

此文件在 2025-11-26 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。

This document is received on 2025-11-26.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

25026/0

25/11 by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7K4/824
	Date Received 收到日期	2025-11-26

1. 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。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
3. 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 )

Tsun Hing Motor Limited 進興汽車有限公司

### 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 )

R-riches Planning Limited 盈卓規劃有限公司

### 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)	Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,602 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 621 sq.m 平方米 <input type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

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

The applicant 申請人 –

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

- has notified ..... “current land owner(s)”#  
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  
06/10/2025 - 20/10/2025 (DD/MM/YYYY)&

於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 17/11/2025 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

## 6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	
(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	..... 1,071	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 531	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 621	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 621	..... 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B2	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	WASHROOM AND METER ROOM	21 m <sup>2</sup> (ABOUT) <sup>1</sup>	21 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
	TOTAL	531 m <sup>2</sup> (ABOUT)	621 m <sup>2</sup> (ABOUT)	

### 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	..... 3
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
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	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

<p>Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.</p>		
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <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)
	No 否	<input type="checkbox"/>
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>		
<p>(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？</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	Yes 是	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,602 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 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
	No 否	<input checked="" type="checkbox"/>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	On environment 對環境	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> 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>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

## 7. Justifications 理由

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

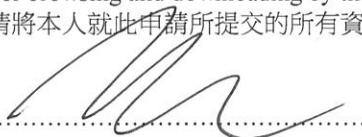
Please refer to the supplementary statement.

## 8. Declaration 聲明

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

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

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

..... R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

27/10/2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

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

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

### Warning 警告

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che, New Territories
Site area 地盤面積	 1,602 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	N/A	sq.m 平方米	Plot Ratio 地積比率
			<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	621	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用			N/A
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		N/A <input type="checkbox"/> (Not more than 不多於)	m 米
			N/A <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層
(iv) Site coverage 上蓋面積	Non-domestic 非住用		3 m to 7 m (about) <input type="checkbox"/> (Not more than 不多於)	m 米
			1 to 2 <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		33	%	<input checked="" type="checkbox"/> About 約
	Total no. of vehicle parking spaces 停車位總數			3
	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)			3 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			N/A N/A 1 N/A N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status of the Site; Swept path analysis and Filling of Land</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che, New Territories* (the Site) for ‘**Proposed Temporary Vehicle Repair Workshop, Shop and Services and Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 The Site is in close proximity to brownfield operations. The applicant would like to use the Site to operate a vehicle repair workshop, shop and services and open storage of vehicles to provide convenience for nearby locals and business operators

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither a column 1 nor 2 use within the “AGR” zone, which requires permission from the Board. Although the Site falls within the “AGR” zone, it has been left idle for decades and there is no active agricultural use within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long term planning intention of the “AGR” zone and better utilize precious land resources in the New Territories.
- 2.2 The applied use with low rise structures is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising un/used/vacant land scattered with open storage yards and some temporary structures.
- 2.3 The Site forms part of a previously approved S.16 planning application (No. A/NE-TKL/761) for ‘open storage of construction materials and machinery’, which was submitted by a different applicant as the current application, was approved by the Board on a temporary basis of 3 years in November 2024. All workshop activities are carried out within structures to minimize the potential impacts generated on the surrounding areas. Hence, approval of the current application would not set an undesirable precedent within the same “AGR” zone.

### **3) Development Proposal**

- 3.1 The Site occupies an area of 1,602 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the development are Monday to Saturday from 09:00 to 19:00. No operation will be carried out on Sunday and public holiday. A total of 4 structures are proposed at the Site for vehicle repair workshops, shop and services, washroom, and meter room with total GFA of 621 m<sup>2</sup> (about) (**Plan 4**). The remaining open area will be reserved for vehicle parking, L/UL and circulation spaces. The estimated number of staff working at the Site is 6 and the estimated number of visitors is 10 per day. Details of development parameters are shown at **Table 1** below:

**Table 1** – Major Development Parameters

<b>Site Area</b>	1,602 m <sup>2</sup> (about)
<b>Covered Area</b>	531 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,071 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.39 (about)
<b>Site Coverage</b>	33% (about)
<b>No. of Structure</b>	4
<b>Total GFA</b>	621 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	621 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 7 m (about)
<b>No. of Storey</b>	1 to 2

#### Vehicle Repair Workshop

- 3.2 The applied uses involve vehicle repairing activities for LGVs. It provides vehicle repair and general maintenance services, and installation of vehicle parts. LGV will be deployed for transportation of goods to/out of the Site. No medium or heavy vehicle, including container tractor/trailer will be repaired at the Site during the planning approval period. All goods and tools will be properly stored within the enclosed structure at all time and 2.5m high solid metal wall will be provided along the Site to minimize potential nuisance to the surrounding area.

#### Shop and Services

- 3.3 The proposed car buying and selling shop provides a diverse inventory of new and pre-owned vehicles and documentation services. Prior appointments and entrance fees are required for

the general public to access the Site to regulate the number of visitors and the use of parking space in order to prevent the excessive number of vehicles and visitors at the Site. No walk-in visitor is allowed.

**Open Storage of Vehicles**

- 3.4 It is estimated that the Site would be able to store about 12 new/used private cars and light goods vehicles, and they will be driven to the Site by staff with trade licenses, hence, towing of vehicles is not required (**Plan 4**). The open storage of vehicles would be stored at the designated area. In order to ensure pedestrian safety and any road safety hazards, staff will be deployed at the Site.
- 3.5 Portion of the Site (i.e. 920m<sup>2</sup>) has already been filled with concrete (**Plan 5**). The current application serves to regularize the existing hard-paved area. Open planning approval has been obtained from the Board, the Site is proposed to be filled with concrete of not more than 0.1m (about) in depth for site formation of structures, open storage area, loading/unloading (L/UL) and circulation spaces. The concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.6 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces for private cars (PC) and light goods vehicle (LGV) are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

**Table 2** – Parking and L/UL Provisions

Type of Parking Space	No. of Space
Parking Space for PC for staff - 2.5 m (W) x 5 m (L)	2
Parking Space for PC for visitor - 2.5 m (W) x 5 m (L)	1
Type of L/UL Space	No. of Space
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.7 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road

safety. As the trips generated/attracted by the development during off-peak and peak hours are both minimal, the adverse traffic impact arising from the development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3** – Trip Generation and Attraction of the Applied Use

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	1	5
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	0	5
Trip per hour (10:00 – 17:00)	1	1	0	0	2

- 3.8 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant, i.e. the submission of the drainage and fire service installations proposals in order to mitigate any adverse impact arising from the development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Vehicle Repair Workshop, Shop and Services and Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**November 2025**

## LIST OF PLANS

- Plan 1** Location plan
- Plan 2** Plan showing the zoning of the Site
- Plan 3** Plan showing the land status of the Site
- Plan 4** Layout plan
- Plan 5** Filling of land
- Plan 6** Swept path analysis

LOCATION OF THE APPLICATION SITE

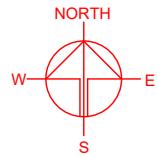
APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE  
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP, SHOP AND SERVICES AND OPEN STORAGE OF VEHICLES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1114 (PART) AND 1115 (PART) IN D.D. 82, PING CHE, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY DATE  
MN 13.11.2025

CHECKED BY DATE

APPROVED BY DATE

LEGEND  
LOCATION PLAN

DWG. NO. VER.  
PLAN 1 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

APPLICATION SITE

#### ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
OZP PLAN NO. : S/YL-TKL/14

ZONING OF THE SITE : "AGRICULTURE" ("AGR")

Tong Fong

### APPLICATION SITE

GB

AGRICULTURE

GB

Shui-Ha

## PLANNING CONSULTANT

PROPOSED TEMPORARY  
VEHICLE REPAIR WORKSHOP,  
SHOP AND SERVICES AND  
OPEN STORAGE OF VEHICLES  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION  
LOTS 1114 (PART) AND 1115  
(PART) IN D.D. 82, PING CHE,  
NEW TERRITORIES

SCALE

DRAWN BY DATE  
MN 13.11.2025

CHECKED BY

APPROVED BY	DATE
DWG. TITLE	

ZONING OF THE SITE

#### LEGEND

APPLICATION SITE

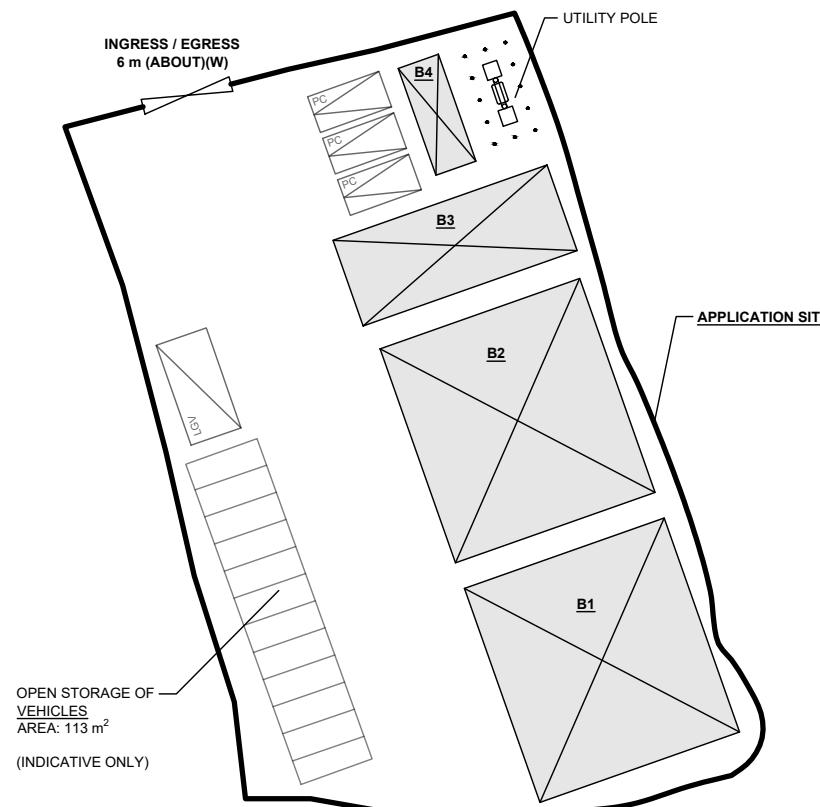
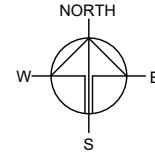
**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,602 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 531 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,071 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 33%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 621 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 621 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B2	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	WASHROOM AND METER ROOM	21 m <sup>2</sup> (ABOUT) <sup>1</sup>	21 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
		TOTAL	<u>531 m<sup>2</sup> (ABOUT)</u>	<u>621 m<sup>2</sup> (ABOUT)</u>


**PARKING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING (L/UL) PROVISION**

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP, SHOP AND SERVICES AND OPEN STORAGE OF VEHICLES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 1114 (PART) AND 1115 (PART) IN D.D. 82, PING CHE, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY  
 MN DATE  
 13.11.2025

CHECKED BY  
 DATE

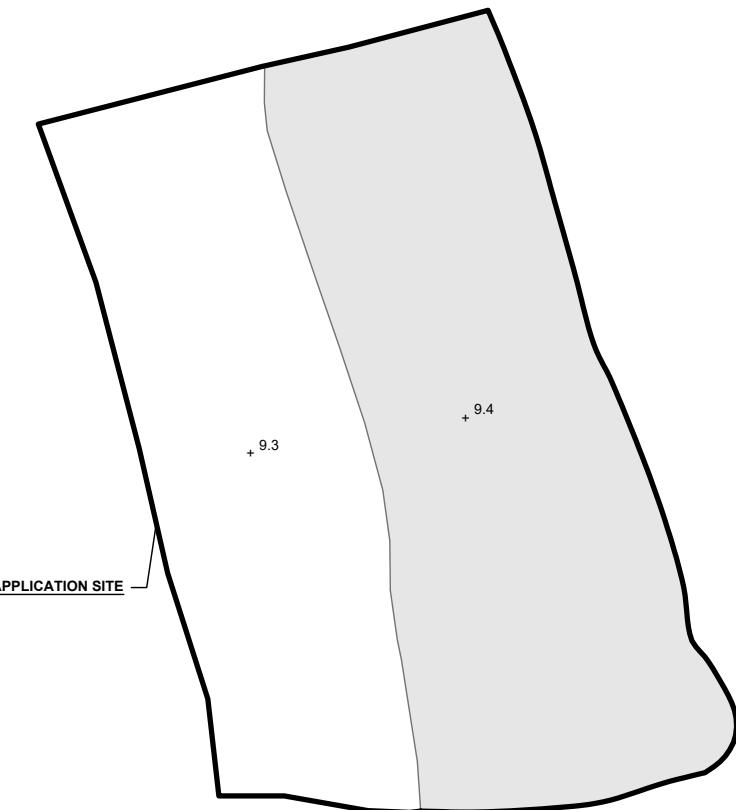
APPROVED BY  
 DATE

DWG. TITLE  
 LAYOUT PLAN

DWG. NO.  
 PLAN 4  
 VER.  
 001

**APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)  
 EXISTING HARD-PAVED AREA : 920 m<sup>2</sup> (ABOUT)  
 SITE LEVELS BEFORE FILLING : +9.3 mPD - +9.4 mPD (ABOUT)

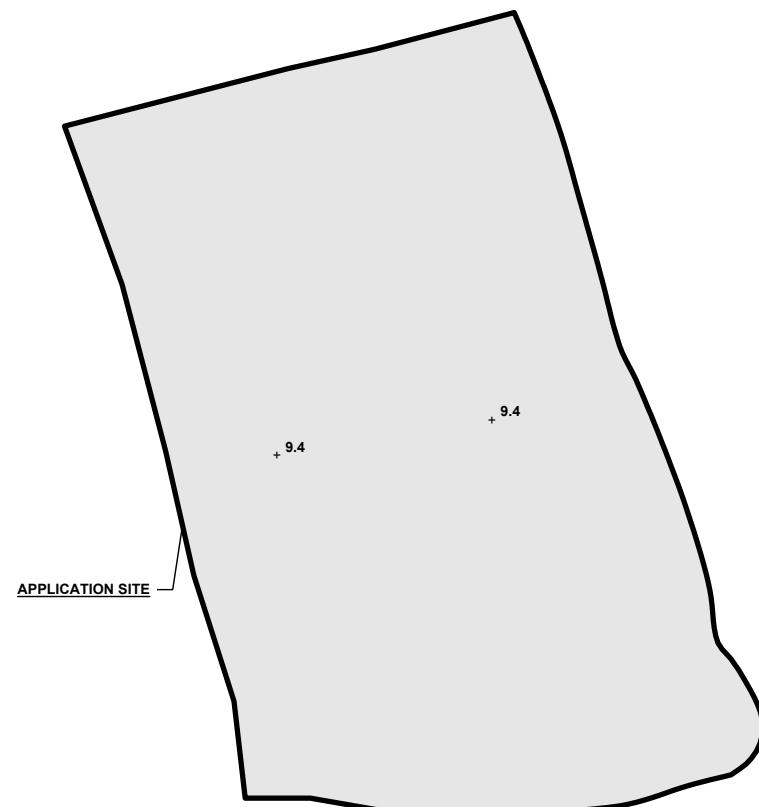
**LEGEND**

 APPLICATION SITE  
 +9.3 SITE LEVEL BEFORE FILLING

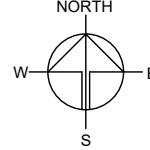
\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY  
 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**APPLIED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 1,602 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING AREA : 1,602 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m  
 PROPOSED SITE LEVELS : +9.4 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : LOADING / UNLOADING SPACE, OPEN STORAGE AND CIRCULATION AREA

**LEGEND**

 APPLICATION SITE  
 FILLING OF LAND AREA  
 +9.4 SITE LEVEL AFTER FILLING

**PLANNING CONSULTANT****PROJECT**

PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP, SHOP AND SERVICES AND OPEN STORAGE OF VEHICLES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**SITE LOCATION**

LOTS 1114 (PART) AND 1115 (PART) IN D.D. 82, PING CHE, NEW TERRITORIES

**SCALE**

1 : 500 @ A4

DRAWN BY	DATE
MN	13.11.2025

**REVISED BY****APPROVED BY****DWG. TITLE**

FILLING OF LAND AREA

**DWG. NO.**

PLAN 5

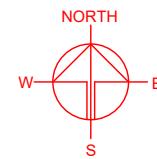
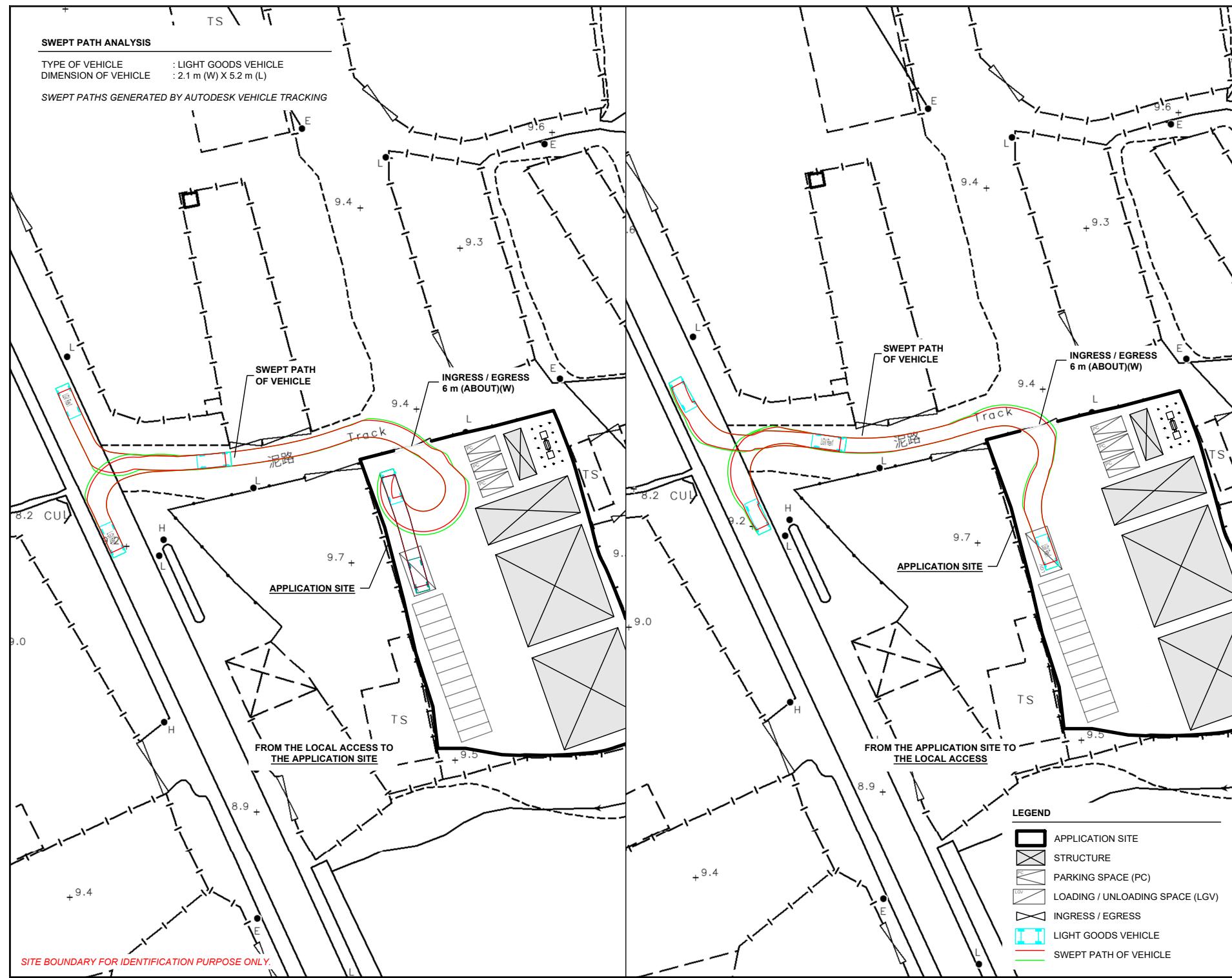
**VER.**

001

## **SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

PROJECT  
**PROPOSED TEMPORARY  
VEHICLE REPAIR WORKSHOP,  
SHOP AND SERVICES AND  
OPEN STORAGE OF VEHICLES  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS**

SITE LOCATION

SCALE  
1 : 750 @ A4

DRAWN BY DATE

MN

CHECKED BY

APPROVED BY

10 of 10

DWG. TITLE

### SWEPT PATH

DWG NO.

11 of 11

#### LEGEND

- The diagram consists of seven symbols arranged in two columns. The first column contains three symbols: a black rectangle for 'APPLICATION SITE', a black cross for 'STRUCTURE', and a black diagonal line for 'PARKING SPACE (PC)'. The second column contains four symbols: a black and white diagonal line for 'LOADING / UNLOADING SPACE (LGV)', a black cross for 'INGRESS / EGRESS', a blue rectangle for 'LIGHT GOODS VEHICLE', and a red line for 'SWEEP PATH OF VEHICLE'.



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Our Ref. : DD82 Lot 1114 & VL  
Your Ref. : TPB/A/NE-TKL/824

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

By Email

9 January 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage  
of Vehicle with Ancillary Facilities and Associated Filling of Land  
for a Period of 3 Years in "Agriculture" Zone,  
Lots 1114 (Part) and 1115 (Part) in D.D.82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/824)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature of 'Louis TSE' is on the left. To its right is a circular blue stamp with the text 'R-RICHES PLANNING LIMITED' around the perimeter and '盈卓規劃有限公司' in the center.

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE  
(Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk )  
email: athtam@pland.gov.hk )

## Responses-to-Comments

**Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1114 (Part) and 1115 (Part) in D.D.82, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/824)**

- (i) The applied use is revised as 'Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' (**Annex I**).
- (ii) A RtoC Table:

Departmental Comments	Applicant's Responses
<b>1. Comments of the District Planning Officer/Sha Tin, Tai Po and North District, Planning Department (DPO/STN, PlanD)</b>	
Comments received on 7.1.2026	
(a) All of the new/used private cars and light goods vehicles to be stored at the Site will have trade licence, while the other vehicles parking at the subject site will have valid licence issued under the Road Traffic Ordinance;	Please be confirmed that all of the new/used private cars and light goods vehicles to be stored at the application site (the Site) will have trade licence, while the other vehicles parking and loading/unloading (L/UL) spaces at the Site will have valid licence issued under the Road Traffic Ordinance.
(b) whether the two structures for vehicle repair workshops are enclosed, and all workshop activities will be carried out within those structures;	Structures B1 and B2 are enclosed structures for vehicle repair workshops. All workshop activities will be carried out within enclosed structures.
(c) whether the site is currently being used as the proposed use;	Portion of the Site is currently used as open storage while the remaining area is vacant.
(d) whether the open storage use of the applied use ancillary to the vehicle repair workshop and shop and services? If affirmative, please consider to update the applied use into "Proposed Temporary Vehicle Repair Workshop, Shop and Services and <u>Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3</u>	The applied use is revised accordingly.

	Years"; and	
(e)	what does 'documentation services' mean in para. 3.3 of supplementary statement.	'Documentation services' refers to a range of essential tasks, including but not limited to vehicle title transfer, bill of sale, registration and licensing, etc., to ensure a smooth and legally compliant transaction of vehicles.
Comments received on 9.1.2026		
(a)	Para 3.1 of the Planning Statement reads that "A total of 4 structures are proposed at the Site for vehicle repair workshops, shop and services, washroom, and meter room with total GFA of 621 m <sup>2</sup> (about) (Plan 4). The remaining open area will be reserved for vehicle parking, L/UL and circulation spaces.". Please confirm if this sentence is factually correct since open storage of vehicles will also be taken place at the designated area within the subject site;	Please note that the remaining open area will be reserved for open storage of vehicles, vehicle parking, L/UL and circulation spaces.
(b)	Depth of the existing fill materials; and	The depth of the existing filled materials is 0.1m (about).
(c)	Whether you will implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling.	The applicant will implement relevant mitigation measures listed in the ' <i>Recommended Pollution Control Clauses for Construction Contracts</i> ' during land filling.
<b>2. Comments of the Director of Environmental Protection (DEP)</b>		
(a)	It is noted that a washroom is provided within the site, please advise the sewage treatment facilities to be provided within the site.	Septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the <i>ProPECCPN 1/23</i> when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

(b)	<p>Two (one-storey) of the four proposed structures provided within the site are for vehicle repair activities, please advise whether they are enclosed? i.e. whether the vehicle repair activities are carried out within enclosed structures?</p>	<p>Structures B1 and B2 are enclosed structures for vehicle repair workshops. All workshop activities will be carried out within enclosed structures.</p>
(c)	<p>Please indicate in the plan the location(s) of the proposed 2.5m tall solid metal wall and provide the thickness of the metal wall.</p>	<p>2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary of the Site to minimize nuisance to the surrounding areas (<b>Plan 1</b>).</p>
<p><b>3. Comments of the Commissioner for Transport (C for T)</b></p>		
(a)	<p>The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p>	<p>Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'STOP and GIVE WAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected to ensure pedestrian safety to/from the Site.</p>
(b)	<p>The applicant shall advise the management/control measures to be implemented to ensure no queueing of vehicles outside the subject site;</p>	<p>No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that no queuing of vehicle outside the Site at any time during the planning approval period.</p>
(c)	<p>The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and</p>	<p>If illegal parking is observed at the local access connecting to Ping Che Road, it would be reported to respective Government Departments.</p>
(d)	<p>The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>Noted.</p>

**Annex I**

**Revised Application Form**

## 6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  (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	..... 1,071	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 531	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 621	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 621	..... 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	.....
B1	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)	.....
B2	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)	.....
B3	SHOP AND SERVICES	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)	.....
B4	WASHROOM AND METER ROOM	21 m <sup>2</sup> (ABOUT) <sup>1</sup>	21 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	.....
	TOTAL	531 m <sup>2</sup> (ABOUT)	621 m <sup>2</sup> (ABOUT)		.....

### 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	..... 3
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

### Proposed number of loading/unloading spaces 上落貨車位的擬議數目

Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che, New Territories
Site area 地盤面積	1,602 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期  <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

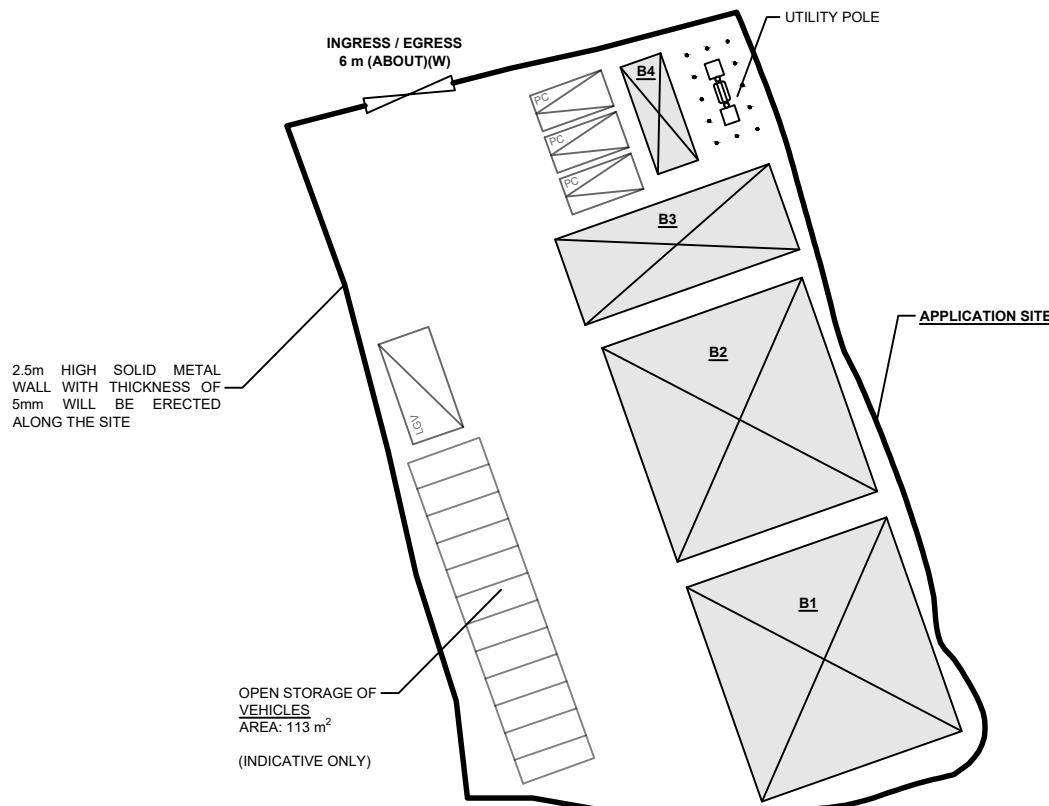
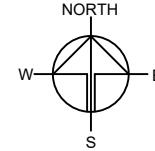
**REVISED PLAN**

**Plan 1** Layout Plan

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,602 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 531 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,071 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 33%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 621 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 621 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B2	VEHICLE REPAIR WORKSHOP	210 m <sup>2</sup> (ABOUT)	210 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	90 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	WASHROOM AND METER ROOM	21 m <sup>2</sup> (ABOUT) <sup>1</sup>	21 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
	TOTAL	<u>531 m<sup>2</sup> (ABOUT)</u>	<u>621 m<sup>2</sup> (ABOUT)</u>	


**PARKING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING (L/UL) PROVISION**

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP, SHOP AND SERVICES AND ANCILLARY OPEN STORAGE OF VEHICLES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
LOTS 1114 (PART) AND 1115 (PART) IN D.D. 82, TAK KWU LING, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY  
MN DATE  
13.11.2025

CHECKED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LAYOUT PLAN

DWG. NO.  
PLAN 1  
VER.  
001

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKL/706	Proposed Pets Park with Ancillary Facilities for a Period of 3 Years	9.12.2022 (Revoked on 9.12.2023)
A/NE-TKL/743	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024 (Revoked on 19.1.2026)
A/NE-TKL/761	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/690	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1-R2

**Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone, which was 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 was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- no comment on the application; and
- his advisory comments are at **Appendix IV**.

**2. Traffic**

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

- no comment on the application; and
- her advisory comments are at **Appendix IV**.

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

- no comment on the application from highways maintenance point of view;
- the existing local access road next to the application site (the Site) is not under the maintenance of HyD; and
- his advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses; and
- her advisory comments are at **Appendix IV**.

#### **4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no adverse comment on the proposed associated land filling subject to implementation of mitigation measures as listed in the Recommended Pollution Control Clauses for Construction Contracts;
- no substantiated environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

#### **5. Fire Safety**

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

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

#### **6. Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2025 and site photos taken on 5.12.2025, the Site is situated in an area of urban inland plains landscape character comprising warehouses, farmlands, temporary structures, village houses, vegetated area and tree clusters. The Site is partially hard-paved and partially covered with bare soil. The proposed uses are considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

#### **7. Water Supplies**

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

## **8. Building Matters**

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

- no objection to the application;
- it is noted that four structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.

## **9. Other Departments**

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed uses with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site. It is noted that the proposed vehicular access will need to be passed through other private lots, the lot owners shall make their own arrangement;
  - (ii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structure within Lot 1114 in D.D. 82 covered by the planning application

there is an unauthorised structure erected within Lot 1114 in D.D. 82. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (iii) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iv) the lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities. Sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;

- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access arrangement and swept path analysis should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
  - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' for the proposed septic tank and soakaway pit system with certification by Authorised Person (AP) and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases;

- (l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that four structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the applicant's attention is drawn to the following points:
    - the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Buildings (Planning) Regulation (B(P)R);
    - 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 B(P)R at building plan submission stage;
    - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed uses under the application;
    - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
    - the 7m high vehicle repair workshops are considered excessive. It should be justified upon formal plan submission to BD; and
    - detailed checking under the BO will be carried out at the building plan submission stage; and
- (n) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. The applicant should note that the proposed uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed uses are pursued.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓  
傳真：2877 0245 或 2522 8426  
電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-TKL/824

意見詳情 (如有需要, 請另頁說明)

**Details of the Comment (use separate sheet if necessary)**

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

簽署 Signature

日期 Date 2025.12.10

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月22日星期一 4:11  
收件者: tpbpd/PLAND  
主旨: A/NE-TKL/824 DD 82 Tong Fung, Ping Che Road  
類別: Internet Email

A/NE-TKL/824

Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che

Site area 1,602 about 700sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / Shop / Open Storage of Vehicles / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site is composed of lots previously approved for Open Storage under

743 19 Apr 2024

761 22 Nov 2024

Neither fulfilled conditions

Both streamlined despite dodgy histories indicating that the operators had no intention to ever comply with regulations.

That was pre Wang Fuk Court and the revelations on how 'tolerant' government practices have allowed a culture of indifference to the rule of law to permeate.

The administration has pledged to enforce its own regulations. The facility with which operators who repeatedly demonstrate no intention of complying with conditions can no longer be tolerated. The ease with which operators can manipulate the company registration mechanism must also be addressed.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** [REDACTED]

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

**Date:** Friday, 6 September 2024 2:30 AM HKT

**Subject:** Re: A/NE-TKL/761 DD 82 Tong Fung, Ping Che Road

Dear TPB Members,

There are a number of adverse comments from govt depts, including a reference to unauthorized structures.

If this application is streamlined, then there are serious issues of negligence on the part of PlanD and TPB re failure to operate within the stipulated guidelines.

Mary Mulvihill

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**From:** [REDACTED]

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

**Date:** Sunday, 30 June 2024 3:21 AM HKT

**Subject:** A/NE-TKL/761 DD 82 Tong Fung, Ping Che Road

A/NE-TKL/761

Lots 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area: About 2,225sq.m

Zoning: "Agriculture"

Applied use: Open Storage Construction Materials / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Some of the lots are part of withdrawn 654 for the same use in 2021 and an approved filling of land for Agriculture use.

A few years ago government depts respected their own rules and regulations, dumping waste on farmland was not encouraged and open storage is not listed as a permitted Col 2 use. But in recent years expediency has been accepted as the guiding principle and now the ordinances are meaningless.

Despite not having approval, the open storage operation went ahead and no action was taken with regard to failure to use Lot 1110S.A. for agricultural use.

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No doubt this application will be streamlined and rubberstamped. Another shameful example of how the process has been corrupted.

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Tuesday, January 26, 2021 3:26:35 AM

**Subject:** A/NE-TKL/654 DD 82 Tong FunG, Ping Che Road

A/NE-TKL/654

Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part), 1114 (Part) and 1115 (Part) in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area : About 5,376sq.m

Zoning : "Agriculture"

Applied use : Open Storage of Construction Material/ **Filling of Land** / 6 Vehicle Parking

Dear TPB Members,

Strong objections. There is no history of approval for brownfield use on these lots and according to Google Maps some of the lots are still covered in natural vegetation. PlanD can advise if there has been recent destruction of habitat.

There is farming activity nearby so enforcement action should be taken against unapproved land use.

There are hundreds of hectares of trashed land and brownfield in NT. There is no justification to allow and encourage further creation of brownfield. Close by there are a number of already paved over sites that could be used for this operation.

Applicant claims there would be no adverse impact. Seriously. Dumping mounds of construction waste on arable land will not contaminate it? There is a home for the elderly close by. The Caritas Fung Wong Fung Ting Road with 120 residents. They enjoy a garden. Having construction waste blowing into the home is certainly not acceptable.

<https://www.elderlyinfo.swd.gov.hk/en/content/caritas-fung-wong-fung-ting-home-part-5-rch-supplementary-information>

The current health crisis and disruption to cross border and international transport has demonstrated the need for Hong Kong to retain a certain level of local produce production. In addition President Xi has recently spoken out about the need to conserve good land and to increase self-sufficiency in the production of agriculture produce.

Clearly under the recent drastic changes to the supervision and management of Hong Kong, both the authorities and advisory boards have a duty to refer to policy initiatives when making decisions.

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Agriculture land is intended for the production of crops not brownfield. Applications like this are the first step in 'Destroy to Build' process where the land is incrementally trashed to justify development. Members cannot approve further destruction of habitat and the extension of brownfield.

Mary Mulvihill