

2024年 1月 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-MKT/34B

This document is received on 30 JAN 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

2400112

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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 - MKT / 34
	Date Received 收到日期	30 JAN 2024

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
Factor Company Limited (慶宏有限公司) ✓
Hang Sing Limited (行陞有限公司)
CHAN Chin Wang (陳展宏)

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 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,360 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 950 sq.m 平方米 ☐ 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 ☐ 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 Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

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

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	410sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	950sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 950sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	Not more than 950sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Warehouse (Not exceeding 8.5m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	1 space of 11m x 3.5m for medium goods vehicle and heavy goods vehicle

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and 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	☒ 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)) <u>Lin Ma Hang Road</u>																															
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,360 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	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)
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.....	
.....	
.....	
.....	

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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 applicant occupied a warehouse for storage of construction material at Shan Ha Tsuen with planning permission No. A/YL-TYST/1128 and it has been resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-MKT/17.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of construction material will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Shan Ha Tsuen to the application site and preliminary comments were received and addressed in the current application.
11. The applicant is the owner/operator of the application site and the size of the application site is the most closest to the resumed site at Shan Ha Tsuen.
12. No container trailer/tractor will access the application site.

8. Declaration 聲明

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

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

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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 11/1/2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.
Site area 地盤面積	1,360 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
Zoning 地帶	'Agriculture' ('AGR')
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	950 ☐ About 約 ☒ Not more than 不多於	0.699 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 ☐ (Not more than 不多於)	
		NA Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	8.5 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	69.85 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位		0
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		
	Medium goods vehicle and heavy goods vehicle.		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Proposed drainage plan, site plan, the site resumed by Government at Shan Ha Tsuen		
Proposed land filling plan, alternative site plans		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
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 for Storage of Construction Material
for a Period of 3 Years and Filling of Land
at
Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling,
N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Mr. CHAN Chin Wang & Factor Company Limited who is the owner of the Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. Another applicant namely Hang Sing Limited is the co-operator at the resumed site at Shan Ha Tsuen. It will be the occupier and it will operate with (名門建築公司) at the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary warehouse for storage of construction material for a period of 3 years at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The current application is to facilitate relocation of their construction materials business from Shan Ha Tsuen which has been resumed by Government for the Yuen Long South Development. The previous site falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119) (**Figure 5**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.

- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 6**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 7**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G), the site is about 1850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 8**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 9**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Lin Ma Hang Road. The site area of the site at the application site (i.e. 1,360m²) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. 440m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. In view of that warehouses have been found along Lin Ma Hang Road and most of them were relocated from other New Development Area, the proposal which is not incompatible with the surrounding

uses would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant is a supplier of construction material in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only medium/heavy goods vehicle will access to site to deliver the construction material to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.
- 2.4.2 The proposed development is a warehouse for storage of construction material. No staff will station at the application site and no visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 950m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 It is noted that some residential settlements were found to the west of the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of construction material. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 950m² warehouse to store the construction material within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. The parking of vehicle, loading and unloading of goods will also be housed within the proposed warehouse. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the west. The applicant will make the warehouse by the material with a density higher than 7kg/m^2 . No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

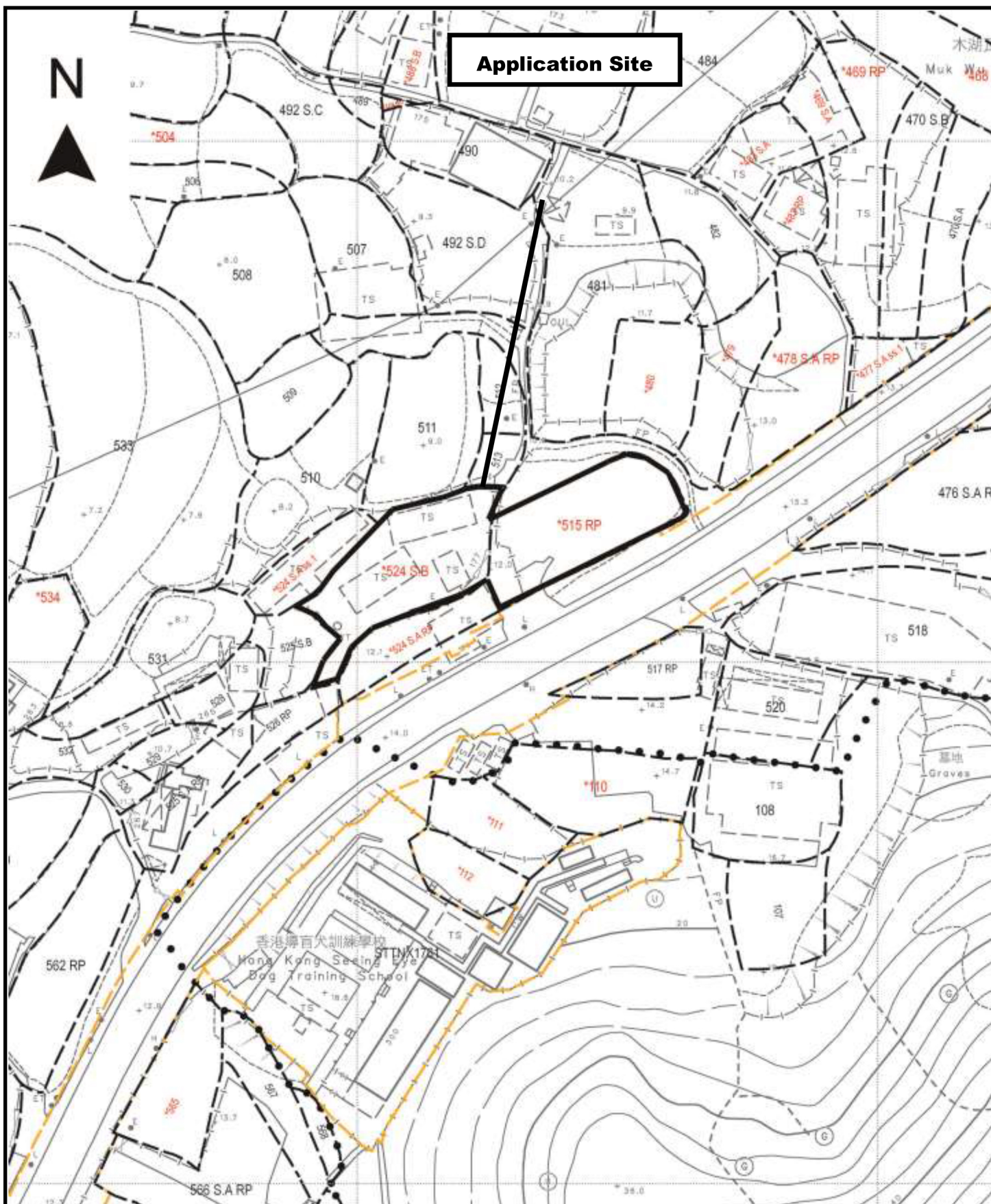
- 2.6.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.
- 2.7.2 Although some residential settlements were found to the west, significant part of the the proposed development would be covered and all activities (storage, loading/unloading and parking of vehicle) will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the YLS NDA. Successful relocation of the operation would help to maintain a stable supply of construction materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

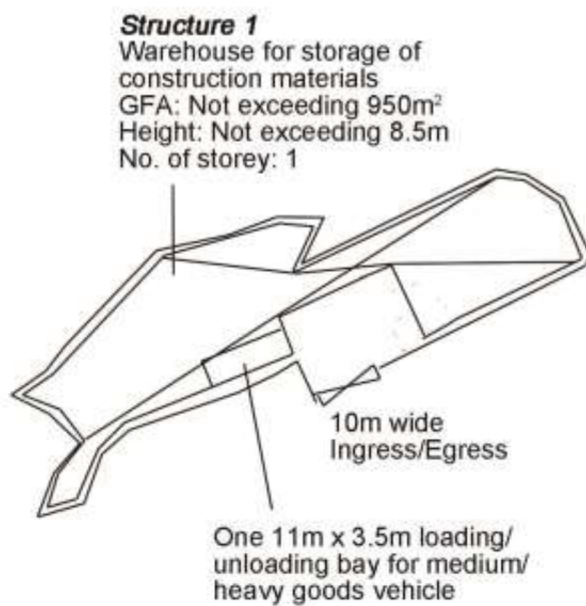
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

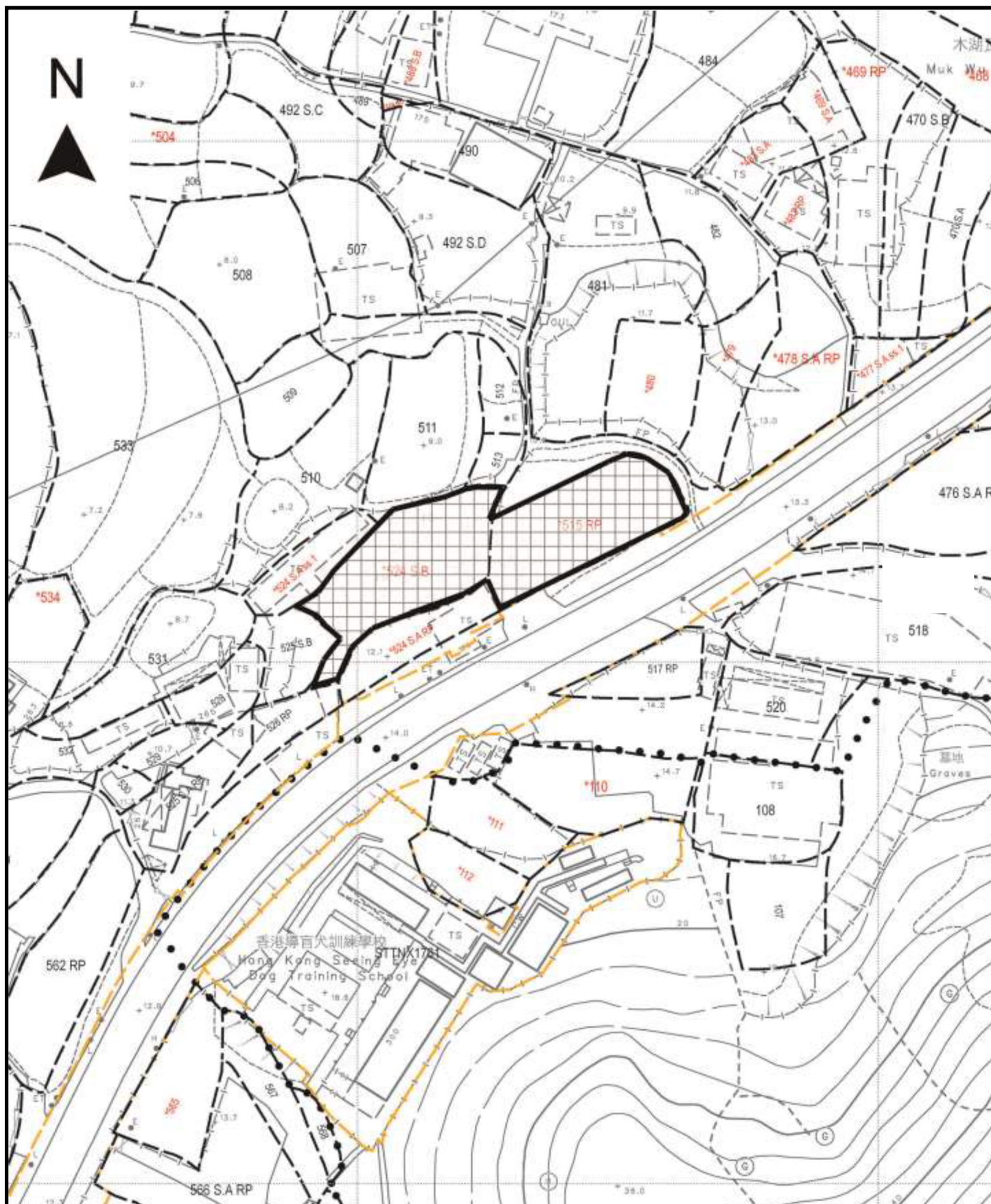
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 3

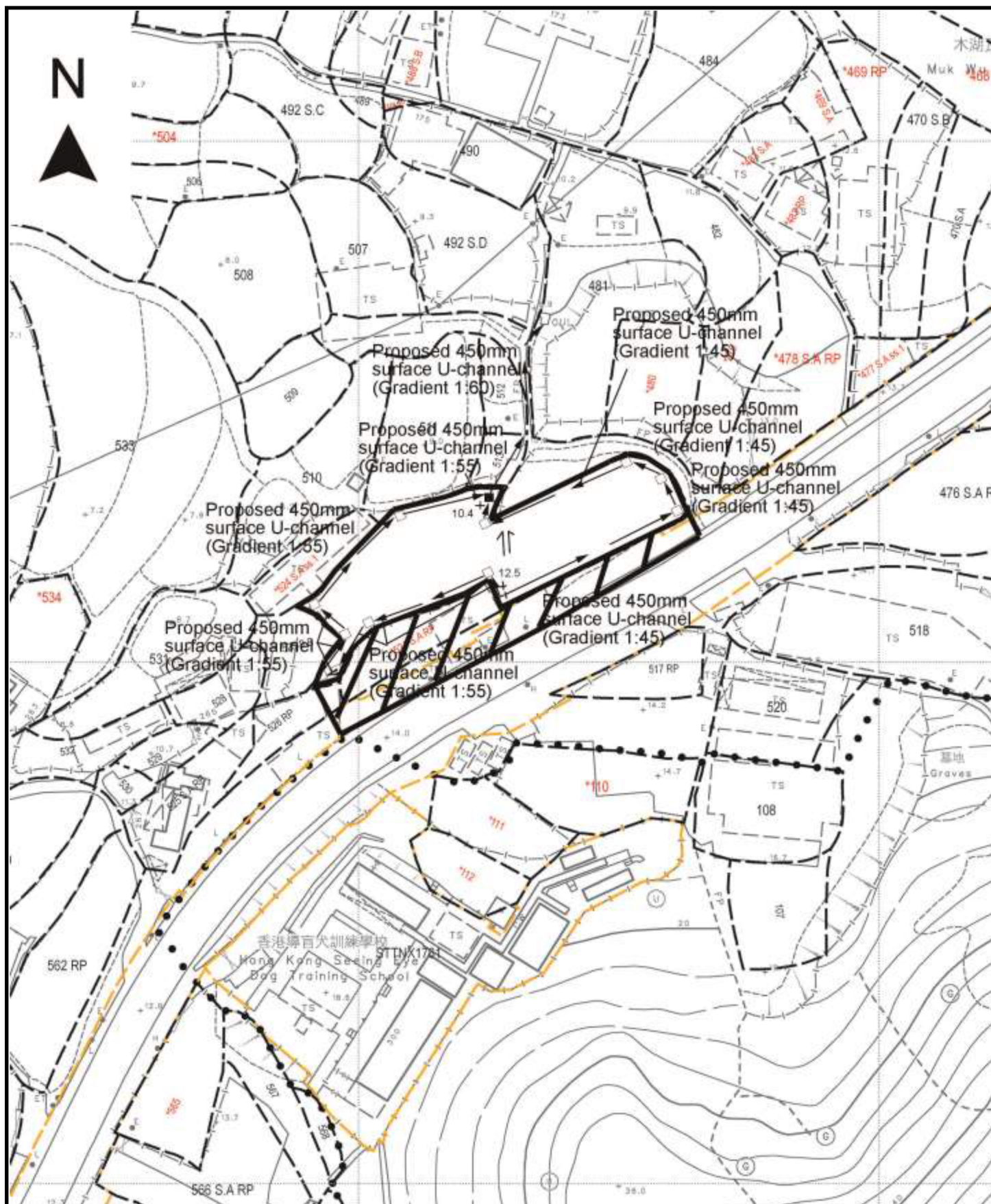
Remarks 備註:



Proposed filling of 200mm concrete

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+ 12.5 Level (in mPD)

□ Proposed catchpit

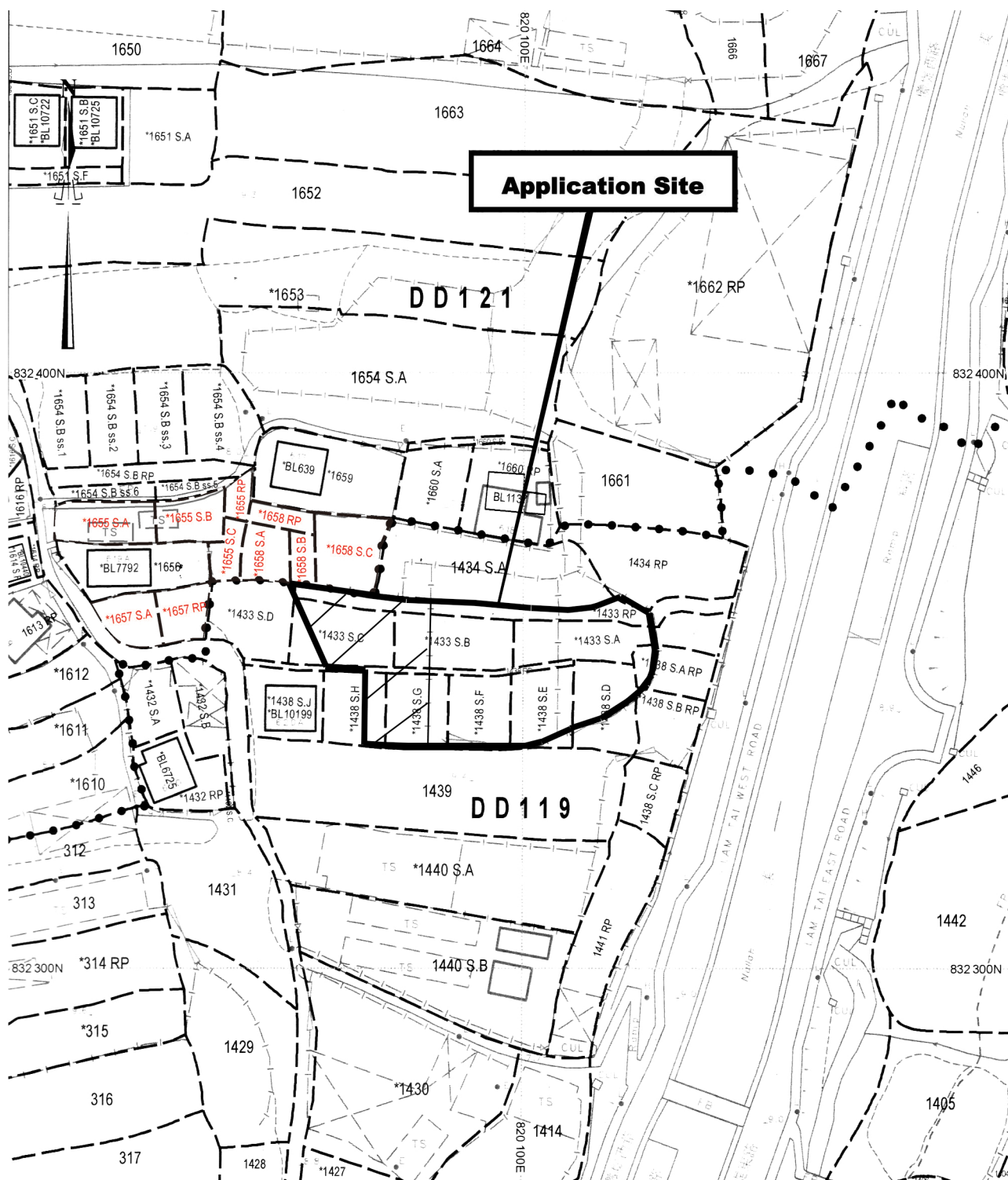
← Flow of surface runoff

■ Catchpit with sand trap

▨ External catchment

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

The Site Resumed by Government at Shan Ha Tsuen

Drawing No. 圖號:

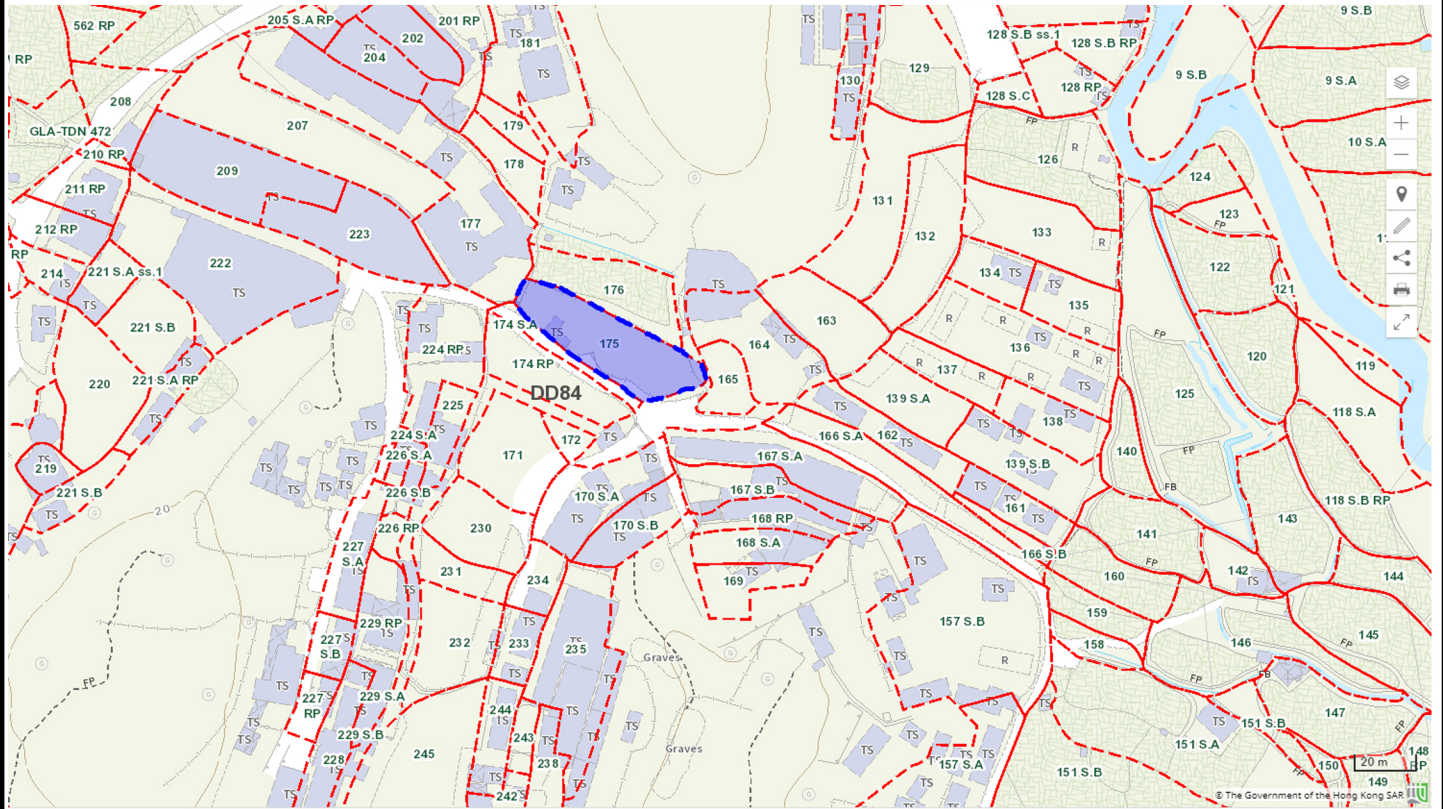
Figure 5

Remarks 備註:



Land resumed by Government

Scale 比例:



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 2 at Lot 175 in D.D.84

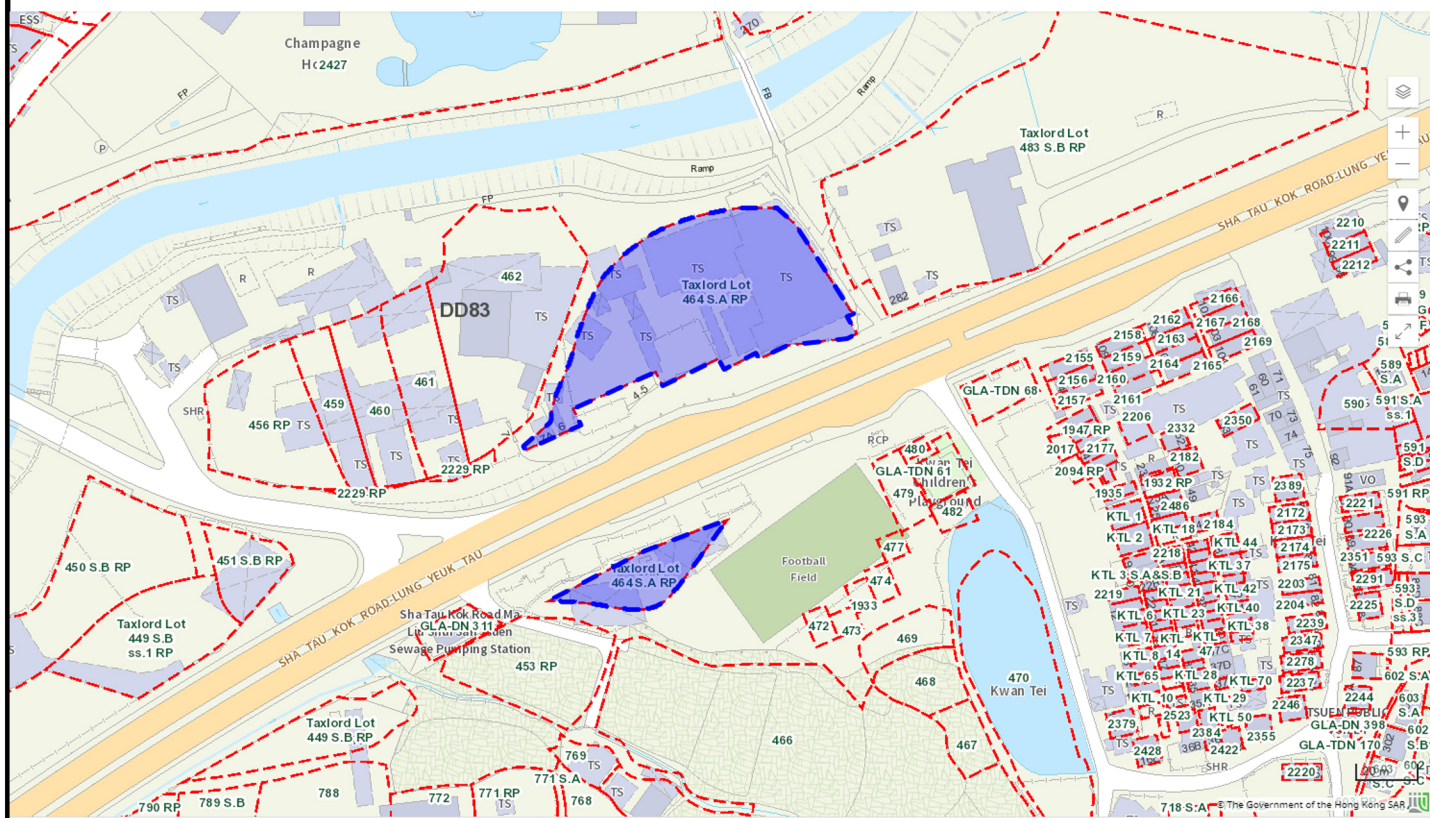
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown

**Proposed Temporary Warehouse for Storage of Construction Material
for a Period of 3 Years and Filling of Land
at
Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling,
N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 1,360m². It is proposed to fill the site with 200mm concrete for the warehouse use.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is Lin Ma Hang Road. Vacant land is found to the east of the site.

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

- 1.1.3 It is sloping from south to north from about +12/5mPD to +10.4mPD.

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

- 1.1.4 According to **Figure 3**, it is noted that the level of the application site is comparatively higher than the adjoining land except to the south. As such, external catchment has been identified in **Figure 3**. Although the land to the south is progressively higher than the application site, it is separated by Lin Ma Hang Road so that the road side drain and road side kerb will intercept the stormwater from the south.

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

- 1.1.5 As shown in **Figure 3**, a culvert is found to the north of the application site.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 2,100m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 13.5\text{m} - 10.4\text{m} = 3.1\text{m}$$

$$L = 30\text{m}$$

$$\therefore \text{Average fall} = 3.1\text{m in } 30\text{m} \text{ or } 1\text{m in } 9.68\text{m}$$

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

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

$$t_c = 0.14465 [30 / (10.33^{0.2} \times 2,100^{0.1})]$$

$$t_c = 1.27 \text{ minutes}$$

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 345 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 345 \times 2,100 / 3,600$$

$$\therefore Q_1 = 201.25 \text{ l/s} = 12,075 \text{ l/min} = 0.2\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:45 and 1:55 in order to follow the gradient of the application site, 450mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 450mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel.

1.3.3 The collected stormwater will then be dissipate to the culvert to the north of application site. The culvert is now receiving the stormwater from the application site and it is deemed adequate to receive the stormwater from the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.

1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road.
- 2.2 Also, the proposed parking spaces at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/ heavy goods vehicle	0.2	0.2	2	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of medium/heavy goods vehicle is taken as 2; &

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

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Lin Ma Hang Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.

Date: 1 February 2024

TPB Ref.: A/NE-MKT/34

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 for Storage of Construction Material for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

The current application is to facilitate relocation of their construction materials business from Shan Ha Tsuen which has been resumed by Government for the Yuen Long South Development. The previous site falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119) was resumed by the Government in November 2022.

The applicant Hang Sing Limited is the lessor of the affected land while 名門建築公司 is the lessee. They operate the construction material business at the affected site. In view of that, the lessee has authorized the lessor to apply for the current application with authorization letter. The owner of the captioned site is also the applicant of the current application in order to avoid the posting of 14 days notice at the site.

The applicant has gone through a thorough site selection process. The site area of the application site (i.e. 1,360m²) is the most closely to the area of the affected site at Shan Ha Tsuen (i.e. 440m²).

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. Amy CHONG) –
By Email

電話 Tel: 3590 3045

圖文傳真 Fax: 3565 4270

電郵地址 Email: lep16@landsd.gov.hk

本署檔號 Our Ref: (11) in LD NDA/YLS/BUT/112

來函檔號 Your Ref:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

現場派遞及掛號信件

新界元朗
橫洲東頭圍
第一巷 14 號 2F
名門建築公司

敬啟者:

元朗南發展區第一期發展計劃

由於 貴商戶/公司所營運的業務地點可能受元朗南發展區第一期發展計劃影響，就本署處理有關審核露天/戶外業務經營者的特惠津貼的資格事宜，本署職員曾於 2021 年 8 月 10 日與 貴商戶/公司代表聯絡。

本署曾要求閣下提供相關證明文件以茲證明 貴商戶/公司營運的業務地點的營運年期，即在緊接清拆前登記日期(2020 年 7 月 10 日)前在有關地點營運最少達七年。為使本署能適時處理有關審核資格之工作，本署現請 貴商戶/公司在本信發出日期起計 21 天內進一步提供相關證明文件副本(例如：商業登記證、公司註冊文件、有關地點的營運牌照(如有)、勞工保險單據、公用服務帳單、與業務有關之收據等等)，以便本署進行相關資格審核工作。倘若本署在上述限期屆滿前仍未收到相關之證明文件，本署將不能進一步處理 貴商戶/公司的資格審核工作。

本署藉此重申，此信旨在要求 貴商戶/公司進一步提交相關證明文件以作審核之用，並不代表本署已確認 貴商戶/公司可獲露天/戶外業務經營者特惠津貼的資格。

如有查詢，請於辦公時間與本署唐淑雯女士 (電話: 3582 3826) 或本人聯絡。

地政總署
總產業測量師 新發展區
(吳仲基 代行)

2021 年 9 月 23 日

Date: 25 April 2024

TPB Ref.: A/NE-MKT/34

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 for Storage of Construction Material for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 24.4.2024. Our response to the comments of the CTP/UD&L, Planning Department is below:

CTP/UD&L's comments	Applicant's response
With reference to our site record taken on 15.2.2024, the western portion of site is hard paved with temporary structures. Some fruit trees of common species in fair condition are observed in close proximity to the temporary structures. The eastern portion of site is covered by wild grasses group of Musa. spp. (蕉屬) and undersized trees of self-seeded and undesirable species. The existing trees at the western portion of the site are in conflict with the proposed structure and land filling of 200mm concrete. However, there is no information on the existing trees within the site, proposed tree treatment and landscape treatment/mitigation measures. Potential impact on the existing landscape resources cannot be ascertained. According to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of temporary structures, vegetated areas, clusters of tree groups and woodland within the “Green Belt” zone to the south. There is concern that approval of the application may alter the landscape character and	Our response to the comments of the CTP/UD&L, Planning Department is found in the attachment.

degrade the landscape quality of the surrounding areas. The applicant is advised to provide broad-brush survey with basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatment and proposed mitigation measures for TPB's consideration.	
--	--

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

CE/MN, DSD's comments	Applicant's response
1. 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.	Noted. Please see photos in Annex 1 below. The photo viewpoint is shown in updated Figure 4.
2. Please provide detailed particulars of the existing culvert to the north of applicant site ,and provide substantiation on the adequacy for drainage connection . The existing culvert to which the applicant proposed to discharge the storm water from the applicant site is not maintained by this office. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.	The existing culvert is shown in attached photo 5 & 6 in Annex 1. This is the only discharge outlet in vicinity to the application site and it accepts the stormwater from the site due to the topography. The existing culvert to which the applicant proposed to discharge the storm water from the applicant site is not maintained CE/MN, DSD. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.
3. Please provide typical details of the proposed drainage facilities including catchpits and U-channel.	Noted. Please see attached Figure 12, Figure 13 & Figure 14.

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
(i) The applicant shall demonstrate the	Noted. Please see swept path analysis in

satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis; (ii) The applicant shall advise the management/control measures to be implemented 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; and (iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	Figure 10 and 11. No drop bar and gate will be provided at the application site. i. The provision of flashing light at the site ingress/egress to alert the pedestrian. ii. The provision of TS460 sign facing inside and outside the side to alert pedestrian; & iii. Light poles will be provided at the application site to provide adequate lighting to the site for vehicle and pedestrian. The proposed development is a warehouse use. No visitors will be allowed to visit the site during operation hours.
---	---

Our response to the comments of the DEVB is found below:

DEVB's comments	Applicant's response
Please confirm whether the purpose of the application is to facilitate the relocation of the business operations currently situated on the following two addresses: The Legend Construction Company: 1433 S.B, 1433 S.C, 1433 RP, 1438 S.G and 1438 RP all in D.D. 119 Hang Sing Limited: 1433 S.A (Portion), 1433 RP (Portion), 1434 S.A (Portion), 1438 S.E (Portion) all in D.D. 119 and 1652 (Portion), 1653 RP (Portion), 1663 (Portion) and 1664 all in D.D. 121	Our record is found below: Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119

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

Yours faithfully,

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

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

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

Amy Yuen Ting CHONG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年05月06日星期一 12:43
收件者: Amy Yuen Ting CHONG/PLAND
副本: tpbpd/PLAND
主旨: A/NE-MKT/34
類別: Internet Email

Dear Amy,

名門建築公司落實搬遷到 上水 DD90 Lot515，524SB 繼續運作，對於申請較大面積上蓋是基於以下三個理由：

- 1，名門建築公司實際需要比現時場地更大的面積空間運作，實際需求超過 10,000 平方尺。他們希望是次的搬遷可以一次性解決多年無法解決的運作空間問題。
- 2，之前環保署指出，露天倉儲會對周邊的使用者及環境觀感會出現影響，若果使用範圍空間全部密封則可將 對環境的影響減到最低，但業主要付出更高昂的建築成本。
- 3，另由於申請地點的兩個地段只有一個出入口， 10,000 平方尺會跨越兩個地段。因此業主別無選擇，只可考慮將兩個地段同時發展，全部建設成密封建築。

希望歸局給予理解。

Best regards,

Patrick Tsui

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

Katie Yuet Yee LEUNG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年05月14日星期二 8:17
收件者: Amy Yuen Ting CHONG/PLAND; Katie Yuet Yee LEUNG/PLAND; tpbpd/PLAND
主旨: A/NE-MKT/34
附件: (REV)TREE GROUP INSPECTION REPORT FOR LOT NOS. 515RP & 524S.B IN D.D. 90.pdf

類別: Internet Email

Dear Amy and Katie,

In response to the comments of the UD&L, Planning Department, we are glad to submit the revised landscape proposal herewith.

Best regards,

Patrick Tsui

TREE GROUP INSPECTION REPORT FOR

LOT NOS. 515RP & 524S.B IN D.D. 90

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

Content

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2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 4
5. Appendix B – General View	P. 5
6. Appendix C – Tree Survey Schedule	P. 7
7. Appendix D – Tree Photographic Records	P. 8

1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the Lot nos. 515RP & 524S.Bin D.D. 90. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 19 March, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 11 trees surveyed in site. For the composition of the surveyed trees, it is composed of 6 species. *Clausena lansium* (黃皮) was the dominant species with the quantities of 4. More information is shown in the Table 3.1.

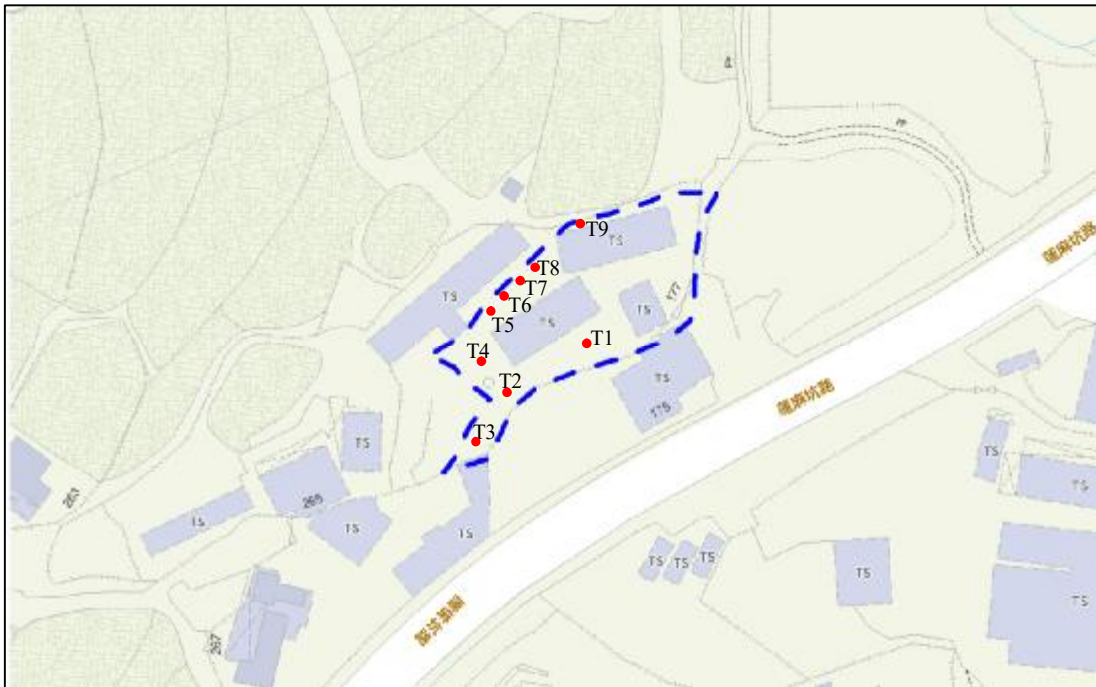
Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Artocarpus heterophyllus</i>	Fell	-	1
<i>Citrus maxima</i>	Retain	-	1
<i>Clausena lansium</i>	Fell	-	1
<i>Clausena lansium</i>	Retain	-	3
<i>Dimocarpus longan</i>	Fell	-	2
<i>Litchi chinensis</i>	Fell	-	1
<i>Psidium guaiava</i>	Fell	-	2
Total Quantity of Surveyed Trees:			11

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size. However there are 4 trees would be retained in order to maintain the landscape quality of the surrounding area.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



DD90 lot 515 RP



DD90 lot 524 S.B

Appendix B – General View

DD90 lot 515 RP





DD90 lot 524 S.B



Appendix C – Tree Survey Schedule

Location: Lot nos. 515RP & 524S.B in D.D. 90

Date of Inspection: 2024/03/19

Surveyed by: LEE HIU WA

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Recommendation	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		(Retain/ Transplant/ Fell)	
T1	<i>Dimocarpus longan</i>	龍眼	314	10	7	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks
T2	<i>Litchi chinensis</i>	荔枝	294	11	8	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, included bark, wound (trunk)
T3	<i>Clausena lansium</i>	黄皮	294	10	4	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, included bark, near the electric wire
T4	<i>Artocarpus heterophyllus</i>	菠蘿蜜	430	12	8	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, wound (trunk), dead branches
T5	<i>Clausena lansium</i>	黄皮	145	7	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks, included bark
T6	<i>Clausena lansium</i>	黄皮	173	5	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks ,vine, termites
T7	<i>Citrus maxima</i>	柚	380	5	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks, vine, included bark, sparse, dead branches
T8	<i>Clausena lansium</i>	黄皮	230	6	4	Low	Fair	Fair	Fair	Low	Exotic	Retain	vine
T9	<i>Dimocarpus longan</i>	龍眼	363	10	6	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks, root restriction
T10	<i>Psidium guaiaava</i>	番石榴	166	5	4	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks, vine
T11	<i>Psidium guaiaava</i>	番石榴	161	5	4	Low	Poor	Fair	Poor	Low	Exotic	Fell	multi-trunks, vine

Appendix D – Tree Photographic Records



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T1



T1



T1



T2



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T9



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Cheryl Tsz Man TSANG/PLAND

寄件者: stndp/PLAND
寄件日期: 2024年08月01日星期四 10:54
收件者: Cheryl Tsz Man TSANG/PLAND; Ryan Chi Kin HO/PLAND
主旨: Fw: *Restricted: A/NE-MKT/34
附件: MKT34-ltr-06.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, August 1, 2024 9:49 AM
To: stndp/PLAND <stndpo@pland.gov.hk>
Cc: Gloria Wai Mei LAM/PLAND <[REDACTED]>
Subject: Fw: *Restricted: A/NE-MKT/34

From: king king <[REDACTED]>
Sent: Wednesday, July 31, 2024 7:05 PM
To: Katie Yuet Yee LEUNG/PLAND <[REDACTED]>
Cc: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/34

Dear Katie,

Please see attached response to the comments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

RESTRICTED

Total: 38 pages

Date: 31 July 2024

TPB Ref.: A/NE-MKT/34

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 for Storage of Construction Material for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the further comments of the CTP/UD&L, Planning Department is below:

CTP/UD&L's comments	Applicant's response
2. Having reviewed the revised landscape proposal submitted by the applicant, 4 nos. of trees among the identified 11 nos. of trees are proposed to be retained and 7 nos. of trees are proposed to be felled. With reference to <i>Figure 2 – Proposed Layout Plan</i> of the submission, proposed warehouse is in conflict with the 4 nos. of trees (i.e. T5, T6, T7 and T8) proposed to be retained. As no landscape treatment/ mitigation measure is proposed, our previous comment item (4) dated 2.5.2024 remain valid. We maintain our concern that approval of the application may alter the landscape character and degrade the landscape quality of the surrounding area.	We wish to draw your attention that the greatest effort has been exhibited to retain the greatest number of trees possible and 4 trees (T5, T6, T7 & T8) are proposed to retain the updated tree survey report in the attachment. Also, a compensatory tree planting proposal is proposed for your consideration.
3. The applicant should provide revised layout plan with adjusted layout of the warehouse to maximize number of retained trees, and provide landscape treatment/ mitigation measure to mitigate the loss of the existing trees. The opportunity for tree planting to meet compensatory ratio of 1:1 in terms of number of trees felled/ aggregated DBH	Noted. Please see revised layout plan and updated page 2, 5 and 11 of the application form which shows the reduction in size (from 950m² to 930m²) of the proposed structure. Similarly, the applicant has updated the land filling area as shown in Figure 3 and the latest land filling area is reduced from 1,360m² to

should be maximized with reference to LandsD's Practice Note No. 6/2023 and its guidance notes. 4. Proper tree preservation measures should be carried out to trees to be retained during the construction works. Applicant is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction.	1,330m² due to the compensatory planting and retained trees. Page 6 of the S.16-III form has been updated. No works will be undertaken within the drip line of the trees so as to protect the retained trees.
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Our response to the further comments of the CE/MN, DSD is found below:

CE/MN, DSD's comments	Applicant's response
(a) The applicant should show clearly the existing drainage outfall of the site to the said existing culvert. It seems that there is a certain distance from the site to the culvert. (b) The applicant should also show the flow path at the downstream of the culvert. The alignment of culvert is unclear. (c) Photos showing the existing condition of the site should be provided. (d) Please advise if any existing permeable surfaces will be paved over as a result of the development.	Please see attached drawing. Noted. Please see attached drawing. Noted. Please see Annex 1. Permeable surface will be paved at the application site.

Annex 1 Site photos

Photo 1



Photo 2



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

Yours faithfully,



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

TREE GROUP INSPECTION REPORT FOR

LOT NOS. 515RP & 524S.B IN D.D. 90

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

Content

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1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the Lot nos. 515RP & 524S.Bin D.D. 90. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 19 March, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 11 trees surveyed in site. For the composition of the surveyed trees, it is composed of 6 species. *Clausena lansium* (黃皮) was the dominant species with the quantities of 4. More information is shown in the Table 3.1.

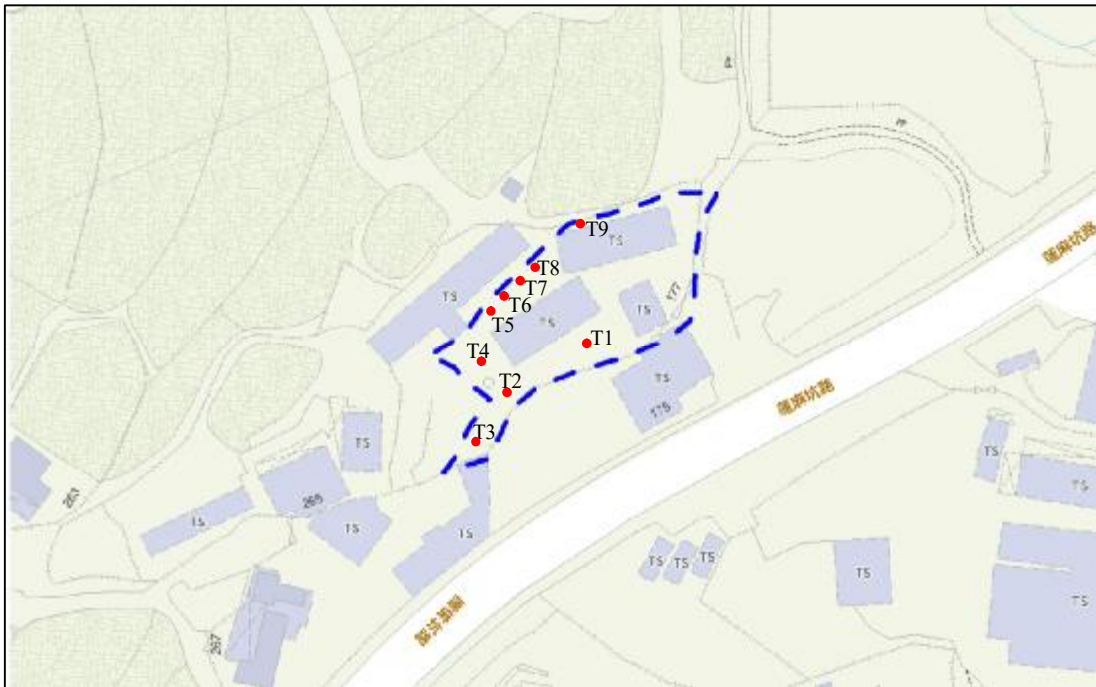
Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Artocarpus heterophyllus</i>	Fell	-	1
<i>Citrus maxima</i>	Retain	-	1
<i>Clausena lansium</i>	Fell	-	1
<i>Clausena lansium</i>	Retain	-	3
<i>Dimocarpus longan</i>	Fell	-	2
<i>Litchi chinensis</i>	Fell	-	1
<i>Psidium guaiava</i>	Fell	-	2
Total Quantity of Surveyed Trees:			11

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size. However there are 4 trees would be retained in order to maintain the landscape quality of the surrounding area.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



DD90 lot 515 RP



DD90 lot 524 S.B

Appendix B – General View

DD90 lot 515 RP





DD90 lot 524 S.B



Appendix C – Tree Survey Schedule

Location: Lot nos. 515RP & 524S.B in D.D. 90

Date of Inspection: 2024/03/19

Surveyed by: LEE HIU WA

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Recommendation	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		(Retain/ Transplant/ Fell)	
T1	<i>Dimocarpus longan</i>	龍眼	314	10	7	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks
T2	<i>Litchi chinensis</i>	荔枝	294	11	8	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, included bark, wound (trunk)
T3	<i>Clausena lansium</i>	黄皮	294	10	4	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, included bark, near the electric wire
T4	<i>Artocarpus heterophyllus</i>	菠蘿蜜	430	12	8	Low	Fair	Fair	Fair	Low	Exotic	Fell	codominant trunks, wound (trunk), dead branches
T5	<i>Clausena lansium</i>	黄皮	145	7	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks, included bark
T6	<i>Clausena lansium</i>	黄皮	173	5	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks ,vine, termites
T7	<i>Citrus maxima</i>	柚	380	5	3	Low	Fair	Fair	Fair	Low	Exotic	Retain	multi-trunks, vine, included bark, sparse, dead branches
T8	<i>Clausena lansium</i>	黄皮	230	6	4	Low	Fair	Fair	Fair	Low	Exotic	Retain	vine
T9	<i>Dimocarpus longan</i>	龍眼	363	10	6	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks, root restriction
T10	<i>Psidium guaiaava</i>	番石榴	166	5	4	Low	Fair	Fair	Fair	Low	Exotic	Fell	multi-trunks, vine
T11	<i>Psidium guaiaava</i>	番石榴	161	5	4	Low	Poor	Fair	Poor	Low	Exotic	Fell	multi-trunks, vine

Appendix D – Tree Photographic Records



T1



T1



T1



T1



T2



T2



T2



T2



T3



T3



T3



T3



T4



T4



T4



T4



T4



T4



T4



T4



T5



T5



T5



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T7



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T7



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T8



T9



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T9



T9



T10



T10



T10



T10



T11



T11



T11



T11

Compensatory Planting Proposal

LOT NOS. 515RP & 524S.B IN D.D. 90

ISA Certified Arborist

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

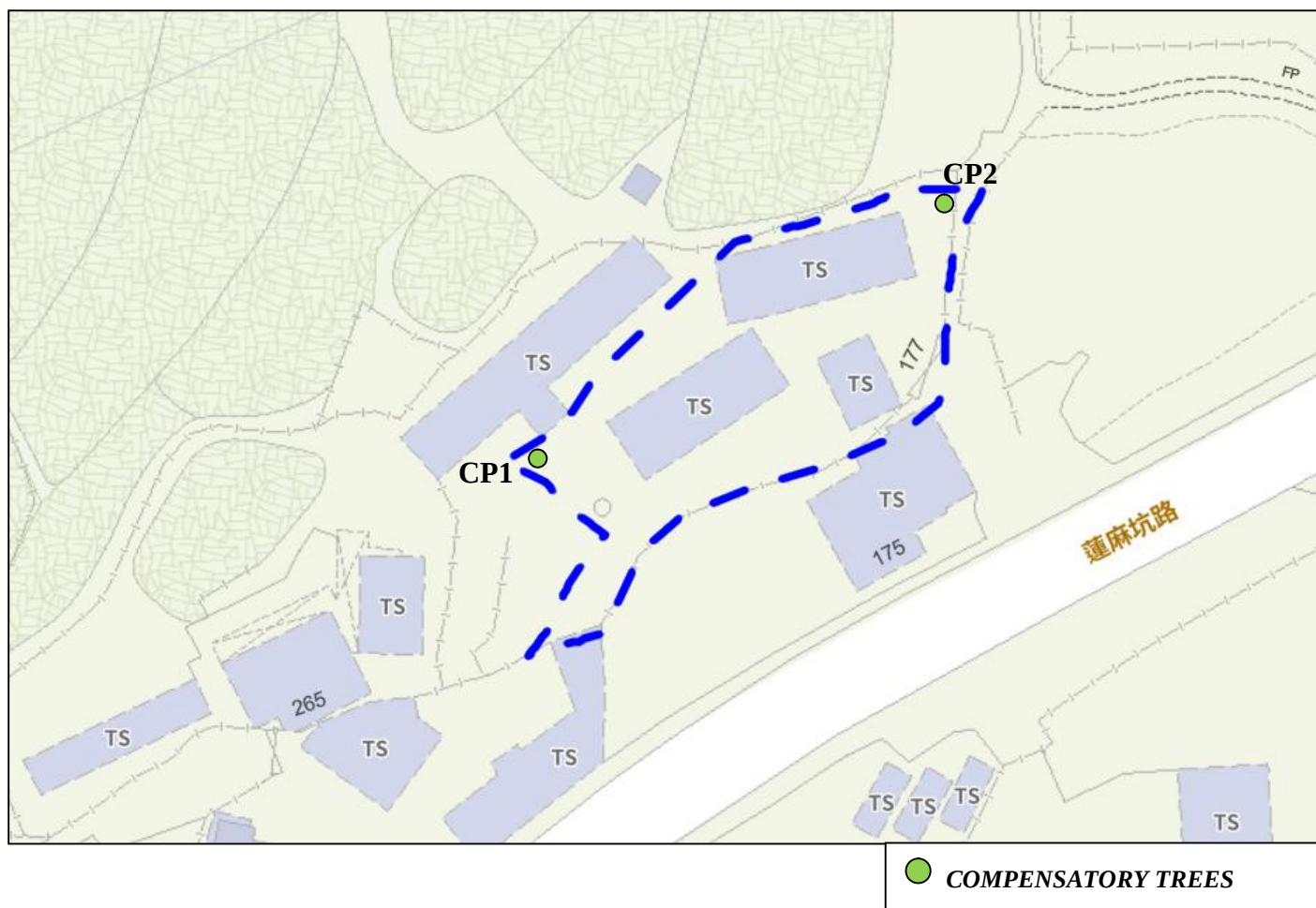
CONTENTS

1	OBJECTIVE	3
2	LOCATION PLAN OF COMPENSATORY TREE	4
3	RECOMMAND COMPENSATORY TREE AT AREA 1(CP1)	5
4	SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING	7

1 OBJECTIVE

The loss of the concerned trees within will be compensated according to item 4 of Section I, Appendix II of LAO PN No. 2/2020 and 2/2020A. In general, implementation of compensatory planting, of a ratio not less than 1:1 in terms of quantity, within the subject Lot would be acceptable. That is, the total number of compensatory trees shall be equal or not less than that of the lost trees. Due to the limited space available, We recommend replanting 2 standard trees within the Lot. *Schefflera heptaphylla* (鵝掌柴) will be used for the compensatory planting.

2 LOCATION PLAN OF COMPENSATORY TREES



3. RECOMMEND COMPENSATORY TREES (CP1)

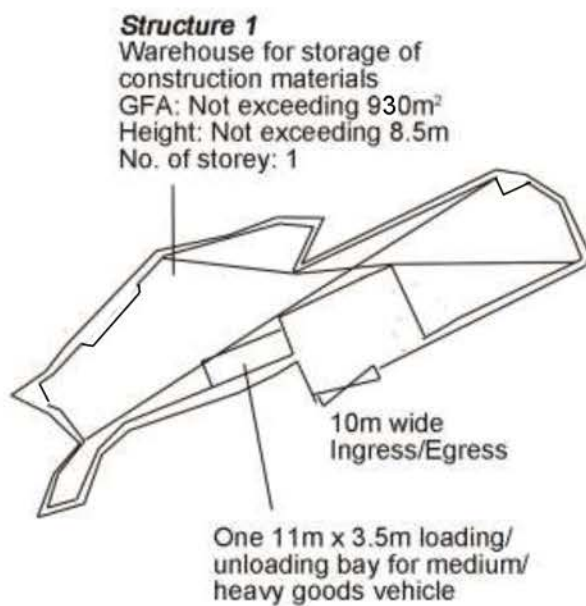
- l The agricultural area of LOT NO. 524S.B IN D.D. 90
(**Picture 3.1**)
- l Replanting area: 4m²
- l The gradient of the landscape: 0°
- l Species: 2 no. of *Schefflera heptaphylla* (鵝掌柴)
- l Height(m): 2
- l Spread(m): 1
- l Live-crown ratio (%): 50
- l Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- l Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- l Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- l Depth of soil: at least 1.2m excluding drainage layer

Picture 3.1, The agricultural area of LOT NO. 524S.B IN D.D. 90 and the replanting area is 2m²



4 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

<i>Summary of Proposed Planting Species for Compensatory Planting</i>							
Location	Species	DBH (mm)	Crown Spread (m)	Overall Height (m)	Quantity (nos.)	Live-crown ratio (%)	Replanting area
agricultural area	<i>Schefflera heptaphylla</i> (鵝掌柴)	60	1	3	2	50	4 m ²



Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Metal for a Period of 3 Years
and Filling of Land at Lots 515 RP &
524 S.B in D.D.90, Lin Ma Hang Road,
Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000

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

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

1. Name of Applicant 申請人姓名/名稱

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

Hang Sing Limited (行陞有限公司)

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 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 1,360 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 930 sq.m 平方米 ☐ 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 ☐ About 約

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

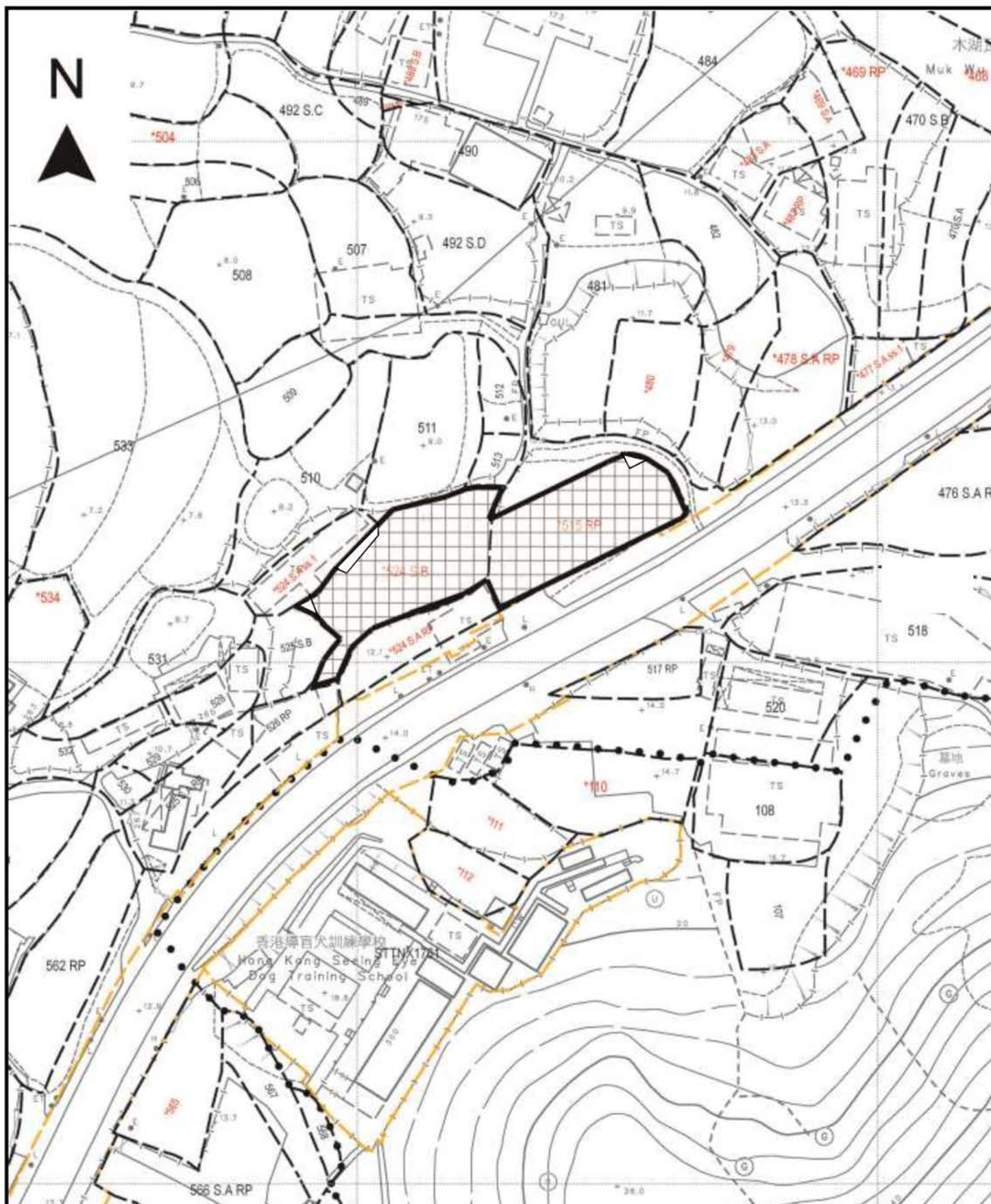
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Filling of Land		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年	3	
	☐ month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	430	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	930	sq.m	☒ 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	NA	sq.m	☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 930	sq.m	☐ About 約
Proposed gross floor area 擬議總樓面面積	Not more than 930	sq.m	☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Warehouse (Not exceeding 8.5m, 1 storey)			
.....			
.....			
.....			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	Nil		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	1 space of 11m x 3.5m for medium goods vehicle and heavy goods vehicle		

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) <u>Lin Ma Hang Road</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,330 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☐																														
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>		On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																														
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																														

(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 ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	930 ☐ About 約 ☒ Not more than 不多於	0.684 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	8,5	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	68.38 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Medium goods vehicle and heavy goods vehicle		0 0 0 0 0 1



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:



Proposed filling of 200mm concrete

Scale 比例:

1:1000

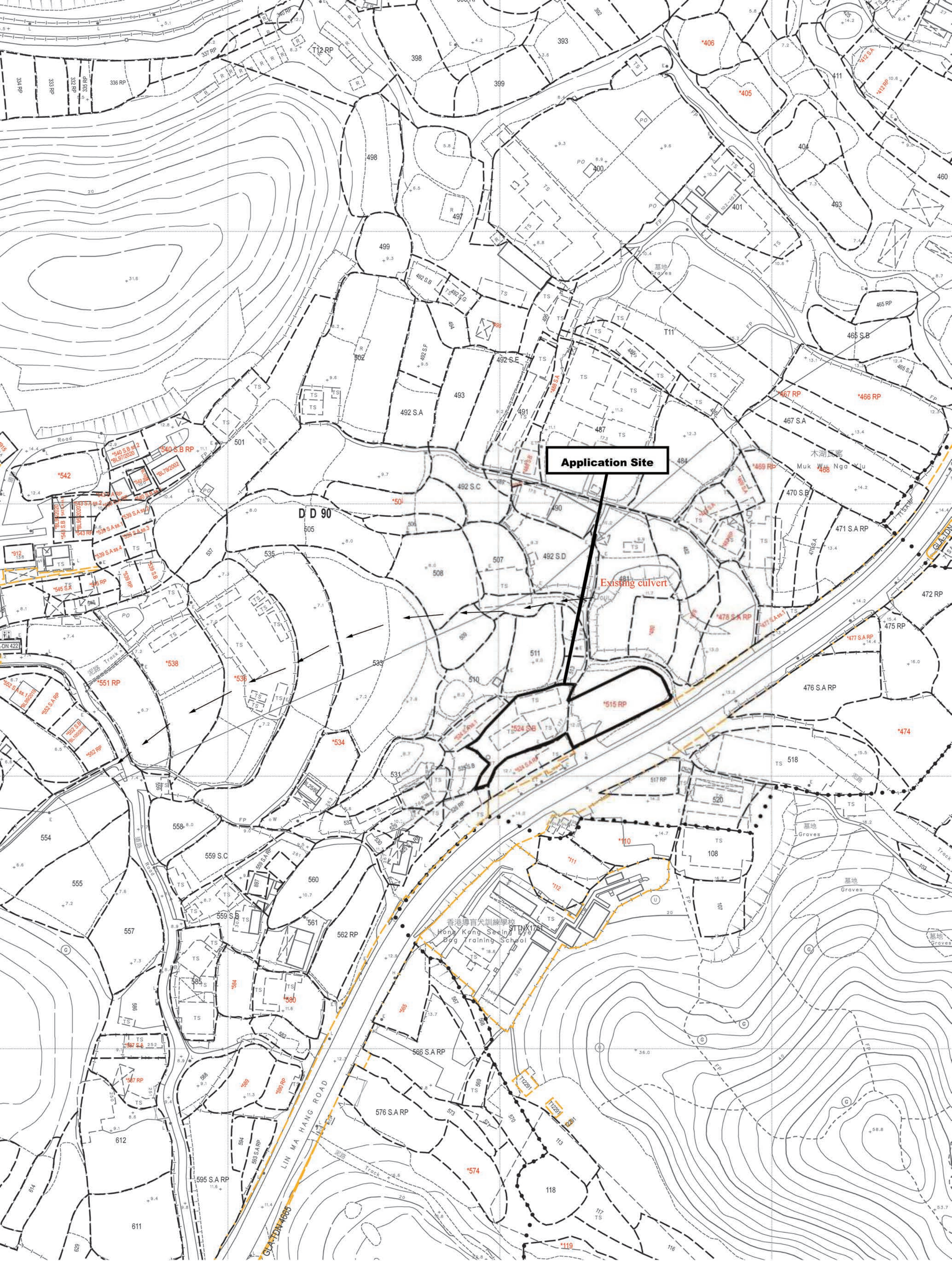
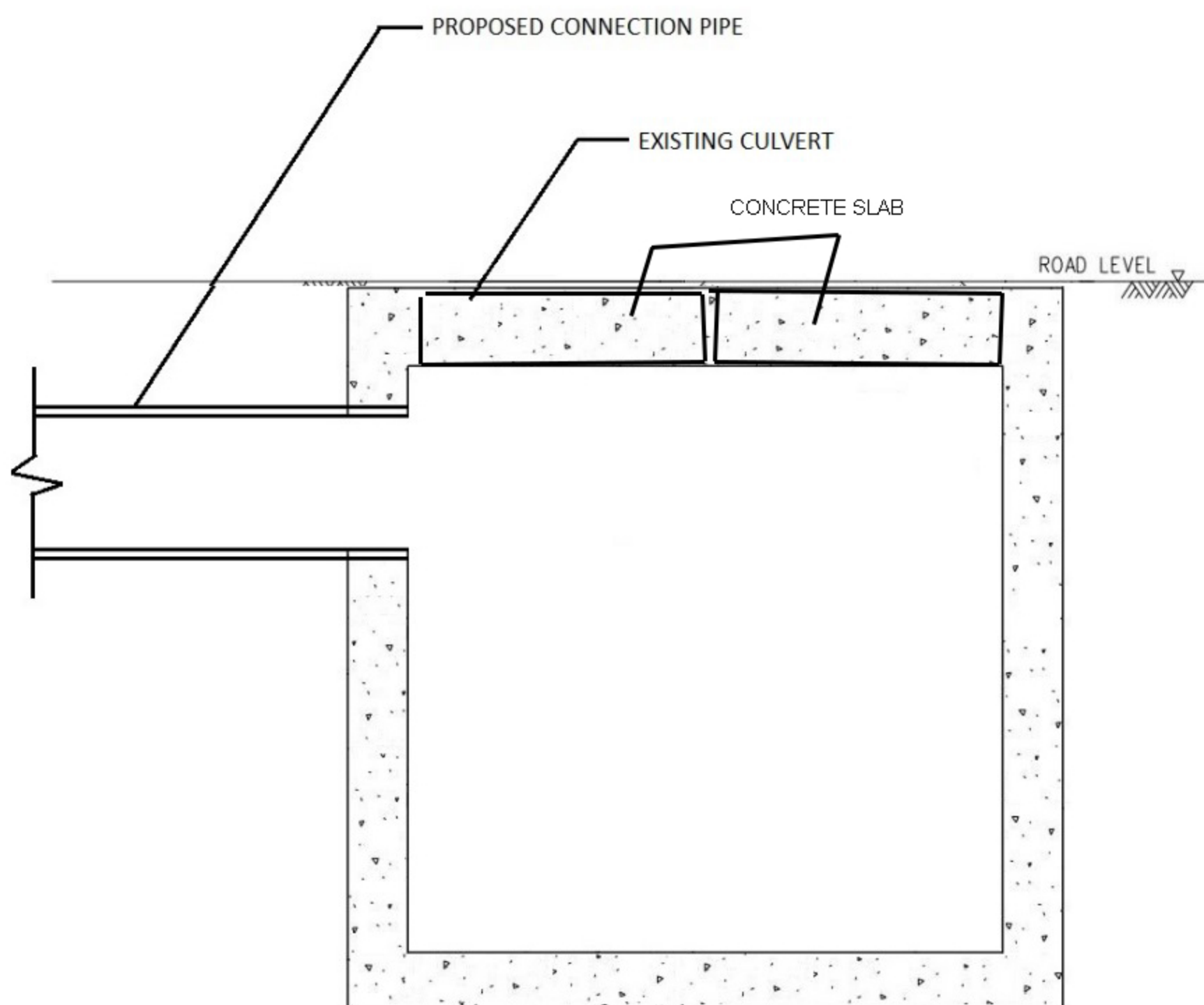


Figure 15 Flow path at the downstream of the culvert

Scale 1:1000



SECTION

Existing drainage outfall of the site to the said existing culvert

SCALE

N.T.S.

Figure 16

**Similar Applications for Temporary Warehouse in the vicinity of the Application Site
within/partly within “Agriculture” Zone in the Man Kam To Area**

Approved Application

Application No.	Uses/Development	Date of Consideration
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land	19.7.2024

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/25	Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years	11.9.2023	R1-R3
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2
A/NE-MKT/29	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	10.11.2023	R1-R2
A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of 3 Years and Filling of Land	27.10.2023	R1-R2

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the development would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that

there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site; and
- the following irregularity has been detected by her office:

Unauthorized structures within the said private lot

There are unauthorized structures within Lot No. 524 S.B in D.D. 90. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

2. Traffic

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

- having review the Further Information submitted by the applicants, no further comment on the application from traffic engineering perspective; and
- the applicants are required to implement the traffic management measures as proposed within 9 months from the date of planning approval to his satisfaction or the Board, and shall be maintained at all time during the planning approval period.

3. Building Matters

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

- no adverse comment on the application; and
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site. Detailed advisory comments under the Buildings Ordinance (BO) are appended in **Appendix IV**.

4. Project Interface

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

- it is noted that the proposed temporary warehouse for storage of construction materials on a three-year basis is located within the proposed development area of Lo Wu/Man Kam To (LW/MKT)

under the Planning and Engineering (P&E) Study for New Territories North New Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage and

- the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works.

5. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction.

6. Drainage

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

- no in-principle objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- having reviewed the drainage proposal submitted by the applicants, the alignment of the box culvert is outstanding from the submission. Also, there is no record of downstream watercourse as marked on Figure 15, the applicants are requested to further substantiate and clarify on the drainage downstream with plan and on-site photos; and
- the applicants are requested to provide invert levels of the proposed drainage facilities and the connection pipe to the existing box culvert. The applicants are reminded to conduct site checking to confirm invert level of the box culvert and evaluate the adequacy of the downstream drainage.

7. Other Departments

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

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

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the lot owners of the Site shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD;
 - (ii) given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (iii) the applicants should comply with all the land filling requirements imposed by relevant government departments. Government Land (GL) should not be disturbed unless with prior approval;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicants should 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 DEP in order to minimize any possible environmental nuisances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
 - (i) the proposed access arrangement of the Site should be commented and approved by Transport Department; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the applicants are reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the work;
- (e) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) it is noted that the proposed temporary warehouse for storage of construction materials on a three-year basis is located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North New Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage; and
 - (ii) the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required.

Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicants should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

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

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

- (i) the Site is in an area where no public sewerage connection is available; and
- (ii) the applicants are advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - 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;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - 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 should be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. They should also ensure that the flow from this Site will not overload the existing drainage system;
 - the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the applicants are reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;

- for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N of LandsD and/or relevant private lot owners;
 - the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
 - the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - the applicants and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on GL when so required; and
 - 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;
- (h) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Water Mains Record Plans (MRP) (**Attachment 1**) may be affected. The applicants are required to either divert or protect the water mains found on Site;
 - (ii) if diversion is required existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains; and

- (i) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorised building works (UBWs) under the BO and should not be designated for any approved use under the captioned application;
 - (ii) it is noted that three new structures are proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are UBWs. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (iv) any temporary shelters or concerted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the Building (Planning) Regulations [B(P)R];
 - (v) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of B(P)R and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
 - (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 the BA under regulation 19(3) of B(P)R at building plan submission stage;
 - (vii) the applicants 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 regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 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) Regulations in respect of disposal of foul water and surface water respectively;
 - (ix) the headroom of the storey should not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification. As such, particular attention should be drawn to the headroom of the vehicle repair workshop and warehouse at the proposed development; and
 - (x) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be formulated at the formal building plan submission stage.

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

SCALE 1:1000



水 務 署
Water Supplies Department

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

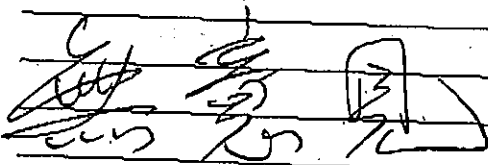
By Fax : 2877 0245 or 2522 8426

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

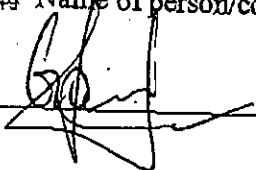
有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/34

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 15 FEB 2024

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



27/02/2024 02:07

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-MKT/34

Lots 515 RP and 524 S.B in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 1,360sq.m

Zoning: "Agriculture"

Applied use: Warehouse / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous application recorded.

Another Destroy to Build on Lin Ma Hang Road by cementing over the site.

This area must not be allowed to become another Kam Sham Road, line with ramshackle sheds and a visual disgrace for any city that aspires to be a modern metropolis.

That the opening up of the Closed Area is resulting in it being converted into one big, disorderly and polluting brownfield is indicative of the failure of the administration to properly manage the territory's scarce land.

Mary Mulvihill