

Form No. S16-III
表格第 S16-III 號

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

此文件在 2023年6月2日 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接納收到
申請的日期。

This document is received on 2 JUN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

230.1062

2/4 by hand

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/NZ-TKL/733 |
| | Date Received 收到日期 | 2 JUN 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)

英盛 (合和) 工程有限公司

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

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

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation - district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | DD46, LOT11 RP |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 3500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 300 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 | 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 | 空置土地 (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 9/5/2023 (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 9/5/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會& and 20/4/2023

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

擬議臨時露天儲物 (醫院病床物料, 水碼) 及附屬辦公室
 (為期三年)

(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

☒ year(s) 年 三年
☐ month(s) 個月

(c) Development Schedule 發展細節表

| | | |
|---|------|---|
| Proposed uncovered land area 擬議露天土地面積 | 3200 |sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 300 |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 | N/A |sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 300 |sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 300 |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)

建築物兩個，兩個附屬辦公室，每個150平方米×2.5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 | N/A |
| Motorcycle Parking Spaces 電單車車位 | N/A |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | N/A |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | N/A |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | N/A |
| Others (Please Specify) 其他 (請列明) | N/A |

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

| | |
|------------------------------------|-----|
| Taxi Spaces 的士車位 | N/A |
| Coach Spaces 旅遊巴車位 | N/A |
| Light Goods Vehicle Spaces 輕型貨車車位 | N/A |
| Medium Goods Vehicle Spaces 中型貨車車位 | 1 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | N/A |
| Others (Please Specify) 其他 (請列明) | N/A |

Proposed operating hours 擬議營運時間

星期一至星期五：早上9點至下午5點，星期六，星期日及公眾假期休息

| | | |
|--|---|--|
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 坪輦路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 No 否 | <input type="checkbox"/> (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 <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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |

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

| | |
|--|---|
| (B) Renewal of Permission for Temporary Use or Development in Rural Areas | |
| 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>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。

本公司擬向城規會就此地段丈量約份第46約地段11余段，根據【城市規劃條例】第131章第16條規劃許可申請，擬議臨時露天儲物（醫院病床物料，水碼）及附屬辦公室（為期三年）。

至於為何本公司要申請此許可申請？

因為：1. 本公司有迫切使用此土地的因由；

本公司此前存放以上物料的場地近期租約到期，而且業主不予續租，本公司被迫覓地搬遷。而之前接下工程的剩餘物料，和未來訂單的預備物料，苦于無處存放，幾乎需要棄置堆填區，不但浪費資源，令本公司損失大量資金，而且會對政府環保造成壓力。有幸聽問朋友有空置土地可提供給本公司，故在了解情況之後，向城規會申請臨時露天儲物用途。

2. 本公司使用此地段的用途，並不會對此地段在各方面造成不良影響；環境及景觀，視野：因為不會在此地段搭建高層建築物，全露天擺放，高度不超過2米，不需要破壞附近樹木，所以不會影響到環境、景觀。

空氣：擺放的惰性物料，並不會產生污染空氣的廢氣。

渠務：如圖所示，會在地段上周圍自設排水渠，並設多個沙井，過濾雜物，務求排出政府水渠的是經過處理的廢水。

交通：此地段毗鄰政府道路，坪輦路，無須修路影響原有交通，而且，本公司作儲物的地段，每週只有一兩架次出入地段，也不會增加運輸負擔。

同時，本公司會在地段周圍擺放消防設備，滅火筒等等。

望貴署認真考慮並通過本公司在此地段的申請。

8. Declaration 聲明

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

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

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

Signature
簽署

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

曾舉朗

經理

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of 英盛（合和）工程有限公司
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 印章（如適用）

Date 日期

21 / 04 / 2023

(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 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。)

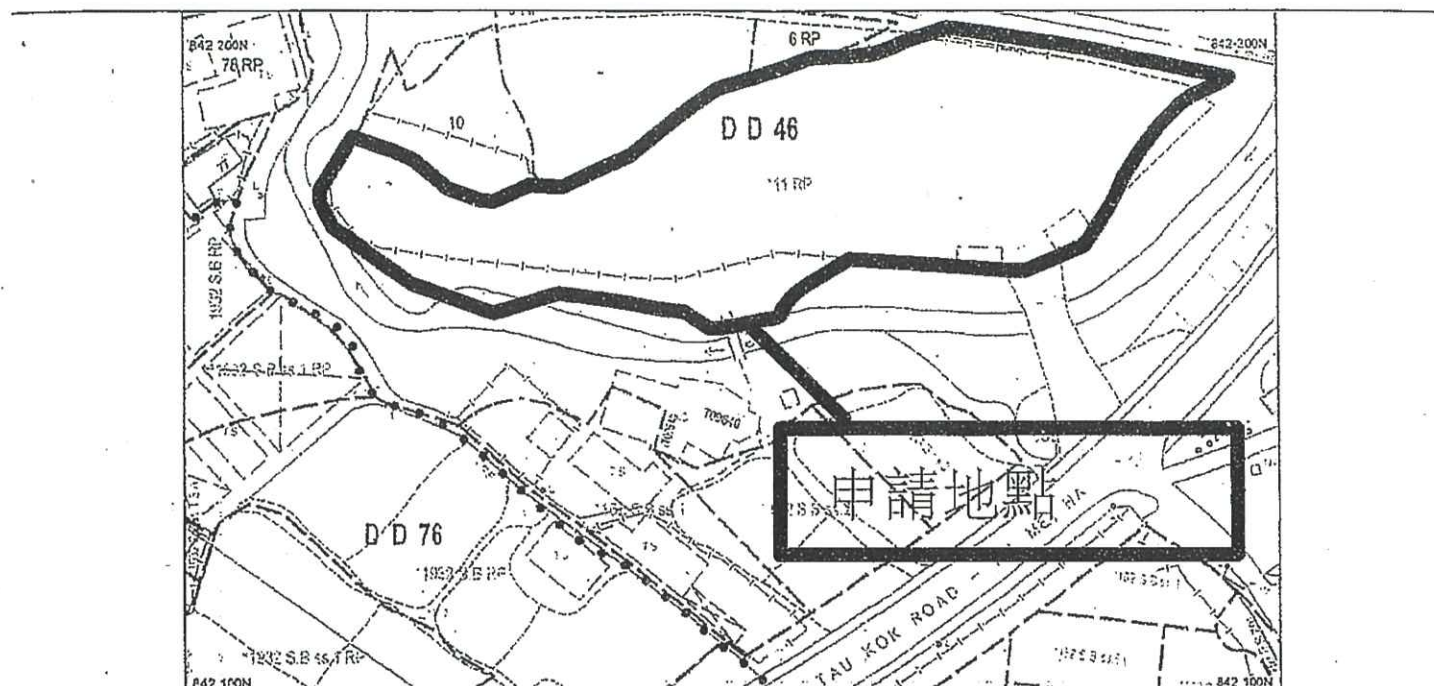
| | | |
|--|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | |
| Location/address 位置/地址 | DD46, LOT11 RP | |
| Site area 地盤面積 | 3500 (includes Government land of 包括政府土地 | sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | S/NE-TKL/14 | |
| Zoning 地帶 | AGR | |
| Type of Application 申請類別 | <input 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 三年 <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 | 擬議臨時露天儲物 (醫院病床物料, 水碼) 及附屬辦公室 (為期三年) | |

| | | | |
|--|---|---|---|
| (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 | N/A <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 | 300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.085 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 2 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 2.5米 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 | 8.57 % <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) _____ _____ | | N/A N/A N/A N/A N/A N/A |
| | 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) _____ _____ | | 1 N/A N/A N/A 1 N/A N/A |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|-------------------------------------|--------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 申請地點圖及渠務及交通圖 | | |
| 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。



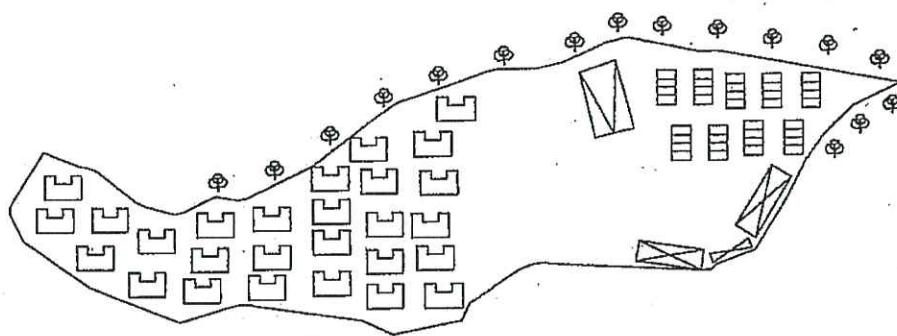
圖目：申請地點圖

圖號：1

申請地段：DD46, LOT11RP

申請用途：

擬議臨時露天儲物（醫院病床物料，水碼）
及附屬辦公室（為期三年）



圖目：佈局圖

圖號：2

申請地段：DD 46, LOT 11 RP

注釋：

不按比例只供參考



中型車上落貨車位



樹木/細葉榕 (16棵)



地盤出入口



附屬辦公室



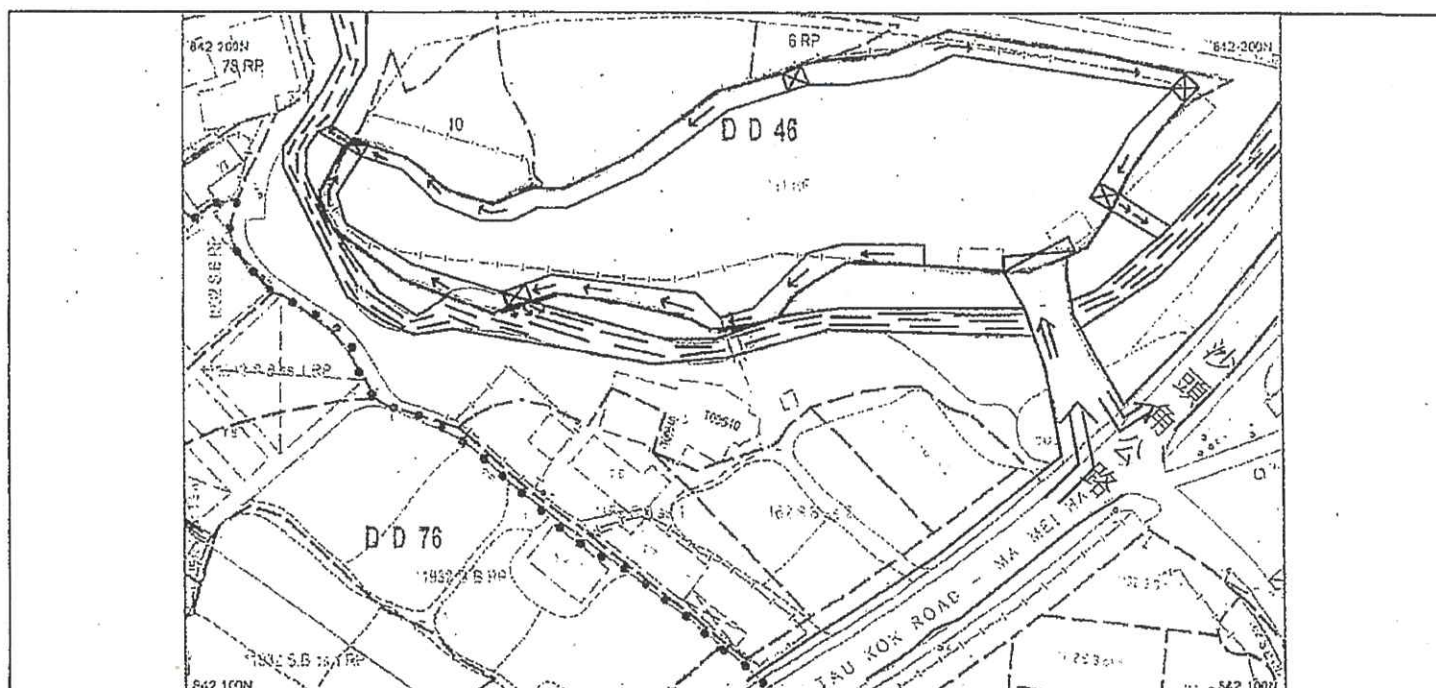
水碼



醫院病床物料

申請用途：

擬議臨時露天儲物（醫院病床物料，水碼）及附屬辦公室
(為期三年)



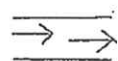
圖目：渠務及交通示意圖

圖號：3

申請地段：D D 46 L O T 11 R P

申請用途：擬議臨時露天儲物（醫院病床物料，水碼）
及附屬辦公室（為期三年）

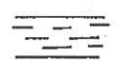
注釋：



自設1米×1米排水渠



車輛行駛路線



地盤外1.5×1.5米水渠



自設沙井（隔沙用）

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



Re: 回復A/NE-TKL/733的部門意見（渠務）

28/09/2023 16:52

to: sswlee@pland.gov.hk

1 attachment



733河道上道路2.pdf

faith yu

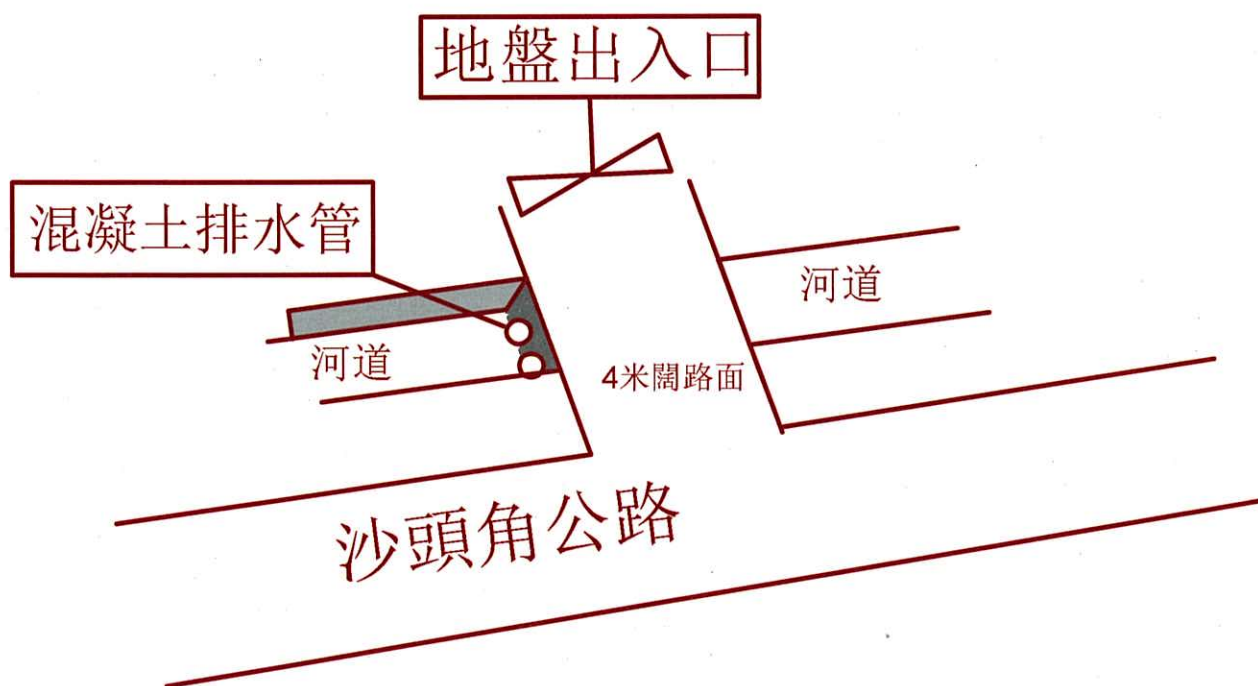
於 2023年9月28日 週四 下午4:46寫道：

你好，我是A/NE-TKL/733的申請人余生，是次電郵為了回復該申請有關渠務的部門意見，

水務署曾指出該申請地段的道路填阻了政府河道，為了河道暢通，完善排水系統，我們會在連接地盤出入口和沙頭角公路的道路下方，用混凝土排水管連接河道，有足夠的

排水能力，因此不會影響河道排水系統。在附件中有示意圖展示。

河道上道路的構建示意圖



圖目：河道上道路構建示意圖

申請地段：DD46 LOT11 RP

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Similar S.16 application in the vicinity of the application site
within the same “Agriculture” zone in the Ping Che and Ta Kwu Ling area

Rejected Application

| Application No. | Proposed Developments | Date of Consideration | Rejection Reasons |
|------------------------|--|------------------------------|--------------------------|
| A/NE-TKL/624 | Proposed Temporary Open Storage of Construction Material for a Period of 3 Years | 20.9.2019 | R1-R3 |

Rejection Reasons

- R1 The proposed development under application is not in line with the planning intention of the “Agriculture” zone for the Ping Che and Ta Kwu Ling area, which is 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 is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there is no previous planning approval for open storage use granted at the site; there are adverse comments from the relevant government departments and local objections against the application.
- R3 The applicant fails to demonstrate that the development would have no adverse traffic, environmental and drainage impacts on the surrounding areas

Government Departments' General Comments

1. Land Administration

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

- the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via. Government Land is granted no comment on the application; and
- there are unauthorized structures erected on the Site. The lot owner should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without separate notice.

2. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations being provided to the satisfaction of the D of FS; and
- having considered the nature of open storage, the following approval condition shall be added: "the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS."

3. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- no objection to the application;
- as part of the Site is within the waterworks reserve of our 2000mm diameter water mains, no structure or support for any structure, except boundary fences, shall be placed or erected and no motor vehicle is allowed to park or remain for any purposes including for display within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or his authorized contractor to carry out construction, inspection, operation, maintenance and repair works to the water mains within the waterworks reserve; and
- 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.

4. Building

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

- no record of approval is granted by the Building Authority for the existing structures at the Site.

5. Other Departments

- The following government departments have no comments on the application:
 - (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
 - (c) Commissioner for Police (C for P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the lot owner will need to apply to LandsD for a Short Term Waiver to permit the structures erected /to be erected on site. 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 the first date of the occupation and it will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is 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 EPD to minimise potential environmental nuisance on the surrounding areas;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Sha Tau Kok Road – Ma Mei Ha and the Site is not managed by TD. The applicant should seek comment from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road adjacent to the Site is not maintained by HyD;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape (UD&L, PlanD0 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 departmental prior to commencement of the works;
- (f) to note the following comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should also be advised on the followings:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - good practice guidelines for open storage should be adhered to (**Annex I**);
 - (ii) the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval;
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulation [B(P)R] respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures are erected on leased land without approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the Building Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) before any new building works (including containers/open storage/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
- (vii) the applicant's attention is drawn to the provision under Regulation 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of surface water; and
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BP on individual site for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

Good Practice Guidelines for Open Storage Sites

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

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

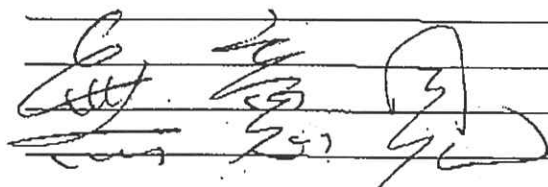
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/733

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

2023.6.19

2

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

230614-115232-81909

提交限期**Deadline for submission:**

04/07/2023

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

14/06/2023 11:52:32

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

A/NE-TKL/733

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

先生 Mr. KEN LEE

意見詳情**Details of the Comment :**

有關由西南面進入的道路是非法建造的，原先是河床，懷疑申請人自行在地政署管理的河床上鋪設入車通道，影響生態及佔用政府資源，因此本人極力反對此申請

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



Fwd: 反對改變土地用途申請-Application No.A/NE-TKL/733(Lot 11 RP in D.D. 46,Sha Tau Kok Road-Ma Mei Ha,Ta Kwu Ling,N.T.)

17/06/2023 16:55

From:

To:

tpbpd@pland.gov.hk

File Ref:

----- Forwarded message -----

寄件者：

Date: 2023年6月17日 週六 16:50

Subject: 反對改變土地用途申請-Application No.A/NE-TKL/733(Lot 11 RP in D.D. 46,Sha Tau Kok Road-Ma Mei Ha,Ta Kwu Ling,N.T.)

To: <tpbpd@pland.gov.hk-城市規劃委員會>

本人姓麥,是附近馬尾下村民,現反對上述地點土地改變用途之申請,現詳述反對之理由如下,

1.由於上述路段交通繁忙,對面正是馬尾吓村唯一車輛出入口,每日都有不少居民及車輛進出,上述土地若改變為大型貨物貯存倉用途,必定每天都有大型車輛進出該土地,造成該段道路更加繁忙,大型車輛進出,會大大影响老少居民橫過該路段之危險性,而土地出入口正對面又是馬尾吓村唯一車輛及村民出入口,而上述沙頭角路亦是轉彎路段,增加大型車輛進出該路段,亦大大增加使用路段行人及車輛,容易造成交通意外,較早時,該土地未經許可的情況下,已有大型重型車輛進出該土地,並在土地上預先平整了鋼筋水泥,有偷步改變上述土地用途,並已在原本農地上存放大量建築材料,期間已見多輪大型車輛進出該土地,已見車輛進出時造成危險,行人及車輛不時因有大型車輛進出而造成交通意外風險,因此,本人就上述之多個因素,反對上述土地是次改變土地用途申請,故希望城市規劃委員會各委員考慮多種危險,否決上述土地改變用途之申請,謝謝各城市規劃委員會各委員,作出正確的決定.

Mak Kwok-leung

如上述反對有任何問題,可電郵本人查詢,謝!

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



A/NE-TKL/733 DD 46 Sha Tau Kok Road
03/07/2023 02:48

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-TKL/733

Lot 11 RP in D.D. 46, Sha Tau Kok Road - Ma Mei Ha, New Territories

Site area : About 3,500m²

Zoning : "Agriculture"

Applied Use: Open Storage of Hospital Beds / Water filled barriers / 1 Vehicle Parking

Dear TPB Members,

581 was withdrawn and back with a more benign use, pull the heart strings, hospital beds. Open Storage is Opn Storage regardless of the objects being stored. These beds will be stored outside and in due course will rust and deteriorate, impacting the quality of the soil.:

Previous objections relevant and upheld.

Approval would reward the operator for engaging in illegal practices and would be contrary to public sentiment on this issue.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 31 December 2017 2:34 AM CST
Subject: A/NE-TKL/581DD 46 Sha Tau Kok Road

A/NE-TKL/581
Lot 11 RP in D.D. 46, Sha Tau Kok Road - Ma Mei Ha, New Territories
Site area : About 3,527.9m²
Zoning : "Agriculture"
Applied Use: Open Storage of Construction Equipment / 4 Parking

Dear TPB Members,

A similar application No. 418 was rejected on 24 May 2013 and it appears that the site has been in operation since then without the requisite approval. According to the minutes there is a history of illegal brownfield use and filling in of the river channel.

It is obvious that the reasons for rejection of the application remain valid:

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

Approval would reward the operator for engaging in illegal practices and would be contrary to public sentiment on this issue.

Mary Mulvihill

5 to 7

P-1/4

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：tphpd@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/733

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature _____



日期 Date 4-7-2023

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:

敬啟者:

貴處檔號: TPB/A/NE-TKL/733

新界打鼓嶺沙頭角公路馬尾下段丈量約份第45約地段第11號餘段
擬議臨時露天存放醫院病床材料及水馬連附屬辦公室(為期3年)
(申請編號: A/NE-TKL/733)

本會頃接周邊村民 強烈反對 上述申請，因上述標題資料不詳，
不理解，露天存放醫院病床材料及水馬連附屬辦公室是合適？是否有
考慮衛生問題？欠缺水電、排污配套不足。

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7月4日

6

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

P 3/4

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: 26755277

敬啟者:

貴處檔號: TPB/A/NE-TKL/733

新界打鼓嶺沙頭角公路馬尾下段丈量約份第46約地段第11號餘段
擬議臨時露天存放醫院病床材料及水馬連附屬辦公室(為期3年)
(申請編號: A/NE-TKL/733)

本會頃接周邊村民 強烈反對 上述申請，因上述標題資料不詳，
不理解，露天存放醫院病床材料及水馬連附屬辦公室是合適？是否有
考慮衛生問題？欠缺水電、排污配套不足。

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

粉嶺區鄉事委員會首副主席

劉永安 敬上
(劉永安)



2023年7月4日

7
P. 4/4

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:

敬啟者：

貴處檔號：TPB/A/NE-TKL/733

新界打鼓嶺沙頭角公路馬尾下段丈量約份第46約地段第11號餘段
擬議臨時露天存放醫院病床材料及水馬連附屬辦公室(為期3年)
(申請編號：A/NE-TKL/733)

本會頃接周邊村民 強烈反對 上述申請，因上述標題資料不詳，
不理解，露天存放醫院病床材料及水馬連附屬辦公室是合適？是否有
考慮衛生問題？欠缺水電、排污配套不足。

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

粉嶺區鄉事委員會副主席

鄧志佳

(鄧志佳)



敬上

2023年7月4日

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2023年07月04日星期二 22:07
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on one planning application
附件: 230704 s16 TKL 733.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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



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

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

4th July 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Hospital Beds Materials and Water-filled
Barriers with Ancillary Office for a Period of 3 Years**
(A/NE-TKL/733)

1. We refer to the captioned.
2. There is a rejected application covering the current site and the reasons to reject it (i.e., A/NE-TKL/418; Temporary Open Storage of Construction Materials (Steel Bars) for a Period of 3 Years) are shown below:

(a) the development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis;

(b) the development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous planning approval had been granted to the application site; there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse landscape, drainage and environmental impacts on the surrounding areas; and

(c) approval of the application would set an undesirable precedent for other similar applications within this part of the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

3. We visited the locality recently and some photos are shown in **Figure 1**. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the AGR zone. Also, we urge the Board to consider whether the approval of this application would cause any unauthorised occupation of Government Land (or worsen the situation; see **Figure 1**)/ cause any enforcement difficulties to relevant authorities.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Recent on-site photos taken in July 2023.

