

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous Applications

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-FTA/205	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	27.08.2021 (<i>revoked on 27.02.2023</i>)

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	06.03.2020	R1-R4

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The proposed development does not comply with the Town Planning Board Guidelines No. 13E for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that no previous planning approval has been granted at the Site and there are adverse departmental comments and local objection on the application.
- R3 The applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.
- R4 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

**Similar Applications for Temporary Open Storage in the vicinity of the Application Site
within “Agriculture” Zone in the Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	04.10.2024

Government Departments' General Comments

1. Traffic

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

- having review the further information submitted by the applicants, he has no further comment on the application from traffic engineering perspective.

2. Drainage

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

- he has no objection to the application from the public drainage viewpoint;
- the application site (the Site) is in the vicinity of an existing streamcourse to the north of the Site. The applicants shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicants to my satisfaction;
- having review the drainage proposal submitted by the applicants, the following comments on the drainage proposal should be addressed:
 - (i) the previous comment on catchpit with sand trap has not been addressed. Please provide and indicate in the drainage plan;
 - (ii) regarding the proposed stepped U-channel at the discharge point, please provide detail and demonstrate the feasibility of installation given the existing site condition; and
 - (iii) referring to photos 9 and 10, overgrown vegetation is observed in the downstream streamcourse proposed for discharge, please evaluate if the streamcourse is in satisfactory condition to receive the surface runoff from the proposed use; and
- should the application be approved, conditions should be included to request the applicants to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.

3. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- having considered the nature of open storage, the approval condition should be included to request the applicants to provide fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS. The applicants are required to submit a valid fire certificate (FS 251) to his department for approval.

4. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To. Please note that the Planning and Engineering (P&E) Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- no objection to the filling of land from environmental perspective; and
- no environmental complaint was received for the Site in the past three years.

6. Building Matters

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

- he has no objection to the application;
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site and Buildings Department is not in a position to offer comments on their suitability for the use related to the application.

7. District Officer's Comments

Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD) are as follows:

- A member from the Northern District Council (NDC) supported the application on the grounds that it would complement the development of the Northern Metropolis; and
- Three members of NDC have no comment on the application.

8. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that
- (i) the application site (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;
 - (ii) the applicants mentioned in the FI that the GL has been excluded from the revised proposal but no photo records on cessation of illegal occupation of GL has been provided. The applicants should not be encouraged to graphically exclude the illegal occupation of GL on paper;
 - (iii) the following irregularity covered by the subject planning application have been detected by her office:
 - unauthorised structures within the said private lots covered by the planning application
LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;
 - (iv) the following irregularities not covered by the subject planning application have been detected by her office:
 - unauthorised structures within/extended from the said private lots not covered by the planning application
there are unauthorised structures within and extended from the said private lots not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - unlawful occupation of GL not covered by the planning application
the GL adjoining the said private lots has been fenced off/illegally occupied with unauthorised structures without permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (v) the lot owners shall either remove the unauthorised structures and cease the illegal occupation of the GL immediately, or include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and subject to the approval of the Board to the planning application which shall have reflected the rectification of amendment as aforesaid required, apply to her office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application of 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 subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected

at any point of time in future and land control section for any unlawful occupation or GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;

- (vi) unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner or entirely included in the subject planning application, her office has objection to the application and it must be brought to the attention of the Board when the application is being considered; and
- (vii) the applicants should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval.

(b) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
- (iii) it is the obligation of the applicants to meet the statutory requirements under relevant pollution control ordinances;

(c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the Site is in an area where no public sewer connection is available;
- (ii) the applicants are advised on the following general requirements of the drainage proposal:
 - photo should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 200m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - please specify the engineering details of the proposed discharge path;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicants should also ensure that the flow from this Site will not overload the existing drainage system;
 - the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls

or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;

- the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N of LandsD and/or relevant private lot owners;
- the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicants and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on Government Land when so required; and
- the applicants should be reminded to minimise the possible adverse environmental impacts on the existing watercourse in the design and during construction;

(d) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicants should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (iii) attached good practice guidelines for open storage (**Attachment 1**) should be adhered to;

if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To. Please note that the Planning and Engineering (P&E) Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department

(CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
- (ii) the Site is not abutting on a specified street under regulation 18(3) of the B(P)R having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) it is noted that two new structures had been proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
- (vi) the applicants' attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- (vii) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines etc. will be formulated at the formal building plan submission stage.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks : Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

27 MAR 2024
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

2400657

11/3

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-FTA/244
	Date Received 收到日期	27 MAR 2024

- 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)

To Tak Fai (杜德輝) (Manager of Sam Wo Tong)

Sin Oi Hing (冼愛興)

Yu Chau Ming (余秋明), Yu Chi Shing (余子成), Yu Fuk Hau (余馥后)

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 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, 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 1,920 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 280 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)	7 sq.m 平方米 <input checked="" 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	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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 of Construction Materials for a Period of 3 Years and Filling of Land (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 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>1,665</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>255</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>NA</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>Not more than 280</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>Not more than 280</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	1,665	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	255	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	2			Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約
Proposed uncovered land area 擬議露天土地面積	1,665	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed covered land area 擬議有上蓋土地面積	255	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed number of buildings/structures 擬議建築物/構築物數目	2																								
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約																						
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約																						
Proposed gross floor area 擬議總樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約																						
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Storage use (Not exceeding 5m, 1 storey) Structure 2: Site office (Not exceeding 6m, 2 storey)																									
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Nil</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>		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												
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 <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1 space of 7m x 3.5m</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>NA</td> </tr> </table>		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												
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 Sundays including 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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kong Nga Po Road <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input checked="" 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 1,920 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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"/>																														

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(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

Part 6 (Cont'd) 第 6 部分(續)

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 application site is in close proximity to other open storage yards. The proposed development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of medium goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Only open storage of construction machinery such as miniature excavator, electric generator and construction materials such as barricades, pipes and metal rods will be stored at the application site.
9. No medium/heavy goods vehicle and container trailer/tractor will access the application site at any times.
10. No workshop activity is proposed at 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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

11/3/2024

(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：
 (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。
- 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 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 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.
Site area 地盤面積	1,920 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 7 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 of Construction Materials for a Period of 3 Years and Filling of Land

(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	280 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.146 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	13.28 % <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 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) NA		0 0 0 0 0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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"/>
Proposed drainage plan, site plan, vehicular access plan and proposed land filling plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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 of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, 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 1,920m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the east and west. To the south is public road. A river is found to the immediate north. It is proposed that the site will be filled with 0.2m thick concrete.

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

1.1.3 It has a gradient sloping from south to north from about +25.5mPD to +24.2mPD.

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. As such, no external catchment has been identified.

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 river is found to the north of the application site.

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 1,920m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 25.5\text{m} - 24.2\text{m} = 1.3\text{m}$$

$$L = 65\text{m}$$

$$\therefore \text{Average fall} = 1.3\text{m in } 65\text{m} \text{ or } 1\text{m in } 50\text{m}$$

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

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

$$t_c = 0.14465 [65 / (2^{0.2} \times 1,920^{0.1})]$$

$$t_c = 3.84 \text{ minutes}$$

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 300 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 1,920 / 3,600$$

$$\therefore Q_1 = 160 \text{ l/s} = 9,600 \text{ l/min} = 0.16\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:55 and 1:100 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.

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 (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the river outside the northern site periphery.
- 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 trees and 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) 10cm opening will be reserved 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 an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone. According to the Town Planning Board Guideline 13G, the application site is categorized as 'Category 2 Areas' of which open storage use may be approved in the event that there is no objection from Government departments.
- 2.2 Also, the proposed 7m x 3.5m loading/unloading space at the application site would only be opened to users with prior appointment. No visitors will be allowed to visit the proposed development.
- 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)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

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

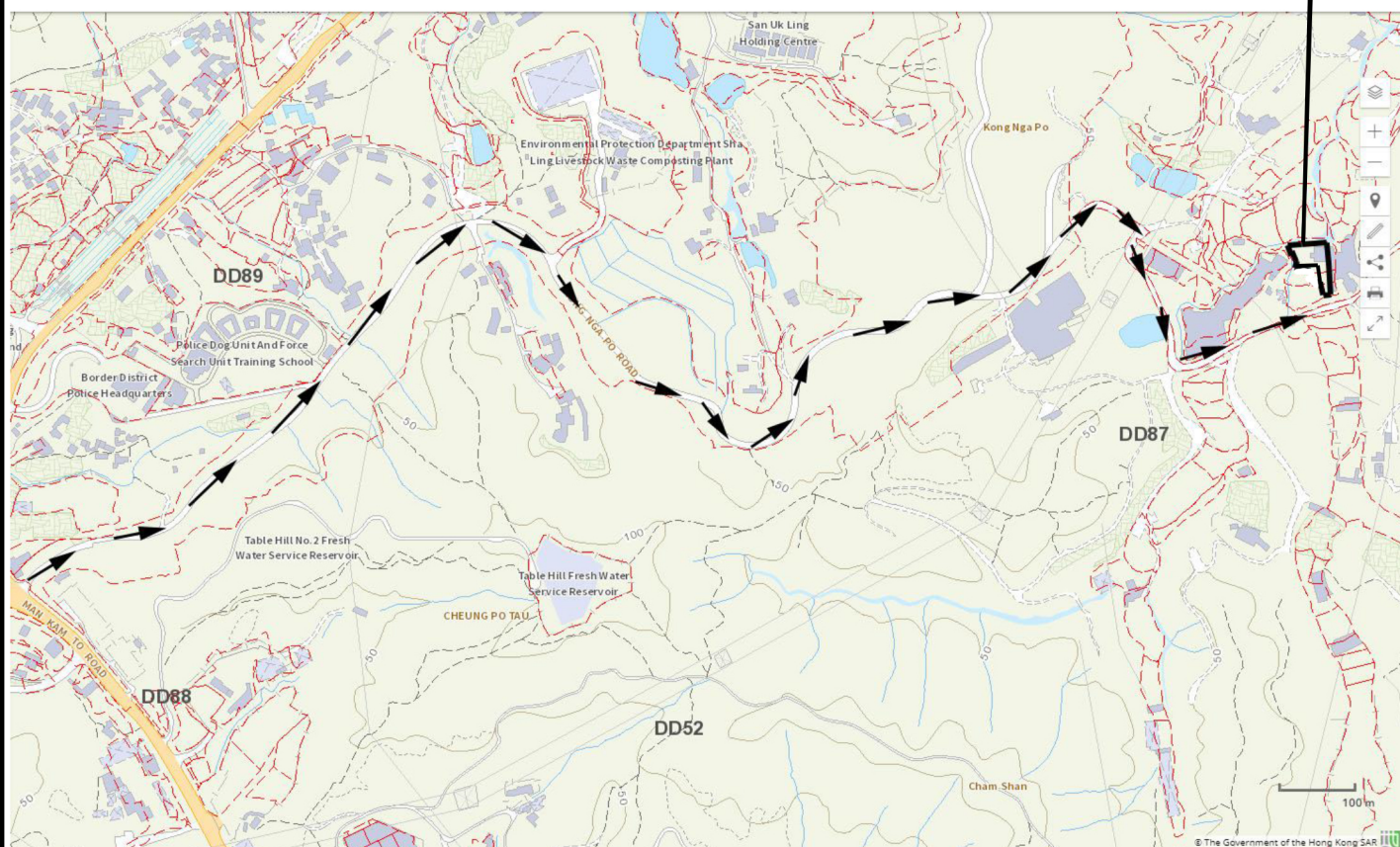
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 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 the unnamed road leading from Kong Nga Po Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.

N



Application Site



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Vehicular Access Plan

Drawing No. 圖號:

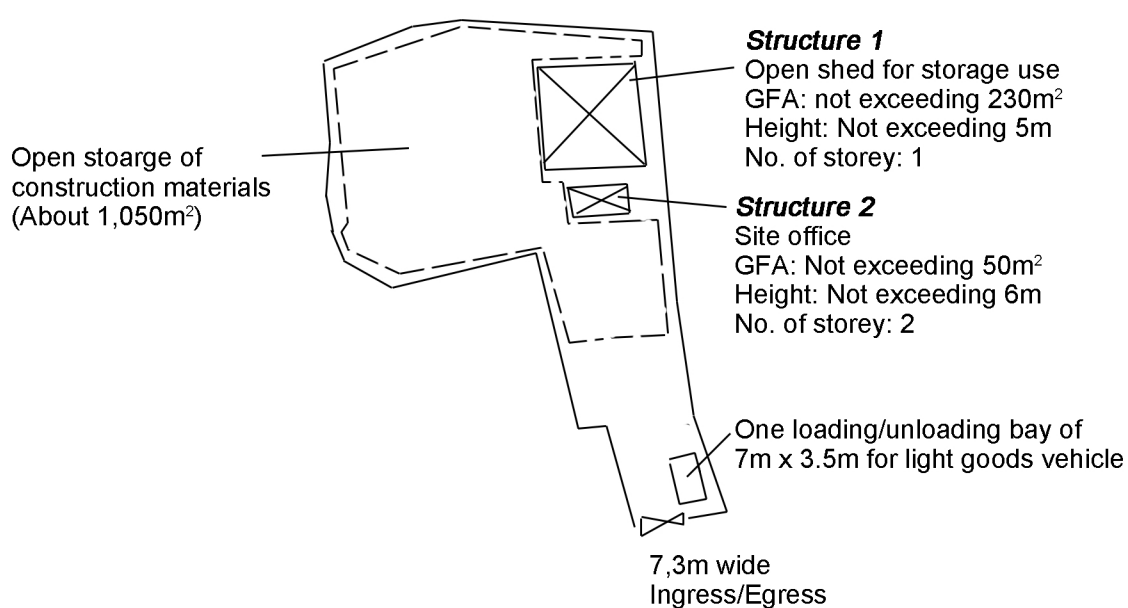
Figure 2

Remarks 備註:

→ Vehicular access leading to the application site from Man Kam To Road

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

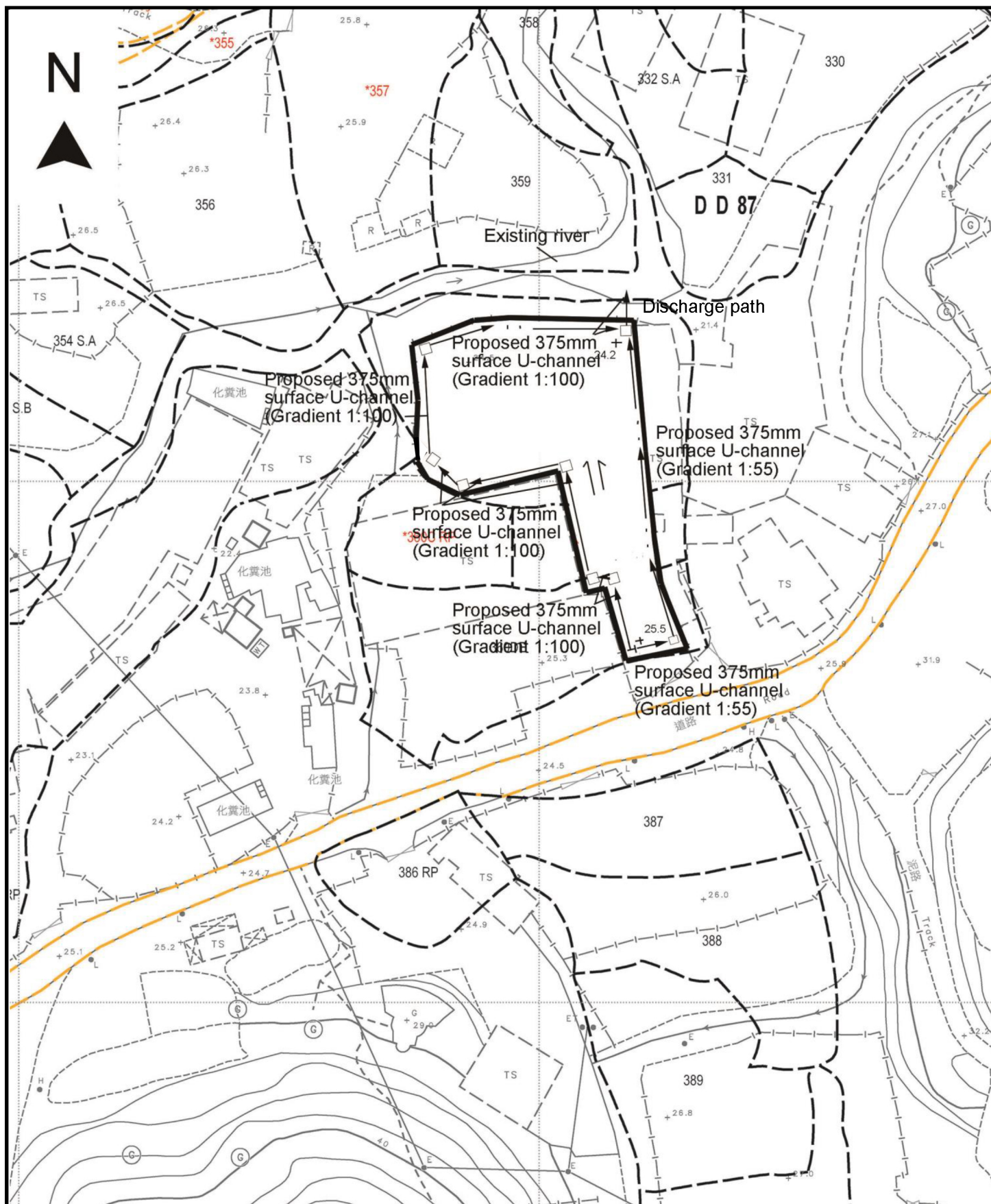
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

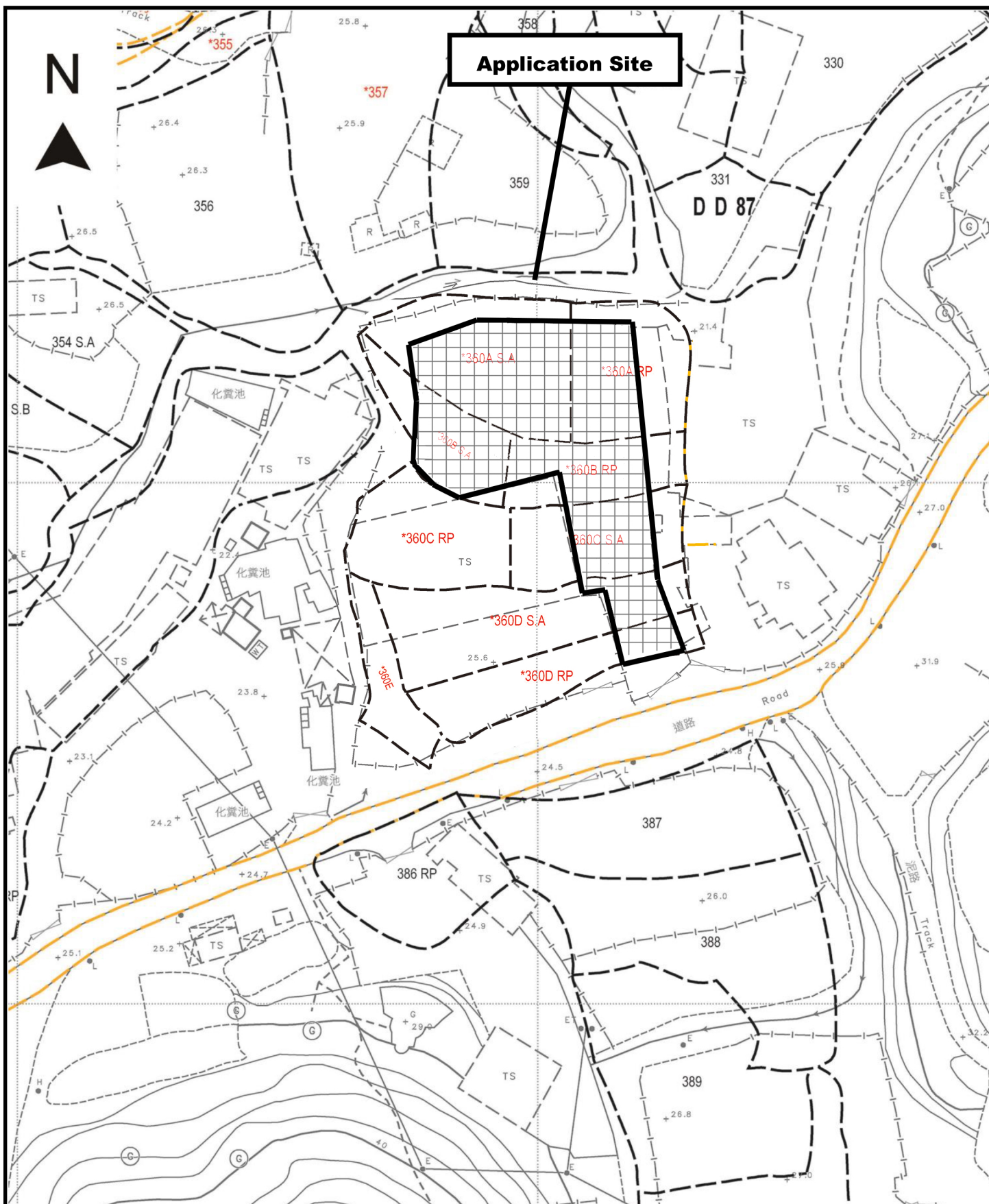
+25.5 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Proposed filling of 200mm thick concrete

Scale 比例:

1:1000

Date: 19 July 2024

TPB Ref.: A/NE-FTA/244

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 18.7.2024. Our response to the comments of the Transport Department is shown in the attachment.

Our response to the comments of the CE/MN, DSD is shown below:

CE/MN, DSD's comments	Applicant's response
It is noted that the application site is within an existing fenced-off site (with the boundary highlighted blue below). Would the applicant please advise the usage of the remaining area, and how the proposed development would affect the existing drainage system of the existing fenced-off site	The remaining area outside the application site within the fencing will be left vacant and no filling of land would be carried out. The proposed development would not affect the existing drainage system of the existing fenced-off site because surface U-channel is proposed with calculation.

The proposed works would be at least 3m away from the watercourse and would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary would be provided at the resources of the applicant to DSD's satisfaction.

Updated drainage plan is provided. 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

The proposed drainage works, whether within or outside the site boundary, would be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.

For works to be undertaken outside the lot boundary, the applicant would obtain prior consent and agreement from DLO/N and or relevant private lot owners.

The applicant would make good all the adjacent affected areas upon the completion of the drainage works.

The applicant would allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.

The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

Our response to the comments of the DLO/N is shown below.

The applicant will apply for short term waiver to regularize the proposed temporary structures upon planning approval. The applicant has retreated from the occupation of adjoining Government land and he has updated all the drawings, page 2, 5, 10 and 11 of the S.16-III application form and Annex to exclude the application site from occupying the adjoining Government land. The latest site area is 1,917m².

Yours faithfully,



Urban Planning & Development Company Limited
URBAN PLANNING & DEVELOPMENT COMPANY LIMITED
都市規劃及發展顧問有限公司

Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email

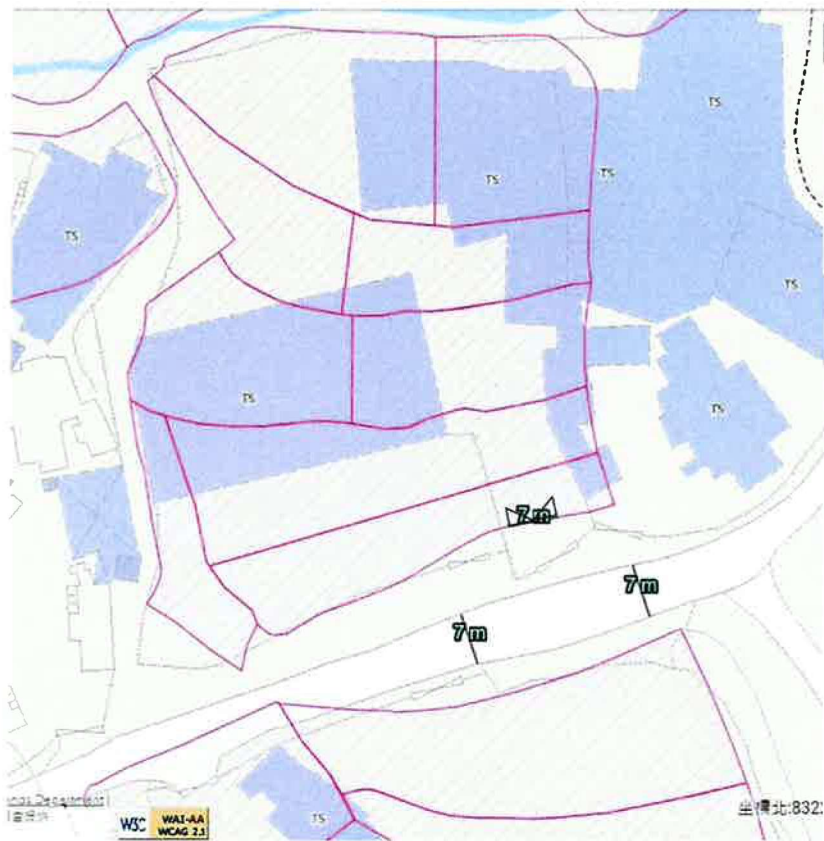
Response to the comments of Transport Department

- i. The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site

According to the subject site is use for internal storage only and not opening for public. Only 1 own Light Goods Vehicle will be arranged by applicant for the stock's loading / unloading each time. Subject site can provide enough space for parking and stock loading / unloading. At the same time, adequate circulation space (at least 166 square meters) can be provided for the Light Goods Vehicle. (Drawing A)

- ii. The applicant should advise the width of the vehicular access leading to the site

The vehicular access to the subject site from Kong Nga Po Road about 7 meters (Both Eastbound and Westbound direction) respectively. A 7.3m (about) wide Ingress/Egress are provided at the southern part of the application site.



- iii. The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis

As shown in the swept path (Drawing B-1 & B-2), the Light Goods Vehicle may turnaround within the site and complete the loading / unloading.

- iv. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site

Staff will be arranged at Ingress/Egress to instruct the Light Goods Vehicle enter the subject site. Ensure that there is no queue / parking of vehicles outside the subject site.

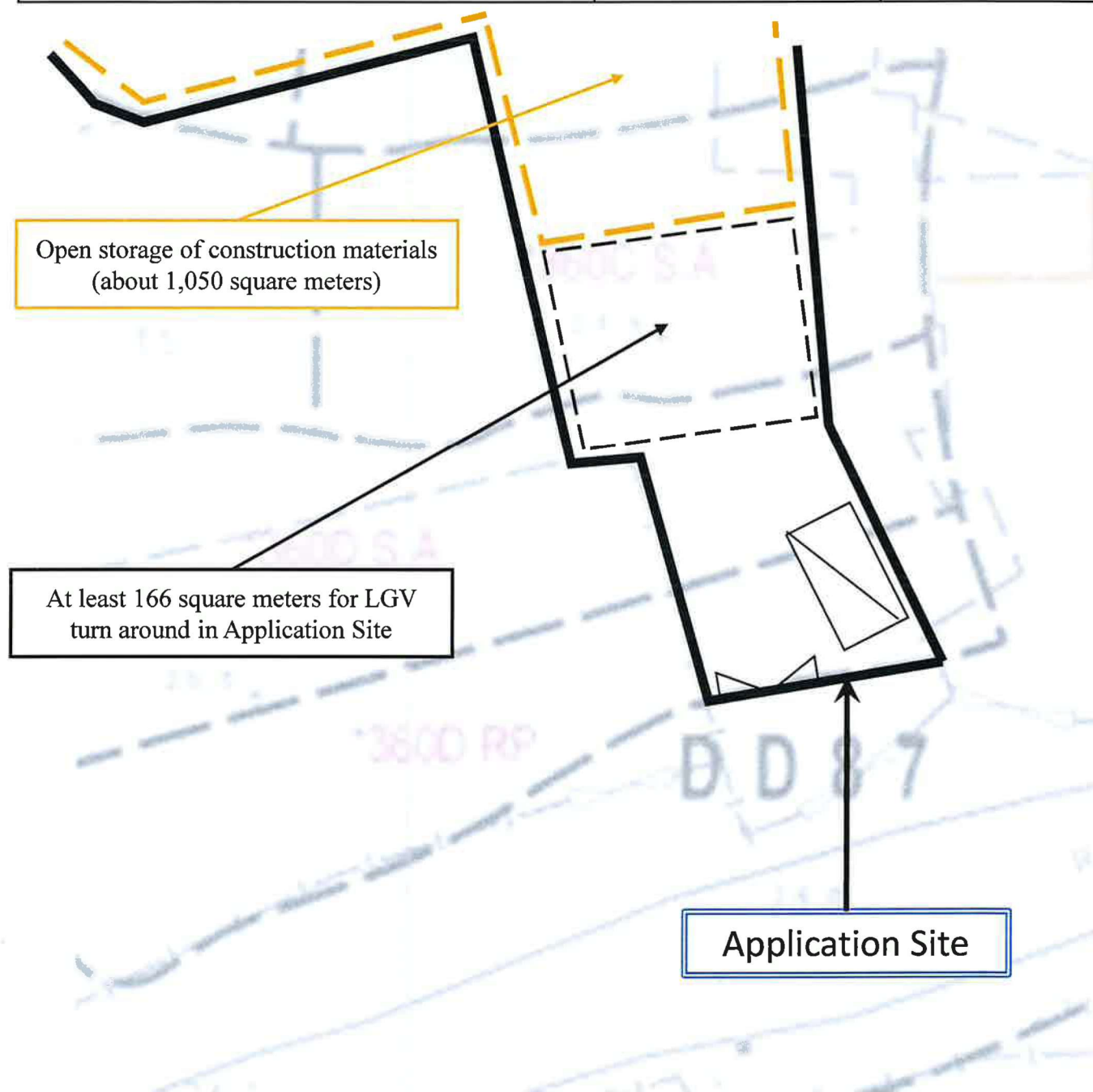
- v. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety

Applicant will erect signboards outside the venue for clear instructions to ensure pedestrian safety. For safety concern, the doorways are designed to be pushed inwards. Flashing light will be installed near exit for alert pedestrian if necessary.

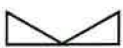
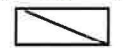
- vi. The proposed vehicular access between Man Kam To road and the application site is not managed by TD. The applicant should seek comments from the responsible party

Noted.

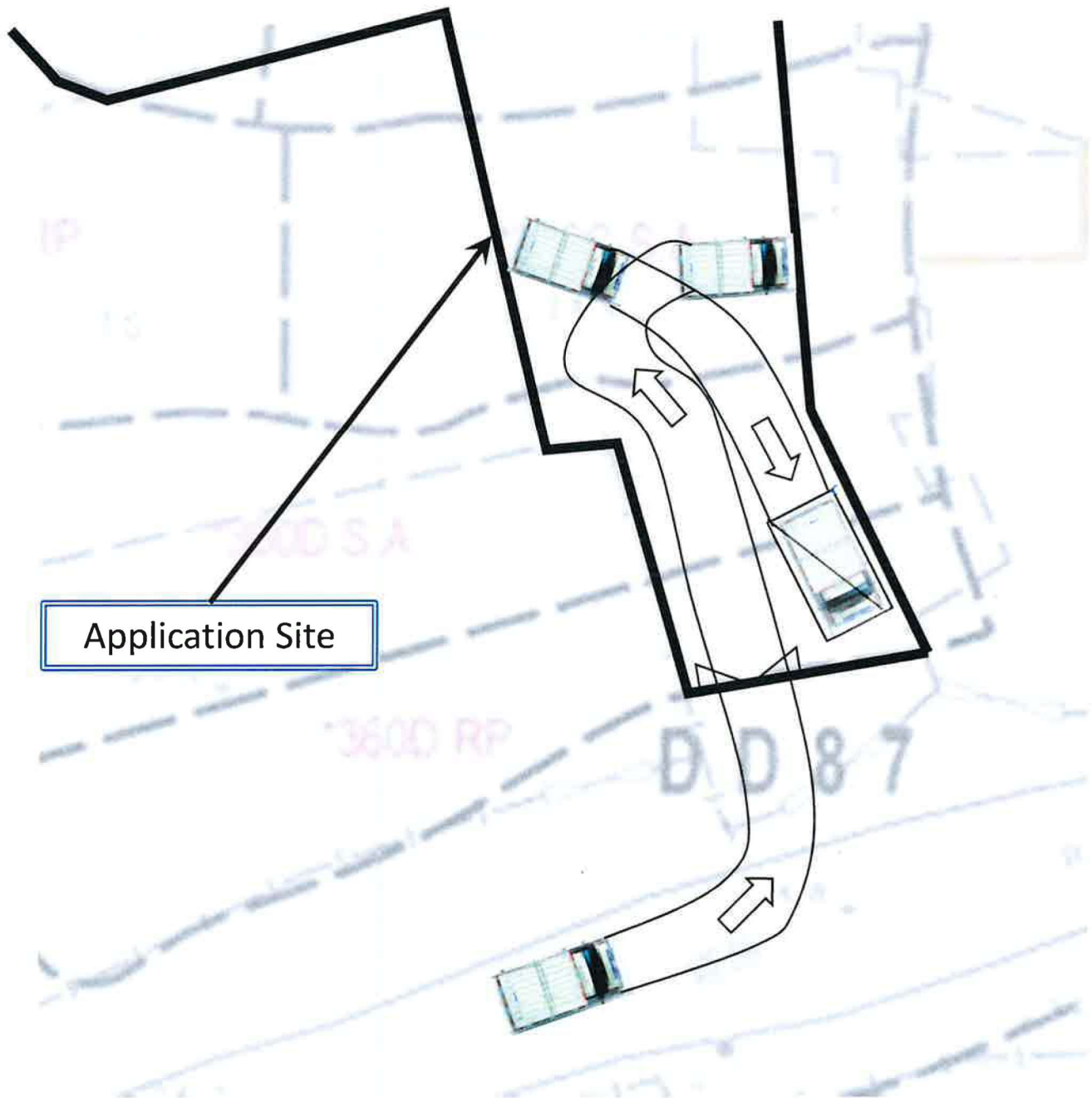
Project: Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A(Part), 360 B RP (Part), 360 C S.A Part), 360 D S.A (Part) & 360 D RP((Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.	Drawing Title: Proposed Layout Plan	Drawing No. : Drawing A
	Ratio: 1 : 300	



Legend

-  Ingress / Egress
-  Light Goods Vehicle Parking Space

Project: Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A(Part), 360 B RP (Part), 360 C S.A Part), 360 D S.A (Part) & 360 D RP((Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.	Drawing Title: Swept Path Analysis (Ingress)	Drawing No. : Drawing B-1
	Ratio: 1 : 300	



Legend

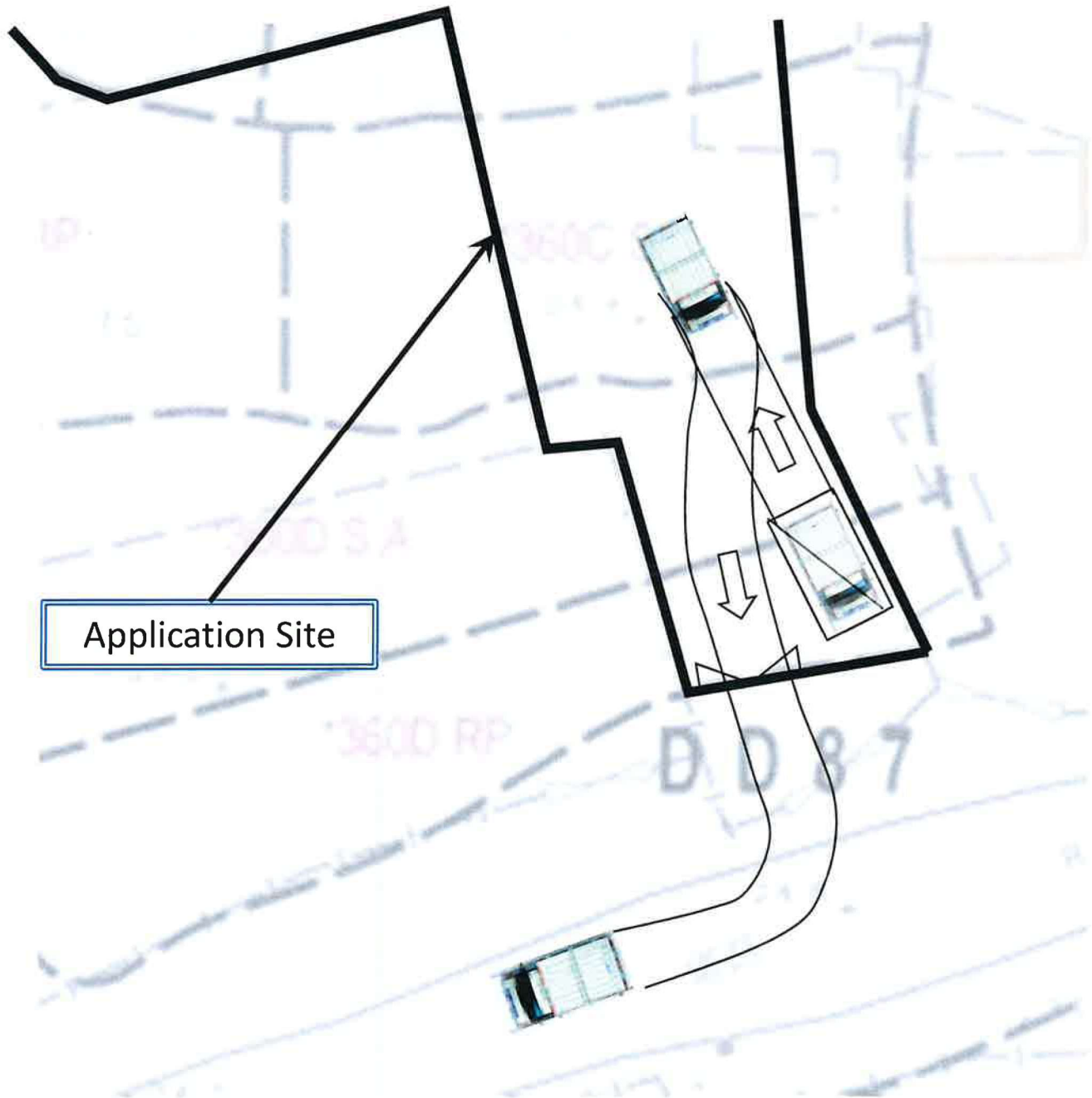


Ingress / Egress [about 7.3m]

Light Goods Vehicle loading/unloading bay [about 7m x 3.5m]

Light Goods Vehicle

Project: Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A(Part), 360 B RP (Part), 360 C S.A Part), 360 D S.A (Part) & 360 D RP((Part) in D.D.87 & Adjoining Government Land, Ta Kwu Ling, N.T.	Drawing Title: Swept Path Analysis (Egress)	Drawing No. : Drawing B-2
	Ratio: 1 : 300	



Legend



Ingress / Egress [about 7.3m]

Light Goods Vehicle loading/unloading bay [about 7m x 3.5m]

Light Goods Vehicle

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

To Tak Fai (杜德輝) (Manager of Sam Wo Tong)

Sin Oi Hing (冼愛興)

Yu Chau Ming (余秋明), Yu Chi Shing (余子成), Yu Fuk Hau (余馥后)

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 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, 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 1,917 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 280 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

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 of Construction Materials for a Period of 3 Years and Filling of Land		
	(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	1,662	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	255	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 280	sq.m	<input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Storage use (Not exceeding 5m, 1 storey),			
Structure 2: Site office (Not exceeding 6m, 2 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		

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 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.
Site area 地盤面積	1,917 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 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 of Construction Materials for a Period of 3 Years and Filling of Land

(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	280 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.146 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	13.3 % <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 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) NA _____ _____		0 0 0 0 0 0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA _____ _____		0 0 1 0 0

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land

at

Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, 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 1,917m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the east and west. To the south is public road. A river is found to the immediate north. It is proposed that the site will be filled with 0.2m thick concrete.

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

1.1.3 It has a gradient sloping from south to north from about +25.5mPD to +24.2mPD.

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. As such, no external catchment has been identified.

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 river is found to the north of the application site.

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 1,917m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 25.5\text{m} - 24.2\text{m} = 1.3\text{m}$$

$$L = 65\text{m}$$

$$\therefore \text{Average fall} = 1.3\text{m in } 65\text{m} \text{ or } 1\text{m in } 50\text{m}$$

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

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

$$t_c = 0.14465 [65 / (2^{0.2} \times 1,917^{0.1})]$$

$$t_c = 3.84 \text{ minutes}$$

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 300 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 1,917 / 3,600$$

$$\therefore Q_1 = 159.75 \text{ l/s} = 9,585 \text{ l/min} = 0.16\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:55 and 1:100 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.

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 (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the river outside the northern site periphery.
- 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 trees and 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) 10cm opening will be reserved 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 an unnamed Road. It is situated amidst the 'Agriculture' ("AGR") zone. According to the Town Planning Board Guideline 13G, the application site is categorized as 'Category 2 Areas' of which open storage use may be approved in the event that there is no objection from Government departments.
- 2.2 Also, the proposed 7m x 3.5m loading/unloading space at the application site would only be opened to users with prior appointment. No visitors will be allowed to visit the proposed development.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

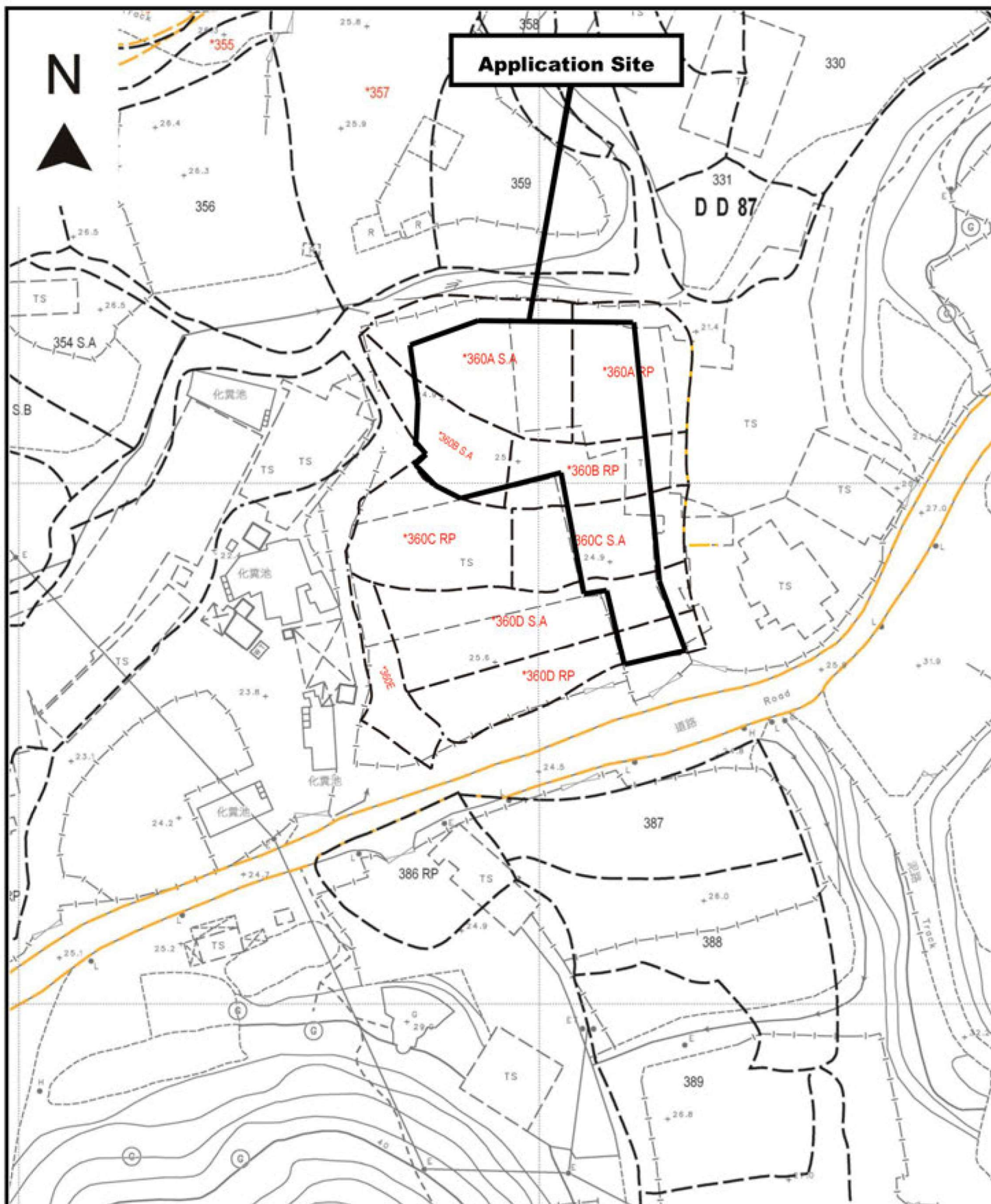
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to 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 the unnamed road leading from Kong Nga Po Road. The negligible increase in traffic would not aggravate the traffic condition of nearby road networks.



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

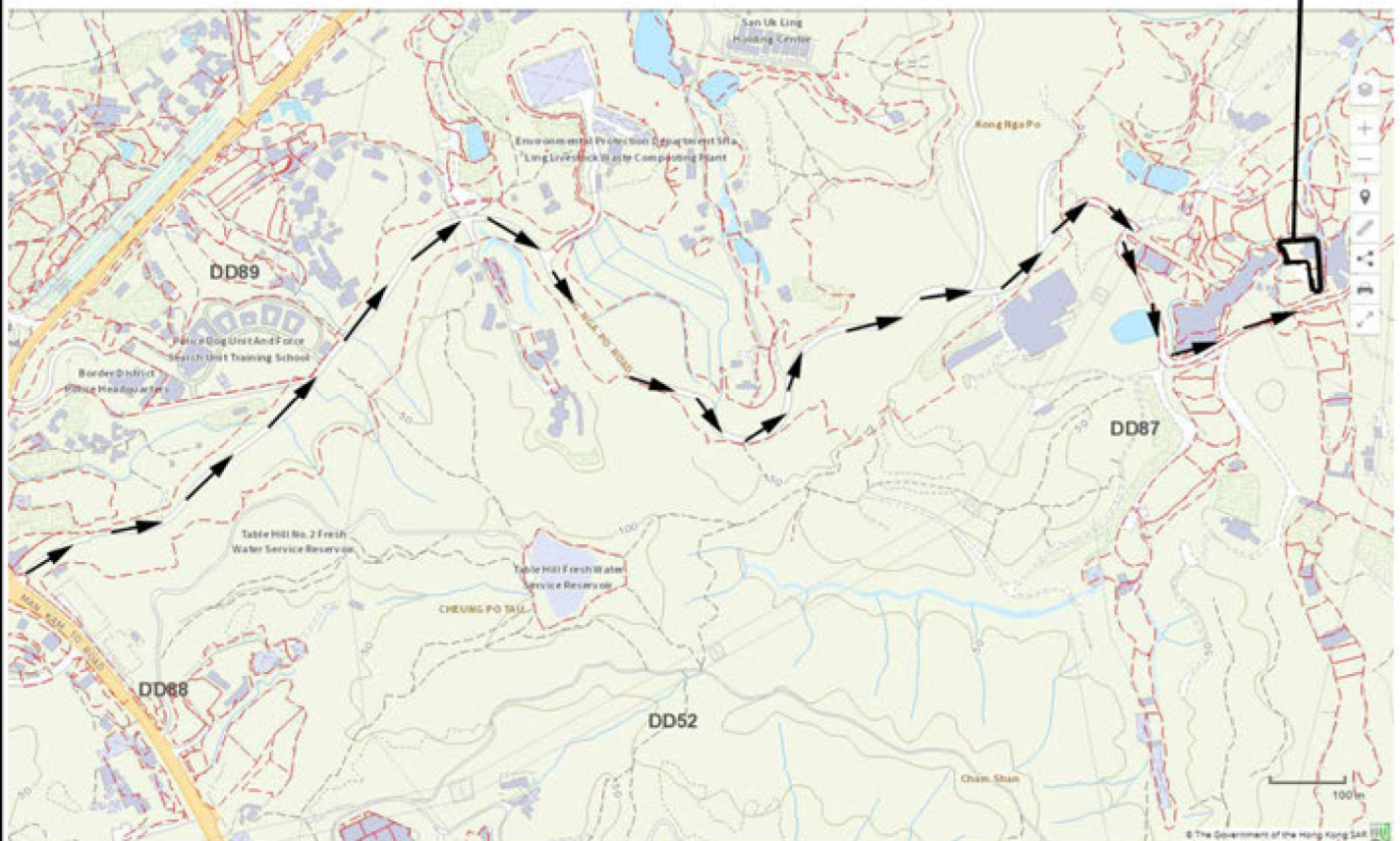
Scale 比例:

1:1000

N



Application Site



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Vehicular Access Plan

Drawing No. 圖號:

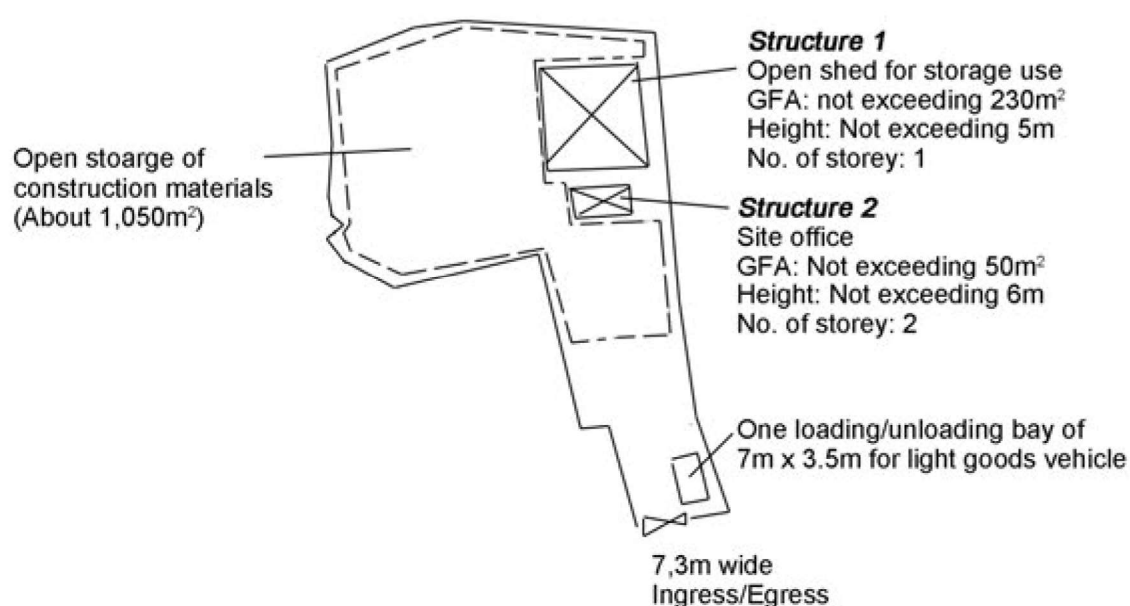
Figure 2

Remarks 備註:

→ Vehicular access leading to the application site from Man Kam To Road

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

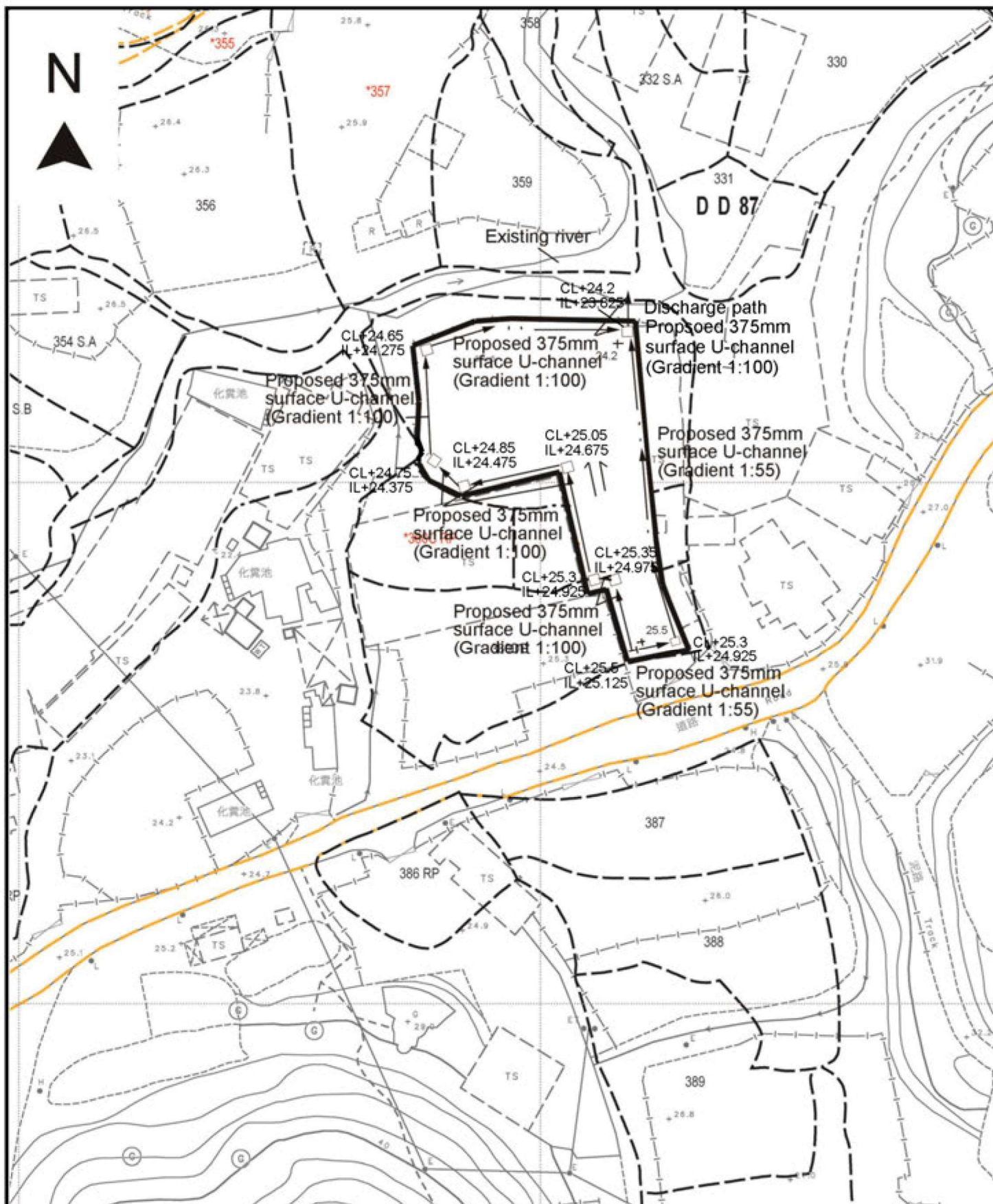
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

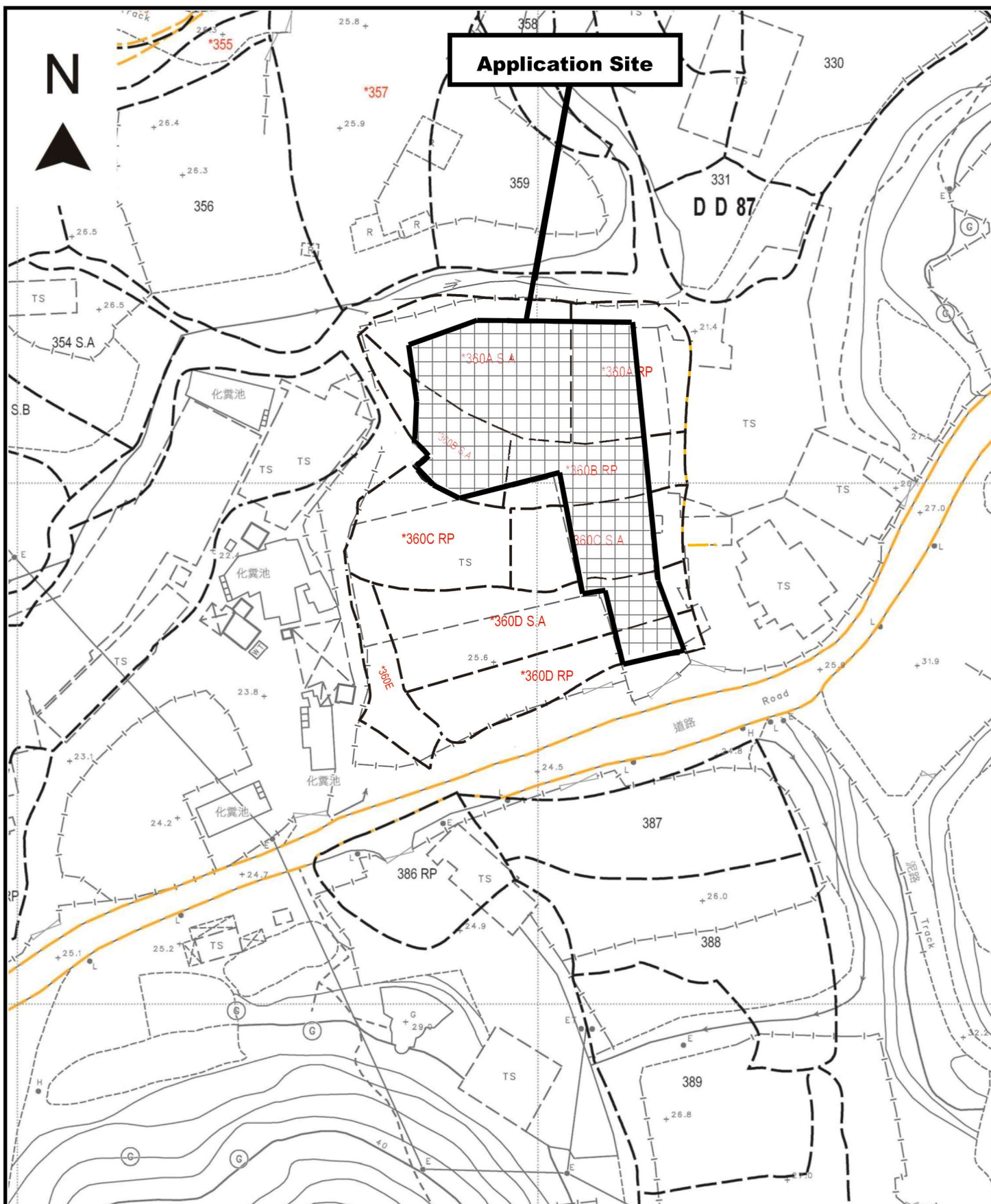
+25.5 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 5

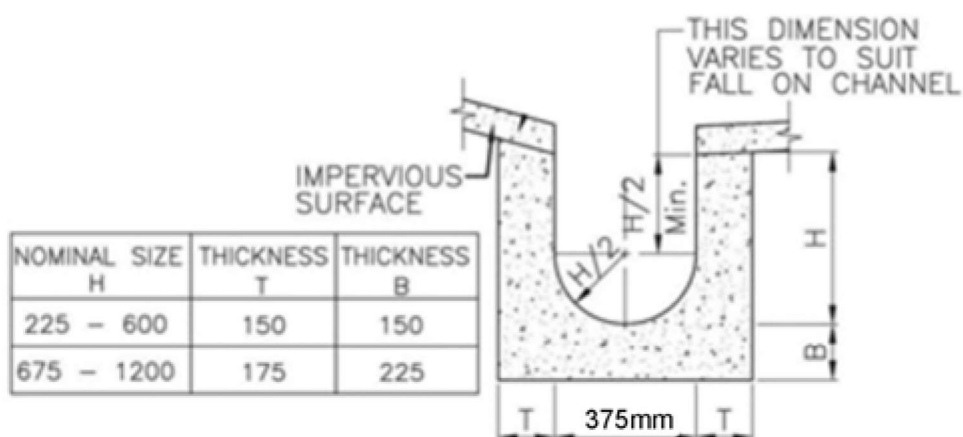
Remarks 備註:



Proposed filling of 200mm thick concrete

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

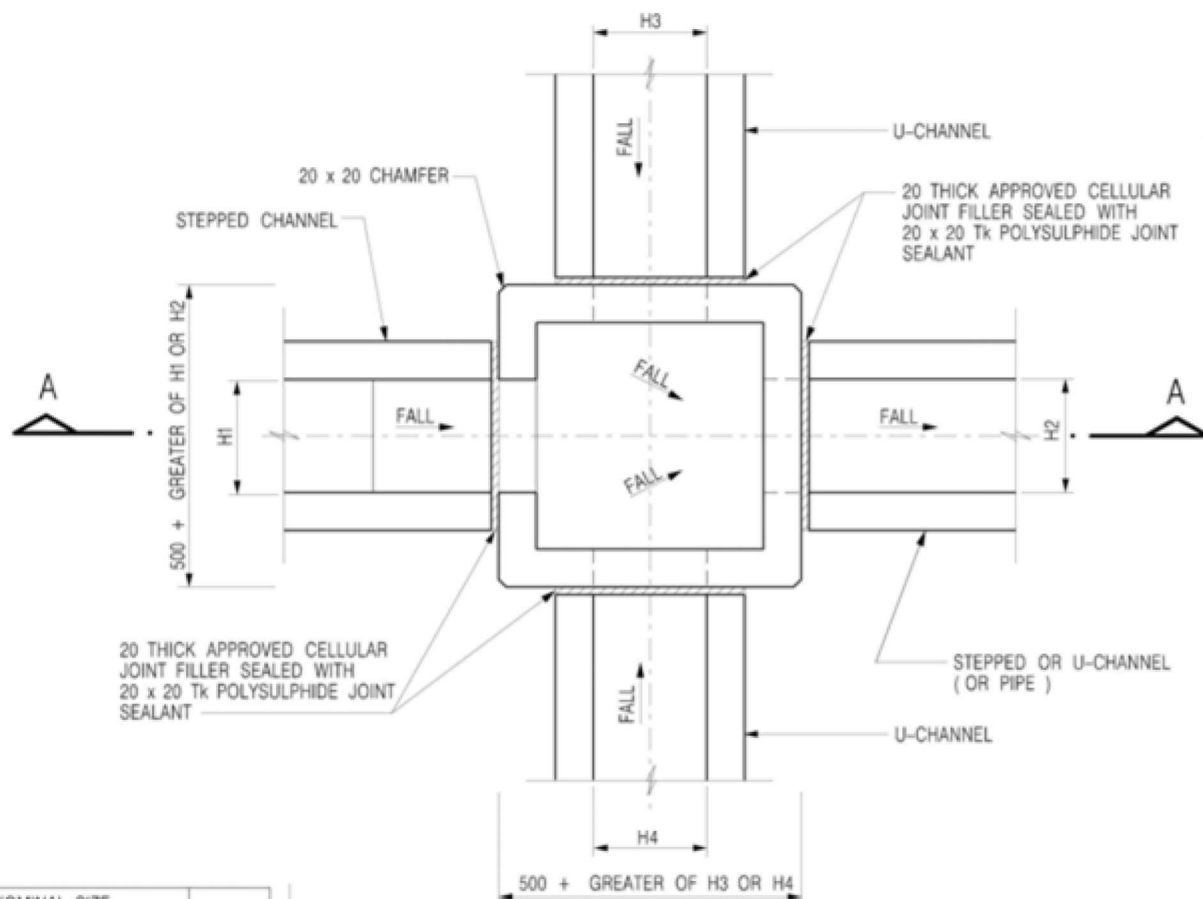
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

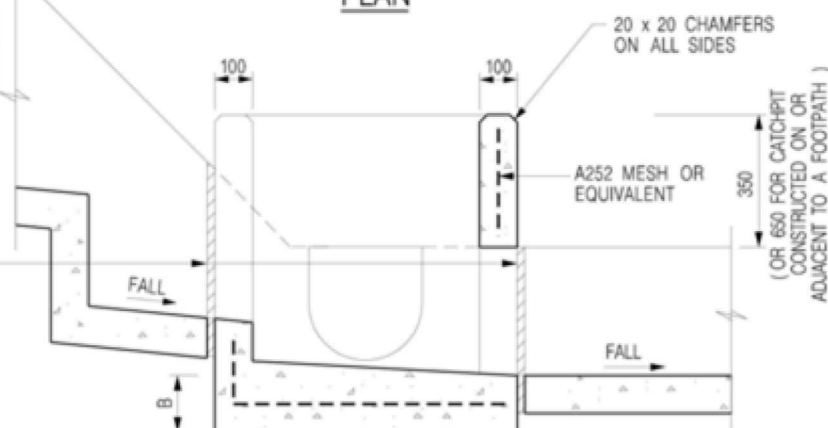
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

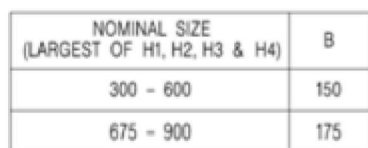
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

Not to scale



Not to scale

Date: 15 October 2024

TPB Ref.: A/NE-FTA/244

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Our response to the comments of the CE/MN, DSD is shown below:

CE/MN, DSD's comments	Applicant's response
Our previous comment (b) regarding the site photos have not been addressed, please provide.	Please see photos below. The photo viewpoint is shown in the proposed drainage plan in the attachment.
Figure 4 refers. Please indicate the clearance with the existing natural watercourse to the north of the application site, and indicate the catchpit with sand trap.	3m clearance will be provided.
Given the level difference between the proposed site and the existing natural watercourse, please review and verify with site condition if the proposed 375mm surface U-channel discharging the site runoff to the river can be practically implemented on site.	375mm stepped U-channel will be provided given the level difference between the proposed site and the existing natural watercourse.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
On r-to-c item v: "Applicant will erect signboards outside the venue for clear instructions to ensure pedestrian safety. For safety concern, the doorways are designed to be pushed inwards. Flashing light will be installed near exit for alert pedestrian if necessary." Please clarify on	Flashing light will be installed near exit for alert pedestrian.

the wording "if necessary"? Flashing light will be installed or not?	
--	--

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Shirley CHAN) –
By Email

Photos showing the area adjacent to the application site

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

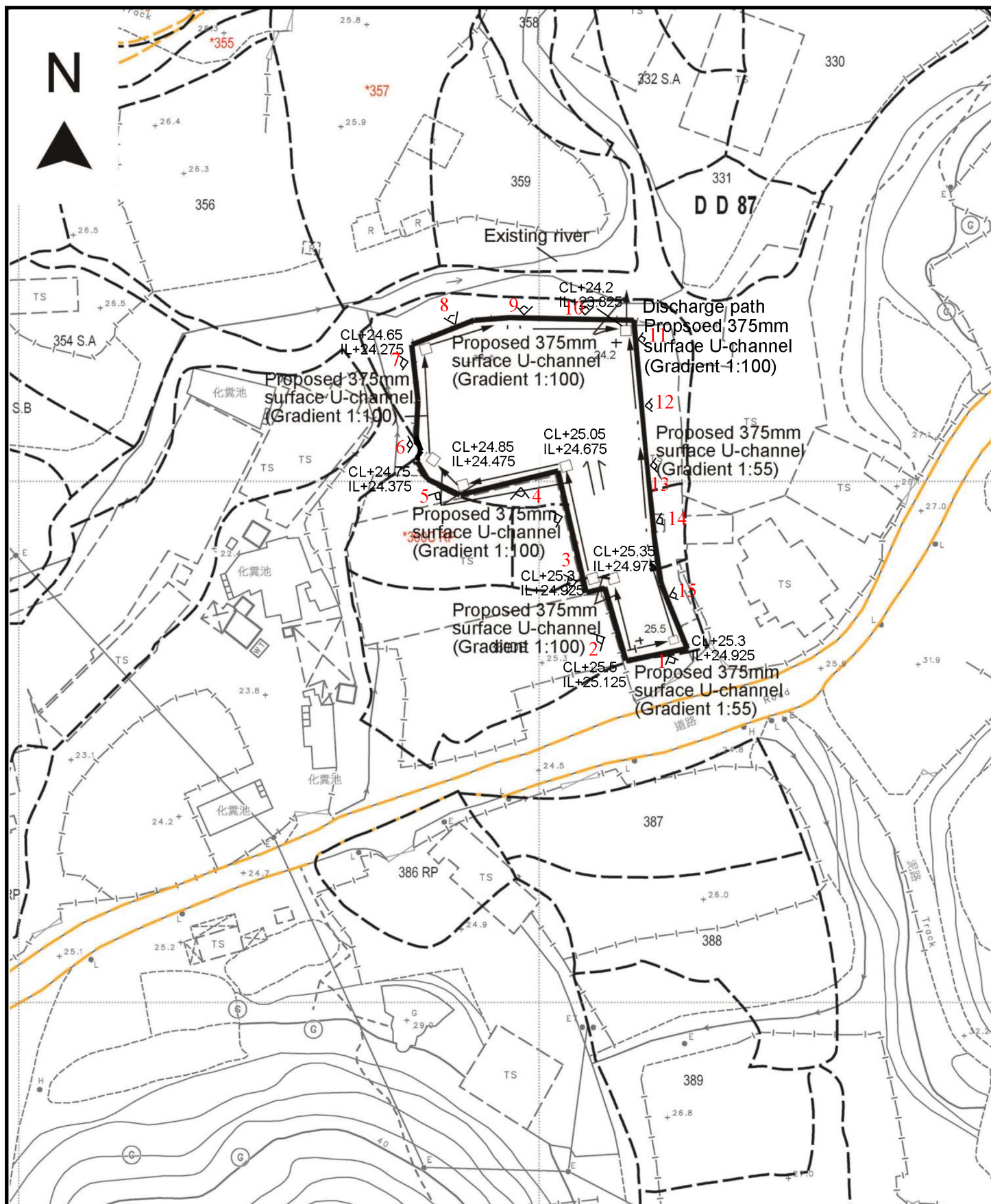


Photo 14



Photo 15





Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+25.5 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

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.

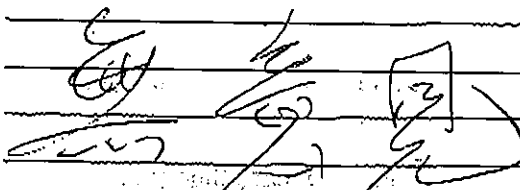
By Fax : 2877 0245 or 2522 8426

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-FTA/244

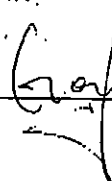
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.4.12

2

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



A/NE-FTA/244 DD 87 Kong Nga Po

23/04/2024 03:12

From:

To: <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-FTA/244

Lots 360AB (Part), 360C S.A (Part) and 360DE (Part) in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 1,920sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Of course conditions for 205 were not fulfilled because there was never ANY INTENTION of providing ABE. PlanD and TPB were complicit in an underhand conspiracy to trash farmland under the guise of providing this service.

So now applicant is back with the real operation.

However, members have a duty to consider that both FIRE and DRAINAGE conditions were not fulfilled.

If this application is approved then it is proof that the general interests of the community are being ignored in order to expedite the provision of brownfield even though the administration pledged to phase out this land use.

Shameful.

Mary Mulvihill

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

To:

Sent: Thursday, September 9, 2021 12:16:31 PM

Subject: RE: A/NE-FTA/1205 DD 87 Kong Nga Po SHOULD RAD 205 NOT

1205

Dear Mary,

Thank you for your email dated 28.8.2021 regarding the captioned planning application for temporary animal boarding establishment (dog kennel) which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board on 27.8.2021.

Our preliminary investigation indicated that due to disruption of the government server at the time your submission was sent, your email was delayed in receipt at our end. As it was received after the time for daily routine download of all incoming emails, we were unaware of it until we double checked the mail boxes again when we received your below email on 28.8.2021. We will closely monitor the email receiving system to prevent this kind of very exceptional incident from happening.

Nevertheless, please note that the matters mentioned in your email dated 30.7.2021 had generally been covered in the Paper that was submitted to RNTPC for consideration of the case.

With regard to your suggestion to provide a format that could allow copy and paste functions, notwithstanding the recent launch of electronic submission for planning applications, majority of the planning applications is still submitted in hard copies. Only planning applications submitted in electronic format and in the form of word-searchable format could allow copy and paste functions.

Thank you for your attention to the matter.

(Christina TSE)

Town Planning Board Secretariat

From:

Sent: Saturday, August 28, 2021 12:20 AM

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

Subject: Re: A/NE-FTA/1205 DD 87 Kong Nga Po

Main paper says two objections but I also filed an objection????

Also can you pls provide a format that we can copy and paste relevant data to other documents.

Thank you

Mary

From:

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

Sent: Friday, July 30, 2021 3:15:48 AM

Subject: A/NE-FTA/1205 DD 87 Kong Nga Po SHOULD READ 205

A/NE-FTA/205

Lots 360AB (Part), 360C S.A (Part) and 360DE (Part) in D.D. 87, Kong Nga Po, Sheung Shui

Site area :About 1,920sq.m

Zoning: "Agriculture"

Applied use : Animal Boarding Establishment (Dog Kennel) / 8 Vehicle Parking

Dear T PB Members,

The aerial images and support documents for Application 195 show that the lots are an ongoing storage facility. It is adjacent to pig rearing facilities. The application was rejected. The current application is for part of the site.

The Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) advises that the Site is currently subject to two planning enforcement actions (No. E/NE-FTA/173 & No. E/NE-FTA174) against unauthorized developments (UDs) involving workshop use and storage use (including deposit of containers) at the southwestern portion of the Site and against UD involving storage use (including deposit of containers) on the northern and eastern portions of the Site respectively. Enforcement Notices (No. E/NEFTA/173 & No. E/NE-FTA174) (Plan A-2) were issued on 16.9.2019 requiring discontinuation of the UD by 16.11.2019. According to the latest site inspection, the UD of the enforcement case (No. E/NE-FTA/173) has been discontinued whilst the UD of the enforcement case (No. E/NE-FTA/174) has not been discontinued upon expiry of the notice. The concerned party maybe subject to prosecution action.

The Site is not the subject of any previous application. The Site and its surrounding had been hard paved since 2004. Adverse landscape character alteration has taken place prior to planning application;

There is a river to the north of the lots.

So has enforcement action been carried out and what is the current state of the land? Would barking dogs have a negative impact on the piggery operations?

Mary Mulvihill

From:

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

Sent: Thursday, February 6, 2020 3:56:21 AM

Subject: A/NE-FTA/195 DD 87 Kong Nga Po

A/NE-FTA/195

Lots 360AB, 360C S.A and 360C RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area : About 3,214.6sq.m

Zoning: "Agriculture"

Applied use : Open Storage of Containers / 1 Vehicle Parking

Dear TPB Members,

As the site is close to Hang Lung Hang and deep into Agriculture/GB territory, the following will be applicable.

The proposed temporary open storage was not in line with the planning intention of the "Agriculture" ("AGR") zone. No strong planning justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis. The application does not comply with the Town Planning Board Guidelines No. 13E in that the Site falls within Category 3 areas and no previous approval for similar open storage use had been granted for the Site.

Approval of the application would set an undesirable precedent. The cumulative effect of approving such similar applications, even on a temporary basis, would result in a general degradation of the rural environment and landscape quality of the area.

Mary Mulihill