

2025年 2月 13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。

13 FEB 2025

This document is received on
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

2500140 17/ 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-MK7/43-
	Date Received 收到日期	13 FEB 2025

- 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Tin Yeung Motor Company Limited (天揚汽車有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 758 RP (Part) in D.D.82, Ping Che 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	<input checked="" type="checkbox"/> Site area 地盤面積 650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 290 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(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 10/1/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 2025 年 1 月 10 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 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)
1	D.D.82 Lot 758 RP	10/1/2025

(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 Vehicle Parts for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	385sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	265sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 290sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 290sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Warehouse (Not exceeding 6.5m, 1 storey)	
Structure 2: Site office (Not exceeding 6.5m, 2 storey)	
Structure 3: Toilet (Not exceeding 3m, 1 storey)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
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)	NA
.....	

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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ping Che Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(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	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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


1. The applicant occupied a warehouse for vehicle related business at Shan Ha Tsuen with planning permission No. A/YL-TYST/1172 and it will be 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 "REC" 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 for relocation of business due to resumption of land by Government were found within the same Outline Zoning Plan such as A/NE-MKT/34.
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 vehicle parts 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 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 medium goods vehicle, heavy goods vehicle and 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所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

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

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

Date 日期

14/1/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.
Site area 地盤面積	650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5
Zoning 地帶	'Recreation' ('REC')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	290 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.446 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	40.77 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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		1 0 0 0 0
	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)		0 0 1 0 0

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

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

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

**Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years
at
Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Tin Yeung Motor Company Limited. It will be the occupier at the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary warehouse for storage of vehicle parts for a period of 3 years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “REC” 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 will be 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 1439 (Part) & 1440 S.A (Part) in D.D.119) (**Figure 4**) will be resumed by the Government and it is currently covered with valid planning permission No. A/YL-TYST/1172. 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 Ping Che 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 5**) – 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 6**) – 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 7**) – 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 8**) – 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 3,300m² 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 Ping Che Road. The site area of the site at the application site (i.e. 650m²) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. 659m²).

2.2 The Site is Unsuitable for Recreation Use

- 2.2.1 The application site is abutting Ping Che Road and small in size. It is not suitable for recreation use because the application site is so small (i.e. 650m²) and further a certain proportion of the site is required for parking of vehicle and manoeuvring purpose.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only light goods vehicle will access to site to deliver the vehicle parts 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.

- 2.3.2 The proposed development is a warehouse for storage of vehicle parts. 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 220m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 It is noted that some residential settlements were found to the east 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 vehicle parts. 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 220m² warehouse to store the vehicle parts within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. 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.

- 2.4.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than 7kg/m². No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

2.5 No Adverse Drainage Impacts

- 2.5.1 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

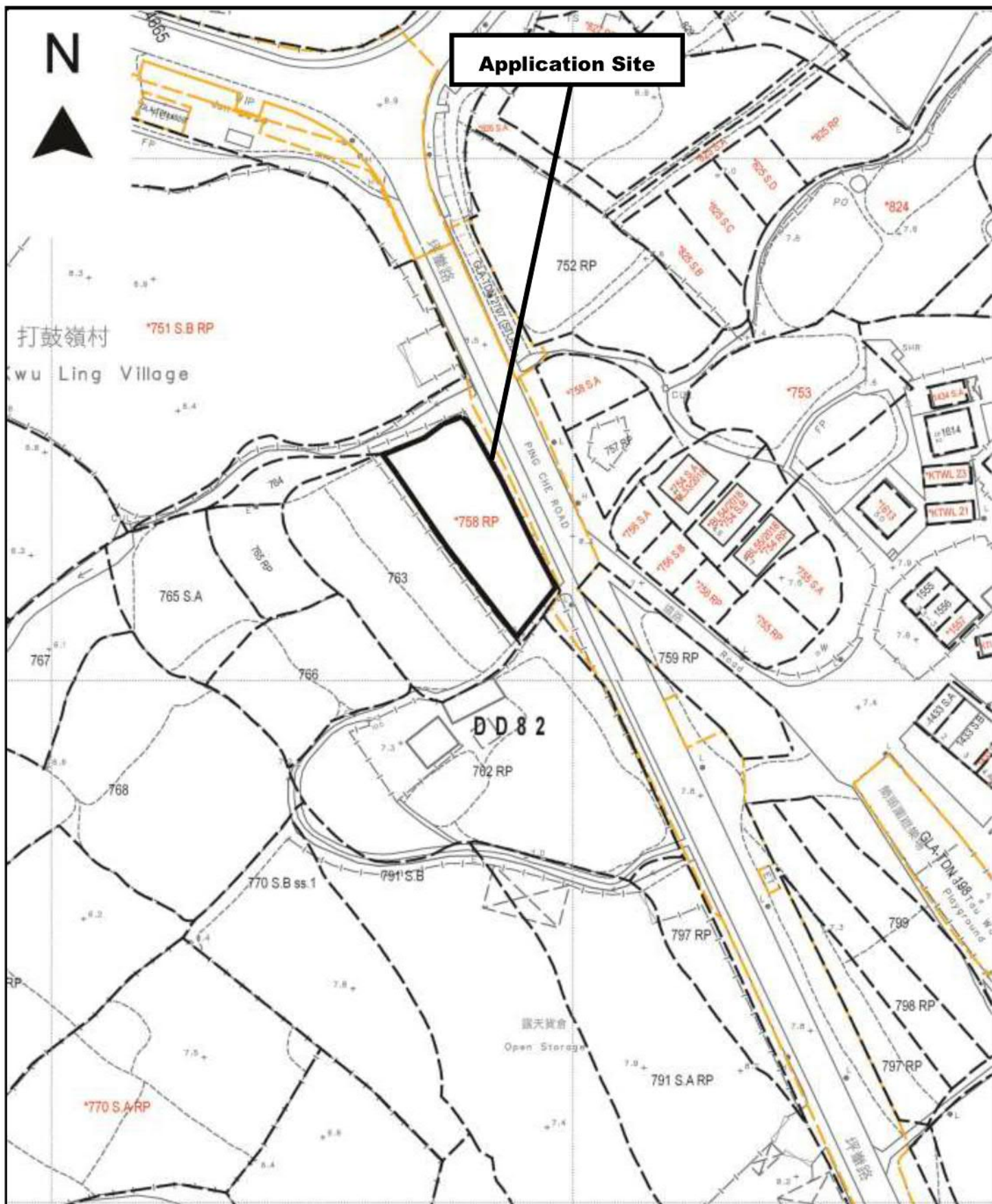
- 2.7.1 The application site has consulted Development Bureau before submitting the

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 east, the storage use would be covered 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 vehicle parts in Hong Kong and should be considered unique from any other temporary development proposals in the subject "REC" zone. Approval of the application would not create an undesirable precedent.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

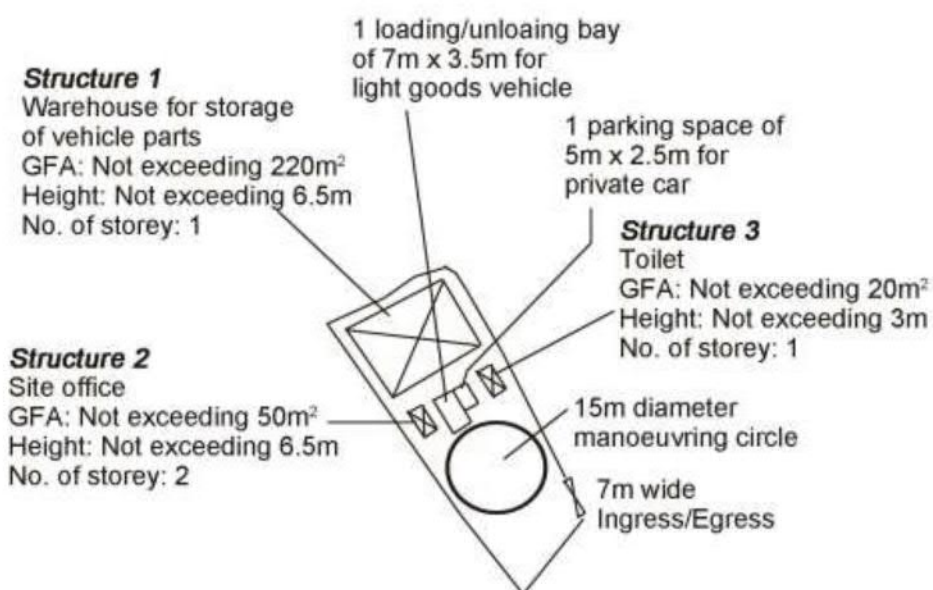
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

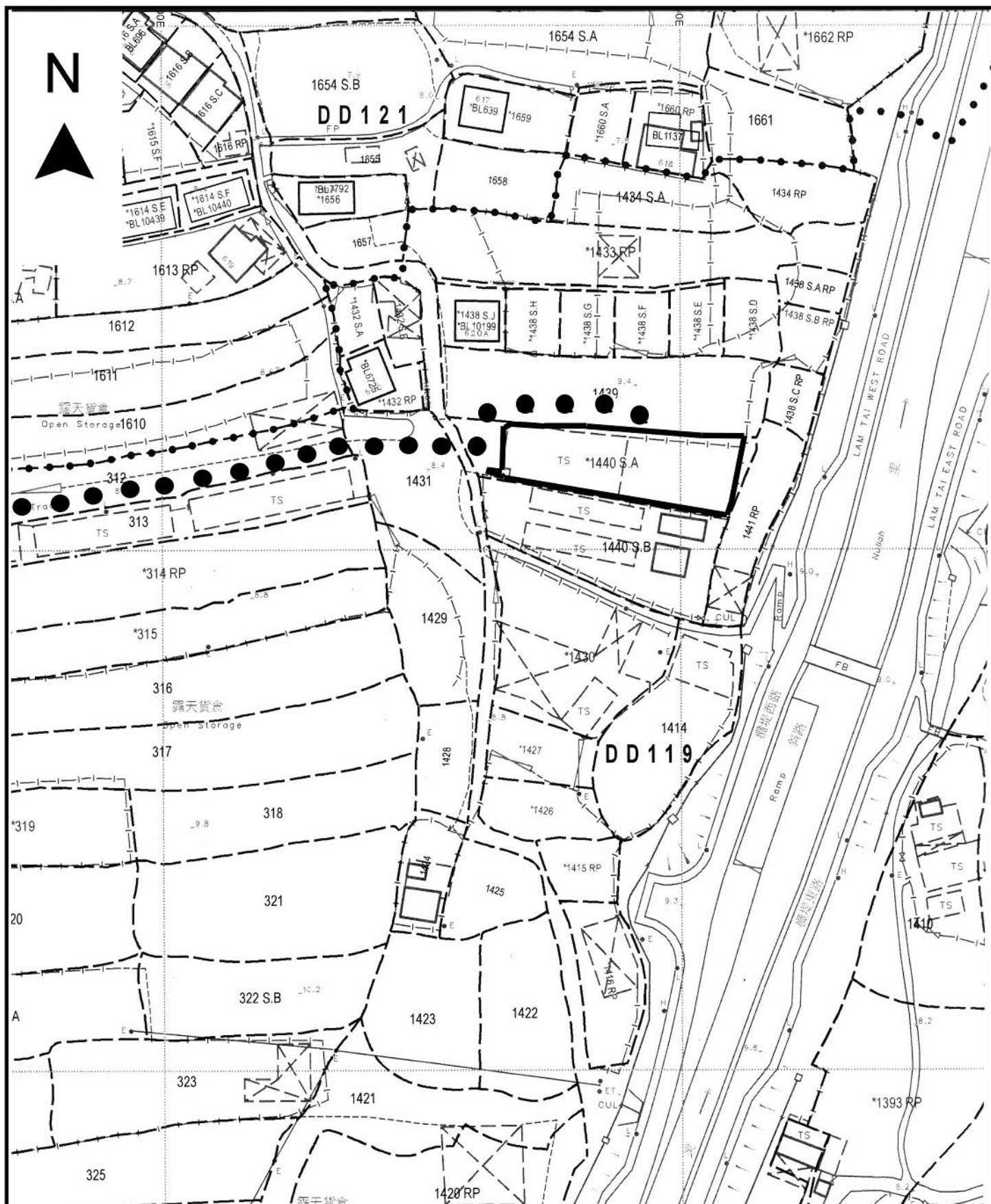
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

The Site Resumed by Government at Shan Ha Tsuen

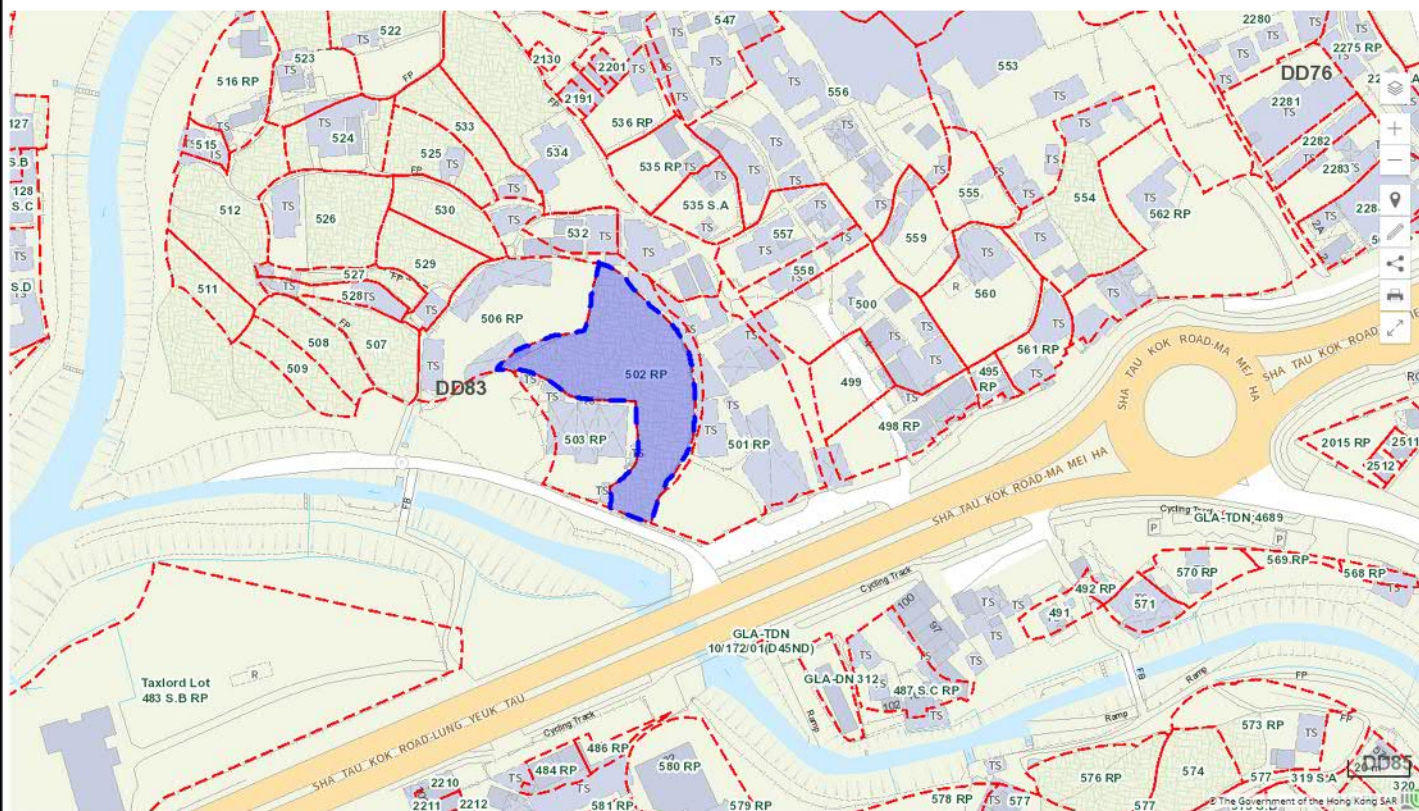
Drawing No. 圖號:

Figure 4

Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 1 at Lot 502 RP in D.D.83

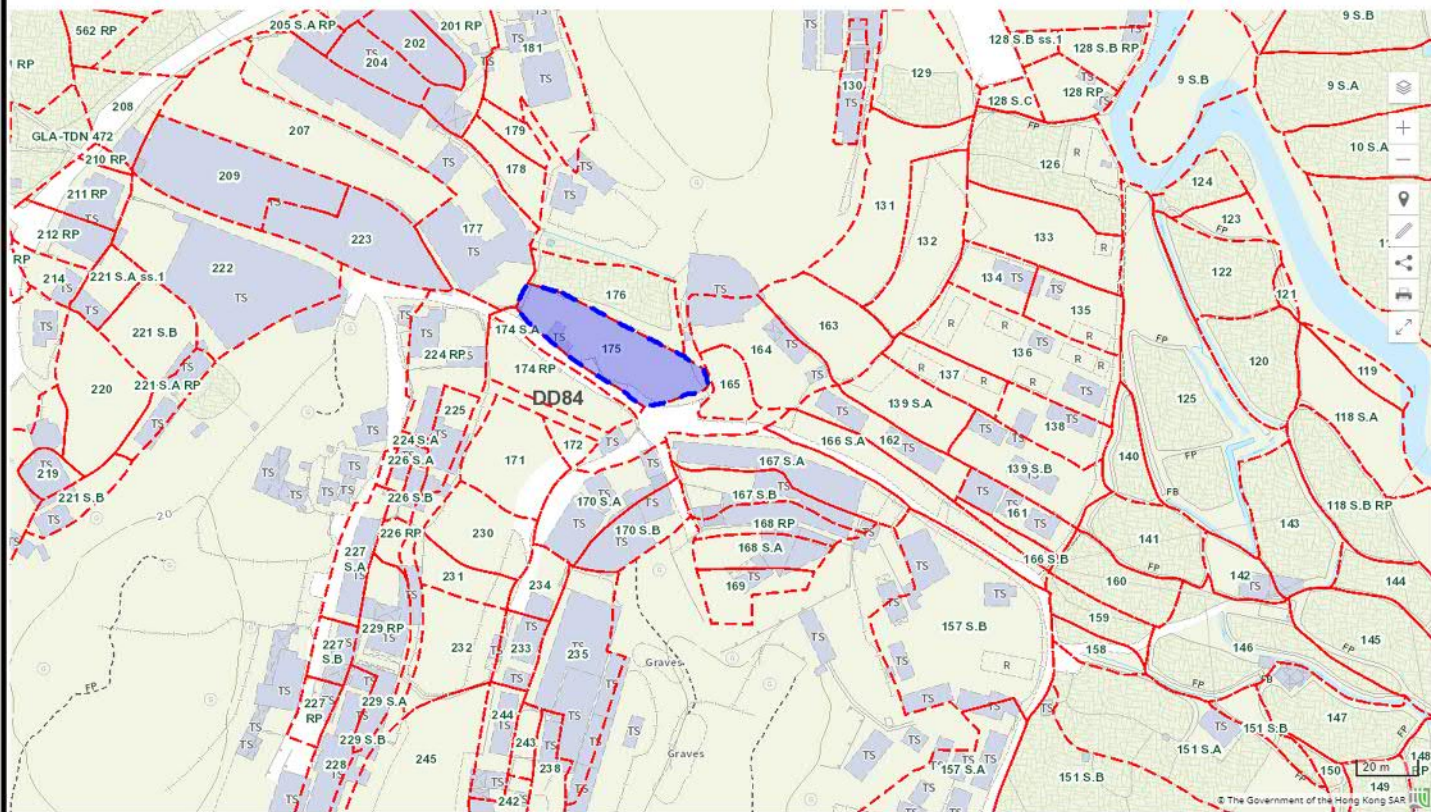
Remarks 備註:

Drawing No. 圖號:

Figure 5

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

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

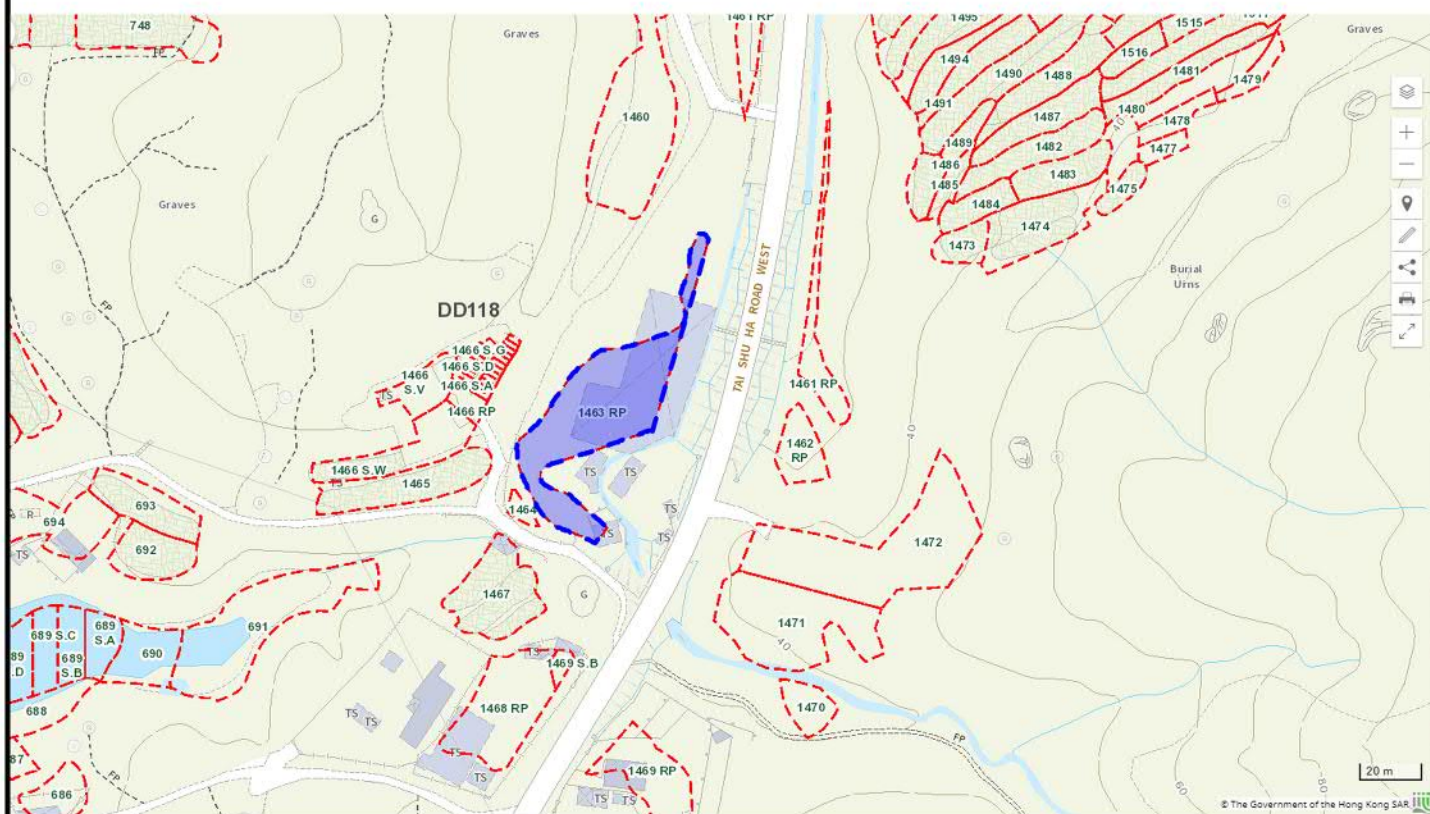
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 1463 RP in D.D.118

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 Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

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

Remarks 備註:

Drawing No. 圖號:

Figure 8

Scale 比例:

As shown

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years
at
Lot 758 RP (Part) in D.D.82, Ping Che 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 650m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. To the east of the application site is Ping Che Road. Vacant land is found to the west and south of the site.

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

- 1.1.3 It is sloping from southeast to northwest from about +8.5mPD to +8.1mPD.

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. As such, no external catchment has been identified.

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

- 1.1.5 As shown in **Figure 3**, an 700mm x 700mm open drain is found to the immediate north of the application site. This drain joins Ping Yeung River to the west.

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 650m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 8.5\text{m} - 8.1\text{m} = 0.4\text{m}$$

$$L = 42\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 42\text{m} \text{ or } 1\text{m in } 105\text{m}$$

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

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

$$t_c = 0.14465 [42 / (0.95^{0.2} \times 650^{0.1})]$$

$$t_c = 3.21 \text{ minutes}$$

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 305 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 305 \times 650 / 3,600$$

$$\therefore Q_1 = 55.07 \text{ l/s} = 3,304.17 \text{ l/min} = 0.055\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:135 in order to follow the gradient of the application site, 375mm 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 375mm 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 existing 700mm x 700mm open drain to the north of application site and then dissipate to Ping Yuen River.
- 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 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.
- 1.3.8 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.
- 1.3.9 100mm 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 Ping Che Road.
- 2.2 Also, the proposed parking space and loading/unloading space at the application site would only be opened to staff with prior appointment. No visitors will be allowed to enter the application site.
- 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)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	1
Light goods vehicle	0.15	0.15	1.5	0
Total	0.25	0.25	2.5	1

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 private car and light goods vehicle is taken as 1 and 1.5 respectively; &

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 Ping Che Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.

Date: 30 March 2025

TPB Ref.: A/NE-MKT/43

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 Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) The applicant should advise whether the proposed vehicular access is adequate for traffic to/from the development to join/leave the linked public road; and	Noted. Please refer to the swept path analysis in the attachment.
(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	TS460 road signs will be provided at the ingress/egress at the site. Also, flashing light will be provided at the ingress/egress of the application site to alert pedestrian.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

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



Application Site

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Getting Into the Application Site

Remarks 備註:

Drawing No. 圖號:

Figure 9

Scale 比例:

1:500



<p>Project 項目名稱:</p> <p>Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Swept Path Analysis for Light Goods Vehicle Leaving the Application Site</p> <p>Drawing No. 圖號:</p> <p>Figure 10</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:500</p>
--	--	--

Date: 1 April 2025

TPB Ref.: A/NE-MKT/43

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 Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) Our previous comment (i) has not been fully addressed. The applicant should provide a proposal on the vehicular access arrangement including the run-in/out design and the vehicular access width for the traffic to/from the development to join/leave Ping Che Road.	Noted. Please refer to the proposed run-in/out proposal in the attachment. The applicant will construct the proposed run-in/out according to the Highways Standard drawings H1113 and H1114.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

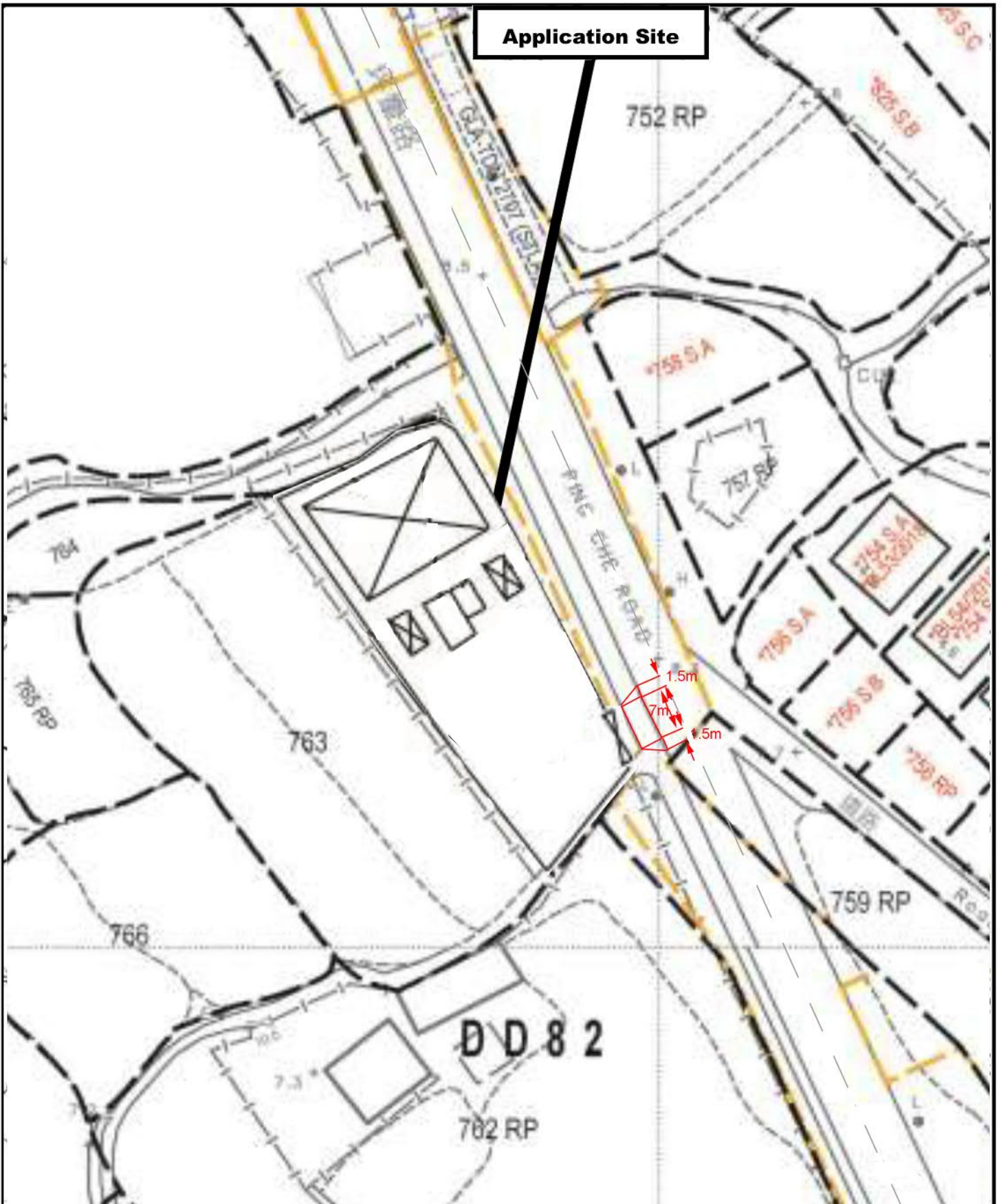
Yours faithfully,



Patrick Tsui

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

Application Site



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years at Lot 758 RP (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Run-in/out at Application Site

Drawing No. 圖號:

Figure 11

Remarks 備註:

Scale 比例:

1:500

Previous Application

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reason
A/NE-MKT/1	Proposed Temporary Shop and Services (Metal Hardware Retail Shop) and Ancillary Office for a Period of 3 Years	15.7.2016	R1

Rejection Reason

- R1 The application was not in line with the planning intention of the “Recreation” (“REC”) zone in the Man Kam To area which was primarily for recreational developments for the use of the general public, and encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification provided in the submission for a departure from the planning intention, even on a temporary basis.

**Similar Applications for Temporary Warehouse
within “Recreation” Zone in the vicinity of the Application Site**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-TKLN/77	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	14.3.2024
A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	20.9.2024
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	20.9.2024
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	28.2.2025
A/NE-MKT/42	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	28.3.2025

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/27	Proposed Temporary Warehouse for Storage of Machinery Parts and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	1.12.2023 (on review)	R1-R3

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Recreation” zone, which was primarily for recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low density recreational developments may be permitted subject to planning permission. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

- R2 The applicant failed to demonstrate in the submission that the proposed uses would not generate adverse traffic, drainage, landscape and environmental impacts on the surrounding areas.
- R3 The proposed use did not comply with Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective;
- approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval and maintenance of the implemented traffic management measures to the satisfaction of C for T or of the Town Planning Board shall be imposed; and
- her advisory comments are at **Appendix V**.

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

- the proposed access arrangement should be commented and approved by the Transport Department (TD);
- as there is no proper run-in/out for the 7m-wide ingress and egress of the Site, the applicant should submit the design of the run-in/out for his review upon TD's approval of the access arrangement; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from the public drainage viewpoint;
- the submitted drainage proposal does not provide sufficient information as required in DSD's "Technical Note to Prepare a Drainage Submission". Hence, should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas, and maintain those drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation; and
- her advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint concerning the Site was received in the past three years; and

- his advisory comments are at **Appendix V**.

4. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- based on the aerial photo, the Site is largely paved and disturbed. He has no comment on the application from nature conservation perspective.

5. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted or minor works commenced under the simplified requirements under the Building Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

7. New Development Area

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

- it is noted that the proposed temporary warehouse for storage of vehicle parts on a three-year basis (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

8. Other Departments

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

- Commissioner of Police (C of P);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) 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;
 - (i) the following irregularity not covered by the subject planning application has been detected by her office:
 - unlawful occupation of GL not covered by the planning application
the GL adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the planning application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
 - (ii) the lot owners shall cease the illegal occupation of the GL not covered by the planning application immediately and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to her office for Short Term Waiver (STW) to permit the structures to be erected. The application for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (c) to note the comments of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented and approved by the Transport Department (TD);
 - (ii) the proposed run-in/out should be designed and constructed in accordance with prevailing HyD standard drawings (i.e. H1113C and H1114B) to his satisfaction; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;

(e) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) to minimise potential environmental nuisance to the surrounding area; and
- (ii) to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations” regarding treatment of sewage produced from the Site;

(f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval from relevant authority for any proposed tree works prior to commencement of the works;

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

- (i) the submitted drainage proposal does not provide sufficient information as required in DSD’s “Technical Note to Prepare a Drainage Submission”. Hence, should the application be approved, the applicant should submit a revised drainage proposal for his office’s review;
- (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at the applicant’s own expense; and
- (iii) the Site is in an area where public sewerage connection is not available;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
 - (vi) the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vii) the applicant's attention is also 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; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.

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

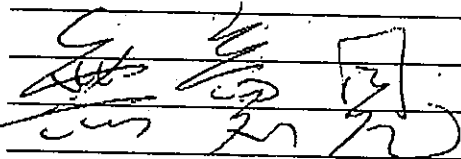
By Fax : 2877 0245 or 2522 8426

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/43

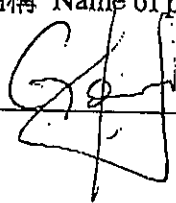
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2025.2.27

From:
Sent: 2025-03-10 星期一 02:34:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/43 Man Kam To Rec

A/NE-MKT/43

Lot 758 RP (Part) in D.D. 82, Ping Che Road, Man Kam To

Site area: About 650 m²

Zoning: "Recreation"

Applied Development: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. Forced relocation is no justification to approve this application as the site of the operation is small so there is no credibility to the claim that the operator could not find another location at one of the numerous sites already zoned for the purpose or within the extensive Cat 2 designated zones.

A similar application was rejected under A/NE-MKT/1.

There is no reason for any deviation from that decision.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 11 June 2016 1:57 AM HKT
Subject: A/NE-MKT/1 Man Kam To

A/NE-MKT/1
Lot 758 RP (Part) in D.D. 82, Ping Che Road, Man Kam To
Site area : About 640 m²
Zoning : "Recreation"
Applied Development : Hardware Shop

Dear TPB Members,

This site is intended for community wide recreation rather than for commercial facilities, in this case a hardware store. Hardware stores do not require 600 sqft never mind sqmts. Such operations can be housed in the ground floor of residential units or on storage/industrial sites.

Recreation sites should be used for passive and active recreation facilities that to be enjoyed by all strata of society.

No images are provided of current condition of the site however the plan would involve land filling and site formation that together with parking facilities that would degrade the condition of the land and render it unfit later on for use as playing fields or other recreational facilities.

TPB should reject this application. It would be preliminary steps towards an eventual application to rezone the site. Approval would set an undesirable precedent.

Mary Mulvihill