

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

This document is received on - 2 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

* Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a '✓' at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/51
	Date Received 收到日期	- 2 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積	6,936 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	2,450 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant site (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"^{1,2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1,2} (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"^{1,2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1,2} (請夾附業權證明文件)。

☒ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{1,2}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{1,2}。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"^{1,2}.
已取得 名「現行土地擁有人」^{1,2}的同意。

Details of consent of "current land owner(s)" ^{1,2} obtained 取得「現行土地擁有人」 ^{1,2} 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"^{KK}
已通知 名「現行土地擁有人」^{KK}。

Details of the "current land owner(s)" ^{KK} notified 已獲通知「現行土地擁有人」 ^{KK} 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. 如上述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)^{KK}
於 (日/月/年)向每一名「現行土地擁有人」郵遞要求同意書^{KK}

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)^K
於 (日/月/年)在指定報章就申請刊登一次通知^K
- ☒ posted notice in a prominent position on or near application site/premises on
4/2/2021 (DD/MM/YYYY)^K
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^K
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/2/2021 (DD/MM/YYYY)^K
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^K

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3	<input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細簡表		
Proposed uncovered land area 擬議露天土地面積	4,486sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,450sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,450sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,450sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: Warehouse (Not exceeding 3.8m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	Nil	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	2 spaces of 11m x 3.5m for MGV and HGV	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays & public holidays <hr/>																																	
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ping Che Road <hr/> <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)																															
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																	
<p>(f) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
<p>(g) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
<p>(h) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table style="width: 100%;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

1. The application site is in close proximity to other open storage yards. The proposed development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. A 25 meter manoeuvring circle is proposed near the ingress/egress for the manoeuvring of medium/heavy goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13F) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that the part of the storage use will be housed within the proposed warehouses.
8. The applicant has submitted tree preservation proposal and proposed drainage proposal to support his application.
9. No container tractor/trailer will allow to access/park at the application site.
10. The storage of construction machinery and construction material at the application site within the enclosed warehouse and open storage includes metal pipe, metal, barricades, miniature cranes and electric generators.
11. No workshop activity is proposed at the application site.
12. The applicant is operating a business which focus on the trading of construction machinery and construction material. He is now occupying an open storage yard at Ha Tsuen and Hung Shui Kiu New Development Area (NDA). In view of that his land has been rezoned for residential purpose and the resumption of land will be carried out within a few years, he has rented the application site and he intends to relocate his business to the application site. The storage of construction machinery and construction materials at the application site will supply to the clients in Fanling, Ta Kwu Ling and Ping Che as well as Northeast New Territories.

8. Declaration 聲明

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

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

Signature

簽署




Patrick Tsui

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

Consultant

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

Others 其他

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

代表

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

Date 日期

4/2/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories
Site area 地盤面積	6,936 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.8	<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	35.32 % <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) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 2 (MGV & HGV) 0

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

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupies an area of about 6,936m².

1.1.2 The site is serviced by a vehicular access leading from Ping Che Road. The area adjacent to the proposed development is mainly rural in nature and some open storage yards were found.

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

1.1.3 It has a gradient sloping from the southwest to northeast from about +15.4mPD to +12.4mPD. (**Figure 5**)

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

1.1.4 The land to the north, south, west and east is found lower in level than the application site. As such, no external catchment has been identified.

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

1.1.5 As shown in **Figure 5**, a river is found to the immediate north of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said river.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the catchment is 6,936m²; (Figure 5)
- ii. The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 15.4\text{m} - 12.4\text{m} = 3\text{m}$$

$$L = 180\text{m}$$

$$\therefore \text{Average fall} = 3\text{m in } 180\text{m} \text{ or } 1\text{m in } 60\text{m}$$

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

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

$$t_c = 0.14465 [180 / 1.67^{0.2} \times 6,936^{0.1}]$$

$$t_c = 9.70 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 225 mm/hr

By Rational Method,

$$Q_1 = 1 \times 225 \times 9,288 / 3,600$$

$$\therefore Q_1 = 433.5 \text{ l/s} = 26,010 \text{ l/min} = 0.43\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:67 and 1:73 in order to follow the gradient of the application site, 525mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 525mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the north of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
-
- (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

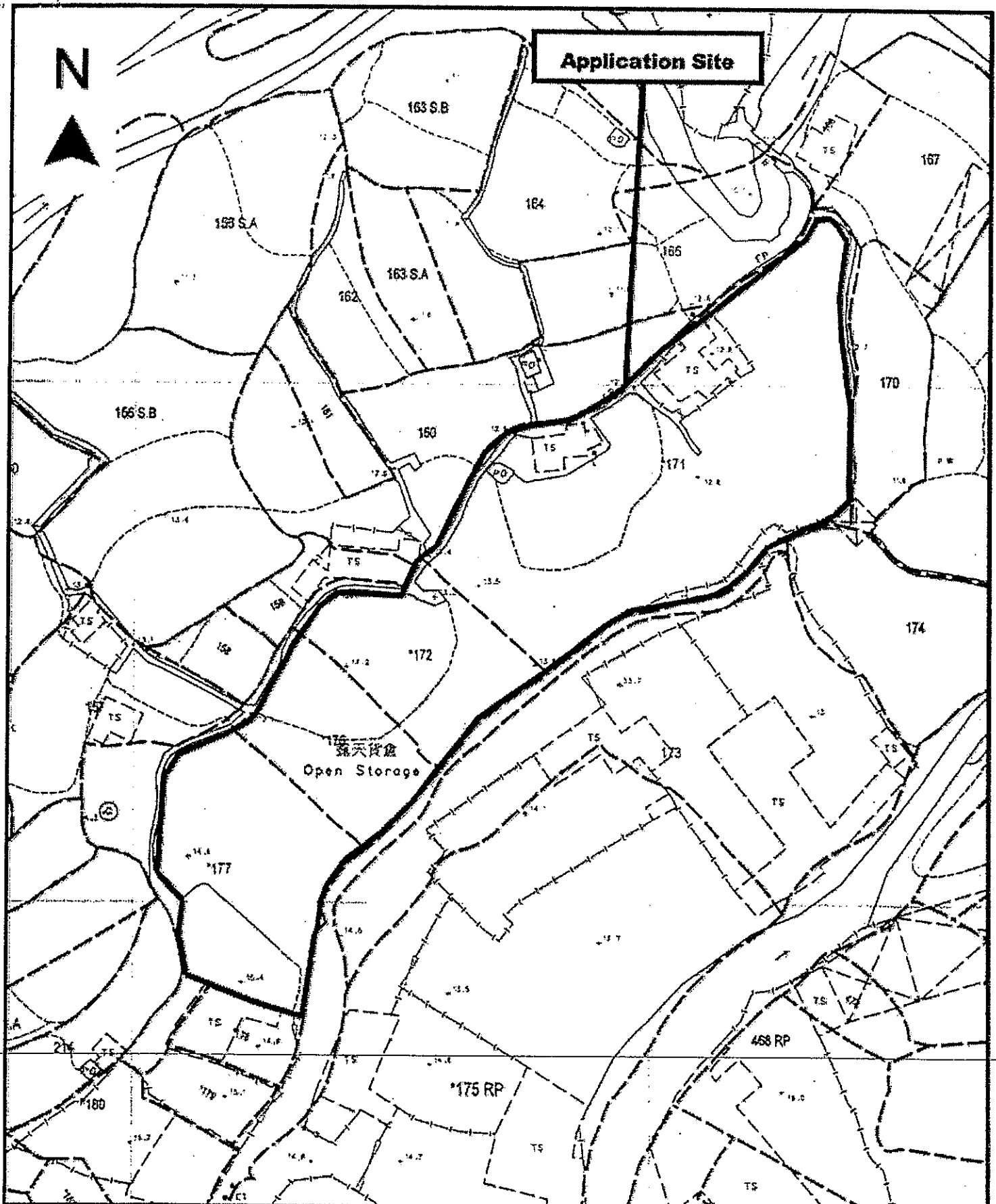
Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Ping Che Road. Having mentioned that the site is intended for open storage and warehouse for storage of construction materials, traffic generated by the proposed development is not significant.
- 2.2 There will be 2 loading/unloading space of 11m x 3.5m for medium/heavy goods vehicle for loading/unloading purpose. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/heavy goods vehicle	0.89	0.89	2	2

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
 2. The pcu of medium/heavy goods vehicle are taken as 2; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring (25m diameter) would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Application Site

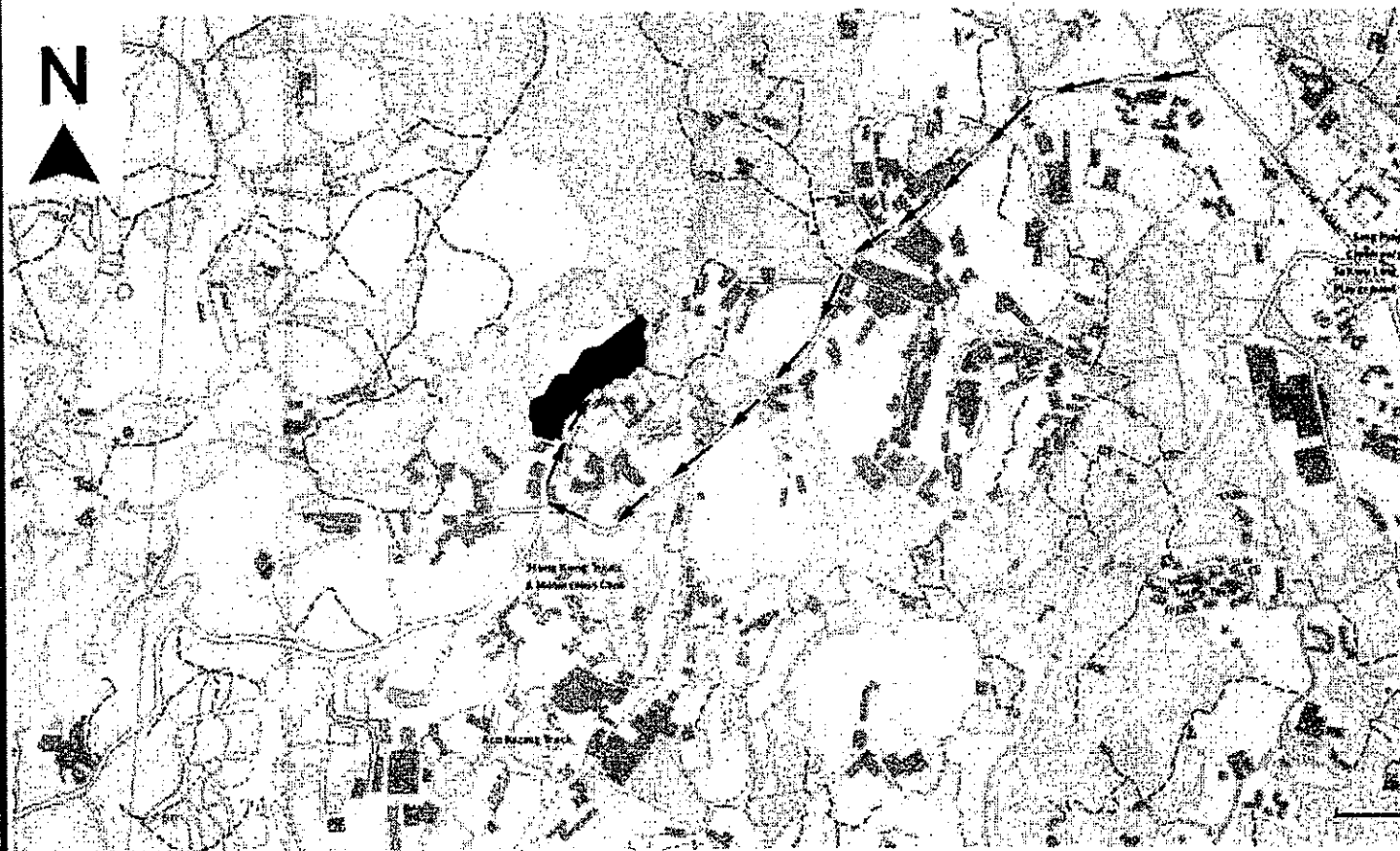
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

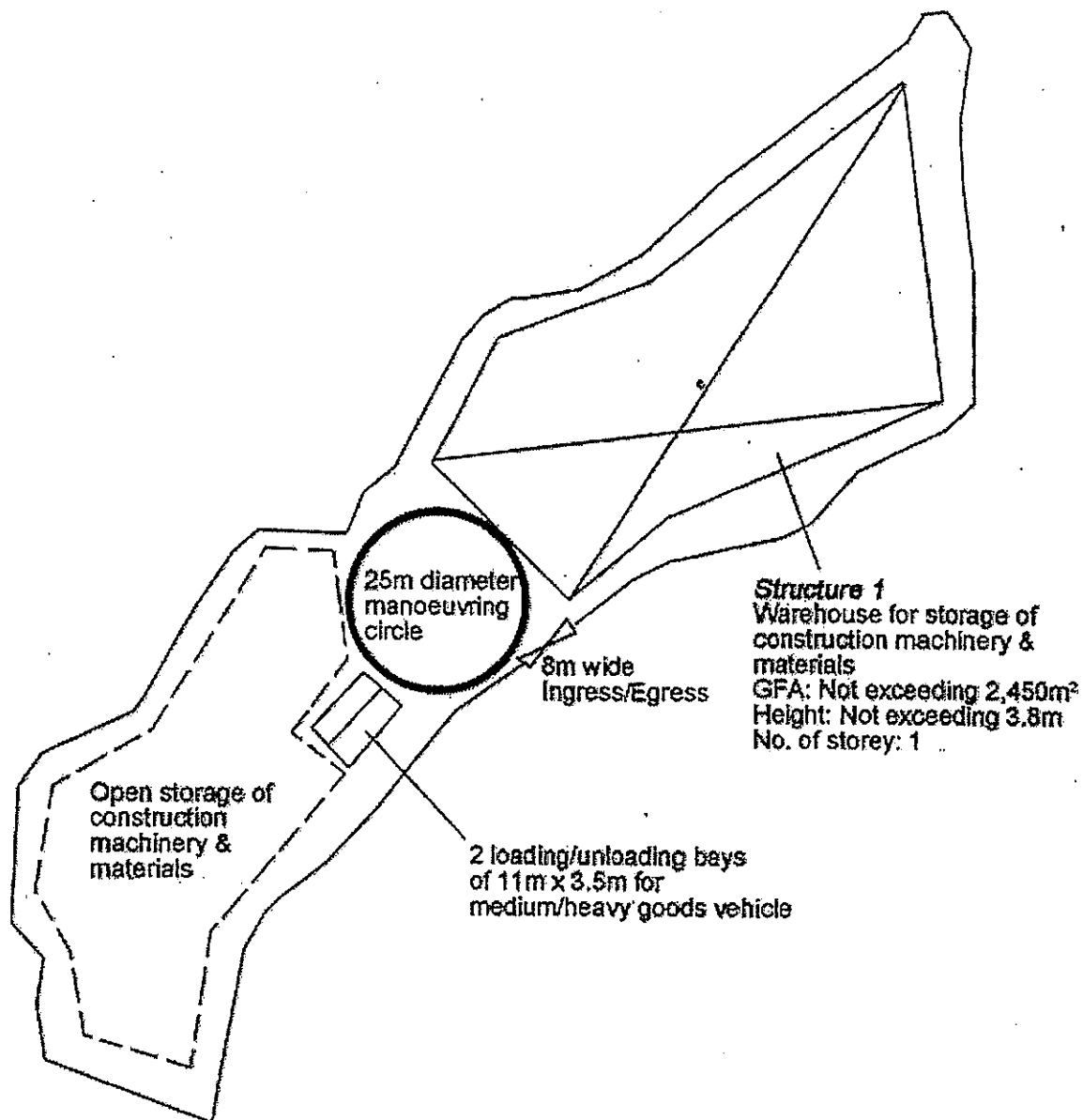
Figure 2

Remarks 備註:

→ Vehicular access leading From Ping Che Road

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Layout Plan

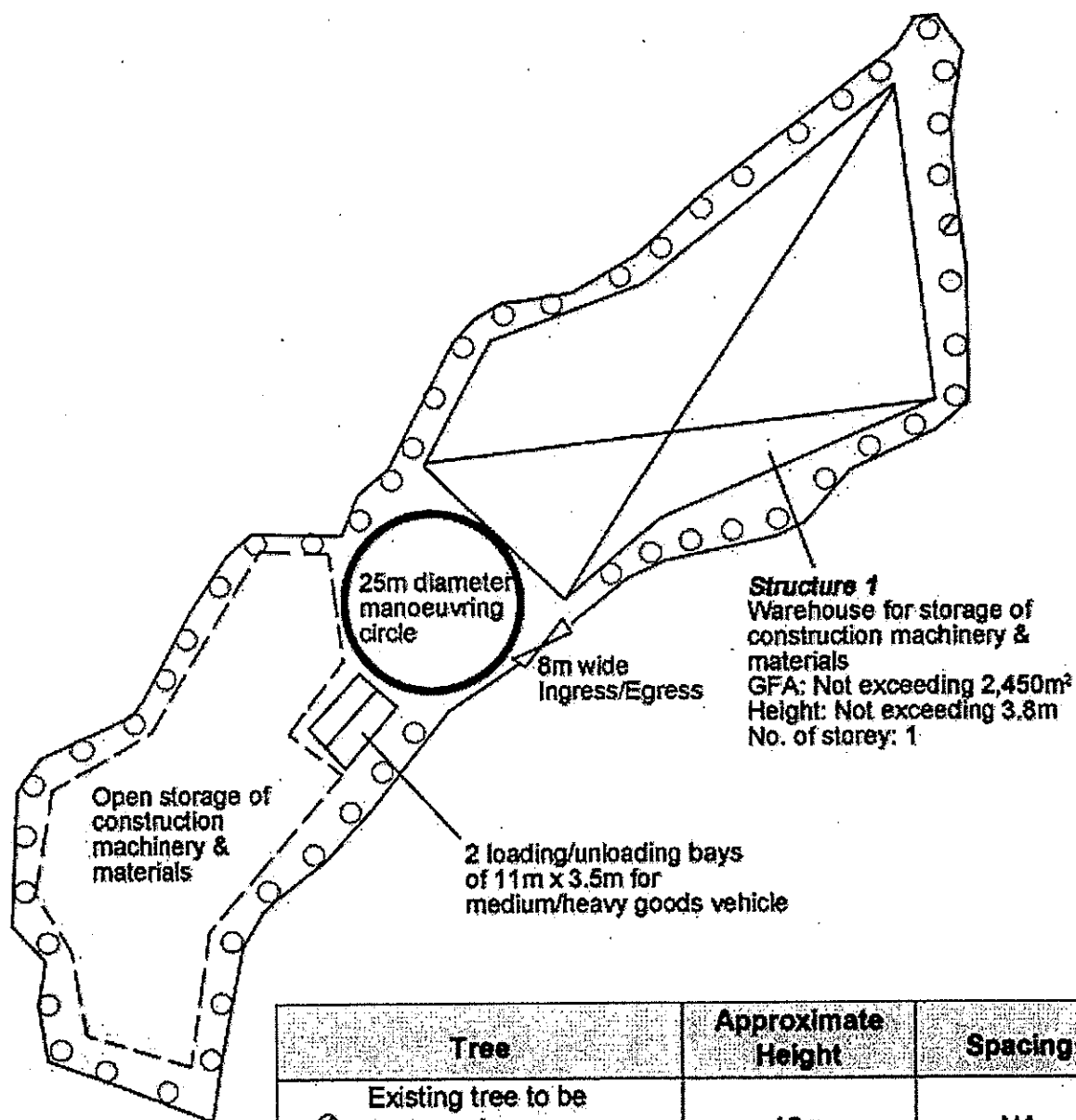
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
⊙ Existing tree to be preserved	12m	NA
○ Proposed <i>Melaleuca leucadendron</i>	2.75m	4m

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Proposed Landscape & Tree Preservation Plan

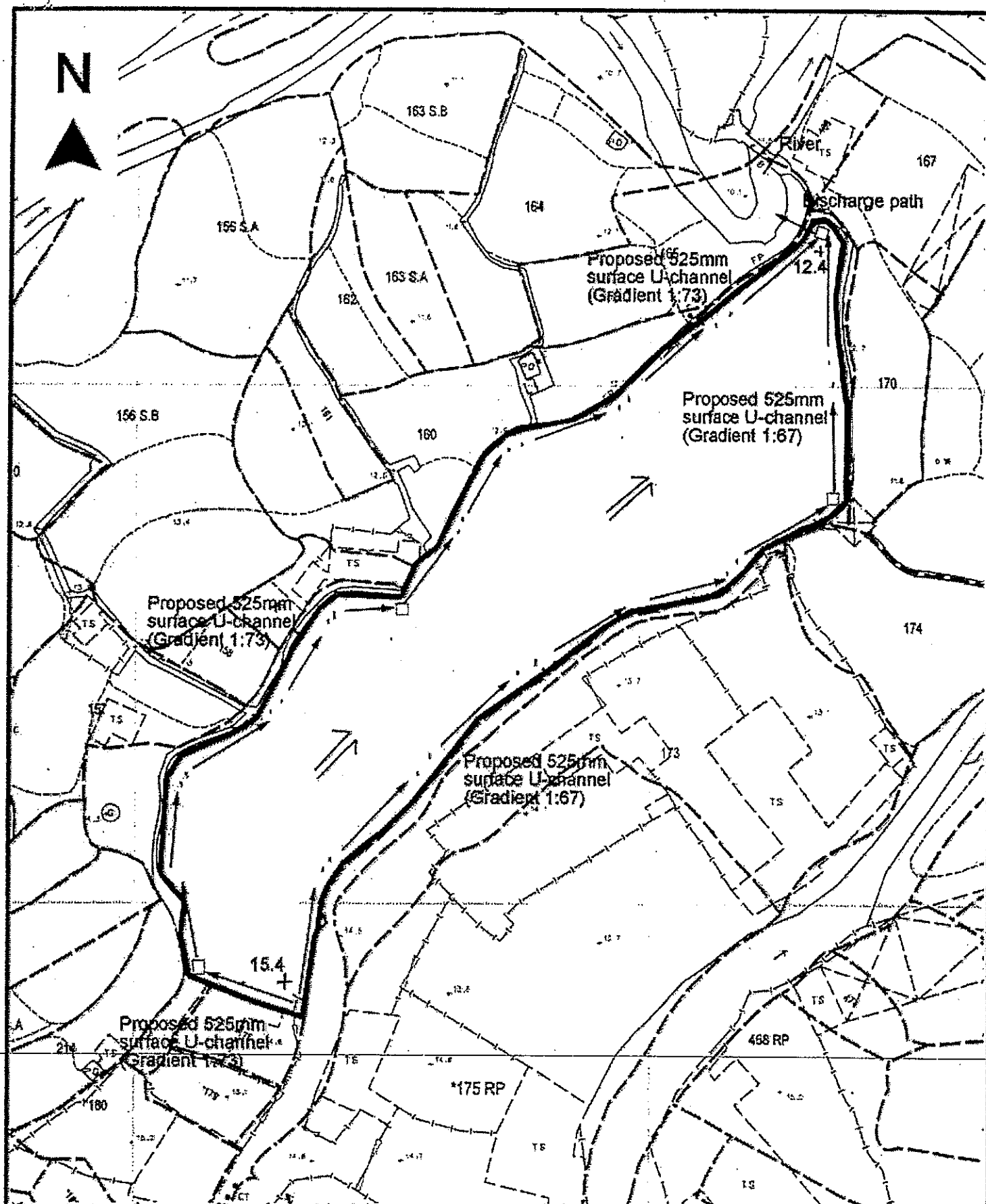
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+ 15.4 Level (mPD)

□ Proposed Catchpit

← Flow of surface runoff

Scale 比例:

1:1000

Total: 14 pages

Date: 9 March 2021

TPB Ref.: A/NE-HLH/51

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

This letter intends to supersede our letter dated 8.3.2021.

We write to confirm that the site area of the application site is approximately 6,800m². Due to the minor amendment of the site boundary, please see attached updated Annex 1, Annex 2, Figure 1 to Figure 5, amended pages of application form for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,

The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

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

**Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years
at
Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 6,800m².
- 1.1.2 The site is serviced by a vehicular access leading from Ping Che Road. The area adjacent to the proposed development is mainly rural in nature and some open storage yards were found.

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

- 1.1.3 It has a gradient sloping from the southwest to northeast from about +15.4mPD to +12.4mPD. (**Figure 5**)

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

- 1.1.4 The land to the north, south, west and east is found lower in level than the application site. As such, no external catchment has been identified.

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

- 1.1.5 As shown in **Figure 5**, a river is found to the immediate north of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said river.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the catchment is 6,800m²; (**Figure 5**)
- ii. The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 15.4\text{m} - 12.4\text{ m} = 3\text{m}$$

$$L = 180\text{m}$$

$$\therefore \text{Average fall} = 3\text{m in } 180\text{m} \text{ or } 1\text{m in } 60\text{m}$$

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

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

$$t_c = 0.14465 [180 / 1.67^{0.2} \times 6,800^{0.1}]$$

$$t_c = 9.72 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 225 mm/hr

By Rational Method,

$$Q_1 = 1 \times 225 \times 6,800 / 3,600$$

$$\therefore Q_1 = 425 \text{ l/s} = 25,500 \text{ l/min} = 0.43\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:67 and 1:73 in order to follow the gradient of the application site, 525mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 525mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the north of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Ping Che Road. Having mentioned that the site is intended for open storage and warehouse for storage of construction materials, traffic generated by the proposed development is not significant.
- 2.2 There will be 2 loading/unloading space of 11m x 3.5m for medium/heavy goods vehicle for loading/unloading purpose. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/heavy goods vehicle	0.89	0.89	2	2

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
 2. The pcu of medium/heavy goods vehicle are taken as 2; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring (25m diameter) would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,450 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	

(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
--	---

(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4,350sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,450sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,450sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,450sq.m <input checked="" type="checkbox"/> About 約

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

Structure 1: Warehouse (Not exceeding 3.8m, 1 storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

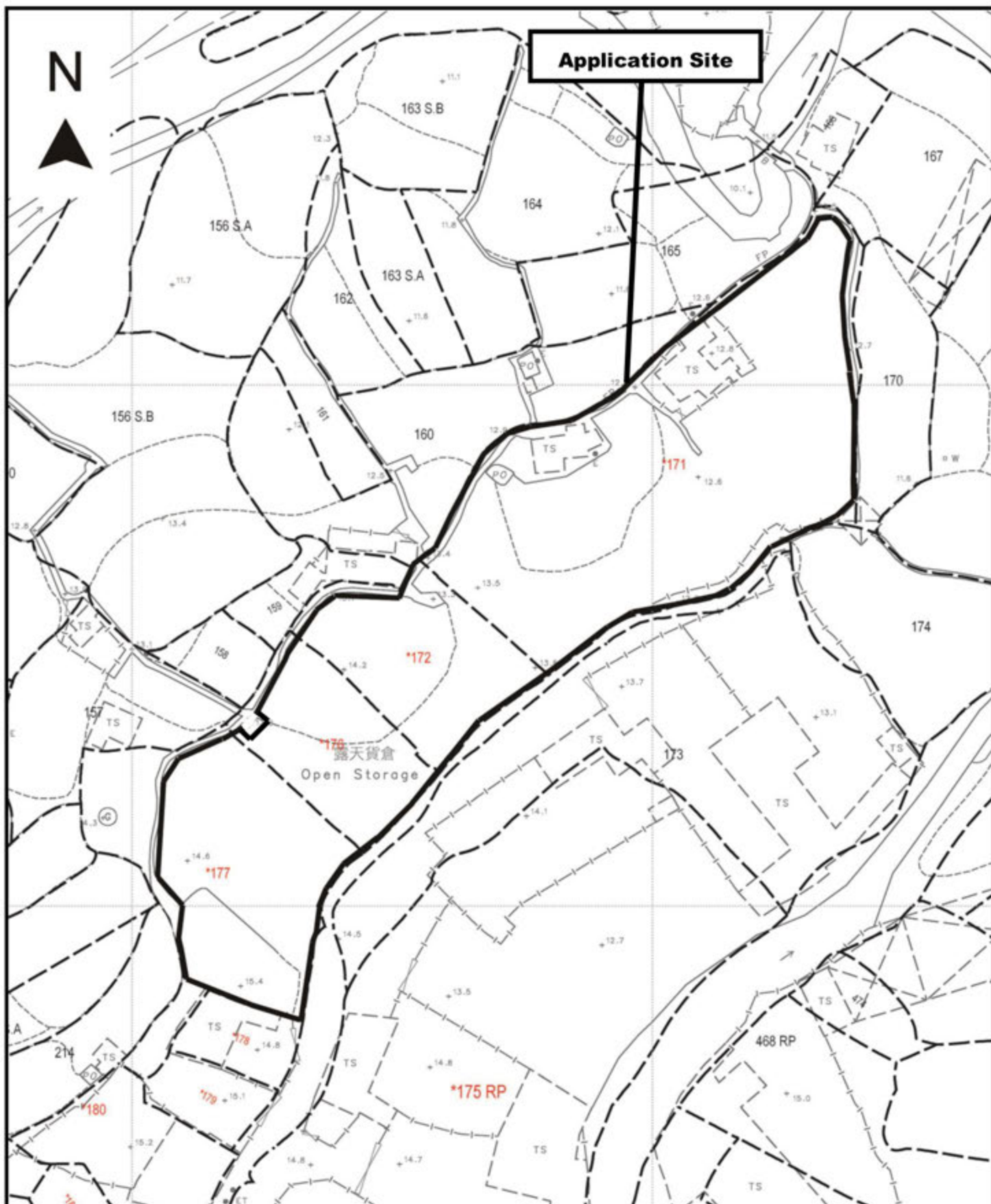
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	2 spaces of 11m x 3.5m for MGV and HGV
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories
Site area 地盤面積	6,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	36.03 % <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) NA _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA _____ _____		0 0 0 2 (MGV & HGV) 0



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Application Site

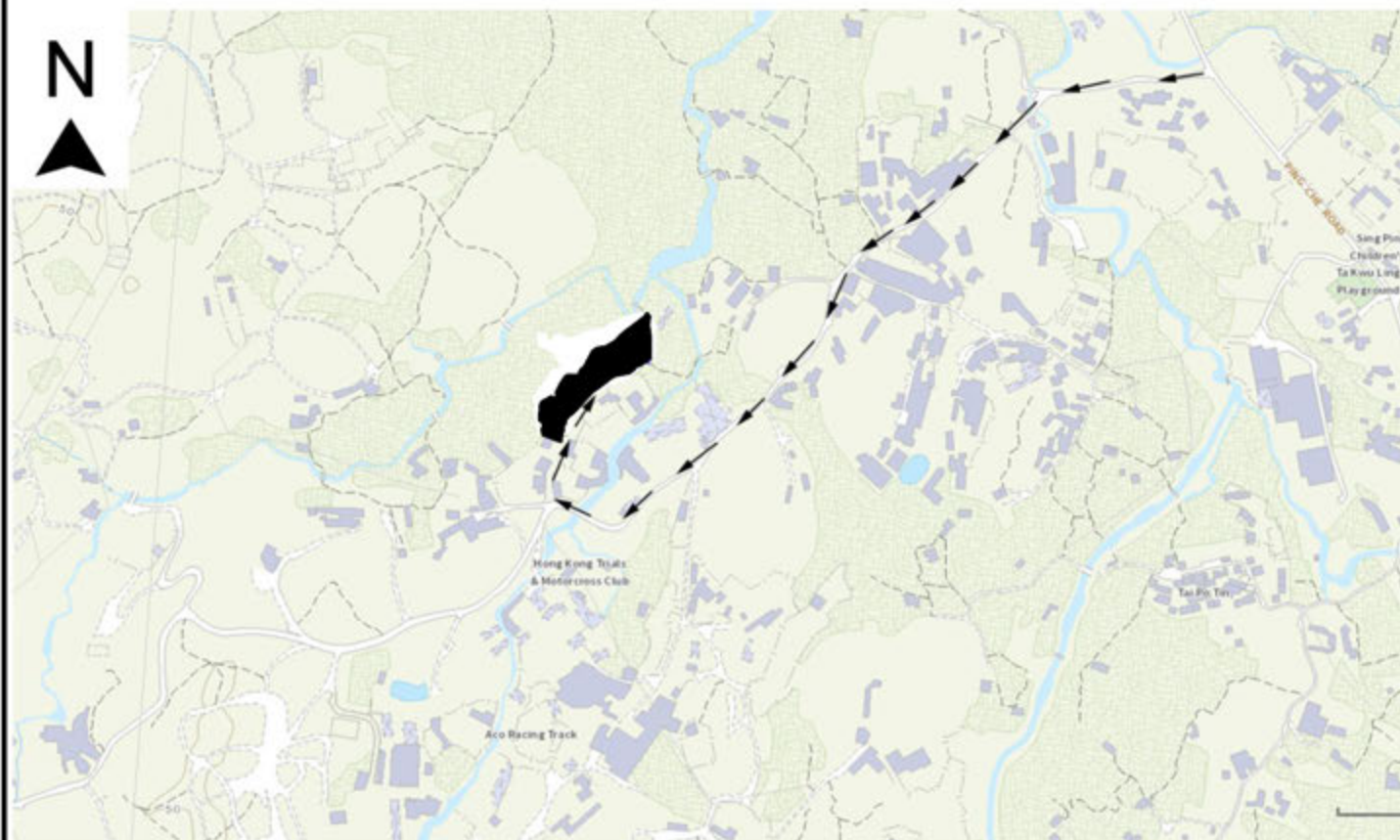
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

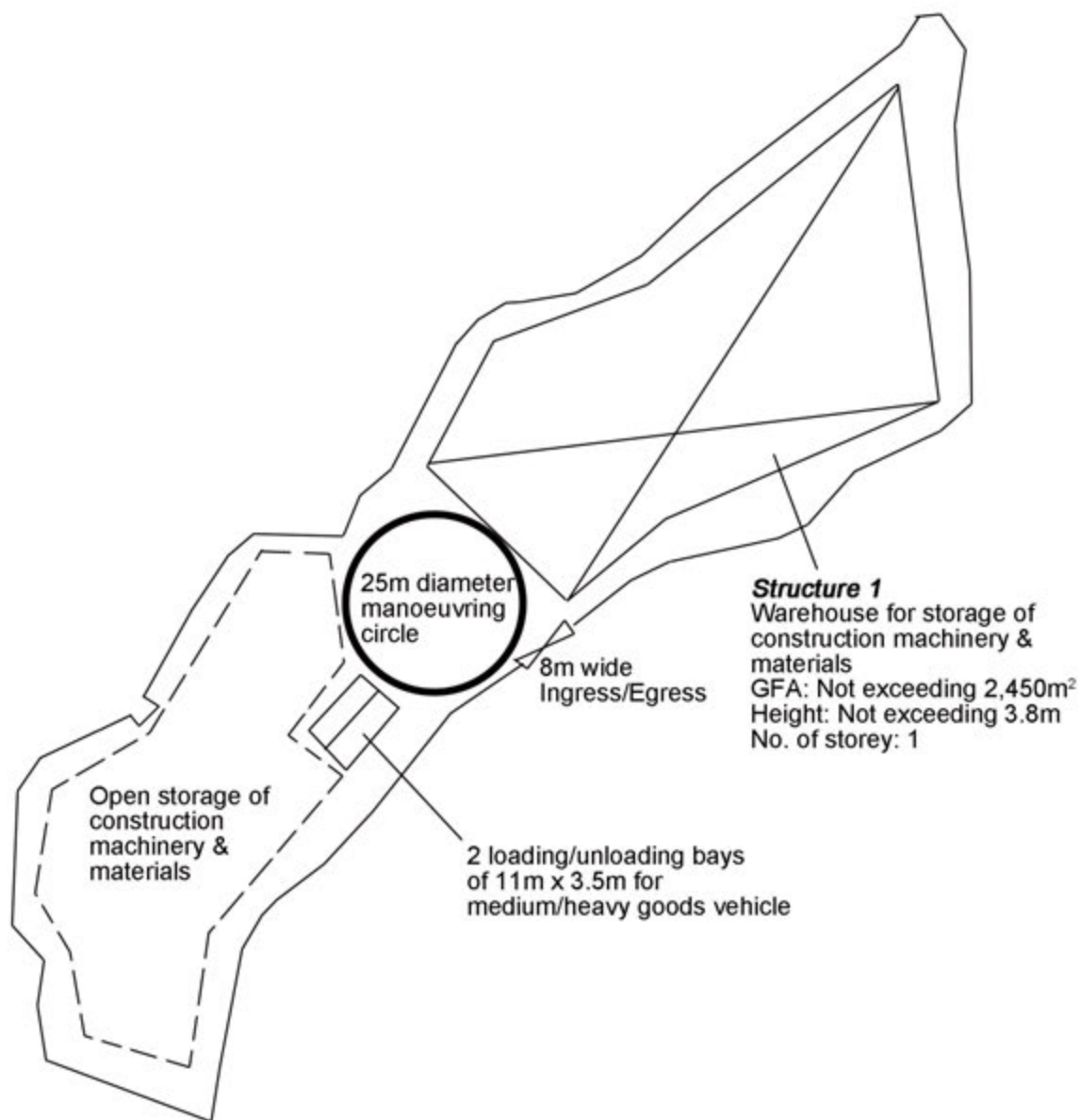
Figure 2

Remarks 備註:

→ Vehicular access leading From Ping Che Road

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Proposed Layout Plan

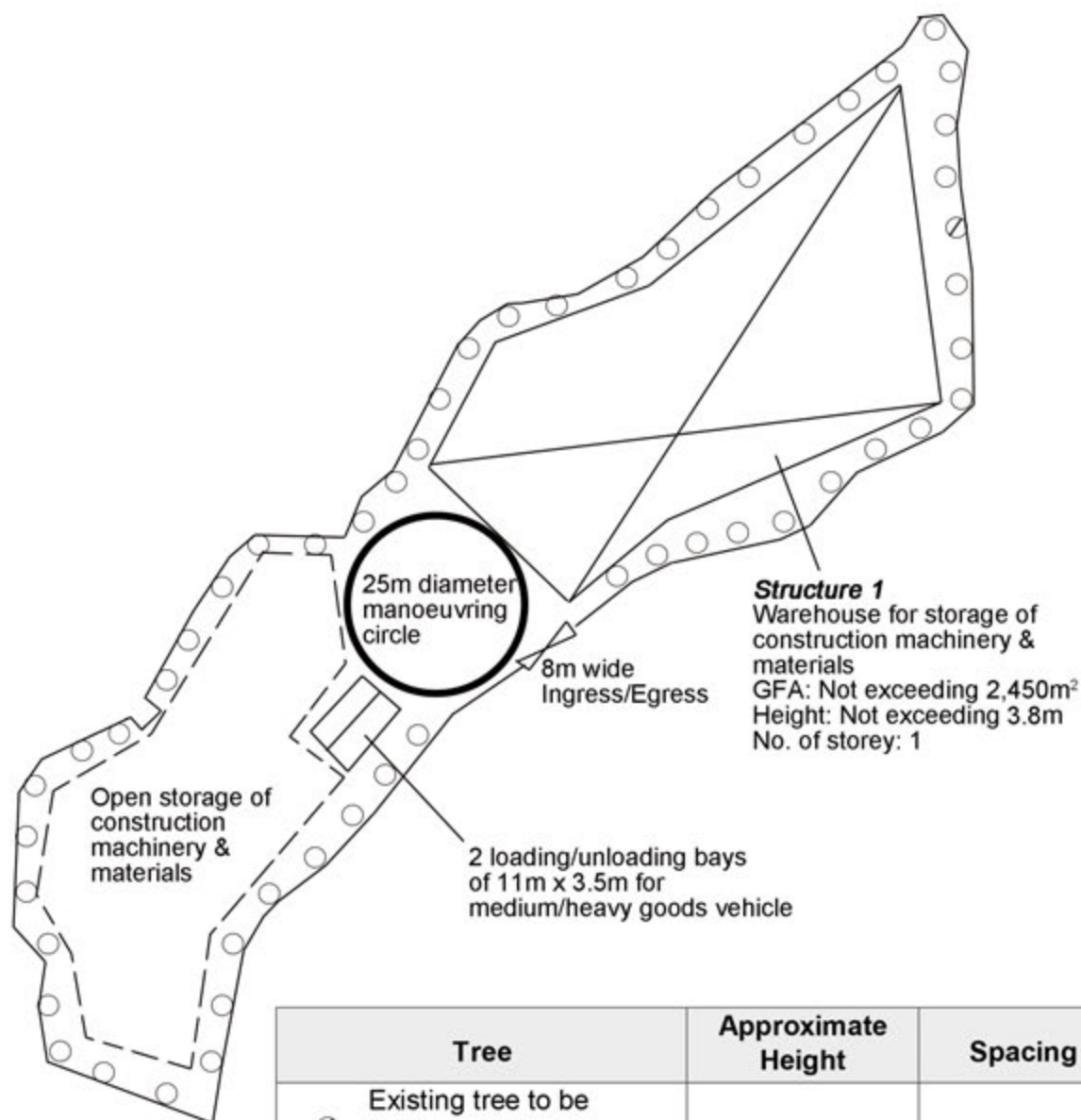
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
Existing tree to be preserved	12m	NA
Proposed <i>Melaleuca leucadendron</i>	2.75m	4m

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Proposed Landscape & Tree Preservation Plan

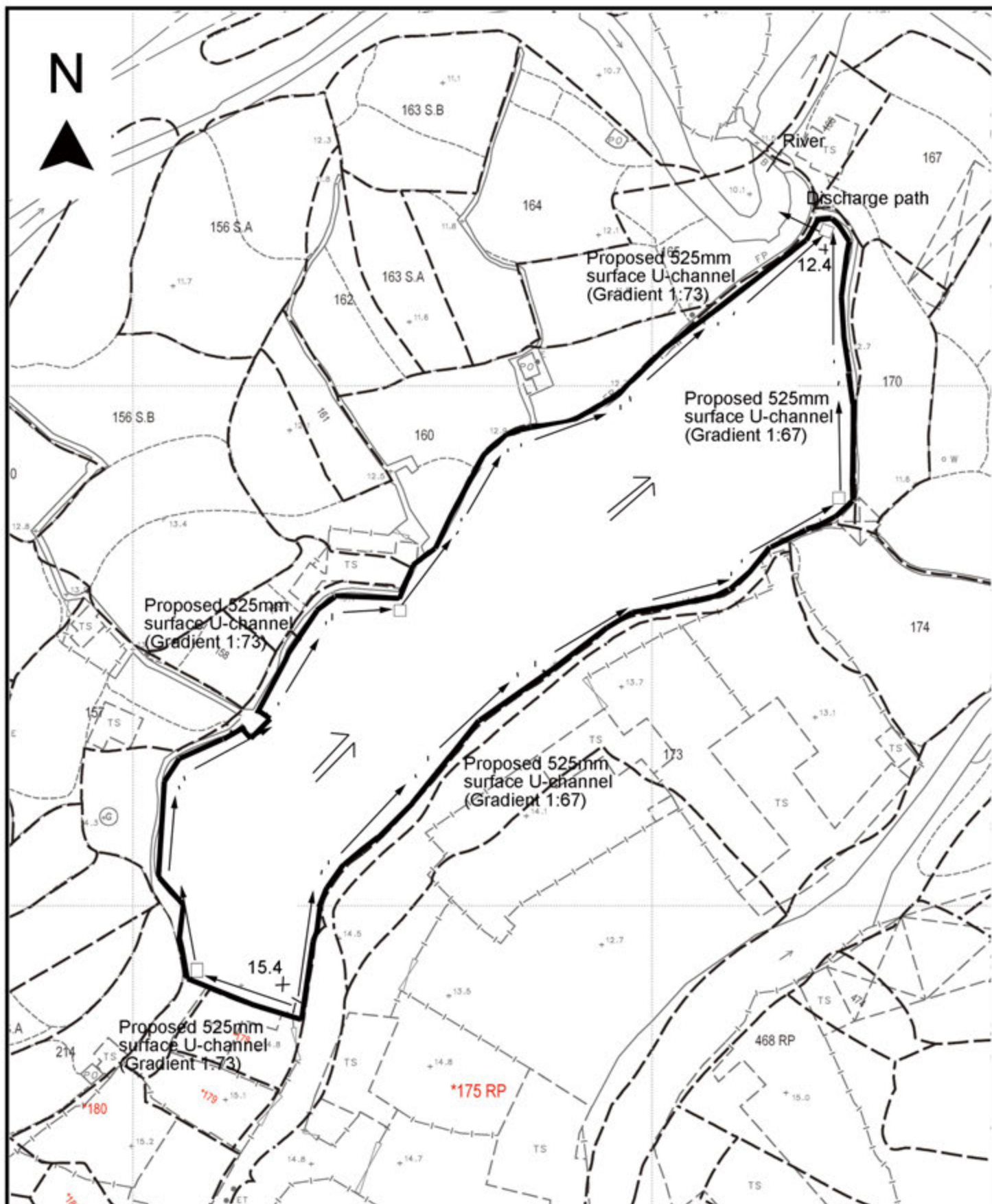
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+15.4 Level (mPD)

□ Proposed Catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

Total: 8 pages

Date: 29 June 2021

TPB Ref.: A/NE-HLH/51

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

The site will be surrounded by at least 2.75m high solid site fencing. The solid site fencing at the northwestern, western & southwestern part of the site will be soundproofing one in the forms of bricks with a density of at least 7kg/m². The location of soundproofing solid boundary fencing in the form of bricks is shown in Figure 1.

To tally with the information submitted by the traffic consultant, it is proposed that 2 parking space will be reserved for the private car. The location of the parking space reserved for the private car is shown in Figure 3.

The response to the comments of the Transport Department is shown in the attachment.

The existing *Bombax ceiba* located at the eastern boundary will be preserved in-situ. The existing *Psidium guajava* will be preserved in-situ too. A tree protection zone will be established for the abovementioned trees according to the drip line of the tree so that no open storage use will be carried out within the tree protection zone. A group of invasive species (i.e. *Leucaena leucocephala*) located at the western portion of the site will also be removed because they are undesirable species. The applicant will inform DLO/N before the clearance of the invasive species within the application site.

The applicant wishes to operate the proposed development at the application site because it is large enough and flat enough for the operation of open storage of construction machinery and construction materials. The applicant is also intended to supply construction machinery and construction materials for the development in the North East New Territories so that the application site is an ideal location which is close to the new developments.

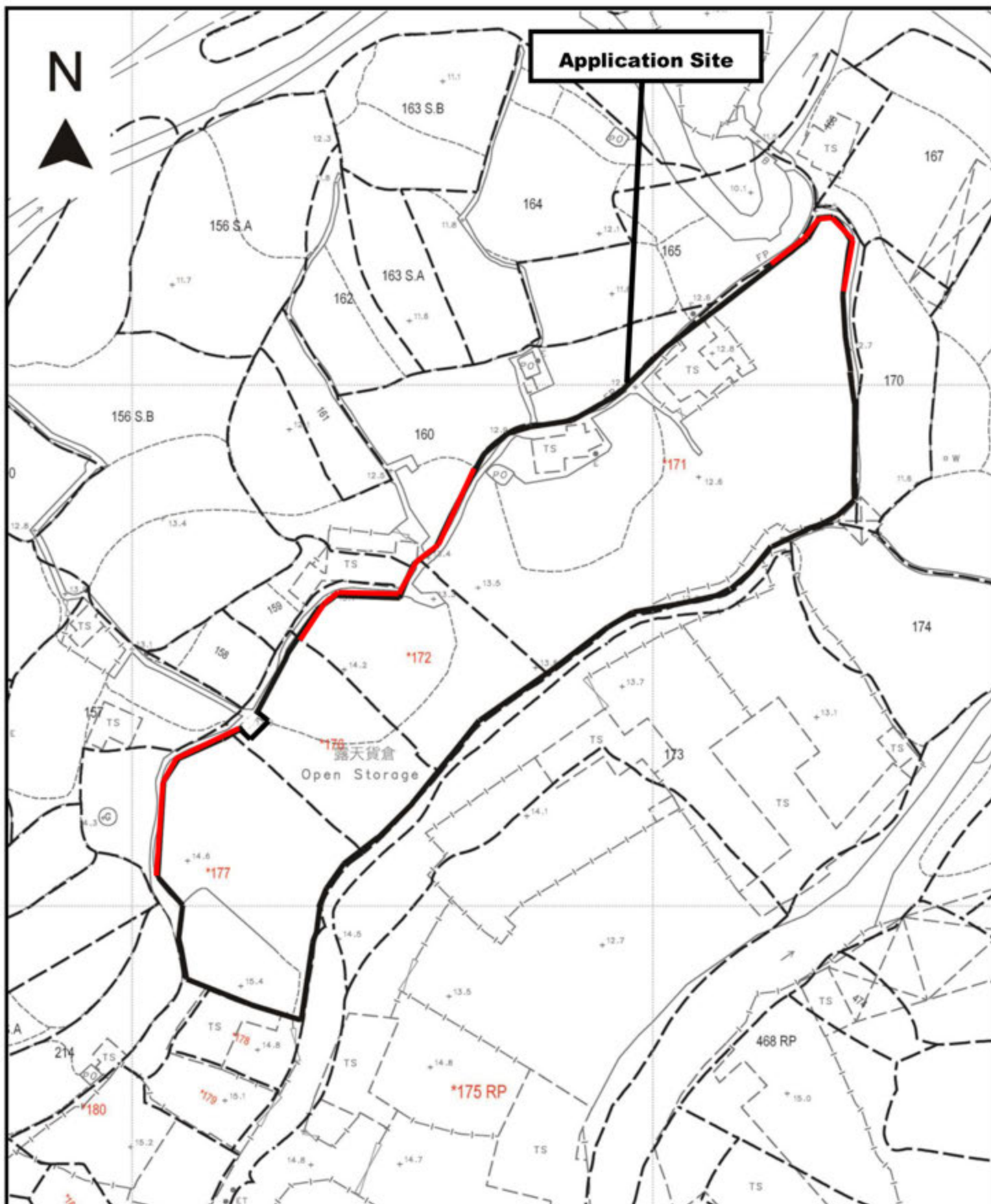
Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

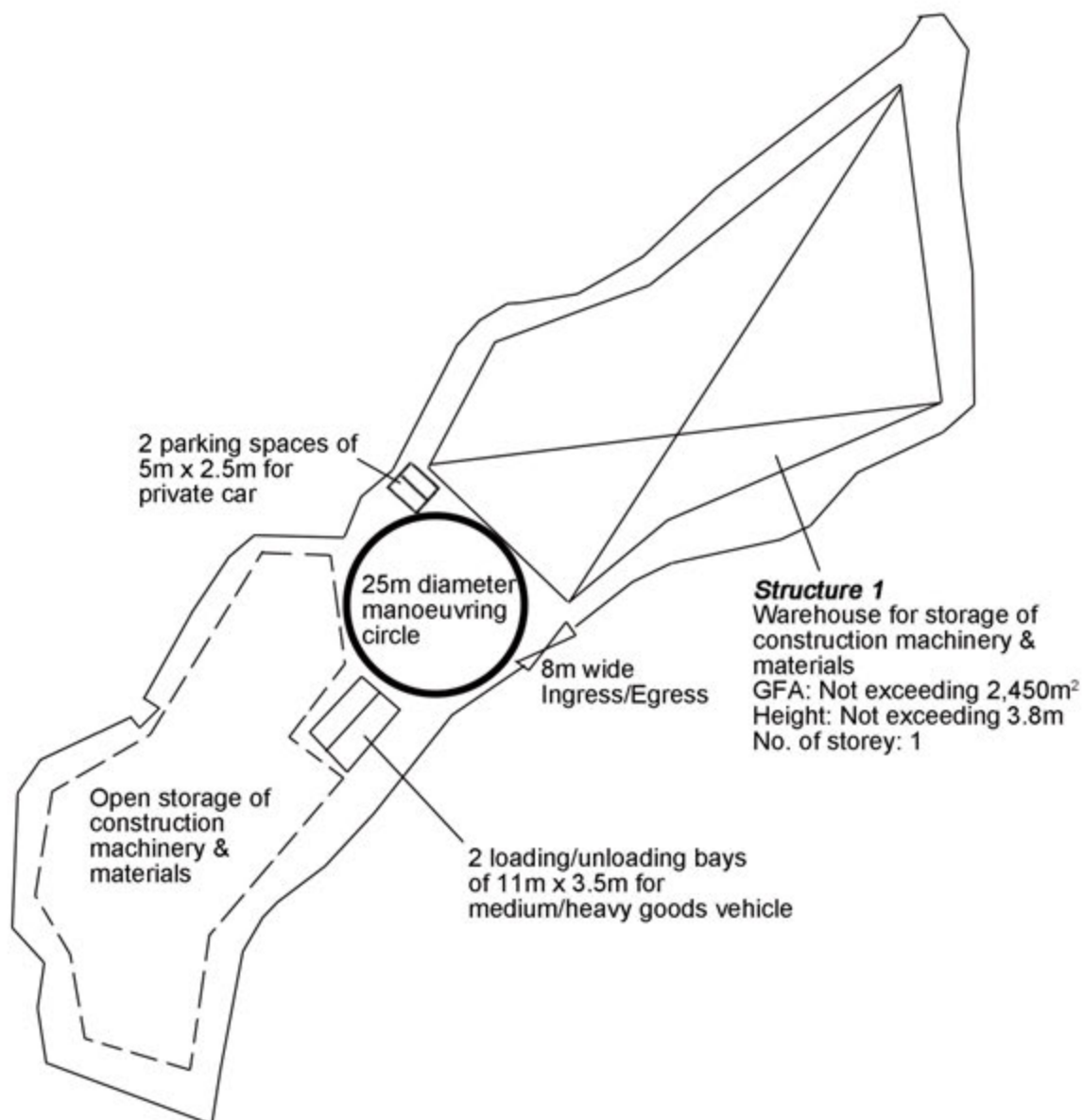
Figure 1

Remarks 備註:

— Proposed 2.75m high solid boundary wall in the form of bricks

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

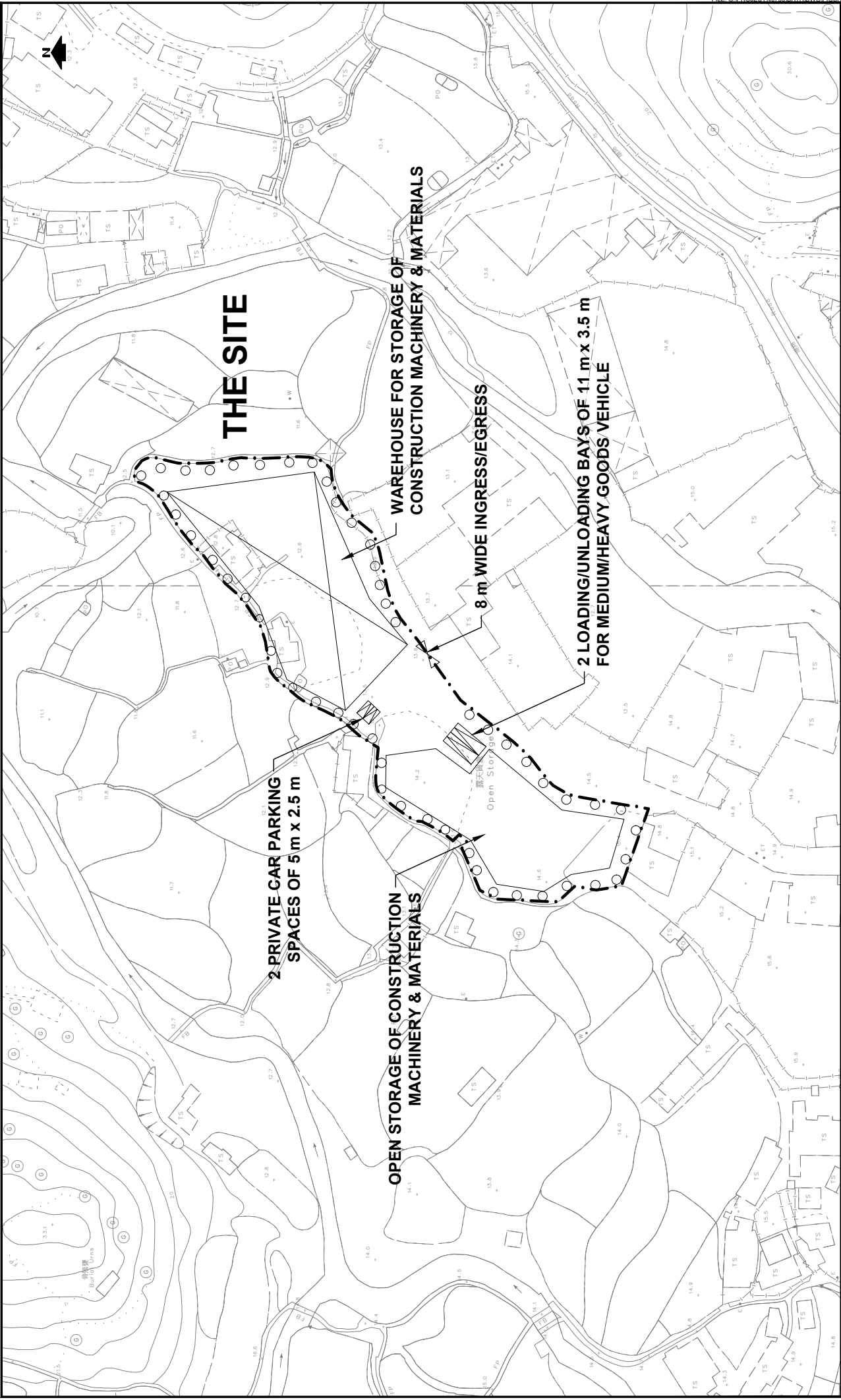
1:1000

**Proposed Temporary Warehouse and Open Storage of
Construction Machinery and Construction Materials for a Period of 3 Years
at Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling, N.T.
(A/NE-HLH/51)**

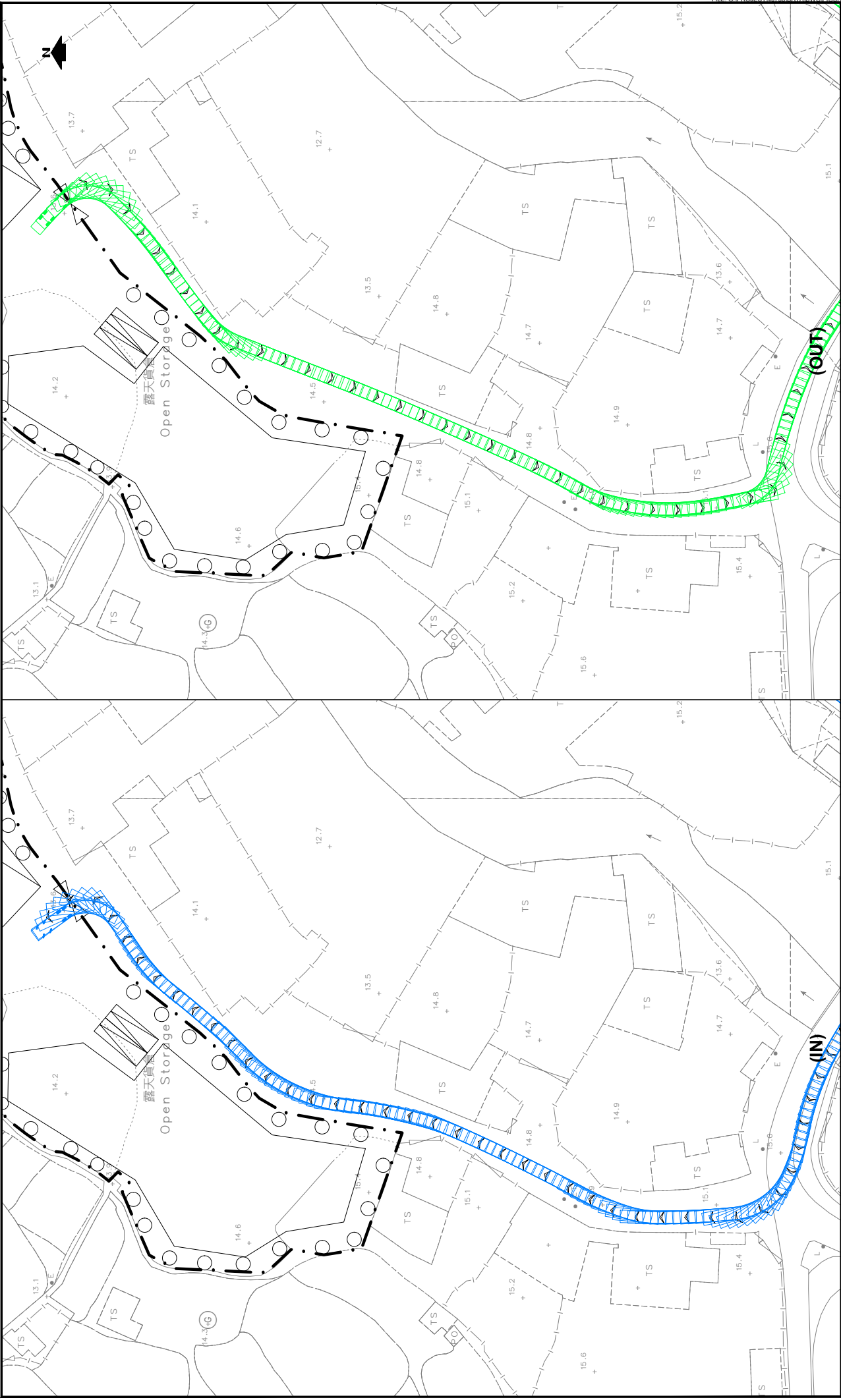
23 June 2021

Summary Table of Responses to Comments

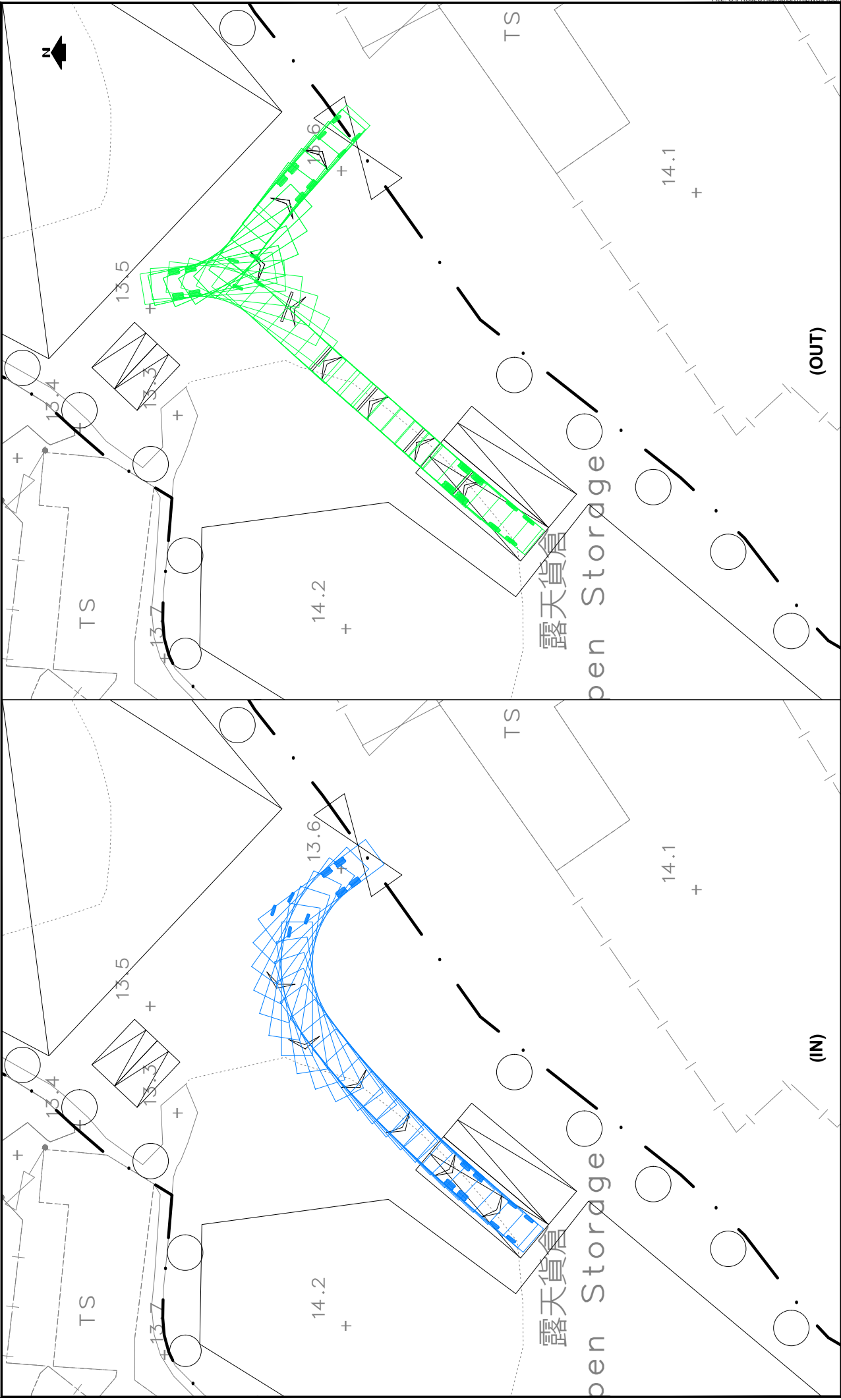
Comments	Responses
Comments from Transport Department	
(i) The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	As the proposed temporary warehouse and open storage is for construction machinery and construction materials, the turnover rate is very small. According to the operator, it is projected to have a maximum of 4 loading/unloading trips per day while the maximum hourly traffic generation (2-way) on a typical weekday is only 4 pcu only and therefore, the traffic impact to the nearby road links and junctions should be minimal.
(ii) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	Based on the operation needs, the provision of 2 private car parking spaces and 2 heavy goods vehicle loading/unloading spaces is adequate. Please refer to Figure 1 for the proposed layout.
(iii) The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to Figures 2 and 3 for the swept path analysis results.
(iv) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	No drop bar will be provided at the Site entrance. During the operation hours, the gate will be kept open.
(v) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	Appropriate footway is demarcated within the warehouse to ensure the pedestrian safety.
(vi) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	The proposed 2 nos. of car parking spaces are sufficient because it is not anticipated to have ad-hoc visitors to the proposed warehouse.
(vii) The vehicular access between the site and Ping Che Road is not managed by the Transport Department. The applicant should seek comment from the responsible party.	Noted. Notices were being posted during the public consultation process and the applicant will resolve any objection received.



PROJECT NO. 40753		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AT LOTS 171 (PART), 172(PART), 176(PART) AND 177(PART) IN D.D. 87, TA KWU LING, N.T.		DRAWING NO. FIGURE 1	REV.
DESIGNED SLN	DATE JUN 2021	PROPOSED LAYOUT PLAN			
DRAWN CLL	SCALE 1:1500				
CHECKED SLN					
LLA 顧問有限公司 Consultancy Limited					FILE: G:\PROJECT\40753\DATA\DWG\FIGURE1.DWG PLOT SCALE: 1:1500



PROJECT NO. 40753		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AT LOTS 171 (PART), 172(PART), 176(PART) AND 177(PART) IN D.D. 87, TA KWU LING, N.T.		DRAWING NO. FIGURE 2	REV. •
DESIGNED SLN	DATE JUN 2021	DRAWING TITLE SWEPT PATH ANALYSIS - HGV (ENTERING AND LEAVING THE SITE)			
DRAWN CLL	SCALE 1:1000				
CHECKED SLN					
LLA 顧問有限公司 Consultancy Limited					FILE: G:\PROJECT\40753\DATA\DWG\FIGURE1.DWG PLOT SCALE: 1:1000



PROJECT NO. 40753		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS AT LOTS 171 (PART), 172(PART), 176(PART) AND 177(PART) IN D.D. 87, TA KWU LING, N.T.		DRAWING NO. FIGURE 3	REV.
DESIGNED SLN	DATE JUN 2021	DRAWING TITLE SWEPT PATH ANALYSIS - HGV (ENTERING AND LEAVING LOADING/UNLOADING SPACE)			
DRAWN CLL	SCALE 1:400				
CHECKED SLN					
LLA 顧問有限公司 Consultancy Limited					FILE: G:\PROJECT\40753\DATA\DWG\FIGURE1.DWG PLOT SCALE: 1:1

Total: 5 pages

Date: 6 August 2021

TPB Ref.: A/NE-HLH/51

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

We refer to the comments of the Environmental Protection Department received on 23.7.2021.

The applicant noted that there is one domestic structure to the west of the application site as shown in Figure 1. It is a one storey structure and the windows of the domestic structure is about 1.5m above the ground. As such, the proposed 2.75m high solid boundary walls as shown in Figure 1 and 3.8m high warehouse structure are found adequate in screening all on-site activities from the domestic structure to the west of the application site. There is also no direct line-of-sight from the domestic structure to the proposed development.

The opening of the warehouse is facing south as shown in Figure 3 and there is no window for the proposed warehouse. It is not directly facing the domestic structure which is situated to the west of the application site.

The proposed materials of the warehouse will be soundproofing one such as Rockwool Frontrock (thickness 1.5") (<https://www.rockwool.com/north-america/products-and-applications/products/frontrock/?selectedCat=frontrock%20downloads>) with a density of 136kg/m³ to minimize noise transmitting through the structure. The picture of Rockwool Frontrock is shown in the attachment.

The applicant will prioritize storage of construction machinery and construction materials within the enclosed warehouse over open storage.

To tally with the proposed layout plan submitted on 29.6.2021, we have also updated the proposed landscape and tree preservation plan herewith.

Both the open storage and warehouse are the main uses of the application site. The open storage and warehouse occupy about 24.3% and 36% of the application site respectively. Due to the financial consideration, only one warehouse instead of more warehouses are proposed. The proposed open storage is intended to waterproof construction machinery and construction materials such as metal pipe, metal, barricades and miniature cranes. The covered warehouse will store construction machinery and construction materials which cannot be stored openly such as electric generators, sanitary ware and non-waterproof tools.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

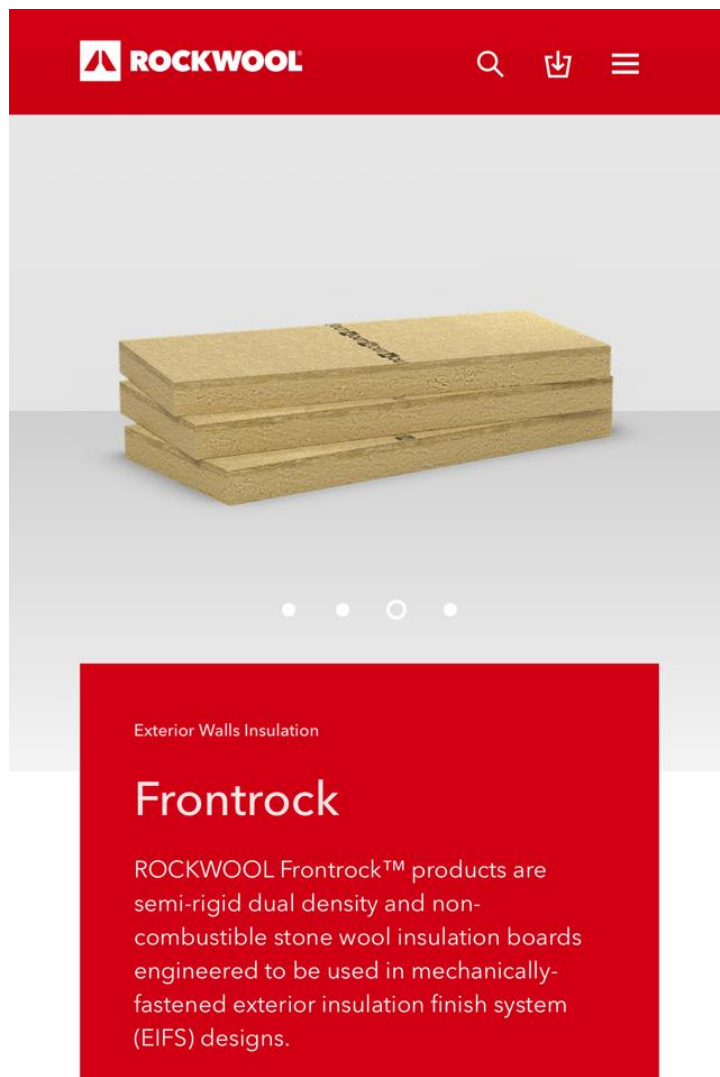
Yours faithfully,

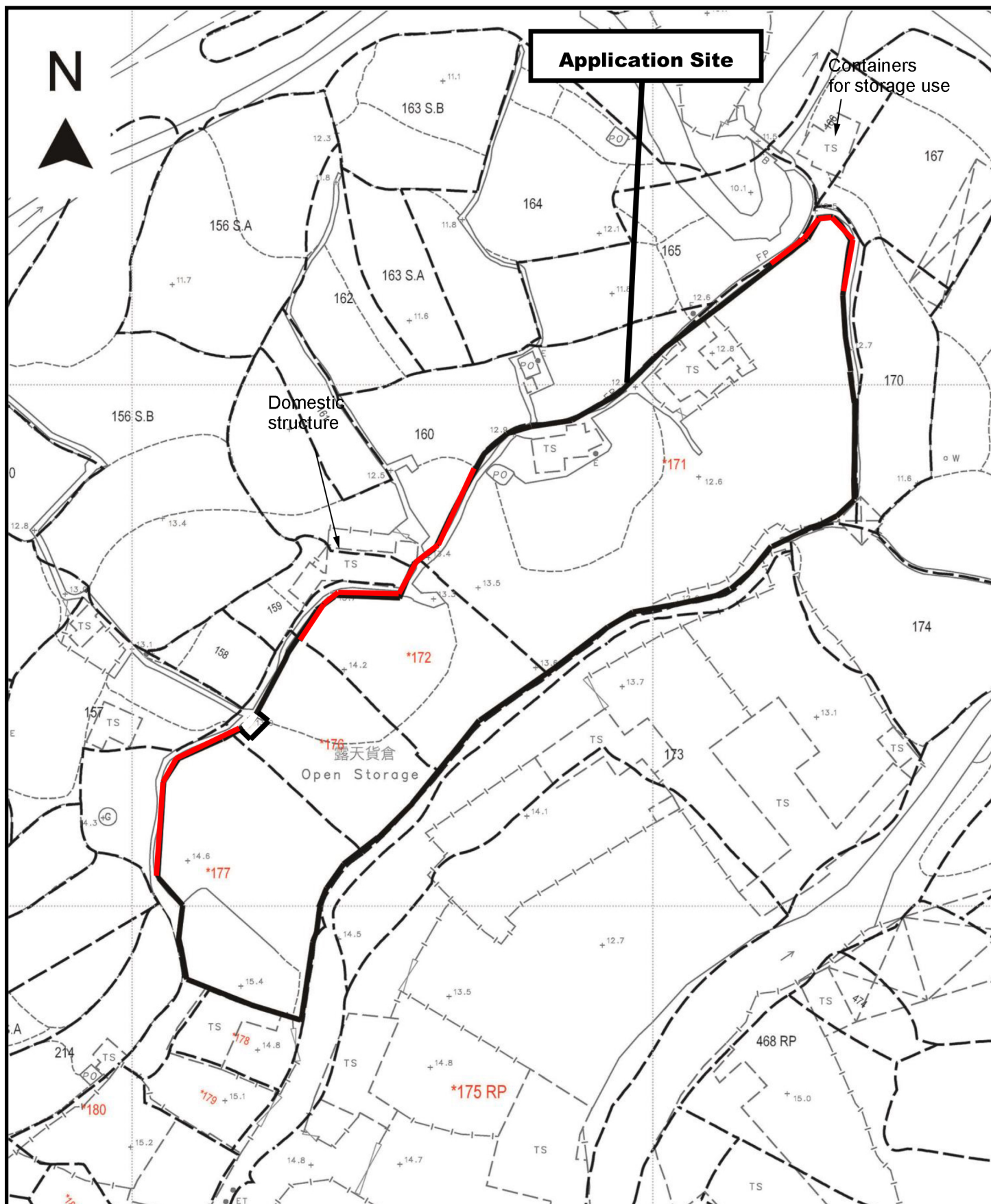


Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email

Photo of Rockwool Frontrock





Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

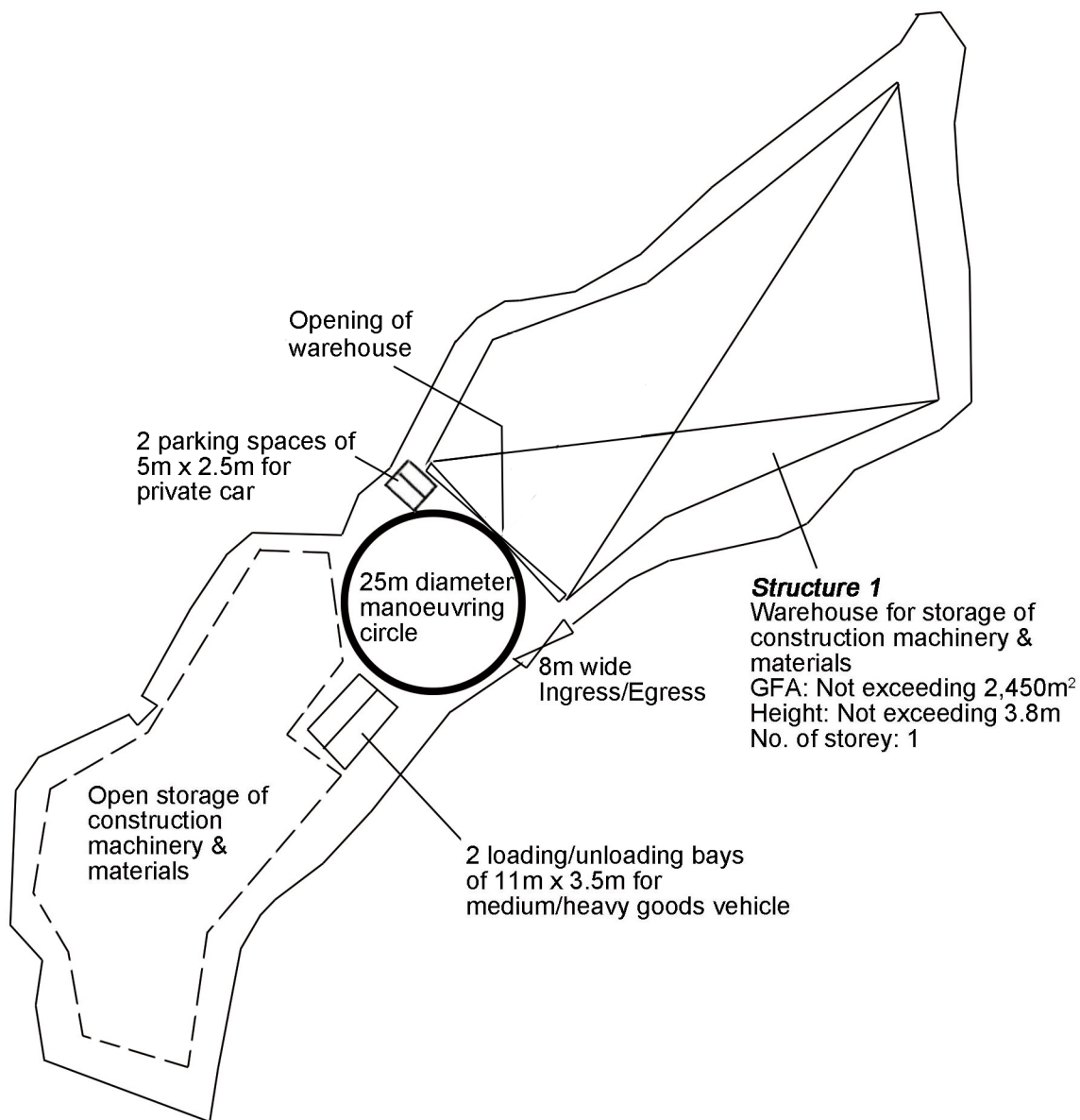
Figure 1

Remarks 備註:

— Proposed 2.75m high solid boundary wall in the form of bricks

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Layout Plan

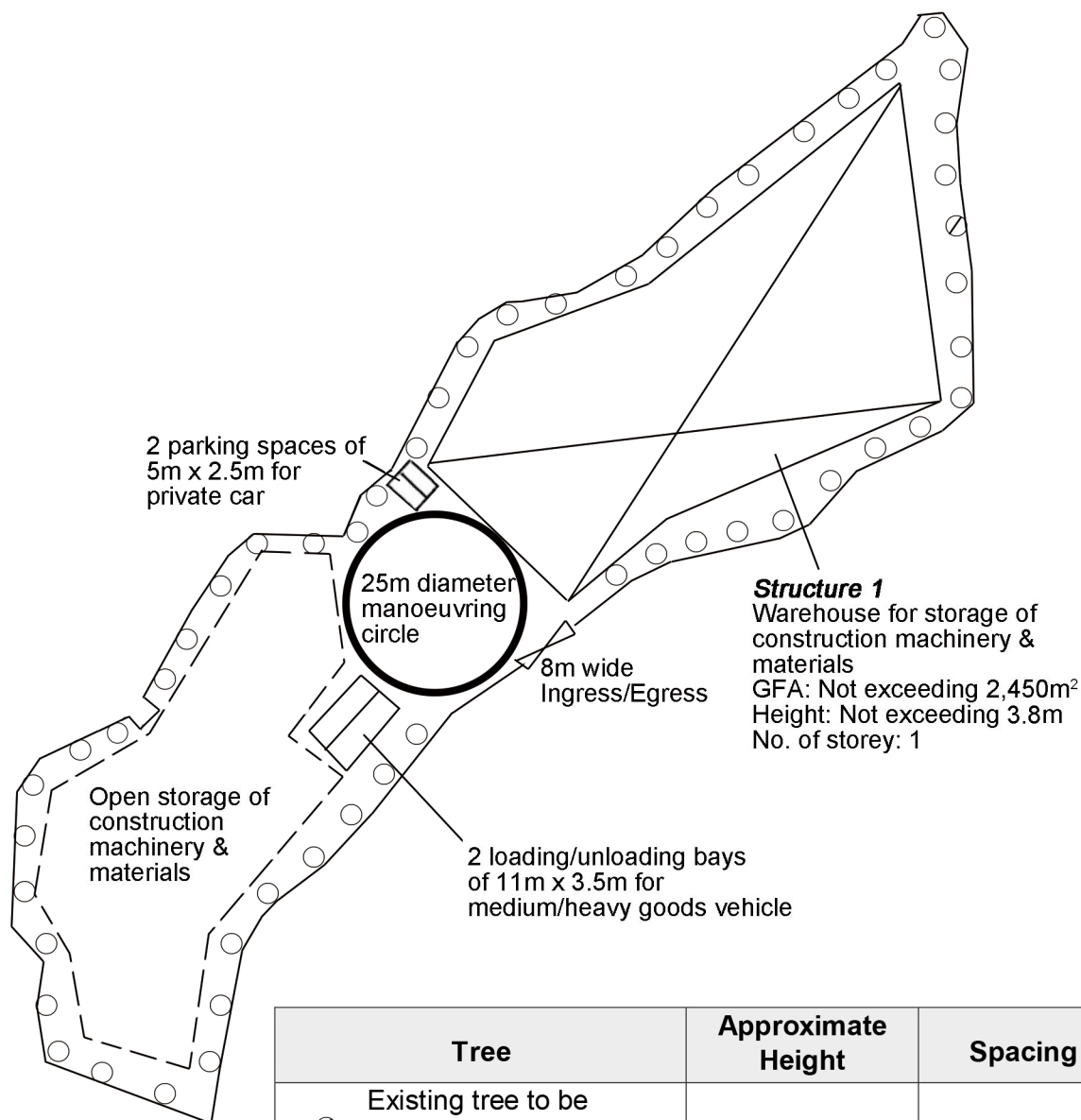
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
Existing tree to be preserved	12m	NA
Proposed <i>Melaleuca leucadendron</i>	2.75m	4m

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000

Total: 9 pages

Date: 13 August 2021

TPB Ref.: A/NE-HLH/51

By Email

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

Dear Sir,

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

We refer to the comments of the Environmental Protection Department received on 23.7.2021.

DEP's comments	Applicant's response
(a) The Applicant is advised to review the surrounding environment of the proposed development, including presence of domestic structures, their no. of storeys, and the height of their ventilation openings;	The applicant noted that there are four domestic structures being found to the west, southwest and northeast of the application site as shown in Figure 1A. They are all one storey structure and the windows of the domestic structure is about 1.5m above the ground.
(b) With due consideration of the factors above, the Applicant should review whether the extent and height of the 2.75m high solid boundary walls and the 3.8m high warehouse structure are adequate in screening all on-site activities from the residential buildings in the vicinity. The Applicant is advised to justify whether there is any direct line-of-sight from the residential buildings to the proposed development;	The applicant noted that there are four domestic structures being found to the west, southwest and northeast of the application site as shown in Figure 1A. They are all one storey structure and the windows of the domestic structure is about 1.5m above the ground. As such, the proposed 2.75m high solid boundary walls as shown in Figure 1 (which has been further extended to the southern part of the application site) and 3.8m high warehouse structure are found adequate in screening all on-site activities from the domestic structure to the west of the application site. There is also no direct line-of-sight from the domestic structure

	to the proposed development.
(c) The Applicant should state whether the warehouse has any opening (including windows and doors). If positive, their location, which should be oriented away from nearby residential buildings, should be indicated on a figure for our consideration;	The opening of the warehouse is facing south as shown in updated Figure 3 and there is no window for the proposed warehouse. It is not directly facing the domestic structure which is situated to the west of the application site.
(d) Considering the loading / unloading activities inside the warehouse, the Applicant is advised to state the proposed materials of the warehouse and whether its noise reduction ability is sufficient to avoid noise nuisance / impact on NSRs nearby. To minimise the relevant noise nuisance / impact, the Applicant is advised to provide materials with adequate surface mass density (e.g. > 7 kg/m ²) to minimise noise transmitting through the structure; and	The proposed materials of the warehouse will be soundproofing one such as Rockwool Frontrock (thickness 1.5”) with a density of 136kg/m ³ to minimize noise transmitting through the structure. The picture of Rockwool Frontrock is shown in the attachment.
(e) The Applicant is advised to consider avoiding noise nuisance / impact by prioritizing storage of machineries and materials inside the warehouse, over open storage.	The applicant will prioritize storage of construction machinery and construction materials within the enclosed warehouse over open storage.

We refer to the comments of the Environmental Protection Department received on 12.8.2021.

DEP's comments	Applicant's response
(f) Further to our previous comment (a) , the full review of land use in the surrounding environment should cover 100m from the subject site boundary and 50m from the access road to the site. The Applicant should thoroughly review the presence of domestic structures nearby, their no. of storeys, and the extent of their ventilation openings, preferably based on site survey results of structures nearby and supported with photos. This includes but not limited to the residential buildings adjoining the site at the northern boundary, about 83m to the southwest of the site, and about 50-70m away from the northeastern boundary of the site, as stated in our previous reply;	Noted. Four domestic structures were found within 100m from the subject site boundary and 50m from the access road. All the domestic structures are 1 storey and the ventilation openings is only about 1.5m above the ground surface. Please see photos in the attachment.

<p>(g) Further to our previous comment (b) and comment (f) above, the Applicant should review whether the extent and height of the discontinuous 2.75m high solid boundary walls and the 3.8m high warehouse structure are adequate in screening all on-site activities from the residential buildings in the vicinity, in particular that to the southwest of the site. The Applicant should justify whether there is any direct line-of-sight from the residential buildings to proposed development, and propose additional solid structures for screening purpose, if found required; and</p>	<p>Based on (a), the extent and height of the discontinuous 2.75m high solid boundary walls and the 3.8m high warehouse structure are adequate in screening all on-site activities from the residential buildings in the vicinity. There is no direct line-of-sight from the residential buildings to proposed development. Additional solid structures for screening purpose was proposed along the southern site boundary.</p>
<p>(h) The Applicant should provide a Response-to-Comments table to address our comments for easy reference.</p>	<p>Noted.</p>

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.


Yours faithfully,




Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Miss Sharon KAN) –
By Email

Photo of Rockwool Frontrock



A stack of four yellow, rectangular Rockwool Frontrock insulation boards is shown against a light gray background. The boards are stacked horizontally, with the top board slightly offset to show the edges of the others below it. The boards have a fibrous, textured appearance.

ROCKWOOL

Exterior Walls Insulation

Frontrock

ROCKWOOL Frontrock™ products are semi-rigid dual density and non-combustible stone wool insulation boards engineered to be used in mechanically-fastened exterior insulation finish system (EIFS) designs.

Photo for domestic structure at Lot 157 in D.D.87 (Photo 1 in Figure 1)



Photo for domestic structure at Lot 159 in D.D.87 (Photo 2 in Figure 1)

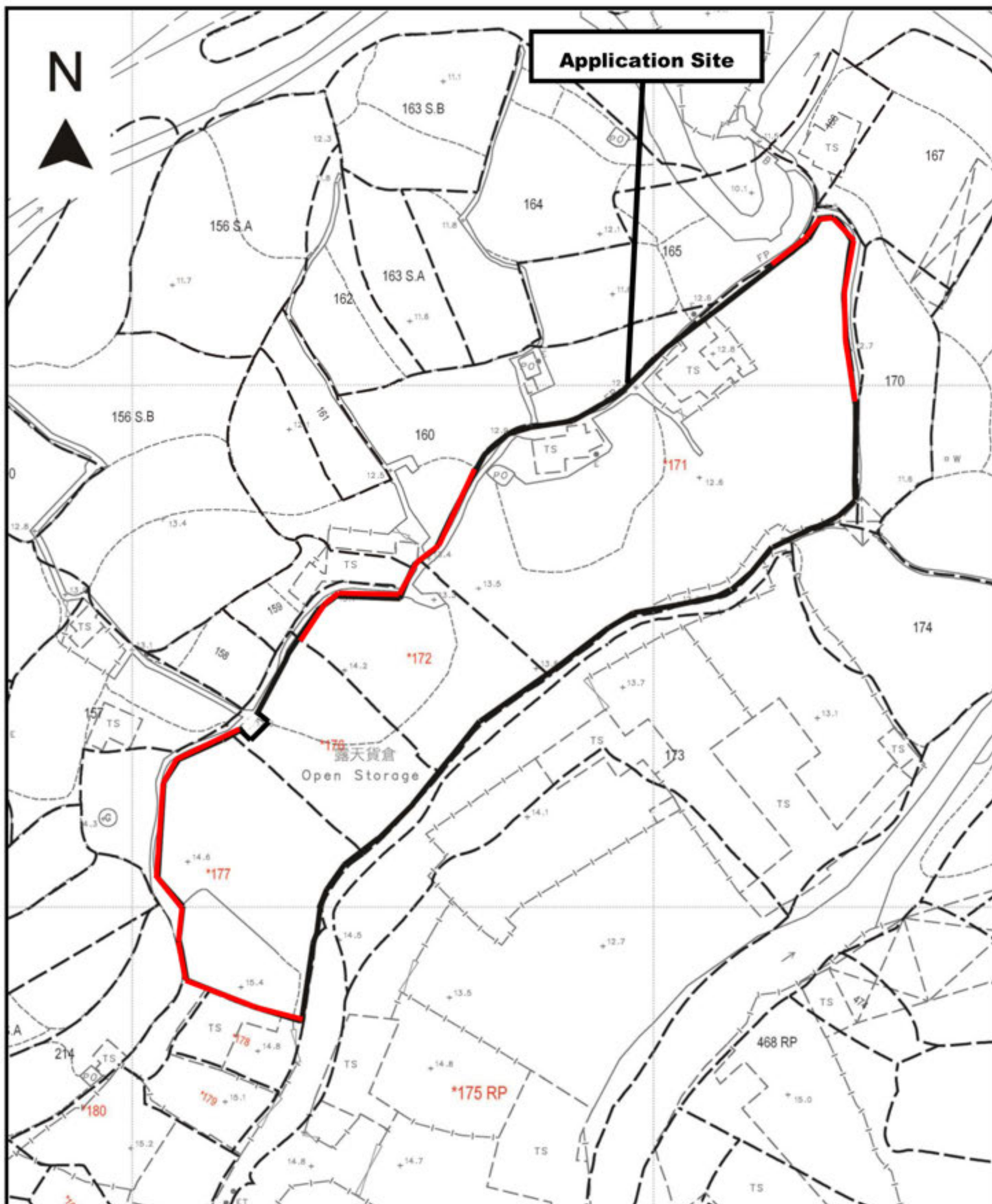


Photo for domestic structure at Lot 183 S.A in D.D.87 (Photo 3 & 4 in Figure 1)



Photo for domestic structure at Lot 491 S.A in D.D.87 (Photo 5 & 6 in Figure 1)





Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

— Proposed 2.75m high solid boundary wall in the form of bricks

Scale 比例:

1:1000

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

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. 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. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given

if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and 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;
 - (c) 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;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) 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, or a

shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-HLH/6	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	17.3.2006	R1 & R2
A/NE-HLH/20	Proposed Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Site Office for a Period of 3 Years	6.9.2013	R3, R4 & R5

Reasons for Rejection

- R1 The application site fell within an area zoned “Agriculture” (“AGR”). The planning intention of the “AGR” zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention.
- R2 The development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the use was not compatible with the rural character of the surrounding areas and the adjacent domestic structures; there was no previous planning approval granted to the application site; and no information had been submitted to demonstrate that the proposed development would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and sensitive receivers.
- R3 The application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good 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 such planning intention, even on a temporary basis.
- R4 The application did not comply with 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. 13E) in that the development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted at the site; there were adverse departmental comments against the application; and there was insufficient information in the application to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding areas.
- R5 Approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar S.16 Applications for Temporary Open Storage
within the “Agriculture” zone in the vicinity of the Site in the
Hung Lung Hang Area**

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/17	Temporary Open Storage of Construction Machinery and Mechanical Spare Parts for a Period of 3 Years	29.4.2011 (on review) (appeal dismissed on 27.12.2012)	R1, R2 & R6
A/NE-HLH/21	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013	R1, R3 & R6
A/NE-HLH/32	Temporary Storage of Agriculture Tool and Machine and Open Storage of Building Materials for a Period of 3 Years	3.8.2018	R1, R4, R6 & R7
A/NE-HLH/33 ^{*1}	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.1.2019	R1, R4, R6 & R9
A/NE-HLH/38 ^{*2}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	3.1.2020	R1, R4 & R8
A/NE-HLH/39 ^{*3}	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.1.2020	R1, R4 & R8
A/NE-HLH/43 ^{*2}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	26.6.2020	R1, R5 & R8
A/NE-HLH/44 ^{*3}	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1, R5 & R8
A/NE-HLH/46 ^{*1}	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1, R5 & R9

A/NE-HLH/48 ^{*2}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1, R5 & R8
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Remarks

^{*1}: The application nos. A/NE-HLH/33 and A/NE-HLH/46 involved the same site.

^{*2}: The application nos. A/NE-HLH/38, A/NE-HLH/43 and A/NE-HLH/48 involved the same site.

^{*3}: The application nos. A/NE-HLH/39 and A/NE-HLH/44 involved the same site.

Rejection Reasons

- R1 The use under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The use under application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous planning approval had been granted to the application site and the applicant had failed to demonstrate that the development under application would not have adverse environmental impact on the surrounding areas.
- R3 The application did not comply with the Town Planning Board Guidelines No. 13E in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant had failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding areas.
- R4 The application 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 there was no previous approval for open storage granted for the Site; and there were adverse comments from the relevant government departments and local objections on the application.
- R5 The development did not comply with the Town Planning Board Guidelines No. 13F for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that there was no previous approval for open storage granted for the site; and there were adverse comments from the relevant government departments and local objections against the application.
- R6 The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative impact of approving similar applications would result in a general degradation of the environment in the area.

- R7 The applicant failed to demonstrate that the development would not generate adverse traffic and landscape impacts on the surrounding areas.
- R8 The applicant failed to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.
- R9 The applicant failed to demonstrate that the development would not generate adverse traffic and environmental impacts on the surrounding areas.

5-1

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

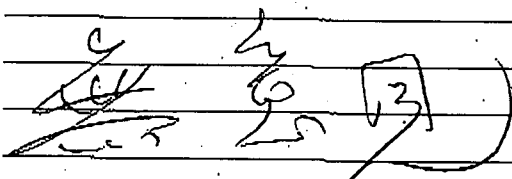
By e-mail : tpbpd@pland.gov.hk

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

A/NE-HLH/51

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

19 MAR 2021

tpbpd@pland.gov.hk

5-2

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年04月01日星期四 9:01
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on seven planning applications
附件: 210401 s16 NSW 275.pdf; 210401 s16 KTN 757.pdf; 210401 s12a FSS 17.pdf; 210401 s16 FSS 278.pdf; 210401 s16 HLH 51.pdf; 210401 s16 PK 147.pdf; 210401 s16 H14 83.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

1st April, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse and Open Storage of Construction Machinery and
Construction Materials for a Period of 3 Years**
(A/NE-HLH/51)

1. We refer to the captioned.
2. According to the gist, there are two rejected applications covering the current application site, and the reasons for the rejection of the latest one (A/NE-HLH/20; Proposed Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Site Office for a Period of 3 Years) are reproduced below:

(a) the application is not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which is primarily intended to retain and safeguard good 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the application does not comply with 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. 13E) in that the development is not compatible with the surrounding land uses which are predominantly rural in character; there is no previous planning approval granted at the site; there are adverse departmental comments against the application; and there is insufficient information in the

application to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding areas; and

(c) approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of the Agriculture (AGR) zone, and we also urge the Board to consider the potential cumulative impacts of approving this application as it would set a precedent for other similar applications in this AGR zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

寄件者: [REDACTED]
寄件日期: 2021年04月05日星期一 3:47
收件者: tpbpd
主旨: A/NE-HLH/51 DD 87, Hung Lung Hang
附件: Fung Wong Wu - Google Maps.pdf

A/NE-HLH/51

Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Hung Lung Hang, Ta Kwu Ling
Site area : About 6,800sq.m
Zoning : "Agriculture"
Applied use : Warehouse and Open Storage of Construction Machinery and Materials / 2 Vehicle Parking

Dear TPB Members,

The 2013 application included additional lots
Lots 171, 172, 176, 177 and 179 in D.D. 87, Ta Kwu Ling - About 7,789.40m²

While the application was not approved, the operation continued:

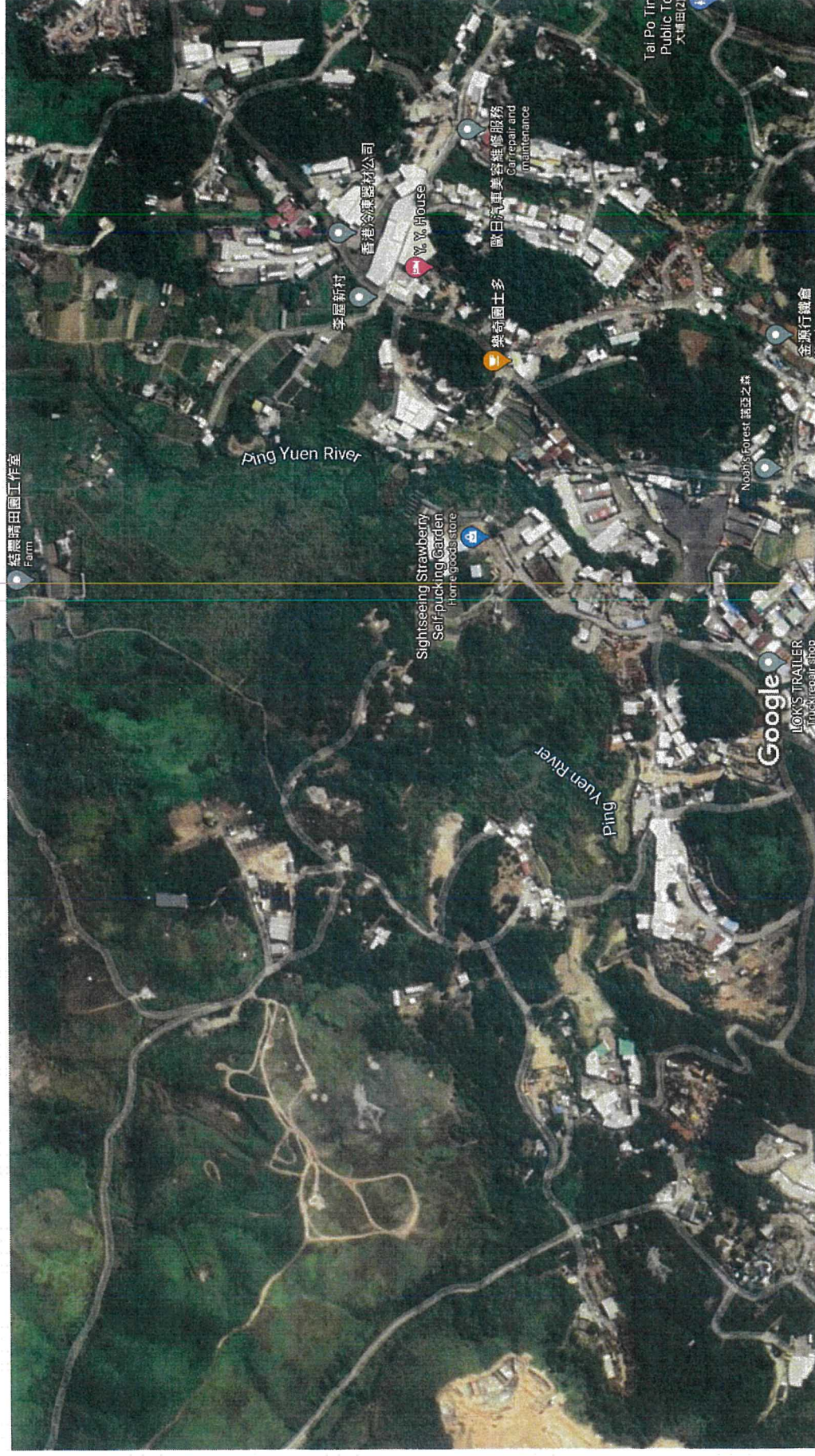
PlanD had reservation on the application from landscape planning point of view as with reference to the aerial photo of January 2013, the site was situated in an area of rural landscape character but disturbed by open storage use. The proposed open storage use under the application was considered incompatible with the surrounding rural character

According to the Town Planning Board Guidelines No. 13E for Application for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13-E), the application site fell within Category 3 area. The application did not comply with TPB PG-No. 13E in that the site was not subject to any previous approval for similar open storage uses; the development was incompatible with the surrounding land uses which were predominantly rural character in nature;

This is a district with ongoing and genuine farming activity taking place. In line with President Xi's exhortation that China must concentrate on being self sufficient with regard to food production, Hong Kong can no longer allow rampant brownfield uses on sites "primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. The zoning is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"

Mary Mulvihill

Google Maps Fung Wong Wu Public Toilet



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 100 m

tpbpd@pland.gov.hk

5-4

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2021年04月07日星期三 18:38
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-HLH/51
附件: 20210407 A_NE-HLH_51 Ta Kwu Ling Temp Warehouse and Open Storage in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-HLH/51

Thank you for your attention.

Yours faithfully,
For and on behalf of Designing Hong Kong Limited
Samuel Wong | Project Officer
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07 April 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Proposed Temporary Warehouse and Open Storage of Construction Machinery and
Construction Materials for a Period of 3 Years
(Application No. A/NE-HLH/51)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding 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 Google Earth's aerial image, the proposed site has been destroyed without any previous planning approval . We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



November 2020

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- The road connection to the proposed site is a **substandard road**. The increase of traffic flow may bring negative impact on the traffic and bring dangerous to other vehicles.
- There are active farmlands to the Northwest and Southeast of the proposed site. We regard the application site has great potential for the rehabilitation of agriculture. Any development should be avoided in order to prevent the destruction on the landscape and land.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

Recommended Advisory Clauses

- (a) to note the following comments of District Lands Officer/North, Lands Department:
- (i) the Site comprises private Lots. 171, 172, 176 and 177 all in D.D. 87. The Lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government land (“GL”) will be allowed for the vehicular access of the proposed use;
 - (ii) one of the application lots (i.e. Lot No. 171 in D.D. 87) is covered by Modification of Tenancy (MOT) No. 37279 for erection of temporary structures for the purpose of dwelling, kitchen and shade. Given the existing parameters of the temporary structures do not tally with the approved one under the aforesaid MOT, this office reserves the rights to take enforcement action and cancel the MOT if situation warrants;
 - (iii) it is noted from the supplementary information of the application that proposed drainage facilities will be implemented. The applicant is reminded to comply with the prevailing legislations and requirements of the concerned department(s) and seek prior approval from his office as appropriate; and
 - (iv) if the planning application is approved, the owner of the lots concerned shall apply to his office for a Short Term Waiver (STW) covering all the application lots and the structures concerned. The application for STW will be considered by Government in its landlord’s capacity and there is no guarantee that they will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of rent and administrative fee as considered appropriate by his office.
- (b) to note the comments of Director of Environmental Protection:
- (i) the applicant should be reminded of his obligation to comply with all environmental protection/pollution ordinances, in particular Noise Control Ordinance. The applicant should also follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses”; and
 - (ii) the applicant should be advised that, if septic tank and soakaway system(s) would be used, its design, construction, operation and maintenance should follow ProPECC PN5/93, including the Minimum Clearance Distance (i.e. the distance between the soakaway pit, not the septic tank, should be at least 30m away from nearby watercourse(s), including Ping Yuen River to the north and east of the site), and Percolation Test requirement, which should be duly certified by an Authorised Person;
- (c) to note the comments of Commissioner for Transport that the vehicular access between the Site and public road is not managed by the Transport Department. The applicant should seek comment from the responsible party;

- (d) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminder that approval of Section 16 application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (e) to note the following comments of Chief Engineer/Mainland North, Drainage Services Department:
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned Site. He should also ensure that the flow from this Site will not overload the existing drainage system;
 - (vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by Drainage Services Department (DSD), unless justified not necessary;
 - (viii) for those existing discharge location to which the applicant proposed to discharge the storm water from the subject Site is not maintained by DSD, the applicant should identify the owners of the existing discharge facilities to which the proposed connection will be made and obtain consent from the owners prior to commencement of proposed works;
 - (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject Site any time during or after the works;
 - (x) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;

- (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
 - (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xiii) the applicant shall allow at time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
 - (xv) photo should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (f) to note the following comments of Director of Fire Services:
- (i) having considered the design/nature of the proposal, the applicant is advised to submit the relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval. In preparing the submission, the applicant is advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the locations of the proposed FSIs to be installed and the access for emergency vehicles should be clearly indicated on the layout plans;
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of the aforesaid plans. The applicant will need to subsequently provide such FSIs according to the approved proposal;
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department as follows:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
 - (ii) before any new building works (including containers/metal cover as temporary buildings) are to be carried out on the Site, prior approval and consent from the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when

necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;

- (iv) the temporary converted containers for site office/storage are considered as temporary buildings and are subject to control under the Building (Planning) Regulations (B(P)Rs) Pt. VII;
- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)Rs 5 and 41D respectively;
- (vi) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage; and
- (vii) detailed comments under the BO will be provided at the building plan submission stage.