

2024年 5月 1 0日

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

Appendix I of RNTPC
Paper No. A/NE-FTA/245B

This document is received on 10 MAY 2024
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

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By Courier

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/145
	Date Received 收到日期	10 MAY 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- 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)

Hing Yan Hong Company Limited

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)

Mr. Yuen Sing Hank

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)	Lot Nos. 342 RP (Part) and 343 RP in D.D. 87, North New Territories, Hong Kong
(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 3,060 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 585.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Fallowed land and abandoned agriculture land (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 9/05/2024 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)".
根據土地註冊處截至 2024 年 5 月 9 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 3 "current land owner(s)".
已取得 3 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)
2	Lot No. 343 RP in D.D. 87	29/04/2024
1	Lot No. 342 RP in D.D. 87	29/04/2024

(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 or Regulated Areas**

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

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

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

(a) Proposed use(s)/development
擬議用途/發展

Temporary Open Storage of Containers and Vehicle Maintenance Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond

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

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,474.7sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 585.3sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 585.3sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 585.3sq.m ☒About 約

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

1 nos. of Rain Shelter with open sided for Consolidation Area (not more than 7m)(1 Floor),

1 nos. of Rain Shelter with open sided for Vehicle Maintenance Workshop (not more than 7m)(1 Floor),

1 nos. of Site Office (not more than 3m)(1 Floor),

1 nos. of Washroom (not more than 2.4m)(1 Floor)

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 1

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 1

Others (Please Specify) 其他 (請列明) N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 N/A

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Space:
1 Loading / Unloading Area (L: 16m, W: 3.5m)

Proposed operating hours 擬議營運時間 8:00 a.m. to 10:00 p.m. from Monday to Sunday (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	<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)) unnamed access road to 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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..175..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..not more than 2.8..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..1,977..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 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	
	No 否	<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?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please see the attached.

8. Declaration 聲明

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

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

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

Signature

簽署



YUEN SING HANK

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

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

06/05/2024

..... (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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 342 RP (Part) and 343 RP in D.D. 87, North New Territories, Hong Kong
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 3,060 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Zoning 地帶	"Agriculture"
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Temporary Open Storage of Containers and Vehicle Maintenance Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond

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

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

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

Supplementary Information

1. Background/Proposed Development

- 1.1.1 The Applicant operates a company that provides facilities for the open storage of containers and provide cross-border transshipment of goods in support of Hong Kong's cross-border trade for over 30 years. Its current operation is from 8:00am to 10:00pm Monday to Sunday (including public holidays) supporting the cross-border freight industry. In particular, it supports the container vehicles using the Man Kam To Boundary Control Point that operate from 7:00am to 10:00pm.
- 1.1.2 The Applicant is subject to a relocation notice from the Lands Department on the existing operation located at No. 5A Jockey Club Road, Sheung Shui, New Territories to facilitate the development of the Kwu Tong North/Fanling North New Development Area by the Development Bureau (the DevB). The Applicant currently operates on a piece of land that is approximately 28,000 sq.m (about 300,000 sq. ft).
- 1.1.3 In order to continue with the current operation and protect the continual livelihood of its staff, the Applicant has no choice but to select the Site as the first phase of its relocation exercise. The Site is about 3,060 sq.m which represents only 10% of the area of the existing operations. Given the above, the Applicant intends to continue to seek for additional sites to accommodate the shortfall in space for their existing operations.
- 1.1.4 The Site, with an area of about 3,060 sq.m, is located to the North of Kong Nga Po Road and to the Southeast of San Uk Ling Holding Centre, North New Territories, Hong Kong [**Figure 1.1**]. The Site is currently composed of weeds, wild grass, semi-dried pond and construction debris. The land is currently not arable and cannot temporary be rehabilitated for cultivation without extensive earth works.
- 1.1.5 The area of the pond is about 175 sq.m will be filled to about +27.2mPD. The filling of the pond area will be not more than 2.8m. The other lower portions of the Site with an area of 1,977 sq.m will be filled to the level of the access road of about +27.2mPD. The filling of the lower portion of the Site will be not more than 2m. The location of the filling is shown in **Figure 1.2**.
- 1.1.6 The Proposed Development is shown in **Figure 1.3** and the major development parameters are summarized in Table 1.1.

Supplementary Information

Major Development Parameters	Proposed Development
Site area	About 3,060 sq.m <i>Covered Area: about 585.3 sq.m (approx. 19%)</i> <i>Uncovered Area: about 2,474.7 sq.m (approx. 81%)</i>
Site Coverage	About 19%
Applied Use	Temporary Open Storage of Containers and Vehicle Maintenance Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond
Nos. of Temporary Structures	1 nos. of Rain Shelter with open sided for Consolidation Area <i>(H: not exceeding 7m, L: not exceeding 20m, W: not exceeding 13m)</i> 1 nos. of Ancillary Facilities (Site Office) <i>(H: not exceeding 3m, L: not exceeding 7m, W: not exceeding 3m)</i> 1 nos. of Rain Shelter with open sided for Vehicle Maintenance Workshop <i>(H: not exceeding 7m, L: not exceeding 23.6m, W: not exceeding 13m)</i> 1 nos. of Washroom (3 nos. of Portable Toilets) <i>(H: not exceeding 2.4m, L: not exceeding 3.6m, W: not exceeding 1.2m)</i>
Parking Provision ¹	1 nos. of Accessible Parking/Private Parking <i>(L: 5m, W: 3.5m)</i> 1 nos. of Heavy Goods Vehicle Parking <i>(L: 11m, W: 3.5m)</i> 1 nos. of Loading/unloading Area <i>(L: 16m, W: 3.5m)</i>
No-Built Zone (no roof over area)	400 sq.m (due to hillside)
Proposed Filled Area	Land 1,977 sq.m (depth of filling not more than 2m) Pond 175 sq.m (depth of filling not more than 2.8m)

Table 1.1 - Proposed Development Parameters

- 1.1.7 The Site will be levelled with the access road. The proposed access to the Site is along an access road (unnamed) to Kong Nga Po Road and is shown in **Figure 1.1**.
- 1.1.8 The Rain Shelter Area would be an open-sided sheltered area from the sunlight and rain for the consolidation of freights, and the Vehicle Maintenance Workshop would be used for minor vehicle repair works on company cars (not serving the public) as required. In sum, freights and goods will be brought to the Site via container vehicles to be reassembled and redirected. The freight would be off loaded and consolidated in the Consolidation area to be delivered. Some of the containers awaiting the unloading /loading would be stored in the Stacking Area of the Site with a height of not exceeding 4 nos. of containers, subject to operational demand.

¹ Referenced to Hong Kong Planning and Standards Guidelines Chapter 8.

Supplementary Information

2. Planning Justifications

2.1 In line with Policy Address 2023

- 2.1.1 The Proposed Development is situated within the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. This area aims to drive the development of industries such as advanced construction, green environment industries, health care, food technology, modern logistics, and promote cross-boundary business services. Therefore, approval of the Proposed Development will allow the Applicant to continue with its operation to support of the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. The Proposed Development is in line with direction of the above Action Agenda.

2.2 Compliance with Town Planning Board Guideline No. 13G

- 2.2.1 The Proposed Development is in-line with the TPB PG-NO. 13G for Open Storage and Port Back-up Uses. The Site falls within Category 2 area where planning permission for the Proposed Development would be granted on a temporary basis should there be no adverse department comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. In view of this, the Proposed Development on the Site complies with the said guideline for temporary use on designated Category 2 areas.

2.3 Facilitates the development of the Kwu Tong North/Fanling North New Development Areas

- 2.3.1 It is noted that the relocation of the existing operation is very crucial to the smoother clearance for the implementation of the Kwu Tong North/Fanling North New Development Areas. As such, to allow for the Proposed Development for the business operation could contribute to ensure a timely development of the project for the future population within the Kwu Tong North/Fanling North New Development Areas, as well as to facilitate the continued operation of displaced brownfield operations to meet the need of logistics economy in Hong Kong.

2.4 Would not frustrate the long-term planning intention

- 2.4.1 There is a genuine need for the Applicant to relocate its operations and encouragement by DevB. The Site has remained fallowed from agriculture productivity for many years. There is no intention by the landowners to use the land for cultivation use at this time. Even though the Proposed Development does not align with the long-term planning intention of the “AGR” zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone.

2.5 Minimal traffic impact

- 2.5.1 It is recorded that the existing operations generates at most 22 vehicles per hour to and from the premises. Since the Site’s area is approximately 10% of the current site, it is assumed that the Proposed Development will only able to cater 10% of the existing

Supplementary Information

operations. Therefore, for a conservative assessment 2 vehicles per hour of one-way or 4 vehicles per hour of two-way traffic. There will be no backing into the Site; or queuing along the access road (unnamed) will be anticipated. The Proposed Development will have minimal traffic impact to the vicinity.

2.6 No Tree Felling

- 2.6.1 There are some trees near the site boundary, it is observed there are some trees outside the Site boundary at the north western periphery of the Site including 1 no. undersized, i.e. DBH less than 95mm, *Aquilaria sinensis* (protected species) with a height of about 4m and a crown of about 1m (T01). These trees would be kept. There are no trees observed within the site boundary, thereby no tree felling is required for the Proposed Development.

2.7 Minimal Sewerage and Drainage Impact

- 2.7.1 3 Nos. portable toilets would be provided for the 10 staff/visitors that will be periodically collected and arranged to be removed off the Site to be treated by the Applicant. The surface runoff discharged from the surrounding catchment area and the Site will be collected by a proposed perimeter U-channels on the Site and discharged to the proposed stormwater manholes outside the Site to the Ping Yuen River. Given the above, a detail drainage plan would be provided in the detail design stage. Therefore, given the scale of the development and the use of portable toilets there would be minimal sewage and drainage impact.

2.8 Compatible to the Surrounding

- 2.8.1 The Proposed Development is non-polluting in nature and there no domestic structures or sensitive receivers nearby. There are no interface issues with the Proposed Development to the surrounding. The Proposed Development would be mainly self-contained behind a fenced area. There would be minimal air quality and noise impact or odour emitted from the Site, if any, given the above. The Proposed Development is compatible with the surrounding land uses.

2.9 Allows Efficient Use of Vacant Land

- 2.9.1 Land is a valuable and scarce resources for Hong Kong. Given the land has been left idle, the Proposed Development on a temporary basis will better utilise vacant land lot to meet the demand needs of the locality.

2.10 Would not set an undesirable precedent case

- 2.10.1 Several applications of similar uses on "Agriculture" zone land were approved by TPB on temporary basis. The Application has its individual merits of contributing to support and facilitate cross border trade. The Proposed Development will benefit the community in the long-run and would not set an undesirable precedent case.

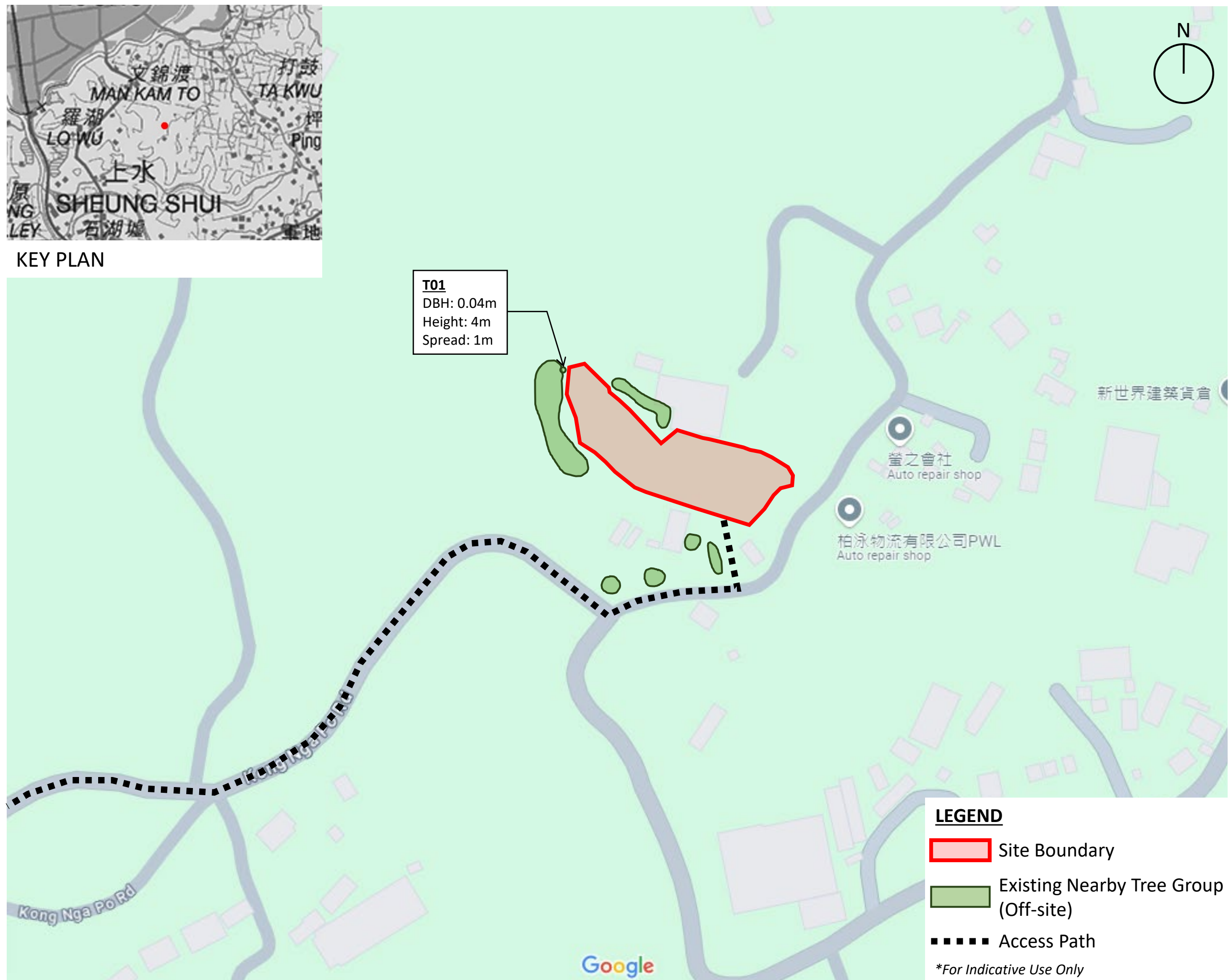
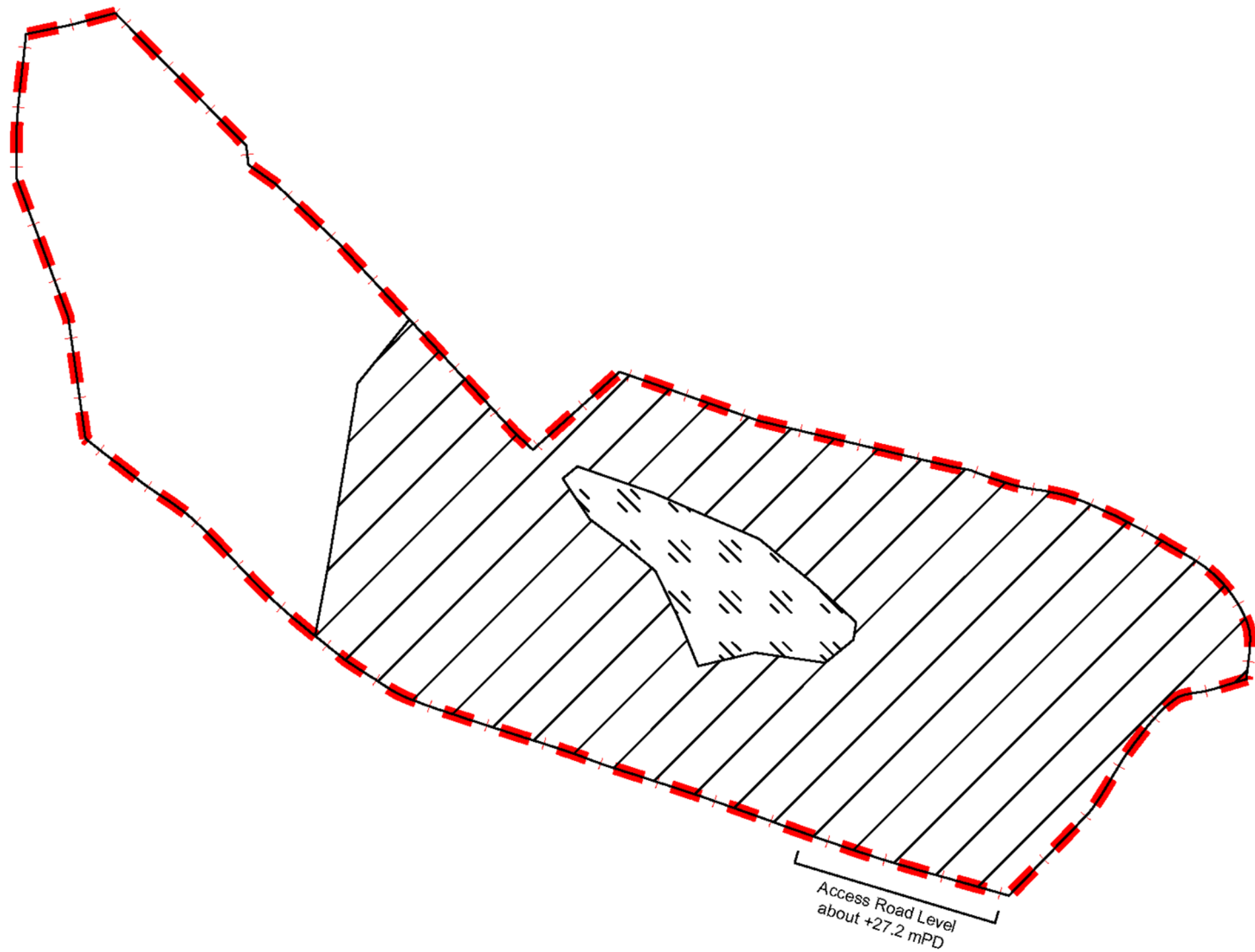
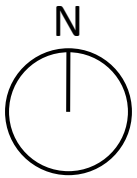


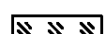


Figure 1.1 Location Plan



LEGEND

-  Site Boundary
-  Filling of Land
(Area: Approx. 1,977 sq.m)
-  Filling of Pond
(Area: Approx. 175 sq.m)

**For Indicative Use Only.*

Figure 1.2 **Proposed Filling of Land/Pond**

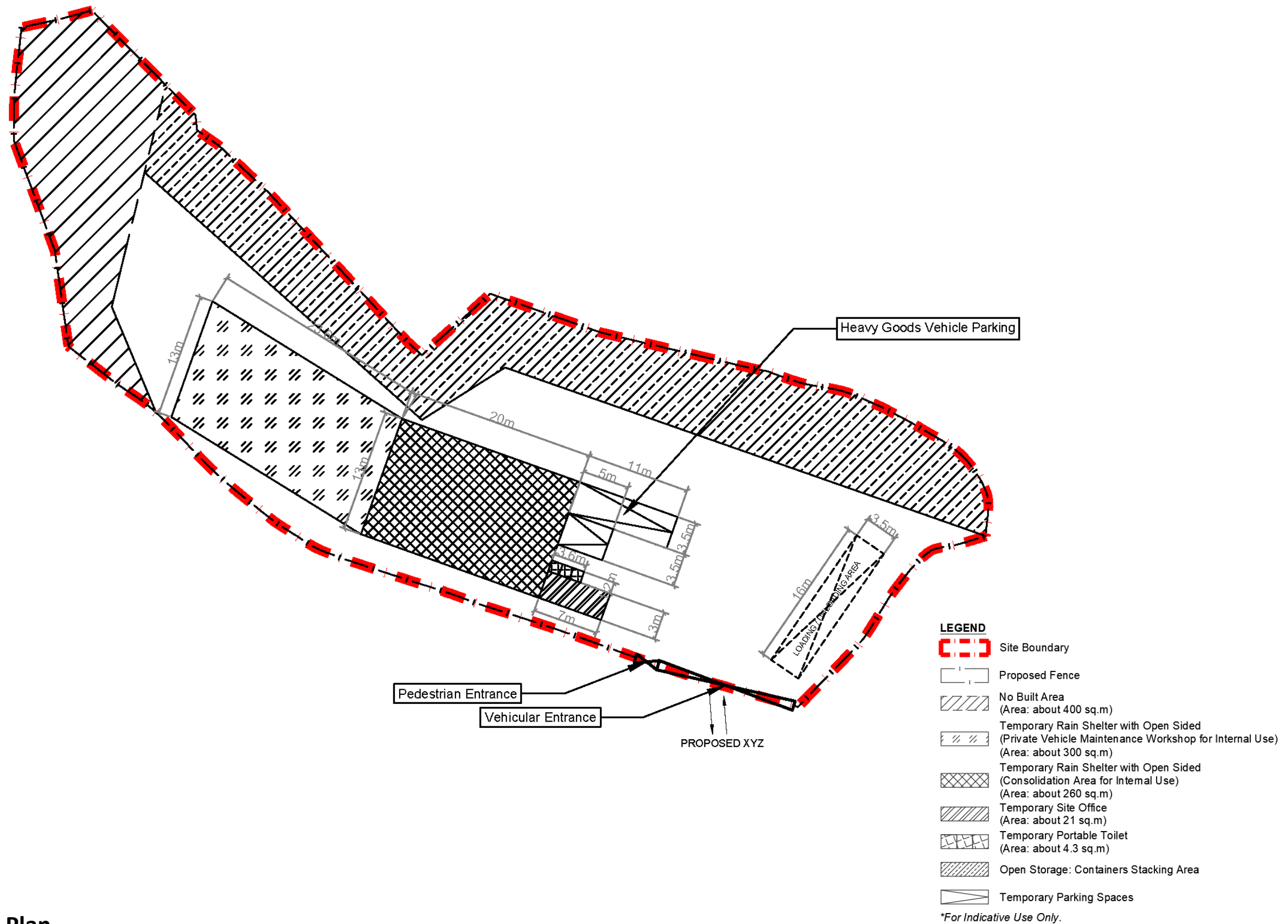


Figure 1.3 Layout Plan

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

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

Hing Yan Hong Company Limited

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)

Mr. Yuen Sing Hank

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)	Lot Nos. 342 RP (Part) and 343 RP in D.D. 87, North New Territories, Hong Kong
(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 3,060 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 585.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Fallowed land and abandoned agriculture land (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 09/05/2024 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"[#].
根據土地註冊處截至 09/05/2024 年 05 月 09 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☒ has obtained consent(s) of 3 "current land owner(s)"[#].
已取得 3 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)
2	Lot No. 343 RP in D.D. 87	29/04/2024
1	Lot No. 342 RP in D.D. 87	29/04/2024

(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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond (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	..... 2,474.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 585.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 585.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 585.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
1 nos. of Rain Shelter with open sided for Consolidation Area (not more than 7m) (1 Floor),	
1 nos. of Rain Shelter with open sided for Vehicle Repair Workshop (not more than 7m) (1 Floor),	
1 nos. of Site Office (not more than 3m) (1 Floor),	
1 nos. of Washroom (not more than 2.4m) (1 Floor),	
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	..... 1
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 1
Others (Please Specify) 其他 (請列明)	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	Container Vehicle Space: 1 Loading / Unloading Area (L: 16m, W: 3.5m)

Proposed operating hours 擬議營運時間 8:00 a.m. to 10:00 p.m. from Monday to Sunday (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	<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)) unnamed access road to 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) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..175..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..not more than 2.8..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..1,977..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 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 No 否 <input type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

Please see the attached.

8. Declaration 聲明

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

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

Signature

簽署

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

YUEN SING HANK

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

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

Date 日期

06/05/2024

..... (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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 342 RP (Part) and 343 RP in D.D. 87, North New Territories, Hong Kong
Site area 地盤面積	<div style="text-align: right;">3,060 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Zoning 地帶	"Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	585.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	19% % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 1 nos. (Private Car Parking Space) 1 nos. (Heavy Goods Vehicle Parking Space)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Space: 1 Loading / Unloading Area (L: 16m, W: 3.5m)		1 1

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

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

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

Supplementary Information

1. Background/Proposed Development

- 1.1.1 The Applicant operates a company that provides facilities for the open storage of containers and provide cross-border transshipment of goods in support of Hong Kong's cross-border trade for over 30 years. Its current operation is from 8:00am to 10:00pm Monday to Sunday (including public holidays) supporting the cross-border freight industry. In particular, it supports the container vehicles using the Man Kam To Boundary Control Point that operate from 7:00am to 10:00pm.
- 1.1.2 The Applicant is subject to a relocation notice from the Lands Department on the existing operation located at No. 5A Jockey Club Road, Sheung Shui, New Territories to facilitate the development of the Kwu Tong North/Fanling North New Development Area by the Development Bureau (the DevB). The Applicant currently operates on a piece of land that is approximately 28,000 sq.m (about 300,000 sq. ft).
- 1.1.3 In order to continue with the current operation and protect the continual livelihood of its staff, the Applicant has no choice but to select the Site as the first phase of its relocation exercise. The Site is about 3,060 sq.m which represents only 10% of the area of the existing operations. Given the above, the Applicant intends to continue to seek for additional sites to accommodate the shortfall in space for their existing operations.
- 1.1.4 The Site, with an area of about 3,060 sq.m, is located to the North of Kong Nga Po Road and to the Southeast of San Uk Ling Holding Centre, North New Territories, Hong Kong [**Figure 1.1**]. The Site is currently composed of weeds, wild grass, semi-dried pond and construction debris. The land is currently not arable and cannot temporary be rehabilitated for cultivation without extensive earth works.
- 1.1.5 The area of the pond is about 175 sq.m will be filled to about +27.2mPD. The filling of the pond area will be not more than 2.8m. The other lower portions of the Site with an area of 1,977 sq.m will be filled to the level of the access road of about +27.2mPD. The filling of the lower portion of the Site will be not more than 2m. The location of the filling is shown in **Figure 1.2**.
- 1.1.6 The Proposed Development is shown in **Figure 1.3** and the major development parameters are summarized in Table 1.1.

Supplementary Information

Major Development Parameters	Proposed Development
Site area	About 3,060 sq.m <i>Covered Area: about 585.3 sq.m (approx. 19%)</i> <i>Uncovered Area: about 2,474.7 sq.m (approx. 81%)</i>
Site Coverage	About 19%
Applied Use	Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond
Nos. of Temporary Structures	1 nos. of Rain Shelter with open sided for Consolidation Area (H: not exceeding 7m, L: not exceeding 20m, W: not exceeding 13m) 1 nos. of Ancillary Facilities (Site Office) (H: not exceeding 3m, L: not exceeding 7m, W: not exceeding 3m) 1 nos. of Rain Shelter with open sided for Vehicle Repair Workshop (H: not exceeding 7m, L: not exceeding 23.6m, W: not exceeding 13m) 1 nos. of Washroom (3 nos. of Portable Toilets) (H: not exceeding 2.4m, L: not exceeding 3.6m, W: not exceeding 1.2m)
Parking Provision ¹	1 nos. of Accessible Parking/Private Parking (L: 5m, W: 3.5m) 1 nos. of Heavy Goods Vehicle Parking (L: 11m, W: 3.5m) 1 nos. of Loading/unloading Area (L: 16m, W: 3.5m)
No-Built Zone (no roof over area)	400 sq.m (due to hillside)
Proposed Filled Area	Land 1,977 sq.m (depth of filling not more than 2m) Pond 175 sq.m (depth of filling not more than 2.8m)

Table 1.1 - Proposed Development Parameters

- 1.1.7 The Site will be levelled with the access road. The proposed access to the Site is along an access road (unnamed) to Kong Nga Po Road and is shown in **Figure 1.1**.
- 1.1.8 The Rain Shelter Area would be an open-sided sheltered area from the sunlight and rain for the consolidation of freights, and the Vehicle Repair Workshop would be used for minor vehicle repair works on company cars (not serving the public) as required. In sum, freights and goods will be brought to the Site via container vehicles to be reassembled and redirected. The freight would be off loaded and consolidated in the Consolidation area to be delivered. Some of the containers awaiting the unloading /loading would be stored in the Stacking Area of the Site with a height of not exceeding 4 nos. of containers, subject to operational demand.

¹ Referenced to Hong Kong Planning and Standards Guidelines Chapter 8.

Supplementary Information

2. Planning Justifications

2.1 In line with Policy Address 2023

- 2.1.1 The Proposed Development is situated within the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. This area aims to drive the development of industries such as advanced construction, green environment industries, health care, food technology, modern logistics, and promote cross-boundary business services. Therefore, approval of the Proposed Development will allow the Applicant to continue with its operation to support of the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. The Proposed Development is in line with direction of the above Action Agenda.

2.2 Compliance with Town Planning Board Guideline No. 13G

- 2.2.1 The Proposed Development is in-line with the TPB PG-NO. 13G for Open Storage and Port Back-up Uses. The Site falls within Category 2 area where planning permission for the Proposed Development would be granted on a temporary basis should there be no adverse department comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. In view of this, the Proposed Development on the Site complies with the said guideline for temporary use on designated Category 2 areas.

2.3 Facilitates the development of the Kwu Tong North/Fanling North New Development Areas

- 2.3.1 It is noted that the relocation of the existing operation is very crucial to the smoother clearance for the implementation of the Kwu Tong North/Fanling North New Development Areas. As such, to allow for the Proposed Development for the business operation could contribute to ensure a timely development of the project for the future population within the Kwu Tong North/Fanling North New Development Areas, as well as to facilitate the continued operation of displaced brownfield operations to meet the need of logistics economy in Hong Kong.

2.4 Would not frustrate the long-term planning intention

- 2.4.1 There is a genuine need for the Applicant to relocate its operations and encouragement by DevB. The Site has remained fallowed from agriculture productivity for many years. There is no intention by the landowners to use the land for cultivation use at this time. Even though the Proposed Development does not align with the long-term planning intention of the “AGR” zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone.

2.5 Minimal traffic impact

- 2.5.1 It is recorded that the existing operations generates at most 22 vehicles per hour to and from the premises. Since the Site's area is approximately 10% of the current site, it is assumed that the Proposed Development will only able to cater 10% of the existing

Supplementary Information

operations. Therefore, for a conservative assessment 2 vehicles per hour of one-way or 4 vehicles per hour of two-way traffic. There will be no backing into the Site; or queuing along the access road (unnamed) will be anticipated. The Proposed Development will have minimal traffic impact to the vicinity.

2.6 No Tree Felling

- 2.6.1 There are some trees near the site boundary, it is observed there are some trees outside the Site boundary at the north western periphery of the Site including 1 no. undersized, i.e. DBH less than 95mm, *Aquilaria sinensis* (protected species) with a height of about 4m and a crown of about 1m (T01). These trees would be kept. There are no trees observed within the site boundary, thereby no tree felling is required for the Proposed Development.

2.7 Minimal Sewerage and Drainage Impact

- 2.7.1 3 Nos. portable toilets would be provided for the 10 staff/visitors that will be periodically collected and arranged to be removed off the Site to be treated by the Applicant. The surface runoff discharged from the surrounding catchment area and the Site will be collected by a proposed perimeter U-channels on the Site and discharged to the proposed stormwater manholes outside the Site to the Ping Yuen River. Given the above, a detail drainage plan would be provided in the detail design stage. Therefore, given the scale of the development and the use of portable toilets there would be minimal sewage and drainage impact.

2.8 Compatible to the Surrounding

- 2.8.1 The Proposed Development is non-polluting in nature and there no domestic structures or sensitive receivers nearby. There are no interface issues with the Proposed Development to the surrounding. The Proposed Development would be mainly self-contained behind a fenced area. There would be minimal air quality and noise impact or odour emitted from the Site, if any, given the above. The Proposed Development is compatible with the surrounding land uses.

2.9 Allows Efficient Use of Vacant Land

- 2.9.1 Land is a valuable and scarce resources for Hong Kong. Given the land has been left idle, the Proposed Development on a temporary basis will better utilise vacant land lot to meet the demand needs of the locality.

2.10 Would not set an undesirable precedent case

- 2.10.1 Several applications of similar uses on "Agriculture" zone land were approved by TPB on temporary basis. The Application has its individual merits of contributing to support and facilitate cross border trade. The Proposed Development will benefit the community in the long-run and would not set an undesirable precedent case.

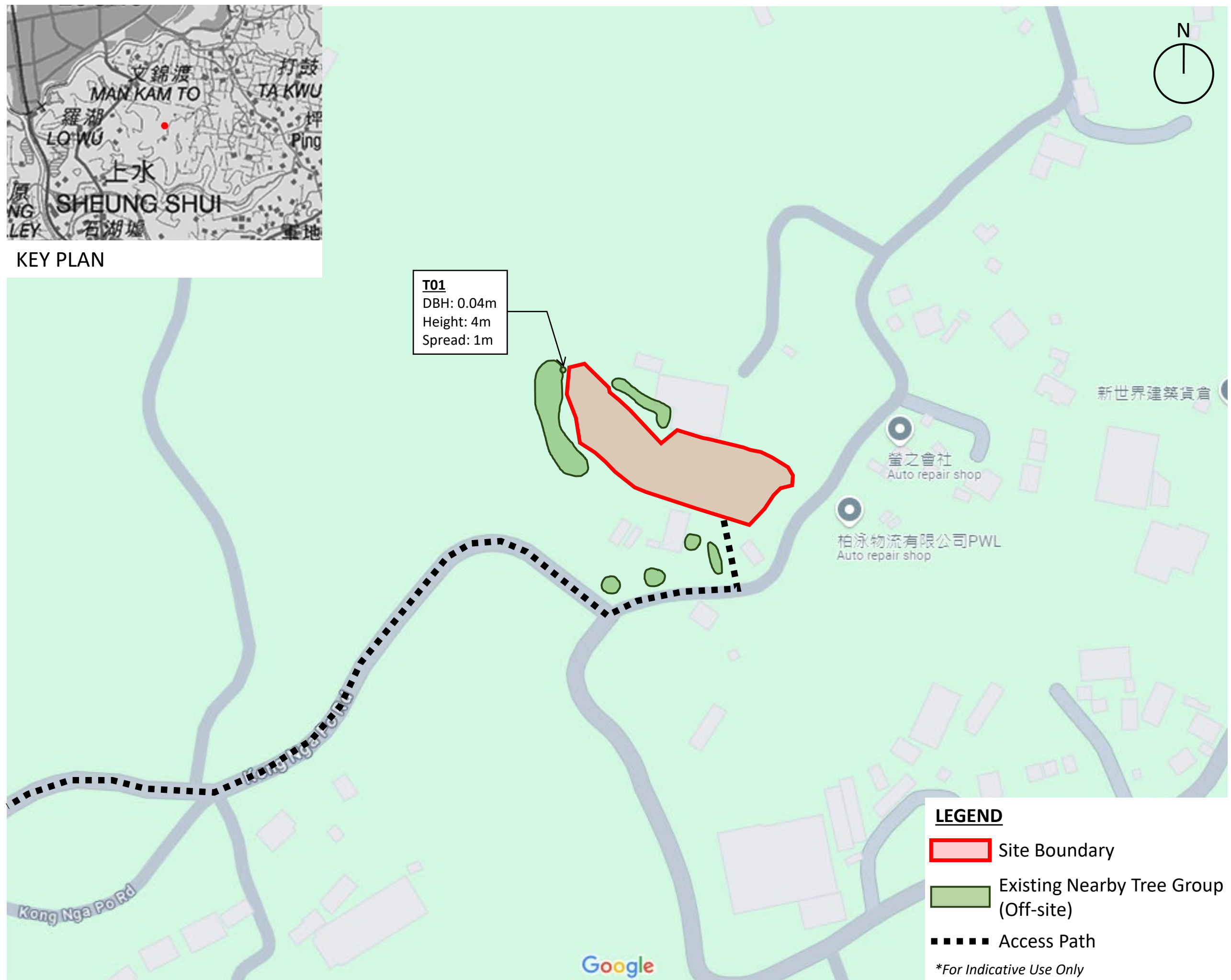
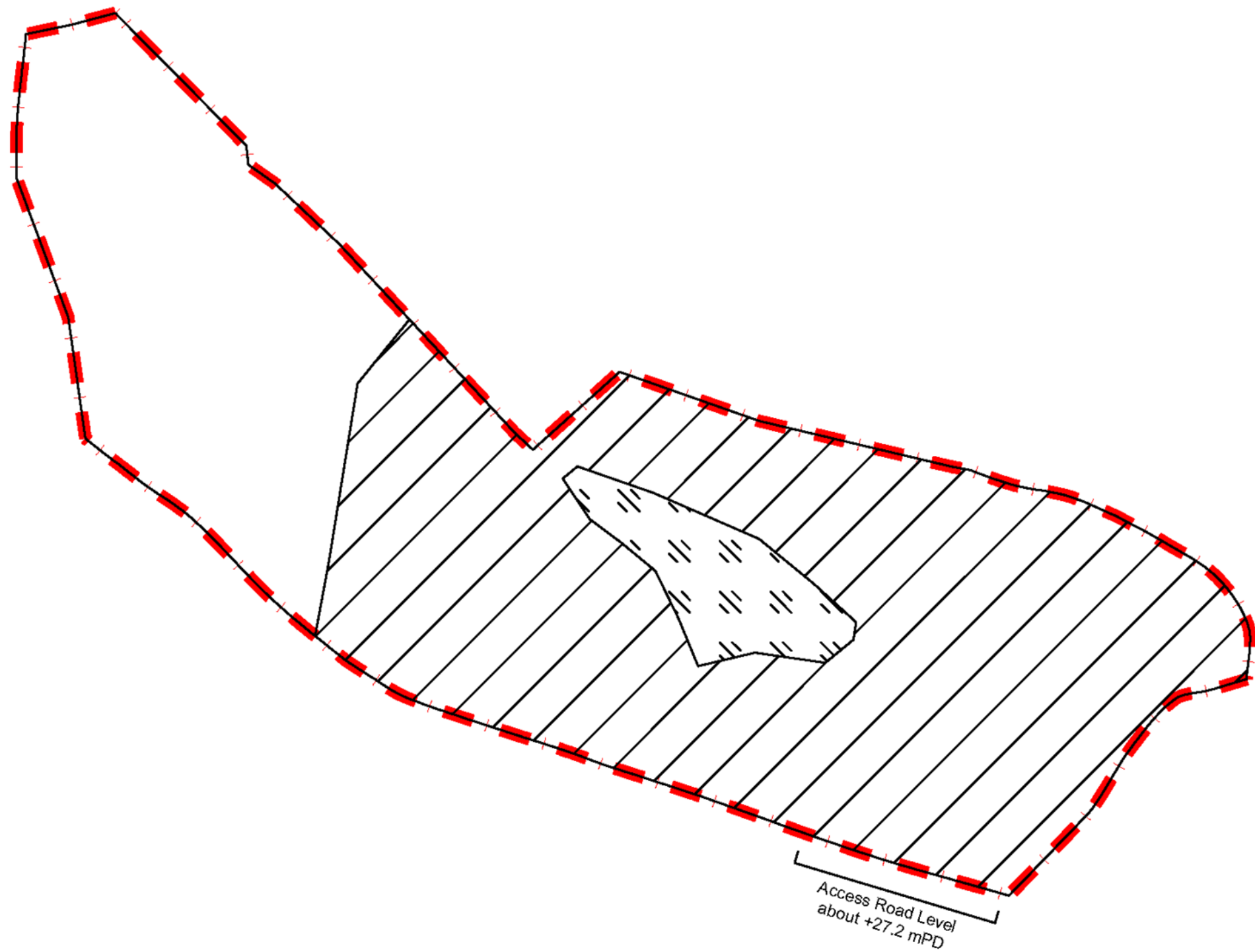
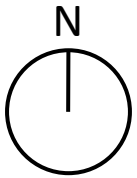


Figure 1.1 Location Plan






- LEGEND**
-  Site Boundary
 -  Filling of Land
(Area: Approx. 1,977 sq.m)
 -  Filling of Pond
(Area: Approx. 175 sq.m)
- *For Indicative Use Only.*

Figure 1.2 **Proposed Filling of Land/Pond**

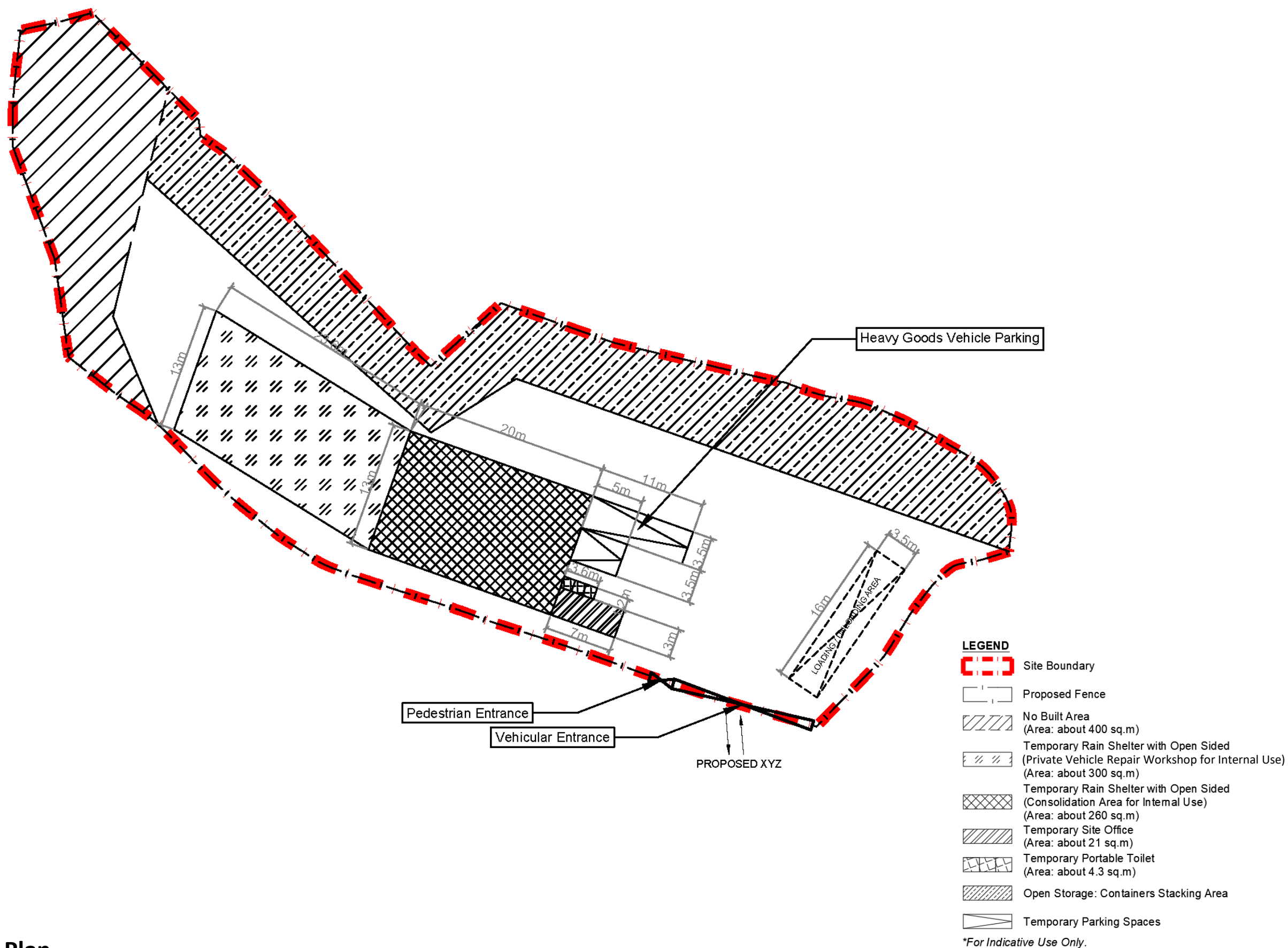


Figure 1.3 Layout Plan

21th June 2024

Your Ref.: -

Our Ref.: 2023/(PSIL)HYHKNPOS/PSIL/TPB/FI01_L05

By Post and Email (tpbpd@pland.gov.hk)

Town Planning Board Secretariat

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sirs,

Re: Application for Permission under Section 16 of the Town Planning Ordinance for the Proposed Temporary 'Open Storage of Containers and the Ancillary Vehicle Maintenance Area and Operational Facilities' for a period of 3 Years at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

-S16 Application No. A/NE-FTA/245-

I refer to Planning Department's (PlanD)'s email dated 11.06.2024, 13.06.20.24 and 19.06.2024 containing comments from various departments and the public comments on the captioned application received during 22.05.2024 to 05.06.2024 inclusively (the statutory publication period).

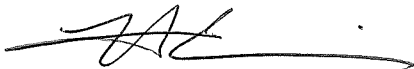
In response to above comments, I hereby submit this Further Information 01 (FI01), including the following:-

- Enclosure 1: Response-to-Departmental Comments Table;
- Enclosure 2: Response-to-Public Comments Table; and
- Enclosure 3: Replacement pages for the Supplementary Information in the Application.

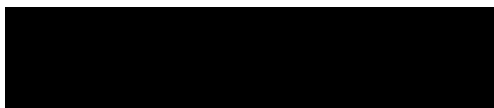
Please find enclosed 4 nos. hard copies of FI01 for the captioned planning application.

We look forward to your favourable consideration on the captioned application. Should you have any further queries, please feel free to contact the undersigned.

Yours faithfully,



Yuen Sing Hank



Enclosures:

- Enclosure 1: Response-to-Departmental Comments Table;
- Enclosure 2: Response-to-Public Comments Table; and
- Enclosure 3: Replacement Pages.

cc: (by email)

- Ms. CHONG Yuen Ting, Amy (Town Plnr/North 1; Email: aytchong@pland.gov.hk) of PlanD
- Applicant

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Responses to Comments from Government Departments via Planning Department's email from 11.06.2024 to 19.06.2024 on the Planning Application No. A/NE-FTA/245 issued on 10.05.2024

Comments on Supplementary Information		
Comments from the Chief Engineer/Mainland North (Ch Engr/North 2) for Drainage Services Department (DSD) via Planning Department's email on 11.06.2024; Contact Person: Mr. Samuel WANG (Tel: 2300 1135)		
Item	Comments	Responses
SI – DSD1	Unless the applicant can submit satisfactory stormwater drainage and site formation proposals to demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of existing streamcourse/water pond and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being flooded, I do not support the application since the application site encroaches upon existing ponds within the site area.	After discussion with Drainage Services Department (DSD) on 20.6.2024, an area of about 15m X 25m X 2.5m would be reserved for a water tank to store storm water to be expelled at a later time to the local drainages. The Applicant is willing to carry-out a drainage and site formation proposal as a planning approval condition once approved.
SI – DSD2	The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamwater/water pond in his design and during construction.	Noted with thanks.
Comments from the Chief Town Planner/Central Enforcement and Prosecution (Ch Town Plnr/Enforcement 13) for Planning Department (PlanD) via Planning Department's email on 11.06.2024; Contact Person: Ms. Cyrus CHOW (Tel: 2158 6214)		
Item	Comments	Responses
SI – PlanD1	The application site is subject to planning enforcement action (No. E/NE-FTA/199). Reinstatement Notice was issued on 25.4.2024 requiring the reinstatement of the concerned land. If the notice is not complied with, the Planning Authority will consider to instigate prosecution action.	Noted with thanks.

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Comments from the Chief Town Planner/Urban Design & Landscape (Ch Town Plnr/UD&L) for Planning Department (PlanD) via Planning Department's email on 11.06.2024;

Contact Person: Ms. Catrina Chan (Tel: 3565 3953)

Item	Comments	Responses
SI – PlanD2	<p>With reference to DPO's site photos taken on 29.12.2023 and our site record taken on 11.1.2024, the site is mostly vacant. A pond is observed at the eastern portion within the site and some trees are observed at the north western periphery of site including 1 no. of undersized protected species, <i>Aquilaria sinensis</i>. According to Figure 1.1 and Para. 2.6.1 of the Planning Statement, some trees are observed at the north western periphery outside the site and no trees is observed within the site boundary. No tree felling is required for the proposed development. Significant adverse impact on the existing landscape resources within the application site arising from the proposed use is not anticipated.</p> <p>Based on the aerial photo of 2023, the site is located in an area of miscellaneous rural fringe landscapes landscape character comprising of farmlands, temporary structures, vegetated areas, cluster of trees and woodlands to the west and north within the "GB" zone. There is a concern that approval of the application may further alter the landscape character and degrade the landscape quality of the "AGR" zone.</p>	<p>Noted.</p> <p>The Proposed Development will not involve the felling of trees and will be self-contained and enclosed with a fence surrounding the Site to minimise the impact to the surrounding. The Site with an area of 0.306 hectare, representing less than a quarter percent of the OZP agriculture zone which is minor in nature.</p> <p>The above landscape proposal complies with the Landscape Proposal set out in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G).</p>

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Comments from the Director of Agriculture, Fisheries and Conservation for Agriculture, Fisheries and Conservation Department (AFCD) via Planning Department's email on 11.06.2024;
Contact Person: Ms. Chole Ng (Tel: 2150 6931)

Item	Comments	Responses
From agricultural perspective		
SI – AFCD1	<p>The subject site falls within the “AGR” zone and is generally vacant or abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available.</p> <p>The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>Noted.</p> <p>The Site falls within a Category 2 Area as set out by the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G). The intention for Category 2 Areas is to provide for the rational development of open storage, provided that the proposed use would not have adverse drainage, traffic, visual, landscaping, and environmental impacts on the surrounding areas. Given the above, planning permission could be granted on a temporary basis up to a maximum period of 3 years.</p>
From fisheries perspective		
SI – AFCD2	<p>Pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond is currently of unknown status, it has the potential to be used for fish culture operations in the future. As such, the application is not supported from a fisheries viewpoint.</p>	<p>The Site falls within a Category 2 Area as set out by the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G). The intention for Category 2 Areas is to provide for the rational development of open storage, provided that the proposed use would not have adverse drainage, traffic, visual, landscaping, and environmental impacts on the surrounding areas. Given the above, planning permission could be granted on a temporary basis up to a maximum period of 3 years.</p>

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

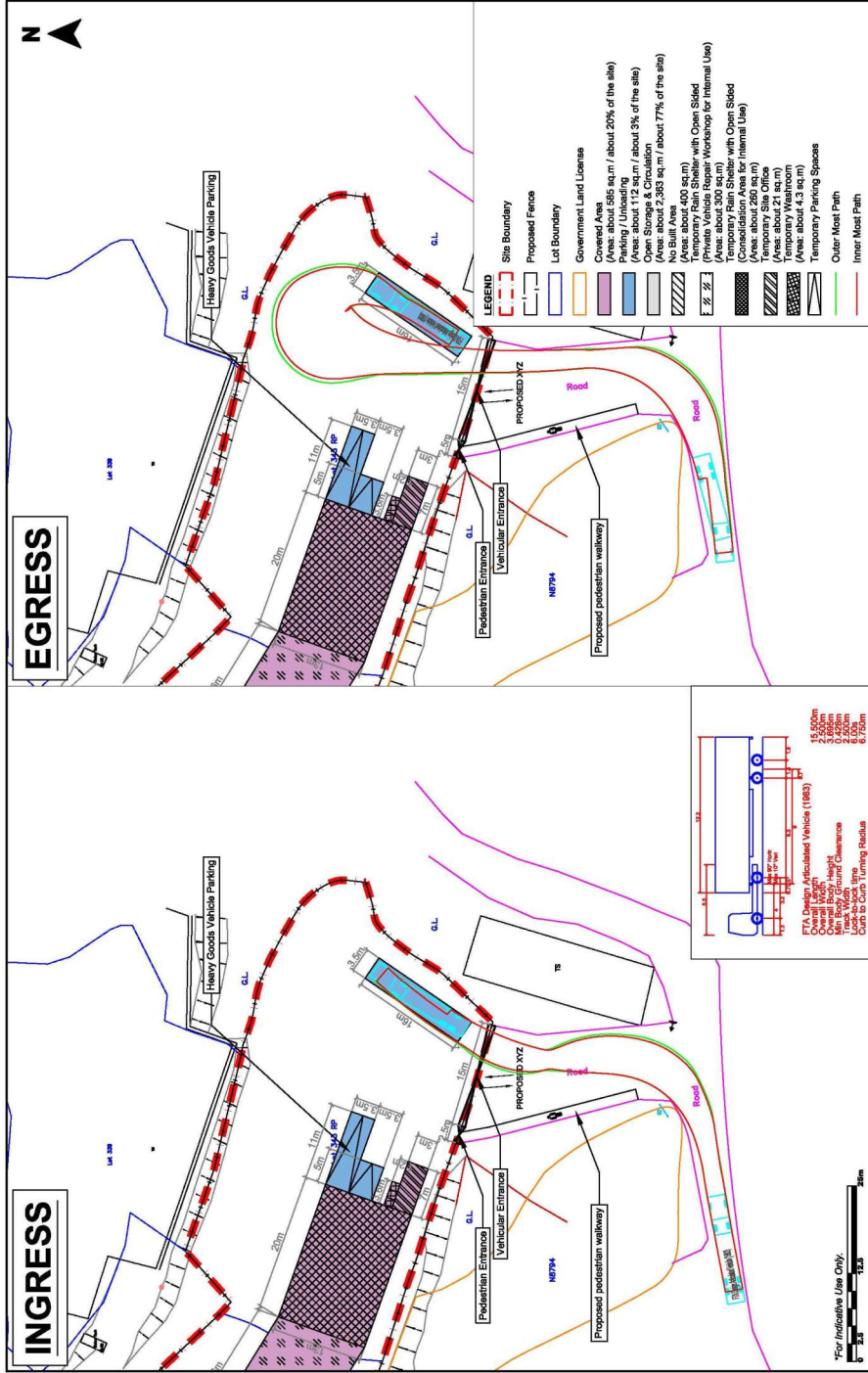
<u>From nature conservation perspective</u>		
SI – AFCD3	It is noted the site is the subject of the previous application No. A/NE-FTA/237. Our recent site inspection reveals that the subject site is covered by common shrubs and weeds, with an existing pond located within the subject site. As filling of ponds is generally not recommended from nature conservation perspective, we have reservation on the subject application.	The Site falls within a Category 2 Area as set out by the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G). The intention for Category 2 Areas is to provide for the rational development of open storage, provided that the proposed use would not have adverse drainage, traffic, visual, landscaping, and environmental impacts on the surrounding areas. Given the above, planning permission could be granted on a temporary basis up to a maximum period of 3 years.
Comments from the Commissioner for Transport (C for T) for Transport Department (TD) via Planning Department's email on 13.06.2024; Contact Person: Mr. Eric Tam (Tel: 2399 2405)		
<u>Comments on Traffic Impact Assessment (TIA)</u>		
Item	Comments	Responses
SI – TD 1	The applicant should advise and substantiate the traffic generation from and attraction to the vehicle repair workshop within the site.	Trip generation were estimated based on the existing operation on the Current Site. Since the Site's area is approximately 10% of the Current Site, it is assumed that the development traffic will be 2 vehicles per hour (6pcu/hour) of one-way or 4 vehicles per hour (12pcu/hour) of two-way. Among these traffic generations, 5-10% of vehicles may need to visit the repair workshop, which maybe 1 to 2 vehicles in a whole day.
SI – TD 2	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. The applicant shall provide justifications on no parking and no loading/unloading spaces are provided for the use of the vehicle repair workshop.	A layout plan of Drawing 1 and 2 in Attachment 1 of this Response to Comment (RtoC) illustrated the swept path of the open storage. Each vehicle shall load and unload in the site within 20min time. If the vehicle shall use the repair workshop, it will stay for 1-2 hours within the workshop area to avoid obstructing the loading/unloading activities. With the trip generation stated in SI-TD1 above, the available area is able to cater the short period of vehicles stopping in the site.

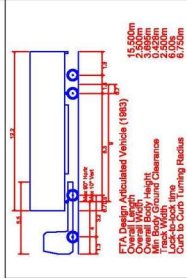
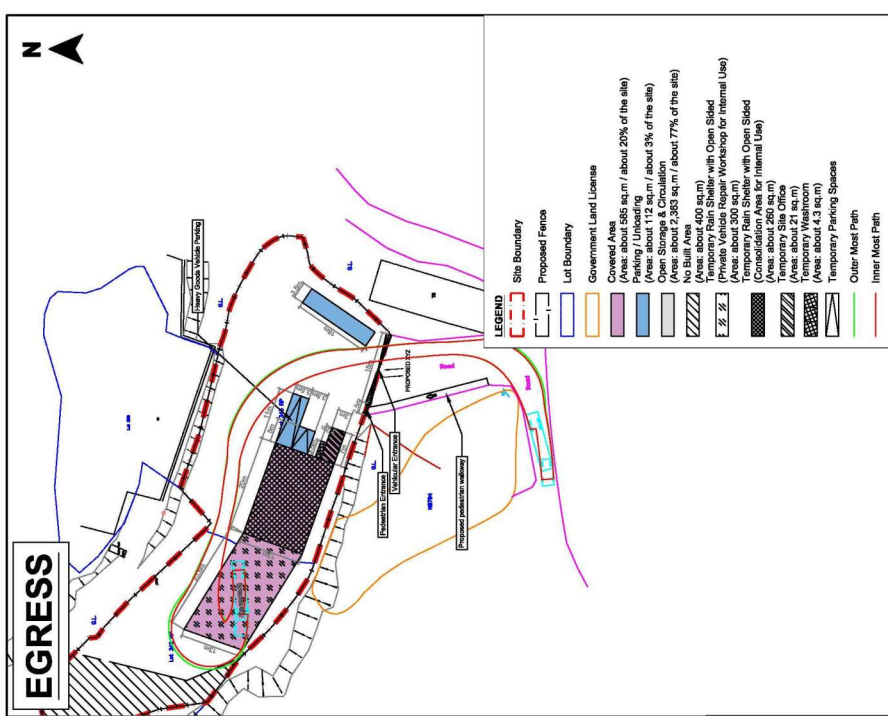
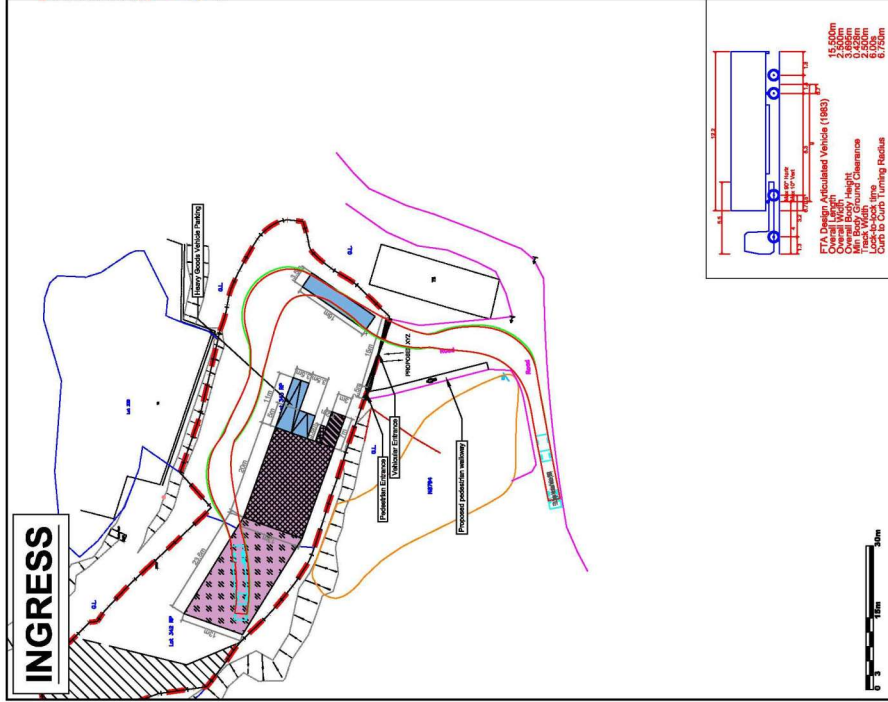
Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

SI – TD 3	The applicant should advise the width of the vehicular access leading to the site.	Drawing 3 in Attachment 1 of this RtoC shows the width of the vehicular access is 10.56m wide.
SI – TD 4	The applicant shall demonstrate the satisfactory maneuvering of the 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.	Drawing 1 and 2 in Attachment 1 of this RtoC shows the swept path analysis for those mentioned vehicle movements.
SI – TD 5	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	To ensure pedestrian safety, additional marking, signage, and convex mirror is proposed along the access road to the site as shown in Drawing 3 in Attachment 1 of this RtoC.
SI – TD 6	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	A vehicle gate is shown in latest layout to prevent illegal parking by visitors.
SI – TD 7	The 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.

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

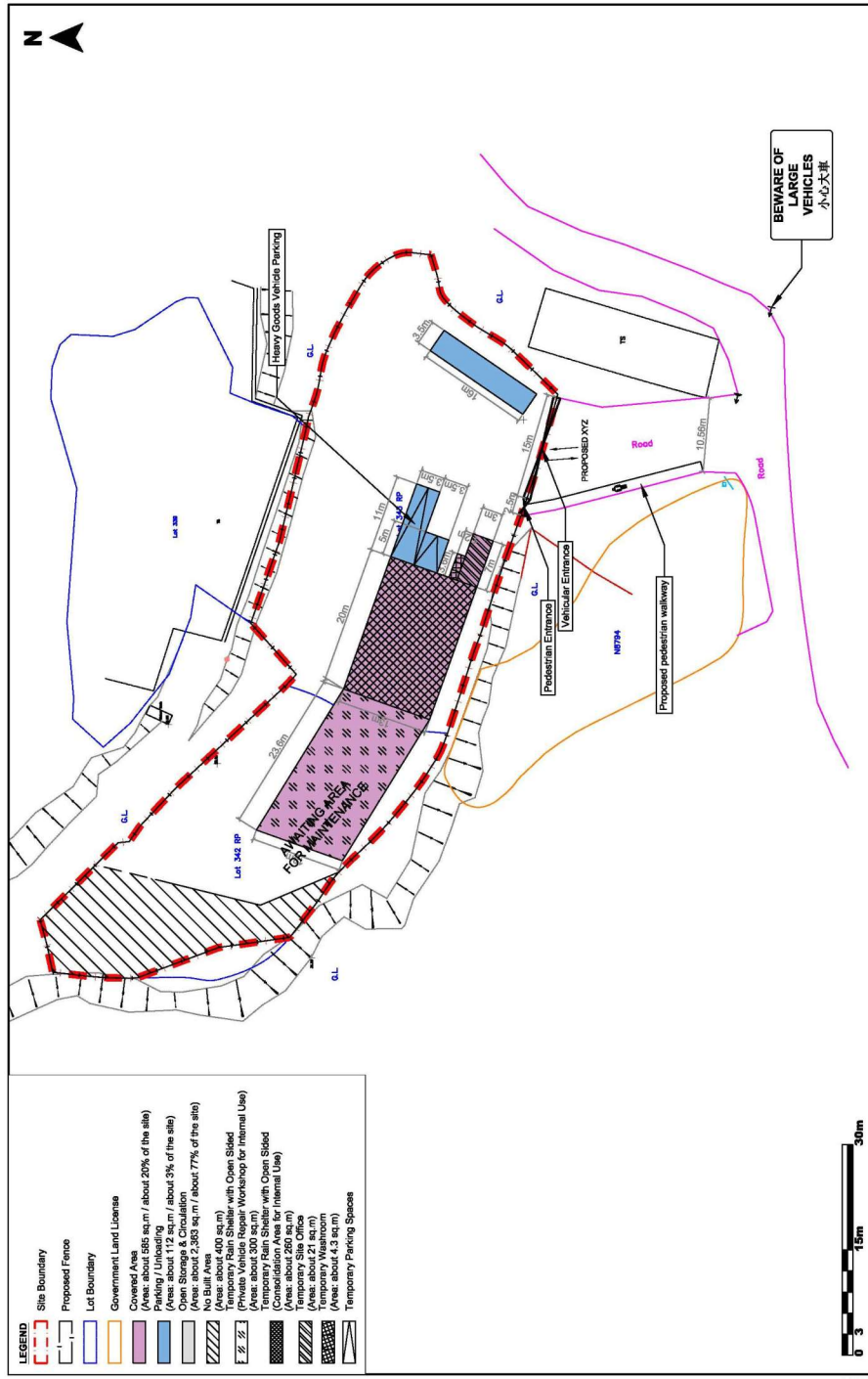
Comments from the Director of Environmental Protection for the Environmental Protection Department (EPD) via Planning Department's email on 19.06.2024; Contact Person: Ms. CC CHANG (Tel: 2835 1867)		
Item	Comments	Responses
SI – EPD 1	Does not support the application from environmental perspective as there are sensitive receivers, i.e. residential dwellings /structures located in the vicinity of the Site (the nearest one at about 2m to the south) and the proposed use involves the use of heavy vehicles, environmental nuisance is expected; and	<p>The Site falls within a Category 2 Area as set out by the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G). The intention for Category 2 Areas is to provide for the rational development of open storage, provided that the proposed use would not have adverse drainage, traffic, visual, landscaping, and environmental impacts on the surrounding areas. Given the above, planning permission could be granted on a temporary basis up to a maximum period of 3 years.</p> <p>Furthermore, the Proposed Development would make reference to the Noise Section of the Environmental Protection Department's Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites (2005) by using an enclosed perimeter fence and avoiding any noisy operations during sensitive hours (i.e., 11 pm to 7 am) in order to minimize the noise impact as much as practicable.</p>
SI – EPD 2	One substantiated environmental complaint regarding disposal of C&D waste was received in 2023	Noted.





LEGEND

- Site Boundary
- Proposed Fence
- Lot Boundary
- Government Land License
- Covered Area
- (Area: about 580 sq.m / about 20% of the site)
- (Area: about 112 sq.m / about 3% of the site)
- Open Storage & Circulation
- (Area: about 2,383 sq.m / about 77% of the site)
- No Built Area
- (Area: about 1,000 sq.m)
- Temporary Rain Shelter with Open Sided
- (Private Vehicle Repair Workshop for Internal Use)
- (Area: about 300 sq.m)
- (Consolidation Area for Internal Use)
- (Area: about 260 sq.m)
- (Temporary Site Office)
- (Area: about 4.3 sq.m)
- Temporary Parking Spaces
- Outer Moat Path
- Inner Moat Path



Drawing 3

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Response to Public Comments received during the period of 22.05.2024 to 05.06.2024 on the Application No. A/NE-FTA/245. There were 3 comments¹ received and the comment is as follows:

Item	Public Comments (PC)	The Applicant's Responses
PC1-1	No Comment.	Noted.
PC1-2	<p>Objection to the Application.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. During times of extreme weather in Hong Kong, filling of land and pond would cause flooding. This will create an impact on the surrounding safety and crops. 2. There would be a lost of habitat for birds and other animals. 3. The proposed car vehicle repair workshop will attract more vehicles and people to the area to use the roads. If there is no proposed road safety, the well-being of the nearby residents and others will be affected. 	<ol style="list-style-type: none"> 1. Noted. The Proposed Development will be service by drains to prevent flooding issues. 2. The Site only represents 0.24% of the "agricultural" zone on the OZP. The impact would be minimal in nature. 3. The traffic safety of the area would be governed by the laws of the Hong Kong Special Administration.

¹ The Chinese comments were translated and included.

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

PC1-3	<p><u>Comments on the Section 16 Application No. A/NE-FTA/245</u></p> <p>The Conservancy Association OBJECTS to the captioned application.</p> <p>1. Not in line with the planning intention of Agriculture (AGR) zone According to the draft Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “<i>is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes</i>”. From the figures in the application, it seems that the most of the site would be formed and covered by structures. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.</p> <p>2. Adverse environmental impact We worry that there would be several potential adverse environmental impacts:</p> <p>No plans on land recovery: The filling of the lower portion of the Site will be no more than 2m. Afterwards, site office, vehicle maintenance workshop, parking areas, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.</p>	<p>1. Noted. According to the OZP, temporary use “<i>notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.</i>” Therefore the submission of temporary of use is permissible.</p> <p>2. Noted.</p> <p>Noted. The planning permission should cease to have effect after the prescribed date issued by the Town Planning Board (TPB).</p>
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Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

	Potential adverse drainage impact: No sufficient details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.	Noted. The Proposed Development will be service by drains to prevent flooding issues.
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Supplementary Information

1. Background/Proposed Development

- 1.1.1 The Applicant operates a company that provides facilities for the open storage of containers and provide cross-border transshipment of goods in support of Hong Kong's cross-border trade for over 30 years. Its current operation is from 8:00am to 10:00pm Monday to Sunday (including public holidays) supporting the cross-border freight industry. In particular, it supports the container vehicles using the Man Kam To Boundary Control Point that operate from 7:00am to 10:00pm.
- 1.1.2 The Applicant is subject to a relocation notice from the Lands Department on the existing operation located at No. 5A Jockey Club Road, Sheung Shui, New Territories to facilitate the development of the Kwu Tong North/Fanling North New Development Area by the Development Bureau (the DevB). The Director of Lands have requested the Applicant to vacate the existing operation premise by 21.09.2024. The Applicant currently operates on a piece of land that is approximately 28,000 sq.m (about 300,000 sq. ft).
- 1.1.3 Upon notification for the resumption of the existing site, an extensive land search was conducted by the Applicant. Other nearby sites were also considered for the relocation of the existing operation in terms of its affordability, suitability and availability of the sites, etc. The applicant has taken efforts but fails to identify a suitable site in areas zoned as "Open Storage" or "Undetermined" with the above mentioned criteria. After careful consideration, the current Site marginally fits the site selection criteria (including but not limited to, site location (i.e. close proximity to border and to suppliers, the size/area, statutory planning context and other locational factors), affordability, suitability and availability. Table 1.1 is a summary of sites considered.

Lot	Location	Close proximity to border and to suppliers	Approx. Area	OZP Zoning	Category for Open Storage and Port Back-up uses (TPB PG-NO. 13G)	Remarks
DD52 Lot 705RP and adjacent government land	Sheung Shui	Yes	3,700 sq.m	"Green Belt" ("GB")	Nil	In "GB" zone and also no Category in TPB PG No. 13G
DD89 Lot 531S.A. RP and adjacent government land	Sheung Shui near Sandy Ridge	Yes	1,200 sq.m	"Agriculture" ("AGR")	Category 3 Area	Site small. In "AGR" zone and Category 3 Area in TPB PG No. 13G

Supplementary Information

DD87 Lot 341RP and adjacent government land	Kong Nga Po	Yes	400 sq.m	"Agriculture" ("AGR") "Green Belt" ("GB")	Category 2 Area Category 4 Area	Site small. In "AGR" and "GB" zone and Category 2 and 3 Area in TPB PG No. 13G
DD89 Lot 535 and adjacent government land	Sheung Shui near Sandy Ridge	Yes	6,500 sq.m	"Agriculture" ("AGR")	Category 3 Area	In "AGR" and Category 3 Area in TPB PG No. 13G
DD89 Lot 520RP, 521, 522, 523, 524, 525 S.A., 525RP, 526, 427RP, 427 S.D., 427 S.E. RP, 428RP, 432, 433, 439RP, 440, 441, 442 and 443	Sheung Shui near Sandy Ridge	Yes	19,000 sq.m	"Agriculture" ("AGR")	Category 3 Area	In "AGR" and Category 3 Area in TPB PG No. 13G
DD87 Lot 315	Kong Nga Po	Yes	3,600 sq.m	"Green Belt" ("GB")	Category 4 Area	In "GB" and Category 4 Area in TPB PG No. 13G
DD52 Lot 540 RP, 541 and 585	Sheung Shui	Yes	5,700 sq.m	"Green Belt" ("GB")	Nil	In "GB" and No Category Area in TPB PG No. 13G
DD87 Lot 342RP and 343RP	Kong Nga Po	Yes	3,060 sq.m	"Agriculture" ("AGR")	Category 2 Area	In "AGR" and Category 2 Area in TPB PG No. 13G

Table 1.1 Summary of Sites Considered

- 1.1.4 In order to continue with the current operation and protect the continual livelihood of its staff, the Applicant has no choice but to select the Site as the first phase of its relocation exercise. The Site is about 3,060 sq.m which represents only 10% of the area of the existing operations. Given the above, the Applicant intends to continue to seek for additional sites to accommodate the shortfall in space for their existing operations.
- 1.1.5 The Site, with an area of about 3,060 sq.m, is located to the North of Kong Nga Po Road and to the Southeast of San Uk Ling Holding Centre, North New Territories, Hong Kong [**Figure 1.1**]. The Site is currently composed of weeds, wild grass, semi-dried pond and construction debris. The land is currently not arable and cannot temporary be rehabilitated for cultivation without extensive earth works.
- 1.1.6 The area of the pond is about 175 sq.m will be filled to about +27.2mPD. The filling of the pond with concrete or similar materials will be not more than 2.8m. ~~The other lower portions of the Site with an area of 1,977 sq.m will be filled to the level of the access road of about +27.2mPD. The filling of the lower portion of the Site will be not more than 2m.~~ The entire Site would be paved to the level of the access road of about +27.2mPD. The filling of the Site with concrete or similar material will be not more

Supplementary Information

than 2m. The location of the filling is shown in **Figure 1.2**.

1.1.7 The Proposed Development is shown in **Figure 1.3** and the major development parameters are summarized in Table 1.2.

Major Development Parameters	Proposed Development
Site area	About 3,060 sq.m <i>Covered Area: about 585.3 sq.m (approx. 19%)</i> <i>Uncovered Area: about 2,474.7 sq.m (approx. 81%)</i>
Site Coverage	About 19%
Applied Use	Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond
Nos. of Temporary Structures	1 nos. of Rain Shelter with open sided for Consolidation Area (H: not exceeding 7m, L: not exceeding 20m, W: not exceeding 13m) 1 nos. of Ancillary Facilities (Site Office) (H: not exceeding 3m, L: not exceeding 7m, W: not exceeding 3m) 1 nos. of Rain Shelter with open sided for Vehicle Repair Workshop (H: not exceeding 7m, L: not exceeding 23.6m, W: not exceeding 13m) 1 nos. of Washroom (including 3 nos. of Portable Toilets) (H: not exceeding 2.4m, L: not exceeding 3.6m, W: not exceeding 1.2m)
Parking Provision ¹	1 nos. of Accessible Parking/Private Parking (L: 5m, W: 3.5m) 1 nos. of Heavy Goods Vehicle Parking (L: 11m, W: 3.5m) 1 nos. of Loading/unloading Area (L: 16m, W: 3.5m)
No-Built Zone (no roof over area)	400 sq.m (due to hillside)
Major Uses	Covered Area: about 585 sq.m. (about 20% of the Site) Parking / Unloading: about 112 sq.m (about 3% of the Site) Open Storage & Circulation: about 2,363 sq.m (about 77% of the Site)
Proposed Filled Area	Land 3060 sq.m (depth of filling not more than 2m) Pond 175 sq.m (depth of filling not more than 2.8m)

Table 1.2 - Proposed Development Parameters

1.1.8 The Site will be levelled with the access road. The proposed access to the Site is along an access road (unnamed) to Kong Nga Po Road and is shown in **Figure 1.1**.

¹ Referenced to Hong Kong Planning and Standards Guidelines Chapter 8.

Supplementary Information

- 1.1.9 The Rain Shelter Area would be an open-sided sheltered area from the sunlight and rain for the consolidation of freights, and the Vehicle Repair Workshop would be used for minor vehicle repair works on company cars (not serving the public) as required. In sum, freights and goods will be brought to the Site via container vehicles to be reassembled and redirected. The freight would be off loaded and consolidated in the Consolidation area to be delivered. Some of the containers awaiting the unloading /loading would be stored in **the Stacking Area** of the Site with a height of not exceeding 4 nos. of containers, subject to operational demand.

2. Planning Justifications

2.1 In line with Policy Address 2023

- 2.1.1 The Proposed Development is situated within the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. This area aims to drive the development of industries such as advanced construction, green environment industries, health care, food technology, modern logistics, and promote cross-boundary business services. Therefore, approval of the Proposed Development will allow the Applicant to continue with its operation to support of the Boundary Commerce and Industry Zone of the Northern Metropolis Action Agenda. The Proposed Development is in line with direction of the above Action Agenda.

2.2 Compliance with Town Planning Board Guideline No. 13G

- 2.2.1 The Proposed Development is in-line with the TPB PG-NO. 13G for Open Storage and Port Back-up Uses. The Site falls within Category 2 area where planning permission for the Proposed Development would be granted on a temporary basis should there be no adverse department comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. In view of this, the Proposed Development on the Site complies with the said guideline for temporary use on designated Category 2 areas.

2.3 Facilitates the development of the Kwu Tong North/Fanling North New Development Areas

- 2.3.1 It is noted that the relocation of the existing operation is very crucial to the smoother clearance for the implementation of the Kwu Tong North/Fanling North New Development Areas. As such, to allow for the Proposed Development for the business operation could contribute to ensure a timely development of the project for the future population within the Kwu Tong North/Fanling North New Development Areas, as well as to facilitate the continued operation of displaced brownfield operations to meet the need of logistics economy in Hong Kong.

Supplementary Information

2.4 Would not frustrate the long-term planning intention

- 2.4.1 There is a genuine need for the Applicant to relocate its operations and encouragement by DevB. The Site has remained fallowed from agriculture productivity for many years. There is no intention by the landowners to use the land for cultivation use at this time. Even though the Proposed Development does not align with the long-term planning intention of the “AGR” zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone.

2.5 Minimal traffic impact

- 2.5.1 It is recorded that the existing operations generates at most 22 vehicles per hour to and from the premises. Since the Site’s area is approximately 10% of the current site, it is assumed that the Proposed Development will only able to cater 10% of the existing operations. Therefore, for a conservative assessment 2 vehicles per hour of one –way or 4 vehicles per hour of two-way traffic. There will be no backing into the Site; or queuing along the access road (unnamed) will be anticipated. The Proposed Development will have minimal traffic impact to the vicinity.

2.6 No Tree Felling

- 2.6.1 There are some trees near the site boundary, it is observed there are some trees outside the Site boundary at the north western periphery of the Site including 1 no. undersized, i.e. DBH less than 95mm, *Aquilaria sinensis* (protected species) with a height of about 4m and a crown of about 1m (T01). These trees would be kept. There are no trees observed within the site boundary, thereby no tree felling is required for the Proposed Development.

2.7 Minimal Sewerage and Drainage Impact

- 2.7.1 **1 Nos. washroom including** 3 Nos. portable toilets would be provided for the 10 staff/visitors that will be periodically collected and arranged to be removed off the Site to be treated by the Applicant. The surface runoff discharged from the surrounding catchment area and the Site will be collected by a proposed perimeter U-channels on the Site and discharged to the proposed stormwater manholes outside the Site to the Ping Yuen River. Given the above, a detail drainage plan would be provided in the detail design stage. Therefore, given the scale of the development and the use of portable toilets there would be minimal sewage and drainage impact.

2.8 Compatible to the Surrounding

- 2.8.1 The Proposed Development is non-polluting in nature and there no domestic structures or sensitive receivers nearby. There are no interface issues with the Proposed Development to the surrounding. The Proposed Development would be mainly self-contained behind a fenced area. There would be minimal air quality and noise impact or odour emitted from the Site, if any, given the above. The Proposed Development is

Supplementary Information

compatible with the surrounding land uses.

2.9 **Allows Efficient Use of Vacant Land**

- 2.9.1 Land is a valuable and scarce resources for Hong Kong. Given the land has been left idle, the Proposed Development on a temporary basis will better utilise vacant land lot to meet the demand needs of the locality.

2.10 **Would not set an undesirable precedent case**

- 2.10.1 Several applications of similar uses on “Agriculture” zone land were approved by TPB on temporary basis. The Application has its individual merits of contributing to support and facilitate cross border trade. The Proposed Development will benefit the community in the long-run and would not set an undesirable precedent case.

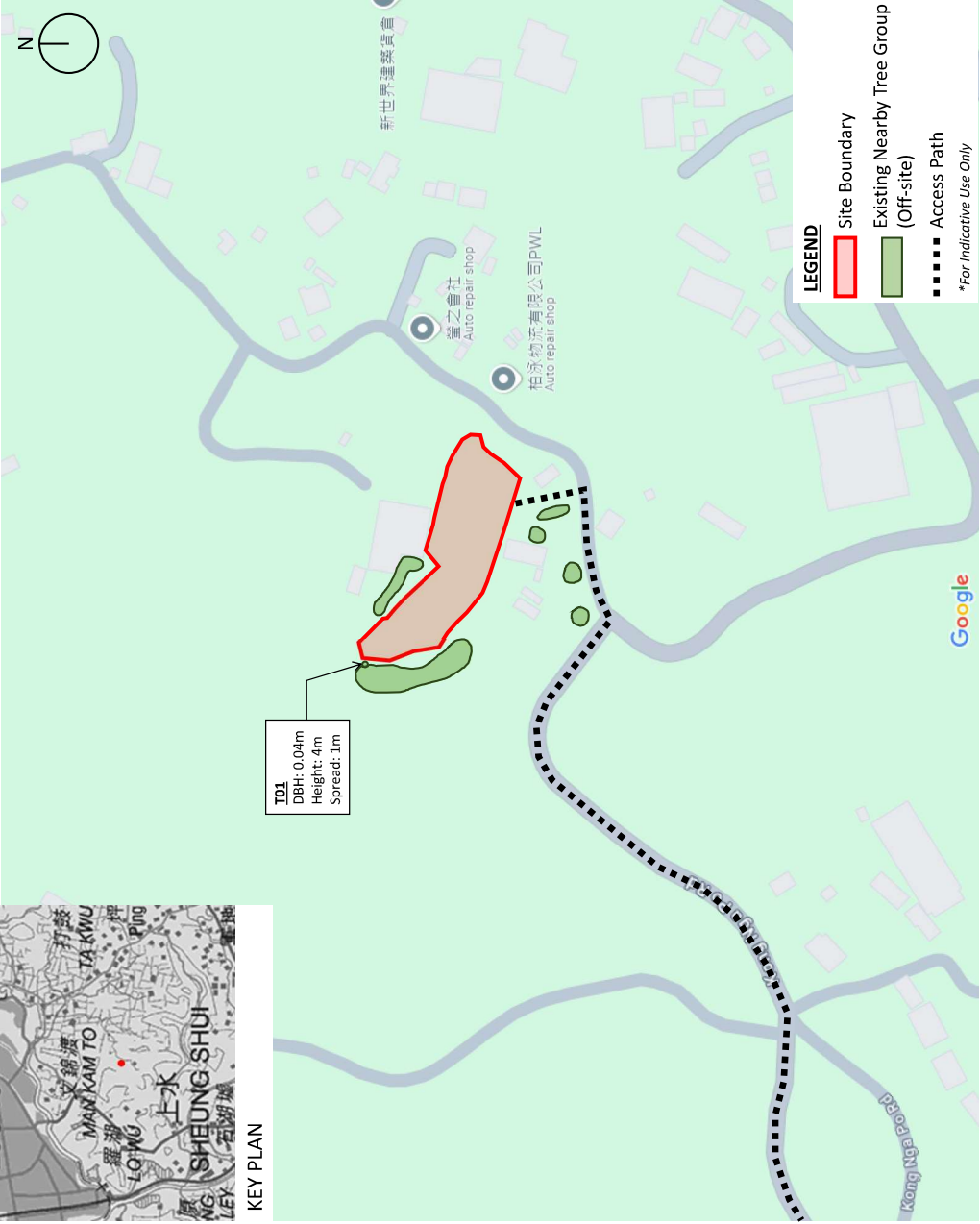
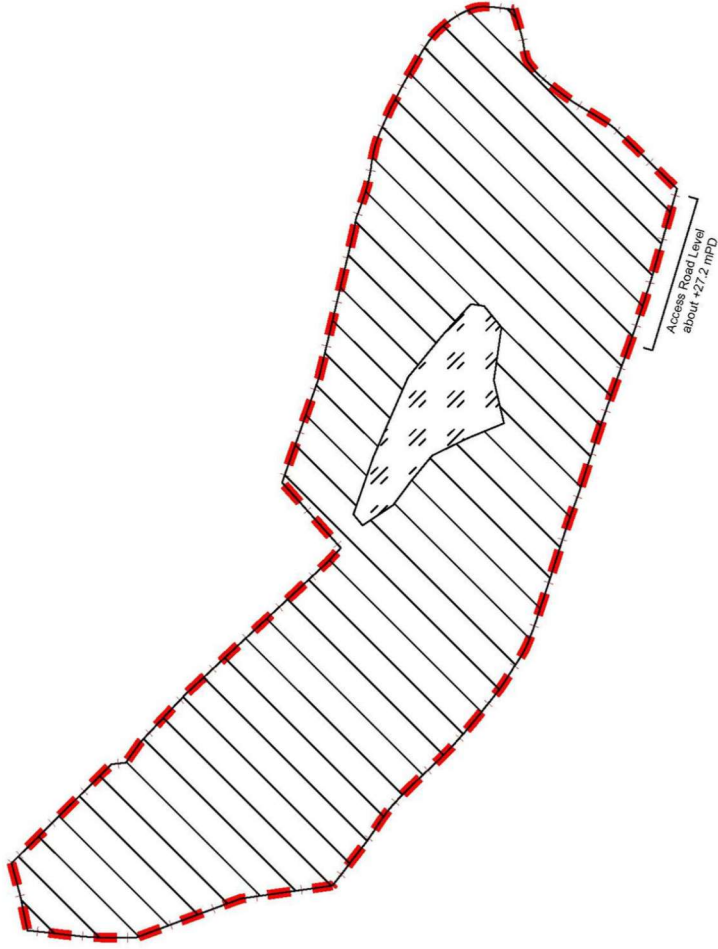


Figure 1.1 Location Plan



LEGEND



Site Boundary



Filling of Land

(Area: Approx. 2,885 sq.m)

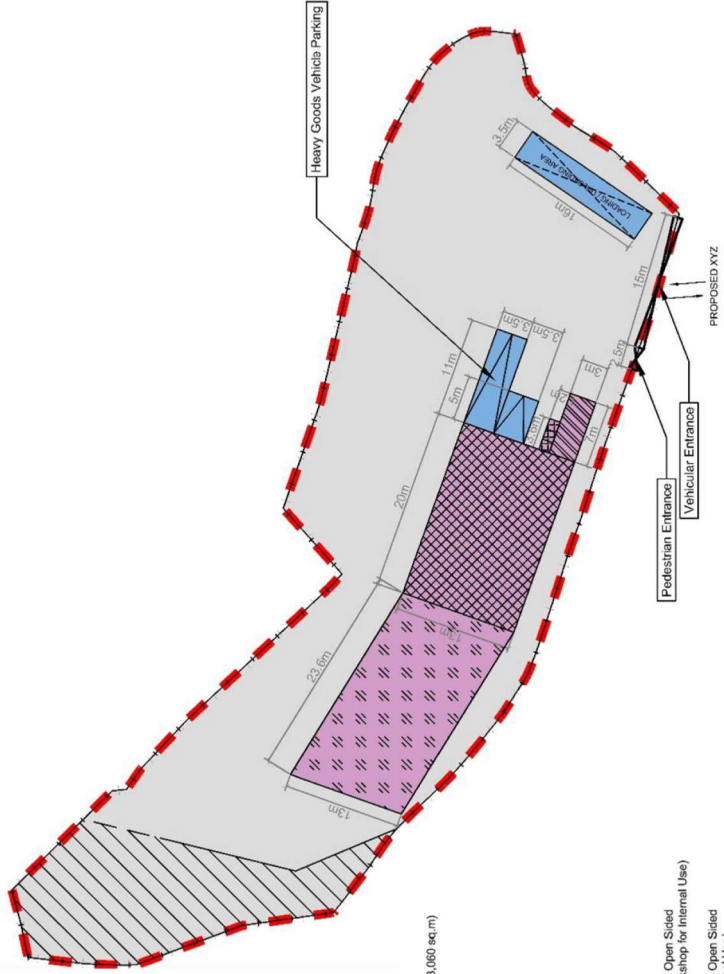


Filling of Pond

(Area: Approx. 175 sq.m)

**For Indicative Use Only.*

Figure 1.2 Proposed Filling of Land/Pond



LEGEND

- Site Boundary (Area: About 3,060 sq.m)
- Covered Area (Area: about 185 sq.m)
About 20% of the site
- Parking / Unloading (Area: about 112 sq.m)
About 3% of the site
- Open Storage & Circulation (Area: about 2,363 sq.m)
About 77% of the site
- Proposed Fence
- No Built Area (Area: about 400 sq.m)
- Temporary Rain Shelter with Open Sided (Private Vehicle Repair Workshop for Internal Use) (Area: about 300 sq.m)
- Temporary Rain Shelter with Open Sided (Construction Area for Internal Use) (Area: about 260 sq.m)
- Temporary Site Office (Area: about 21 sq.m)
- Temporary Washroom (Area: about 4.3 sq.m)
- Temporary Parking Spaces

*For Indicative Use Only.

Figure 1.3 Layout Plan

05 November 2024

Your Ref.: -

Our Ref.: 2023/(PSIL)HYHKNPOS/PSIL/TPB/L05

By Post and Email (tpbpd@pland.gov.hk)

Town Planning Board Secretariat

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Attn: Secretary, Town Planning Board

Dear Sirs,

Re: Application for Permission under Section 16 of the Town Planning Ordinance for the Proposed Temporary 'Open Storage of Containers and the Ancillary Vehicle Maintenance Area and Operational Facilities' for a period of 3 Years at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

-S16 Application No. A/NE-FTA/245-

I refer to the email (dated 13.08.2024) from the Planning Department containing comments from relevant Government Departments on the captioned application.

I hereby submit the following Further Information 01 (FI01) to respond to the comments received. This FI01 includes the Response to Departmental Comments Table (Enclosure 1) with the associated Drainage Proposal (Attachment 1 of Enclosure 1) as requested by Drainage Services Department.

In this connection, please find enclosed 4 hard copies of FI01 for the captioned planning application.

We look forward to your favourable consideration on the captioned application. Should you have any questions, please feel free to contact the undersigned at [REDACTED]. Thank you.

Yours faithfully,



Yuen Sing Hank

FW/RT/HY/hy

cc. (by email)

- Ms. CHAN Ka Kei, Shirley (Town Plnr/North 1, PlanD; Tel 2158 6241; Email: skkchan@pland.gov.hk)
- Client

Enclosure 1

Proposed Temporary ‘Open Storage of Containers and the Ancillary Vehicle Maintenance Area and Operational Facilities’ For a Period of 3 Years with the Filling of Land/Pond and Excavation of Land at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Responses to Comments from Government Departments via Planning Department’s email on 13.08.2024 on the Planning Application No. A/NE-FTA/245 issued on 05.12.2023.

Comments on Supplementary Information		
Comments from the Chief Engineer/Mainland North (Ch Engr/North 2) for Drainage Services Department (DSD) via Planning Department’s email on 13.08.2024; Contact Person: Mr. Samuel WANG (Tel: 2300 1135)		
Item	Comments	Responses
SI – DSD1	The applicant shall submit drainage proposal including drainage plan to demonstrate and clarify if there is insurmountable drainage problem out of the development. In particular, assessments to justify the size and location of the proposed mitigation measures to compensate the drainage impact, e.g. the proposed storage tank and related drainage facilities, should be provided.	Noted. A drainage proposal in support of the planning application has been enclosed (Attachment 1).
Comments from the Chief Town Planner/Urban Design and Landscape (Ch Town Plnr/Enforcement 13) for Planning Department (PlanD) via Planning Department’s email on 13.08.2024; Contact Person: Ms. Catrina CHAN (Tel: 3565 3953)		
Item	Comments	Responses
SI – PlanD1	Our comments on the s.16 application are still valid. We remain our concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone from the landscape planning perspective, in particular with the new extent of land filling as shown in Figure 1.2.	<p>The Project Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G, as stipulated in the guideline: “<i>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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.</i>” In view of this, the proposed temporary development complies with the said guideline for temporary use on designated Category 2 areas.</p> <p>Furthermore, there is a genuine need for the Applicant to relocate its operations and encouragement by DevB. The Site has remained fallowed from agriculture productivity for many years. There is no intention by the landowners to use the land for cultivation use at this time. Even though the Proposed</p>

Proposed Temporary ‘Open Storage of Containers and the Ancillary Vehicle Maintenance Area and Operational Facilities’ For a Period of 3 Years with the Filling of Land/Pond and Excavation of Land at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

		Development does not align with the long-term planning intention of the “AGR” zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone. Also, please note that the proposed temporary development would be self-contained behind a fenced area and it should not cause any nuisance or spill over to the surrounding.
Comments from the Director of Agriculture, Fisheries and Conservation for Agriculture, Fisheries and Conservation Department (AFCD) via Planning Department’s email on 13.08.2024; Contact Person: Ms. Chole NG (Tel: 2150 6931)		
Item	Comments	Responses
SI – AFCD1	We have no comment on the further information provided by the applicant and our earlier comments remain valid.	Noted with thanks.
Comments from the Commissioner for Transport (C for T) for Transport Department (TD) via Planning Department’s email on 13.08.2024; Contact Person: Mr. Eric TAM (Tel: 2399 2405)		
Comments on Traffic Impact Assessment (TIA)		
Item	Comments	Responses
SI – TD 1	The applicant shall further supplement additional control measures to prevent illegal parking by visitors.	<p>Approximately 10 staff/visitors are proposed to be on the Project Site at any given period during the operation hours. Additional control measures (i.e. on-site management and on-site parking) would be adopted to prevent illegal parking by visitors outside of the Project Site.</p> <p>Moreover, all staffs/visitors accessing the Project Site will be required to travel on company vehicles to/from the Project Site via a pre-booking/pre-arrangement with the operator. It should be noted that once the company vehicle drops off the staffs/visitors, the company vehicle will return to the main office to prevent crowding of the Project Site.</p> <p>Therefore, non-scheduled vehicles visiting the Project Site and causing illegal parking outside the of the facility is not anticipated.</p>

Attachment 1

Application at Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, New Territories, Hong Kong

Drainage Proposal

1st Submission

Prepared by:
Date:

Samson CHOI
22-October-2024

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre,
22 Hung To Road,
Kwun Tong, Kowloon
Hong Kong



MAK KA YEUNG
MHKIE RPE (CVL.)

CONTENTS

1. INTRODUCTION
2. SITE DESCRIPTION
3. ORIGINAL DRAINAGE SYSTEM
4. PROPOSED DRAINAGE SYSTEM OF THE SITE FOR STORMWATER
DISCHARGE
5. CONCLUSION

APPENDICE

Appendix A	Photo Record
Appendix B	Topography Survey Record
Appendix C	Drainage Design Calculation
Appendix D	Construction Drawing

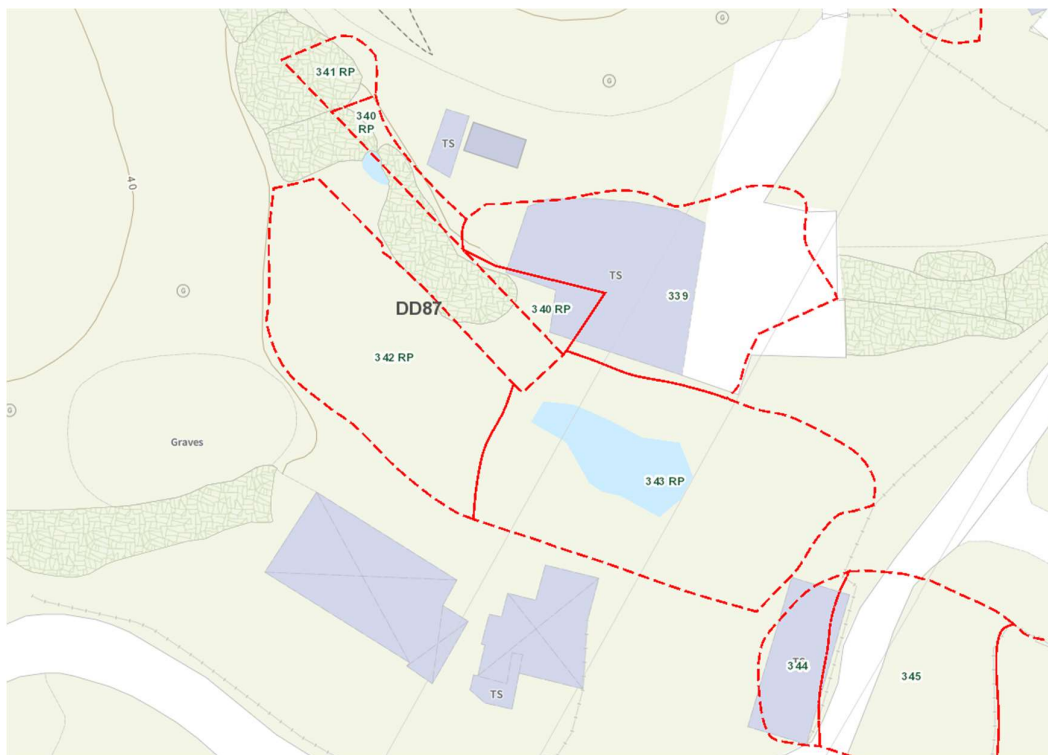
1. INTRODUCTION

The drainage proposal is under the application of Section 16 Planning Application at Lot 343 RP to Lot 342 RP (Part) in D.D. 87, Kong Nga Po, New Territories. The proposed uses of the subject lots are Temporary open storage of containers and vehicle maintenance workshop and ancillary facilities for 3 years. Levelling the land with filling up ponding areas is proposed.

Wings & Associates Consulting Engineers Limited is appointed to be the consultant to prepare for the Drainage Proposal in supporting the construction works for the proposed application.

2. SITE DESCRIPTION

- 2.1 The general views of the application area can be referred to in the figures below. The combined parts of the lot cover an area of about 3490m². This area will be surrounded by fencing in the subject lots. The fencing will provide clearance above ground surface to allow the flow of storm water surface runoff.

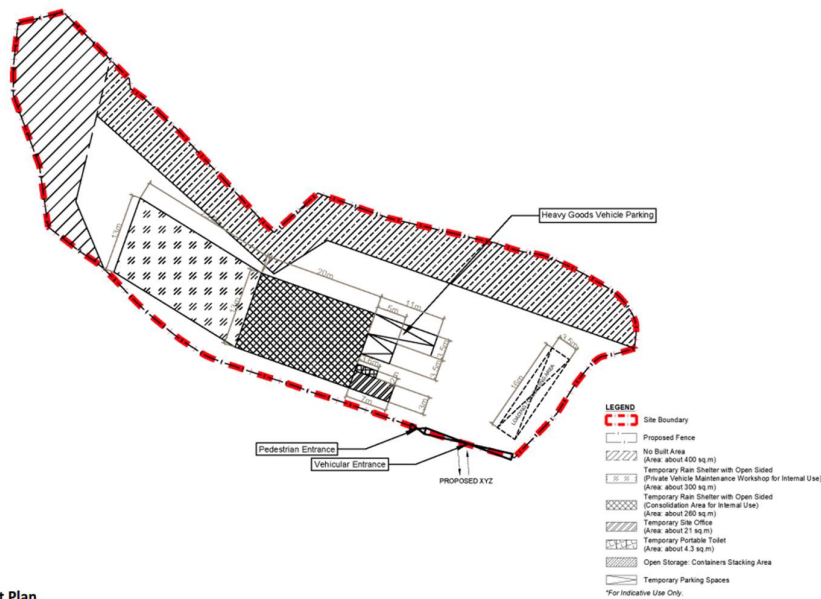


Lot information of the Subject Site



Existing Pond on Lot 343RP

- 2.2 The figure below shows the layout of proposed temporary logistic center development. No permanent structures and buildings will be placed within the subject lots.



Layout Plan

Location of the parking area within the subject site

- 2.3 Referring to the actual site condition, there is an existing pond inside the subject lots. The figure below shows the location of the existing pond. Photos showing the current conditions can be referred to Appendix A.



Existing Pond at Lot 343 RP

2.4 The existing ground level of the subject lots range between +25mPD to +29mPD. With reference to the Stormwater Drainage Manual, the existing ground level of the site is significantly higher than sea level, as a result, the site will not be affected by tidal effects.

The information from the Observatory and the tables from the Stormwater Drainage Manual are shown below for reference.

Tai Po Kau

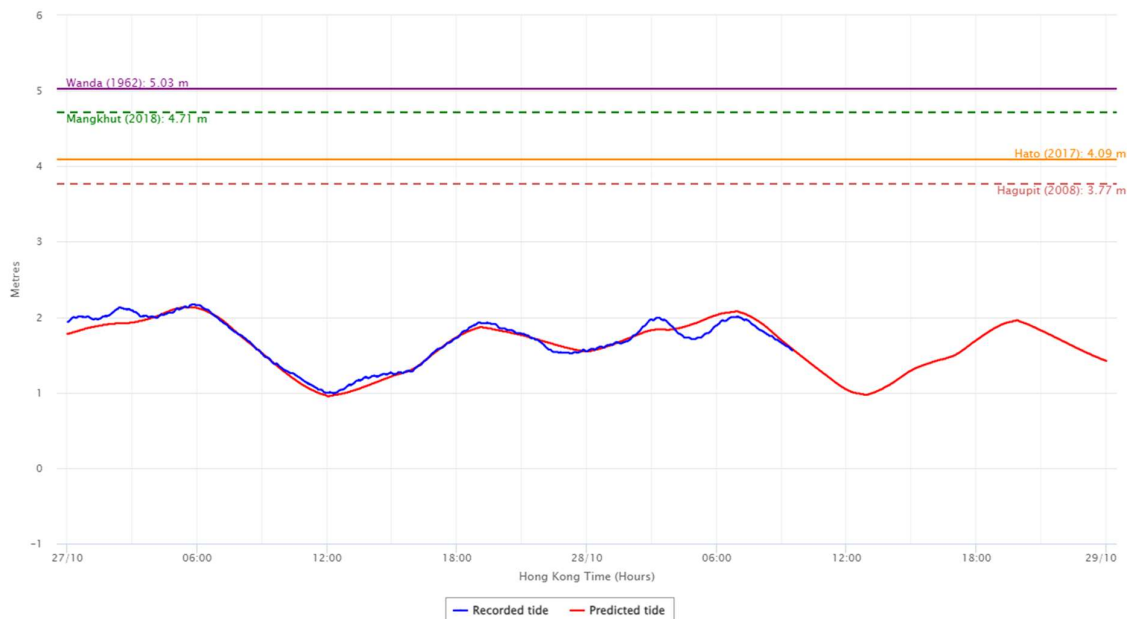


Table 8 – Design Extreme Sea Levels (in mPD)

Return Period (Years)	North Point/ Quarry Bay (1954-2017)	Tai Po Kau (1962-2017)	Tsim Bei Tsui (1974-2017)	Tai O (1985-2017)
2	2.73	2.91	3.07	2.87
5	2.94	3.20	3.31	3.16
10	3.09	3.45	3.51	3.36
20	3.24	3.73	3.74	3.57
50	3.45	4.19	4.09	3.84
100	3.63	4.60	4.40	4.06
200	3.81	5.10	4.77	4.28

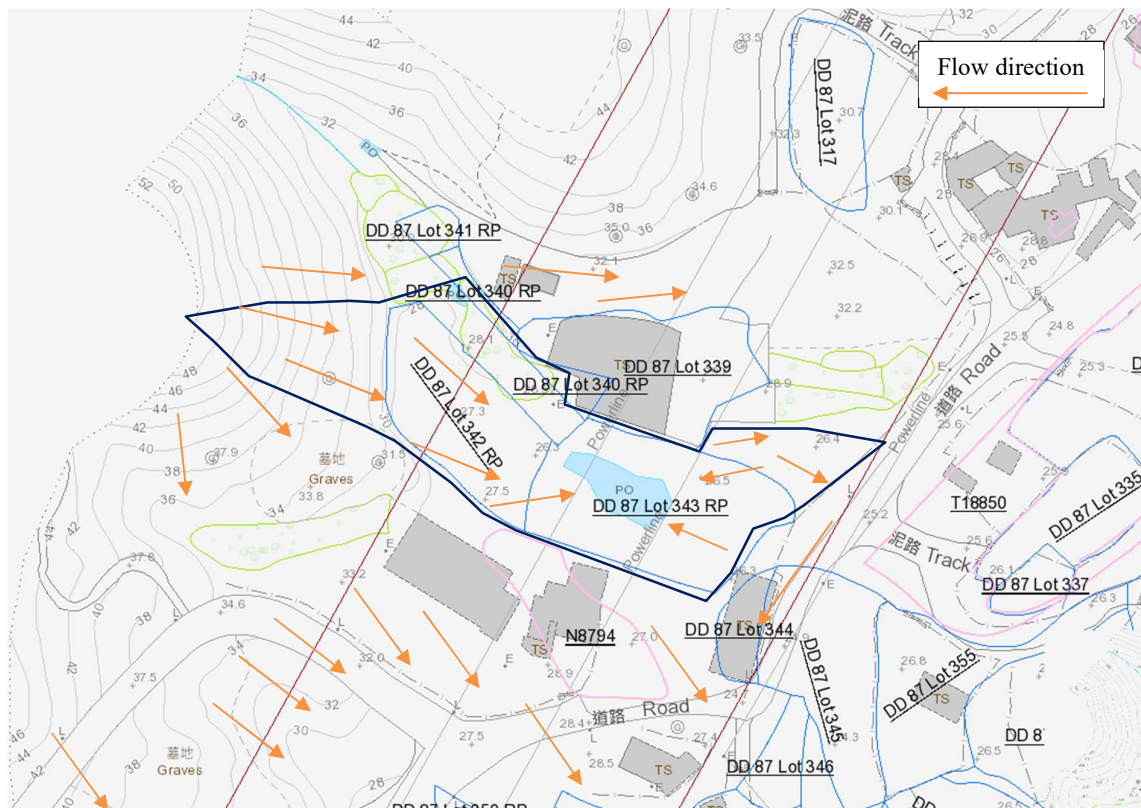
Table 9 – Mean Higher High Water (MHHW) Levels (in mPD)

North Point/ Quarry Bay (1962-2017)	Tai Po Kau (1981-2017)	Tsim Bei Tsui (1983-2017)	Tai O (1985-2017)
2.01	2.02	2.32	2.13

3. ORIGINAL DRAINAGE SYSTEM FOR STORMWATER

3.1 Identification of the Effective Catchment Area

Referring to the location plan and the existing topography, the catchment area of surface runoff affecting the subject lots is considered.



Flow Direction of the Catchment Area on this site

3.2 Studying on the Existing Run-off

It is found that the surface runoff from the catchment area will be discharged to the pond inside the subject lots. The existing pond acts as a retention for the surface runoff and the water inside will be discharged by natural filtration or evaporation.

4. PROPOSED DRAINAGE SYSTEM OF THE SITE FOR STORMWATER DISCHARGE

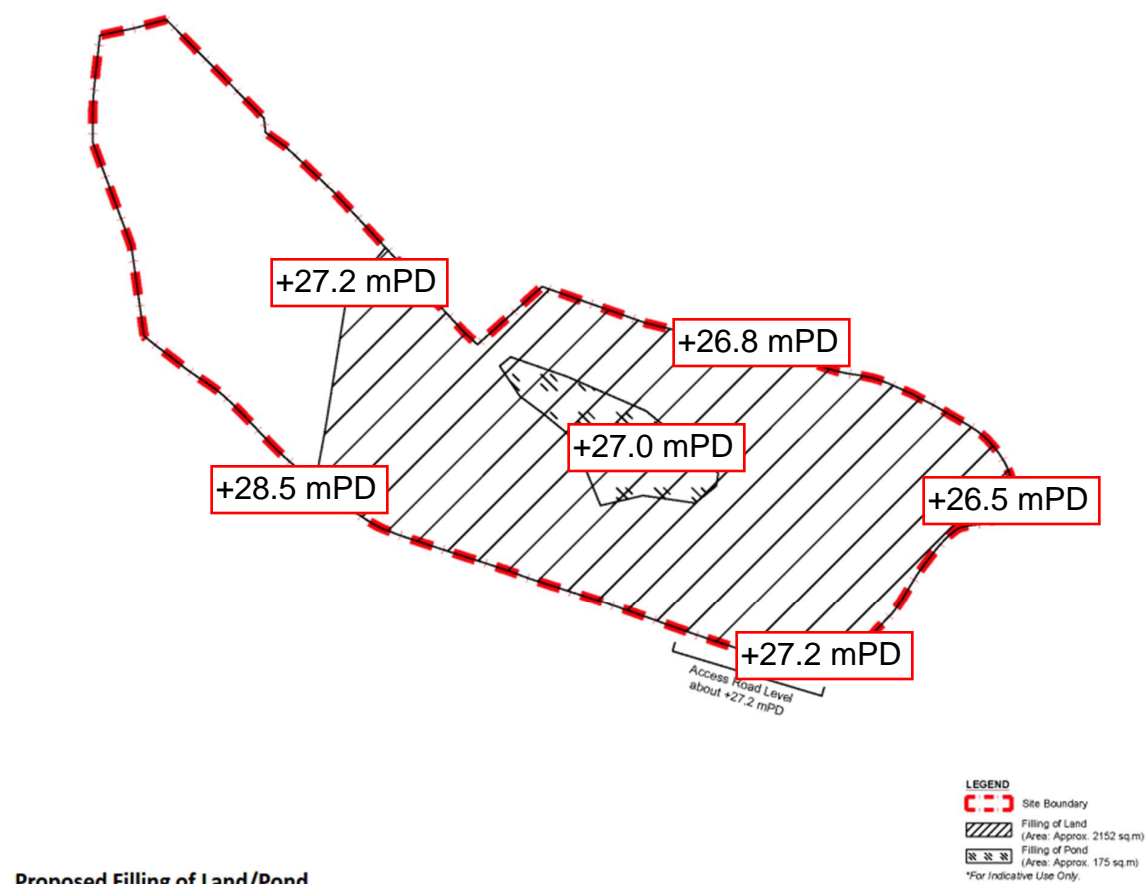
4.1 General Planning

The planning of the new drainage system for stormwater within and adjacent to the subject lots will cover the following items:

- Construction of new pond
- Construction of new surface channels and catchpits to divert the stormwater to the new pond
- Backfill and remove the existing pond (inside the subject lots)

4.2 Filling the subject site to rearrange cover level

The area inside the lots, together with the existing pond, will be filled up to form a flat surface for the proposed development. The proposed ground surface will be formed with fall gradient towards the proposed drainage system which is to collect surface runoff to the relocated pond.



Filling plan of the subject site

4.3 Design Assumption

The design adheres to the guidelines outlined in the Stormwater Drainage Manual. Additionally, the existing pond is utilized to retain stormwater during rainstorms. The proposed new pond is intended to effectively manage and retain all stormwater runoff from the lots for a duration of over 120 minutes.

Material Properties:

<i>Surface Characteristics</i>	<i>Runoff coefficient, C*</i>
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

STORMWATER MANUEL 7.5.2

Rainfall Intensity

- Runoff Coefficient for grass = 0.20
- Runoff Coefficient for paved = 0.80

Storm Constants give,

- a = 1157.7, b = 19.04 , c = 0.597

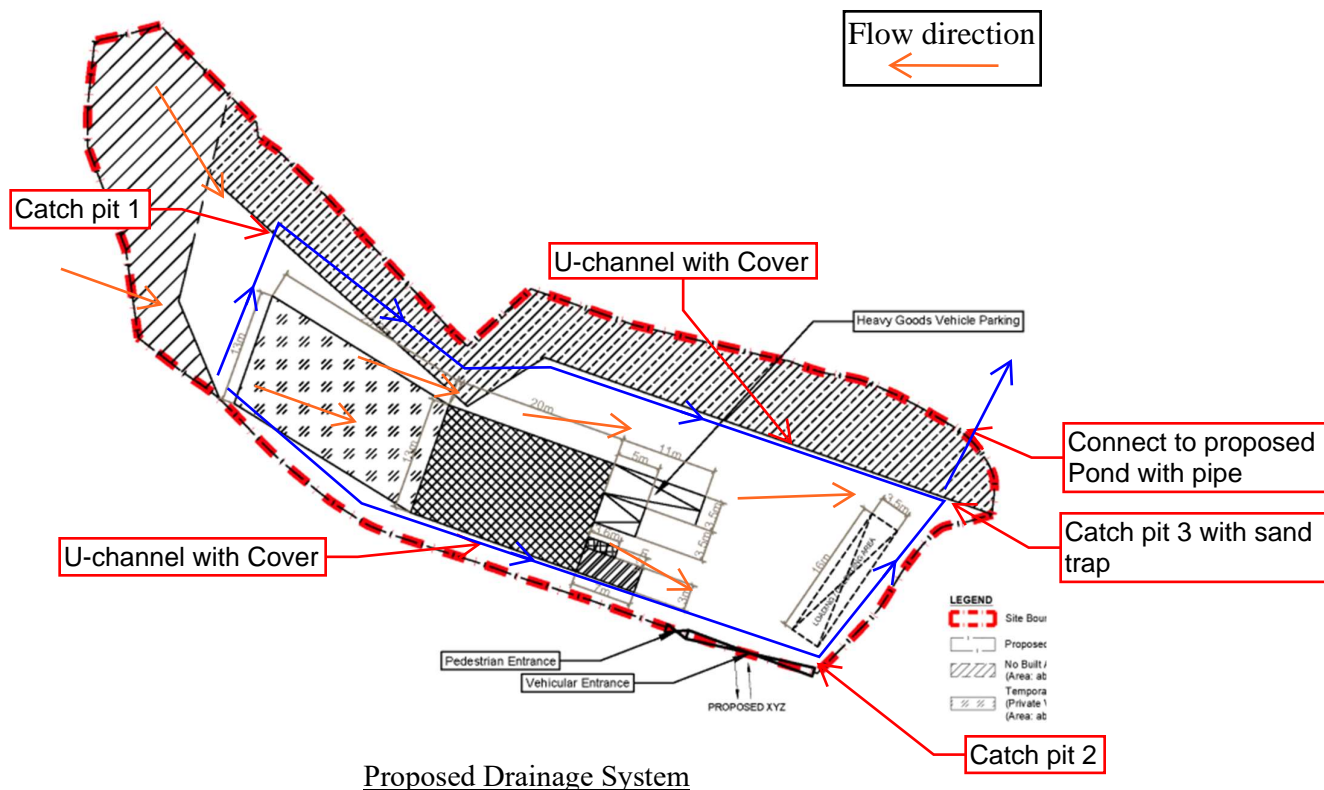
(Figure 5d – Synthetic Rainstorm Profiles of North District Area)

4.4 Design Summary (Detailed calculations are referred in Appendix C & D)

Maximum Run-off:	= 1169 liters/min
(Original Catchment Area for Existing Pond)	= 1.169 m ³ /min
Original Pond Capacity:	= 99.04 m ³
Original Retention time:	= ~85 mins
Maximum Run-off	= 3134 liters/min
(Proposed Paved Area at Lot 342 RP & 343 RP)	= 3.134 m ³ /min
Maximum Run-off	= 464 liters/min
(Uphill Area)	= 0.464 m ³ /min
Proposed Pond Capacity:	= 440m ³
Retention time:	= ~120mins

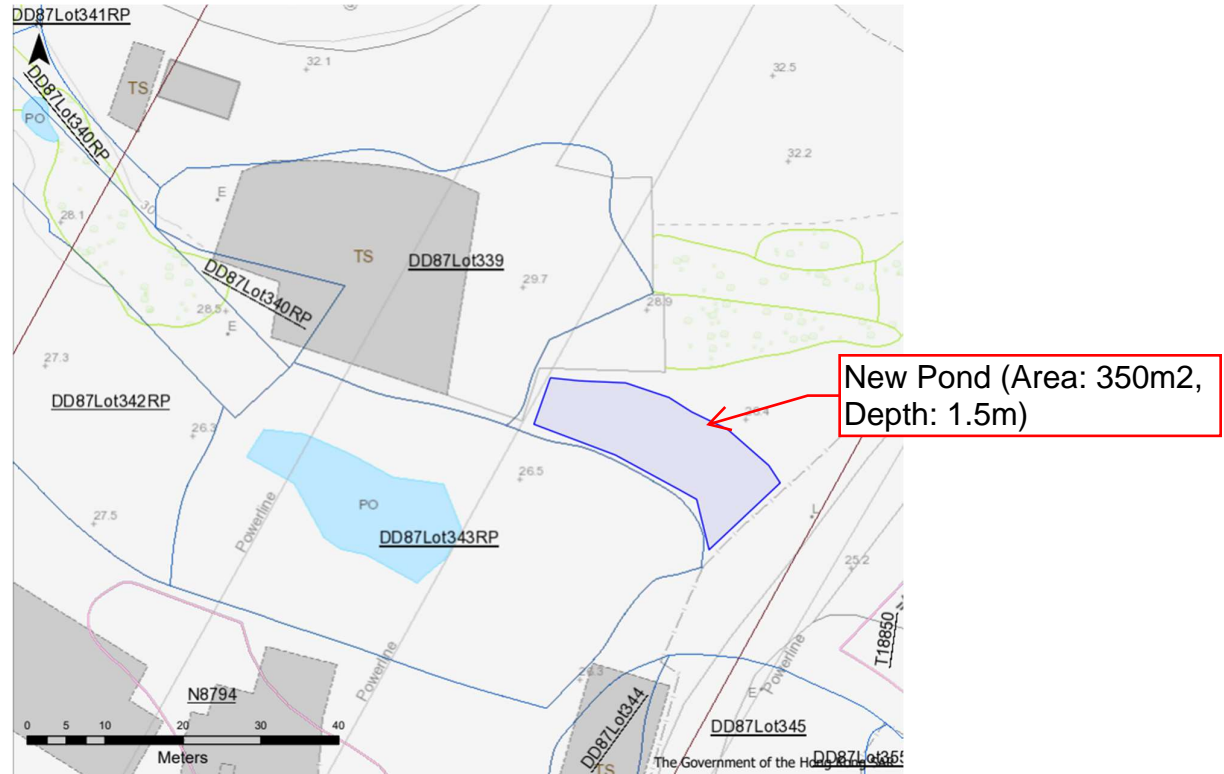
4.5 Design of Channels and Catchpits

The proposed drainage system to collect and divert the surface runoff from the designed catchment to the relocated pond has been checked. All surface channels are capable to divert the surface runoff from 10-year return period rain storm. The detailed calculation and design drawings can be found in Appendix C & D.



4.6 Design of Pond

The new pond is proposed to be relocated to a government land adjacent to Lot 343 RP, see below:



The volume of the original pond is 99.04 m³ which is found to be capable for retaining stormwater for 85mins duration. The proposed new pond is designed to retain stormwater from the effective catchment area and achieve a retention time of 120 minutes. The new pond is proposed to have 440m³ volume to handle rainstorm runoffs for more than 120 mins with a period of 10 years.

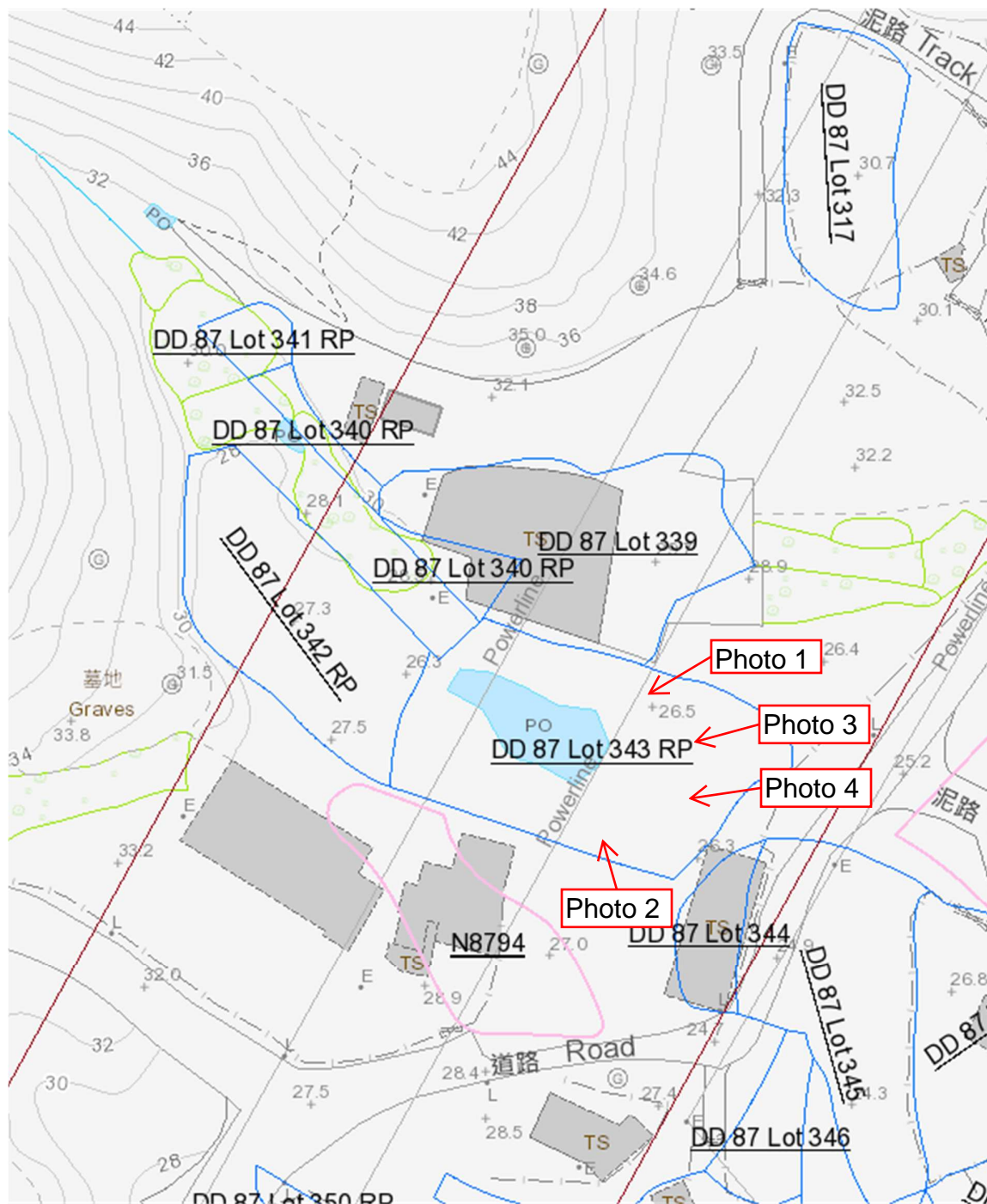
5. CONCLUSIONS

- 5.1 Having considered each branch of the proposed surface channel to handle the surface runoff from both catchment areas from uphill and the subject lots concurrently in the design checking (design calculation refers to Appendix C), the proposed surface channels and catchpits are capable of receiving potential surface runoff in calculating the rainfall intensity storm effect in approximate 10 years of return period.
- 5.2 Regular maintenance such as routine desilting will be carried out by the development owner for the drainage system (i.e. surface channel and catchpit) surrounding the site to avoid blockage and deterioration.
- 5.3 Openings on the bottom of fencing and walls will be provided surrounding the subject lots to avoid blockage and changing the flow path of the surface runoff.
- 5.4 The proposed pond capacity has been designed with consideration of the original catchment area and the anticipated changes in runoff resulting from the development of paved surfaces.
- 5.5 The proposed pond and drainage system is sufficient for the expected stormwater runoff from the lot area and the effective catchment are. Referring to the calculation, the proposed retention time is greater than the existing pond 30 mins duration.

END OF TEXT

APPENDIX A

Photo Record



Location Plan

Photo No. 1



Photo No. 2



Photo No. 3



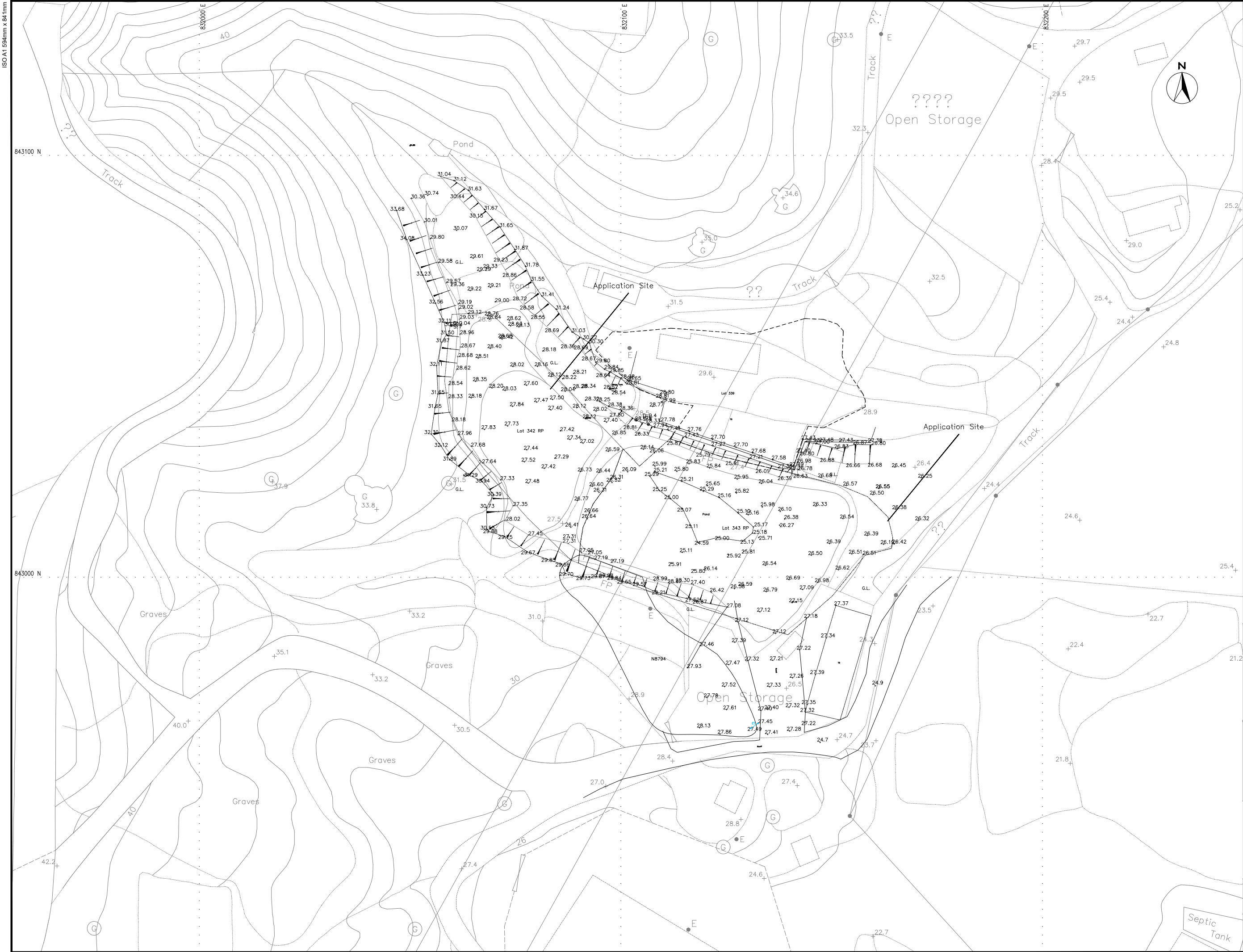
Photo No. 4




APPENDIX B

Topography Survey Record

ISO A1 594mm x 841mm



B.D. REF.			
F.S.D. REF.			
<div>REV</div> <div>DATE</div> <div>DESCRIPTION</div> <div>DRAWN</div> <div>CHECKED</div> <div>APPROVED</div>			
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING. ALL DRAWING SPECIFICATIONS AND THEIR COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.			
SIGNATURE FOR SUBMISSION/ CONSTRUCTION			
PROJECT NO:		24277	
DRAWN BY:	WYM		10/24
DESIGNED BY:	SC		10/24
CHECKED BY:	RM		10/24
APPROVED BY:	VT		10/24
SCALE:		1:400 (A1)	
CAD FILE:		WNG_24277_C_SK001	
PROJECT: DRAINAGE CONSULTANCY SERVICES FOR S16 PLANNING APPLICATION AT LOT NOS. 342 RP (PART) AND 343 RP IN D.D. 87, NORTH NEW TERRITORIES, HONG KONG			
DRAWING TITLE: LAYOUT PLAN			
DRAWING NO:		REV:	
WNG/24277/C/SK001			
<div> 潮洲顧問工程師有限公司 WIRES & ASSOCIATES CONSULTING ENGINEERS LTD.</div>			

APPENDIX C

Drainage Design Calculation

Design Calculation of U-Channel

Page 1

Our Ref : P24227**Project Title Drainage Consultancy Services for S.16 Planning Application at Lot Nos. 342 RP (Part) and 343 RP in D.D. 87, North New Territories, Hong Kong**

Assumption:

Rainfall Intensity	
Runoff Coefficient for grass	0.20
Runoff Coefficient for paved	0.80

USCP	Upstream Catchpit	RAINFALL INTENSITY	Rainfall Intensity, mm/hr
DSCP	Downstream Catchpit	RUNOFF COEF.	Runoff Coefficient
USGL	Upstream Ground Level, mPD	CATCHMENT	Catchment Area, m ²
USIL	Upstream Invert Level, mPD	EFF. AREA	Effective Area, m ²
DSIL	Downstream Invert Level, mPD	CUM. AREA	Cumulative Effective Area, m ²
INVERT DIFF.	INVERT DIFFERENCE, m	DESIGN FLOW	Design Flow m ³ /s
LENGTH	Channel Length, m	SIZE	Channel Size, mm
SLOPE	Channel Gradient, 1 in	UC TYPE	Channel Type
t _c	Time of Concentration, minute	VEL.	Velocity of Channel by Manning's Equation where n = 0.013
		FLOW CAP.	Fullbore Capacity m ³ /s
		SPARE CAP.	Spare Capacity m ³ /s

Catchment	USCP	DSCP	USGL	DSGL	USIL	DSIL	AVG.	INVERT	LENGTH	GRADIENT	RAINFALL	RUNOFF	CATCH	EFF.	DESIGN	CUM. DESIGN	SIZE	UC	VEL	ALLOWANCE (REDUCTION %)	FLOW CAP.	SPARE CAP.	UTILISATION	RESULT	A	P	R
			mPD	mPD	mPD	mPD	m	m	m	1 in	mm/hr	COEF.	m ²	m ²	m ³ /s	m ³ /s	mm	TYPE	m/s		m ³ /s	m ³ /s	%		(m ²)	(m)	(m)
Catchment 1 & 2	Pt. A	Pt. B	27.20	27.00	27.05	26.80	0.20	0.25	60.0	240	190	0.20	1717	343.4	0.02	0.02	300	UC	0.9	10	0.042	0.023	43.58	OK	0.045	0.571	0.079
	Pt. B	Pt. D	27.00	26.50	26.80	26.20	0.30	0.60	150.0	250	190	0.20	1717	343.4	0.04	0.04	300	UC	1.0	10	0.073	0.036	49.86	OK	0.072	0.771	0.094
Catchment 3	Pt. A	Pt. C	27.20	27.20	27.05	26.55	0.65	0.50	150.0	300	190	0.80	3490	2792	0.15	0.15	300	UC	1.0	10	0.174	0.026	84.89	OK	0.167	1.471	0.113
	Pt. C	Pt. D	27.00	26.50	26.55	26.00	0.50	0.55	50.0	91	190	0.80	3490	2792	0.29	0.29	375	UC	2.0	10	0.318	0.023	92.76	OK	0.155	1.214	0.128
Pt. D Discharge to Pond			26.50	26.50	26.00	25.90	0.60	0.10	30.0	20	349	0.20	0	0	0.33	0.33	375	PIPE	4.5	10	0.443	0.113	74.62	OK	0.099	1.178	0.084
Total Catchment for Site =													5207														

Project :

Catchment Area : Before Development

Determination of Time of Concentration and Designed Mean Rainfall Intensity (For Drainage Syetem)

A = area of catchment (m²)

H = average fall (per 100m) from the summit of catchment to the point of design

L = length which water takes the longest time to reach the design section

= 5207.0 m²

= 17.0 m

= 150.0 m

Time of concentration, $t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$

= 5.23 min

say 5.23 min

From Figure 8.2 of GMS, assuming storm return period is 1 in 10 years,

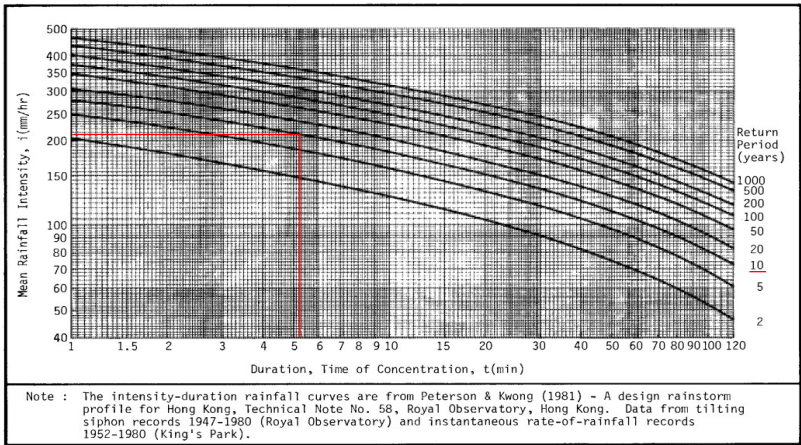


Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods

i = designed mean intensity of rainfall (mm/hr)

Adjustment factor 1.104 (SDM 2018, Table 28)

= 172.4 mm/hr

= 190.3 mm/hr

1157

19.04

0.597

Determination of Run-off

i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS

A = area of catchment (m²)

K2 = run-off coefficient

= 190.3 mm/hr

= 5207.0 m²

= 0.20

Run-off, $Q = K \times i \times A / 60$

= 3303 litres / min

say 3,303 litres / min

Project :

Catchment Area : Uphill

Determination of Time of Concentration and Designed Mean Rainfall Intensity (For Drainage Syetem)

A = area of catchment (m²)

H = average fall (per 100m) from the summit of catchment to the point of design

L = length which water takes the longest time to reach the design section

= 1717.0 m²

= 11.1 m

= 120.0 m

Time of concentration, $t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$

= 5.09 min

say 5.09 min

From Figure 8.2 of GMS, assuming storm return period is 1 in 10 years,

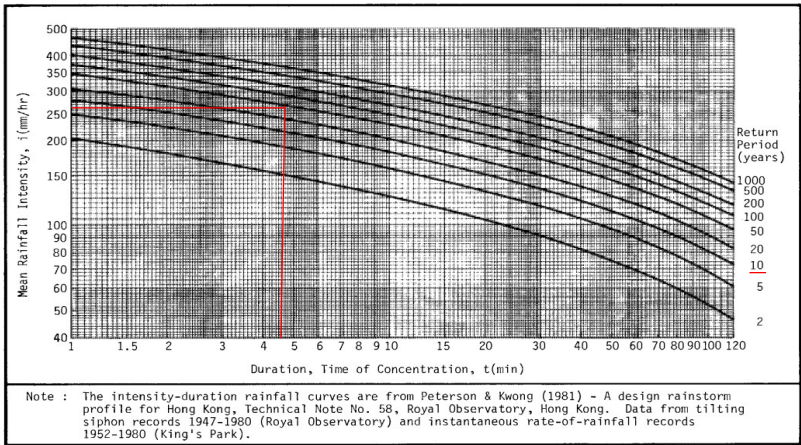


Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods

i = designed mean intensity of rainfall (mm/hr)

Adjustment factor 1.104 (SDM 2018, Table 28)

= 173.0 mm/hr

= 191.0 mm/hr

1157

19.04

0.597

Determination of Run-off

i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS

A = area of catchment (m²)

K2 = run-off coefficient (Concrete)

= 191.0 mm/hr

= 1717.0 m²

= 0.20

Run-off, $Q = K \times i \times A / 60$

= 1093 litres / min

say 1,093 litres / min

Catchment Area : Lot 343 RP & 342 RP

A = area of catchment (m ²)	=	3490.0	m ²
H = average fall (per 100m) from the summit of catchment to the point of design	=	4.0	m
L = length which water takes the longest time to reach the design section	=	110.0	m

Time of Concentration

$$t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$$

$$t = 5.330234$$

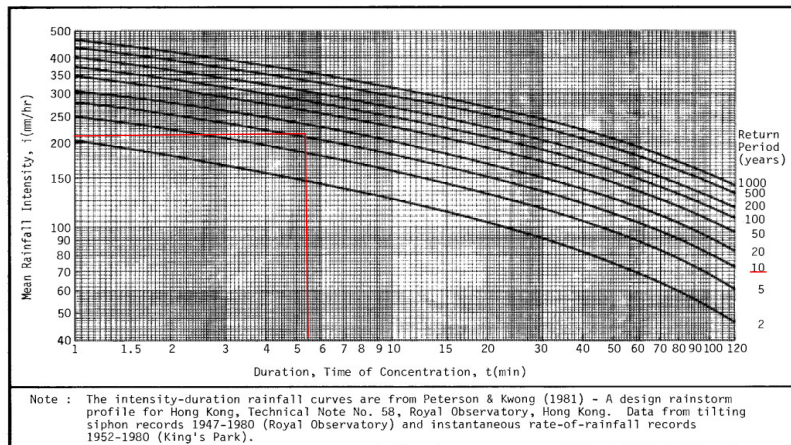
$$Q = K \times i \times A / 3600$$


Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods

From Figure 8.2 of GMS, assuming storm return period is 1 in 10 years,

i = designed mean intensity of rainfall (mm/hr)	=	171.9	mm/hr
Adjustment factor 1.104 (SDM 2018, Table 28)	=	189.8	mm/hr

$$= 9937.196$$

i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS	= 189.8	mm/hr
A = area of catchment (m ²)	= 3490.0	m ²
K2 = run-off coefficient (Paved)	= 0.90	

$$\text{Run-off, } Q = K \times i \times A / 60 = 9937 \text{ litres / min} \quad \text{say } \mathbf{9,937} \text{ litres / min}$$

1157	19.04	0.597
------	-------	-------

Project :

Catchment Area : Before

Determination of Time of Concentration and Designed Mean Rainfall Intensity (For Design Pond Capacity)

A = area of catchment (m²) = 5207.0 m²
H = average fall (per 100m) from the summit of catchment to the point of design = 17.0 m
L = length which water takes the longest time to reach the design section = 150.0 m

Time of Concentration

$t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$
t= 5.228665

Run-off

$Q = K \times i \times A / 3600$

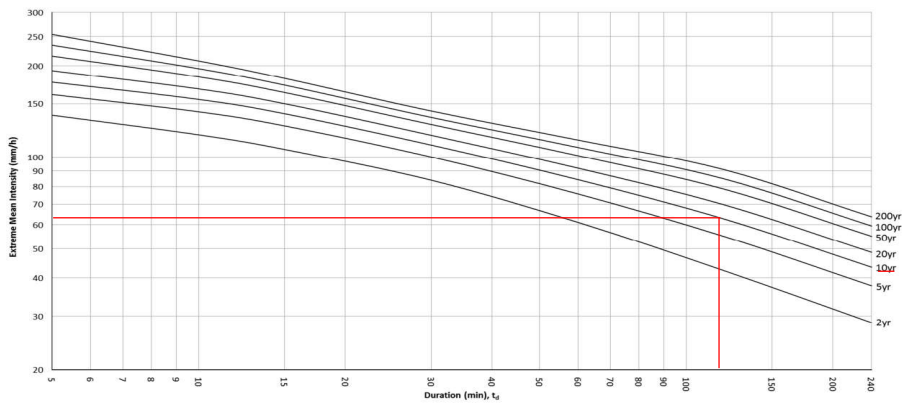


Figure 4d – Intensity-Duration-Frequency Curves of North District Area (for durations not exceeding 4 hours)

From Figure 8.2 of GMS, assuming storm return period is 1 in 10 years,

i = designed mean intensity of rainfall (mm/hr) = 61.0 mm/hr
Adjustment factor 1.104 (SDM 2018, Table 28) = 67.3 mm/hr

= 1168.867

1157 19.04 0.597

Determination of Run-off

i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS = 67.3 mm/hr
A = area of catchment (m²) = 5207.0 m²
K2 = run-off coefficient (Paved) = 0.20

Run-off, $Q = K \times i \times A / 60$ = 1169 litres / min say 1,169 litres / min

Project :

Catchment Area : Uphill & New Pond

Determination of Time of Concentration and Designed Mean Rainfall Intensity (For Design Pond Capacity)

A = area of catchment (m²) = 2067.0 m²
H = average fall (per 100m) from the summit of catchment to the point of design = 11.1 m
L = length which water takes the longest time to reach the design section = 120.0 m

Time of Concentration

$t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$
t= 4.996096

Run-off

$Q = K \times i \times A / 3600$

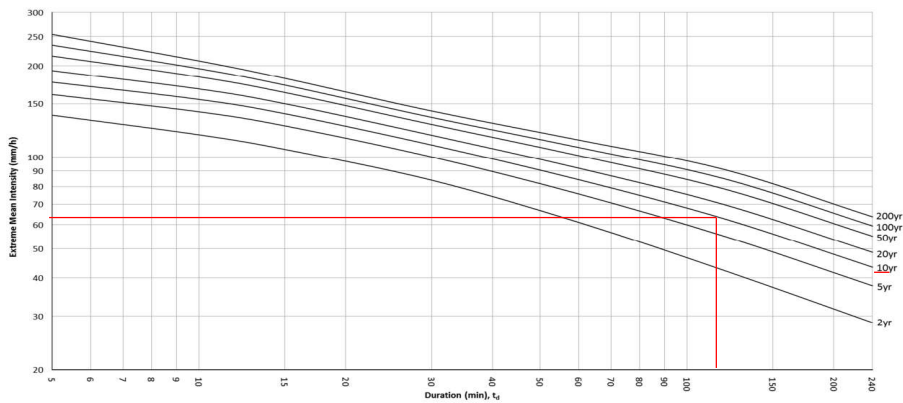


Figure 4d – Intensity-Duration-Frequency Curves of North District Area (for durations not exceeding 4 hours)

From Figure 8.2 of GMS, assuming storm return period is 1 in 10 years,

i = designed mean intensity of rainfall (mm/hr) = 61.0 mm/hr
Adjustment factor 1.104 (SDM 2018, Table 28) = 67.3 mm/hr

= 464.0002

1157 19.04 0.597

Determination of Run-off

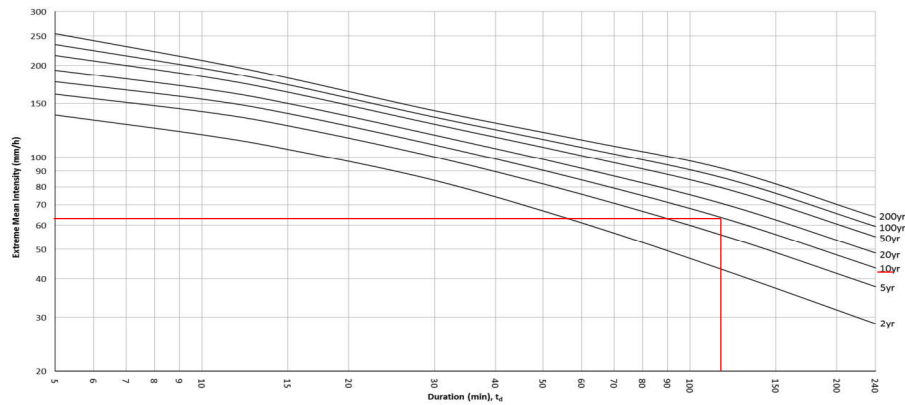
i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS = 67.3 mm/hr
A = area of catchment (m²) = 2067.0 m²
K2 = run-off coefficient (Paved) = 0.20

Run-off, $Q = K \times i \times A / 60$ = 464 litres / min say 464 litres / min

Catchment Area : Lot 343 RP & 342 RP

A = area of catchment (m ²)	=	3490.0	m ²
H = average fall (per 100m) from the summit of catchment to the point of design	=	4.0	m
L = length which water takes the longest time to reach the design section	=	110.0	m

$$t = 0.14456 \times (L / (H^{0.2} \times A^{0.1}))$$

$$t = 5.330234$$
$$Q = K \times i \times A / 3600$$

$$= 3133.741$$

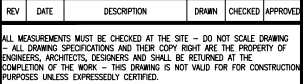
1157	19.04	0.597
------	-------	-------

i = designed mean intensity of rainfall (mm/hr), from Figure 8.2 of GMS	=	67.3	mm/hr
A = area of catchment (m ²)	=	3490.0	m ²
K2 = run-off coefficient (Paved)	=	0.80	

$$\text{Run-off, } Q = K \times i \times A / 60 = 3134 \text{ litres / min} \quad \text{say } \mathbf{3,134} \text{ litres / min}$$

APPENDIX D

Construction Drawing



SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:	24277		
DRAWN BY:	JC		10/24
DESIGNED BY:	SC		10/24
CHECKED BY:	RM		10/24
APPROVED BY:	VT		10/24

SCALE:	1:400 (A1)
CAD FILE:	WNG_24227_C_DRA_002

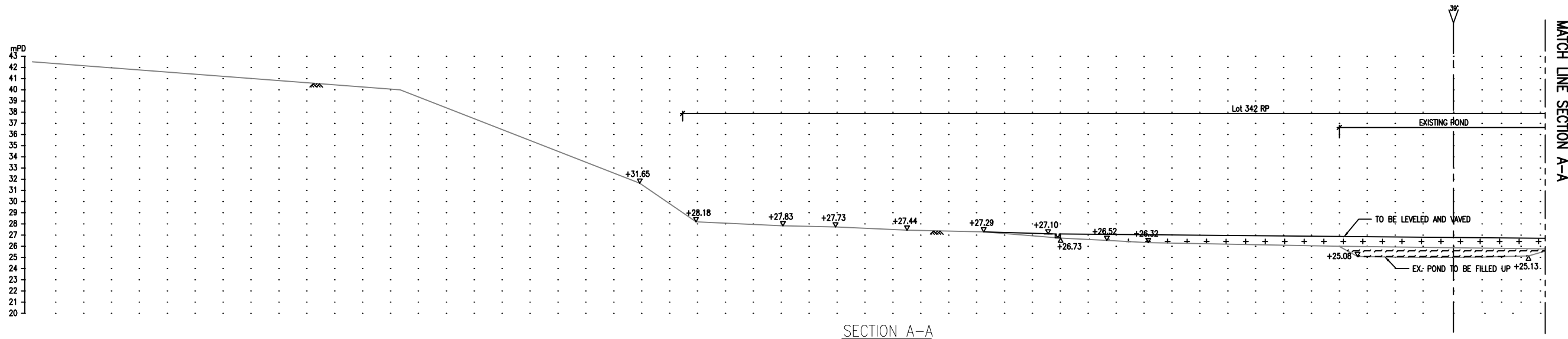
PROJECT:
DRAINAGE CONSULTANCY SERVICES FOR
S16 PLANNING APPLICATION AT LOT
NOS. 342 RP (PART) AND 343 RP IN
D.D. 87, NORTH NEW TERRITORIES,
HONG KONG

DRAWING TITLE:
PROPOSED EFFECTIVE CATCHMENT
AREA FOR SURFACE RUNOFF
AFFECTING SUBJECT LOTS

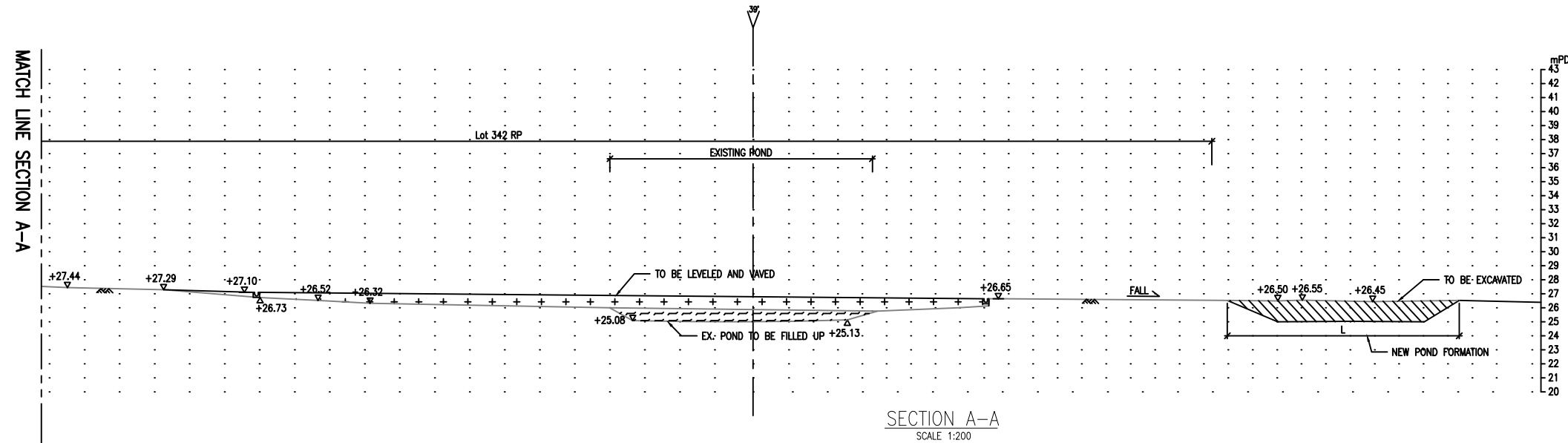
DRAWING NO:	REV:
WNG/24277/C/DRA/002	—



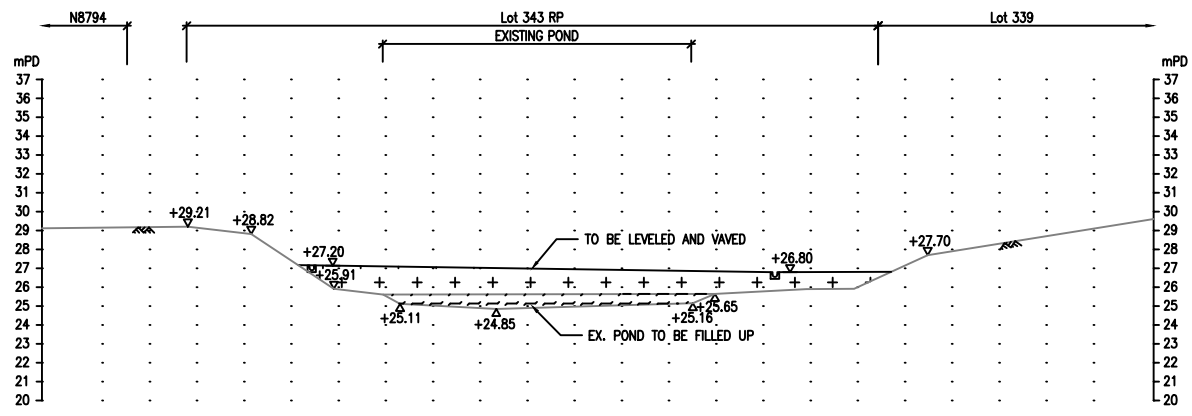
ISO A1 594mm x 841mm



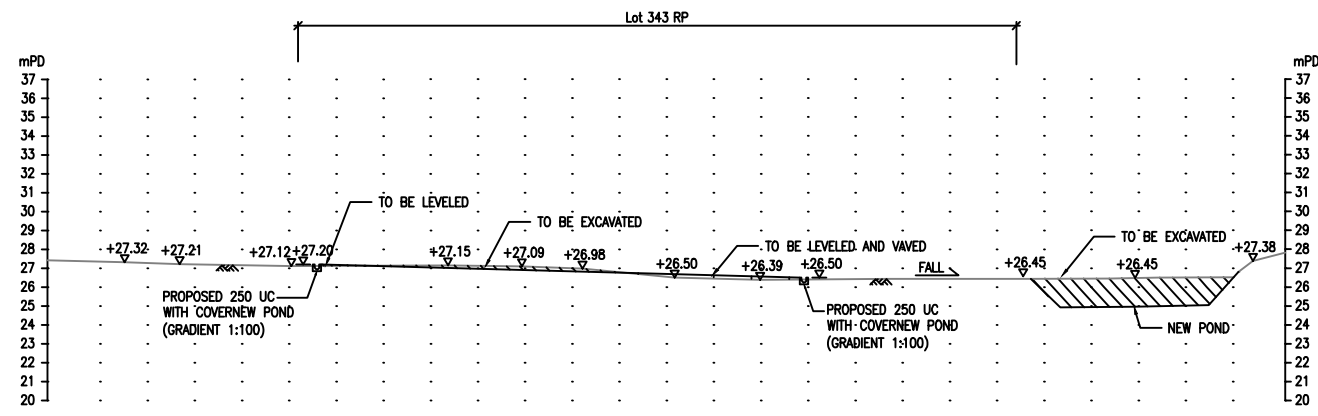
SECTION A-A
SCALE 1:200




SECTION A-A
SCALE 1:200



SECTION B-B
SCALE 1:200



SECTION C-C
SCALE 1:200

B.D. REF.									
F.S.D. REF.									
REV		DATE		DESCRIPTION		DRAWN		CHECKED	APPROVED
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPY MUST BE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.									
SIGNATURE FOR SUBMISSION/ CONSTRUCTION									
PROJECT NO:		24277							
DRAWN BY:		JC						10/24	
DESIGNED BY:		SL						10/24	
CHECKED BY:		RM						10/24	
APPROVED BY:		VT						10/24	
SCALE:		1 : 200 (A1)							
CAD FILE:		WNG_24227_C_DRA_003							
PROJECT: DRAINAGE CONSULTANCY SERVICES FOR S16 PLANNING APPLICATION AT LOT NOS. 342 RP (PART) AND 343 RP IN D.D. 87, NORTH NEW TERRITORIES, HONG KONG									
DRAWING TITLE: DRAINAGE SECTIONS									
DRAWING NO: WNG/24227/C/DRA/003								REV: -	
<div><div>暢海康同工程師有限公司 WIRES & ASSOCIATES CONSULTING ENGINEERS LTD.</div></div>									

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;
 - (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; and
 - (e) Taking into account the demand for cross-boundary parking facilities, applications for such use at suitable sites in areas of close proximity to the boundary crossing points, such

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered 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.

**Similar s.16 Applications for Temporary Open Storage or Vehicle Repair Workshop
in the vicinity of the Site within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	20.9.2024
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	4.10.2024
A/NE-FTA/244 ^{*1}	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	6.12.2024

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-FTA/195 ^{*1}	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	6.3.2020	R1-R4

Remarks

^{*1}: Application nos. A/NE-FTA/244 and A/NE-FTA/195 involved the same site.

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was intended 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 for a departure from the planning intention, even on a temporary basis.

- R2 The proposed use did 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 had been granted at the Site and there were adverse departmental comments and local objection on the application.
- R3 The applicant failed 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.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- 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;
- according to the drainage proposal (**Appendix Ic**), a new pond (about 350m²) falls within GL outside the Site is proposed. No consent is given for inclusion of GL for the proposed use. LandsD objects to the proposal since direct grant of the GL would not be considered according to the prevailing land policy. The applicant is reminded that illegal excavation and occupation of GL is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
- detailed advisory comments are appended in **Appendix V**.

2. Traffic

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

- no comment on the application from traffic engineering perspective;
- should the application be approved, approval conditions on implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board, and shall be maintained at all times during the planning approval period shall be imposed; and
- the proposed vehicular access between Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party.

3. Drainage

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

- having considered that the application is to facilitate the relocation of affected brownfield operators affected by the new development areas and in order to streamline the process and act as a facilitator, she has no objection in principle to the application provided that a revised drainage proposal would be submitted afterwards;
- should the application be approved, approval conditions should be included to request the applicant to submit a revised drainage proposal and the drainage facilities should be implemented and maintained at all times during the planning approval period;

- detailed comments on the application and the submitted drainage proposal are appended in **Appendix V**; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use.

4. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, the following approval condition shall be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

5. Electricity Supply Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety aspect; and
- it is noted that there are 400kV extra high voltage overhead lines running across the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines published by the Planning Department. The applicant and its contractor should strictly comply with the requirements pertaining to electricity supply safety and reliability as detailed in **Appendix V**.

6. New Development Area

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

- the proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities on a three-year basis and associated filling of land and pond (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

7. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner for Police (C for P);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

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 lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) according to the drainage proposal (**Appendix Ic**), a new pond (about 350m²) falls within GL outside the Site is proposed. No consent is given for inclusion of GL for the proposed use. LandsD objects to the proposal since direct grant of the GL would not be considered according to the prevailing land policy. The applicant is reminded that illegal excavation and occupation of GL is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
 - (iv) the applicant should comply with all the land/pond filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access roads adjacent to the Site are not maintained by HyD;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by the Environmental Protection Department (EPD) to minimise potential environmental nuisance to the surrounding area; and
 - (ii) to implement mitigation measures in the ‘Recommended Pollution Control Clauses for Construction Contracts’ during construction works including land and pond filling (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html);
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant authority prior to commencement of the works;

- (f) 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 sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) the applicant should minimise the possible adverse environmental impacts on the existing streamcourse/water pond in his design and during construction; and
 - (iii) the applicant is advised on the following comments on the submitted drainage proposal (**Appendix Ic**):
 - it is noted that a new pond is proposed to be excavated at GL outside the application area, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners/stakeholders in the surrounding areas for the proposed work outside the Site;
 - the applicant should review and advise if the latest requirements under the Corrigendums of Stormwater drainage manual, particularly the storm constants, have been complied with;
 - Section 4.4 – the applicant should advise how the original pond capacity was measured and derived. Is the capacity estimated based on data in dry season or wet season? The applicant is reminded that the adjoining area of the pond could also serve as flood plain during rainstorm event;
 - Section 4.5 – the applicant should review if the proposed U-channel would be constructed along the application boundary to collect the stormwater within the Site. Also, the alignment of the U-channel in Appendix D is not aligned with the figure in Section 4.5, the applicant should review;
 - Section 4.6 – the applicant should elaborate how the original flow paths to the existing pond can be diverted to the proposed pond. Adequate provision to facilitate the drainage diversion should be provided;
 - Appendix C – the applicant should review if suitable allowance for deposition of sediment in the channel as required under Section 9.3 of Stormwater Drainage Manual has been considered;
 - Appendix D – the applicant should advise the principle to demarcate the catchment area 1. According to record, there is streamcourse within the catchment area 1, the applicant should review if the current estimate of the external catchment area is adequate; and
 - Appendix D – the applicant should indicate and align the U-channel sizes in different drawings. In connection with comments above, the alignment and size of proposed drainage system should be reviewed;
- (g) 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the following points should be noted:

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

to address the approval condition on provision of fire extinguisher(s), the applicant is required to submit a valid fire certificate (FS 251) to FSD for approval. If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary open storage of containers and vehicle repair workshop with ancillary facilities on a three-year basis and associated filling of land and pond (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works;
- (i) 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 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) 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 unauthorized building works (UBW). An Authorized 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 UBWs 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 are subject to the control of Part VII of the B(P)R;
 - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the

requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
 - (viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
 - (ix) 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 the 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; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site;
 - (ii) the applicant should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clauses 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Services of the Hong Kong Planning Standards and Guidelines published by the Planning Department and ensure they shall be maintained at any time during and after construction;
 - (iii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - (iv) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
 - (v) the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
 - (vi) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.

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.

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

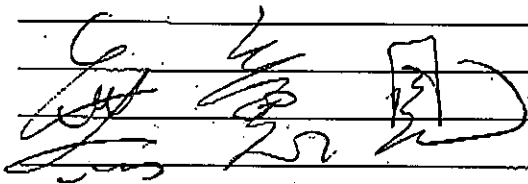
By Fax : 2877 0245 or 2522 8426

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/245

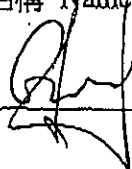
意見詳情 (如有需要，請另頁說明)

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 2024.5.22

2

From:

Sent:

2024-06-01 星期六 17:09:32

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

申請編號 A/NE-FTA/245

城市規劃委會

反對該申請

理由

1 在極端天氣香港，填土及填塘引至更嚴重水浸，引來生命安全及農作物擔憂

2 珍貴鳥類及生物失去生存空間。

3 修車引來更多車輛，人車爭路，如有安全道路引入安排，會使附近居民及其他人士好危險。

John Law

From:
Sent: 2024-06-05 星期三 11:08:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: Comments on the Section 16 Application No. A/NE-FTA/245
Attachment: TPB20240605(FTA245).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

5th June 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/245

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the draft Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. From the figures in the application, it seems that the most of the site would be formed and covered by structures. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: The filling of the lower portion of the Site will be no more than 2m. Afterwards, site office, vehicle maintenance workshop, parking areas, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



長春社

Since 1968

The Conservancy Association

- Potential adverse drainage impact: No sufficient details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.

Yours faithfully,

The Conservancy Association

From:
Sent: 2024-06-06 星期四 02:55:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/245 DD 87 Kong Nga Po

A/NE-FTA/245

Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 3,060sq.m

Zoning: "Agriculture"

Applied use: Open Storage and Vehicle Repair Workshop / 2 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

237 withdrawn and back with an even more destructive plan.

Previous objections relevant and upheld.

The lots are adjacent to 'GB' slopes. The impact of climate warming and the need to retain slopes and natural drainage ecosystem can no longer be ignored.

The application must be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 January 2024 2:20 AM HKT
Subject: A/NE-FTA/237 DD 87 Kong Nga Po

A/NE-FTA/237

Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 3,060sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / Warehouse / 2 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Strong Objections. The Applicant states that the development is in line with 2023 Policy Address.

There is no mention of filling in ponds in the document.

The district is not part of the planned NT new town development projects. Expectations are that agricultural land outside the Northern Metropolis footprint would be retained for designated use and to ensure that HK can meet its pledge to reach 10% local production of vegetables by end of decade.

The Site is currently subject to one planning enforcement action (No. E/NE-FTA/199) against unauthorized development (UD) involving filling of pond and filling of land in Lot Nos. 339(part), 340RP(part), 342RP(part) and 343RP(part) in D.D.87, and adjoining Government Land, Fu Tei Au, New Territories. The Enforcement Notice (No. E/NEFTA/199) was issued on 30.10.2023 requiring discontinuation of the UD by 13.11.2023. Since 30.10.2023, the Applicant has taken steps to prevent further aggregation of the situation by reenforcing the parameter and closely patrolling the Site.

In other words Destroy to Build activities.

TPB should not reward such activity. Moreover the applicant should be encouraged to unite with other logistic companies and develop together modern, state of the art logistic facilities. Relocation of brownfield sites does not meet the pledges to eliminate these activities.

Mary Mulvihill

FL1

5

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/245 Received on 06/11/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2024.11.19

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-11-22 星期五 19:29:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 241122 s16 FTA 245.pdf; 241122 s16 PH 1035.pdf; 241122 s17 MKT 36.pdf; 241122 s16 MUP 208.pdf; 241122 s16 SK 392.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
 Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

22nd November, 2024.

By email only

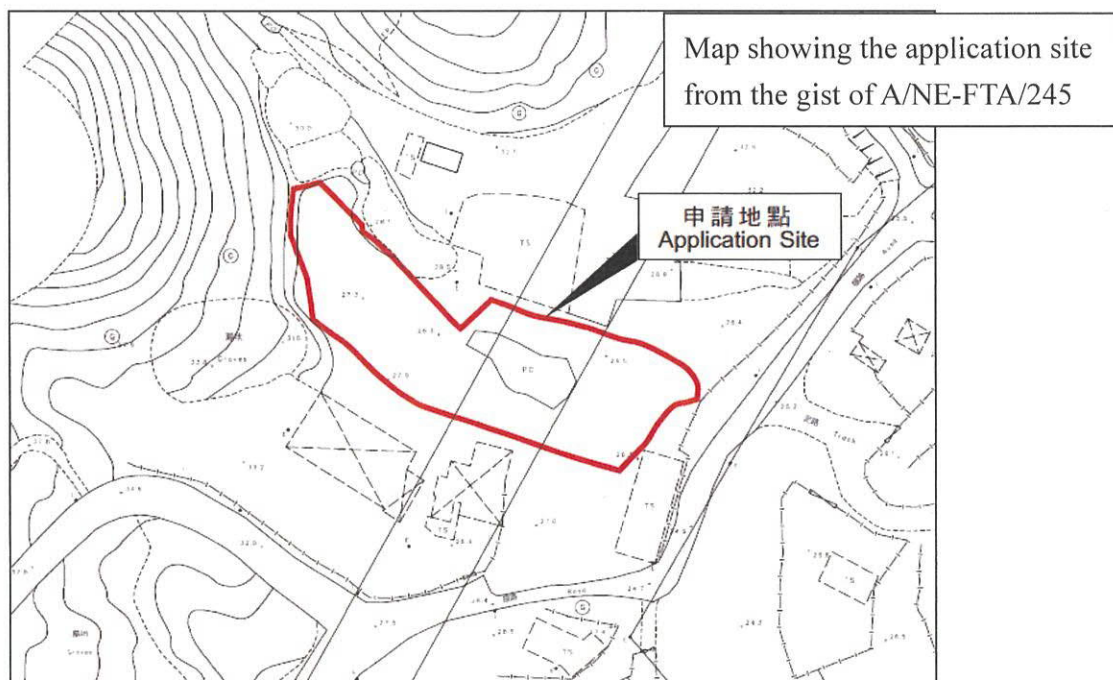
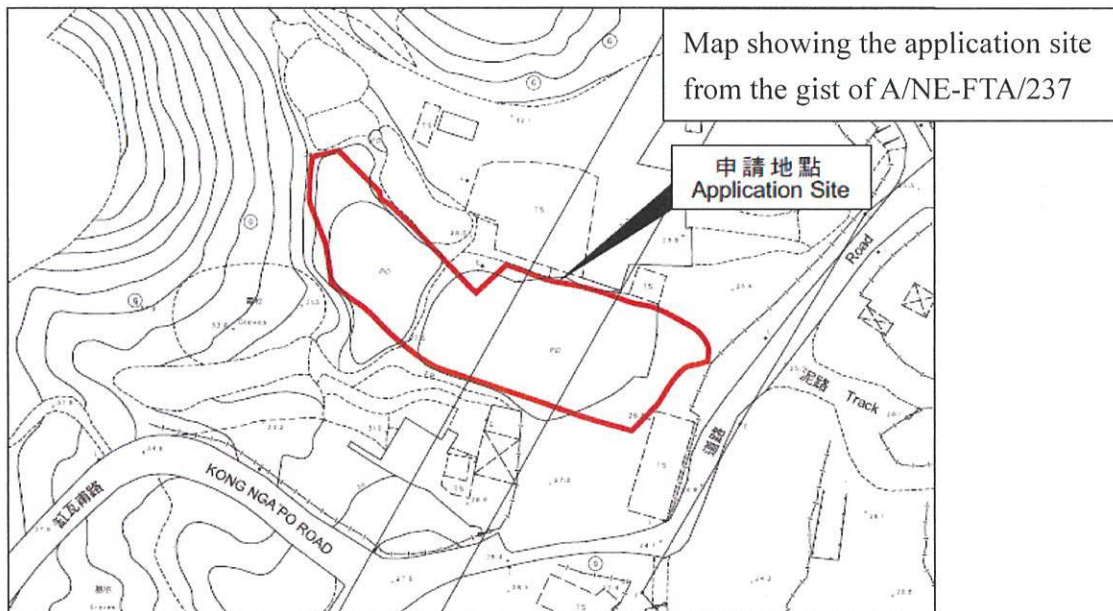
Dear Sir/ Madam,

**Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and
Pond**
(A/NE-FTA/245)

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Planning Portal 3 which shows the site (bounded by red line).



3. There was another application (A/NE-FTA/237; withdrawn; site boundary largely similar) covering the current application site; according to the map from the gist of A/NE-FTA/237, there would be two relatively large ponds covered by the site of A/NE-FTA/237 (please see below). However, in the map from the gist of the current application, only one relatively small pond is shown (please see below). We recommend the Board to investigate with relevant authorities as to why there is such a difference (was this caused by unauthorised pond filling?).



4. We recommend the Board to investigate the current site status with relevant authorities and also to investigate whether there are unauthorised pond/ land filling and/ or ongoing enforcement case covering the application site; if yes, to consider whether it is appropriate to approve this application.
5. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture zone. We urge the Board to reject this application.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:
Sent: 2024-12-04 星期三 02:27:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-FTA/245 DD 87 Kong Nga Po

Dear TPB Members,

Six months have passed since the previous round. It is now clear that the applicant is engaged in delaying tactics while the unapproved business continues to operate.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 6 June 2024 2:55 AM HKT
Subject: A/NE-FTA/245 DD 87 Kong Nga Po

A/NE-FTA/245

Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 3,060sq.m

Zoning: "Agriculture"

Applied use: Open Storage and Vehicle Repair Workshop / 2 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

237 withdrawn and back with an even more destructive plan.

Previous objections relevant and upheld.

The lots are adjacent to 'GB' slopes. The impact of climate warming and the need to retain slopes and natural drainage ecosystem can no longer be ignored.

The application must be rejected.

Mary Mulvihill

From:

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

Date: Thursday, 18 January 2024 2:20 AM HKT

Subject: A/NE-FTA/237 DD 87 Kong Nga Po

A/NE-FTA/237

Lots 342 RP (Part) and 343 RP in D.D. 87, Kong Nga Po, Sheung Shui

Site area: About 3,060sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / Warehouse / 2 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Strong Objections. The Applicant states that the development is in line with 2023 Policy Address.

There is no mention of filling in ponds in the document.

The district is not part of the planned NT new town development projects. Expectations are that agricultural land outside the Northern Metropolis footprint would be retained for designated use and to ensure that HK can meet its pledge to reach 10% local production of vegetables by end of decade.

The Site is currently subject to one planning enforcement action (No. E/NE-FTA/199) against unauthorized development (UD) involving filling of pond and filling of land in Lot Nos. 339(part), 340RP(part), 342RP(part) and 343RP(part) in D.D.87, and adjoining Government Land, Fu Tei Au, New Territories. The Enforcement Notice (No. E/NEFTA/199) was issued on 30.10.2023 requiring discontinuation of the UD by 13.11.2023. Since 30.10.2023, the Applicant has taken steps to prevent further aggregation of the situation by reenforcing the parameter and closely patrolling the Site.

In other words Destroy to Build activities.

TPB should not reward such activity. Moreover the applicant should be encouraged to unite with other logistic companies and develop together modern, state of the art logistic facilities. Relocation of brownfield sites does not meet the pledges to eliminate these activities.

Mary Mulvihill

From:
Sent: 2024-12-06 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-FTA/245
Attachment: TPB20241206(FTA245).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

6th December 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/245

The Conservancy Association (CA) would express concerns on the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. From the figures in the application, it seems that the most of the site would be formed and covered by structures. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.

2. Adverse environmental impact

Our previous concern on land recovery and drainage impact remains valid.

Meanwhile, the latest submission of a drainage proposal states that a new pond with an area of 350m² would be designed to *“retain stormwater from the effective catchment area and achieve a retention time of 120 minutes”*. More clarification on the pond design seems necessary:



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- It seems that the pond is excluded from the existing site boundary. It is unclear if the work, and maintenance works during operation period would not be responsible by the project proponent.
- Detailed design of the pond is lacking in this stage. This would be hard to evaluate if any adverse landscape and ecological impact would be anticipated.
- We assume that additional materials would be generated when creating a new pond on the proposed site. We are concerned that how these materials would be handled and disposed. In the past few years, we have frequently spotted unauthorized land and pond filling in agricultural land in New Territories. If waste is not properly managed, such fly-tipping activities would be more frequent and worsen the rural environment.

Yours faithfully,

The Conservancy Association