

2022年 10月 2 日

Appendix I of RNTPC
Paper No. A/NE-KTS/517A

此文件在 收到・城市規劃委員會
只作 所有必要的資料及文件後才正式確收

20 OCT 2022

The document is received on
The Planning Board will formally acknowledge
the 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

2202461 27/9 by hand

Form No. SI6-III 表格第 SI6-III 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NZ-LTS/SI7 |
| | Date Received 收到日期 | 29 OCT 2022 |

- 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)

Tak Shing Development Investment Limited 德承發展投資有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung, Sheung Shui, 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 12,156 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 17,208 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | / sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Kwu Tung South Outline Zoning Plan : S/NE-KTS/18 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Recreation" Zone |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之同意所採取之合理步驟

- ☐ 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之合理步驟

- ☒ published notices in local newspapers on 23/9/2022 (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 12/10/2022 (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 (excluding Dangerous Goods Godown) with Ancillary Office 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 | 3,552 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed covered land area 擬議有上蓋土地面積 | 8,604 | sq.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 | / | sq.m | <input type="checkbox"/> About 約 | |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 17,208 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed gross floor area 擬議總樓面面積 | 17,208 | sq.m | <input checked="" type="checkbox"/> About 約 | |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明) | | | | |
| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
| B1 | WAREHOUSE, ANCILLARY OFFICE FIRE SERVICE INSTALLATIONS | 8,604 m ² (ABOUT) | 17,208 m ² (ABOUT) | 15 m (ABOUT) (2-STOREY) |
| TOTAL | | 8,604 m ² (ABOUT) | 17,208 m ² (ABOUT) | |
| 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 | 5 | | | |
| 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) | | | | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | | | | |
| 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) | 4 (Container Vehicle) | | | |

| | | | |
|--|---|--|--|
| Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday | | | |
| (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)) Accessible from Kam Tsin Road via a local access | |
| | 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) <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input 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 checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> | | |

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

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

7. Justifications 理由

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

Background

The Applicant seeks to use Lots 2219 (Part) and 2220 (Part) in D.D. '92, Kam Tsin Road, Kwu Tung, Sheung Shui, New Territories (the Site) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years' (proposed development) (Plan 1). The Applicant would like to continue to erect a structures for warehouse to store construction materials (tiles, bricks, glass etc.) at the Site.

Planning Context

The Site falls within an area zoned as "Recreation" ("REC") on the Approved Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/18, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "REC" zone, which requires planning permission from the Board (Plan 2). The application is only on a temporary basis, it will not frustrate the long term planning intention of the "REC" zone.

Portion of the Site has been occupied by open storage of construction materials before the key date of the first Kwu Tung South IDPA plan, hence, as existing use. Since potential environment nuisance may be arisen from the existing open storage use, the proposed structure would provide enclosed floor space for the applied use to minimise nuisance to the nearby environment. The building height of the proposed structure is similar to the nearby development, hence, the proposed development is considered not incompatible of the surrounding areas.

Development Proposal

The Site occupied an area of 12,156 sq.m (about) of private land (Plan 3). The operation hours are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. One structure is proposed at the Site for warehouse, ancillary office and fire services installations with total GFA of 17,208 sq.m (about) (Plan 4). The ancillary office will be able to accommodate maximum of 10 administrative staff to support the daily operation of the Site. As the Site is for 'warehouse' use, no visitor is anticipated at the Site.

The Site is accessible from Kam Tsin Road via a local access (Plan 1). 5 nos. of private car parking spaces and 4 nos. of loading/unloading spaces for container vehicle are provided at the Site for staff. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 5). As traffic generated and attracted by the proposed development is minimal, adverse traffic impact should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No workshop activities will be carried out at the Site at any time during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years'.

8. Declaration 聲明

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

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

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

Signature

簽署

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

Michael WONG

Name in Block Letters

姓名 (請以正楷填寫)

Position (if applicable)

職位 (如適用)

Professional Qualification(s)

專業資格

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

Others 其他

on behalf of

代表

R-Riches Property Consultants Limited

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

Date 日期

26/9/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

| | |
|--|--|
| Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung, Sheung Shui, New Territories |
| Site area 地盤面積 | 12,156 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/18 |
| Zoning 地帶 | "Recreation" Zone |
| 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 (excluding Dangerous Goods Godown) with Ancillary Office 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 | / | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 17,208 | <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | / | |
| | Non-domestic 非住用 | 1 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | / | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 15 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | 2 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 70 % <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) _____ _____ | | 5 5 (PC) |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____ | | 4 4 (CV) |

| 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"/> |
| Plan showing the zoning of the Site, Plan showing the land status of the Site | | |
| Location Plan, Plan showing the paved ratio of the Site, Swept path analysis | | |
| 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"/> |
| Trip generation and attraction | | |
| 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。

Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

- (i) The application site (the Site) is accessible from Kam TsIn Road via a local access. A total of 9 spaces are provided at the Site, details are as follows:

| Type of Space | No. of Space |
|--|--------------|
| Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L) | 5 |
| L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L) | 4 |

- (ii) The operation hours of the proposed development are Monday to Saturday 09:00 to 19:00. No operation on Sunday and public holiday. Please see below for the trip generation and attraction of the proposed development:

| Time Period | Trip Generation and Attraction | | | | |
|---|--------------------------------|-----|-------------------|-----|-------------|
| | Private Car | | Container Vehicle | | 2-Way Total |
| | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 5 | 0 | 1 | 0 | 6 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 5 | 0 | 1 | 6 |
| Traffic trip per hour (average) | 0 | 0 | 3 | 3 | 6 |

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

WHITE LOCATION

SCALE
1:5000 @ A4

| | |
|-------------|-----------|
| ISSUANCE BY | DATE |
| MIN | 20.9.2022 |

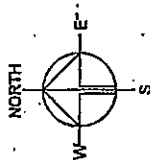
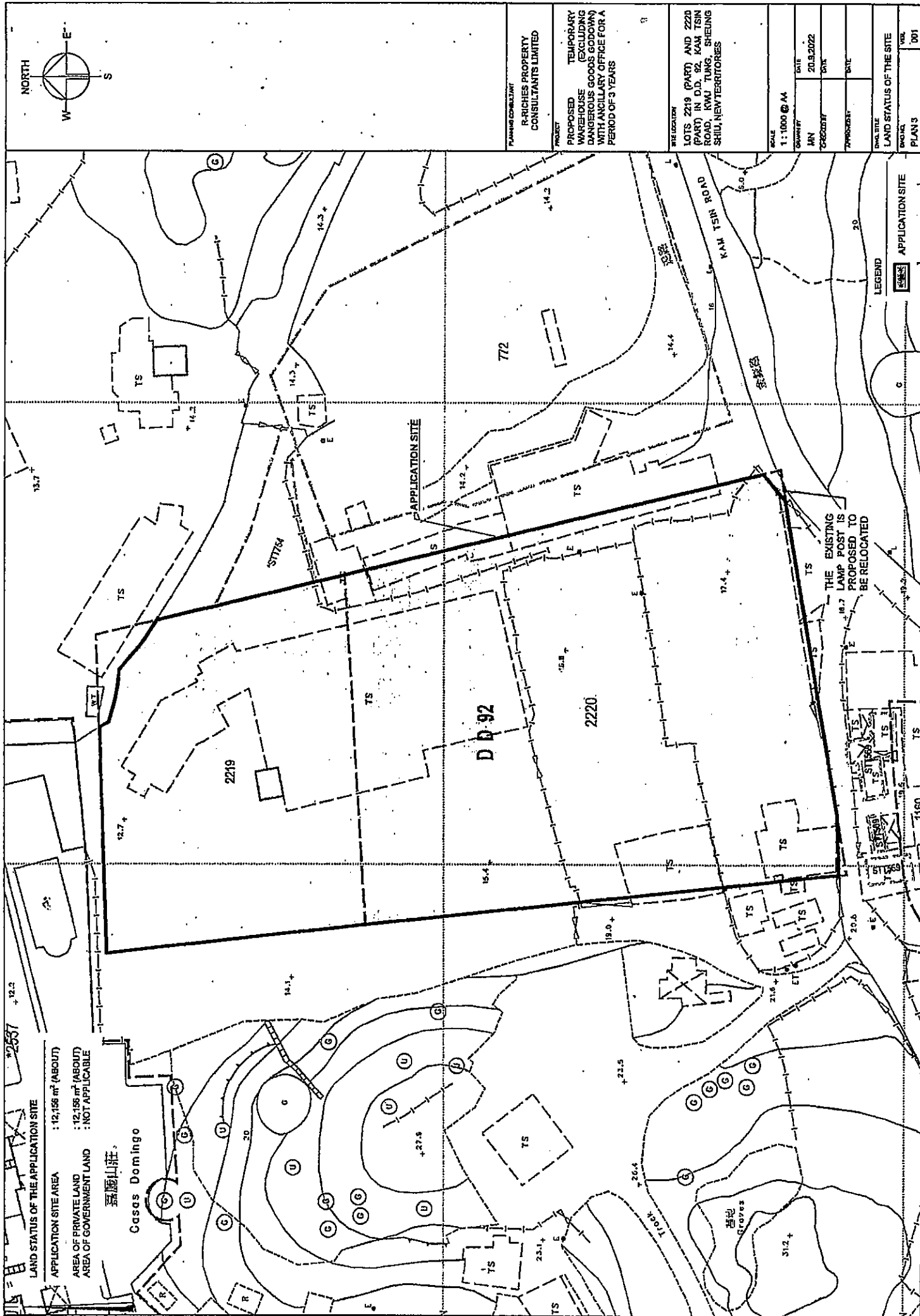
| | |
|-------------|------|
| APPROVED BY | DATE |
| APPROVED BY | DATE |

| | |
|-----------|--|
| NO. TITLE | |
| | |

| | | |
|---------------|---------|-----|
| LOCATION PLAN | WFO NO. | YDR |
| | TS AND | END |



| | | | |
|------------|--------------------|------|-----|
| CHRG TITLE | ZONING OF THE SITE | 1000 | 001 |
| CHRG AEL | PLAN 2 | | |



| | | | |
|--|-------------------|--|-------------------|
| PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED | | PROJECT PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS | |
| SITE LOCATION LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KAM TSI ROAD, KAU TUNG SHEUNG SHUI NEW TERRITORIES | | SCALE 1:1000 @ A4 | |
| DATE 20.9.2022 | DATE 20.9.2022 | DATE 20.9.2022 | DATE 20.9.2022 |
| DRAWN BY PLAN 3 | | LAND STATUS OF THE SITE VOL. 1001 | |

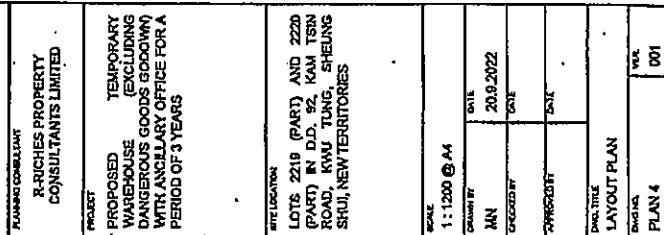
| | |
|-----------------------|---------------------------------|
| APPLICATION SITE AREA | : 12,156 m ² (ABOUT) |
| COVERED AREA | : 8,804 m ² (ABOUT) |
| UNCOVERED AREA | : 3,352 m ² (ABOUT) |
| PLOT RATIO | : 1.4 (ABOUT) |
| SITE COVERAGE | : 70 % (ABOUT) |
| NO. OF STRUCTURE | : 1 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 17,208 m ² (ABOUT) |
| TOTAL GFA | : 17,208 m ² (ABOUT) |
| BUILDING HEIGHT | : 15 m (ABOUT) |
| NO. OF STOREY | : 2 |

NO. OF PROPOSED TREES: 28






TO PROVIDE LANDSCAPE SCREENING FROM THE NEARBY RESIDENTIAL DEVELOPMENT

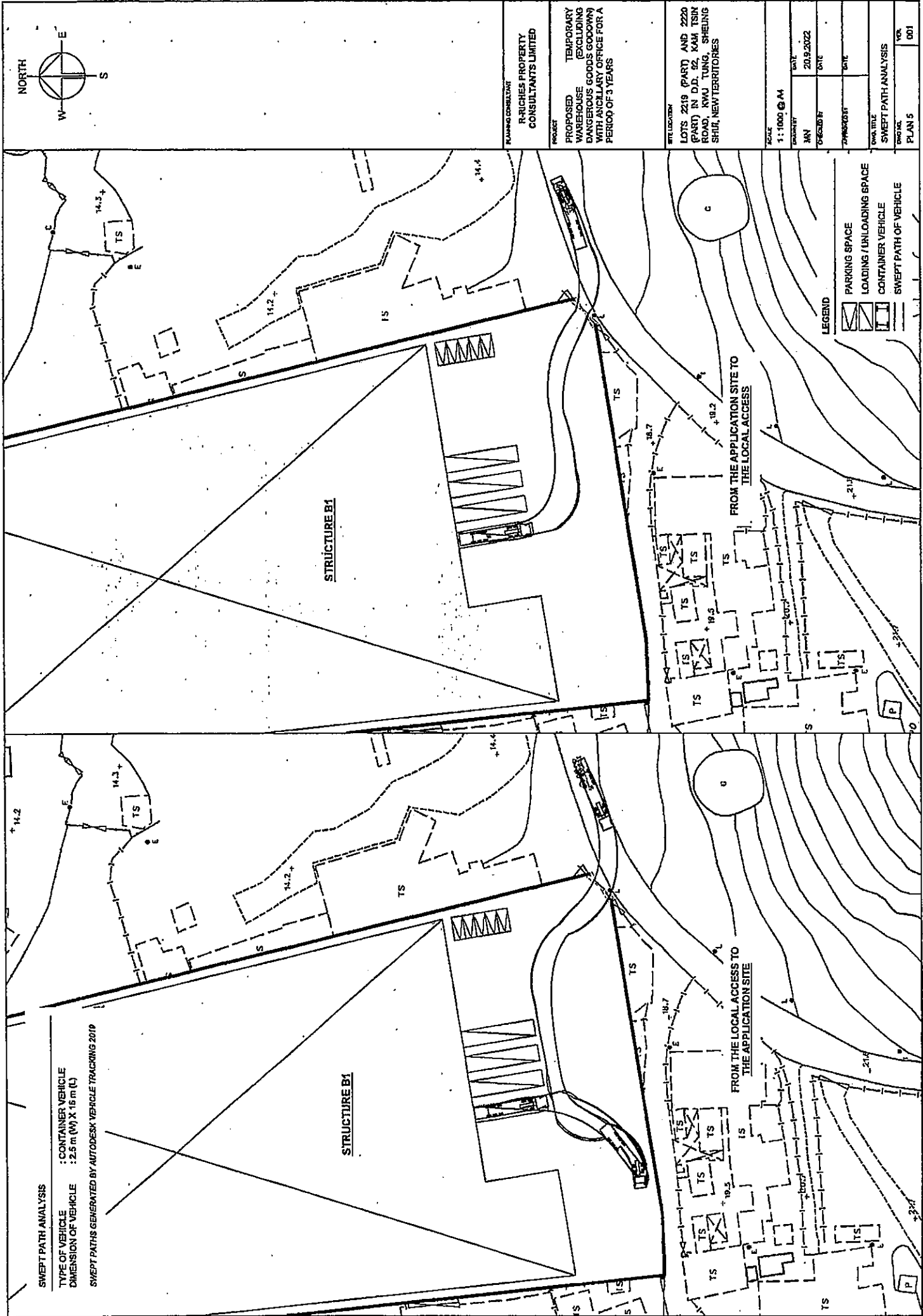


| | |
|---|----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 5 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |
| NO. OF LULU SPACE FOR CONTAINER VEHICLE | : 4 |
| DIMENSION OF LULU SPACE | : 18m (L) X 3.5m (W) |

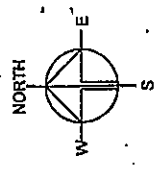


LEGEND

| | |
|---|---------------------------|
|  | APPLICATION SITE |
|  | STRUCTURE |
|  | PARKING SPACE |
|  | LOADING / UNLOADING SPACE |
|  | INGRESS / EGRESS |



SWEPT PATH ANALYSIS
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 25 m (W) X 15 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



| | |
|---------------------|---|
| PLANNING CONSULTANT | R-RICHES PROPERTY CONSULTANTS LIMITED |
| PROJECT | PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS |
| SITE LOCATION | LOTS 2219 (PART) AND 2220 (PART) IN D.D. 82 KAH TSIN ROAD, KWU TUNG, SHELING SHUI, NEW TERRITORIES |
| SCALE | 1:1000 @ A4 |
| DRAWN BY | MAN |
| CHECKED BY | |
| DATE | 20.9.2022 |
| DATE | |
| DATE | |
| DWG. TITLE | SWEPT PATH ANALYSIS |
| DWG. NO. | PLAN 5 |
| VOL. | 001 |



顧問有限公司
盈卓物業

Our Ref. : DD92 Lots 2219 & 2220
Your Ref. : TPB/A/NE-KTS/517

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

8 February 2023

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part), 2220 (Part) in D.D.92, Kam Tsin Road, Kwu Tung South, Sheung Shui, N.T.**

(S.16 Planning Application No. A/NE-KTS/517)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Louis CHEUNG
(Attn.: Ms. Florence SIU

email: lhwcheung@pland.gov.hk)
email: fwysiu@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2219 (Part), 2220 (Part) in D.D.92, Kam Tsin Road, Kwu Tung South, Sheung Shui, N.T.**

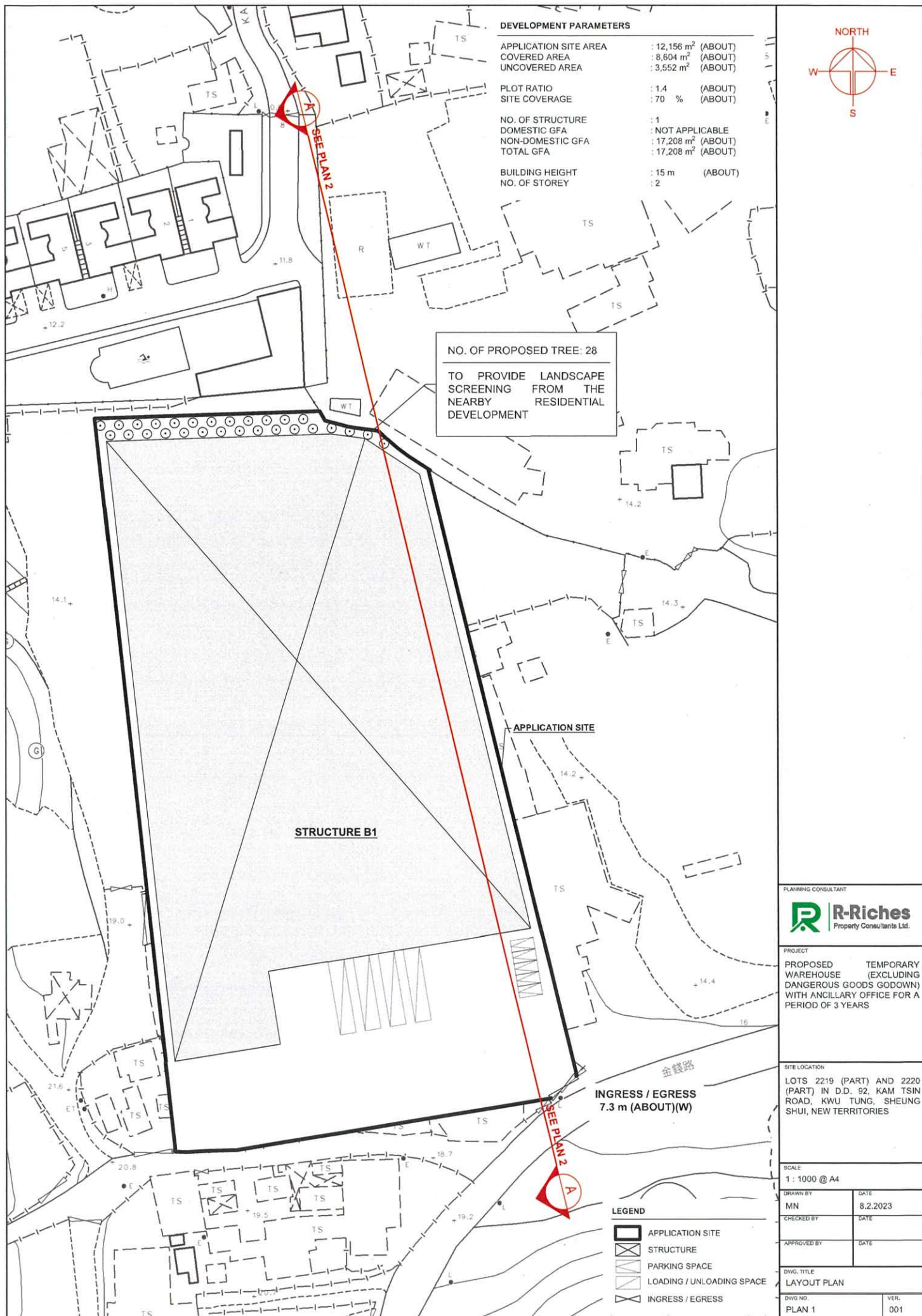
(Application No. A/NE-KTS/517)

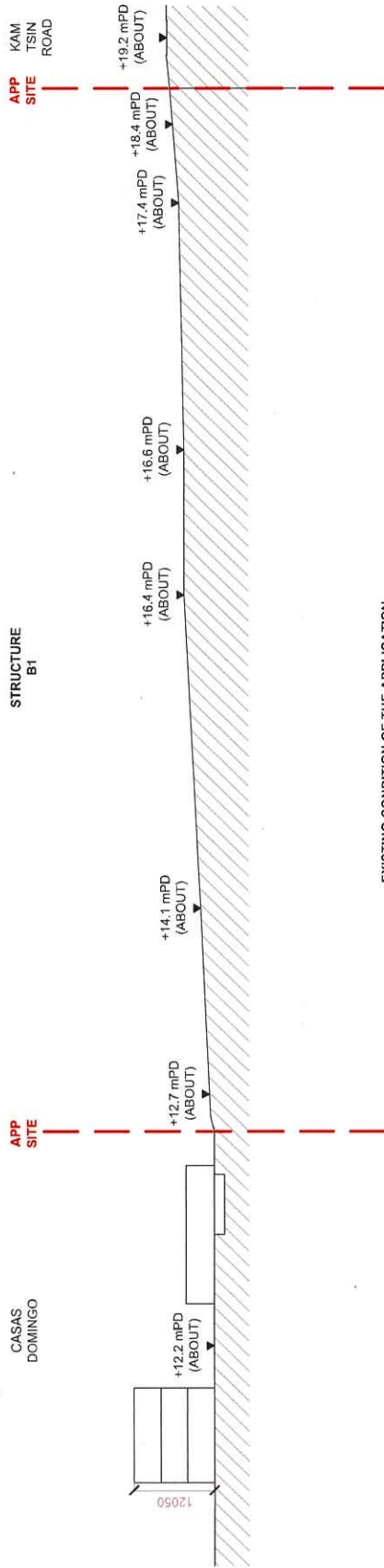
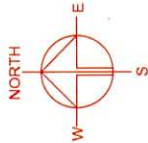
(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|---|
| 1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Felix TAI; Tel: 2835 1845) | | |
| (a) | The EPD's latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" (CoP) is applicable. | Noted. The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize adverse environmental impacts and nuisance to the surrounding area. |
| (b) | The applicant is advised to strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, follow relevant measures given in the EPD's latest CoP, and put in place necessary precautionary/pollution control measures to prevent any pollution to the nearby sensitive receivers as a result of the operational and construction activities. | Noted. The applicant will strictly comply with all relevant pollution control ordinances and guidelines at all times during the planning approval period. |
| (c) | The applicant is reminded that any sewage discharge from the site should be directed to nearby public sewer. | Noted. The applicant will make connection to public sewer for discharging of sewage generated from the Site after planning permission has been granted from the Town Planning Board. |
| 2. Comments of District Planning Officer/Fanling, Sheung Shui & Yuen Long East, Planning Department (DPO/FS&YLE, PlanD) (Contact Person: Mr. Louis CHEUNG; Tel: 3168 4035) | | |
| (i) | It is noted that there is a level difference on the site while the height of the proposed warehouse would be about 15m with 2 storeys. Please clarify how to cope with the level difference on site. Is the 2-storey height | The Site currently slopes from south to north, with approximate site levels of +18.4 mPD and +12.7 mPD respectively (Plans 1 and 2). While there is a 5.7m level difference between the northern and |

| | | |
|-------|--|--|
| | <p>applied to the whole section of warehouse or only portion of the structure? More detailed information should be provided.</p> | <p>southern portions of the Site, a stepped building profile with building height of 15m (2-storey) is adopted for the entire proposed structure B1 (Plans 1 and 2). As the building height of structure B1 is similar to the nearby residential development – Casas Domingo, i.e. 12.05m (about), it is considered not incompatible with the surrounding area.</p> |
| (ii) | <p>In view of the site constraints, please confirm if there will be any filling of land for the proposed use and related construction works.</p> | <p>As stepped building profile is adopted for the entire structure B1, filling of land of not more than 2 m in depth is required for site formation, in order to overcome the sloping topography (Plan 2). As heavy loading of structure would weaken the existing ground surface, concrete site formation is required to provide stronger ground reinforcement and prevent erosion from surface run-off. Therefore, filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. Please be confirmed that no excavation of land will be carried out at the Site at any time during the planning approval period.</p> |
| (iii) | <p>The site is in close proximity to a residential development to the north. Surrounding areas of the site are predominantly rural in character and intermixed with low-rise low-density residential developments/domestic structures and vegetated woodland. The proposed operation as well as its generated traffic may impose potential impacts to the surrounding areas and sensitive users. Please clarify if there are any precautionary or mitigation measures.</p> | <p>It is estimated that the Site would only generate and attract not more than 6 trips (including 1 trip of container vehicle) during AM and PM peak hours. The applicant will ensure operation will only be carried out within operation hours, i.e. Monday to Saturday from 09:00 to 19:00 and ensure that no operation will be carried out from 19:00 to 09:00; and on Sunday and public holiday.</p> <p>2.5m high solid metal wall will be erected along the site boundary to minimise nuisance to nearby sensitive receivers. The boundary wall will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that</p> |

| | | |
|--|--|--|
| | | <p>there is no gap or slit on boundary wall. In addition, 28 nos. of trees will be planted along the northern boundary of the Site as landscape buffer to minimise adverse visual impact to the adjoining residential development – Casas Domingo (Plans 1 and 2).</p> <p>In view of the above mitigation measures, adverse impact to the surrounding area should not be anticipated.</p> |
|--|--|--|





EXISTING CONDITION OF THE APPLICATION SITE AND THE SURROUNDING AREA

SECTION A-A
(INDICATIVE ONLY)

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2219 (PART) AND 2220
(PART) IN D.D. 92, KAM TSIN
ROAD, KWU TUNG, SHEUNG
SHUI, NEW TERRITORIES

SCALE
1:1000 @ A4

DRAWN BY
MN
DATE
8.2.2023

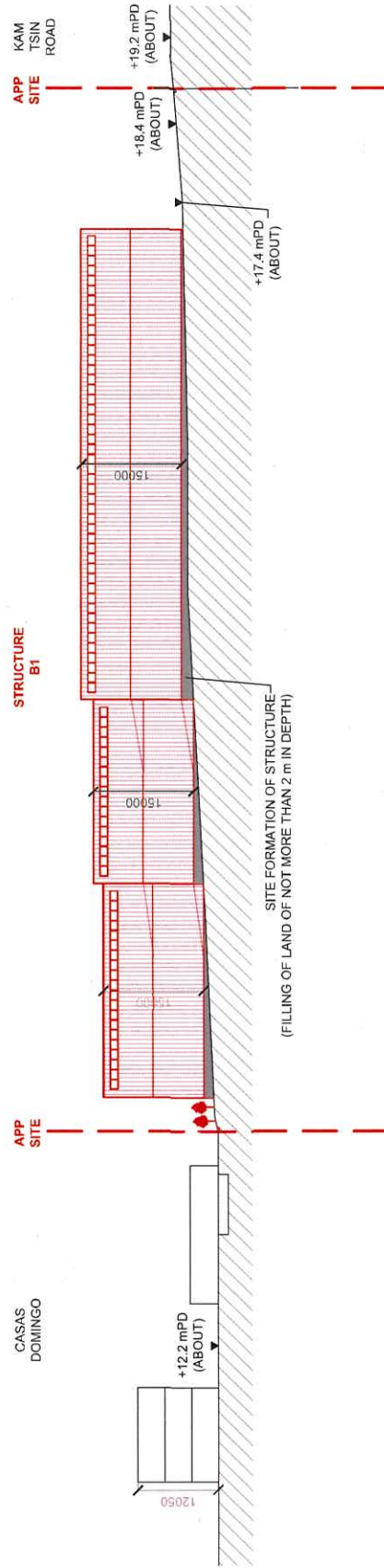
CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
SECTION A-A

DWG. NO.
PLAN 2

VER.
001



THE APPLICATION SITE AND THE SURROUNDING AREA WITH THE PROPOSED DEVELOPMENT

SECTION A-A
(INDICATIVE ONLY)

ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY

Previous s.16 Application covering the Application Site

Rejected Application

| Application No. | Uses/Developments | Date of Consideration | Rejection Reasons |
|------------------------|---|------------------------------|--------------------------|
| A/NE-KTS/491 | Temporary Warehouse with Ancillary Office for a Period of 3 Years | 6.11.2020 | (1) – (2) |

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of the “REC” zone in the Kwu Tung South area which is primarily for recreational developments for the use of the general public and to encourage the development of active and/or passive recreation and tourism/eco-tourism. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.

**Similar s.16 Applications Within the “Recreation” Zone on the
Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18**

Approved Applications

| Application No. | Uses/Developments | Date of Consideration |
|------------------------|--|--------------------------------------|
| A/NE-KTS/452 | Temporary Storage of Cosmetic Products, Beverages and Construction Materials with Ancillary Office for a Period of 3 Years | 16.3.2018 |
| A/NE-KTS/486 | Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years | 29.5.2020 |
| A/NE-KTS/493 | Temporary Storage of Detergent Packaging and Construction Materials with Ancillary Office for a Period of 3 Years | 30.4.2021 (revoked on 30.10.2022) |
| A/NE-KTS/514 | Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years | 3.2.2023 |

Government Departments' General Comments

1. Land Administration

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

- Lots Nos. 2219 and 2220 in D.D. 92 in the Site are held under New Grant Nos. 5724 and 5725 respectively, for agriculture purpose only and no structure shall be erected on the lots. No right of access via. Government land is granted to the Site. His advisory comments are at **Appendix V**.

2. Traffic

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

- No adverse comment on the application, while appropriate conditions should be imposed; and
- His advisory comments are at **Appendix V**.

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

- The applicant is required to provide adequate drains to prevent rain water running from the Site onto the nearby public road. His advisory comments are at **Appendix V**.

3. Drainage

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

- He has no objection in principle to the application from public drainage point of view; and
- Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact to the adjacent area.

4. Fire safety

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

- No objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. His advisory comments are at **Appendix V**.

5. Landscape Aspect

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

- No objection to the application from landscape planning perspective; and
- The proposed use is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact within the Site arising from the proposed development is not anticipated. His advisory comments are at **Appendix V**.

6. Building Matters

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

- No objection to the application. His advisory comments are at **Appendix V**.

7. Local Views

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

- He has consulted the locals. The Chairman of Sheung Shui District Rural Committee (SSDRC), the North District Council (NDC) member of the subject Constituency, the Chairman of Fung Shui Area Committee, the Indigenous Inhabitant Representatives (IIRs) of Hang Tau and the Resident Representative (RR) of Kwu Tung (South) have no comment.

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- The Site is covered by Short Term Waivers (the STW) No. 918 for the purpose of rattan and furniture factory. His site inspection revealed that the use, built-over area and height of the existing structures on site do not tally with the ones permitted under the STW. His office reserves the right to take enforcement action against the STW as appropriate. The lots owner(s) should rectify/regularize the lease breaches as demanded by LandsD.
 - No permission is given for occupation of Government Land (GL) adjoining to the Site. Any occupation of GL without government's prior approval is not allowed. The lot owner(s) and/or applicant should immediately cease existing illegal occupation of GL.
 - Lot No. 2220 in D.D.92 is partly covered by a Letter of Approval (LoA) No. 6276 for purpose of erection of temporary structures for chicken shed. Given the existing parameters of the existing structures and use do not tally with the approved one under the aforesaid LoA, his office reserves the rights to take enforcement action and cancel the LoA.
 - Should planning approval be given to the planning application, the lot owner(s) of the lots will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application 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 backdated to the first date of the occupation and it will be subject to such terms and conditions, including among others the payments of wavier fee and administrative fee, as may be imposed by the LandsD.
- (b) To note the comments of Commissioner for Transport (C for T) that:
- The vehicular access between the Site and Kam Tsin Road is not managed by Transport Department (TD). The applicant should seek comment from the responsible party.
- (c) To note the comments of Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD) that:
- The access between the Site and Kam Tsin Road is not managed by TD and not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities.
- (d) To note the comments of the Director of Fire Services (D of FS) that:
- The applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSI) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans.

- The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (e) To note the comments of the Director of Environmental Protection (DEP) that:
- The applicant is advised to strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, follow relevant measures given in his department's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the CoP), and put in place necessary precautionary/pollution control measures to prevent any pollution to the nearby sensitive receivers as a result of the operational and construction activities.
 - There is an existing public sewer at about 15m away from the Site. The applicant is reminded that any sewage discharge from the Site should be directed to nearby public sewer.
- (f) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- Regarding the proposed landscaping work on the Layout Plan (Dwg. No. PLAN 4.ver.001), the applicant proposed 28 trees along the northern boundary of the Site. The species and size of proposed trees, the dimension of planting area and soil depth for tree planting should be provided to ensure sufficient space for healthy and sustainable growth of the proposed trees.
 - The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under Regulation 41D of B(P)R.
 - 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 the Building Authority (BA) under B(P)R 19(3) at building plan submission stage.
 - Before any new building works (including drainage works) are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works 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.
 - If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application.

- For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- Any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R.
- 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 applicant's 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 the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008.
- Detailed comments under BO will be provided at the building plan submission stage.
- Structures with excessive high headroom (i.e. 15m height) should be justified. Otherwise, the voids over the concerned floors may have to be included in gross floor area calculation.

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

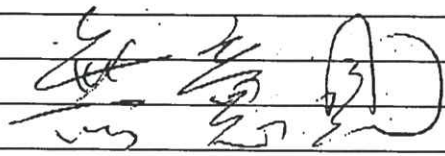
By Fax : 2877 0245 or 2522 8426

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-KTS/517

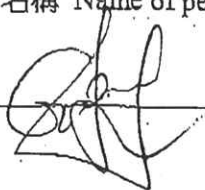
意見詳情 (如有需要，請另頁說明)

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 2022-11-8

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



A/NE-KTS/517 DD 92 Kwu Tung South Recreation

20/11/2022 03:03

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

1 attachment



Casas Domingo - Google Maps.pdf

A/NE-KTS/517

Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road nr Casas Domingo, Kwu Tung South

Site area: About 12,156sq.m

Zoning: "Recreation"

Applied use: Warehouse / 9 Vehicle Parking

Dear TPB Members,

Application 491 - 659th RNTPC MEETING ON 06.11.2020

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the proposed development is not in line with the planning intention of the “Recreation” zone in the Kwu Tung South area which is **primarily for recreational developments for the use of the general public and to encourage the development of active and/or passive recreation and tourism/eco-tourism.** There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.”

This was just part of a larger operation, that appears to have been established years ago without the requisite approvals. Recreation zoning has always been a joke.

Joe Public can assume that the outcome for the current application will be similar

but the operation will continue.

How much longer can this farcical charade persist?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 October 2020 12:55 AM CST
Subject: A/NE-KTS/491 DD 92 Kwu Tung South Recreation

A/NE-KTS/491
Lot 2220 (Part) in D.D. 92, Kwu Tung South
Site area : About 4,795.98sq.m
Zoning : "Recreation"
Applied use: Warehouse / 12 Vehicle Parking

Dear TPB Members,

This is clearly an application to legitimize an ongoing brownfield operation.

The site lies at the heart of a cluster of residential enclaves and natural terrain.

The Kwu Tung South Development Plan was completed last year so now expectations are that the administration will get cracking with the project. Step No 1 is to remove brownfield operations that are not in line with the master plan.

There is no previous history of approvals so members should expedite progress by rejecting applications that will impede implementation.

Mary Mulvihill

