

RNTPC Paper No. A/NE-LT/716A
For Consideration by the
Rural and New Town Planning
Committee on 24.6.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/716

<u>Applicant</u>	Mr. HUNG Heung Keng represented by Mr. HUI Kwan Yee
<u>Site</u>	Lots 128 (part) and 132 (part) in D.D. 19, Lam Tsuen, Tai Po
<u>Site Area</u>	About 158.6m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zonings</u>	“Agriculture” (“AGR”) (about 99.5%) “Village Type Development” (“V”) (about 0.5%)
<u>Application</u>	Temporary Warehouse for a Period of 3 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary warehouse for a period of 3 years and filling of land at the application site (the Site) (**Plan A-1**). The Site falls within an area largely zoned “AGR” (about 99.5%) with a very minor portion zoned “V” (about 0.5%) on the approved Lam Tsuen OZP No. S/NE-LT/11. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years, notwithstanding that the use or development is not provided for under the Notes of the OZP, as well as filling of land in “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is currently being used for the applied use without a valid planning permission.
- 1.2 According to the applicant, the applied use comprises six single-storey container structures and an open shed with a total gross floor area (GFA) of 119.28m² and height of not more than 3m, for storage of construction materials and small-scale construction parts/tools. The Site is accessible via a local track connecting to Lam Kam Road. The operating hours are between 8am and 8pm on Mondays to Saturdays, and it will be closed on Sundays and public holidays. A layout plan of the applied use is at **Drawing A-1**.

- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) application form and attachments received on 17.1.2022 **(Appendix I)**
 - (b) supplementary information received on 21.1.2022 **(Appendix Ia)**
 - (c) further information (FI) received on 4.5.2022 **(Appendix Ib)**
 - (d) FI received on 15.6.2022 **(Appendix Ic)**
- 1.4 On 4.3.2022, the Committee agreed to the applicant's request to defer making a decision on the application for two months to allow more time for the applicant to prepare FI in support of the application. The latest FI was received on 15.6.2022 and the application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application stated in Part 7 of the application form, supplementary information and FI at **Appendices Ia** to **Ic** are summarized as follows:

- (a) the Site was left vacant for a long time with poor environmental hygiene conditions since there is no planned development. There is insufficient space to store the construction materials for village houses nearby, and the applied use could prevent the construction materials from scattering in a disorderly manner;
- (b) the applied use is for the storage of construction materials and small-scale construction parts/tools. The applied use will not store machineries and there is no workshop activity. Therefore, it could improve the environment and make efficient use of unused land;
- (c) no parking space is provided for the applied use. Should the delivery of construction materials involve vehicles, it could access the Site through the adjacent temporary public vehicle park (i.e. under Application No. A/NE-LT/715 submitted by the same applicant to be considered at the same meeting with the current application). Adverse traffic impact arising from the applied use is not anticipated; and
- (d) in response to Water Supplies Department (WSD)'s comments, the applicant provides elaboration on the applied use and proposes to implement various preventive measures (**Appendices Ib** and **Ic**) to demonstrate that there would be no material increase in pollution effect to the water gathering grounds (WGG).

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

The applicant is not the “current land owners”. He has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notifications” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notice in a prominent position on/near the Site and sending notice to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is part of the subject of a planning enforcement case (No. E/NE-LT/0078) against unauthorized development (UD) involving parking of vehicles and storage uses (including deposit of containers) (**Plan A-2**). Enforcement Notice (EN) was issued on 22.10.2021 requiring discontinuation of the UD. Site inspection on 10.6.2022 revealed that the UD still continued upon expiry of the notice, prosecution action may be followed.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application for the same use within the same “AGR” and “V” zones.

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

7.1 The Site is:

- (a) currently used for the applied use without valid planning permission;
- (b) situated at the northwestern fringe of Tong Min Tsuen;
- (c) accessible via a local track connecting Lam Kam Road; and
- (d) located within the upper indirect WGG.

7.2 The surrounding areas are predominantly rural in character comprising farmlands, tree clusters, village houses, car park and temporary structures. To its immediate east is the village proper of San Uk Tsai and Tong Min Tsuen. An adjoining area to the north, west and south of the Site was used as public vehicle park operated by the same applicant without planning permission which is currently vacant (under Application No. A/NE-LT/715 to be considered at the same meeting with the current application). To the further

northeast and northwest, vehicle parks are found without planning permission (under the same enforcement case mentioned in paragraph 4).

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendices II** and **III** respectively.
- 9.2 The following government departments have been consulted and their views on the application are summarized as follows:

Agriculture

- 9.2.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- (a) the Site is currently occupied by some structures. There are active agricultural activities in the vicinity and agricultural infrastructure such as road access and water source is available; and
 - (b) the Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural development point of view.

Landscape

- 9.2.2 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) some reservations on the application from landscape planning perspective;

- (b) the Site is hard paved and occupied by temporary structures. No significant sensitive landscape resources is observed within the Site. Significant adverse impact on existing landscape resources within the Site arising from the applied use is not anticipated;
- (c) however, compared with the aerial photos taken between 2005 and 2021, vegetation clearance within and surrounding the Site is observed, and an access road to the west of the Site was formed. Adverse impact on existing landscape resources had taken place (**Plan A-3**);
- (d) the Site is situated in an area of settled valleys landscape character comprising farmlands, clusters of tree groups, temporary structures, car parks and village houses within an area zoned “V” to the immediate east; and
- (e) the Site and the surrounding areas are subject to enforcement action for unauthorized car park and storage uses. Given that there is no similar development in close proximity to the Site previously approved by the Board within the same “AGR” zone, there is concern that approval of the application may further alter the landscape character of the “AGR” zone and degrade the landscape quality in the surrounding environment.

10. Public Comments Received During Statutory Publication Period (Appendix IV)

On 25.1.2022, the application was published for public inspection. During the statutory public inspection period, six public comments were received from individuals. Five of them object to the application mainly on the grounds that there are village houses close to the Site; and the applied use generates adverse impacts (i.e. traffic, environmental, noise and hygiene, etc.) which affect the living quality of the villagers. The remaining comment from an individual states that the applied use is currently in operation and this application should be considered in tandem with the temporary public vehicle park (private cars and light goods vehicles only) application (No. A/NE-LT/715) nearby.

11. Planning Considerations and Assessments

11.1 The application is for a temporary warehouse for a period of 3 years and filling of land at the Site largely zoned “AGR” (about 99.5%) with a very minor portion zoned “V” (about 0.5%) on the OZP (**Plan A-1**). The applied use is not in line with the planning intention of “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. DAFC does not support the application from agricultural development point of view as the Site possesses potential for agricultural rehabilitation. There is no strong justification in the submission for a departure from the planning intention of “AGR” zone, even on a

temporary basis. Filling of land within “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no adverse comment from the drainage and environmental perspectives.

- 11.2 The Site is situated at the northwestern fringe of Tong Min Tsuen. It forms part of the subject of a planning enforcement case against unauthorized car parking and storage uses. Past aerial photos reveal that vegetation within the Site and its immediate surroundings has been cleared since 2005 (**Plan A-3**). CTP/UD&L of PlanD states that given that there is no similar application for temporary warehouse within the same “AGR” zone in the vicinity of the Site, she has some reservations on the application from landscape planning perspective as approval of the application may encourage other similar developments, which may further alter the landscape character of the “AGR” zone and degrade the landscape quality in the surrounding environment.
- 11.3 The Site is located within the upper indirect WGG. Noting that the applicant has undertaken to implement various preventive measures against water pollution to the upper indirect WGG (**Appendices Ib and Ic**), the Chief Engineer/Construction of Water Supplies Department has no objection to the application. In addition, the applicant should be advised to observe and strictly follow the “Conditions for Working within WGG” (**Appendix V**) as appropriate. Other relevant government departments consulted have no objection to/adverse comment on the application from technical aspects.
- 11.4 Regarding the public comments objecting to the application as detailed in paragraph 10 above, comments of government departments and the planning assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department does not support the application for the following reasons:
- (a) the development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
 - (b) the applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.

- 12.2 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 24.6.2025. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) the provision of boundary fencing on the Site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 24.12.2022;
- (d) 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 24.12.2022;
- (e) in relation to (d) above, the implementation of the 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 24.3.2023;
- (f) the submission of fire service installations proposal 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 24.12.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal 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 24.3.2023;
- (h) if any of the above planning conditions (a) or (b) 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; and
- (i) if any of the above planning conditions (c), (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.

Advisory Clauses

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

13. Decision Sought

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

14. Attachments

Appendix I	Application form and attachments received on 17.1.2022
Appendix Ia	Supplementary information received on 21.1.2022
Appendix Ib	FI received on 4.5.2022
Appendix Ic	FI received on 15.6.2022
Appendix II	Government departments' general comments
Appendix III	Recommended advisory clauses
Appendix IV	Public comments
Appendix V	"Conditions for Working within Water Gathering Grounds" issued by Water Supplies Department
Drawing A-1	Layout plan submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photos
Plan A-4	Site photos

**PLANNING DEPARTMENT
JUNE 2022**

2022年 1月 17日

Appendix I of RNTPC
Paper No. A/NE-LT/716A

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 JAN 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LT/716
	Date Received 收到日期	17 JAN 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)

洪向鏡 Hung Heung Keng

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)

P.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsuen, 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

☒ Site area 地盤面積 158.6 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S16 - LT/11 林村分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR & V
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 9/11/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 9/11/2021 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
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	<p style="text-align: center; font-size: 1.2em;">臨時貨倉</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月	<p>.....3.....</p> <p>.....</p>
<p>(c) Development Schedule 發展細節表</p> <p>Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約</p> <p>Proposed covered land area 擬議有上蓋土地面積158.6.....sq.m <input checked="" type="checkbox"/> About 約</p> <p>Proposed number of buildings/structures 擬議建築物/構築物數目1.....</p> <p>Proposed domestic floor area 擬議住用樓面面積sq.m <input checked="" type="checkbox"/> About 約</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積158.6.....sq.m <input checked="" type="checkbox"/> About 約</p> <p>Proposed gross floor area 擬議總樓面面積158.6.....sq.m <input checked="" type="checkbox"/> About 約</p>		
<p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>倉庫連上蓋</p> <p>.....</p> <p>.....</p> <p>.....</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		

Proposed operating hours 擬議營運時間

星期一至五 上午八時至下午八時 (星期日及公眾假期休息)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input 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)) <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 checked="" 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, 請另頁表示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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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>.....</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。

申請地段因暫時未有任何發展計劃，故一直空置了一段長時間，早前
 因發覺有關位置雜草叢生，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，而本村一直有不少鄉村屋宇建築工
 程進行中，有見他們確實缺乏貯放建立材料及不同雜物用具等之貨倉，
 引致雜物隨處亂放，便決定將申請地段清理整頓，闢設為一個臨時貨
 倉貯物場以供應用，當中包括建築工程材料及一般小型配件及工具，
 而並不會貯放建築機械，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，亦有助舒緩建築材料及工具貯放
 空間之不足，懇請 貴委員會給予批准。營運時間為星期一至六早上
 八時至下午八時，星期日及公眾假期休息。

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 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

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

(許軍兒)
Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

10 NOV 2021

(DD/MM/YYYY 日/月/年)

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsuen, Tai Po, N.T.	
Site area 地盤面積	158.6 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NZ-LT/11	
Zoning 地帶	AGR & ✓	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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	

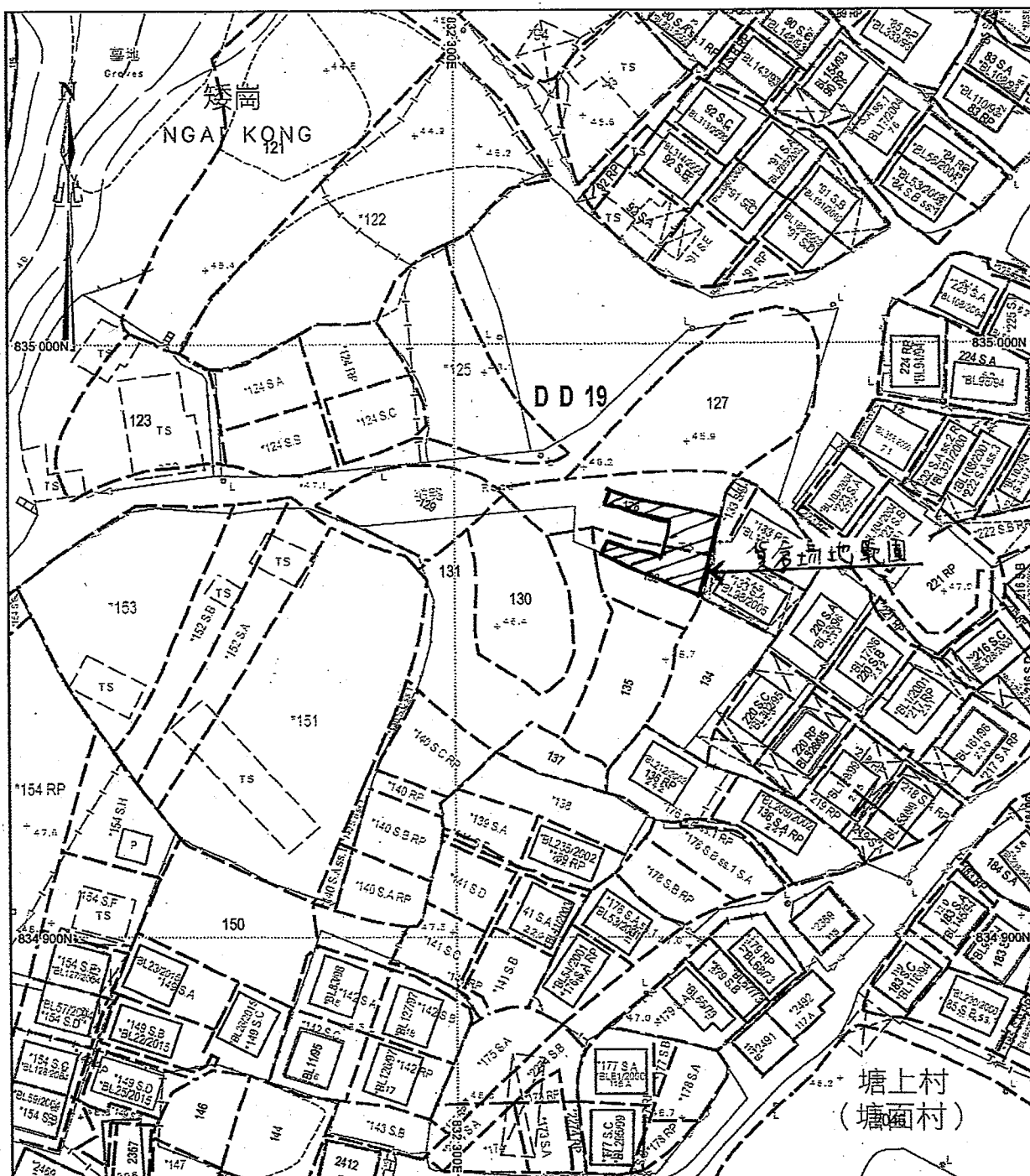
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.6 <input checked="" type="checkbox"/> 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">3 m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">% <input type="checkbox"/> About 約</div>		
(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) _____ _____		無
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		無

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan A, Site Plan B, 告示, 張貼告示照片, 郵遞證明		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

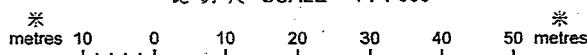
地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000083200_0001

District Survey Office : Land Information Centre

Date : 25-Oct-2021

Reference No. : 7-NW-2C,7-NW-2D

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SMO-P01 20211025112522 10

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免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

致：規劃署

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 127 號、第 128 號(部分)及第 132 號(部分)
闢設臨時公眾停車場 (為期三年)

本人為上述申請之代理人，特此致函就是項申請再作補充，由於此個案毗連之臨時停車場申請是屬於同一個申請人，如貨倉需要以車輪運送物品進入申請範圍，是可以經臨時停車場之通道到達，懇請明察，在此感謝 貴會對個案之協助及關注。祝安！

代理人：



(許 軍 兒)

日期： 20 JAN 2022

聯絡地址：

聯絡電話：

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



A/NE-LT/716
04/05/2022 15:00

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <vwychung@pland.gov.hk>

1 attachment



2022-05-04.pdf

敬啟者：

隨此付上就有關部門之意見作出之回覆，及付上經修改之申請表頁面。

--

Best Regards,
Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

致：城市規劃委員會

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

本人為上述申請之代理人，由於之前錯誤填報構築物之數目，現作出修正，亦隨函付上需修正之相關頁份及構築物位置圖以作申請應用，另就 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普通建築工程材料及一般小型配件工具，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. 申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
4. 申請場地之所有構築物祇是擺放在地上，不會有任何挖掘土地或填土等之工程存在；
5. 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. 申請場地並不可以給車輛直接駛入，故根本沒有泊車位，更根本沒有上落客貨位置可提供；
2. 申請場地祇用貨倉用途，毗鄰附近是有一條鄉村式車路及停車空位，需要擺放到貨倉貯放之物品會以手推車運送到申請場地；
3. 申請地點祇是闢設為貨倉，絕對不會影響附近交通，懇請明察。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：


(許 軍 兒)

4 MAY 2022

日期：

聯絡地址：

聯絡電話：

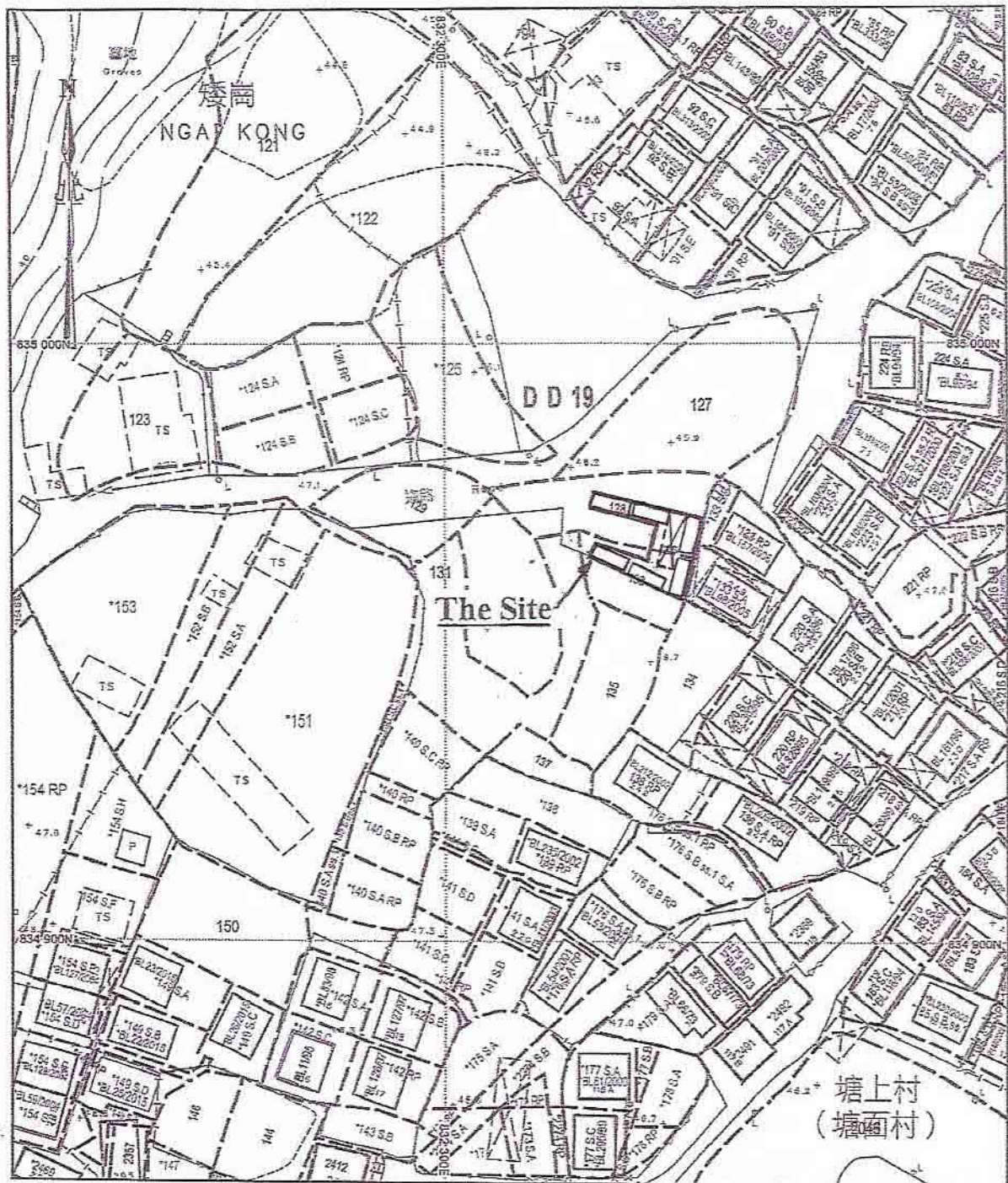
6. Type(s) of Application 申請類別

- (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	<p style="text-align: center; font-size: 1.2em;">臨時貨倉</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>																			
(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																			
<p>(c) Development Schedule 發展細則表</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Proposed uncovered land area 擬議露天土地面積</td> <td style="width: 20%; text-align: right;">39.32</td> <td style="width: 20%; text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td style="text-align: right;">119.28</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td style="text-align: right;">6</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td></td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td style="text-align: right;">158.6</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td style="text-align: right;">158.6</td> <td style="text-align: right;">sq.m <input checked="" type="checkbox"/> About 約</td> </tr> </table> <p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚 全部皆為 3 米高度</p>			Proposed uncovered land area 擬議露天土地面積	39.32	sq.m <input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	119.28	sq.m <input checked="" 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 checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	158.6	sq.m <input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	158.6	sq.m <input checked="" type="checkbox"/> About 約
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<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Private Car Parking Spaces 私家車車位</td> <td style="width: 40%;"></td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>			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)							
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Heavy Goods Vehicle Spaces 重型貨車車位																				
Others (Please Specify) 其他 (請列明)																				

(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	152.6 <input checked="" 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	3	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			% <input 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)		無
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		無

地段索引圖 LOT INDEX PLAN Site Plan



地政總署測繪處

Survey and Mapping Office, Lands Department

圖示: 貨櫃式貨倉
蔭棚

比例尺 SCALE 1:1000
米 10 0 10 20 30 40 50 米
metres



Locality:

Lot Index Plan No.: ags_S00000083200_0001

District Survey Office: Land Information Centre

Date: 25-Oct-2021

Reference No.: 7-NW-2C, 7-NW-2D

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

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A/NE-LT/716

04/05/2022 17:34

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <vwychung@pland.gov.hk>

1 attachment



2022-05-04 修正頁面.pdf

敬啟者：

由於稍早前之申請表頁面上有地方需要修正，現付上再經修正之申請表頁面。

--

Best Regards,

Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

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 (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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	39.32 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	119.28 sq.m <input checked="" 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 checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	119.28 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	119.28 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) / Please use separate sheets if the space below is insufficient (如以下空間不足，請另頁說明)	
六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚 全部為 3 米高度	
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	
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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	
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Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <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	119.28 <input checked="" 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	3 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	% <input 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) _____		無
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		無

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A/NE-LT 715 & 716

15/06/2022 11:43

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <[REDACTED]>

2 attachments



2022-06-15 LT716 FI, revised pages.pdf 2022-06-15 LT715 FI, revised pages.pdf

敬啟者：

隨此付上標題兩項申請之補充資料及已作出修改之申請表頁面。

--

Best Regards,
Victor, Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

致：城市規劃委員會

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

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

1. 首先再次強調申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
2. 申請場地祇是擺放數個貨櫃會可用作貨倉，故並沒有任何蓋建場地工程需要進行，所以完全沒有任何固體廢料及淤泥因此而產生，如真是會有亦必定妥善棄置到集水區以外之合適廢物收集站；
3. 申請場地祇用作貯放普通建築工程材料及一般小型配件工具，一般會是木板木塊、磚頭、有包裝之英泥、鐵枝鐵鋼、角鐵、鋤頭、木槌、手推車等等；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；
4. 正如以上第 2.點已經說明申請場地之所有構築物祇是擺放在地上，故不會有任何挖掘土地或填土等之工程需要進行，所以根本不會發生因此而引致污染場地之泥土及附近的河流水道之情況；
5. 再三強調沒有建造場地工程需要進行，故並沒有“Stockpiles of materials for erection” 導致污染集水區；
6. 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，如有任何被污染的泥土必定會立即清除，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；
7. 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。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：


(許 軍 兒)

日期： 15 JUN 2022

聯絡地址：

聯絡電話：

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D.19 Lot Nos. 128 (Part), 132 (Part) in Lam Tsuen, Tai Po, N.T.	
Site area 地盤面積	158.6 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NZ-LT/11	
Zoning 地帶	AGR & V	
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 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	臨時貨倉及填土工程	

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A/NE-LT 716

15/06/2022 12:06

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwychung <[REDACTED]>

1 attachment



2022-06-15 revised page 5.jpg

敬啟者：

於本日稍早前之電郵中，有關LT/716之申請所付上之修改頁面中之第五頁有所錯誤，現取消該份頁面並在此重新付上正確之頁面。

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

臨時貨倉及填土工程

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

39.32sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

119.28sq.m ☒ 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 ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

119.28sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

119.28sq.m ☒ About 約

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

六個貨櫃式貨倉 (每個面積為 14.88 平方米) 及一個約 30 平方米之貨棚
全部皆為 3 米高度

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 旅遊巴士位

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)

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A/NE-LT/715 & A/NE-LT/716

15/06/2022 14:57

From: Victor Hui <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: vwy chung <[REDACTED]>

1 attachment



2022-06-15 .pdf

敬啟者：

本人為上述申請之代理人，今天早上提交之信件內容有所錯漏，現付上此函以作替代，不便之處，敬請見諒祝安！

--

Best Regards,
Victor,Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

電郵文件

致：城市規劃委員會秘書

提交補充文件

規劃申請編號：A/NE-LT/715 & A/NE-LT/716

本人為上述申請之代理人，今天早上提交之信件內容有所錯漏，
現付上此函以作替代，不便之處，敬請見諒祝安！

代理人：



(許 軍 兒)

日期： 15 JUN 2022

聯絡地址：

聯絡電話：

傳真號碼：

致：城市規劃委員會

擬在劃為「農業」及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
闢設臨時貨倉 (為期三年)

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

1. 首先再次強調申請場地祇是用作貯放物件之貨倉，絕對不會有任何工程運作，絕非是一個工作室；
2. 申請場地祇是擺放數個貨櫃會可用作貨倉，故並沒有任何蓋建場地工程需要進行，所以完全沒有任何固體廢料及淤泥因此而產生，如真是會有亦必定妥善棄置到集水區以外之合適廢物收集站；
3. 申請場地祇用作貯放普通建築工程材料及一般小型配件工具，一般會是木板木塊、磚頭、有包裝之英泥、鐵枝鐵鋼、角鐵、鋤頭、木槌、手推車等等；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；
4. 正如以上第 2 點已經說明申請場地之所有構築物祇是擺放在地上，故不會有任何挖掘土地或填土等之工程需要進行，所以根本不會發生因此而引致污染場地之泥土及附近的河流水道之情況；
5. 再三強調沒有建造場地工程需要進行，故並沒有“Stockpiles of materials for erection” 導致污染集水區；
6. 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，如有任何被污染的泥土必定會立即清除，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；
7. 申請場地確定沒有清洗水需要排放，更絕對不會存放任何化學物料；
8. 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。

懇請 貴委員會代為轉介相關部門，並請給予批准。

代理人：


(許 軍 兒)

日期：

聯絡地址：

聯絡電話：

Government Departments' General Comments

1. Land Administration

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

- (a) no objection to the application;
- (b) the Site consists of two private lots in D.D. 19, which are held under Block Government Lease demised for agricultural purpose, and no structure shall be erected thereon without prior approval from LandsD; and
- (c) a recent site inspection revealed that one temporary structure was found erected on the Site without LandsD's approval. The lot owners are required to clear any unauthorized structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate enforcement action would be taken in due course.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application; and
- (b) there is no environmental complaint received on the Site in the past three years.

3. Drainage

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

- (a) no objection to the application from public drainage viewpoint; and
- (b) should the application be approved by the Board, a condition should be included to request the applicant to submit and implement the drainage proposal to ensure that it will not cause adverse drainage impact to the adjacent area.

4. Water Supply

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

- (a) the Site falls within the upper indirect water gathering grounds (WGG);
- (b) in order to safeguard the raw water quality in WGG, the applicant should demonstrate there is no material increase in pollution effect resulting from the applied use including:
 - (i) no discharge of effluent of foul water into adjoining land, stormwater drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG. All solid waste and sludge arising from the applied use shall be disposed of properly outside WGG. The use, storage and discharge of pesticides, toxicants, flammable solvents, laticidal oil, rodenticide, tar and petroleum oil and strictly prohibited in WGG. No chemical including fertilizers shall be used without the prior approval from the Water Authority. Oil leakage and spillage shall be prevented within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any oil leakage or spillage. Control measures shall be implemented to avoid oil leakage or spillage in the gathering grounds; and
 - (ii) the warehouse and its associated activities shall be located away from any water courses as far as possible. Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development. Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority. Besides storage of materials, other activities shall not be allowed in the applied use. The operation and maintenance of the warehouse shall not cause any contamination leaching of contaminants to WGG; and
- (c) noting that the applicant has undertaken to implement various preventive measures against water pollution to the upper indirect WGG (**Appendices Ib and Ic**), he has no objection to the application.

5. Fire Safety

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

- no in-principle objection to the application subject to the provision of fire service installations (FSIs) to his satisfaction.

6. Building Matter

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

- no objection to the application.

7. Other Departments

The following departments have no comment on the application:

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners should submit an application for short term waiver (STW) to LandsD if they wish to erect any structure on the Site. 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 fees as considered appropriate;
 - (ii) the applicant will likely make sure of the unallocated government land as 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 access purpose. Furthermore, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD. Moreover, the access may fall on adjoining Lot 127 in D.D. 19. The applicant should sort out the relevant issues with the lot owner concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site nor approval of the emergency vehicular access thereto;
- (b) to note the comments from the Commissioner for Transport (C for T) that the village road connecting to the Site and Lam Kam Road is not managed by Transport Department. The management and maintenance party of the village road should be consulted;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environment nuisance;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify/modify the nearby existing/original systems if they are found to be inadequate or ineffective to accommodate additional runoff arising from the applied use. The applicant should be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

- (ii) there is DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewerage connection. Should the applicant choose to dispose of the sewage of the applied use through other means, view and comments from EPD should be sought;
 - (iii) provision of written consent(s) 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 (where required); and
 - (iv) the cost and works of drainage and sewerage connection as well as future maintenance responsibility should be borne by the applicant;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the applicant should observe and strictly follow the "Conditions for Working within WGG" (**Appendix V**) as appropriate;
 - (ii) additional mitigation measures may be required when the actual situation renders the initial submissions and/or undertakings inviable; and
 - (iii) should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements should be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyors/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 Buildings Ordinance (BO) and should not be designated for any applied 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 EVA 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) Regulations at the building plan submission stage.

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Re: 反對臨時貨倉申請
01/02/2022 00:43

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Please respond to

反對臨時貨倉申請編號A/NE-LT/716

道：

本人居住[REDACTED]屋外面是臨時貨倉申請地,道個臨時貨倉不是放置有用建築材料,而是長期棄置沒有用垃圾材料,而這些垃圾裏面發現有老鼠及蛇出現,影响我們生活已很長時間,這個臨時貨倉運送貨物入來車路現已封閉,祇餘另一條供給新屋仔村及塘上村小型車路出入,這兩條村現今車路已很繁忙,所以本人強烈反對臨時貨倉申請

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



A/NE-LT/716 DD 19 Tong Min Tsuen, Lam Tsuen

03/02/2022 04:20

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

5-2

A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D. 19, Tong Min Tsuen, Lam Tsuen

Site area : About 158.6sq.m

Zoning : "Agriculture" and "VTD"

Applied use : Warehouse

Dear TPB Members,

This is connected with the 715 application parking lot and probably also an existing operation.

Members should consider the applications in tandem.

Mary Mulvihill

6-3

本人趙先生居住[REDACTED],當年選擇這個
村屋居住是很清靜理想生活及工作.

不久這個臨時貨倉除時發出噪童,影响了工作上寫作,

本人現在反對臨時貨倉申請編號A/NE-LT/716

2022年2月4日

Shing

[REDACTED]



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



反對申請編號 A/NE-LT/716 的擬議用途
10/02/2022 22:03

5-4

From:

To:

File Ref:

[REDACTED]
<tpbpd@pland.gov.hk>

本人反對上述申請。

此項改變土地用途之申請，無助改善區內的生活環境。反而加重道路及交通負擔、影響環境。

該地段附近為住宅區域，改成臨時貨倉後閒什人等會激增，對原區居民構成隱憂。除此之外，車輛進出及上落貨物等會為該區交通和設施造成壓力，亦會影響民生。

因此本人極力反對改變該地段之用途。

謝謝！

日期: 2022年2月11日

5-5

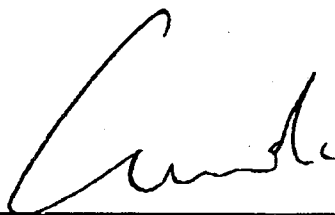
城市規劃委員會

申請編號: A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po, New Territories

本人現反對以上地段申請作為臨時貨倉，本村地方向來是作居住及農耕，此申請會有大量車輛進出及噪音滋擾村民生活。

謝謝!



Linda Yau

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年02月15日星期二 19:34
收件者: tpbpd@pland.gov.hk
主旨: A/NE-LT/716 / 規劃申請

5-6

Dear All

本人 tony 及同辛生反對大埔林村興建臨時貨倉，核准圖編號

(S/NE-LT/11)

Tony

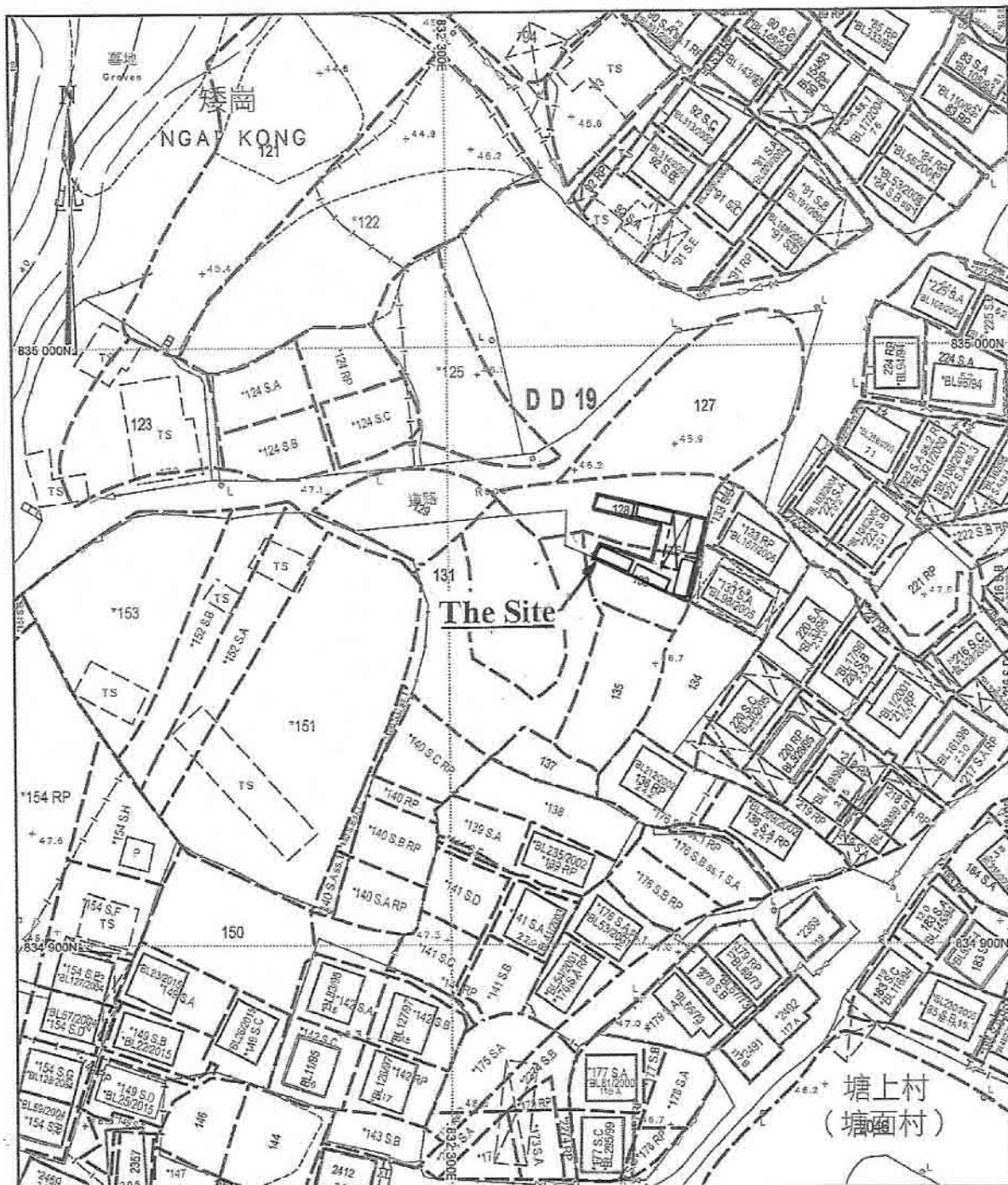
Thank you

Conditions for Working within Gathering Grounds

- (a) Adequate measures shall be taken to ensure that no pollution or siltation occurs to the gathering grounds.
- (b) No earth, building materials, fuel, oil or toxic materials and other materials which may cause contamination to the gathering grounds are allowed to be stockpiled or stored on site.
- (c) All surplus spoil shall be removed from gathering grounds as soon as possible.
- (d) Temporary drains with silt traps shall be constructed at the boundary of the site prior to the commencement of any earthworks.
- (e) Regular cleaning of the silt traps shall be carried out to ensure that they function properly at all time.
- (f) All excavated or filled surfaces which have the risk of erosion shall be protected from erosion at all time.
- (g) Facilities for washing the wheels of vehicles before leaving the site shall be provided.
- (h) Any construction plant which causes pollution to the gathering grounds due to leakage of oil or fuel shall be removed off site immediately.
- (i) Any soil contamination with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the approval of the Director of Water Supplies.
- (j) Provision of temporary toilet facilities is to be subject to the approval of the Director of Water Supplies.
- (k) All waterworks access roads must be maintained unobstructed at all time.
- (l) Site formation plans shall be submitted to W.S.D. for approval prior to commencement of work.

- (m) No structure or temporary works shall be erected in the catchwaters without prior approval of W.S.D.
- (n) The Contractor shall be responsible for cleaning frequently any waterworks roads and associated drainage works of mud and debris.
- (o) The Contractor shall limit the gross weight of the vehicles imposed on the waterworks access to 5 tonnes and the axle load to 3 tonnes. He shall apply to W.S.D. with details of his vehicles for using the access.
- (p) The approval for using the access may be withdrawn on written notice to the Contractor by W.S.D. at their absolute discretion.
- (q) The Contractor shall recover immediately his vehicle which fell into the catchwater or stream bed or pay to Government on demand the cost of recovery that may be necessary through the occurrence of any incident caused by the Contractor.
- (r) The Contractor shall carry out repair or reinstatement works to the satisfaction of W.S.D. or pay to Government on demand the cost of repair and reinstatement to any waterworks installations that shall or may be necessary at any time as a result of damage caused by the Contractor or others under his charge.
- (s) The Contractor shall enter and remain on and use the access at his own risk and he shall indemnify the Government of Hong Kong from all claims, costs, damages and expense arising from the use of the access.
- (t) No excavation with depth more than 2m shall be permitted within 120m from the centerline of WSD water tunnels without the prior approval of WSD.

地段索引圖 LOT INDEX PLAN Site Plan



地政總署測繪處

Survey and Mapping Office, Lands Department

圖示：□ 貨柜式貨倉
⊠ 蔭棚

Locality :

Lot Index Plan No. : ags_S0000083200_0001

District Survey Office : Land Information Centre

Date : 25-Oct-2021

Reference No. : 7-NW-2C,7-NW-2D

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SMO-P01 20211025112522 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會基於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness.

參考編號
REFERENCE No. A/NE-LT/716

繪圖 DRAWING A-1

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



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2022年5月23日擬備，
所根據的資料為於2006年10月31日
核准的分區計劃大綱圖編號S/NE-LT/11
EXTRACT PLAN PREPARED ON 23.5.2022
BASED ON OUTLINE ZONING PLAN
No. S/NE-LT/11 APPROVED ON 31.10.2006

臨時貨倉（為期3年）
新界大埔林村丈量約份第19約
地段第128號（部分）及第132號（部分）
TEMPORARY WAREHOUSE
FOR A PERIOD OF 3 YEARS
LOTS 128 (PART) AND 132 (PART) IN D.D. 19,
LAM TSUEN, TAI PO, NEW TERRITORIES

米 100 0 100 200 300 米
METRES SCALE 1 : 7 500 比例尺 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/NE-LT/716

圖 PLAN

A-1



航攝照片 AERIAL PHOTOS

臨時貨倉 (為期3年)
新界大埔林村丈量約份第19約
地段第128號 (部分) 及第132號 (部分)
TEMPORARY WAREHOUSE
FOR A PERIOD OF 3 YEARS
LOTS 128 (PART) AND 132 (PART) IN D.D. 19,
LAM TSUEN, TAI PO, NEW TERRITORIES

本摘要圖於2022年5月23日擬備
EXTRACT PLAN PREPARED ON 23.5.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/NE-LT/716

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

臨時貨倉（為期3年）
新界大埔林村丈量約份第19約
地段第128號（部分）及第132號（部分）
TEMPORARY WAREHOUSE
FOR A PERIOD OF 3 YEARS
LOTS 128 (PART) AND 132 (PART) IN D.D. 19,
LAM TSUEN, TAI PO, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-LT/716

圖PLAN
A-4

本摘要圖於2022年5月23日擬備，所根據
的資料為攝於2022年4月25日
的實地照片
PLAN PREPARED ON 23.5.2022 BASED ON
SITE PHOTOS TAKEN ON 25.4.2022

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/716 Temporary Warehouse for a Period of 3 Years and Filling of Land in
 “Agriculture” and “Village Type Development” Zones, Lots 128 (Part)
 and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po
 (RNTPC Paper No. A/NE-LT/716A)

Presentation and Question Sessions

27. With the aid of some plans, Mr Kevin K.W. Lau, 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.

28. Members had no question on the application.

Deliberation Session

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

- “(a) the development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.”

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-LT/716

By Post & Fax (2667 6441)

15 July 2022

Hui Kwan Yee

Dear Sir/Madam,

**Temporary Warehouse for a Period of 3 Years and Filling of Land
in "Agriculture" and "Village Type Development" Zones,
Lots 128 (Part) and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po**

I refer to my letter to you dated 20.6.2022.

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

- (a) the development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
- (b) you fail to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.

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/698_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 24.6.2022, 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 5.8.2022). 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. Kevin Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6242.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

(With Chinese Translation)



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-LT/716

郵遞及傳真函件(2667 6441)

許軍兒

先生／女士：

在劃為「農業」地帶及「鄉村式發展」地帶的
大埔林村第 19 約地段第 128 號(部分)及第 132 號(部分)
關設臨時貨倉(為期三年)及填土工程

我曾於二零二二年六月二十日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，
決定拒絕這宗申請，理由是：

- (a) 有關發展不符合「農業」地帶的規劃意向。此地帶的規劃意向，主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。申請書內並無提出有力的規劃理據，以支持偏離此規劃意向，即使僅屬臨時性質亦然；以及
- (b) 你未能在申請書內證明有關發展不會對該區的景觀造成不良影響。

就這宗申請擬備的城規會文件已上載於城規會網頁的以下連結(https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/698_rnt_agenda.html)。現隨函付上就這宗申請擬備的城規會文件中文本(補充規劃綱領／技術報告(如有的話)除外)及二零二二年

六月二十四日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》第 17(1)條，申請人如因城規會的決定而感到不滿，可向城規會申請對有關決定進行覆核。如欲提出覆核申請，你須在本信發出日期起計 21 天內(即二零二二年八月五日或之前)通知我。其後，我會與你聯絡，邀請你及／或你授權的代表出席城規會的聆聽會。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據《城市規劃條例》，城規會在覆核聆聽會上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來的建議作出重大修改，便應根據《城市規劃條例》第 16 條的規定，就修改建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與沙田、大埔及北區規劃處劉家榮先生聯絡(電話：2158 6242)。

城市規劃委員會秘書
(梁靜思代行)

二零二二年七月十五日

Annex D of
TPB Paper No. 10870

(12)

傳真文件

傳真號碼：2877 0245

貴會檔號：TPB/A/NE-LT/716

敬啟者：

根據「城市規劃條例」第 17(1)條要求覆核

D.D. 19 Lot No(s). 128 (Part), 132 (Part)

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 2022 年 7 月 15 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：28 JUL 2022

聯絡地址：

聯絡電話：

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

參考編號

220805-161019-63484

Reference Number:

提交限期

26/08/2022

R-1

Deadline for submission:

提交日期及時間

05/08/2022 16:10:19

Date and time of submission:

有關的規劃申請編號

A/NE-LT/716

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

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



本人反對申請編號 (A/NE-LT/716) ,在鄉村申請臨時貨倉用途,不希望與貨倉繼續做
鄰居 ,貨倉裏時常看到蛇,蟲,鼠蟻出沒,本人極力反對.
09/08/2022 06:59

From:

To:

File Ref:

[REDACTED]
"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

R-2

Please respond to Sing Ping Sun [REDACTED]

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



反對申請編號 (A/NE-LT/716)

09/08/2022 18:02

P-3

From:

To:

File Ref:

tpbpd@pland.gov.hk

本人現在書面反對以下有關臨時貨倉(為期3年)及填土工程:

A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D, 19, Lam Tsuen, Tai Po, New Territories

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



反對在林村建臨時貨倉
11/08/2022 19:21

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

R-4

城市規劃委員會
執事先生台鑒：

反對在林村建臨時貨倉

本人為林村的一名住戶，我反對檔號（A/NE-LT/716）在附近申請臨時貨倉之用。

若建立臨時貨倉可能會影響部分鄰居的生活，除了影響居民的活動範圍，更會引致衛生問題。例如堆放各種雜物或在附近棄置垃圾，而且更有可能讓蛇蟲鼠蟻在附近出現，從而嚴重影響居民日常生活。

希望儘快跟進，停止該計畫。

敬祝
台安

2022/8/11

林村
某居民 謹啟

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



《反對在林村建臨時貨倉》

16/08/2022 23:12

2-5

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

本人為林村其一居民，我反對檔號 (A/NE-LT/716) 在附近申請臨時貨倉之用。
若建立臨時貨倉可能會影響鄰居的日常生活，不但影響居民的活動範圍，還會引起衛生問題。在附近堆放各種雜物或在附近棄置垃圾，很有可能讓蛇蟲鼠蟻在附近出現，從而嚴重影響居民日常生活。
希望儘快跟進，停止該計畫。

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



Re: A/NE-LT/716 DD 19 Tong Min Tsuen, Lam Tsuen
23/08/2022 01:59

R-6

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

Dear TPB Members,

The Site is part of the subject of a planning enforcement case (No. E/NE-LT/0078) against unauthorized development (UD) involving parking of vehicles and storage uses (including deposit of containers) (Plan A-2). Enforcement Notice (EN) was issued on 22.10.2021 requiring discontinuation of the UD. **Site inspection on 10.6.2022 revealed that the UD still continued upon expiry of the notice, prosecution action may be followed**

Clearly no justification for review.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 3 February 2022 4:20 AM CST
Subject: A/NE-LT/716 DD 19 Tong Min Tsuen, Lam Tsuen

A/NE-LT/716

Lots 128 (Part) and 132 (Part) in D.D. 19, Tong Min Tsuen, Lam Tsuen

Site area : About 158.6sq.m

Zoning : "Agriculture" and "VTD"

Applied use : Warehouse

Dear TPB Members,

This is connected with the 715 application parking lot and probably also an existing operation.

Members should consider the applications in tandem.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners should submit an application for short term waiver (STW) to LandsD if they wish to erect any structure on the Site. 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 fees as considered appropriate;
 - (ii) the applicant will likely make ~~sure~~ *use* of the unallocated government land as 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 access purpose. Furthermore, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD. Moreover, the access may fall on adjoining Lot 127 in D.D. 19. The applicant should sort out the relevant issues with the lot owner concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site nor approval of the emergency vehicular access thereto;
- (b) to note the comments from the Commissioner for Transport (C for T) that the village road connecting to the Site and Lam Kam Road is not managed by Transport Department. The management and maintenance party of the village road should be consulted;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environment nuisance;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify/modify the nearby existing/original systems if they are found to be inadequate or ineffective to accommodate additional runoff arising from the applied use. The applicant should be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewerage connection. Should the applicant choose to dispose of the sewage of the applied use through other means, view and comments from EPD should be sought;

- (iii) provision of written consent(s) 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 (where required); and
 - (iv) the cost and works of drainage and sewerage connection as well as future maintenance responsibility should be borne by the applicant;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the applicant should observe and strictly follow the "Conditions for Working within WGG" as appropriate;
 - (ii) additional mitigation measures may be required when the actual situation renders the initial submissions and/or undertakings inviable; and
 - (iii) should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements should be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyors/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 Buildings Ordinance (BO) and should not be designated for any applied 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 EVA 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) Regulations at the building plan submission stage.