

2023年 10月 1 3日

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

Appendix I of RNTPC
Paper No. A/NE-HLH/68B

This document is received on 13 OCT 2023
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/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2302576 28/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/68
	Date Received 收到日期	13 OCT 2023

- 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)

Rich Warehouse Limited (豐盈貨倉有限公司)
 Rich Loy Group Limited (利潤來集團有限公司)
 Rich Loy (China) Development Limited (豐盛(中國)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 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 660 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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	Open storage use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)). (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary 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 6,220sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 580sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 6 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 660sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 660sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1 & 2: Warehouse (Not exceeding 8m, 1 storey), Structure 3 & 4: Site office (Not exceeding 6m, 2 storey), Structure 5 & 6: Toilet (Not exceeding 3m, 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 2 spaces of 5m x 2.5m 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 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																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ping Che Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

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

1. The application site is in close proximity to other open storage yards. The proposed development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of medium/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. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Only open storage of construction machinery such as miniature excavator, electric generator and construction materials such as barricades, pipes and metal rods will be stored at the application site.
9. No container tractor/trailer will allow to access/park at the application site.
10. No workshop activity is proposed at the application site.
11. The application site is subject to a previous planning permission for open storage and warehouse use (TPB Ref.: A/NE-HLH/51). The applicant is the latest occupier at the application site.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

on behalf of 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

28/9/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 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	660 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.1 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(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	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	8.53 % <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		2
	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		2 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		2
	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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan and vehicular access plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號。		

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

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

**Proposed Temporary 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 4**)

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 4**, 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 4**)
- 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 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 4**).
- 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. 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.

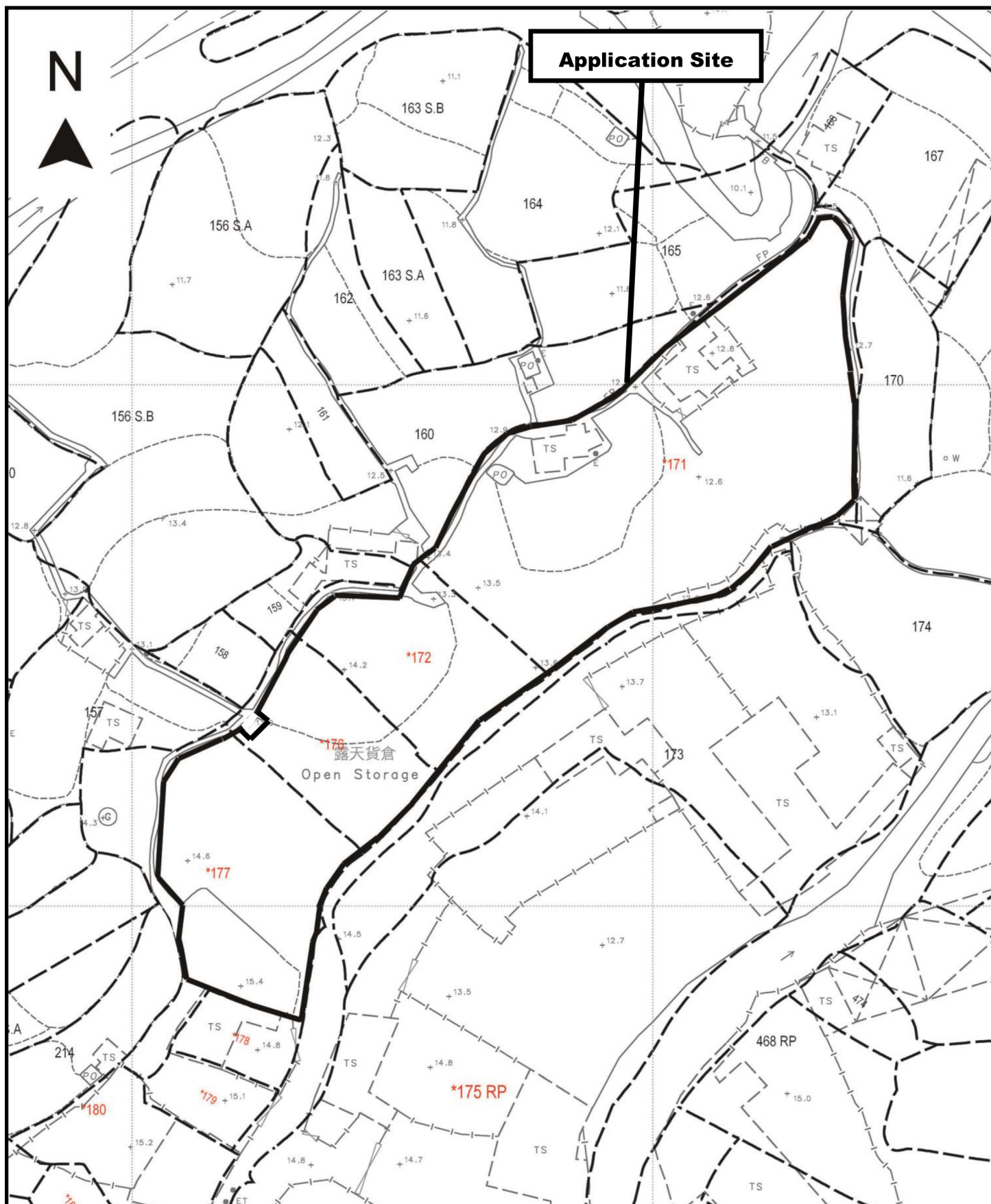
Annex 2 Estimated Traffic Generation

- 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 and 2 parking spaces of 5m x 2.5m for staff use. No visitors are allowed to enter the application site. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.22	0.22	1	1
Medium/ heavy goods vehicle	0.89	0.89	2	2
Total	1.11	1.11	3	3

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

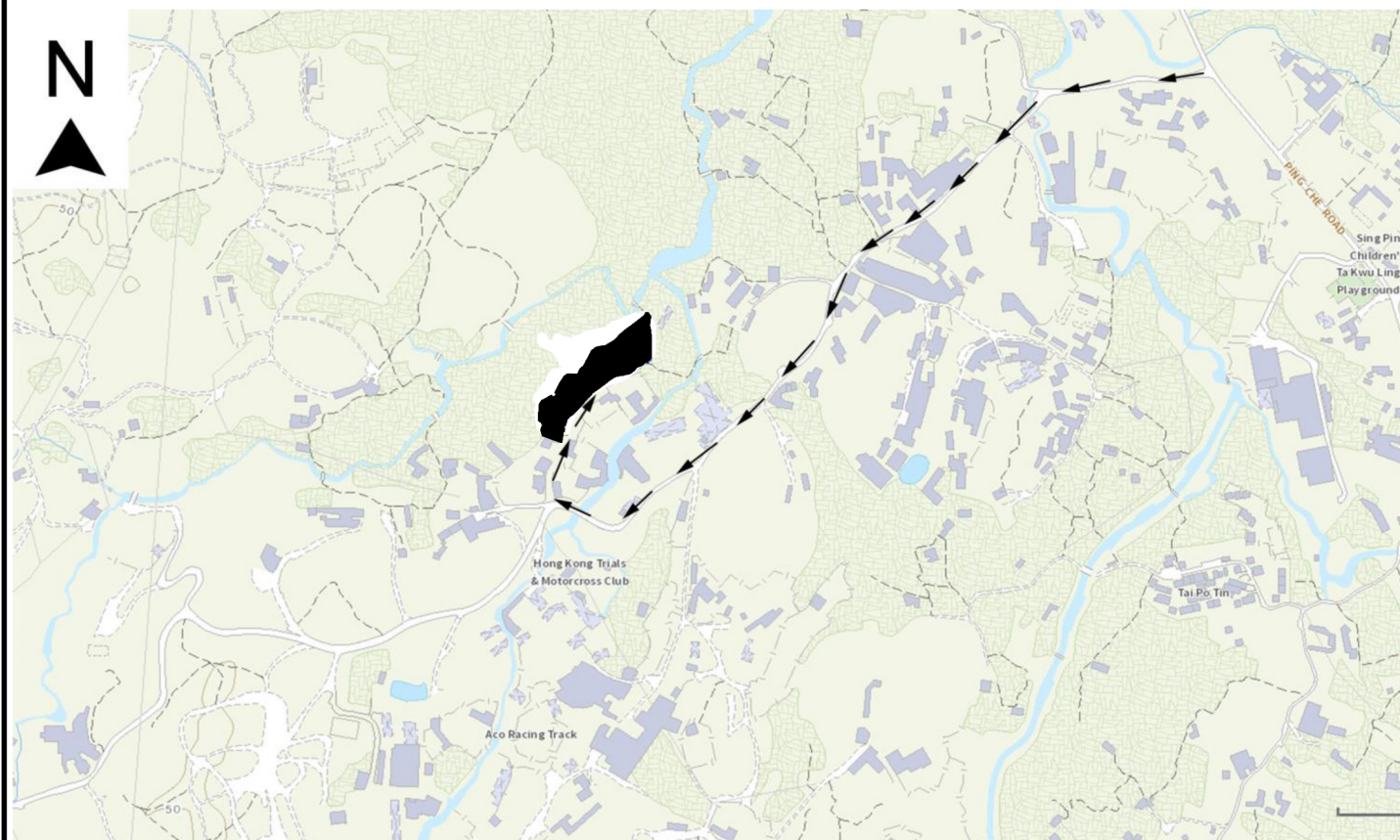
Drawing No. 圖號:

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:

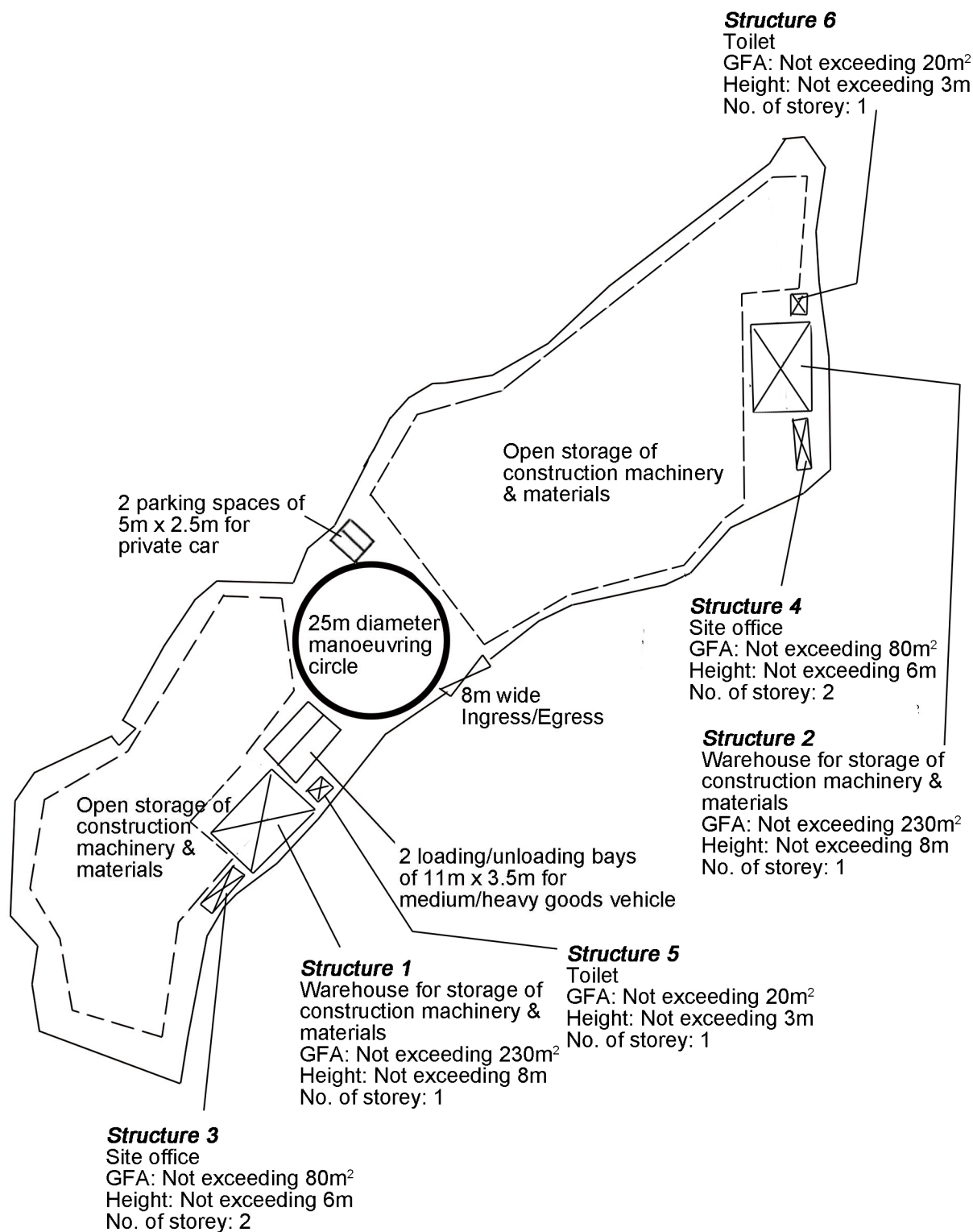
Figure 2

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

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

Total: 16 pages

Date: 6 February 2024

TPB Ref.: A/NE-HLH/68

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

Our response to the comments of the Transport Department is shown in the attachment. Due to the submission of the swept path analysis, the location of the parking spaces and loading/unloading bay in the proposed layout plan have been updated.

Our response to the comments of the CE/MN, DSD is found in the following:

CE/MN, DSD's comments	Applicant's response
1. Catchpits 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.	1. Catchpits with covers would be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers is provided.
2. 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.	2. Catchpits with sand trap would be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap is provided.
3. Please provide calculation to justify the adequacy of proposed drainage systems for the proposed development.	3. The proposed development is next to the river and the said river is the only outlet adjacent to the application site. In view of that no site formation will be carried out, the natural flow path will not be changed. Referring to the topography of the site, the stormwater at the site is flowing to the said river.

<p>4. Please clarify the outfall details and discharge path to the existing river.</p> <p>5. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.</p> <p>6. 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 DSD, unless justified not necessary.</p> <p>7. Photos 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. The locations of the camera and the direction of each photo should also be indicated on a plan.</p> <p>8. 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>	<p>4. The outfall details and discharge path to the existing river is shown.</p> <p>5. Noted.</p> <p>6. Site hoarding will be provided surrounding the application site boundary. 100mm gap at the toe of the site hoarding will be given.</p> <p>7. Noted. Please see below for the photos and updated drainage plan for camera points.</p> <p>8. All existing flow paths as well as the run-off falling onto and passing through the site would be intercepted and disposed of via proper discharge points. No works, including any site formation works, would be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>
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<p>9. The proposed drainage works, whether within or outside the site 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.</p> <p>10. 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.</p> <p>11. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.</p> <p>12. 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.</p> <p>13. The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed</p>	<p>9. The proposed drainage works, whether within or outside the site boundary, would be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.</p> <p>10. For works to be undertaken outside the lot boundary, the applicant would obtain prior consent and agreement from DLO/N and/or relevant private lot owners.</p> <p>11. The applicant would allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.</p> <p>12. The applicant and the successive lot owners would allow connections from the adjacent lots to the completed drainage works on Government Land when so required.</p> <p>13. Noted.</p>
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Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at at your convenience.

Yours faithfully,



Patrick Tsui

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

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

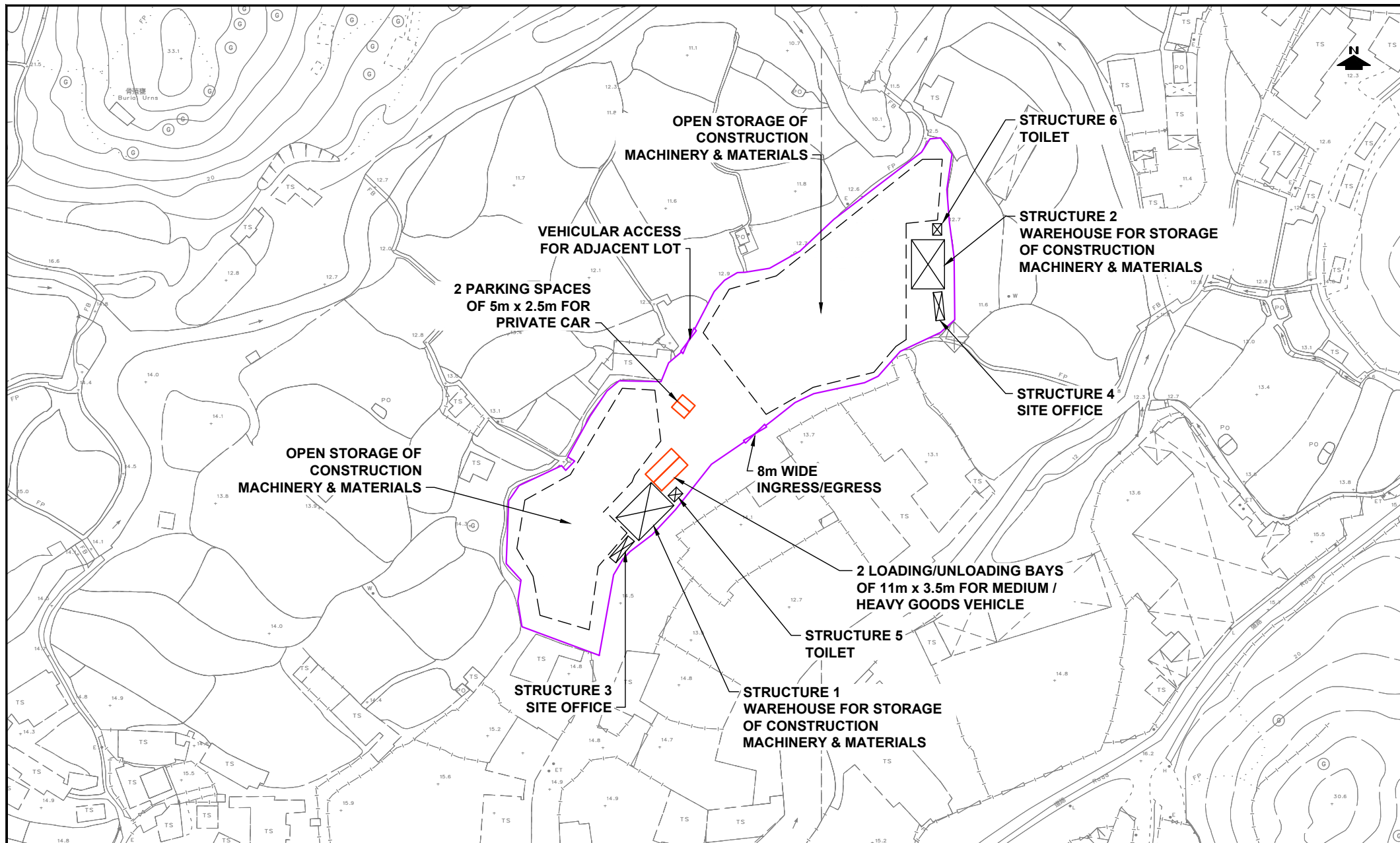


**Proposed Temporary Open Storage and Warehouse (Storage Of Construction Machinery and Construction Materials) for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-HLH/68)**

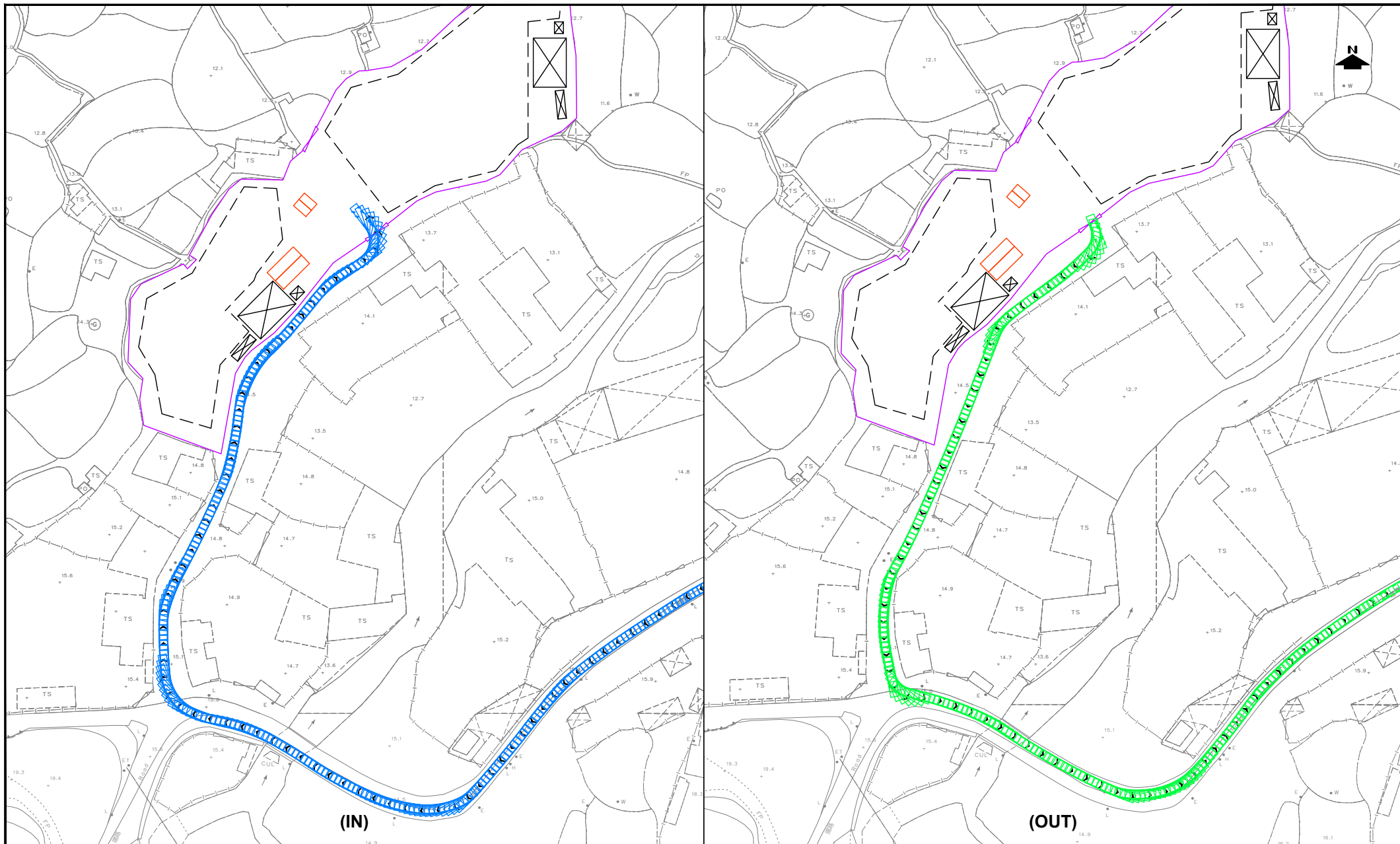
Summary Table of Responses to Comments

11 December 2023

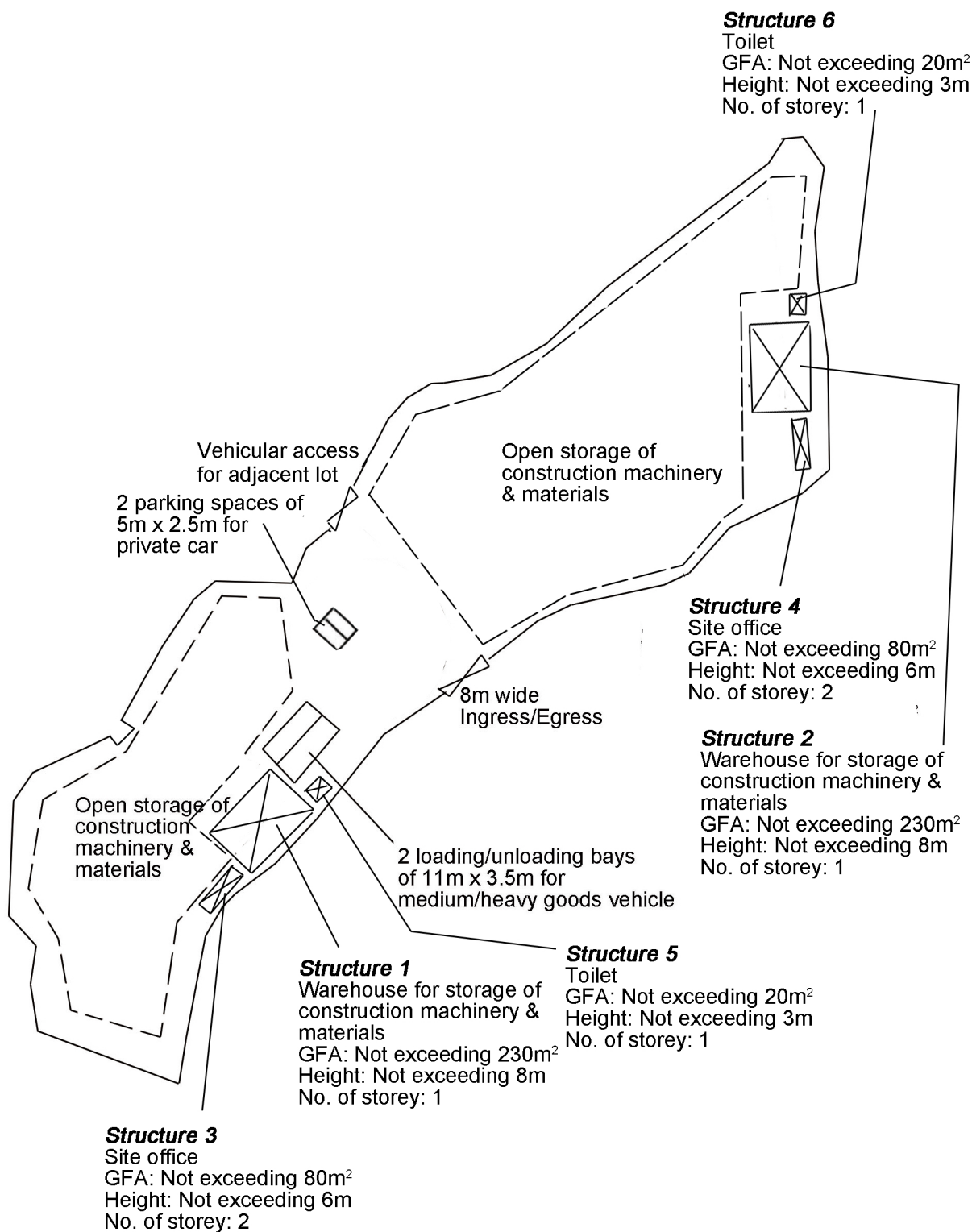
Comments	Responses
Comments from Transport Department	
(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and existing the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to Figure 1 for the proposed layout plan and Figures 2 – 3 for the swept path analysis results.
(ii) 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. Furthermore, a visit-by-appointment system will be implemented to control the number of vehicles visiting the Site to ensure no queuing of vehicles outside the Subject Site.
(iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the Subject Site. Appropriate footway is demarcated within the warehouse to ensure the pedestrian safety.
(iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	Please note that a visit-by-appointment system will be implemented to control the number of vehicles visiting the Site to ensure all visitors parked within the Site.
(v) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted. Notices were being posted during the public consultation process and the applicant will resolve any objection received.



PROJECT NO. 40900		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY & CONSTRUCTION MATERIAL FOR PERIOD OF 3 YEARS AT LOTS 171 (PART), 172 (PART), 176 (PART) & 177 (PART) IN D.D. 87, TA KWU LING, NEW TERRITORIES		DRAWING NO. FIGURE 1	REV. A
DESIGNED SLN	DATE DEC 2023	DRAWING TITLE PROPOSED LAYOUT PLAN		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:1500				
CHECKED SLN					



PROJECT NO. 40900		PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY & CONSTRUCTION MATERIAL FOR PERIOD OF 3 YEARS AT LOTS 171 (PART), 172 (PART), 176 (PART) & 177 (PART) IN D.D. 87, TA KWU LING, NEW TERRITORIES		DRAWING NO. FIGURE 2	REV. A
DESIGNED SLN	DATE DEC 2023	DRAWING TITLE SWEPT PATH ANALYSIS - HGV (ENTERING AND LEAVING THE SITE)		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:1500				
CHECKED SLN					



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

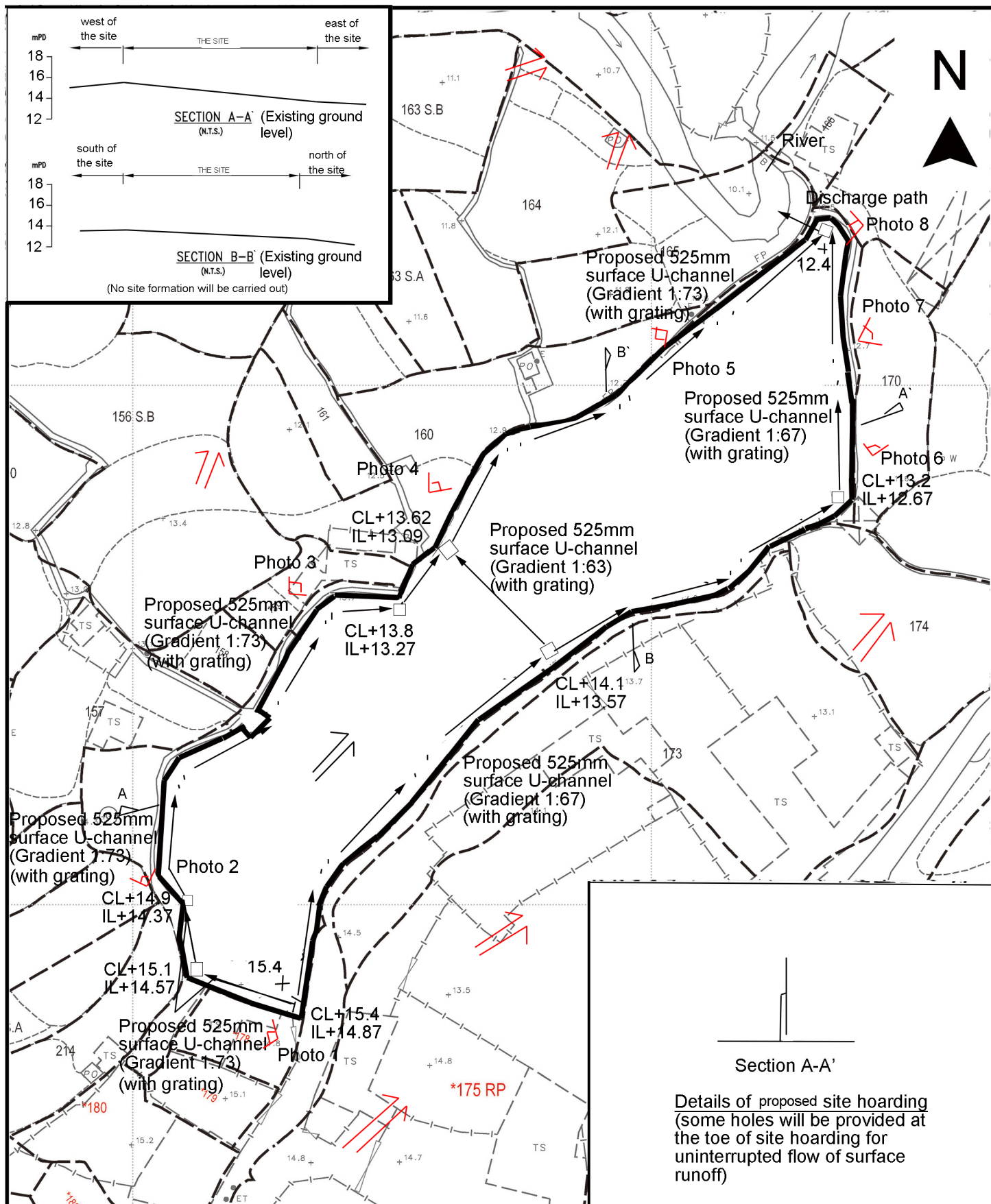
Drawing No. 圖號:

Figure 3

Remarks 備註:


Scale 比例:

1:1000



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   :

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

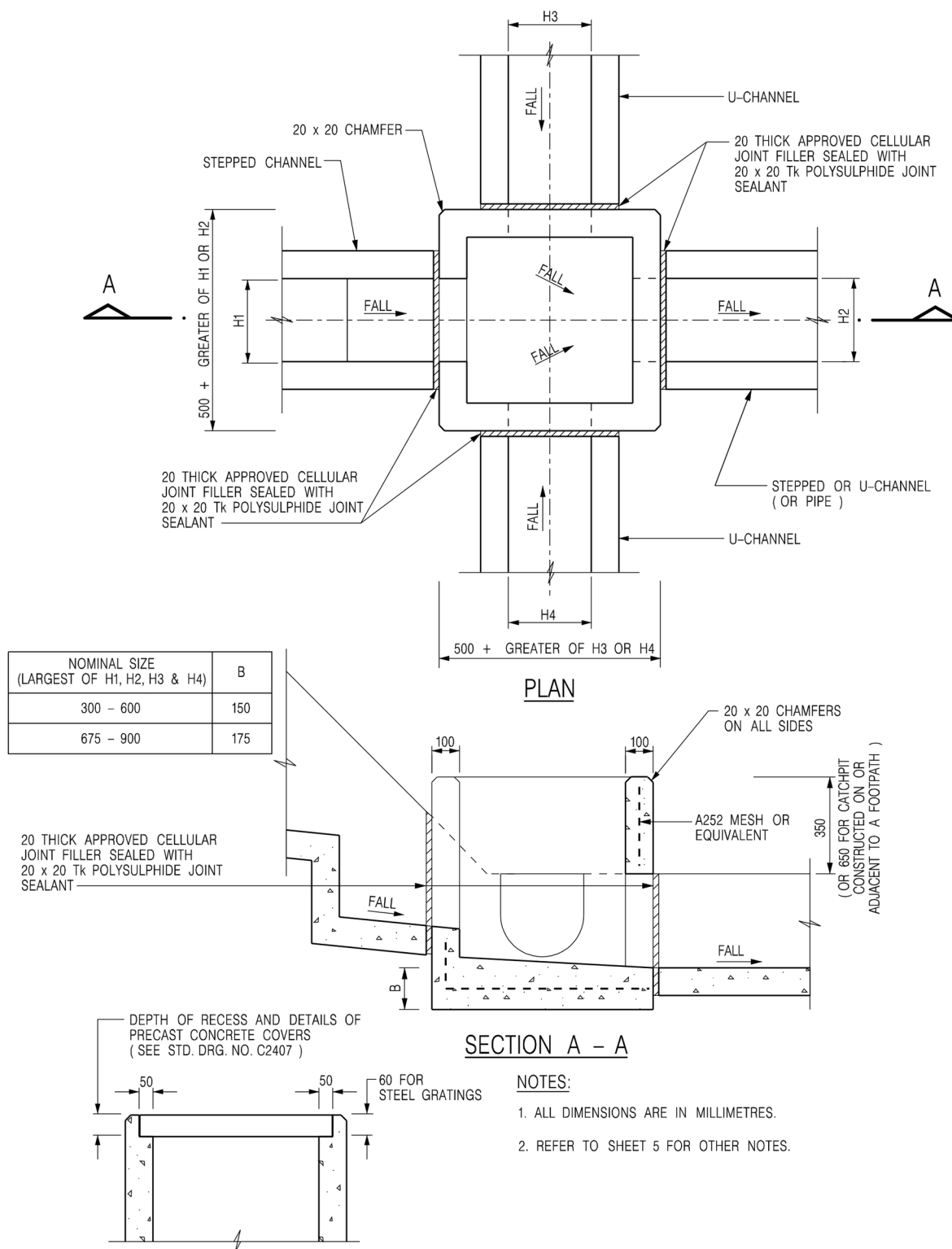
+15.4 Level (mPD)

□ Proposed Catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000



ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

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:

Catchpit with cover

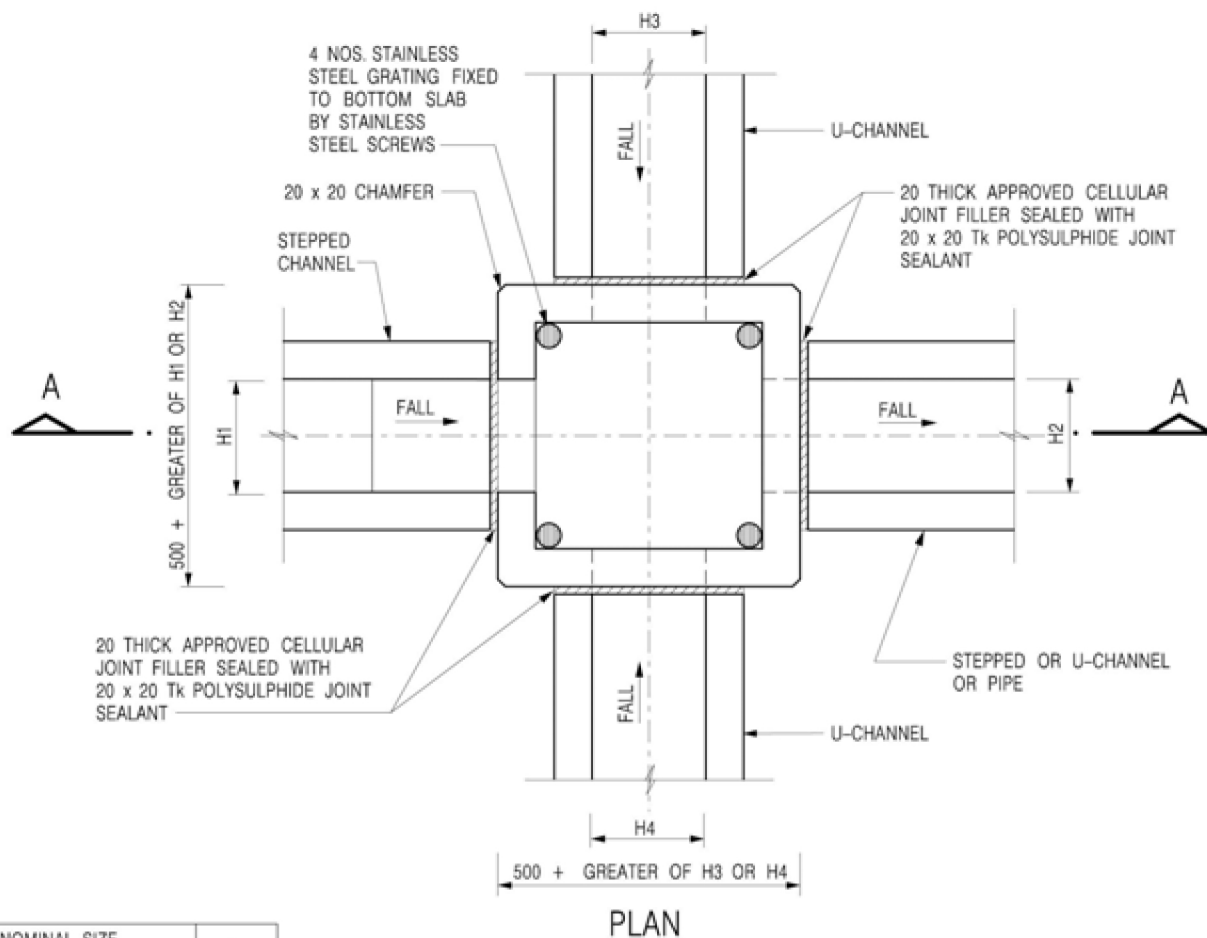
Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

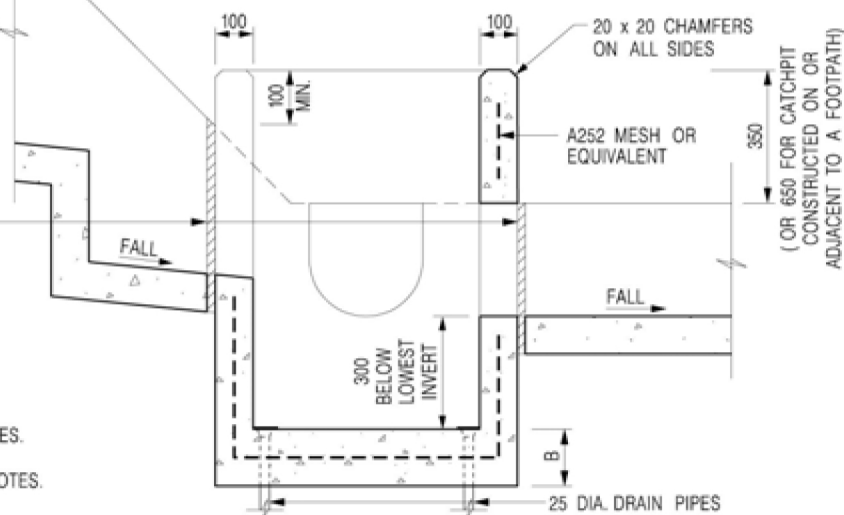
Not to scale



PLAN

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

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



SECTION A - A

NOTES:

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

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:

The Details of Catchpit with Desilting Function

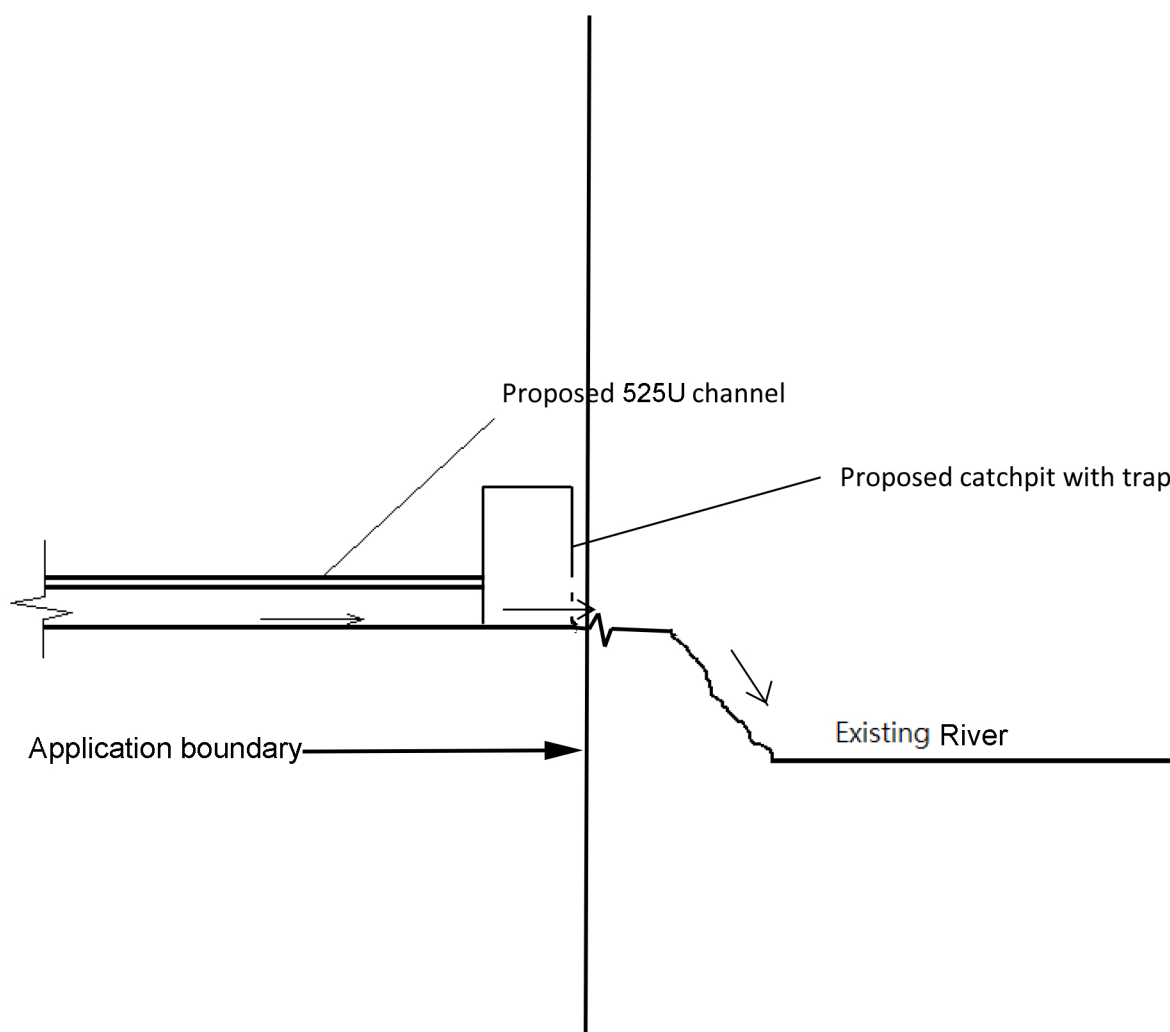
Drawing No. 圖號:

Figure 6

Remarks 備註:

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:

Connection Details at the River

Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:1000

Total: 7 pages

Date: 6 April 2024

TPB Ref.: A/NE-HLH/68

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

Our response to the further comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) Please provide photo at the discharge point and the downstream existing watercourse.	Noted. Please see attached photo in the following. The photo viewpoint is found in updated drainage plan in the attachment (Figure 4)
(b) Please provide calculation to justify the adequacy of using 525mm U-channel.	Please see the calculation below.
(c) Please clearly indicate the catchpit with sand trap in the drainage proposal.	Please see the updated drainage plan (Figure 4) attached in the following.
(d) Figure 7 refers. Please advise the clearance between the proposed catchpit and the existing river embankment. You are required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction."	All proposed works would be at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to CE/MN, DSD's satisfaction

The applicant has implemented the accepted drainage proposal for the last planning permission No. A/NE-HLH/51 and the application site is equipped with surface channel along the site periphery. However, the applicant didn't complete the implementation of the accepted drainage proposal before the expiry date of the condition regarding the implementation of drainage proposal so that the last planning permission No. A/NE-HLH/51 has been revoked

For the implementation of the FSI proposal, the applicant also cannot complete the implementation of FSI proposal before the expiry date of the said condition because the applicant cannot erect the temporary structures according to the approved layout plan without the short term waiver to be issued by DLO/N.

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

Yours faithfully,



Patrick Tsui

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

Total: 6 pages

Date: 8 April 2024

TPB Ref.: A/NE-HLH/68

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

Our response to the comments of the Transport Department is shown in the attachment. Due to the submission of the swept path analysis, the location of the parking spaces and loading/unloading bay in the proposed layout plan have been updated.

Our response to the comments of DLO/N is found below:

The applicant will apply for short term waiver (STW) to DLO/N upon planning approval.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple ink stamp. The stamp contains the text 'URBAN 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. Carmen CHEUNG) – By Email

Total: 2 pages

Date: 3 May 2024

TPB Ref.: A/NE-HLH/68

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

Our response to the comments of the CTP/UD&L, Planning Department is shown in the attachment.

CTP/UD&L, Planning Department's comments	Applicant's response
The applicant is advised to indicate the existing trees within the site on the Layout Plan and the proposed tree treatment (i.e. retain/ transplant/ fell), and mitigation measures, if any.	Please refer to the landscape plan in the attachment. The existing tree will be retained. No storage of materials within 1m of the tree trunk is proposed.

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

Yours faithfully,

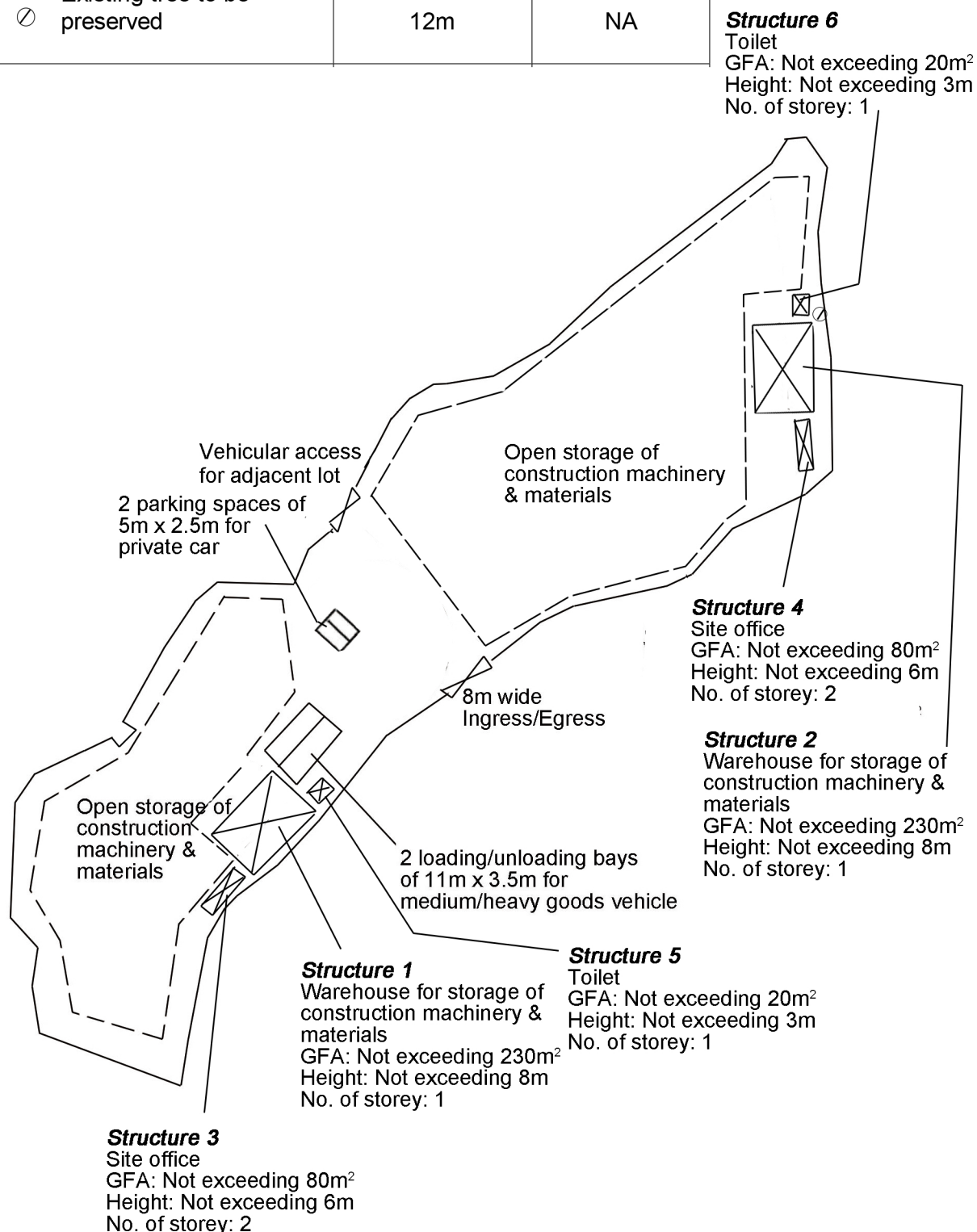


Patrick Tsui

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



Tree	Approximate Height	Spacing
Existing tree to be preserved	12m	NA



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 Plan

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

1:1000

Total: 9 pages

Date: 7 May 2024

TPB Ref.: A/NE-HLH/68

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

Our response to the comments of the CE/MN, DSD is shown in the attachment.

CE/MN, DSD's comments	Applicant's response
<p>1. Please advise engineering details of the proposed flow path, such as U-Channel/drainage pipe/outfall, from the catchpit with sand trap to the nearby watercourse in the proposal.</p> <p>2. A catchpit with covers should be provided where there is a change of direction of the channel/drain. Catchpits are missing at turning locations.</p> <p>3. Please provide more photos of the discharge point and the watercourse in the vicinity, the locations of the camera and the direction of each photo should also be indicated on a plan.</p>	<p>Our response to the comments are found in the attachment. Please see below for the photos of the discharge point and the watercourse in the vicinity. The photo location is shown on the attached drainage plan. Catchpit with covers were provided at the site. Catchpits have been provided at turning points.</p>

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

Yours faithfully,



Patrick Tsui

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

Photo 1464



Photo 1467



Photo 1470



Photo 1493

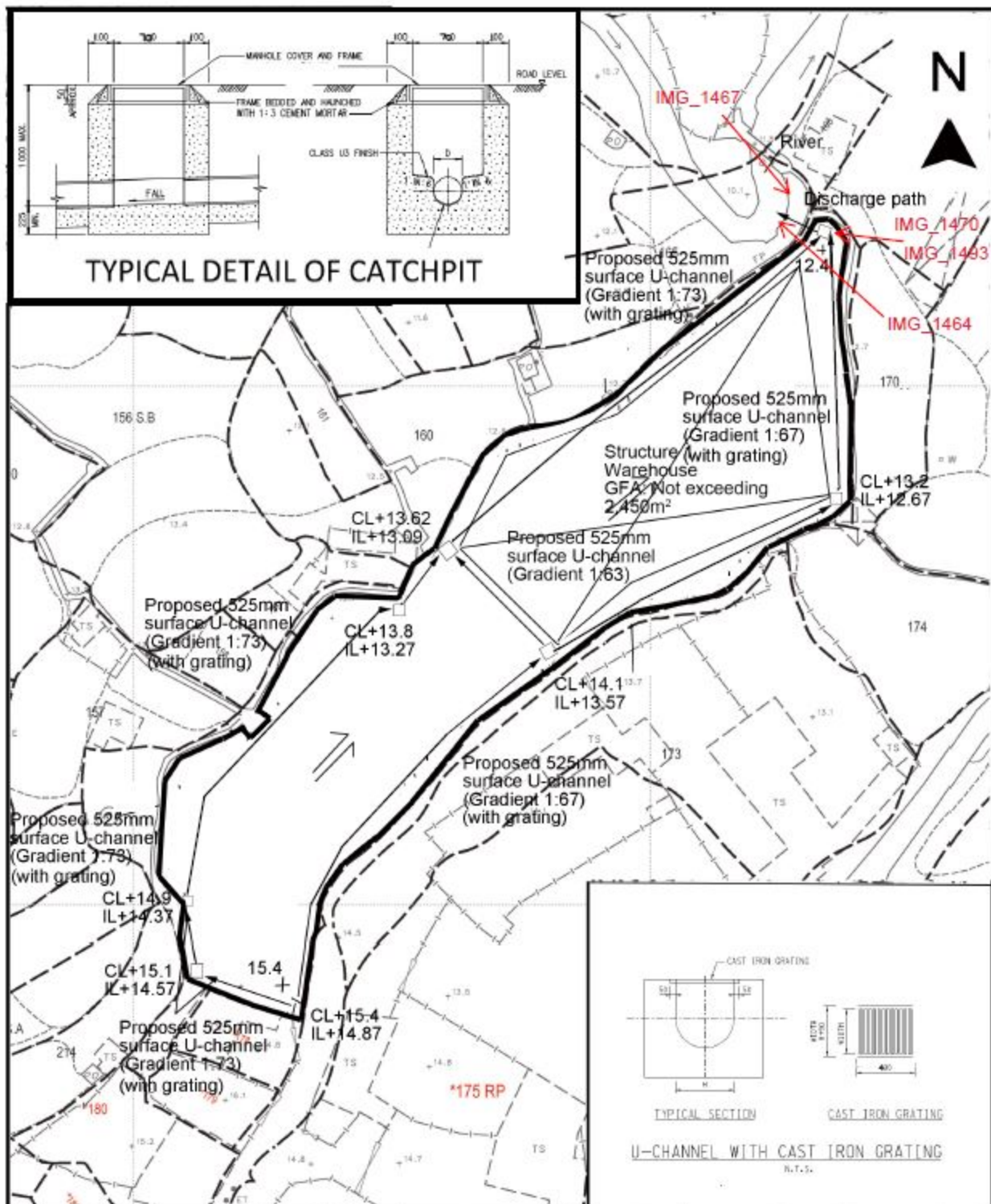












**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

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

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

Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-HLH/51	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (<i>revoked on</i> 27.5.2023)

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

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the Hung Lung Hang area, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines No. 13E in that there was no previous approval granted for the site and there were adverse departmental and public comments on the application.
- R3 The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- R4 The applicant failed to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.

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

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/55	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023
A/NE-HLH/61	Proposed Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/64 ^{*1}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (revoked on 3.11.2023)
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	22.12.2023
A/NE-HLH/70 ^{*1}	Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	19.4.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of Three Years and Associated Filling of Land	10.5.2024

Remarks

^{*1}: The application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
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-R3
A/NE-HLH/39 ^{*3}	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.1.2020	R1-R3
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-R3
A/NE-HLH/44 ^{*3}	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1-R3
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-R3
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-R3

Remarks

^{*1}: The application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 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 application did not comply with the Town Planning Board Guidelines No. 13E/F 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.
- R3 The applicant failed to demonstrate that the development would not generate adverse traffic

impacts on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- having reviewed the Further Information, she has no further comment on the application from traffic engineering point of view; and
- the vehicular access between the Site and Ping Che Road is not managed by Transport Department. The applicants should seek comment from the responsible party.

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

- no comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

2. Drainage

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

- no objection to the application from the public drainage perspective;
- after reviewing the further information, it is considered that approval condition only for implementation of drainage proposal is required to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- the Site is in an area where no public sewerage connection is available.

3. Landscape

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

- the Site is located in an area of rural inland plains landscape character comprising of open storage, temporary structures, clusters of tree groups, vegetated areas and farmlands. Based on site record, the Site is fenced off, mostly vacant with temporary structures, construction machinery and materials. Few trees of common species in poor to fair condition are observed at the periphery of the Site;
- significant adverse impact on the landscape character and existing landscape resources within the site is not anticipated; and
- no objection to the application from the landscape planning perspective.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provide to the satisfaction of the Direct of Fire Services; and
- having considered the nature of open storage, the following approval condition should be added:
“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

The applicants are required to submit a valid fire certificate (FS251) to his department for the above approval and is advised to note his advisory comments appended at **Appendix VI**.

5. New Development

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

- it is noted that the proposed development is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and that the P&E Study already commenced on 29 Oct 2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in the next stage. Hence, the applicants are reminded that subject to the land use planning in the P&E Study, the proposed development, if approved, may need to be vacated for the site formation works.

6. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals regarding the application. The Resident Representative (RR) of Lei Uk has no comment. The Ta Kwu ling District Rural Committee, the Chairman of Fung Shui Area Committee, two Indigenous Inhabitant Representative (IIRs) and the RR of Chow Tin Tsuen, the IIR of Lei Uk, the IIR and RR of Tai Po do not reply to his office.

7. Other Departments

- The following government departments have no comments on the application:
 - (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the lot owner will need to apply to DLO/N for a Short Term Waiver to permit the structures to be erected and regularize the irregularities on Site. Besides, given the proposed use is temporary in nature, only applications for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection that the applicants are advised to comply with all environmental protection/pollution ordinances, and to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD in order to minimise any possible environmental nuisances;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Ping Che Road is not managed by Transport Department and the applicants should seek comment from the responsible party;
- (d) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (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 applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vii) the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls

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

- (viii) the applicants are reminded that all existing flow paths as well as the run-off falling on to and passing through the Site should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (ix) the proposed drainage works, whether within or outside the Site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - (xi) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
 - (xiv) photos 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 comments of the Director of Fire Services (D of FS) that:
- (i) having considered the design/nature of the proposal, the applicants are advised to submit the relevant plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval. The applicants should be advised on the following points:
 - 1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - 2. the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - 3. attached good practice guidelines (**Attachment I**) for open storage should be adhered to;
 - (ii) the applicants are reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the aforesaid plans;
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings

Department that:

- (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 unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
- (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;
- (iv) any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R 5 and 41D respectively;
- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by BA under B(P)R 19(3) at the building plan submission stage;
- (vii) you may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicants' attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under B(P)R 72 and Division 3 of Design Manual: Barrier Free Access (BFA) 2008;
- (viii) the applicants' attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- (ix) the applicants' attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under Regulations 23(3)(a) of the B(P)R subject to justification; and
- (x) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be provided at the formal building plan submission stage;

- (h) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed development is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and the P&E Study already commenced on 29 October 2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in the next stage. Hence, the applicants are reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works; and
- (i) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

Good Practice Guidelines for Open Storage Sites

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

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

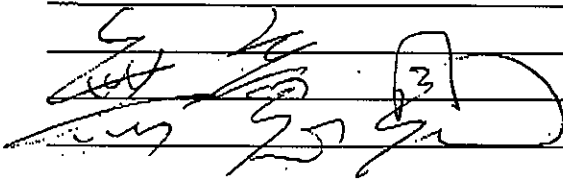
By e-mail : tpbpd@pland.gov.hk

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

A/NE-HLH/68

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 [Signature] 日期 Date 2023. 10. 27

2

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



A/NE-HLH/68 DD 87, Hung Lung Hang

09/11/2023 02:46

From:

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

File Ref:

Dear TPB Members,

Once again conditions have not been fulfilled. REVOKED ON 27.5.2023: As the applicant had failed to comply with conditions (d), (g), (h) satisfactorily

How can PlanD recommend and members rubber stamp roll over applications when the operations repeatedly fails to comply with basic regulations?

Approval would indicate that conditions are superfluous.

Mary Mulvihill

From:

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

Date: Monday, 5 April 2021 3:47 AM HKT

Subject: A/NE-HLH/51 DD 87, Hung Lung Hang

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

3

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KFBG's comments on eight planning applications

09/11/2023 10:25

From:

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

File Ref:

7 attachments



231109 s16 HLH 68.pdf



231109 s16 TKL 742.pdf



231109 s17 MKT 25.pdf



231109 s12a TYST 9-10c.pdf



231109 s16 KTN 961.pdf



231109 s12a TM 24.pdf



231109 s16 TMT 79.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

9th November 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage and Warehouse (Storage of Construction
Machinery and Construction Materials) for a Period of 3 Years**
(A/NE-HLH/68)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether the site is involved in any ongoing enforcement case; if yes, then to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden