

2024/002JIT 16/10/2024 Re-submitted.

2402576

此文件在 2024年10月21日  
只會在收到所有必需的資料及文件後才正式受理申請的日期。

This document is received on 21 OCT 2024.  
The Town Planning Board will formally accept the date of receipt of the application only upon receipt of all the required information and documents.

e-form No. S16-III  
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

<b>1. Name of Applicant 申請人姓名/名稱</b>	
進一物流有限公司	(Company 公司)

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

<b>3. Application Site 申請地點</b>	
(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)	於新界打鼓嶺坪輦丈量約份第 77 約地段第 444 號 (部分)、第 445 號 (部分)、第 446 號 (部分)、第 449 號 (部分)、第 450 號 (部分)、第 451 號 (部分)、第 452 號 (部分)、第 453 號 (部分)、第 456 號 (部分)、第 457 號 (部分)、第 458 號、第 461 號 (部分)、第 462 號 (部分)、第 463 號 (部分)、第 464 號 (部分)、第 466 號、第 468 號 (部分)、第 469 號 (部分)、第 470 號 (部分)、第 471 號 (部分) 及毗連政府土地
(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 9510 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5256 ..... 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)	168 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「露天貯物」及顯示為「道路」的地帶</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

#### 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on 16/10/2024 (DD/MM/YYYY)  
於 16/10/2024 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 16/10/2024 (DD/MM/YYYY)  
於 16/10/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（存放食品）  (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 <u>3</u>  <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	4254	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5256	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
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	5256	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	5256	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>詳情參閱申請理由</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 3 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至星期六，上午九時至下午六時，星期日及公眾假期休息</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>地可由沙頭角公路馬尾下段經坪輦路轉入五州路到達</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

(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?		<div style="display: flex; justify-content: space-between;"> <span>Yes 是</span> <div> <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         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>No 否</span> <span><input checked="" type="checkbox"/></span> </div>			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？		<div style="display: flex; justify-content: space-between;"> <div>           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）            _____         </div> <div>           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 type="checkbox"/> </div> </div>			

	<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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/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	<div style="text-align: center;">A/ /</div>
(b) Date of approval 獲批給許可的日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(c) Date of expiry 許可屆滿日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(d) Approved use/development 已批給許可的用途／發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <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：            <hr/> </div> <div data-bbox="647 822 979 947"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="630 1319 1158 1447"> <input type="checkbox"/> year(s) 年 .....            <input type="checkbox"/> month(s) 個月 .....       </div>

**7. Justifications 理由**

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

可參閱附頁申請理由

## 8. Declaration 聲明 (Applicant 申請人 #1)

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

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

Signature  
簽署

Signed with recognised  
e-signature  
Signer: HUI HANG YU

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

文員.....

Name  
姓名

Position (if applicable)  
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

進一物流有限公司.....

### Remark 備註

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

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

### Warning 警告

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

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

### Statement on Personal Data 個人資料的聲明

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址		於新界打鼓嶺坪輦丈量約份第 77 約地段第 444 號（部分）、第 445 號（部分）、第 446 號（部分）、第 449 號（部分）、第 450 號（部分）、第 451 號（部分）、第 452 號（部分）、第 453 號（部分）、第 456 號（部分）、第 457 號（部分）、第 458 號、第 461 號（部分）、第 462 號（部分）、第 463 號（部分）、第 464 號（部分）、第 466 號、第 468 號（部分）、第 469 號（部分）、第 470 號(部分)、第 471 號(部分)及毗連政府土地		
Site area 地盤面積		9510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 168 sq. m 平方米 <input checked="" 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		「露天貯物」及顯示為「道路」的地帶		
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展		擬議臨時貨倉（存放食品）		
(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	5256 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	



(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	5
(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	14.9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	55.27 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>1</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 <u>3</u> 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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>

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

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

## 申請理由

申請由進一物流有限公司提出，申請地點總面積約 9510 平方米，包括約 168 平方米的政府土地，總樓面面積為 5256 平方米，位於新界打鼓嶺坪輦丈量約份第77約地段第444號（部分）、第445號（部分）、第446號（部分）、第449號（部分）、第450號（部分）、第451號（部分）、第452號（部分）、第453號（部分）、第456號（部分）、第457號（部分）、第458號、第461號（部分）、第462號（部分）、第463號（部分）、第464號（部分）、第466號、第468號（部分）、第469號（部分）、第470號（部分）、第471號（部分）及毗連政府土地，發展作為期三年的擬議臨時貨倉（存放食品）。

申請地點位於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 內的「露天貯物」及顯示為「道路」的地帶內，申請地點涉及十九幅私人土地，涉及 168 平方米政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 5 個構築物，編號 TS1 - TS5。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	5008 (已包括簷蓬約 178平方米)	5008	14.9	1	金屬搭建	貨倉
TS2	50	50	4	1	金屬搭建	保安室
TS3	50	50	4	1	金屬搭建	洗手間
TS4	112	112	4	1	金屬搭建	消防泵房
TS5	36	36	3	1	金屬搭建	辦公室

餘下面積約 4254 平方米的土地會用作流動空間。流動空間可供給車輛及行人行駛，具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

在營運性質方面，申請地點作臨時貨倉存放食品，場地不會存放肉類，不論是凍肉或新鮮肉類皆不會儲存。場地主要儲存罐頭及生果，所有食品皆為獨立包裝，因此食品方面不會衍生任何污水問題。場地不會進行食品加工、洗滌或烹調工作，場地用途只作存放食品的臨時貨倉。

此申請獲通過後，申請人會依足規定，就申請地點上搭建構築物，進行上蓋牌照（STW）及租用政府土地（STT）的申請。申請發展屬臨時性質，從事工作整齊，設施簡單容易還完，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 7 米，可供消防車之類的緊急車輛進入。申請場地可由沙頭角公路馬尾下段經坪輦路轉入五州路到達，透過沙頭角公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。

五州路實況照片



申請地點開放時間，為星期一至星期六，每日早上九時至下午六時，星期日及公眾假期休息。必要運輸工作，會安排在日間非繁忙時間進行，晚上不會進行任何運輸工作，夜間並不會產生噪音。

申請地點設有 1 個輕型貨車泊車位（7 米 x 3.5 米）及 3 個中型貨車上落貨車位（14 米 x 3.5 米），作員工上下班及運送貨物之用。由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉

，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

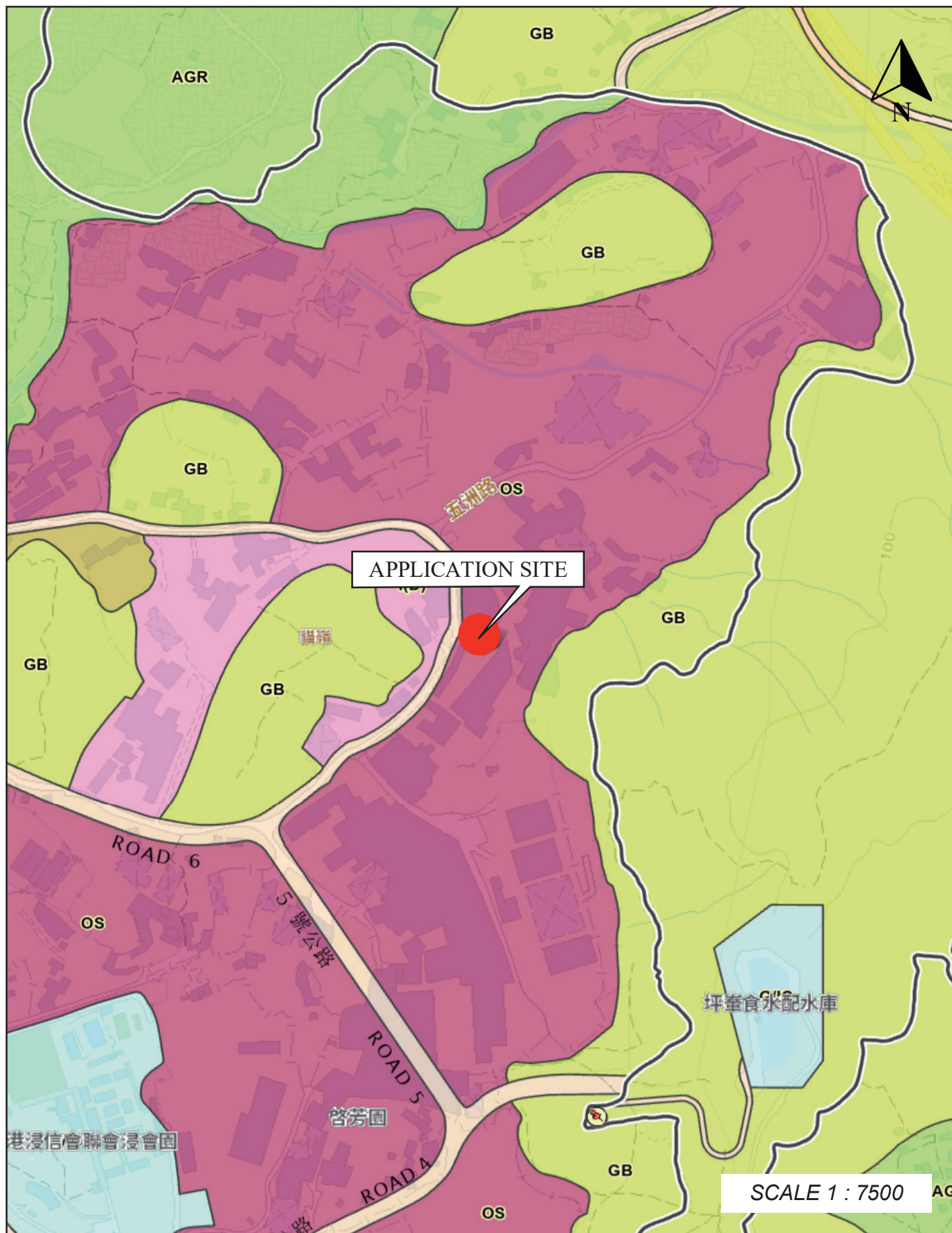
	星期一至六				
	中型貨車		輕型貨車		
	入	出	入	出	每小時車輛出入次數
09:00 - 10:00	0	0	1	0	1
10:00 - 11:00	2	1	0	0	3
11:00 - 12:00	1	2	0	0	3
12:00 - 13:00	0	0	0	1	1
13:00 - 14:00	0	0	1	0	1
14:00 - 15:00	2	0	0	0	2
15:00 - 16:00	1	3	0	0	4
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	1	0
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區或有工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



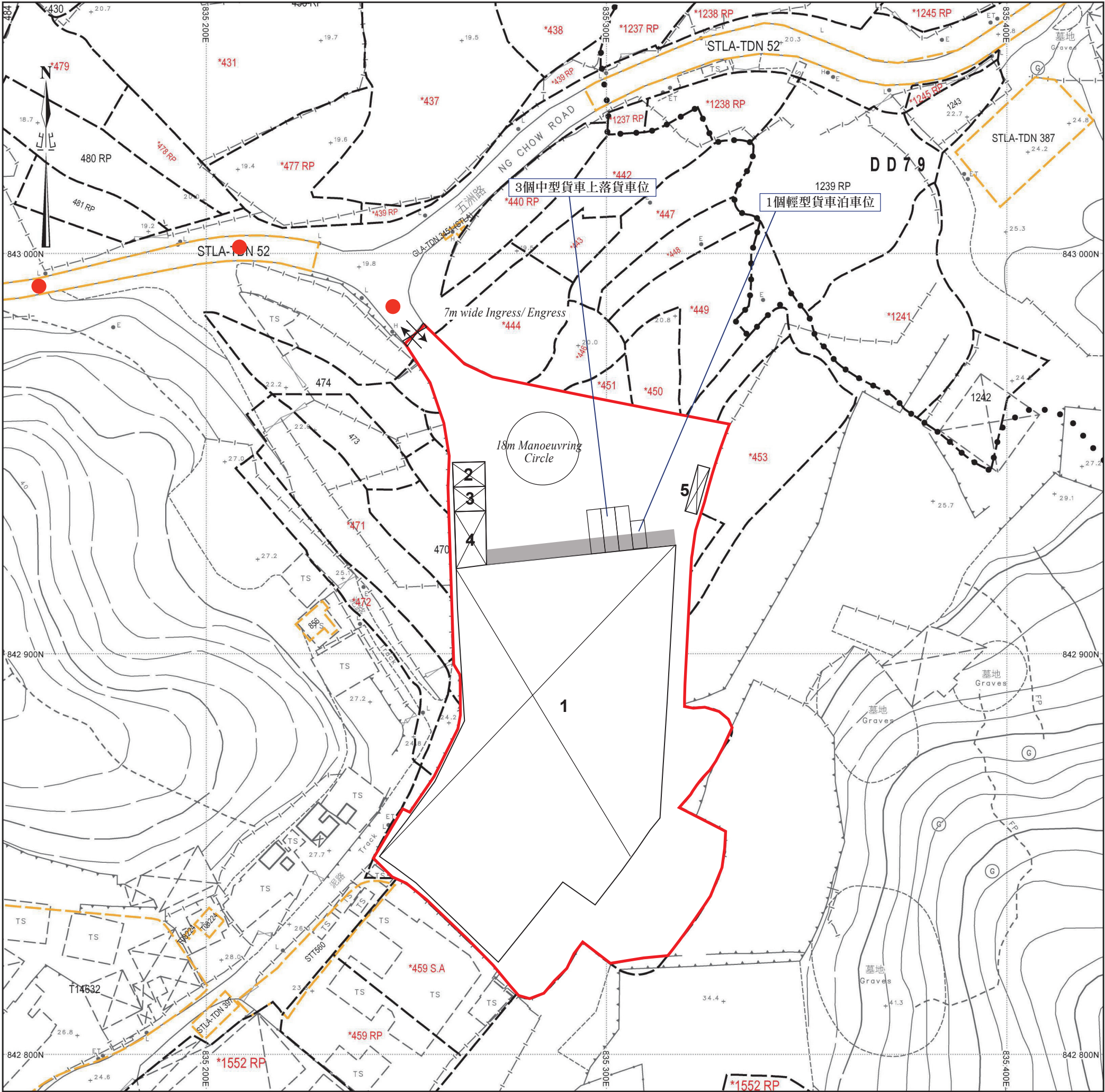
# 場地大綱圖











場地設計圖

構築物(1)  
用途：貨倉  
建築物料：以金屬搭建  
高度：約14.9米  
層數：1層  
面積：約4830平方米  
總樓面面積：約4830平方米

構築物(2)  
用途：保安室  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約50平方米  
總樓面面積：約50平方米

構築物(3)  
用途：洗手間  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約50平方米  
總樓面面積：約50平方米

構築物(4)  
用途：消防泵房  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約112平方米  
總樓面面積：約112平方米

構築物(5)  
用途：辦公室  
建築物料：以金屬搭建  
高度：約3米  
層數：1層  
面積：約36平方米  
總樓面面積：約36平方米

■ 簷蓬  
● ● ● 行車路線  
SCALE 1 : 1000

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

Sheren Si Wai LEE/PLAND

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寄件者: 陳灝然 [REDACTED]  
寄件日期: 2024年10月23日星期三 12:08  
收件者: tpbbpd/PLAND  
副本: Sheren Si Wai LEE/PLAND  
主旨: A/NE-TKL/782補充資料  
附件: 行車路線圖.pdf  
  
類別: Internet Email

敬啟者

此電郵取代今日 11:54 發出的電郵。

有關上述檔案，現提供行車路線圖。

申請地點總面積約 9510 平方米，「露天貯物」佔約 8610 平方米，佔場地 90.54%；顯示為「道路」的地帶佔約 900 平方米，佔場地 9.46%。





行車路線圖

● ● ● 行車路線

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

Sheren Si Wai LEE/PLAND

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寄件者: 陳灝然 [REDACTED]  
寄件日期: 2025年01月22日星期三 14:12  
收件者: tpbbpd/PLAND  
副本: Sheren Si Wai LEE/PLAND  
主旨: A/NE-TKL/782 補充資料  
附件: 場地設計圖.pdf; 行車路線圖.pdf  
  
類別: Internet Email

敬啟者

就上述檔案，申請人現提交補充資料。

規劃署

構築物一上蓋面積約 5008 平方米，已包括延伸出去的簷蓬，簷蓬面積約 178 平方米。

地政署

申請人已得悉有關事宜，業主及申請人會跟進有關地段 STT 及 STW 的事項。

運輸署

(1)申請人已根據部門要求於場地設計圖增加車位尺寸，可參閱附件。

(2)申請人已根據部門要求更改場地設計圖，有關迴旋處尺寸已加大至 24 米，可參閱附件。

(3) 有關管理措施，第一，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候。此外，現場會有職員協助疏導車流量。申請人會於繁忙時間即 10:00 - 12:00 及 14:00-16:00 分派五名職員進行車流量管制，分別分派於場內及五州路的位置，並提供對講機，指揮出入，避免停車場的車流量影響公共道路，以確保車輛不會在目標地點外排隊。

(4) 行人設施配置方面，申請人會於申請場地的圍欄上豎立有關道路的大型指示牌。若有需要，申請人亦可於出入口增設工業旋轉閃燈，以方便車輛及行人過路，確保行人安全。

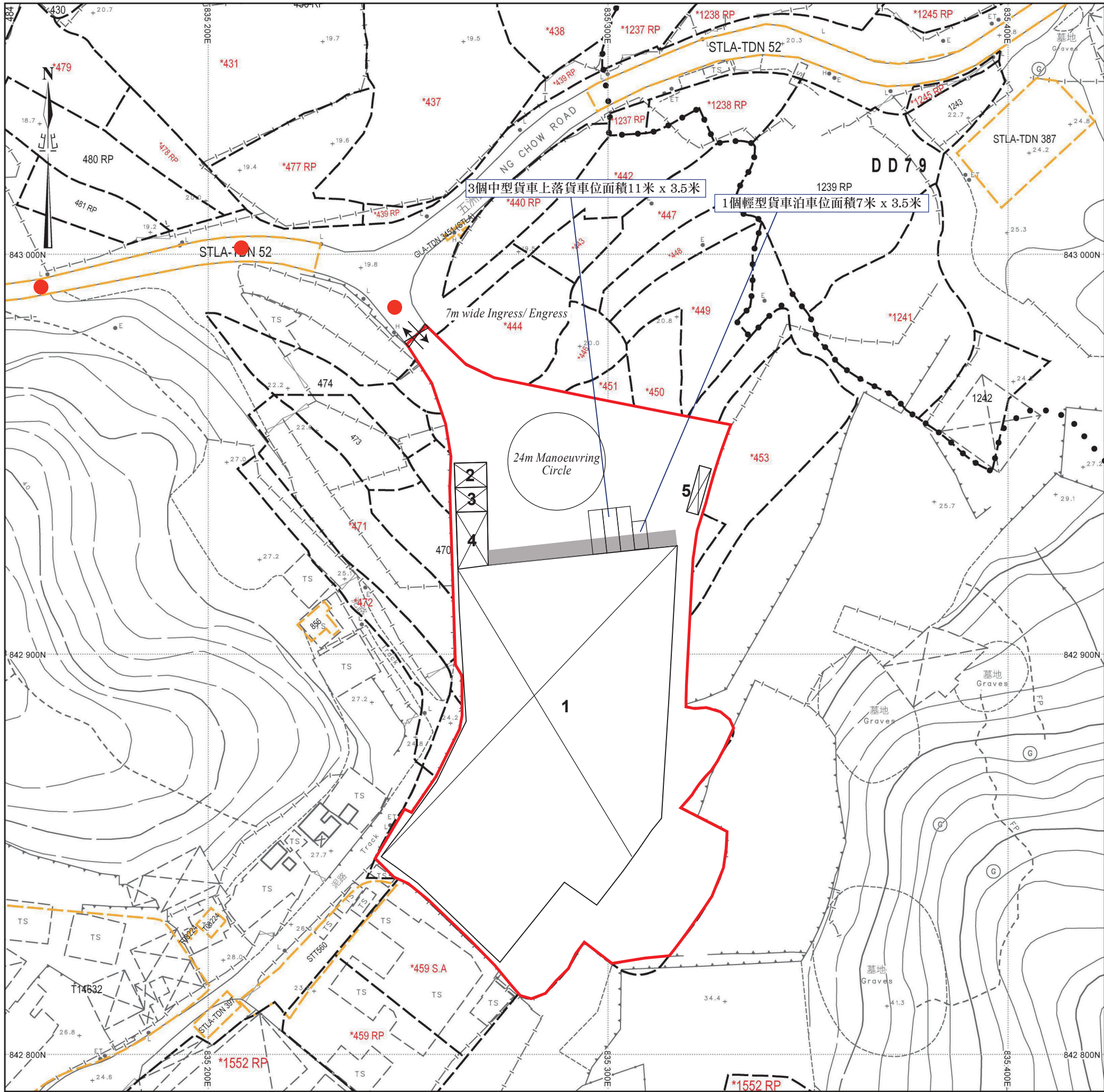
(5) 防止非法停車措施方面，場內會有保安人員及閉路電視，由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，因此場地不會有非法停車。

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(6) 有關行車通道，申請場地與坪輦路之間的通道有部分屬私人物業，由場地使用者管理，申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。另外有小部分行車通道，非私人土地，相信屬官地範圍。當申請人已向城規會遞交規劃申請時，規劃署及城規會會向各個有關政府部門作出諮詢，相信涉及的部門已收到通知，若相關部門不反對此規劃申請，即不反對申請人通過官地進出其私人地方。

(7) 有關道路連結方面，訪客可由坪輦路經五州南路再經五州路到達申請地點。申請地點只有四個車位，包括 3 個中型貨車上落貨車位及 1 個輕型貨車泊車位。場地車輛出入繁忙時間為 10:00 - 12:00 及 14:00-16:00，每小時最高峰的車輛出入次數為 4 次，流量屬甚低，因此對附近道路連接和交叉口沒有太大影響。此外，每個交叉口的闊度約 14 米，出入口位置寬敞明確，可供消防車之類的緊急車輛進入，因此場地車輛對附近道路連接和交叉口沒有影響。





場地設計圖

構築物(1)  
用途：貨倉  
建築物料：以金屬搭建  
高度：約14.9米  
層數：1層  
面積：約4830平方米  
總樓面面積：約4830平方米

構築物(2)  
用途：保安室  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約50平方米  
總樓面面積：約50平方米

構築物(3)  
用途：洗手間  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約50平方米  
總樓面面積：約50平方米

構築物(4)  
用途：消防泵房  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約112平方米  
總樓面面積：約112平方米

構築物(5)  
用途：辦公室  
建築物料：以金屬搭建  
高度：約3米  
層數：1層  
面積：約36平方米  
總樓面面積：約36平方米

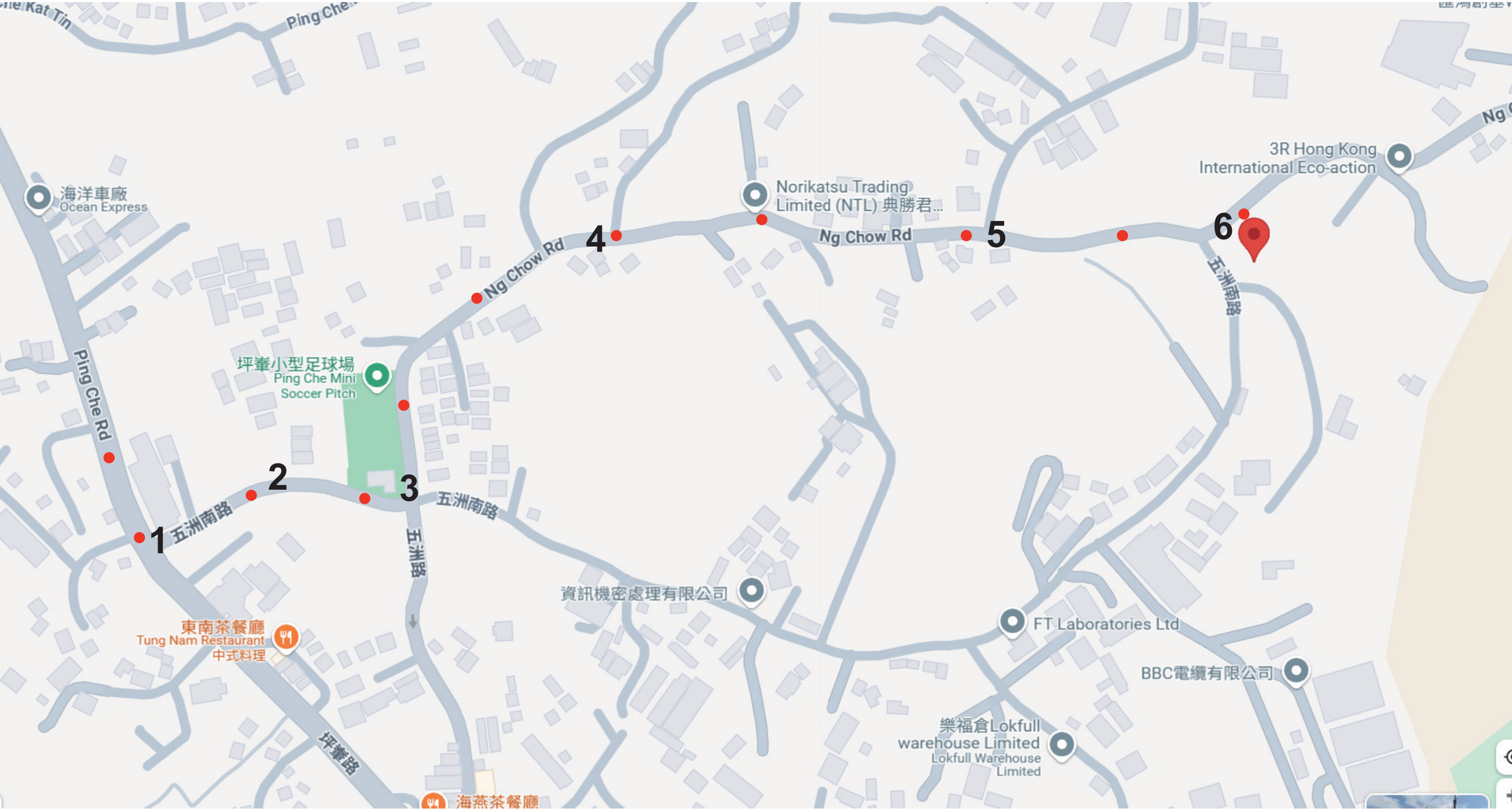
簷蓬

行車路線

SCALE 1 : 1000



行車路線圖



● ● ● 行車路線



1



2



3



4



5



6





**Similar S.16 Applications for Temporary Warehouse  
in the vicinity of the application site within “Open Storage” Zone and area shown as ‘Road’  
in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKL/686*	Temporary Storage of Metal Hardware with Ancillary Workshop for a Period of 3 Years	29.10.2021
2.	A/NE-TKL/775*	Renewal of Planning Approval for Temporary Storage of Metal Hardware with Ancillary Workshop for a Period of Three Years	25.10.2024
3.	A/NE-TKL/776	Temporary Warehouse (Storage of Building Design Mock-Ups with Ancillary Rural Workshop and Cold Store of Vegetables, Fruits and Foods) for a Period of Three Years	25.10.2024

**Remarks**

\*: Applications No. A/NE-TKL/686 & A/NE-TKL/775 involve the same site.

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- the following irregularities covered by the planning application have been detected by her office:

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

there are unauthorised structure on the private lots. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 168m<sup>2</sup> as mentioned in the Application Form) has been fenced-off and illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

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

**2. Drainage**

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

- no objection to the application from the 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 on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix IV**.

### 3. **Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

### 4. **Project Interface**

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

- it is noted that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

### 5. **Building Matters**

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

- no objection to the application;
- it is noted that five structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.

### 6. **Other Departments**

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Director of Food and Environmental Hygiene (DFEH);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

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

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

there are unauthorised structure on the private lots. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 168m<sup>2</sup> as mentioned in the Application Form) has been fenced-off and illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (iii) the lot owners shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected within the said private lots and the occupation of the GL. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW/STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/ rent from the first date of the erection of the unauthorised structures/occupation of GL as well as administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land

control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (c) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
  - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person (AP); and
  - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Ping Che Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement of the Site should be commented and approved by the TD;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
  - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should maintain the drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense; and
  - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;

- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - (ii) proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food businesses listed in the Regulation. For example, if a food business involves the storage of articles of food under refrigeration in any warehouse in the territory, a cold store licence must be obtained from the DFEH before commencement of such business. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132; and
  - (iii) the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed use are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that five structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorised Building Works (UBW). An AP should be appointed as the coordinator for the proposed building works in accordance with the BO; and
  - (ii) the applicant's attention is drawn to the following points:
    - 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;

- 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;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under the application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use 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

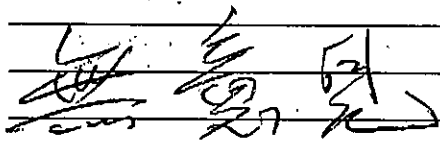
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/782

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 2024.10.31