

此文件在 _____ 收到，城市規劃委員會
只會定收到所有必要的資料及文件後才正式確認收到
有關的日期。

This document is received on 2025-10-21
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

25023/8

20/10

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- TKLN/114
	Date Received 收到日期	2025-10-21

- 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)

Hang Sing Limited (行陞有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 220 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) Nil 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 Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(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"¹⁰⁶ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹⁰⁶ (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"¹⁰⁶ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹⁰⁶ (請夾附業權證明文件)。
- is not a "current land owner"¹⁰⁶.
並不是「現行土地擁有人」¹⁰⁶。

- 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)"¹⁰⁶.
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」¹⁰⁶。

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)"¹⁰⁶.
已取得 名「現行土地擁有人」¹⁰⁶ 的同意。

Details of consent of "current land owner(s)" ¹⁰⁶ obtained 取得「現行土地擁有人」 ¹⁰⁶ 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 17/9/2025 (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/9/2025 (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)

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	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop 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	1,010sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	220sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 220sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 220sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Warehouse and ancillary vehicle repair workshop and toilet (Not exceeding 13m, 1 storey)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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	
	No 否	<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?	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"/>

	<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>
--	--

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

1. The applicant occupied a warehouse for storage of construction material at Shan Ha Tsuen and it has been resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "REC" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "REC" zone within the same Outline Zoning Plan such as A/NE-TKLN/85.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. Part of the storage of vehicle parts will also be housed within an enclosed structure. No workshop activities is proposed at uncovered area.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Shan Ha Tsuen to the application site and preliminary comments were received and addressed in the current application.
11. The applicant is the owner/operator of the application site and the size of the application site is the most closest to the resumed site at Shan Ha Tsuen.
12. No medium/heavy goods vehicle and container trailer/tractor will access the application site.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



Applicant 申請人 / Authorised Agent 獲授權代理人

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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

Date 日期

19/9/2025

(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

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	Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
Site area 地盤面積	1,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	'Recreation' ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop 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		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	220 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.179 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	13	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	17.89 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數	0	
	Private Car Parking Spaces 私家車車位	0	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		

	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	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	1	
	Medium Goods Vehicle Spaces 中型貨車車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		

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
<u>Plans and Drawings 圖則及繪圖</u>		
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>Proposed drainage plan, site plan, the site resumed by Government at Shan Ha Tsuen</u>		
<u>Alternative site plans, vehicular access plan</u>		
<u>Reports 報告書</u>		
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 checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		
<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。

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years

at

Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Hang Sing Limited. It will be the occupier of the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage and warehouse for storage of vehicle parts with ancillary vehicle repair workshop for a period of 3 years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The current application is to facilitate relocation of their vehicle part and vehicle repair business from Shan Ha Tsuen which has been resumed by Government for the Yuen Long South Development. The previous site falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lot 313 (Part) in D.D.119) (**Figure 5**) which has been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high

acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 6**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 7**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G), the site is about 1850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 8**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 9**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Lin Ma Hang Road. The site area of the site at the application site (i.e. 1,230m²) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. about 500m²).

2.2 The Site is Unsuitable for Recreation Use

- 2.2.1 The application site is abutting Lin Ma Hang Road and small in size. It is not suitable for recreation use because the application site is so small (i.e. 1,230m²) and further a certain proportion of the site is required for parking of vehicle and manoeuvring purpose for the convenience of customers visiting the recreation facilities.

2.3 Importance to Local Vehicle Industry

- 2.3.1 The applicant is a supplier of vehicle parts in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the development of vehicle industry in Hong Kong.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only light goods vehicle will access to site to deliver the vehicle parts to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.
- 2.4.2 The proposed development is an open storage and warehouse for storage of vehicle parts. No staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse with ancillary vehicle repair workshop is not significant in size and it is only 220m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is an open storage and warehouse for storage of vehicle parts. The ancillary vehicle repair workshop is proposed within the enclosed structure as shown on the proposed layout plan. Storage use is inert and static in nature. More, no operation use will be held at the application site which may generate noise because the proposed vehicle repair workshop will be totally enclosed. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

2.6 No Adverse Drainage Impacts

- 2.6.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.

2.8 No Undesirable Precedent

2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the YLS NDA. Successful relocation of the operation would help to maintain a stable supply of vehicle parts in Hong Kong and should be considered unique from any other temporary development proposals in the subject "REC" zone. Approval of the application would not create an undesirable precedent.

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years

at

Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 1,230m². No site paving and sote formation will be carried out.

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north. To the east is Lin Ma Hang Road. Vacant land is found to the west. Warehouse approved by Town Planning Board was found to the south of the application site abutting Lin Ma Hang Road.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 It is sloping from southeast to northwest from about +10.2mPD to +9.2mPD.

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.5 As shown in **Figure 4**, a 675mm surface channel is found to the north of the application site. The stormwater will then be dissipated to Shenzhen River.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,800m²; (**Figure 4**)
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 11.4\text{m} - 9.2\text{m} = 2.2\text{m}$$

$$L = 38\text{m}$$

$$\therefore \text{Average fall} = 2.2\text{m in } 38\text{m} \text{ or } 1\text{m in } 17.27\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (} t_c \text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [38 / (5.79^{0.2} \times 1,800^{0.1})]$$

$$t_c = 1.83 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 335 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 335 \times 1,800 / 3,600$$

$$\therefore Q_1 = 167.5 \text{ l/s} = 10,050 \text{ l/min} = 0.17\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:45 and 1:105 in order to follow the gradient of the application site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and adjoining land.

1.3 Proposed Drainage Facilities

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site and adjoining land (**Figure 4**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel.

1.3.3 The collected stormwater will then be dissipate to the existing 675mm surface channel to the north of application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.

1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent

of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.

- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road.
- 2.2 Also, the proposed loading/unloading space at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

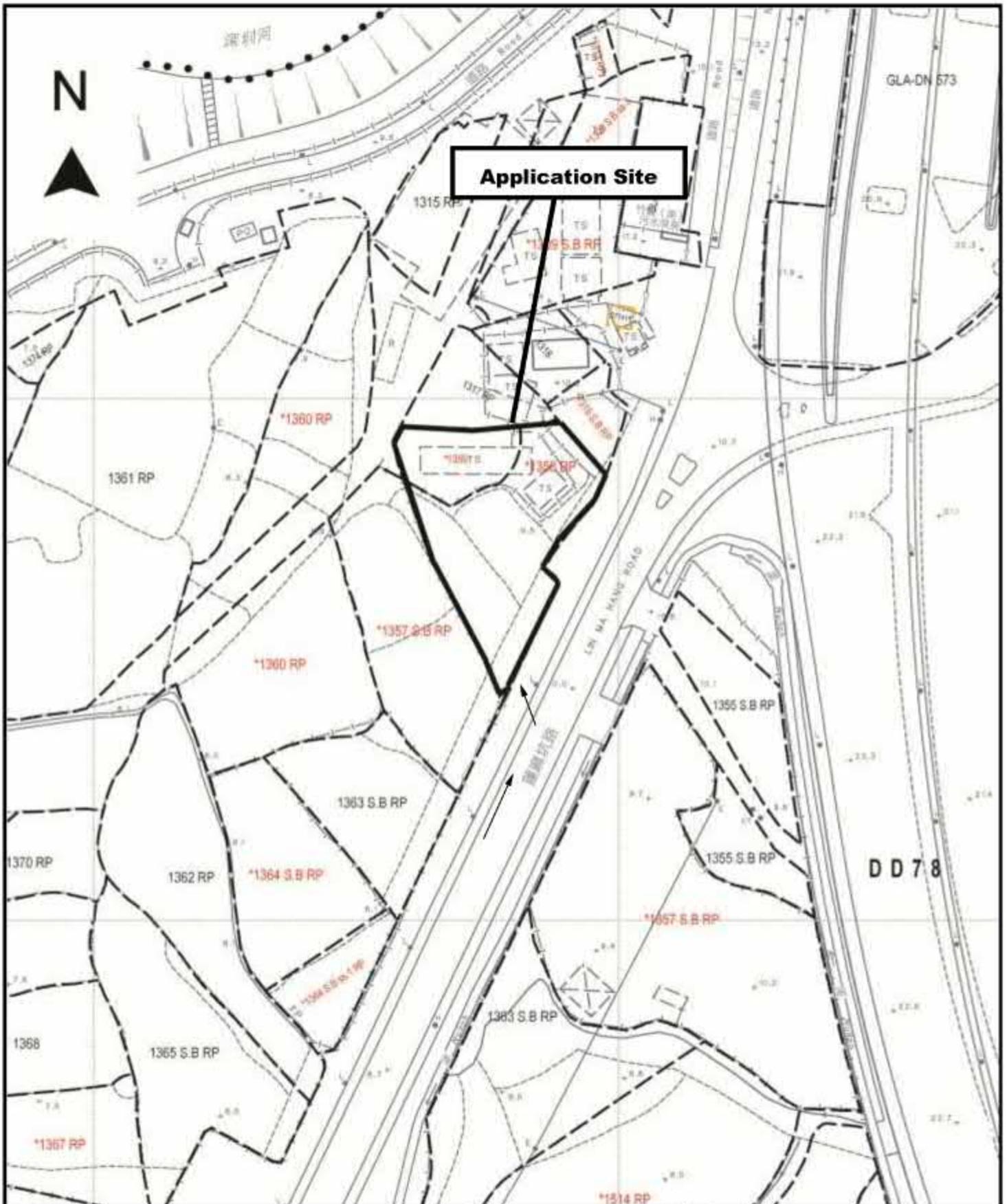
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.15	0.15	1.5	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of light goods vehicle is taken as 1.5; &

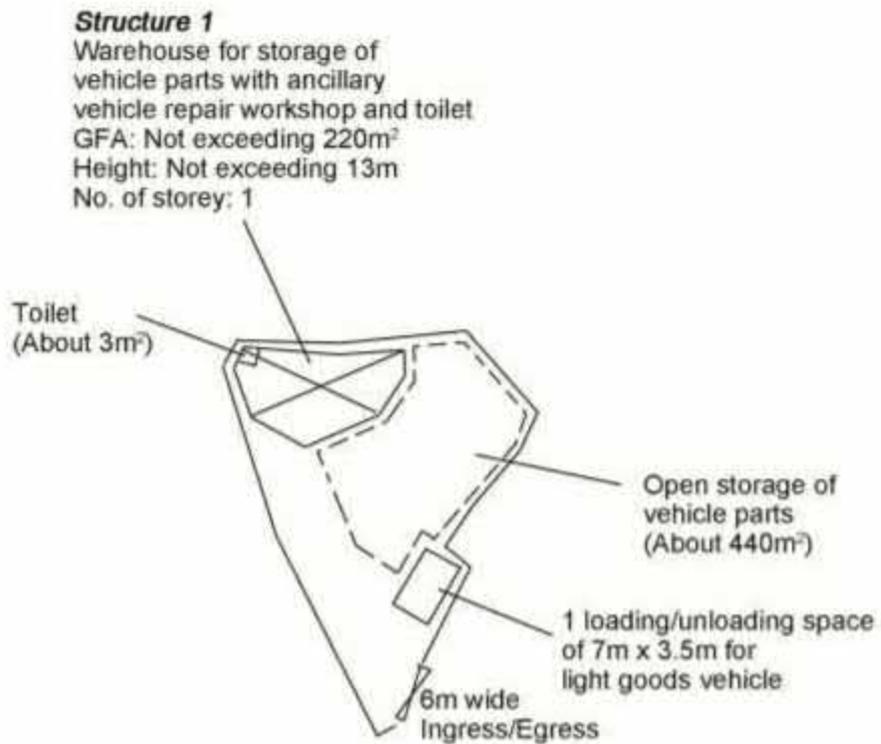
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Lin Ma Hang Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.



<p>Project 項目名稱: Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目: Vehicular Access Plan</p>	<p>Remarks 備註:  Vehicular access leading from Lin Ma Hang Road</p>
	<p>Drawing No. 圖號: Figure 2</p>	<p>Scale 比例: 1:1000</p>

N



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖名:

Proposed Layout Plan

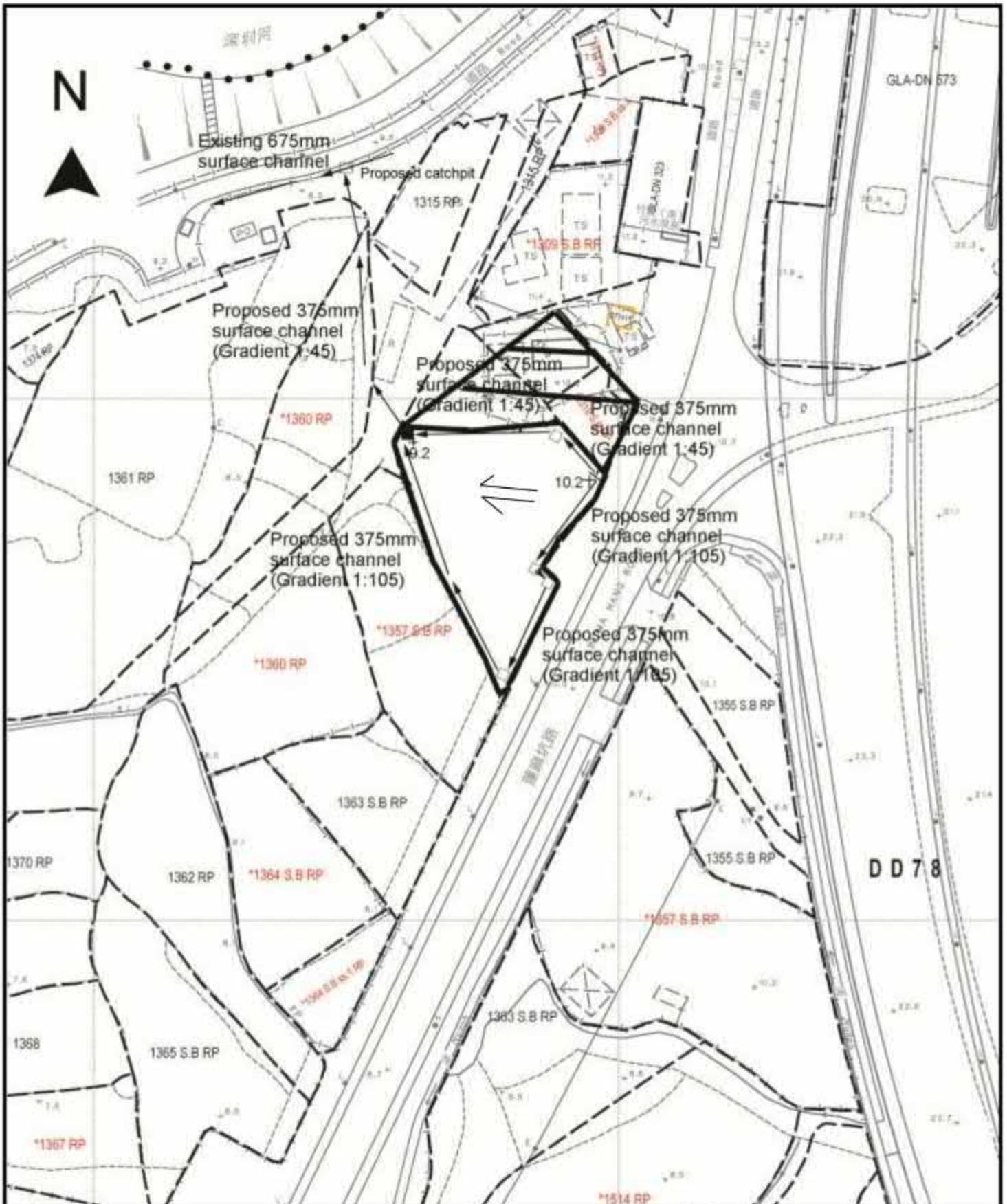
Remarks 備註:

Drawing No. 圖號:

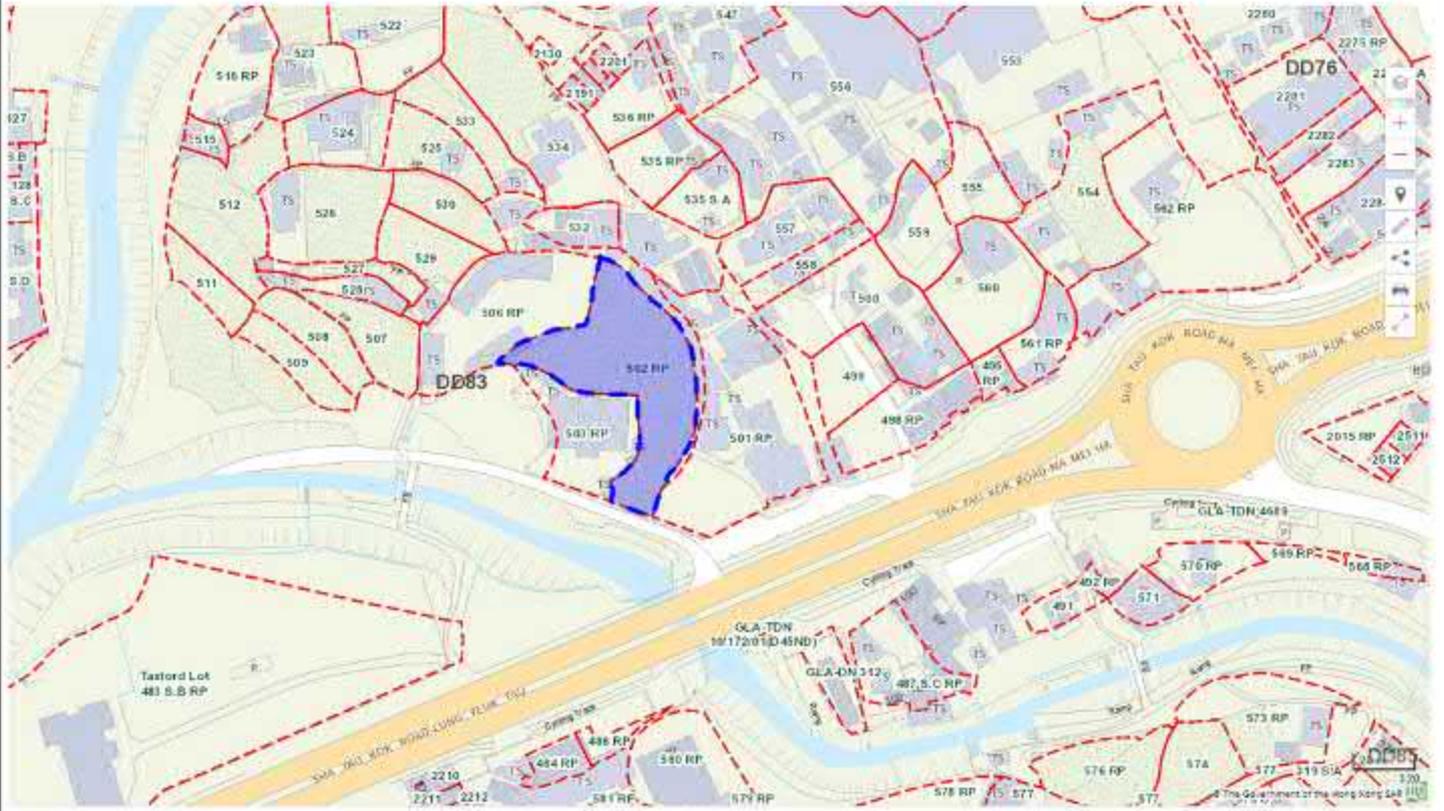
Figure 3

Scale 比例:

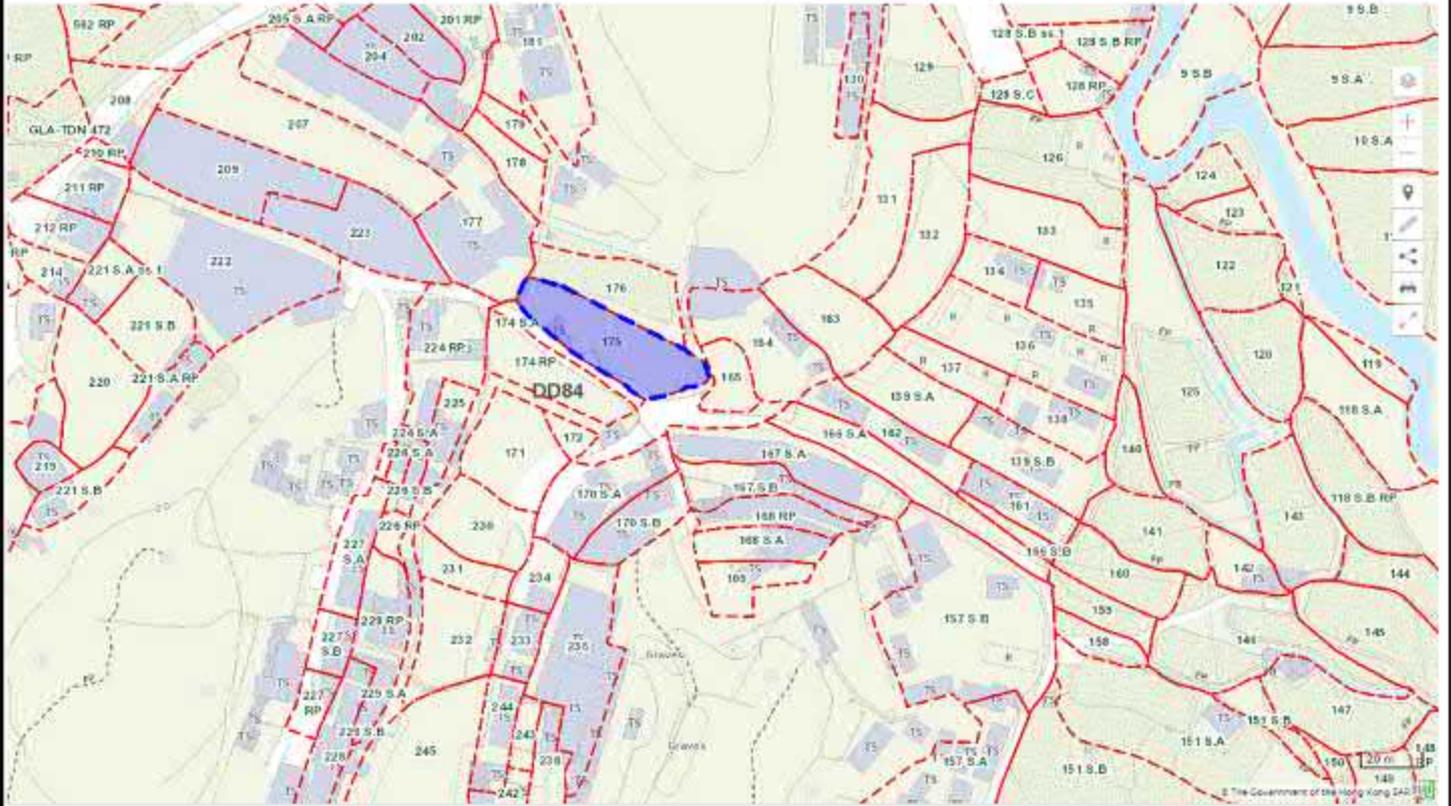
1:1000



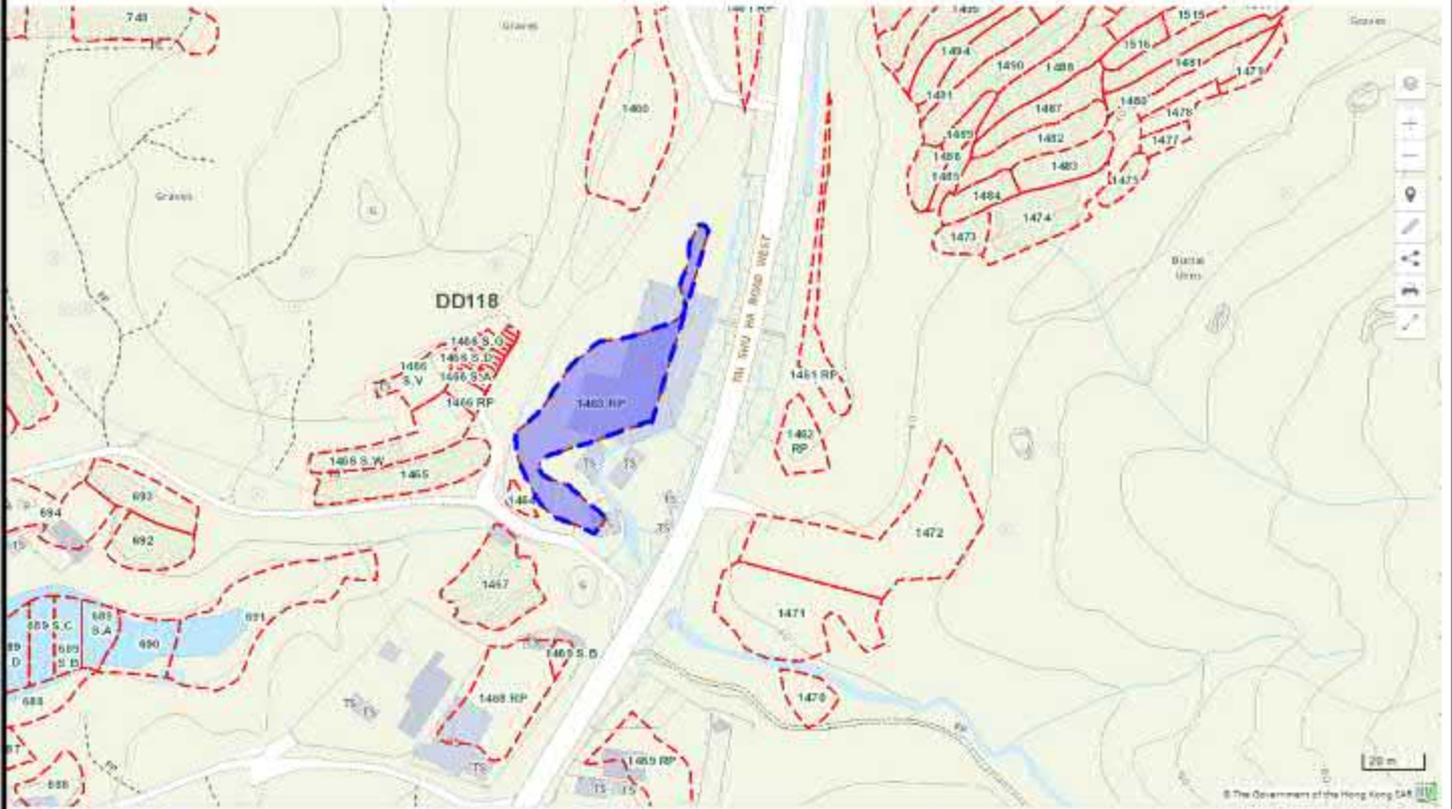
<p>Project 項目名稱: Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目: Proposed Drainage Plan</p> <p>Drawing No. 圖號: Figure 4</p>	<p>Remarks 備註: *9.2 Level (in mPD) □ Proposed catchpit ← Flow of surface runoff ■ Catchpit with sand trap ▨ External catchment</p> <p>Scale 比例: 1:1000</p>
--	---	--



<p>Project 項目名稱: Proposed Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years and Filling of Land at Lots 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目: Alternative Site 1 at Lot 502 RP in D.D.83</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號: Figure 6</p>	<p>Scale 比例: As shown</p>



<p>Project 項目名稱: Proposed Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years and Filling of Land at Lots 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖名: Alternative Site 2 at Lot 175 in D.D.84</p> <p>Drawing No. 圖號: Figure 7</p>	<p>Remarks 備註:</p> <p>Scale 比例: As shown</p>
--	--	--



<p>Project 項目名稱: Proposed Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years and Filling of Land at Lots 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖名: Alternative Site 3 at Lot 1463 RP in D.D.118</p> <p>Drawing No. 圖號: Figure 8</p>	<p>Remarks 備註:</p> <p>Scale 比例: As shown</p>
--	---	--



<p>Project 項目名稱: Proposed Temporary Warehouse for Storage of Construction Material and Furniture for a Period of 3 Years and Filling of Land at Lots 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖名: Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83</p>	<p>Remarks 備註:</p>
<p>Drawing No. 圖號: Figure 9</p>	<p>Scale 比例: As shown</p>	