

This document is received on 12 NOV 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

2402270

12/9

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/NE-TKL/783
	Date Received 收到日期	12 NOV 2024

- 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。

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)

New Wai Holdings Limited

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

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

N/A

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)	DD76 Lot 1993RP Leng Tsai Village Sha Tau Kok, New Territories
(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 969.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 43.92 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	「農業」 "Agriculture"
(f) Current use(s) 現時用途	耕作 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and associated Filling of Land

擬議臨時貨倉 (危險品倉庫除外) (為期3年)及相關填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 925.18sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 43.92sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 NA 不適用sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 43.92sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 43.92sq.m ☒ About 約

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

貨倉樓層為一層高，高度為2.6米高，其用途作於擺放本公司之工作用具。

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 1 (與的士上落客共用)

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位 1 (與私家車車位共用)

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至日及公眾假期: 24小時營運																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 沙頭角公路 馬尾下段 轉到郊區小徑																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 345 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
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	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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>

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

羅淦清

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

羅淦清

董事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

新偉實業有限公司 New Wai Holdings Limited

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

Date 日期

16/09/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	DD76 Lot 1993RP Leng Tsai Village Sha Tau Kok , New Territories
Site area 地盤面積	969.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - TKL/14
Zoning 地帶	「農業」 "Agriculture"
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 <u>3</u> <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	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and associated Filling of Land 擬議臨時貨倉 (危險品倉庫除外) (為期3年) 及相關填土工程

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	43.92 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.045 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA 不適用	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.6	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	4.53 % <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) _____ _____		總數：1 (與上落客位共用) 1 <i>JS</i>
	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) _____ _____		總數：1 (與車位共用) 1 <i>JS</i>

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Proposed Layout Plan, Existing Vehicular Access Plan		
Paved Area Plan		
Reports 報告書		
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"/>
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.

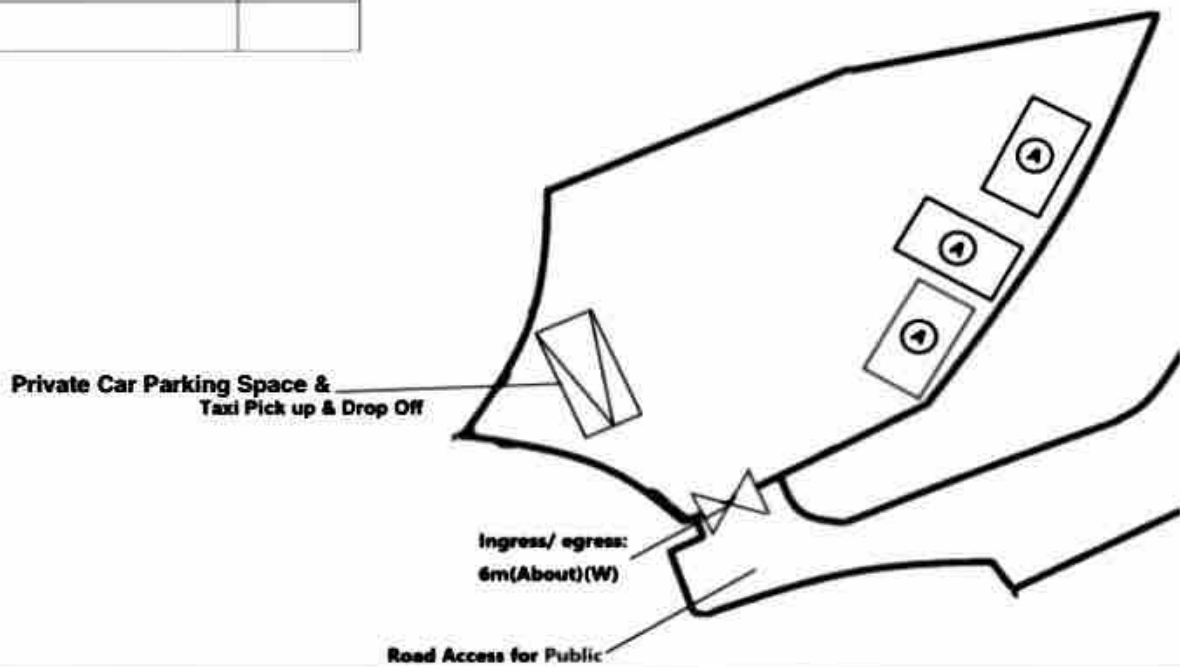
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請新界沙角嶺仔村 DD 76 LOT 1993RP 作為其三年的擬議臨時貨倉（危險品倉庫除外）（為期3年）及相關填土工程

- 申請地點的面積約為 969.1 平方米，根據 S/NE-TKL/14，申請地點現時被規劃作（農業）地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。
- 申請地段將設有 3 個貨櫃，用作貨倉用途。貨倉內會擺放本公司的工程工具，如電鑽，手提磨機，喉管等工具物料，並不會擺放重大型工具。
- 場內不涉及使用重型車輛
- 城市高速發展及土地資源稀少的情況下，本人希望透過規劃申請，提供臨時土地收納及滿足需要擺放本司之物料的巨大需求。
- 擬議用途的營業時間為星期一至日二十四小時營業。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.1 米興建貨櫃上蓋範圍亦會採用鐵皮。填土面積大概為：345 m²
- 申請期限結束後會將這物料打碎並運走。
- 申請用途的用途，形式及布局與周遭環境並沒有不協調亦會顧及自然特色。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准沙頭角嶺仔村 DD76 Lot 1993RP 作為期三年臨時擺放貨倉(危險品倉庫除外)及相關填土工程的用途。

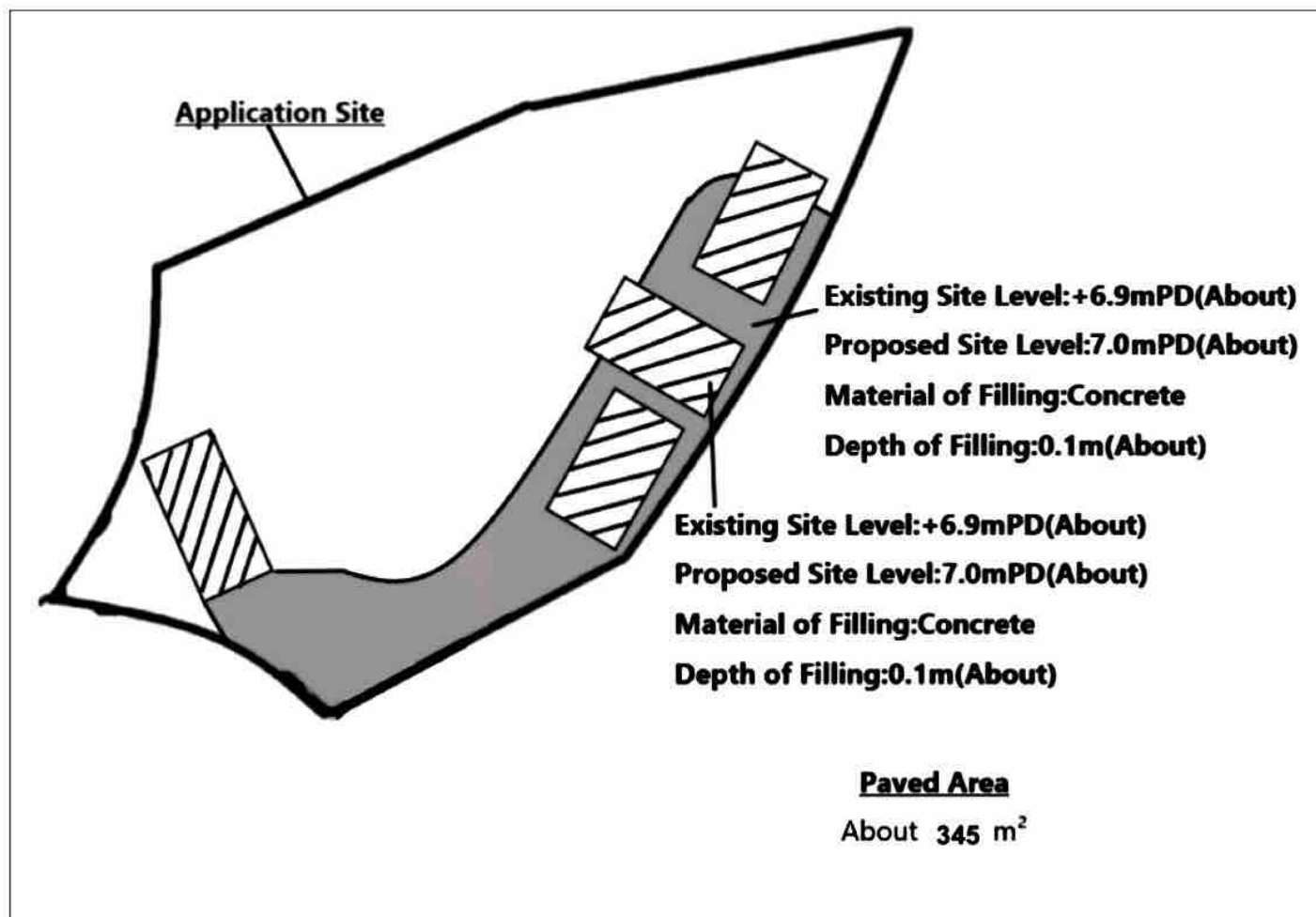
Proposed Structures Details				
	Structures	Gross Floor Area(GFA)	Height(Not Exceeding)	Storey
A	貨櫃(Excluding D.G.G)	About 6.1m x 2.4m= 14.64m ² x 3	2.6m	1 only
	Total	About 43.92 m ²		



Appendix 2 Proposed Layout Plan	Location: DD76 Lot 1993RP OZP:S/NE-TKL/14 District: Sha Tau Kok New Territories Zoning: Agriculture	擬議臨時貨倉(危險品倉庫除外)(為期3年)及 相關填土工程	Legend:  Ingress/egress  Proposed Structures  Private Car Parking Space and Taxi Pick up & Drop Off
		Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and associated Filling of Land	

For Identification Only Date:28/03/2024

Drawing No 2-01



Legend:



Paved Area 平整範圍

Appendix 4

Location:

DD76 Lot 1993RP

OZP:S/NE-TKL/14

District: Sha Tau Kok New Territories

Zoning: Agriculture

Date: 28 March 2024

Paved Area

平整位置圖

擬議臨時貨倉(危險品倉庫除外)(為期3年
及相關填土工程)

**Proposed Temporary Warehouse (excluding
Dangerous Goods Godown) for a Period of 3
Years and associated Filling of Land**

For Identification Only Date: 28/03/2024

Drawing No 4-01



Captured from map.gov.hk on 28 March 2024

<p>Appendix 3 Existing Vehicular Access</p>	<p>Location:Varies Lots in D.D.76 OZP:S/NE-TKL/14 District: Sha Tau Kok New Territories Zoning: Agriculture</p>	<p>Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and associated Filling of Land</p>	<p>Width of Sha Tau Kok Road-Ma Mei Ha:6M Map Legend: ●●●●●● Road Path Site Boundary</p>
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For Identification Only Date:28/03/2024

Drawing No 3-01

**Similar S.16 Applications for Temporary Warehouse in the vicinity of the application site
within the same “Agriculture” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/655 [#]	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	28.5.2021 (Revoked on 28.8.2023)
2.	A/NE-TKL/744 [#]	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	5.4.2024

Remark

[#] : Application Nos. A/NE-TKL/655 and A/NE-TKL/744 involve the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the applied use will not cause adverse drainage impact on the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation;
- the application site (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 applied use; and
- his advisory comments are set out in **Appendix IV**.

2. Environmental

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are set out in **Appendix IV**.

3. Traffic

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

- no comment on the application from the highways maintenance point of view since the Site falls outside the maintenance jurisdiction of his office; and
- according to Transport Department's "Strategic Study on Major Roads beyond 2030 - Feasibility Study" and the location of the Site, it is observed the Site overlaps with the schematic alignment of the proposed Northern Metropolis Highway (NMH) preliminarily identified under the study. The investigation study of NMH is expected to commence in early 2025 which will review, among others, the alignment, road scheme, construction programme of NMH and carry out the associated site investigation works along the possible alignments. Noting that the application is for a temporary basis of three years, he has no objection to the application; and
- his advisory comments are set out in **Appendix IV**.

4. 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 set out in **Appendix IV**.

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 three 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 Unauthorized Building Works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are set out in **Appendix IV**.

6. Other Departments

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

- (a) Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at 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 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 (GL) is granted to the Site;
 - (ii) the following irregularity has been detected by her office:

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

there are unauthorised structures on the private lot. 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;
 - (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures erected or to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of backdated waiver fee from the first date of when the unauthorised structure were erected as well as administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (iv) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid adverse impact on the watercourse nearby;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (e) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement in the application should subject to TD's review and approval;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
 - (iii) the access road connecting to 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; and
 - (iv) according to TD's "Strategic Study on Major Roads beyond 2030 - Feasibility Study" and the location of the Site, it is observed the Site overlaps with the schematic alignment of the proposed Northern Metropolis Highway (NMH) preliminarily identified under the study. The investigation study of NMH is expected to commence in early 2025 which will review, among others, the alignment, road scheme, construction programme of NMH and carry out the associated site investigation works along the possible alignments;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage system should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the private lot at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (h) 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 the EPD should be followed to minimise potential environmental nuisance;

- (ii) the applicant is reminded to observe the Water Pollution Control Ordinance and follow the mitigation measures as required under ETWB TC(Works) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” for the land filling works during construction phase;
 - (iii) in case the connection to public sewer is not feasible, septic tank and soakaway system is also considered to be acceptable provided that its design and construction follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the EPD”, and are duly certified by an Authorised Person; and
 - (iv) it is the obligation of the applicant to comply with all environmental protection/ pollution control ordinances;
- (i) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three 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 (BA) 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 Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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;

- (iii) 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;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with 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) 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;
- (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

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

241119-214518-60501

提交限期**Deadline for submission:**

10/12/2024

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

19/11/2024 21:45:18

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

A/NE-TKL/783

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

先生 Mr. CHoi

意見詳情**Details of the Comment :****反對A/NE-TKL/783申請理由如下**

- ① 上述地段位於梧桐河旁、任何形式的發展都會破壞河水等生態環境。
- ② 唯一進入該地段的車路是鄉郊村路、單線行車設有避車處、及有附近村民在該路段進行跑步等運動，不適合大型車輛駛入。
- ③ 就該申請人陳述、貨倉24小時營業，車輛進出、噪音影響等會對附近村民身心受損。
- ④ 農地、希望農用、改變用途有不可逆轉破壞。

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

241125-183401-64346

Reference Number:**提交限期**

10/12/2024

Deadline for submission:**提交日期及時間**

25/11/2024 18:34:01

Date and time of submission:**有關的規劃申請編號**

A/NE-TKL/783

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Mr.Ho

Name of person making this comment:**意見詳情****Details of the Comment :****反對A/NE-TKL/783****這地段馬路，是村民必經之路往返：**

1 東江水管在旁，若有貨櫃車，在這路段，發生意外，撞難水管，真的不知道後果怎樣，影響破大，會否影響北區，什致影響香港供水問題；

2 多老人家及小朋友居住，長者行動不便，容易發生意外；

3 有陣時，都見到有大貨車行駛這段路，路很窄，非常危險；

4 好多居民在這段路下午和晚上散步，貨櫃車司機撞車好快，草管人命；

5 我真的不知道為何，有時晚間有大型貨車出入，好明顯他們不是居民，他們好快又出又入，非法佔用公地，不知道是否落貨；我強調他們在這窄路上，撞車撞得好快，非常之危險；

6 我想知道你們會否貼出告示，或控告，他們佔用非法用地。

謝謝你們🙏

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

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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/783

意見詳情 (如有需要，請另頁說明)

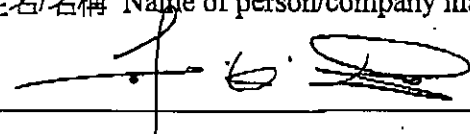
Details of the Comment (use separate sheet if necessary)

沒有意見

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

葉秉成

簽署 Signature



日期 Date

26/11/2024

From:
Sent: 2024-11-29 星期五 16:17:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 241129 s12a TKL 4c.pdf; 241129 s16 KTN 1037.pdf; 241129 s16 KTN 1069.pdf; 241129 s16 LFS 540.pdf; 241129 s16 PS 739.pdf; 241129 s16 TKL 784.pdf; 241129 s16 TKL 783.pdf; 241129 s16 CWBS 50.pdf; 241129 s12a KTS 8.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

29th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a
Period of 3 Years and Associated Filling of Land
(A/NE-TKL/783)**

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Planning Portal 3 which shows the site (bounded by red line).



3. We recommend the Board to investigate the current site status with relevant authorities and also to investigate whether there are unauthorised uses/ activities and/ or ongoing



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

enforcement case covering the application site; if yes, to consider whether it is appropriate to approve this application.

4. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture zone. We urge the Board to reject this application.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241129-225556-05188

提交限期

Deadline for submission:

10/12/2024

提交日期及時間

Date and time of submission:

29/11/2024 22:55:56

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/783

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho

意見詳情

Details of the Comment :

反對理由

村民必經之路往返：


-由於是單程路，若有大型貨櫃車出入，非常容易發生危險。再者路旁是東江水管，在這路段，若發生意外，撞難水管，真的不知道後果怎樣。

-很多老人家及小朋友居住，大部分長者行動不便，容易發生意外，留意到，貨櫃車司機揸得很快，有陣時都見到他們揸車經過這段路，何解。

-若大貨車行駛這段路，路很窄，非常危險。

-早上、下午和晚上都不少居民散步，貨櫃車司機揸車好快，草管人命。

-若貨櫃車常常出入，令這區空氣質素變差。

謝謝 

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241129-232735-93964

提交限期

Deadline for submission:

10/12/2024

提交日期及時間

Date and time of submission:

29/11/2024 23:27:35

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/783

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Alyssa

意見詳情

Details of the Comment :

反對理由是村民必經之路往返：

有大貨車行駛這段路，路很窄，非常危險；再者又沒有斑馬線和交通燈；
老人家及小朋友多，沒有路燈設施，容易發生意外；
下午和晚上好多居民散步，常常見到貨櫃車司機揸車好快，不理人們生命；
大量車輛出入，令這區空氣變差，影響老人家健康；
大部分貨車司機揸車好快及司機以為自己揸大車好安全，反而危害村民生命。

謝謝🙏

From:
Sent: 2024-12-04 星期三 02:47:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/783 DD 76 Leng Tsai Village

Dear TPB Members,

756 withdrawn, back with with 2 Vehicle Parking.

Previous objections valid and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 May 2024 2:42 AM HKT
Subject: A/NE-TKL/756 DD 76 Leng Tsai Village

A/NE-TKL/756

Lot 1993 RP in D.D. 76, Leng Tsai Village, Shau Tau Kok

Site area: About 969.1sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / **Associated Filling of Land**

Dear TPB Members,

Objections, the site has already been cleared and filled in so this is a Destroy to Build application.

Approval would encourage further brownfield development on the rural side of the village that would involve large vehicles driving through the village from the main road leading to both safety and environmental issues.

Application should be rejected as it would set a precedent.

Mary Mulvihill

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

From:
Sent: 2024-12-10 星期二 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-TKL/783
Attachment: TPB20241210(TKL783).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

10th December 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-TKL/783

The Conservancy Association (CA) would express concerns on the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. All the proposed uses are not related to agriculture. We opine that this is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed



長春社 Since 1968

The Conservancy Association

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temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

- Noise nuisance: It is noted that village houses can be spotted close to the application site. We are concerned that noise nuisance would be resulted and cause great disturbance to adjacent village houses.

Yours faithfully,

The Conservancy Association

From:
Sent: 2024-12-10 星期二 16:53:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: DHK's comment on A/NE-TKL/783
Attachment: 20241210 A_NE-TKL_783 Leng Tsai Village Temp Warehouse and Land Filling in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-TKL/783

Thank you for your attention.

Regards,
Samuel Wong
Project Officer | Designing Hong Kong Limited

創建 Designing Hong Kong 香港 .com

10 December 2024
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land (Application No. A/NE-TKL/783)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- From the Google Earth's aerial image, the proposed site has been cleared and developed without any previous planning approval . We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of captioned application.



March 2024

創建 Designing Hong Kong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited