

RNTPC Paper No. A/NE-KLH/615B  
For Consideration by the  
Rural and New Town Planning  
Committee on 9.6.2023

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-KLH/615**

**Applicant** : Man Tsz Ting Tso (Managers are Messrs. MAN Wai Lok Joe, MAN Kin Hung and MAN Ka Cheong Eddy) represented by Mr. HUI Kwan Yee

**Site** : Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po, New Territories

**Site Area** : 214.91m<sup>2</sup>

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11

**Zoning** : "Green Belt" ("GB")

**Application** : Temporary Warehouse for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary warehouse for a period of three years at the application site (the Site) which falls within an area zoned "GB" on the approved Kau Lung Hang OZP No. S/NE-KLH/11. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the "GB" zone requires planning permission from the Town Planning Board (the Board). The Site is hard paved and currently occupied by the applied use without valid permission.
- 1.2 According to the applicant, the applied use comprises 6 single-storey structures including a storeroom, an office, warehouses and a canopy, with a total floor area of 175.11m<sup>2</sup> and height ranging from 2.44m to 4.27m for storage of packed food. The Site is accessible via a local track connecting to Tai Wo Service Road West, and a loading/unloading bay for light good vehicles will be provided within the Site. The operation hours are from 8:00 a.m. to 8:00 p.m. daily. The site layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form and Supplementary Information (**Appendices I** and (SI) received on 24.8.2022 and 31.8.2022 **Ia**) respectively
  - (b) Further Information (FI) received on 22.12.2022 (**Appendix Ib**)
  - (c) FI received on 21.4.2023 (**Appendix Ic**)

- 1.4 On 14.10.2022 and 17.2.2023, the Committee agreed to the applicant's requests to defer making a decision on the application for two months respectively to allow more time for the applicant to address departmental comments.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI at **Appendices I to Ic** as summarized below:

- (a) the Site was left vacant and in poor hygiene conditions. The applied warehouse use for storage of packed food (e.g. biscuits and sweets etc.) could improve the site condition and better utilize the abandoned land;
- (b) since the temporary structures have been erected on the Site for years, no excavation and filling of land will be involved under the application;
- (c) the Site is accessible via an existing local track and the trip generation arising from the proposed use is about 3 trips per day. No adverse traffic impact on surrounding areas is anticipated; and
- (d) the proposed warehouse is for storage of packed food only. No chemicals, pesticides nor any potential contaminants will be stored within the Site. No toilet will be provided within the Site and it is expected that no sewage would be generated from the applied use. Staff will be arranged to remove waste from the Site daily and a notice reminding staff not to incur pollution to the Water Gathering Grounds (WGG) will be posted at prominent location within the Site. In light of the above proposed measures, the applicant considers that there would be no material increase in pollution effect within WGG.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) is relevant to the application. Relevant extracts of the Guidelines are at **Appendix II**.

## **5. Background**

The Site is not subject to any active planning enforcement action.

**6. Previous Application**

There is no previous application for the Site.

**7. Similar Applications**

7.1 There are three similar applications (No. A/NE-KLH/525, 584 and 605) covering two sites for temporary warehouses for storage of recreational equipment, construction materials and exhibition equipment respectively within the same “GB” zone in the vicinity of the Site (**Plans A-1 and A-2**). All of them were approved by the Rural and New Town Planning Committee (the Committee) on 7.4.2017, 1.9.2020 and 6.5.2022 respectively mainly on considerations that there were previous planning approvals and warehouse uses were located in close proximity to the “Open Storage” (“OS”) zone, there were no adverse departmental comments and they would unlikely cause adverse environmental and water quality impacts on the surrounding areas.

7.2 Details of the similar applications are summarized at **Appendix III** and their locations are shown on **Plans A-1 and A-2**.

**8. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) hard paved and largely occupied by temporary structures;
- (b) located within the upper indirect WGG; and
- (c) accessible via a local track connecting to Tai Wo Service Road West.

8.2 The surrounding areas are predominantly rural in character comprising temporary structures, a plant nursery and clusters of tree groups. About 100m to the south are the warehouses subject to planning approval and the “OS” zone as mentioned in paragraph 7.1 above. To the west of the Site across a nullah is the village proper of Nam Wa Po.

**9. Planning Intention**

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

**10. Comments from Relevant Government Departments**

10.1 Apart from the government department as set out in paragraph 10.2 below, other departments consulted have no objection to or no adverse comment on the

application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are at **Appendices IV and V** respectively.

10.2 The following government department objects to the application.

Water Supply

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

- (a) object to the application since part of the Site together with some temporary structures encroaches into Waterworks Reserves (WWR) for Tau Pass Culvert;
- (b) the Site is within upper indirect WGG;
- (c) the applicant's submissions are considered insufficient to prove and demonstrate that there would be no material increase in pollution effect to the WGG resulting from the applied use. As such, there are risks of contamination to the WGG due to operation and maintenance of the warehouses, as well as sewage discharge from staff working in warehouses and office; and
- (d) there will be vehicle loading/unloading activities of storage materials at the Site, which may pose risk of oil contamination to WGG. However, there are no particulars in the applicant's submissions to address the concern of oil leakage and spillage which are not allowed within WGG at all time.

**11. Public Comments Received During Statutory Publication Period (Appendix VI)**

The application was published for public inspection. During the statutory public inspection period, two comments were received from individuals objecting to the application mainly for reasons that the proposal is a suspected unauthorized development, and it would cause adverse environmental, traffic and fire safety impacts as well as security concerns.

**12. Planning Considerations and Assessments**

12.1 This application is for temporary warehouse for storage of packed food for a period of three years at the Site zoned "GB" on the OZP. The applied use is not in line with the planning intention of the "GB" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. Although Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view on the application from nature conservation point of view as the Site is already occupied by existing temporary structures, there is insufficient information in the submission to justify exceptional circumstance for warehouse

use within the “GB” zone, where there is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention of “GB” zone, even on a temporary basis.

- 12.2 The Site falls within the upper indirect WGG, and CE/C of WSD objects to the application since part of the Site together with some temporary structures encroaches onto the WWR for Tau Pass Culvert. Furthermore, the applicant failed to demonstrate that there would be no material increase in the pollution effect to the WGG arising from daily operation and maintenance of the warehouse, such as sewage discharge from staff working in the warehouses and oil leakage and spillage from loading/unloading vehicles. CE/C of WSD considers that there are risks of contamination to the WGG. In this regard, the application does not comply with the TPB PG-No. 10.
- 12.3 The Site is hard paved and largely occupied by temporary structures. It is located in an area characterized by temporary structures, a plant nursery and tree clusters. Chief Town Planner/Urban Design and Landscape, Planning Department has no objection to the application from landscape planning perspective. Other government departments concerned including Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department, and Director of Fire Services have no objection to or no adverse comment on the application.
- 12.4 Three similar applications (No. A/NE-KLH/525, 584 and 605) covering two sites for temporary warehouse use within the same “GB” to the south of the Site were approved by the Committee mainly on consideration that there were previous planning approvals and the warehouse uses were located in close proximity to the “OS” zone, there were no adverse departmental comments, and they would unlikely cause adverse environmental and water quality impacts on the surrounding areas. For the current application, the Site is located about 100m away from the “OS” zone and it is not subject to any previous approval for warehouse use. Also, CE/C of WSD objects to the application for reason of encroachment onto the WWR and failure to demonstrate that there would be no material increase in pollution effect to the WGG arising from the applied development. The planning circumstances of the approved similar applications are not applicable to the current one.
- 12.5 Regarding the objecting public comments as detailed in paragraph 10 above, government departments’ comments and the planning assessments above are relevant.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reason:

(a) the applied use is not in line with the planning intention of “GB” zone,

which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification provided in the submission to justify a departure from the planning intention; and

- (b) the development does not comply with the Town Planning Board Guidelines No. 10 (TPB-PG No. 10) for 'Application for Development within "GB" zone under Section 16 of the Town Planning Ordinance' in that there is insufficient information in the submission to demonstrate that the development has complied with the development controls and restrictions of areas designated as WGG.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 9.6.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.12.2023;
- (b) in relation to condition (a) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.3.2024;
- (c) in relation to condition (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a proposal for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 9.12.2023;
- (e) in relation to condition (d) above, implementation of proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 9.3.2024;
- (f) the submission of a risk assessment report/proposal of preventive measures against water pollution within the upper indirect water gathering grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 9.12.2023;
- (g) in relation to condition (f) above, the implementation of mitigation

measures identified therein/proposal of preventive measures against water pollution within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 9.3.2024;

- (h) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning conditions (a), (b), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s) to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

### **15. Attachments**

<b>Appendix I</b>	Application form received on 24.8.2022
<b>Appendix Ia</b>	SI received on 31.8.2022
<b>Appendix Ib</b>	FI received on 22.12.2022
<b>Appendix Ic</b>	FI received on 21.4.2023
<b>Appendix II</b>	Relevant extract of TPB PG-No. 10
<b>Appendix III</b>	Similar applications
<b>Appendix IV</b>	Government departments' general comments
<b>Appendix V</b>	Recommended advisory clauses
<b>Appendix VI</b>	Public comments
<b>Drawing A-1</b>	Layout plan submitted by the applicant
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan

**Plan A-3**

Aerial photo

**Plan A-4**

Site photos

**PLANNING DEPARTMENT  
JUNE 2023**

24 AUG 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

202053

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By Best

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 - KCH/615
	Date Received 收到日期	24 AUG 2022

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

### 1. Name of Applicant 申請人姓名/名稱

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

文紫廷祖 (Man Tsz Ting Tso): 文偉樂 Man Wai Lok Joe (司理人)、文健洪 Man Kin Hung (司理人)、  
文家昌 Man Ka Cheong Eddy (司理人)

### 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)

許軍兒 HUI KWAN YEE

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	D.D.9 Lot No.477RP in Nam Wa Po, Tai Po, N.T.
(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 214.91 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 175.11 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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-KLH/11 Kau Kung Hang Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	GB
(f) Current use(s) 現時用途	Vacant land with temporary struture  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時貨倉(為期三年)	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
<b>(c) Development Schedule 發展細節表</b>		
Proposed uncovered land area 擬議露天土地面積	39.8	sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	175.11	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	175.11	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	175.11	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
1.洗手間(面積15.98m <sup>2</sup> ,高度3.05m)、2.寫字樓(面積26.83m <sup>2</sup> ,高度3.05m)、3.貨倉(面積18.6m <sup>2</sup> ,高度2.44m)		
4.貨倉(面積11.7m <sup>2</sup> ,高度2.44m)、5.蔭棚(面積87.12m <sup>2</sup> ,高度4.27m)、6.貨倉(面積14.88m <sup>2</sup> ,高度2.44m)		
以上全部構築物皆為一層高.....		
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		
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		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		

Proposed operating hours 擬議營運時間 星期一至星期日 (包括公眾假期), 早上八時至晚上八時。 .....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Wo Service Road West ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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"/>																															

	<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**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年) .
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

早前因發覺申請範圍有關位置雜草叢生，流浪狗隻隨處便溺，蛇蟲大量滋生，嚴重影響環境衛生及過路村民之安危，更經常被人隨處亂放雜物，註冊業主祖堂便決定將申請地段清理整頓，闢設為一個臨時貨倉以供應用，祇會擺放一些乾貨包裝食物，例如餅乾、糖果、薯片、蝦條等等，更沒有任何工場設施，故除了可改善環境狀況，更可善用未有發展之荒廢土地，懇請 貴委員會給予批准。

**8. Declaration 聲明**

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

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

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

Signature  
簽署

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

許軍兒 HUI KWAN YEE

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

29 JUL 2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D.9 Lot No.477RP in Nam Wa Po, Tai Po, N.T.	
Site area 地盤面積	214.91 (includes Government land of 包括政府土地	sq. m 平方米 □ About 約 sq. m 平方米 □ About 約)
Plan 圖則	S/NE-KLH/11	
Zoning 地帶	GB	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/development 申請用途/發展	臨時貨倉(為期三年)	

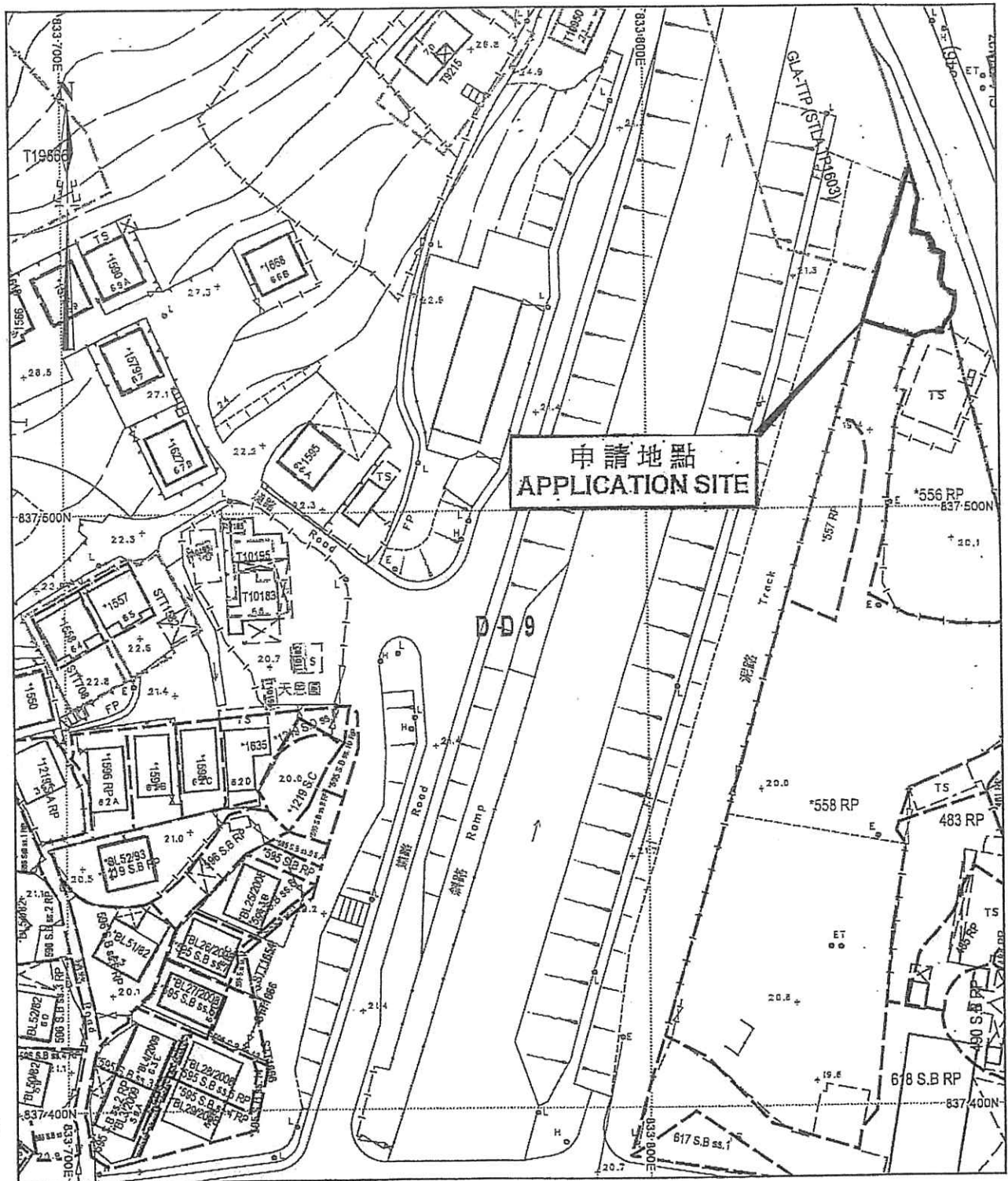
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	175.11 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.44-4.27 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	81.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		N/A

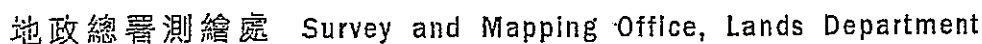
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location Plan, Site Layout Plan, 構築物資料表		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# Site Location Plan





\* 10 0 10 20 30 40 50 metres \*



Reference No. : 3-SW-18C,3-SW-18D

SMO-P01 20190624090036 10

**Disclaimer**  
This plan is a copy of the Lot Index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan is not verified by field survey. The lot index plan may be revised without prior notice as better or new boundary evidence becomes available.

臨時貨倉構築物資料：

號數	用途	面積	高度	備註
1	洗手間	15.98m <sup>2</sup>	3.05m	
2	寫字樓	5.18 x 5.18 = 26.83m <sup>2</sup>	3.05m	
3	貨倉	6.10 x 3.05 = 18.60m <sup>2</sup>	2.44m	
4	貨倉	4.27 x 2.74 = 11.70m <sup>2</sup>	2.44m	
5	蔭棚	87.12m <sup>2</sup>	4.27m	
6	貨倉	6.10 x 2.44 = 14.88m <sup>2</sup>	2.44m	
		建築物總面積：175.11m <sup>2</sup>		

備註：全部建築物均為一層高。

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	<div style="text-align: center; font-size: 1.2em;">臨時貨倉</div> <div style="text-align: center; font-size: 0.8em; margin-top: 10px;">(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</div>
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	39.8 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	175.11 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	175.11 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	175.11 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
1. 雜物房 (面積15.98m <sup>2</sup> , 高度3.05m)、2. 寫字樓 (面積26.83m <sup>2</sup> , 高度3.05m)、3. 貨倉 (面積18.6m <sup>2</sup> , 高度2.44m) ..... 4. 貨倉 (面積11.7m <sup>2</sup> , 高度2.44m)、5. 蔭棚 (面積87.12m <sup>2</sup> , 高度4.27m)、6. 貨倉 (面積14.88m <sup>2</sup> , 高度2.44m) ..... 以上全部構築物皆為一層高..... .....	
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	.....
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	.....
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)	.....

臨時貨倉構築物資料：

號數	用途	面積	高度	備註
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6	貨倉	6.10 x 2.44 = 14.88m <sup>2</sup>	2.44m	
		建築物總面積：175.11m <sup>2</sup>		

備註：全部建築物均為一層高。

貴會檔號：TPB/A/NE-KLH/615

致：城市規劃委員會

擬在劃為「綠化地帶」的  
大埔南華莆第9約地段第477號餘段  
闢設臨時貨倉(為期三年)

本人為上述申請之代理人，現就 貴處轉介水務署及運輸署對相關申請之意見作以下詳細陳述：—

一. 就水務署之意見的概括回應：—

1. 申請場地並沒有建造廁所所以根本不會有污水排出，更沒有任何排污設施；
2. 申請場地祇用作貯放乾貨包裝食品，完全不會有固體廢料、淤泥、農藥、含毒物料、瀝青、化學肥料等之引致污染環境之物品存在，所以絕對不會污染集水區；
3. 申請場地之構築物絕對遠離任何排水道及河流，亦同意會在場地當眼處展示通告提醒任何人士絕對不可以染污集水區；
4. 場地同意在水務署認為需建造指定圍欄阻擋因風力造成之垃圾及雜物，如有任何被污染的混土必定會立即清除，並會即時用適當物料填補相關位置達至水務署之滿意程度；
5. 申請場地內之所有構築物早已存在多年，故本次是無需有興建構築物的工程進行，亦不會有任何挖掘土地或填土等之工程；
6. 申請人絕對明白及聲明會嚴格遵守水務署提供之“Conditions for Working within WGG”內之所有事項條件。

二. 就運輸署之意見的概括回應：—

1. 申請場地是經由一條村中存在已久之泥路到達，每天亦祇會有三數輛汽車會使用，故絕對不會造成交通擠塞及車輛倒流阻塞主要道路之情況出現；
2. 送貨車輛祇會在本地段內附圖之位置裝卸貯放之乾貨包裝食品；
3. 貯放食品會在本地段內裝卸，每天一次，裝卸時間為上午 11 時至下午 3 時 45 分，隨函亦附上上落物料車輛停泊位置圖以供參閱，亦說明祇供輕型貨車停泊。

代理人：

( 許 軍 兒 )

日期：22 DEC 2022

聯絡地址：

聯絡電話：

車輛入口

米 10 0 10 20 30 40 50 metres

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貴會檔號：TPB/A/NE-KLH/615

致：城市規劃委員會

擬在劃為「綠化地帶」的  
大埔南華莆第9約地段第477號餘段  
開設臨時貨倉(為期三年)

本人為上述申請之代理人，現就 貴處轉介水務署對相關申請之意見作以下詳細陳述：—

一.就水務署之意見的概括回應：—

1. 申請場地祇用作存放貨品，並沒有任何清洗工序會運作，故根本不會有洗滌水排出；場地祇會有一名工人每天整理貨品兩小時便離開，故亦無需應用洗手間，更沒有任何排污設施，所以絕對不會污染集水區；
2. 申請場地祇用作貯放乾貨包裝食品，完全不會有 貴委員會於 2022 年 9 月 2 日信件中轉介水務署所述之(3)及(4)的相同及類似物品或物料存放，所以絕對不會污染集水區；
3. 申請場地並無需要清洗，每日工人祇需打掃，垃圾及廢料亦會每天由工人帶走到附近垃圾站棄置；
4. 申請場地內之所有構築物早已存在多年，故本次是無需有興建構築物的工程進行，故不會有任何物料及物質在場地內增添，申請人亦絕對明白及聲明會嚴格遵守水務署提供之“Conditions for Working within WGG”內之所有事項條件。

代理人：



( 許 軍 兒 )

日期： 21 APR 2023

聯絡地址：

聯絡電話：

**Extracts of Town Planning Board Guidelines No. 10 on Application for Development within “Green Belt” (“GB”) Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10)**

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- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds (WGG);
- (g) the proposed development should not overstrain the overall provision of G/IC facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-KLH/525	Temporary Warehouse for Storage of Recreational Equipment for a Period of 3 Years	7.4.2017
A/NE-KLH/584	Temporary Warehouse with Ancillary Office for a Period of 3 Years	1.9.2020
A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	6.5.2022

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- the Site consists of Lot No. 477 RP in D.D. 9 which is held under the Block Government Lease demised for agricultural purpose. No structure shall be erected on the lot without the prior approval from LandsD;
- the lot owner submitted an application for Short Term Waiver (STW) to LandsD in February 2017 for erection of structures thereon, but was rejected in June 2019;
- a recent inspection revealed that some structures were erected on the Site, the canopies of the structures (erected on the Site) projected onto the adjoining Government land falling within Short Term Land Allocation (STLA) No. TP1346 (allocated to Civil Engineering and Development Department (CEDD)) and the resumption limit under the project “Liantang/Heung Yuen Wai BCP Associated Connecting Works” undertaken by CEDD; and
- advisory comments are set out in **Appendix V**.

**2. Traffic**

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

- the village road connecting to the Site and Tai Wo Service Road West is not managed by his department. The management and maintenance parties of such road should be consulted; and
- having reviewed the applicant's submission, he has no further comment on the applied development.

**3. Agriculture**

Director of Agriculture, Fisheries and Conservation (DAFC):

- no objection to the application as the Site is being occupied.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there is no environmental complaint related to the Site in the past three years; and

- advisory comments are set out in **Appendix V**.

## 5. **Landscape**

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

- no objection to the application from landscape planning perspective as significant adverse impact on existing landscape resources within the Site and the landscape character arising from the proposed development is not anticipated;
- the Site is located in an area of settled valleys landscapes character comprising of small houses, temporary structures, clusters of tree groups, expressway at the east and woodland at the further west. It is hard paved and occupied by temporary structures. No significant sensitive landscape resources is observed within the Site; and
- should the application be approved, it is considered not necessary to impose a landscape condition as significant impact on landscape resources within the Site is not anticipated and there is insufficient space for meaningful landscaping.

## 6. **Drainage**

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

- should the application be approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas;
- there is no public sewer connection available in the vicinity of the Site; and
- advisory comments are set out in **Appendix V**.

## 7. **Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. The applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

## 8. **Building Matters**

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

- no objection to the application; and
- advisory comments are set out in **Appendix V**.

## 9. **Other Departments**

The following departments have no comments on the application:

- Chief Highway Engineer/New Territories East, Highways Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Project Manager (North), Civil Engineering and Development Department; and
- District Officer (Tai Po), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) no structure shall be erected on the lot without the prior approval from LandsD;
  - (ii) the applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate lease enforcement action and land control action will be taken in due course;
  - (iii) the lot owner is required to submit application for Short Term Waiver (STW) to LandsD should he wishes to erect any structure on the lot. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is 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 including the payment of waiver fee and administrative fee as considered appropriate; and
  - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto. The management and maintenance responsibilities of the Government land for vehicular access to the Site should be sorted out with the relevant government departments. No trees on the adjoining government land should be interfered with unless with prior approval of his office or other relevant authority. However, there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto.
- (b) to note the comment of the Commissioner of Transport (C for T) that the village road connecting to the Site and Tai Wo Service Road West is not managed by his department. The management and maintenance party of such road should be consulted.
- (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 Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should have its 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 applied 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 or ineffectiveness of the modified drainage system caused by their works;
- (ii) there is no public sewer connection available in the vicinity of the Site;
  - (iii) provision of written consent from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on government land should be sought; and
  - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to FSD for approval. The applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (f) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO, and should not be designated for any proposed use under the application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to mobilize their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) 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 respectively; and
  - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the 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:

220916-151149-26099

提交限期

Deadline for submission:

23/09/2022

提交日期及時間

Date and time of submission:

16/09/2022 15:11:49

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/615

「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，郊區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。

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



**A/NE-KLH/615 DD 9 Nam Wa Po GB**  
21/09/2022 03:05

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

Dear TPB Members,

Clearly the 'warehouse' went ahead.

Members should ask why no enforcement action has been taken in so many years.

Previous objections valid and upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 24 May 2020 3:12 AM CST  
**Subject:** A/NE-KLH/585 DD 9 Nam Wa Po GB

A/NE-KLH/585 WITHDRAWN  
Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po  
Site area : About 214.91sq.m  
Zoning : "Green Belt"  
Applied use : Activity Centre for a Period of 3 Years

Dear TPB Members,

As is frequently the case, this application comes with no indication as to

- the need for the activity centre
- what activities would be carried out there
- is this for public or private use
- who is to fund the enterprise
- what experience does the applicant have in providing such amenities

As there are a number of new members I would recommend that reference be made to Application 539 for a similar project, a rural committee office, also on GB nearby. This application was rejected but then approved on review. There was a lengthy discussion on 27 April 2018 and many of the points are relevant to the current application.

[https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1170tpb\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1170tpb_e.pdf)

*VO of most other indigenous villages in Kau Lung Hang were located within the relevant "V" zone. While there would not be another application for VO in Nam Wah Po, **allowing the subject application would create a precedent for other development in the "GB" zone and thus might affect the integrity of the "GB" zone and eventually result in a degradation of the general environment;***

*land was still available within the "V" zone of Nam Wa Po; and approval of*

*the application would set an undesirable precedent for other similar applications. During the deliberation, some Members also considered that the **proposed VO should be located within the "V" zone or should utilise the vacant school site located uphill to the northwest of the village.***

*after excluding areas with steep slope, tree clusters, public playground, access/footpath etc., there **was still about 0.5ha of vacant government land within the "V" zone of Nam Wah Po.** Based on site inspection conducted by PlanD, **six pieces of government land within the "V" zone were identified as having potential to accommodate the proposed VO;***

*the six pieces of government land identified by PlanD as having potential for development of VO, as presented in the Paper and PowerPoint presentation, **were either being occupied by squatter, waste materials and villagers' private garden.***

while some of the vacant government land in the village might be covered by government licences, **if required, they could be terminated by LandsD;**

Members must raise similar questions re this application. Green Belt is a precious resource that provides many benefits to the community and should be ring fenced. Sites that have been degraded, as appears to be the case here, should be restored.

Members must also consider the current Audit Commission Report and question the status of the government land under short term lease

***The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands after being allocated to tenants for more than seven years without any formal justification.***

Questions please

Mary Mulvihill

---

**From:** [REDACTED]

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

**Date:** Tuesday, 24 September 2019 3:33 AM CST

**Subject:** A/NE-KLH/576 DD 9 Nam Wa Po GB

A/NE-KLH/576      WITHDRAWN

Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po

Site area : About 214.91m<sup>2</sup>

Zoning : "Green Belt"

Applied Use : Storage

Dear TPB Members,

In 2018 upon review you approved an application for VO on GB. That was 65.03m<sup>2</sup>. Now a further application in the same vein, for purported 'community' storage.

Application is not in line with the planning intention of the "Green Belt" ("GB") which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

Storage is a brownfield use Google maps show that the site has been stripped of vegetation and covered over. This is obviously a 'destroy to build' application.

Members should reject further brownfield use of GB in this district.

Mary Mulvihill

地段索引圖 LOT INDEX PLAN Site Plan

臨時貨倉構築物資料：

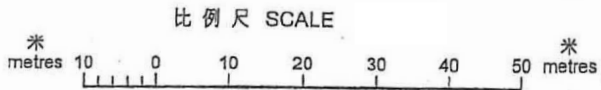
號數	用途	面積	高度	備註
1	雜物房	15.98m <sup>2</sup>	3.05m	
2	寫字樓	5.18 x 5.18 = 26.83m <sup>2</sup>	3.05m	
3	貨倉	6.10 x 3.05 = 18.60m <sup>2</sup>	2.44m	
4	貨倉	4.27 x 2.74 = 11.70m <sup>2</sup>	2.44m	
5	蔭棚	87.12m <sup>2</sup>	4.27m	
6	貨倉	6.10 x 2.44 = 14.88m <sup>2</sup>	2.44m	
		建築物總面積：175.11m <sup>2</sup>		

備註：全部建築物均為一層高。



地政總署測繪處

車輛入口



Locality : DD9  
Lot Index Plan No. : TP0189062019  
District Survey Office : Tai Po  
Date : 24-Jun-2019  
Reference No. : 3-SW-18C, 3-SW-18D

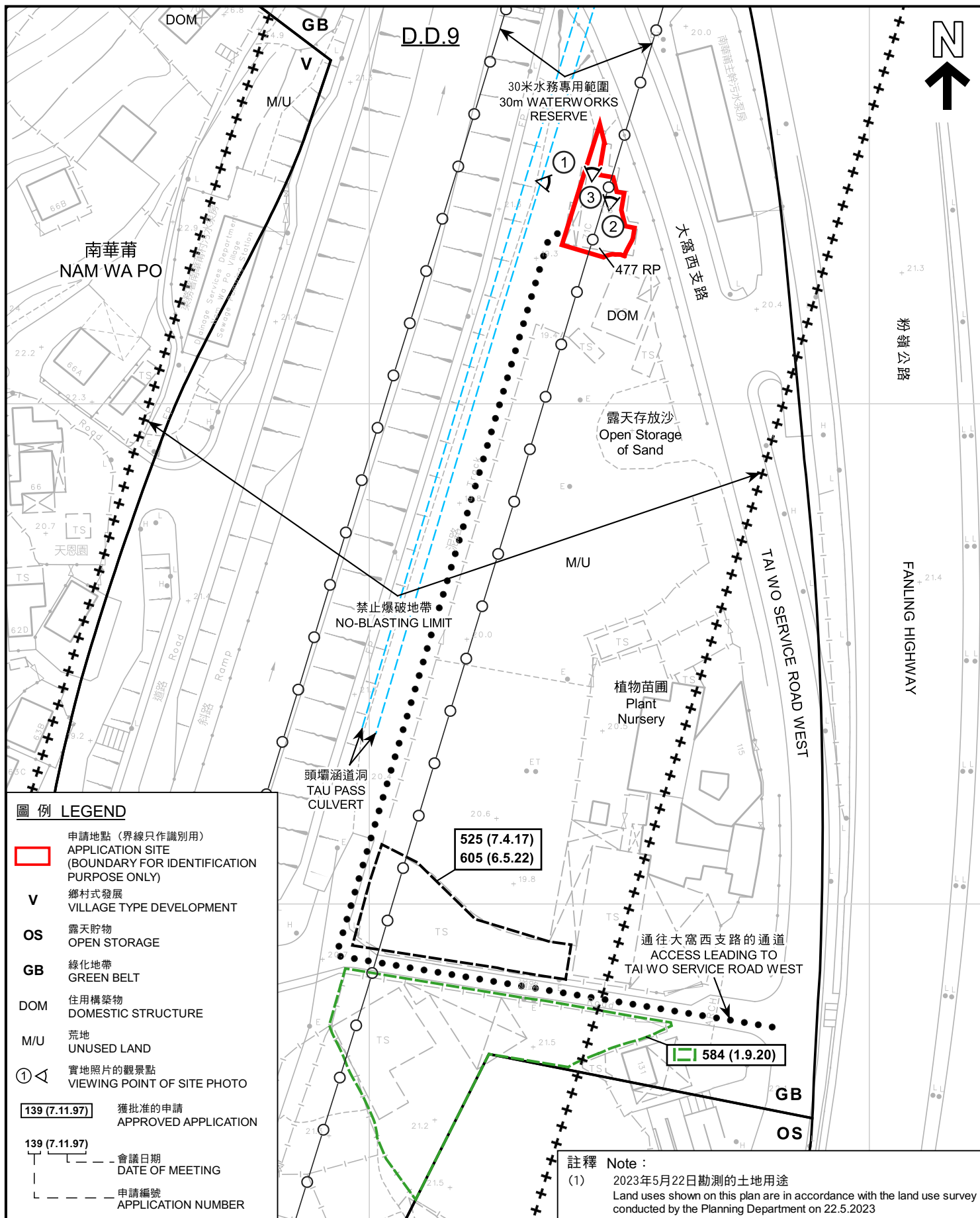
香港特別行政區政府 — 版權所有  
© Copyright reserved - Hong Kong SAR Government  
SMO-P01 20190624090036 10

免責聲明  
本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖將予修訂而無須事先通知。  
Disclaimer  
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan must be verified by field survey. The lot index plan may be revised without prior notice when better or new boundary evidence becomes available.

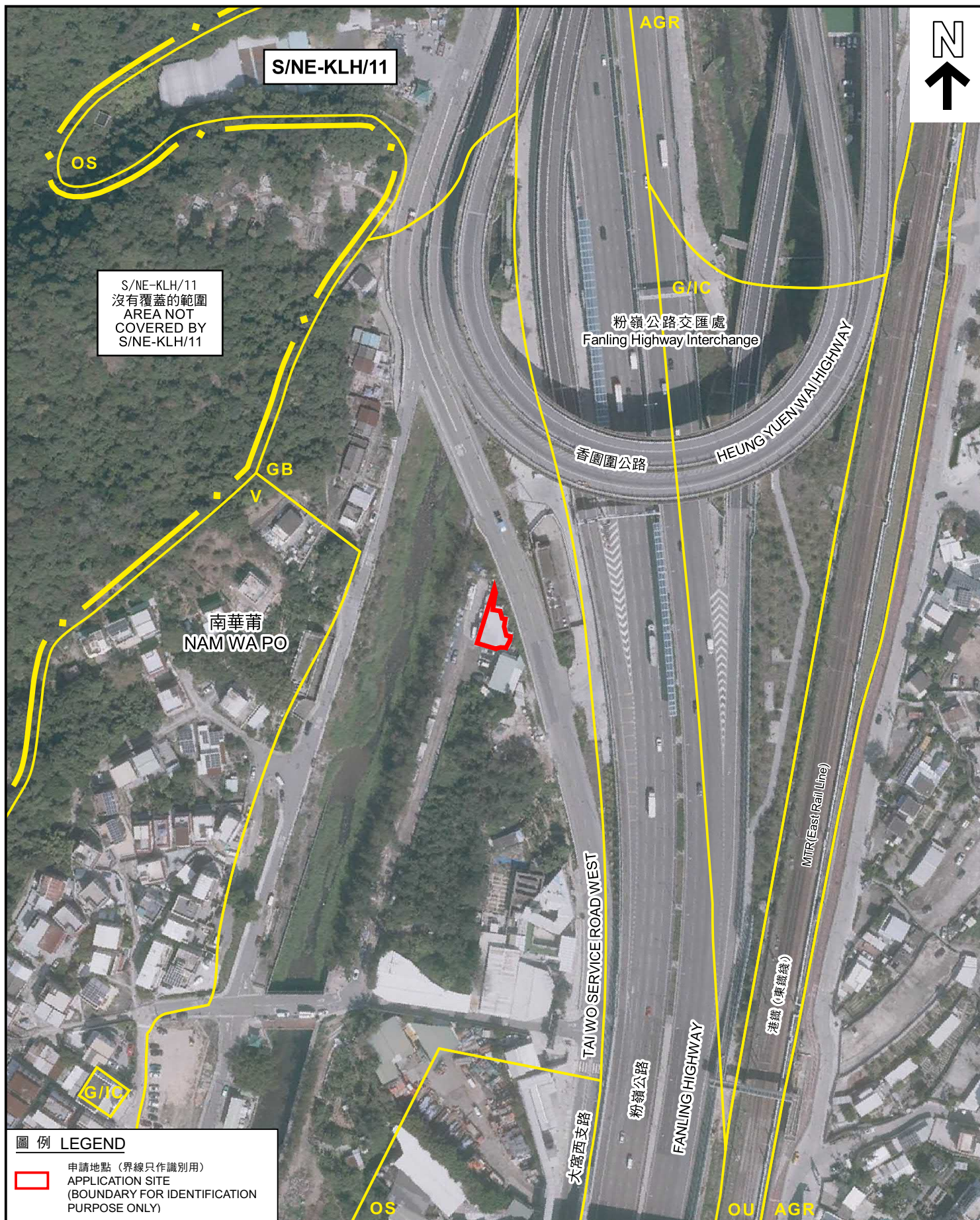
參考編號  
REFERENCE No. A/NE-KLH/615 繪圖 DRAWING A-1

(來源：申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)






<p>本摘要圖於2023年6月2日擬備， 所根據的資料為測量圖編號 3-SW-18C及18D EXTRACT PLAN PREPARED ON 2.6.2023 BASED ON SURVEY SHEETS No. 3-SW-18C &amp; 18D</p>	<p><b>平面圖 SITE PLAN</b></p> <p>擬議臨時貨倉 (為期3年) PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS LOT 477 RP IN D.D. 9, NAM WA PO, TAI PO, NEW TERRITORIES</p> <p>SCALE 1: 1 000 比例尺</p> <p>米 20 0 20 40 米 METRES</p>	<p><b>規劃署 PLANNING DEPARTMENT</b></p> <p>參考編號 REFERENCE No. <b>A/NE-KLH/615</b></p> <p><b>圖 PLAN A-2</b></p>
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# 圖例 LEGEND

 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2023年5月12日擬備  
所根據的資料為地政總署  
於2022年2月14日拍得的航攝照片  
編號E147641C

EXTRACT PLAN PREPARED ON 12.5.2023  
BASED ON AERIAL PHOTO No. E147641C  
TAKEN ON 14.2.2022 BY  
LANDS DEPARTMENT

## 航攝照片 AERIAL PHOTO

擬議臨時貨倉 (為期3年)  
新界大埔南華莆丈量約份第9約地段第477號餘段  
PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS  
LOT 477 RP IN D.D. 9, NAM WA PO, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KLH/615

圖 PLAN  
A-3

1



2



3



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議臨時貨倉（為期3年）  
新界大埔南華莆丈量約份第9約地段第477號餘段  
PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS  
LOT 477 RP IN D.D. 9, NAM WA PO, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2023年5月24日擬備，所根據的資料為攝於2023年5月22日的實地照片  
PLAN PREPARED ON 24.5.2023 BASED ON SITE PHOTOS TAKEN ON 22.5.2023

參考編號  
REFERENCE No.  
A/NE-KLH/615

圖 PLAN  
A-4

**Agenda Item 15**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/615      Temporary Warehouse for a Period of 3 Years in “Green Belt” Zone,  
Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po  
(RNTPC Paper No. A/NE-KLH/615B)

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**Presentation and Question Sessions**

61.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

62.            Members had no question on the application.

**Deliberation Session**

63.            After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the applied use is not in line with the planning intention of “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification provided in the submission to justify a

departure from the planning intention; and

- (b) the development does not comply with the Town Planning Board (TPB) Guidelines No. 10 (TPB-PG No. 10) for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ in that there is insufficient information in the submission to demonstrate that the development has complied with the development controls and restrictions of areas designated as Water Gathering Ground.”

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-KLH/615

By Post & Fax

23 June 2023

Hui Kwan Yee

Dear Sir/Madam,

**Temporary Warehouse for a Period of 3 Years  
in "Green Belt" Zone, Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po**

I refer to my letter to you dated 28.4.2023.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the applied use is not in line with the planning intention of "Green Belt" ("GB") zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification provided in the submission to justify a departure from the planning intention; and
- (b) the development does not comply with the TPB Guidelines No. 10 for 'Application for Development within "GB" zone under Section 16 of the Town Planning Ordinance' in that there is insufficient information in the submission to demonstrate that the development has complied with the development controls and restrictions of areas designated as Water Gathering Ground.

A copy of the TPB Paper in respect of the application is available at TPB website at this link ([https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/720\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/720_rnt_agenda.html)). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 9.6.2023, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before

14.7.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Jeffrey Wong of Sha Tin, Tai Po & North District Planning Office at 2158 6372.

Yours faithfully,

  
( Leticia LEUNG )

for Secretary, Town Planning Board

(With Chinese Translation)

傳真文件

傳真號碼：2877 0245

貴會檔號：TPB/A/NE-KLH/615

敬啟者：

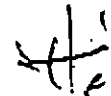
根據「城市規劃條例」第 17(1)條要求覆核

D.D.9 Lot No. 477RP

本人為上述申請之代理人，曾向 貴委員會提交上述申請，惟於 2023 年 6 月 23 日收到回覆有關申請被拒絕，現特此向 貴委員會根據「城市規劃條例」第 17(1)條要求覆核，懇請給予安排及回覆。祝安！

此致  
城市規劃委員會

代理人：



( 許 軍 兒 )

日期： -4 JUL 2023

聯絡地址：

聯絡電話：

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-KLH/525 <sup>1</sup>	Temporary Warehouse for Storage of Recreational Equipments for a Period of 3 Years	7.4.2017 (revoked on 7.7.2019)
A/NE-KLH/584	Temporary Warehouse with Ancillary Office for a Period of 3 Years	1.9.2020 (revoked on 1.2.2023)
A/NE-KLH/605 <sup>1</sup>	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	6.5.2022

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<sup>1</sup> Applications No. A/NE-KLH/525 and 605 cover the same site.

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



**Re: A/NE-KLH/615 DD 9 Nam Wa Po GB**  
02/08/2023 02:31

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

R-1

Dear TPB Members,

Rejected on 9 June.

WSD - object to the application since part of the Site together with some temporary structures encroaches into Waterworks Reserves (WWR) for Tau Pass Culvert there are risks of contamination to the WGG due to operation and maintenance of the warehouses, as well as sewage discharge from staff working in warehouses and office.

Clearly no justification to approve the existing unapproved operation.

Why no mention of enforcement action?

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 21 September 2022 3:05 AM CST  
**Subject:** A/NE-KLH/615 DD 9 Nam Wa Po GB

Dear TPB Members,

Clearly the 'warehouse' went ahead.

Members should ask why no enforcement action has been taken in so many years.

Previous objections valid and upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 24 May 2020 3:12 AM CST  
**Subject:** A/NE-KLH/585 DD 9 Nam Wa Po GB

A/NE-KLH/585 WITHDRAWN  
Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po

Site area : About 214.91sq.m

Zoning : "Green Belt"

Applied use : Activity Centre for a Period of 3 Years

Dear TPB Members,

As is frequently the case, this application comes with no indication as to

- the need for the activity centre
- what activities would be carried out there
- is this for public or private use
- who is to fund the enterprise
- what experience does the applicant have in providing such amenities

As there are a number of new members I would recommend that reference be made to Application 539 for a similar project, a rural committee office, also on GB nearby. This application was rejected but then approved on review. There was a lengthy discussion on 27 April 2018 and many of the points are relevant to the current application.

[https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1170tpb\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1170tpb_e.pdf)

*VO of most other indigenous villages in Kau Lung Hang were located within the relevant "V" zone. While there would not be another application for VO in Nam Wah Po, **allowing the subject application would create a precedent for other development in the "GB" zone and thus might affect the integrity of the "GB" zone and eventually result in a degradation of the general environment;***

*land was still available within the "V" zone of Nam Wa Po; and approval of the application would set an undesirable precedent for other similar applications. During the deliberation, some Members also considered that the **proposed VO should be located within the "V" zone or should utilise the vacant school site located uphill to the northwest of the village.***

*after excluding areas with steep slope, tree clusters, public playground, access/footpath etc., there **was still about 0.5ha of vacant government land within the "V" zone of Nam Wah Po. Based on site inspection conducted by PlanD, six pieces of government land within the "V" zone were identified as having potential to accommodate the proposed VO;***

*the six pieces of government land identified by PlanD as having potential for development of VO, as presented in the Paper and PowerPoint presentation, **were either being occupied by squatter, waste materials and villagers' private garden.***

*while some of the vacant government land in the village might be covered by government licences, **if required, they could be terminated by LandsD;***

Members must raise similar questions re this application. Green Belt is a precious resource that provides many benefits to the community and should be ring fenced. Sites that have been degraded, as appears to be the case here,

should be restored.

Members must also consider the current Audit Commission Report and question the status of the government land under short term lease

***The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands after being allocated to tenants for more than seven years without any formal justification.***

Questions please

Mary Mulvihill

---

**From:** [REDACTED]

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

**Date:** Tuesday, 24 September 2019 3:33 AM CST

**Subject:** A/NE-KLH/576 DD 9 Nam Wa Po GB

A/NE-KLH/576      WITHDRAWN

Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po

Site area : About 214.91m<sup>2</sup>

Zoning : "Green Belt"

Applied Use : Storage

Dear TPB Members,

In 2018 upon review you approved an application for VO on GB. That was 65.03m<sup>2</sup>. Now a further application in the same vein, for purported 'community' storage.

Application is not in line with the planning intention of the "Green Belt" ("GB") which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

Storage is a brownfield use Google maps show that the site has been stripped of vegetation and covered over. This is obviously a 'destroy to build' application.

Members should reject further brownfield use of GB in this district.

Mary Mulvihill

**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 District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) no structure shall be erected on the lot without the prior approval from LandsD;
  - (ii) the applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate lease enforcement action and land control action will be taken in due course;
  - (iii) the lot owner is required to submit application for Short Term Waiver (STW) to LandsD should he wishes to erect any structure on the lot. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is 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 including the payment of waiver fee and administrative fee as considered appropriate; and
  - (iv) the management and maintenance responsibilities of the Government land for vehicular access to the Site should be sorted out with the relevant government departments. No trees on the adjoining government land should be interfered with unless with prior approval of his office or other relevant authority. However, there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto.
- (c) to note the comment of the Commissioner of Transport (C for T) that the village road connecting to the Site and Tai Wo Service Road West is not managed by his department. The management and maintenance party of such road should be consulted.
- (d) 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.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should have its 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 applied 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 or ineffectiveness of the modified drainage system caused by their works;

- (ii) there is no public sewer connection available in the vicinity of the Site;
  - (iii) provision of written consent from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on government land should be sought; and
  - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to FSD for approval. The applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO, and should not be designated for any proposed use under the application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to mobilize their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iv) 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 respectively; and
  - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.