申請的日初。

2 4 JAN 2022

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



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

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
 - 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

		and the second second second second second second								
For C	Official Use Only	Application No. 申請編號	A/NE-7K/745							
請勿	」填寫此欄	Date Received 收到日期	2 4 JAN 2022							
15/F, 申請	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。									
Boar Point Enqu Road 請先 http://	Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/ . It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.info.gov.hk/tpb/),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 — 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。									
Enqu	iry Counters of t	he Planning Departm	pard's website, and obtained from the Secretariat of the Board and the Planning nent. The form should be typed or completed in block letters. The processing of red information or the required copies are incomplete. 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料或文件副本不齊全,委員會可拒絕處理有關申請。							
1.	Name of Appl	icant 申請人								
			□ Ms. 女士 /□ Company 公司 /□ Organisation 機構)							
(3)	nim Kwan Wo									
			applicable) 獲授權代理人姓名/名稱(如適用)							
(🗆 N	Mr. 先生 /□ Mrs.	夫人 / 🗆 Miss 小姐 /	/□Ms. 女士 / Company 公司 / □ Organisation 機構)							
Pl	lanArch Consu	ltants Ltd.								
3.	Application S	ite 申請地點								
(a)	number (if appl	district and lot icable) 2點/丈量約份及	Lot Nos. 626(part), 627(part), 629(part), 630(part), 631(part), 632, and 634(part) in DD23 and adjoining Government Land, Ting Kok, Tai Po, New Territories							
(b)	involved	or gross floor area 積及/或總樓面面	1,695 ☑Site area 地盤面積 ☑Gross floor area 總樓面面積 897 sq.m 平方米☑About 約							
(c)	(if any)	nment land included 土地面積(倘有)	310 sq.m 平方米 ☑About 約							

(d)	Name and number of the statutory plan(s) 有關法定圖則的名稱及經	OZP No. S/NE-TK/19							
(e)	Land use zone(s) involved 涉及的土地用途地帶								
(f)	Current use(s) 現時用途	Warehouse (Storage of Grain, Cooking Oil and Grocery) (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 Own	er" of A	pplication Site 申請地點的「現行土地	2擁有人」					
The	applicant 申請人 —			3 4					
			ease proceed to Part 6 and attach documentary proof	of ownership).					
\square	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.	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)									
(b)	· The applicant 申請人			a					
		(s) of	"current land owner(s)".						
	已取得		現行土地擁有人」"的同意。						
	Details of consent of	of "current l	and 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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)								
				9					
	(Please use separate she	eets if the sp	ace of any box above is insufficient. 如上列任何方格的空	· 間不足,請早百說明)					

Details of the "corrent land owner(s)" notified 已獲通知「現行土地擁有人」"的詳細資料 No. of 'Current Date of notification								
La:	nd Owner(s)' 現行土地擁 人」數目	Land Reg	s:/address of istry where n 註冊處記錄	otification	n(s) has/have	e been giver	1	given (DD/MM/YYYY) 通知日期(日/月/年)
	e e	1.0						
			ř					
	s s					to 1 Tily by		阳了口 独口圣处阳
 (Plea	se use separate sl	neets if the s	pace of any bo	ox above is	insufficient.	如上列任何	万格的空	間不足,請另頁說明)
	aken reasonable 取合理步驟以							
Reas	onable Steps to	Obtain Co	nsent of Ow	ner(s) 耳	7得土地擁有	可人的同意	所採取的	合理步驟
	sent request fo 於	r consent to	o the "curren 日/月/年)向领	t land own 每一名「i	ner(s)" on _ 現行土地擁	有人」"郵遊	 	_ (DD/MM/YYYY) ^{#&} 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 on04/01/2022(DD/MM/YYYY) ^{&} 於(日/月/年)在指定報章就申請刊登一次通知 ^{&}							
\triangleleft	posted notice i 03/01/20	and the Control of th	ent position of		application	site/premise	es on	
	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	加争安县	曾					
Othe	ers 其他							
	others (please 其他(請指明					а		
-					· · · · · · · · · · · · · · · · · · ·	*		
8 -				***************************************				
50 5-0	<u>* </u>							

6. Type(s) of Application	申請類別							
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期,請填寫(B)部分)								
(a) Proposed Warehouse (Storage of Grain, Cooking Oil and Grocery use(s)/development 擬議用途/發展								
4) 700 1	. /	osal 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 □ month(s) 個月	3						
(c) Development Schedule 發展紅	<u> </u>							
Proposed uncovered land area	擬議露天土地面積	798sq.m ☑About 約						
Proposed covered land area 搊	『議有上蓋土地面積	897 sq.m ⊠About ∰						
Proposed number of buildings	s/structures 擬議建築物/構築物數	目7						
Proposed domestic floor area	擬議住用樓面面積	0 sq.m ☑About 約						
Proposed non-domestic floor	area 擬議非住用樓面面積	sq.m ☑About 約						
Proposed gross floor area 擬詩		897 sq.m ☑About 約						
的擬議用途 (如適用) (Please uso 5 structures for storage (s 1 structure for rest area (s	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) 5 structures for storage (single-storey, not more than 4.8m) 1 structure for rest area (single-storey, not more than 4.8m) 1 structure for ancillary office/ store (single-storey, not more than 4m)							
Proposed number of car parking s	paces by types 不同種類停車位的	疑議數目						
Private Car Parking Spaces 私家車車位 1 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明)								
Proposed number of loading/unloading	ading spaces 上落客貨車位的擬議	數目						
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕勁 Medium Goods Vehicle Spaces 耳 Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他(謎	中型貨車車位 型貨車車位	0 0 1 0						

Proposed operating hours 擬議營運時間 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and Public Holidays.						
Yes defined the site of the s		✓ There is an existing acceappropriate) 有一條現有車路。(請註明Existing local vehicular trum ☐ There is a proposed access. 有一條擬議車路。(請在	月車路名稱(如適用)) rack road off Ting Kok Ro (please illustrate on plan a	ad nd specify the width)		
	No 否					
(If necessary, pleas	use separate shee s for not providin	議發展計劃的影響 ts to indicate the proposed measure g such measures. 如需要的話,i	es to minimise possible ad 請另頁表示可盡量減少可	verse impacts or give 「能出現不良影響的		
(i) Does the development proposal involve alteration existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 U	Please provide details 請提供詳 (Please indicate on site plan the boundardiversion, the extent of filling of land/pond(請用地盤平面圖顯示有關土地/池塘界範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度 Filling of land 填土 Area of filling 填土面積	ry of concerned land/pond(s), a (s) and/or excavation of land) 線,以及河道改道、填塘、填土 sq.m 平方米 	and particulars of stream ·及/或挖土的細節及/或 · □About 約 □About 約		
及右列的工程?	No 否	Depth of filling 填土區積 Depth of filling 填土厚度 Excavation of land 挖土 Area of excavation 挖土面積. Depth of excavation 挖土深度	m 米 sq.m 平方米	□About 約		
(iii) Would to development proposal cause a adverse impacts? 擬議發展計劃 否 造 成 不 良響?	On environme On traffic 對於 On water supp e On drainage 對 On slopes 對於 Affected by sl Landscape Im Tree Felling Visual Impact	交通 bly 對供水 對排水 斜坡 opes 受斜坡影響 pact 構成景觀影響	Yes 會 □	No N		

d 言 中 ·	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Nil							
位於鄉郊地區臨時用	途/發展	的許可續期						
(a) Application number to the permission relates 與許可有關的申請編號	which	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/developme 已批給許可的用途/發展								
(e) Approval conditions 附帶條件		The permission loes not have any approval condition 許可並沒有任何附帶條件 Applicant has complied with all the approval conditions 申請」已履行全部附帶條件 Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附带條件: Reason(s) for non-compliance: 仍未履行的原因: (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)						
(f) R newal period sought 要求的續期期間		□ year(s) 年 □ month(s) 個月						

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

8. Decl	aration 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。									
such materia	I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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									
	Betty S.F. Ho	Director							
	Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)							
Professional 專業資格	Qualification(s)	會 / □ HKIA 香港建築師學會 / 會 / □ HKIE 香港工程師學會 / 學會 / □ HKIUD 香港城市設計學會							
on behalf of 代表	PlanArch Consultan	ts Ltd.							
Date 日期	✓ Company 公司 / ☐ Organisation Name a 04/01/2022	nd Chop (if applicable) 機構名稱及蓋章(如適用)							

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Applica	tion 申請摘要
consultees, uploaded deposited at the Plant (請盡量以英文及中	ils in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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習規劃資料查詢處以供一般參閱。) (For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 626(part), 627(part), 629(part), 630(part), 631(part), 632, 634(part) in DD23 and adjoining government land, Ting Kok, Tai Po, New Territories
.1 <u>%</u> .1 ⊆	新界大埔汀角第23約地段第626 (部份)、627 (部份)、629 (部份)、630 (部份)、631 (部份)、632、634 (部份) 及毗鄰政府土地
Site area	1,695 sq. m 平方米 ☑ About 約
地盤面積	(includes Government land of 包括政府土地 310 sq. m 平方米 ☑About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 汀角分區計劃大綱圖編號S/NE-TK/19
Zoning 地帶	"Agriculture" zone 「農業」地帶
Type of Application 申請類別	Ten.porary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 Year(s) 年
K ²	
	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Grain, Cooking Oil and Grocery) for a Period of 3 Years 年期為三年的臨時貨倉(糧油雜貨)

(i)	Gross floor area		sq	m 平方米	Plot I	Ratio 地積比率
	and/or plot ratio 總樓面面積及/或	Domestic		□ About 約		□About 約
	地積比率	住用		Not more than		□Not more than
	201月10十		=	不多於		———不多於
		Non-domestic		□ About 約	Ta .	□About 約
		非住用	897	☐ Not more than		□Not more than
-		s w week we		不多於		不多於
(ii)	No. of block	Domestic			-	
	幢數	住用				
		Non-domestic 非住用		7		
(iii)	Building height/No.	Domestic				m 44
	of storeys 建築物高度/層數	住用			$\prod (N_0)$	m 米 t more than 不多於)
	建未初同及/ 眉 数					Thore than 1 9 h()
						Storeys(s) 層
					ПО	t more than 不多於)
		Non-domestic		4.8		m 米
		非住用	3.5	+.0	☑ (No	t more than 不多於)
						1277
				1		Storeys(s) 層
				Ī	☑(No	t more than 不多於)
(iv)	Site coverage					32 ABC 3000 3
(14)	上蓋面積				%	□ Al
					70	□ About 約
(v)	No. of parking	Total no. of vehic!	a parking spac	es 停車价熔數		
	spaces and loading /	Total no. of vente.	o barking space	心。 厅 丰 山 恋 数		1
	unloading spaces	Private Car Parki	ne Spaces 私	家車車位		1
	停車位及上落客貨	Motorcycle Parki				o l
	車位數目			paces 輕型貨車泊車	欱	0
				g Spaces 中型貨車泊		0
				Spaces 重型貨車泊車		0
		Others (Please Sp			- 177	
		others (ricase sp	conj) A le	(LAL101)		
		Total no of vehicl	e loading/unlo	ading bays/lay-bys		
		上落客貨車位/		ading bays/lay-bys		1
		Taxi Spaces 的士	二車位			0
		Coach Spaces 旅				0
		Light Goods Veh	icle Spaces 車	E型貨車車位		1
		Medium Goods V	ehicle Spaces	中型貨車位		0
		Heavy Goods Vel				0
1		Others (Please Sp				
		:				
		(***				

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 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 Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他(請註明) Location Plan, Site Plan and Aerial Photo on 7.9.1990		Roooooo
Reports 報告書 Planning Statement/Justifications 規劃綱領/理據 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic impact assessment (on pedestrians) 就行人的交通影響評估 Visual impact assessment 視覺影響評估 Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查 Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排水影響評估 Sewerage impact assessment 排水影響評估 Risk Assessment 風險評估 Others (please specify) 其他(請註明)		

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

S16 Application for a Temporary Warehouse (Storage of Grain, Cooking Oil and Grocery)

Lot nos. 626(part), 627(part), 629(part), 630(part), 631(part), 632 and 634(part) in DD23 and adjoining government land, Ting Kok, Tai Po

PlanArch Consultants Ltd.

January 2022

Executive Summary

This planning statement is prepared in support of a S16 application to the Town Planning Board (TPB) for a temporary warehouse (storage of grain, cooking oil and grocery) at Lot Nos. 626 (part), 627 (part), 629 (part), 630 (part), 631 (part), 632 and 634 (part) in DD 23 and adjoining Government Land, Ting Kok, Tai Po for a period of 3 years.

The application site is zoned "Agricultural" ("AGR") zone on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 gazetted on 6.11.2015. The site has a total site area of about 1,695m² and is currently used as a warehouse for the storage of grain, cooking oil and grocery.

A warehouse has been operated in large part of the application site for the storage of grain, oil and grocery before the gazette of Ting Kok Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TK/1 on 7.9.1990 by the applicant's father. Majority of the application site was formed and a few structures were built for the storage. Over the years, the operation has expanded and covered a larger area with bigger structures. Nonetheless, the nature of use for warehouse remained unchanged.

The proposed warehouse is considered compatible with the surrounding land uses and will not cause any adverse impact on the traffic, environment and drainage as well as nuisances to the surrounding area. The applicant has demonstrated good practices and clean operation. The application is for a temporary use which will not jeopardise the long term planning intention of the "AGR" zone. In view of the above, we sincerely hope that members of the Board will give favorable consideration to approve this application.

行政摘要

本計劃書旨在支持於大埔汀角第 23 約地段第 626 (部份)、627 (部份)、629 (部份)、630 (部份)、631 (部份)、632、634 (部份) 及毗鄰政府土地作臨時貨倉(糧油雜貨)用途的申請,擬議年期為三年。

申請地點主要位於已在2015年11月6日展示的汀角分區計劃大綱圖(圖則編號S/NE-TK/19)上的「農業」地帶上。 申請地盤面積約為1,695平方米,現用作貨倉(糧油雜貨)用途。

此貨倉在1990年9月7日刊登中期發展審批地區圖則編號 IDPA/NE-TK/1 前,申請人的父親已於大部分申請地段內營運,用於儲存糧油和雜貨。在此之前,大部分地盤已被平整,並且已搭建一些構築物作貨倉用途。 多年來,貨倉覆蓋區域及結構大小都有所擴展,以配合營運需要。 儘管如此,貨倉用途的性質保持不變。

擬議的貨倉與周圍的土地用途相容,而且不會對交通、環境及排水系統造成任何不利影響,亦不會對周邊地區造成滋擾。 申請人已證明良好作業和潔淨操作。 此申請為臨時用途,不會影響「農業」地帶的長遠規劃向。依以上理據,敬希城市規劃委員會通過此申請。

1. INTRODUCTION

- 1.1. On behalf of Mr Chim Kwan Wo, PlanArch Consultants Ltd. submits a s.16 application to the Town Planning Board (TPB) for a temporary warehouse (storage of grain, cooking oil and grocery) (糧油雜貨) at Lot Nos. 626 (part), 627 (part), 629 (part), 630 (part), 631 (part), 632 and 634 (part) in DD 23 and adjoining Government Land, Ting Kok, Tai Po for a period of 3 years.
- 1.2. The application site falls within an area zoned "Agriculture" ("AGR") on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 (Plan 1). According to the Notes of the OZP, the proposed temporary warehouse is neither a Column 1 nor a Column 2 uses of "AGR" zone. However, according to the covering Notes, the proposed development which is temporary use or development of any land or building not exceeding a period of 3 years requires permission from the TPB.
- 1.3. The applicant's father operated a warehouse in a large part of the application site for the storage of grain, oil and grocery before the gazette of Ting Kok Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TK/1 on 7.9.1990. Majority of the application site was formed and a few structures were built for the warehouse. However, over the years, the operation has expanded and covered a larger area with bigger structures.
- 1.4. The applicant has demonstrated good practices in clean operation all the time and receive no complaints from the neighbouring village.
- 1.5. The planning statement is intended to demonstrate the suitability of the application site for the continual operation of the temporary warehouse (storage of grain, cooking oil and grocery).

2. SITE CONTEXT

2.1. LOCATION

The application site is located near Lai Pik Shan San Tsuen in Ting Kok, Tai Po (Plan 1). It comprises Lot Nos. 626 (part), 627 (part), 629 (part), 630 (part), 631 (part), 632 and 634 (part) in DD 23 and adjoining Government Land (Plan 2).

2.2. LAND USE ZONING AND LAND STATUS

The site has a total site area of abut 1,695m² including about 310m² of Government Land. It falls within the "AGR" zone on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 gazetted on 6.11.2015 (Plan 1).

The lots are devised as old schedule agricultural lots held under Block Government Lease, and there is a small portion of Government land.

2.3. EXISTING LAND USE AND HISTORY OF THE OPERATION

The application site is currently used as warehouse for the storage of grain, cooking oil and grocery by the applicant under the name of Yat Fung Food Logistics Co. Ltd. (Photos 1 & 2). Most of the application site was in fact formed and a number of structures were built for the same purpose before the gazette of Ting Kok Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TK/1 gazetted on 7.9.1990. However, over the years, the operation has expanded and covered a larger area with bigger structures.

The application site is well paved and decently operated. Peripheral fencing are provided and well maintained along the site boundary to enhance amenity and mitigate any possible visual and noise impacts to sensitive receivers (Photos 3 and 4). Drainage facilities are found adjoining the application site (Photo 5).

History of the Operation- "Existing Use" Status

The father of the applicant, Mr. CHIM Moon Bor (alias CHIM Bor), started his own business for condiments and preserved food in the 1960s, and he joined Hong Kong Kowloon Provision & Grocery General Commercial Chamber (香港九龍糧食雜貨總商會). In view of the expansion of his business, in 1989, Mr. CHIM Moon Bor acquired Lots 627 and 631 in D.D.23 in Tai Po for warehouse/open storage purpose

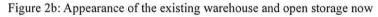
for his goods (**Appendix 1**). Mr. CHIM Moon Bor paid for the land rent for the subject site between 1.7.1988 to 30.6.1993 (**Appendix 2**). Meanwhile, he also rented the adjoining lots for the operation of the warehouse and open storage.

The warehouse operated by Mr. CHIM Moon Bor covered the majority part of the application site for the storage of grain, cooking oil and grocery before the gazette of Ting Kok Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TK/1 on 7.9.1990. The 7.9.1990 aerial photo shows the existence of the open storage and warehouse before the gazette of the IDPA plan (Fig. 1). The village representative also witnesses the Existing Use status as shown in his statement at **Appendix 3**.

Appearance of the external and internal conditions of the existing warehouse and open storage in the 1980s and now are upgraded. Please refer to the photos below:



Figure 2a: Appearance of the warehouse and open storage in the 1980s



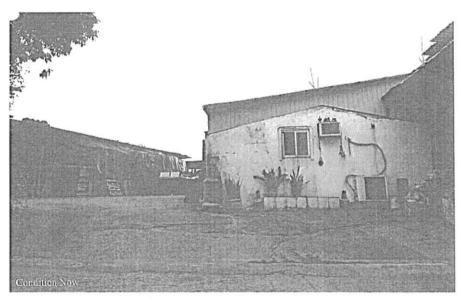


Figure 3a: Internal condition of the warehouse in the 1980s

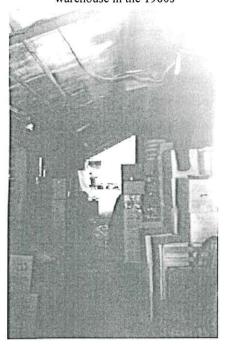


Figure 3b : Internal condition of the existing warehouse now



Based on the records from Water Supplies Department, Mr. CHIM Moon Bor, father of the applicant was the registered user for water supply to Lots 627 & 631 in D.D. 23 Tai Po from 27 April 1990 to 10 December 1996, and the account was transferred to the applicant since 10 December 1996 (Appendix 4).

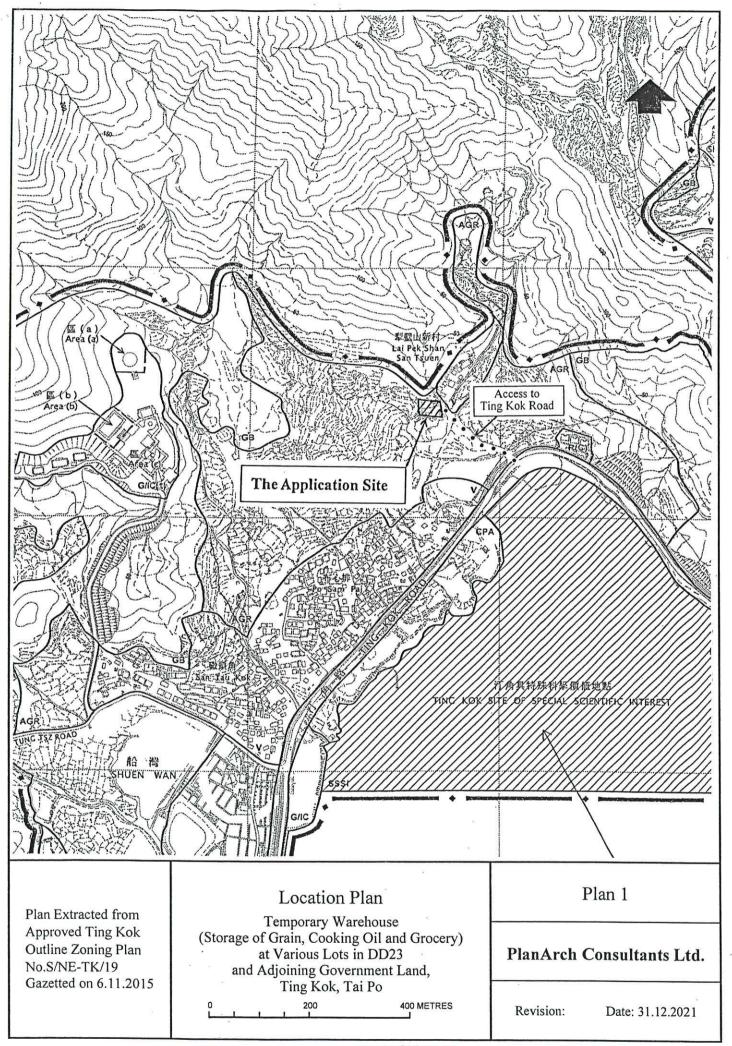
Besides, based on the records from CLP Power Hong Kong Limited, it certified that Mr. CHIM Moon Bor, was the registered user for electricity supply for his operation in Lot 627, DD23 Lai Pek Shan Sun Tsuen since 4 April 1990 before transferring the account to his son, Mr. CHIM Kwan Wo (the applicant), in March 2008, and later to Yat Fung Food Logistics Co. Ltd. in 2010 (**Appendix 5**). This demonstrates that the site has been using as the warehouse before the gazette of the IDPA Plan.

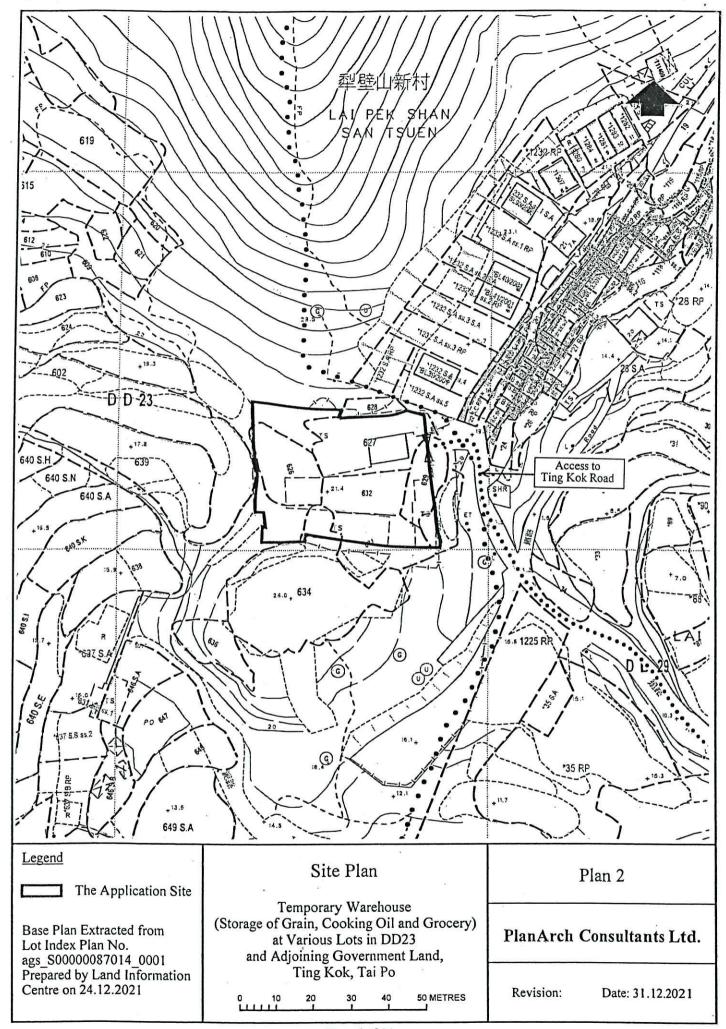
2.4. ADJACENT LAND USES

The application site is located near some the village houses of Lei Pik Shan San Tsuen. Some graves and urns are found in the vicinity (Plan 1 and Photo 6).

2.5. ACCESSIBILITY AND LOCAL TRAFFIC

The application site is accessible from a local track road off Ting Kok Road, Tai Po (Photo 7).





Page 6 of 14

Photos 1 & 2 - The site is currently used as a temporary warehouse (storage of grain, cooking oil and grocery). The application site is well paved and decently operated.





Photo 3 - Landscaping are found along the site boundary.

Photo 4 - Fencing are found along the site boundary.





Photo 5 - Drainage facilities are found adjoining the application site.

Photo 6 - Some village houses found in vicinity of the application site.







Photo 7 - The site is accessible from a local vehicular track off Ting Kok Road.



3. DEVELOPMENT PROPOSAL

3.1. TEMPORARY WAREHOUSE (STORAGE OF GRAIN, COOKING OIL AND GROCERY)

The application intends to apply for a temporary warehouse (storage of grain, cooking oil and grocery) for a period of 3 years. The layout of the proposed warehouse is shown in Plan 3. There is no packaging or other industrious operation. Please refer to the following table for details of the structures.

Structure No.	Building Height (About) (m)	No. of Storeys	Floor Area (About) (m²)	Uses
1	Not more than 4.8m	1	70	Storage
2	Not more than 4.8m	1	113	Storage
3	Not more than 4.8m	1	. 225	Storage
4	Not more than 4m	1	208	Ancillary Office/ Store
5	Not more than 4.8m	1	24	Rest area
6	Not more than 4.8m	1	169	Storage
7	Not more than 4.8m	1	88	Storage
		Total:	897	

3.2. OPERATION HOURS

The operation hours of the proposed warehouse is restricted to 9:00 a.m. to 6:00 p.m., from Mondays to Saturdays. No operation will be held on Sunday and Public Holidays.

3.3. ACCESS AND PARKING

An ingress/egress is at the eastern part of the application site as shown in Plan 3. The ingress/egress is connected to an existing local vehicular track road to Ting Kok Road, which further connects to the road network in Tai Po (Plan 1).

PlanArch Consultants Ltd.

To support the operation of the warehouse, a total of 1 parking/loading/unloading bays for light goods vehicle (7m x 3.5m), and 1 parking space for private car (5m x 2.5m) are proposed to serve the operation need. The operation will have two trips of delivery per day, one in the morning and one in the afternoon.

Adequate manoeuvring space is allowed for smooth internal circulation of vehicles. No queueing or waiting on public road is envisaged and the traffic of the public road network will not be interrupted.

3.4. PROVISION OF PERIPHERAL FENCING AND LANDSCAPE

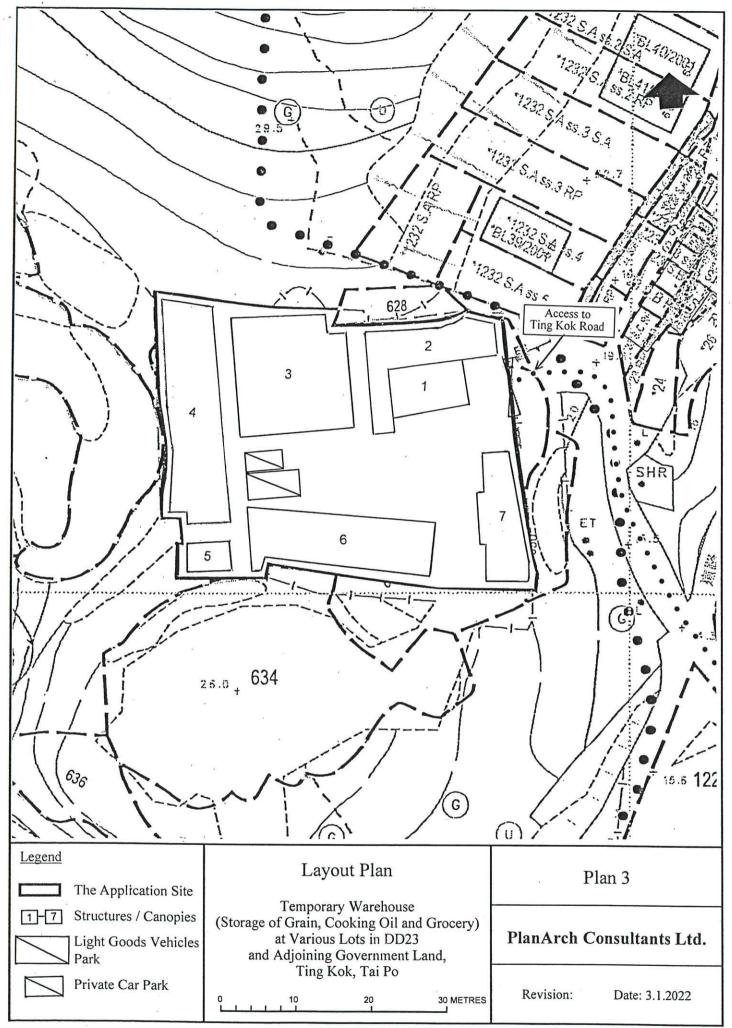
Fencing and landscaping are found along the periphery of the application site to enhance the amenity and mitigate any visual and environmental impact (Photos 3 and 4). Regular maintenance including watering, weeding, pest control, litter removal, fertilizing, etc. will be undertaken by the operator.

3.5. DRAINAGE FACILITIES

The application site is not prone to flooding and no flooding in the surrounding area is recorded. Drainage facilities are found adjoining the application site (Photo 5).

3.6. Environmental Mitigation Measures

The application has adopted environmental mitigation measures in compliance with Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding: operation hours is restricted to 9:00 a.m. to 6:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping and fencing along site boundary and paving of the site will be well-maintained (Photos 3 and 4).



Page 10 of 14

4. PLANNING JUSTIFICATIONS

4.1. THE PROPOSED DEVELOPMENT IS AN EXPANSION OF AN "EXISTING USE" OPEN STORAGE AND WAREHOUSE AND THIS S16 APPLICATION INTENDS TO RECTIFY THE STATUS AND SERVE THE NEEDS OF THE COMMUNITY

The open storage and warehouse for grain, cooking oil and grocery was started by the father of the applicant, Mr. CHIM Moon Bor (alias CHIM Bor), who established his own business for condiments and preserved food in the 1960s. As demonstrated in the evidence shown in the above sections, Mr Chim Moon Bor started his operation in a large part of the application site. He formed the site and operated his open storage and warehouse for grain, cooking oil and grocery (糧油雜貨) since 1986. He paid the land rent since 1988 and acquired more land, including Lots 627 and 631 in DD 23 in 1989. He registered CLP electricity account since April 1990 and was the registered user for water supply to Lots 627 & 631 in D.D. 23 between 27 April 1990 to 10 December 1996, until the account was transferred to the applicant on 10 December 1996. The overlay plan of the 7.9.1990 aerial photo and latest lot index plan indicates the existence of the open storage and warehouse before the gazette of the IDPA plan in 1990. This is also stated by the village representative also witnessed the Existing Use status.

Therefore, it is evident that the operation of the open storage and warehouse for grain, cooking oil and grocery has been a long-term family operation. It is an "Existing Use" which was in operation before the gazette of the IDPA Plan. Nevertheless, the operation has expanded to meet the needs of the increased population in Hong Kong and the operational needs of the family business. Therefore, this s.16 application intends to rectify the situation and allow the traditional business to survive to serve the community.

4.2. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE ADJOINING LAND USES IN TERMS OF SCALE AND NATURE (Plan 1).

Although the proposed development is located near Lai Pik Shan San Tsuen, the operation of the open storage and warehouse is very decent and tidy and will not incur noisy operation. It is well fenced off with buffer landscaping to enhance the amenity.

No negative impacts will be caused to the residential neighbourhoods by the proposed development. Therefore, the proposed development is compatible with

the adjoining land uses in terms of scale and nature.

4.3. PERIPHERAL PLANTING AND FENCING WALLARE PROVIDED TO ENHANCE VISUAL QUALITY

Landscaping and boundary fencing are found along the site boundary and will be well maintained, to minimise any possible visual impact to the surroundings and enhance amenity in the surrounding areas.

The existing trees could effectively minimize the visual impact and provide greeneries in the area. Regular maintenance including watering, weeding, pest control, litter removal, fertilizing, etc. will also be carried out by the applicant to ensure that the trees at the periphery of the site are in good condition.

4.4. THE APPLICATION SITE IS NOT PRONE TO FLOODING AND NO ADVERSE DRAINAGE IMPACT TO SURROUNDING AREA

The application site is not prone to flooding and no flooding in the surrounding area is recorded. Drainage facilities are found adjoining the application site (Photo 7).

4.5. THE PROPOSED DEVELOPMENT FOR TEMPORARY WAREHOUSE FULLY COMPLIES WITH THE CODE OF PRACTICE ON HANDLING ENVIRONMENTAL ASPECTS OF TEMPORARY USES AND OPEN STORAGE SITES

The applicant has undertaken the environmental mitigation measures set out in Annex I of the Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites:

ENVIR PRACT	ONMENTAL MEASURES IN THE CODE OF	ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE			
AIR					
A(1)	The subject site particularly the access area at the site frontage and 5m strip of the area beyond the access gate should be properly paved or hard-surfaced to avoid any fugitive dust impacts due to vehicle movements.	The subject site is properly paved to avoid any fugitive dust impacts due to vehicle movements.			
WAST	E				
S(3)	Measures such as waste minimization, recycling or reuse of effluent should be implemented as far as practicable on the subject site.	Refuse is collected and disposed of in the refuse collection point nearby.			
Noise					
N(1)	Noise generating activities should be located away as far as possible from	There is no noisy activity. The goods are handled with care and will not cause noise			

ENVIRONMENTAL MEASURES IN THE CODE OF PRACTICE ¹	ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE			
any noise sensitive receivers. In addition, the following measures should be adopted as far as practicable in order to minimize the noise	nuisance to the neighbourhood. The application site is properly fenced and landscaping along the site boundary will be well-maintained.			
nuisance:- i) the erection of 2.5m solid boundary wall; and ii) prohibition of any noisy	Furthermore, the operation hours is restricted to 9:00 a.m. to 6:00 p.m., from Mondays to Saturdays (except Sundays and Public			
operations during sensitive hours (i.e.11pm to 7am).	Holidays).			

[1] Source: "Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites", Environmental Assessment and Noise Division, Environmental Protection Department, January 2005, Annex I.

Since the proposed temporary warehouse has fully adopted the environmental measures recommended in the Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (August 2005) issued by the Environmental Protection Department, the proposed development will not cause any adverse environmental impact.

4.6. THE PROPOSED DEVELOPMENT FOR TEMPORARY WAREHOUSE WILL NOT CAUSE ADVERSE TRAFFIC IMPACT TO THE LOCAL ROAD NETWORK

The warehouse will utilise the existing vehicular road and it will have clearly defined ingress/egress. Adequate loading/unloading and parking spaces will be provided to meet operational needs. It will have a maximum of only 2 vehicular trips for delivery each day, one in the morning and one in the afternoon. With sufficient manoeuvring space and loading /unloading space within the site, no queuing or waiting on public road is envisaged. No queuing on public road and adverse traffic impact on the local traffic network are envisaged.

4.7. THE APPLICANT HAS BEEN DEMONSTRATING GOOD PRACTICES IN CLEAN OPERATION AND IT SHALL MERIT FAVOURABLE CONSIDERATION

The applicant has demonstrated great effort to ensure clean and tidy operation of the warehouse and shall merit favourable consideration of the planning application.

4.8. APPROVAL OF THIS APPLICATION WILL NOT SET AN UNDESIRABLE PRECEDENCE

The warehouse has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts. It would not set an undesirable precedent case for similar applications. The good track records should

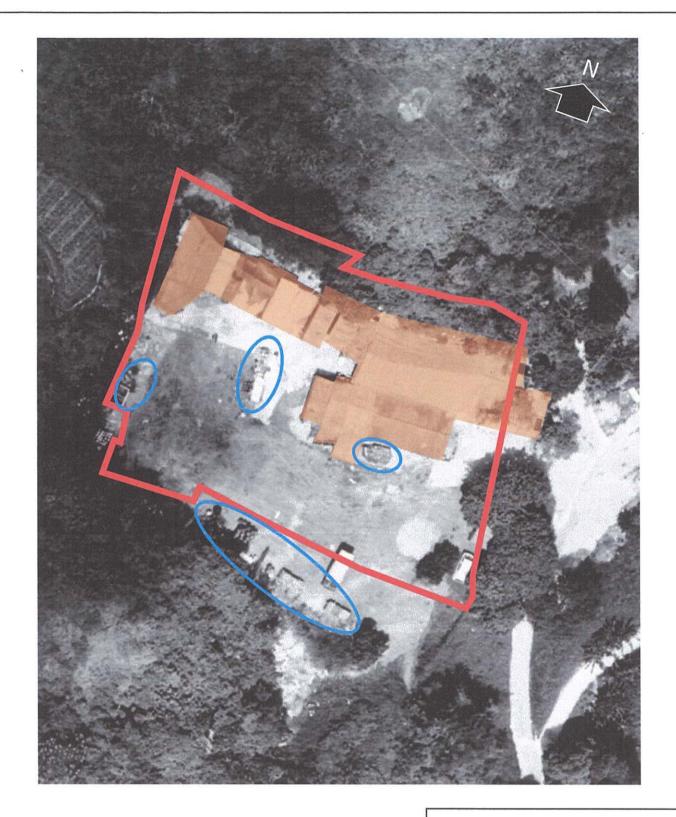
S16 application for a Temporary Warehouse (Storage of Grain, Cooking Oil and Grocery)
for a Period of 3 Years at Various Lots in DD23
and Adjoining Government Land, Ting Kok, Tai Po

PlanArch Consultants Ltd.

merit the approval of this application by the TPB.

5. CONCLUSION

The proposed warehouse is considered compatible with the surrounding land uses. A large part of the operation is an "Existing Use" before the gazette of IDPA Plan which should be tolerated. It has however been expanded to meet operational needs. The proposed development will not cause any adverse impact on the traffic, environment and drainage as well as nuisances to the surrounding area. The applicant has demonstrated good practices and clean operation. In light of the above, members of the Town Planning Board are respectively requested to give favourable consideration to the application.



For Indicative Purpose Only

Legend

Application Site

Structu the gaz

Structures existed before the gazette of IDPA Plan on 7.9.1990

Open storage area

Plan Based on Aerial Photo (Ref. "Tai Po 7.9.90 2000' A22555") "Existing Use" Before IDPA Plan

Temporary Warehouse (Storage of Grain, Cooking Oil and Grocery) at Various Lots in DD23 and Adjoining Government Land, Ting Kok, Tai Po Fig. 1

PlanArch Consultants Ltd.

Date: 31.12.2021

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020745

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD) 查冊日期及時間 SEARCH DATE AND TIME: 30/12/2021 17:58 查冊者姓名/名稱 NAME OF SEARCHER: PLANARCH CONSULTANTS LTD. 查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 30/12/2021 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 30/12/2021.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易,以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨 無關之目的,使用所提供的資料須符合<<個人資料(私隱)條例>>的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前,應先向土地註冊處查閱最新的土地紀錄。 BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料 PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): C1781225

地段編號

LOT NO.: LOT NO. 627 IN D.D. 23

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: \$0.12

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: TAI PO

NEW TERRITORIES

地址: -

物業參考編號 PRN: C1781225 (30/12/2021) 第 1 頁,共 5 頁 PAGE 1 OF 5

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020745

備計

REMARKS: THE FOLLOWING MEMORIALS COPIED FROM MEMORIAL INDEX: CONVEYANCE ON SALE M/N TP7068 AND SUCCESSION TO PROPERTY M/N TP121666

業主資料

OWNER PARTICULARS

業主姓名 NAME OF OWNE	身分 (如非唯一擁有人) CAPACITY CR (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
	3 24,	-	_	-	=
		備註 REMARKS: GOVERNMENT	LEASE OF LOT NO.62	27 IN DD23	
		TP133686	02/09/1955	02/09/1955	\$100.00 (PT.)
	×	備註 REMARKS: CONVEYANCE	E ON SALE		4
		TP205671	15/09/1981	25/09/1981	\$200,000.00
		備註 REMARKS: CONVEYANCE	E ON SALE		
	TENANT IN COMMON (1/3)	TP238014	27/11/1985	02/01/1986	\$240,000.00
	TENANT IN COMMON (1/3)				
	TENANT IN COMMON (1/3)	¥			
CHIM MOON BOR		TP307344	12/09/1989	23/10/1989	\$600,000.00 (PT.)
					\$7 GeV

物業參考編號 PRN: C1781225 (30/12/2021) 第 2 頁,共 5 頁 PAGE 2 OF 5

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020745

業主資料

OWNER PARTICULARS

to .	11
5	カナ

業主姓名 NAME OF OWNER	(如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
		備註 REMARKS: ASSIGNMENT			
		TP506474	04/09/1996	15/11/1996	\$700,000.00 (PT.)
		05120300430012 ASSIGNMENT	18/11/2005	03/12/2005	\$800,000.00 (PT.)
		*			

物業涉及的轇轕 INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
TP201155	12/11/1980	20/11/1980	AGREEMENT FOR SALE AND PURCHASE		\$240,000.00 (PT.)
TP203533	30/03/1981	13/04/1981	CANCELLATION AGREEMENT		- -
TP304647	24/08/1989	02/09/1989	AGREEMENT FOR SALE AND PURCHASE		\$600,000.00 (PT.)

物業參考編號 PRN: C1781225 (30/12/2021) 第 3 頁,共 5 頁 PAGE 3 OF 5

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020745

物業涉及的轇轕

INCUMBRANCES

	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE		受惠各方 FAVOUR OF	代價 CONSIDERAT	'ion
_				備註 REMARKS: SEE AS	SIGNMENT MEM.NO. 307344			
	TP305598	24/08/1989	21/09/1989	STATUTORY DECLARATION	u l		=,	
	TP307345	12/09/1989	23/10/1989	MORTGAGE	±		· · · · · · · · · · · · · · · · · · ·	
				備註 REMARKS: FOR CO	NSIDERATION SEE MEMORIAL			
	TP392941	25/04/1991	13/07/1992	RELEASE	-		-	e u
	TP504489	04/09/1996	30/10/1996	AGREEMENT FOR SALE AND PURCHASE			\$700,000.00	(PT.)
				備註 REMARKS: SEE AS	SIGNMENT M/N 506474			
				,				£
	18110901320054	21/08/2018	09/11/2018	WARNING LETTER WITH PLAN (精計: REMARKS: FROM D	- VISTRICT LANDS OFFICER, T	"AT PO	-	
				MILL REMARKS. I ROM E	TOTALCE LAUDD OF TELK, I	AL TO		

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER 等待註冊的契約

印製編號 PRINT CONTROL: ESN211230020745

	DEEDS	PENDING	REGISTRATION
--	--------------	---------	--------------

註冊摘要編號 DATE OF 文書性質 受惠各方 MEMORIAL NO. INSTRUMENT DELIVERY NATURE IN FAVOUR OF CON	代價
HELIONILLE NO. THE THE TENT OF	SIDERATION

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD) 查冊日期及時間 SEARCH DATE AND TIME: 30/12/2021 17:58 查冊者姓名/名稱 NAME OF SEARCHER: PLANARCH CONSULTANTS LTD. 查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 30/12/2021 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 30/12/2021.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易,以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的,使用所提供的資料須符合<<個人資料(私隱)條例>>的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前,應先向土地註冊處查閱最新的土地紀錄。

BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

PROPERTY PARTICULARS

物类杂类组除

PROPERTY REFERENCE NUMBER (PRN): C1781243

地段編號

LOT NO.: LOT NO. 631 IN D.D. 23

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: \$0.09

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: TAI PO

NEW TERRITORIES

地址: -

物業參考編號 PRN: C1781243 (30/12/2021) 第 1 頁,共 6 頁 PAGE 1 OF 6

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

備註

REMARKS: THE FOLLOWING MEMORIAL COPIED FROM MEMORIAL INDEX: SUCCESSION TO PROPERTY M/N TP121666

業主資料 OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
		TP133686	02/09/1955	02/09/1955	\$100.00 (PT.)
		備註 REMARKS: CONVEYANCE O	N SALE		
		TP193561	19/02/1979	21/02/1979	-
		備註 REMARKS: CONVEYANCE C	ON SALE		
		TP199970	21/08/1980	22/08/1980	
		備註 REMARKS: CONVEYANCE (ON SALE		
		TP205671	15/09/1981	25/09/1981	\$200,000.00
		備註 REMARKS: CONVEYANCE (ON SALE	383 8	
	TENANT IN COMMON (1/3)	TP238014	27/11/1985	02/01/1986	\$240,000.00
±1	TENANT IN COMMON (1/3)				•

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

業主資料

OWNER PARTICULARS

身分

(如非唯一擁有人) 業主姓名 CAPACITY NAME OF OWNER (IF NOT SOLE OWNER)

註冊摘要編號 MEMORIAL NO.

文書日期 註冊日期 DATE OF DATE OF INSTRUMENT REGISTRATION

代價

CONSIDERATION

TENANT IN COMMON (1/3)

TP307344

12/09/1989

23/10/1989

\$600,000.00 (PT.)

備註 REMARKS: ASSIGNMENT

TP506474

04/09/1996 15/11/1996

\$700,000.00 (PT.)

05120300430012 ASSIGNMENT

18/11/2005 03/12/2005 \$800,000.00 (PT.)

物業涉及的轇轕

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.

文書日期 DATE OF

註冊日期 DATE OF INSTRUMENT REGISTRATION

文書性質 NATURE

受惠各方 IN FAVOUR OF

代價 CONSIDERATION

TP201155

CHIM MOON BOR

12/11/1980 20/11/1980

AGREEMENT FOR SALE AND **PURCHASE**

\$240,000.00 (PT.)

土地註冊處THE LAND REGISTRY 土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

物業涉及的轇轕 INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
TP203533	30/03/1981	13/04/1981	CANCELLATION AGREEMENT	_	
TP304647	24/08/1989	02/09/1989	AGREEMENT FOR SALE AND PURCHASE		\$600,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT MEM.NO. 307344					
TP305598	24/08/1989	21/09/1989	STATUTORY DECLARATION	₹ .	-
TP307345	12/09/1989	23/10/1989	MORTGAGE	_	-
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
TP392941	25/04/1991	13/07/1992	RELEASE		
TP504489	04/09/1996	30/10/1996	AGREEMENT FOR SALE AND PURCHASE		\$700,000.00 (PT.)

備註 REMARKS: SEE ASSIGNMENT M/N 506474

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

物業涉及的轇轕 INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
16040702060032	05/04/2016	07/04/2016	CERTIFIED TRUE COPY OF ENFORCEMENT NOTICE ISSUED UNDER SECTION 23(1) OF THE TOWN PLANNING ORDINANCE *		_
		:60	備註 REMARKS: * AS POWE	ER CONFERRED ON THE PLANNING AUTHORITY WITH PLANS	
17020101450089	25/01/2017	01/02/2017	CERTIFIED TRUE COPY OF NOTICE ISSUED UNDER SECTION 23(8A) OF THE TOWN PLANNING ORDINANCE*	-	=
			備註 REMARKS: *AS POWE	- R CONFERRED ON THE PLANNING AUTHORITY	
17021701060028	15/02/2017	17/02/2017	CERTIFIED TRUE COPY OF REINSTATEMENT NOTICE ISSUED UNDER SECTION 23(3) OF THE TOWN PLANNING ORDINANCE*	_	-
			備註 REMARKS: *AS POWE	R CONFERRED ON THE PLANNING AUTHORITY WITH PLANS	
17100601560019	29/09/2017	06/10/2017	CERTIFIED TRUE COPY OF NOTICE ISSUED UNDER SECTION 23(8A) OF THE TOWN PLANNING ORDINANCE*	- -	-

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN211230020749

物業涉及的轇轕 INCUMBRANCES

文書日期 PATE OF STRUMENT F - - - - - - -	註冊日期 DATE OF REGISTRATION 09/11/2018	文書性質 NATURE 備註 REMARKS: *AS POWER CONT WARNING LETTER WITH - PLAN	受惠各方 IN FAVOUR OF FERRED ON THE PLANNING AUTHORITY	代價 CONSIDERATION -
/08/2018	09/11/2018	WARNING LETTER WITH -	FERRED ON THE PLANNING AUTHORITY	
/08/2018	09/11/2018			_
/08/2018	09/11/2018			-
		### DEMARKS FROM DISTRICT	LANDS OFFICED TAL DO	
		備註 REMARKS: FROM DISTRICT	LANDS OFFICER, TAT FO	
		等待計冊的恝约		
			RATION	
		DELDO I ENDING REGIO!	TATION.	
			应雨夕 士	(15/66
				代價
STRUMENT	DELIVERY	NATURE	IN FAVOUR OF	CONSIDERATION
)	【書日期 ATE OF STRUMENT	ATE OF DATE OF	T書日期 交付日期 ATE OF DATE OF 文書性質	DEEDS PENDING REGISTRATION Z書日期 交付日期 ATE OF DATE OF 文書性質 受惠各方

Receipt of Land Rent for the various concerned lots issued by Buildings and Lands Department to the applicant's father

BUILDINGS AND LANDS DEPARTMENT 屋宇地政 CROWN RENT RECEIPT 地 稅 收 據 The Crown Rent paid 生 ド by this receipt is for 151 Vol. 售數 Page .. 页數 the period. 1.7.t to 30.6. .. \$ 040 Amount Due 此粒额所收去 1% 年七月一日至 年六月卅日之地已 Please bring this receipt when you pay the Crown Rent for the next year.

/ED the sum imprinted below.

배송역 gon 06/116/94 13932131 CSH 53 기간 4



本人羅字,身份證號碼。 學碧山新村村長見証 DD 23 Lot 6299,630,631,632,634,626,627上址構築物早在1989年前已存在及在上址已開始經營展品属率及露天儲存。

数名:羅芒日期:2019月32日

陳綺雯

总统等级民能大



京 務 管 Water Supplied Department 设建汽车 Lift 這七家人员分對大概也認 93/P. Immigration Tower, * Generator Road. Won Chai, Hong Kong 43/P. Immigration Tower, * Generator Road. Won Chai, Hong Kong

过于邻础

g-साद्यां*।*

wadinfo@hwad.gov.hic

短 場 Reference 7229732068 of 7229732347

国文制耳 Focsimils

3802 7333

詹君和

詹先生:

用水樓宇: DD 23 LOT 627 & 631

LAI BIK SHAN NEW VILLAGE DD 23 LOT 627 & 631, LAM YUEN

TAI PO, NEW TERRITORIES

有關你2020年8月21日的電郵,要求提供上述樓宇的註冊用戶姓名、 用戶編號及生效日期,現將有關資料臚列如下,以供參考。

直至 2005 年初 轉為新用戶編號	註冊用戶姓名	生效日期
	CHIM MOON BOR	由 1990 年 4 月 27 日開 始截至 1996 年 12 月 10 日止(帳戶終結日)
62826030009	CHIM KWAN WO	由 1996年 12月 10日開 始至今仍然生效
	轉為新用戶編號	轉為新用戶編號 CHIM MOON BOR

如對此信有任何查詢,請致電 2829 4619 與本署趙小姐聯絡。



CLP (B) 中電

Mr Chim Kwan Wo

Tai Po New Territories

本函檔號: CSDD/CC/ENQ/20200903/CW/VL-1

中華國力有限公司 G.P.Power Hong Kong Limited

住宅客戶服務部 Residential Customer Experience

管港新泉沙田安理街六號中垣沙田中心13億 13/F Shatin Centre, 6 On Lai Street Sha Tin, New Territories, Hong Kong

調址 Website www.clp.com.hlc

敬啟者:

編賬號碼:

註冊客戶: Yat Fung Food Logistic Company Limited

供質地址: DD 29 Lot 627, Lai Pek Shan Sun Tsuen, Shuen Wan Tai Po. New Territories.

謝謝 實戶的查詢。

根據記錄,Mr. Chim Moon Bor 由1990年4月4日至2008年3月11日為上述供電地址之 註冊客戶。隨後Mr. Chim Kwan Wo 由2008年3月12日接手登記賬戶,並於2010年3月 18日終止賬戶,而Yat Fung Food Logistic Company Limited 由2010年3月19日開戶至今 為上述供電地址之註冊客戶。

由於系統祗會保留電力賬戶過往七年的交易資料,賬項記錄會在七年保存期屆滿後自動刪除,因此抱歉我們未能提供賬戶於2013年9月前的賬項記錄。現提供上述地址由2013年9月至今用電記錄,以供參考,有關詳懷讀查閱附件。

若有任何查詢,請致電2678 2678與本公司客戶關係主任聯絡,我們樂意隨時效勞。

大人人

林俊莲

客戶關係經理

2020年9月3日

☐ Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subject Restricted	☐ Expand personal&publi
	A/NE-TK/745 DD 23 Lai 20/02/2022 02:09	Pek Shan San Tsuen	
From: To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>		
1 attachme	ent		
	POF		
Lai Pek Shan S	an Tsuen - Google Maps.pdf		*

A/NE-TK/745

Lots 626 (Part), 627 (Part), 629 (Part), 630 (Part), 631 (Part), 632, 634 (Part) in D.D. 23 and Adjoining Government Land, Lai Pek Shan San Tsuen, Ting Kok, Tai Po

Site area: About 1,695sg.m Includes Government Land of about 310sg.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

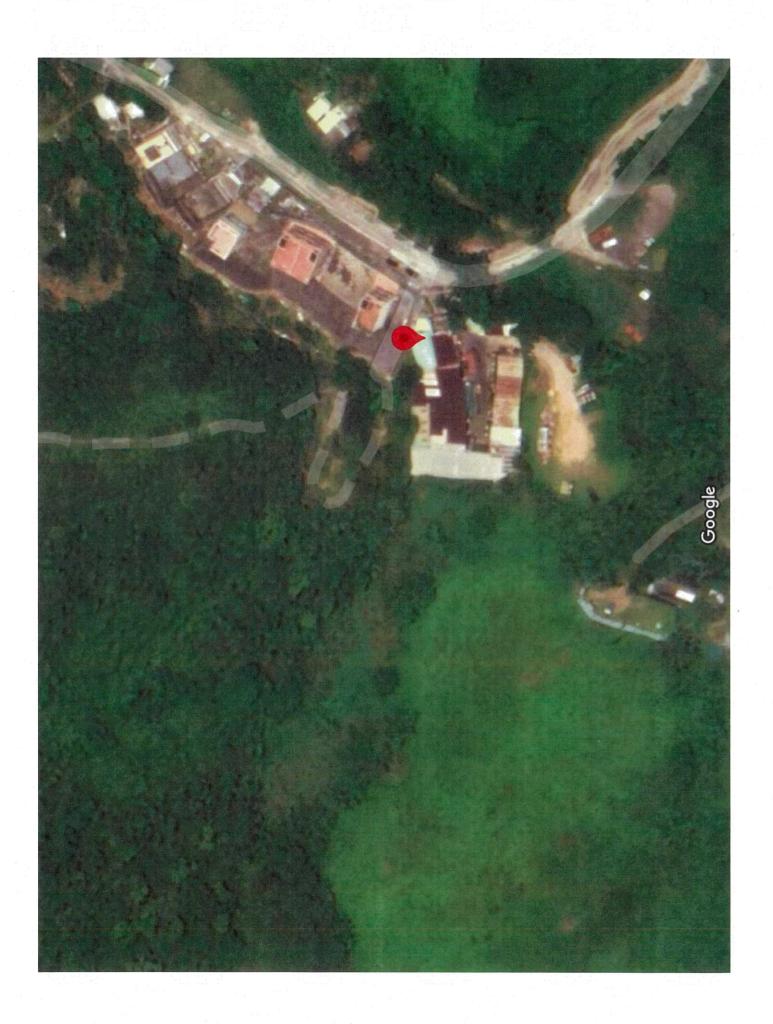
Strong objections. While this is an established operation, the issue is that it has expanded beyond the original footprint.

"Over the years the operation has expanded and covered a larger area with bigger structures'

Google Maps indicate that there has been further incursion into the AG zoning, probably to accommodate further expansion. The expansion is now encroaching onto government land.

Any approval should be confined to the original footprint. Approval would encourage further brownfield operations. Ting Kok is very popular as a district where people go to relax and explore nature. The lots near the main road have already been densely developed, the still green hinterland buffer to the country park should be protected from development.

Mary Mulvihill



5-2

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

參考編號

Reference Number:

220225-162707-88667

提交限期

Deadline for submission:

01/03/2022

提交日期及時間

Date and time of submission:

25/02/2022 16:27:07

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/745

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment:

反對,鄉郊設倉庫及工場必會增加附近車輛出入流量,引至附近交通阻塞、環境污染, 增加引發火警危機,影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the Site consists of seven private lots in D.D. 23 and 2 pieces of adjoining unallocated government land in Ting Kok. The private lots are held under the Block Government Lease demised for agricultural purpose. No structure shall be erected on the lot without prior approval from LandsD;
 - (ii) a recent inspection revealed that three unauthorised structures with a total GFA of about 1,218.95 m² were erected on the Site without prior approval from LandsD. The existing GFA is different from that under the current planning application. One of the unauthorised structures is also found straddled onto Lot 628 outside the Site. Warning letters were issued against these temporary structures. The lot owner is required to clear any unauthorised structures on the Site immediately. Otherwise, appropriate enforcement action would be taken in due course;
 - Short Term Waiver (STW) applications for temporary warehouse purpose with (iii) a total GFA of 819.68 m² on Lots 626, 627, 629, 630, 631 and 634 in D.D. 23 were received by his office on 25.10.2018. The GFA under the said STW applications was different from that under the current planning application. For the government land within the Site, no Short Term Tenancy (STT) application is received, and neither occupation nor works of any kind thereon is allowed. Should the Board approve the application, the lot owners are required to submit new applications for STW and STT to LandsD if they wish to erect the structures on the lots or occupy the government land for the applied use. However, there is no guarantee at this stage that the STW and STT applications would be approved. If the STW and STT applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD where appropriate, including payment of waiver fee/rental and administrative fee:
 - (iv) the applicant will likely make use of the unallocated government land adjoining Lots 629 and 630 for access to the Site. As such, no trees thereon shall be interfered with unless prior approval is obtained from LandsD. The maintenance and management responsibility of the said government land and any other government land leading to the Site should be sorted out with the relevant government departments, prior to making use of them for ingress/egress purpose. Neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD; and
 - (v) there is no guarantee to the grant of right of way to the Site or approval of the emergency vehicular access (EVA) thereto;

- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (d) to note the comments of the Commissioner of Transport (C for T) that the village access connecting Ting Kok Road is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed use should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) for works to be undertaken outside the lot boundary, prior consent and agreement form LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - (ii) before any new buildings works 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 or commenced under the simplified requirement under the Minor Works Control System, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing buildings works or UBW on the Site under the BO;

- (iv) if the proposed use under application is subject to the issue of a license, please 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 licensing authority;
- (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- (vi) the Site shall be provided with means of obtaining access thereto from a street under the Regulation 5 of the B(P)R and EVA shall be provided under the Regulation 41D of the B(P)R;
- (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage;
- (viii) 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 B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage; and
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked. The applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.