氣都會關上

圖3



圖4

#

上述圖片為我等工廠運作程序，圖1及圖4說明在電動工具鋸木板時並沒有木碎淺出工具箱範圍外，因此並不會影響周邊環境，在1-4相片中清楚看到我等存放的貨物全部為木板，木枋，全部都係用作加工所須。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Fw: A/NE-TKL/715

03/10/2023 11:16

to: sswlee@pland.gov.hk,
tpbpd@pland.gov.hk

A/NE-TKL/715

我等現回應環保署的擬問

有關我等工作時間實為每日上午8:30分下午5:30分

有關地政處的的提問

在是次申請後批准與否，我等都會將有關構築物移除

代理人 William Wong

<sswlee@pland.gov.hk> 於 2023年10月3日 週二 上午10:29寫道：

黃先生：

本辦事處收到地政署的意見，請你作出適當回應：

Your attention is brought to the existing unauthorized structures erected on Lot No. 2265 in D.D. 76. The lot owner(s)/applicant should immediately rectify the lease breaches and this office reserves the right to take necessary lease enforcement action against the lease breaches without separate notice

另外，請你更正你的擬議營運時間。謝謝。

Regards,
Sheren Lee
TP/N3, PlanD
2158 6391

Previous S.16 Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration
A/NE-TKL/590	Proposed Temporary Private Vehicle Park for Light Goods Vehicle and Heavy Goods Vehicle and Loading/Unloading Area for a Period of 3 Years	17.8.2018
A/NE-TKL/633	Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years	26.5.2020 (revoked on 26.10.2022)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/NE-TKL/70	Open Storage of Construction Materials, Marble and the use of Five Containers as Storage Area for a Temporary Period of 12 Months	10.7.1998 (on review)	R1 - R3
A/NE-TKL/98	Temporary Open Storage of Marbles and Ancillary Parking Area for a Period of 12 Months	23.4.1999 (on review)	R2, R4 - R5
A/NE-TKL/141	Proposed Temporary Open Storage of Marble Slabs with Ancillary Parking and Loading/Unloading Activities for a Period of 3 Years	14.7.2000	R2, R4 - R5
A/NE-TKL/566	Proposed Temporary Workshop and Warehouse for Construction Materials for a Period of 3 Years	23.6.2017	R6 - R8

Rejection Reasons

- R1 The subject open storage development was not in line with the planning intention of the “Agriculture” zoning for the area which was to retain and safeguard good agricultural land for agricultural purposes and to retain arable land with good potential for rehabilitation. There was no strong justification in the submission for a departure from such planning intention even on a temporary basis.
- R2 The development was not compatible with the surrounding land uses which were

predominantly rural and agricultural in character.

- R3 The approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of which would further degrade the environment of the area.
- R4 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was to retain and safeguard agricultural land for agricultural purposes and to retain arable land with potential for rehabilitation. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R5 The approval of the application would set an undesirable precedent for other similar applications. The cumulative impact of approving such similar applications would result in a general degradation of the surrounding environment.
- R6 The proposed temporary use under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the Ping Che and Ta Kwu Ling area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R7 The applicant failed to demonstrate that the proposed development would not cause adverse traffic and environmental impacts on the surrounding areas.
- R8 The approval of the application will set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Traffic

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

- having reviewed the further information submitted by the applicant, he has no further comment from TE viewpoint.

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

- no comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

2. Landscape

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

- no objection to the application from landscape planning perspective; and
- significant adverse impact on landscape character and existing landscape resources within the Site is not anticipated.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition 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. In their submission, the applicant is required to assess and identify the project's potential drainage impacts and demonstrate in their submission with the implementation of necessary mitigation measures, the project will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development; and
- the site is in an area where no public sewerage connection is available.

4. 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 D of FS.

5. Building

Comments of the Chief Building Surveyor/New Territories West (CBS/NTW):

- no objection to the application.

6. Project Interface

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department:

- it is noted that the temporary rural workshop (furniture processing) with ancillary warehouse on a 3-year basis (the subject development) 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. Please note that the P&E Study already commenced on 29 Oct 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 subject development, if approved, may need to be vacated for the site formation works.

7. Other Departments

- The following government department has no comment on the application:

Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) no access right via Government land (GL) is granted to the Site;
 - (ii) Lot No. 2264 in D.D. 76 in the application site is covered by a Short Term Waiver No. 1634 for the purpose of a rural workshop with ancillary warehouse; and
 - (iii) The lot owner(s)/applicant should immediately rectify the lease breaches erected on Lot No. 2265 in D.D. 76 and his office reserves the right to take necessary lease enforcement action against the lease breaches without separate notice.
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the following:
- (i) the site is in an area where no public sewerage connection is available;
 - (ii) the application site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse, all the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
 - (iii) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development in particular the potential of discharge of the contaminated runoff to the nearby watercourse causing water pollution problem;
 - (iv) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
 - (v) if the surface runoff is to be discharged to Tan Shan River, the applicant is required to propose a means in their drainage proposal to remove or screen the contaminated runoff before allowing it to enter into DSD's stormwater drainage system. The removal or screening facilities such as the last manhole, desilting trap, petrol interceptor and the like (for a storage compound of building materials, preferably a desilting trap) should be maintained by the applicant and shall be available for government inspection upon demand, and its clearance action shall be enforceable by government upon demand; and

(vi) the applicant chooses to connect to DSD's public drainage system. Upon completion of the works, the applicant should apply to DSD for audit of the drainage connections, using an "HBPI" form. The applicant may visit DSD's website www.dsd.gov.hk for details of connection audit fees and arrangements. Then, an inspection shall be arranged and those as-built drainage connection records and materials certificates should be furnished to this division for our record purpose.

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

(i) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards

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

(i) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" (COP) and comply with all environmental protection/pollution control ordinances.

(e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department on the following:

(i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;

(ii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

(iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized buildings works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;

(iv) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

(v) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, 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 Systems. Otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (vi) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations B(SSFPD&L)R in respect of disposal of foul water and surface water respectively;
- (i) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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

in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (ii) the applicant shall be reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(g) to note the comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should 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;

(h) to note the comment of Chief Highway Engineer/New Territories East, Highways Department that the access road adjacent to the Site is not maintained by HyD.

(i) to note the comment of the Director of Agriculture, Fisheries and Conservation (DAFC) that good site practices should be performed so as not to pollute or affect the nearby watercourse.

(j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department on the following:

- (i) it is noted that the temporary rural workshop (furniture processing) with ancillary warehouse on a 3-year basis (the subject development) 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. Please note that the P&E Study already commenced on 29 Oct 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 subject development, if approved, may need to be vacated for the site formation works.

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

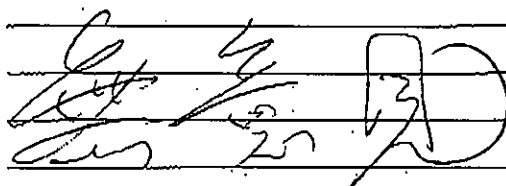
By Fax : 2877 0245 or 2522 8426

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/715

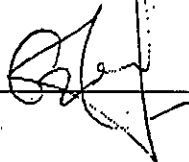
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2023. 2. 7

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A/NE-TKL/715 DD 76 Ma Mei Ha

15/02/2023 02:03

From:

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

File Ref:

Dear TPB Members,

633 REVOKED ON 26.10.2022:

As the applicant had failed to comply with conditions (e), (i) & (k) satisfactorily by 26.10.2022, the planning permission for the subject application had already been revoked on the same date.

But PlanD will no doubt support renewal and members will approve despite the record.

Rule of Law as we all know stops at Lion Rock.

Mary Mulvihill

From:

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

Date: Tuesday, 28 January 2020 3:12 AM CST

Subject: A/NE-TKL/633 DD76 Ma Mei Ha

A/NE-TKL/633

Lots 2264 and 2265 (Part) in D.D. 76, Ta Kwu Ling

Site area : About 820sq.m

Zoning : "Agriculture"

Applied use : Warehouse / 4 Vehicle Parking

Dear TPB Members,

The approved 590 application was for parking for 4 vehicles on a smaller site. Now the true intention is emerging, storage.

I would remind members that among the conditions are the following very relevant to current application

(c) **no construction materials should be stored within the Site** during the planning approval period;

(d) no car washing, vehicle repair, **dismantling, plant spraying or other**

workshop activities is allowed in the Site at any time during the planning approval period;

It is quite clear that the site is being used for brownfield activities that are contrary to the conditions.

Hopefully members will raise questions this time around and reject the application. The creation of another brownfield district must be avoided.

Mary Mulvihill

From:

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

Sent: Monday, May 7, 2018 2:57:16 AM

Subject: A/NE-TKL/590 DD76 Ma Mei Ha

A/NE-TKL/590

Lots 2264 (Part) and 2265 (Part) in D.D. 76, Sha Tau Kok Road - Ma Mei Ha, Fanling

Site area : About 540 m²

Zoning: "Agriculture":

Applied Use : 4 Vehicle Parking

Dear TPB Members,

Minutes of 23 June 2017 :

The site was the subject of three previous planning applications for various temporary open storage uses, which were all rejected by the Committee or the Board on review on similar grounds. There was no material change in the planning circumstances since the rejection of the previous applications.

Parking or Open Storage, same same impact.

This application should be also rejected.

Mary Mulvihill

From:

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

Sent: Friday, June 2, 2017 1:11:36 AM

Subject: A/NE-TKL/566 DD76 Sha Tau Kok Road

A/NE-TKL/566

Lots 2264 (Part) and 2265 (Part) in D.D. 76, Sha Tau Kok Road, Fanling

Site area : About 515 m²

Zoning: "Agriculture":

Applied Use : Warehouse for Construction Materials

Dear TPB Members,

The history of applications and rejections indicates that the site may have been used as brownfield for some years. Has this business been operating without approval? The Gist would indicate it has. Is the application intended to legitimize illegal land use?

The development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.

Produce should be stored in custom built high rise facilities complete with climate control, refrigeration, hand washing facilities, etc.

TPB should reject this application as it is either a ploy to legitimize an already illegal use or to convert farmland into brownfield site. Public opinion is most negative with regard to both proliferation of brownfield sites and use of unhygienic facilities to store food products.

Mary Mulvihill

3 to 5

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

P.1/4

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/715

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附有反對資料

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

簽署 Signature



日期 Date

16-2-2023

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：

有關：貴處檔號：TPB/A/NE-TKL/715

新界打鼓嶺丈量約份第76約地段第2264號及第2265號(部分)

擬議臨時鄉郊工場(傢俱加工)連附屬貨倉(為期3年)

(申請編號：A/NE-TKL/633)

頃接村民 強烈反對 上述申請，其理由是上述地段太近河邊，容易堆積垃圾，阻塞去水道及水浸，造成空氣污染、環境污染，影響村民生活質素。

懇請 貴處應考慮整體環境，理解村民之憂慮，慎重處理上述申請，敬祈亮鑒，至感德便！

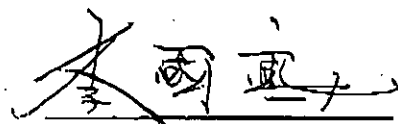
此致

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

2023年2月16日

4

P-314

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：

有關：貴處檔號：TPB/A/NE-TKL/715

新界打鼓嶺丈量約份第76約地段第2264號及第2265號(部分)

擬議臨時鄉郊工場(傢俱加工)連附屬貨倉(為期3年)

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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



劉永安

(劉永安)

敬上

2023年2月16日

5

P.4/4

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：

有關：貴處檔號：TPB/A/NE-TKL/715

新界打鼓嶺丈量約份第78約地段第2264號及第2265號(部分)

擬議臨時鄉郊工場(傢俱加工)連附屬貨倉(為期3年)

(申請編號：A/NE-TKL/633)

頃接村民 強烈反對 上述申請，其理由是上述地段太近河邊，容易堆積垃圾，阻塞去水道及水浸，造成空氣污染、環境污染，影響村民生活質素。

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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)

敬上

2023年2月16日

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**KFBG's comments on three planning applications**

17/02/2023 10:44

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230217 s16 ST 641.pdf 230217 s16 CLHFS 2c.pdf 230217 s16 TKL 715.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

17th February, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary
Warehouse for a Period of 3 Years
(A/NE-TKL/715)**

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there was an application for 'Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years' approved with conditions in 2020 (i.e., A/NE-TKL/633¹) covering the current application site; but the planning permission was revoked in October 2022 because the applicant had failed to comply with conditions (e), (i) & (k) (see below) satisfactorily by 26.10.2022.

(e) in relation to (d) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2021;

(i) in relation to (h) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2021;

(k) in relation to (j) above, the implementation of proposals for environmental mitigation

¹ https://www1.ozp.tpb.gov.hk/gist/apply/en_tc/A_NE-TKL_633_TC.pdf

measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.2.2021;

3. Now the applied use of the current application is exactly the same as the revoked one. We would like the Board to clarify with relevant parties/ authorities as to whether the above conditions would still need to be complied with this time. If yes, have these facilities/ measures been installed at the site already? If not yet, we urge the Board to liaise with relevant authorities as to whether there can be a mechanism to ensure that the above conditions will be complied with before the operation of the application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden