

2021年 1月 4日

APPENDIX I

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。

This document is received on 4 JAN 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7K/655
	Date Received 收到日期	- 4 JAN 2021

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <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)
Man Tak Metal Company Limited (文德五金有限公司)

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

<b>3. Application Site 申請地點</b>	
(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 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,980 sq.m 平方米 <input checked="" type="checkbox"/> About 約 2968 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 408 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	153 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Open storage of construction materials  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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)<sup>#</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
11/11/2020 (DD/MM/YYYY)<sup>#</sup>  
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<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/11/2020 (DD/MM/YYYY)<sup>#</sup>  
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<sup>\*</sup>

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  
 (B) 臨時使用土地及/或建築物不超過三年的申請類別  
 (For Renewal of permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如申請人欲續領臨時使用土地及/或建築物的許可證，請至(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Materials 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	2,572	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	408	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	408	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	408	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1 & Structure 2: 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	3 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m for MGV and HGV	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays & public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Sha Tau Kok Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Area**

鄉村地區臨時用途或發展許可續期

(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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 proposed development is not a new development and it has been approved twice since 2016 for open storage use. (TPB Ref: A/NE-TKL/539 & 621)
2. Insufficient supply to meet exigent open storage and warehouse demand in Ta Kwu Ling.
3. Except the two warehouses and the area designated for open storage of construction materials, the remaining area will be reserved for manoeuvring of medium/heavy goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13F) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment. The proposed development is resemble to the previous planning permission except that two warehouses are proposed.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that the part of the storage use will be housed within two proposed warehouses.
8. The applicant has submitted tree preservation proposal and proposed drainage proposal to support his application.
9. No container tractor/trailer will allow to access/park at the application site.
10. The storage of construction materials at the application site includes metal pipe, metal and barricades.
11. No workshop activity is proposed at the application site.



**8. Declaration 聲明**

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

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

Signature  
簽署

Patrick Tsui

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)  
專業資格

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

Others 其他

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

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

Date 日期

26/11/2020 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

**Statement on Personal Data 個人資料的聲明**

- 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：
  - 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
  - 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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 1504 S.B., 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories
Site area 地盤面積	2,980 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 153 sq. m 平方米 □ About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Materials 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	408 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.14 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	13.69 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		3 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 1 (MGV & HGV) 0

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

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

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

**Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at  
Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and  
adjoining Government Land, Ta Kwu Ling, New Territories**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupies an area of about 2,980m<sup>2</sup>.
- 1.1.2 The site is abutting Sha Tau Kok Road. The area adjacent to the proposed development is mainly rural in nature.

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

- 1.1.3 It has a gradient sloping from the centre to the site boundary from about +16.8mPD to +16.2mPD. (**Figure 4**)

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

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

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

- 1.1.5 As shown in **Figure 4**, a public drain (375mm UC) is found to the immediate south of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said public catchpit.

**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:

- The area of the catchment including the external catchment is approximately 1,600 and 1,480m<sup>2</sup>; (Figure 4)
- The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment 1	Catchment 2
Difference in Land Datum	= 16.8m – 16.2 m = 0.6m	= 16.8m – 16.2 m = 0.6m
L	= 70m	= 70m
∴ Average fall	= 0.6m in 70m or 1m in 116.67m	= 0.6m in 70m or 1m in 116.67m

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

	Catchment 1	Catchment 2
Time of Concentration (t <sub>c</sub> )	= 0.14465 [ L/(H <sup>0.2</sup> × A <sup>0.1</sup> ) ]	= 0.14465 [ L/(H <sup>0.2</sup> × A <sup>0.1</sup> ) ]
t <sub>c</sub>	= 0.14465 [70/ 0.86 <sup>0.2</sup> × 1,600 <sup>0.1</sup> ]	= 0.14465 [70/ 0.86 <sup>0.2</sup> × 1,480 <sup>0.1</sup> ]
t <sub>c</sub>	= 4.99 minutes	= 5.03 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 275 mm/hr

**By Rational Method,**

	Catchment 1	Catchment 2
Q <sub>i</sub>	= 1 × 275 × 1,600 / 3,600	= 1 × 275 × 1,480 / 3,600
∴ Q <sub>i</sub>	= 122.22 l/s = 7,333.33 l/min = 0.12m <sup>3</sup> /s	= 113.06 l/s = 6,783.33 l/min = 0.11m <sup>3</sup> /s

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:100 in order to follow the gradient of the application site, 300mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the public catchpit to the south of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
  - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

## Annex 2 Estimated Traffic Generation

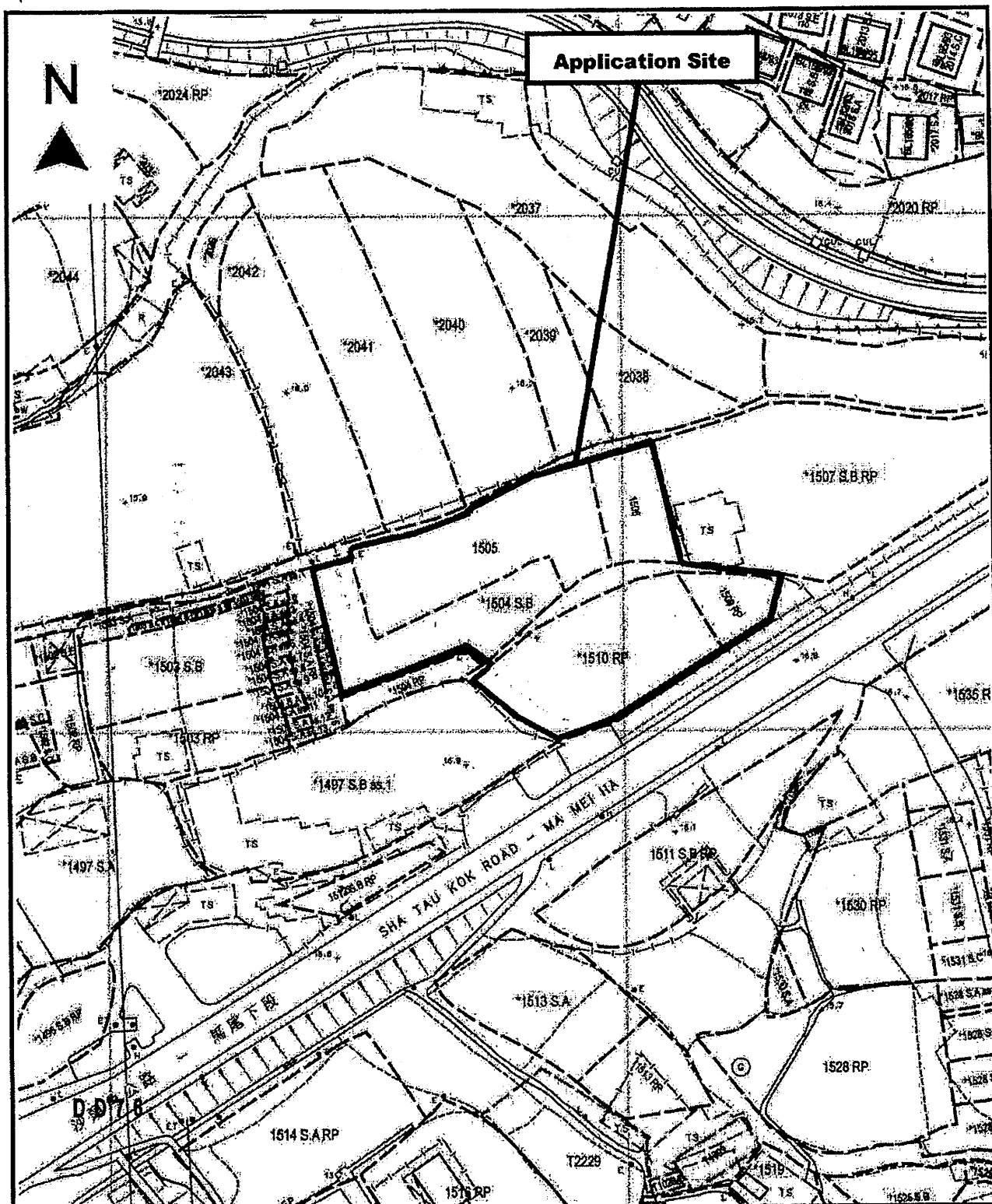
- 2.1 The application site is abutting Sha Tau Kok Road. Having mentioned that the site is intended for open storage and warehouse for storage of construction materials, traffic generated by the proposed development is not significant.
- 2.2 There will be 3 parking spaces of 5m x 2.5m for private cars. Also, 1 loading/unloading space of 11m x 3.5m for medium/heavy goods vehicle is proposed for loading/unloading purpose. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private cars	0.33	0.33	2	2
Medium/ heavy goods vehicle	0.44	0.44	2	2
Total	0.77	0.77	4	4

Note:

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





Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at Lots 1504 S.B., 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

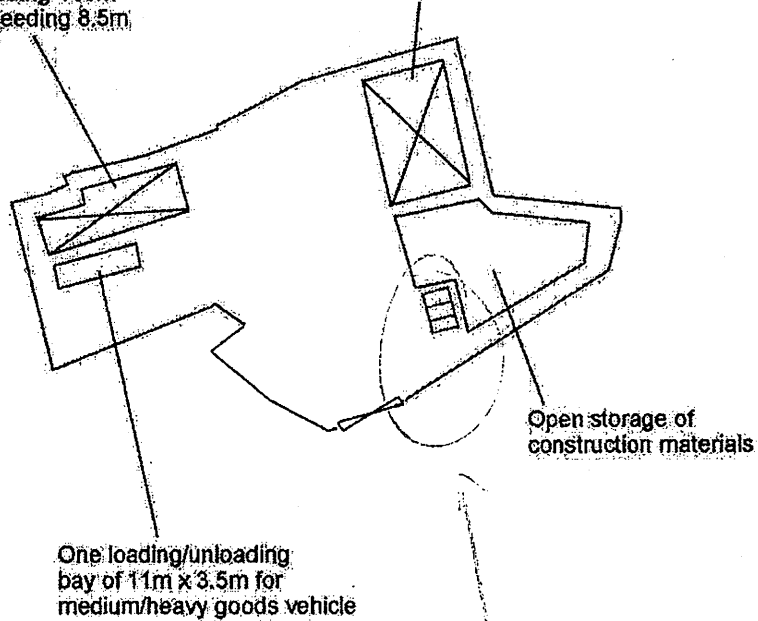
Scale 比例:

1:1000



**Structure 1**  
Warehouse for storage of  
construction materials  
GFA: Not exceeding 180m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1

**Structure 2**  
Warehouse for storage of  
construction materials  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1



Carpark Space

Project 項目名稱:

Proposed Temporary Warehouse and  
Open Storage of Construction Materials  
for a Period of 3 Years at Lots 1504 S.B,  
1505, 1506, 1509 RP and 1510 RP in  
D.D. 76 and adjoining Government  
Land, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

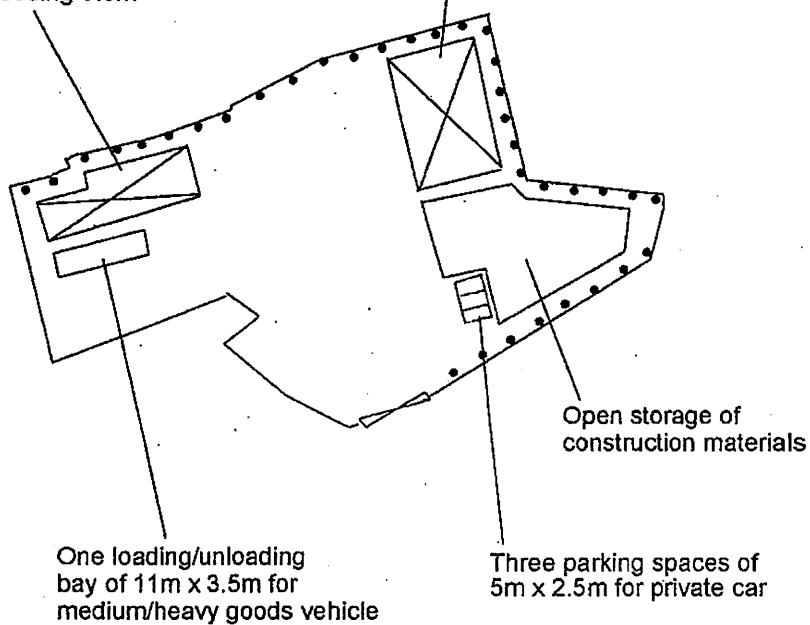
2



Tree	Approximate Height	Spacing	Quantity
● Existing trees to be preserved	2.75m to 16m	4m	36

**Structure 1**  
Warehouse for storage of construction materials  
GFA: Not exceeding 180m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1

**Structure 2**  
Warehouse for storage of construction materials  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1



Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Tree Preservation Plan

Drawing No. 圖號:

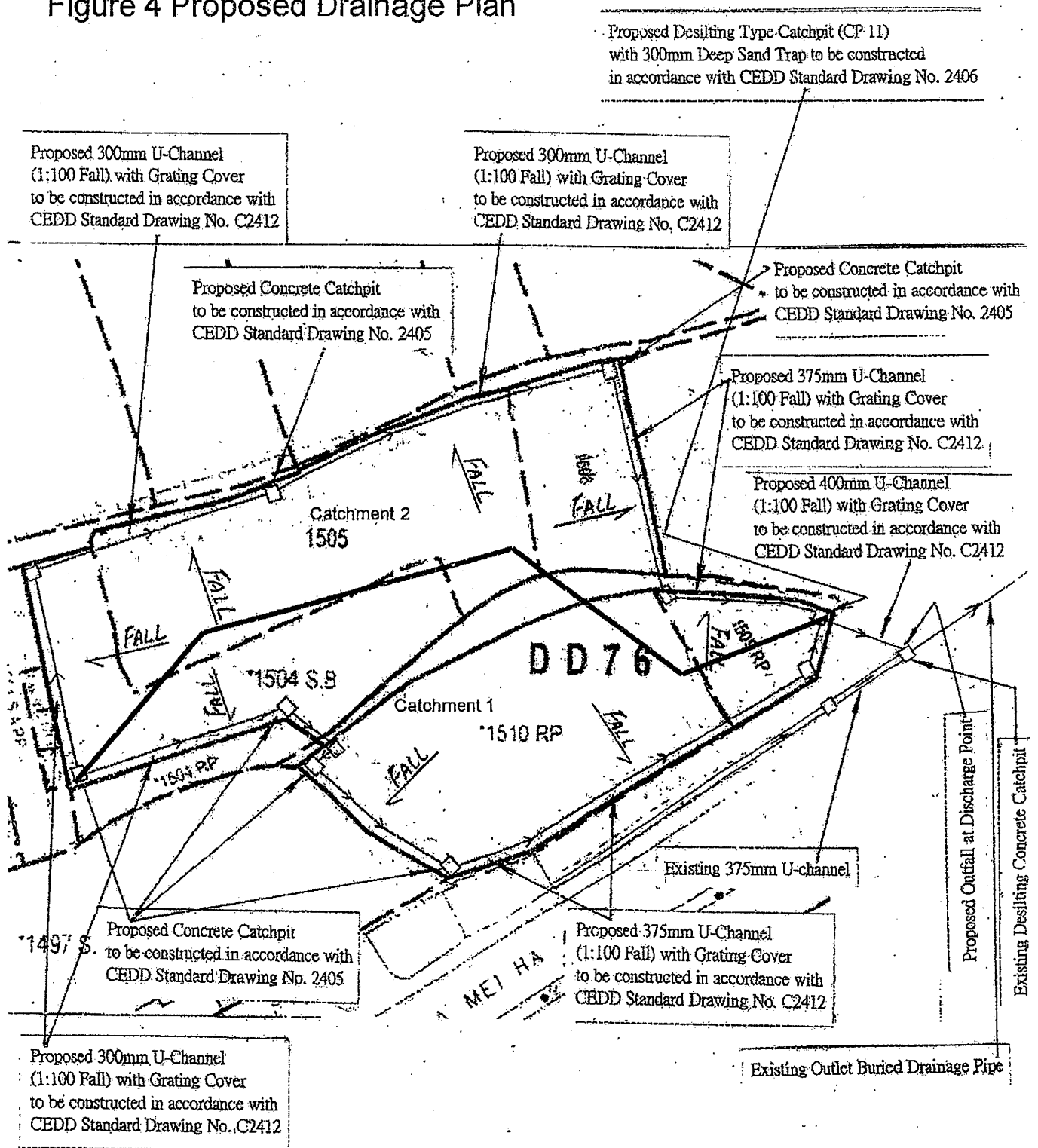
Figure 3

Remarks 備註:

Scale 比例:

1:1000

Figure 4 Proposed Drainage Plan



Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories

Date: 30 March 2021

TPB Ref.: A/NE-TKL/655

By Email

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

Dear Sir,

**Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories**

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

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. Michelle CHAN) –  
By Email

**Proposed Temporary Open Storage (Construction Material)  
for a Period of 3 Years in "Agriculture" zone, Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in  
D.D.76, Sha Tau Kok Road – Ma Mei Ha, Ta Kwu Ling  
Application No. A/NE-TKL/655**

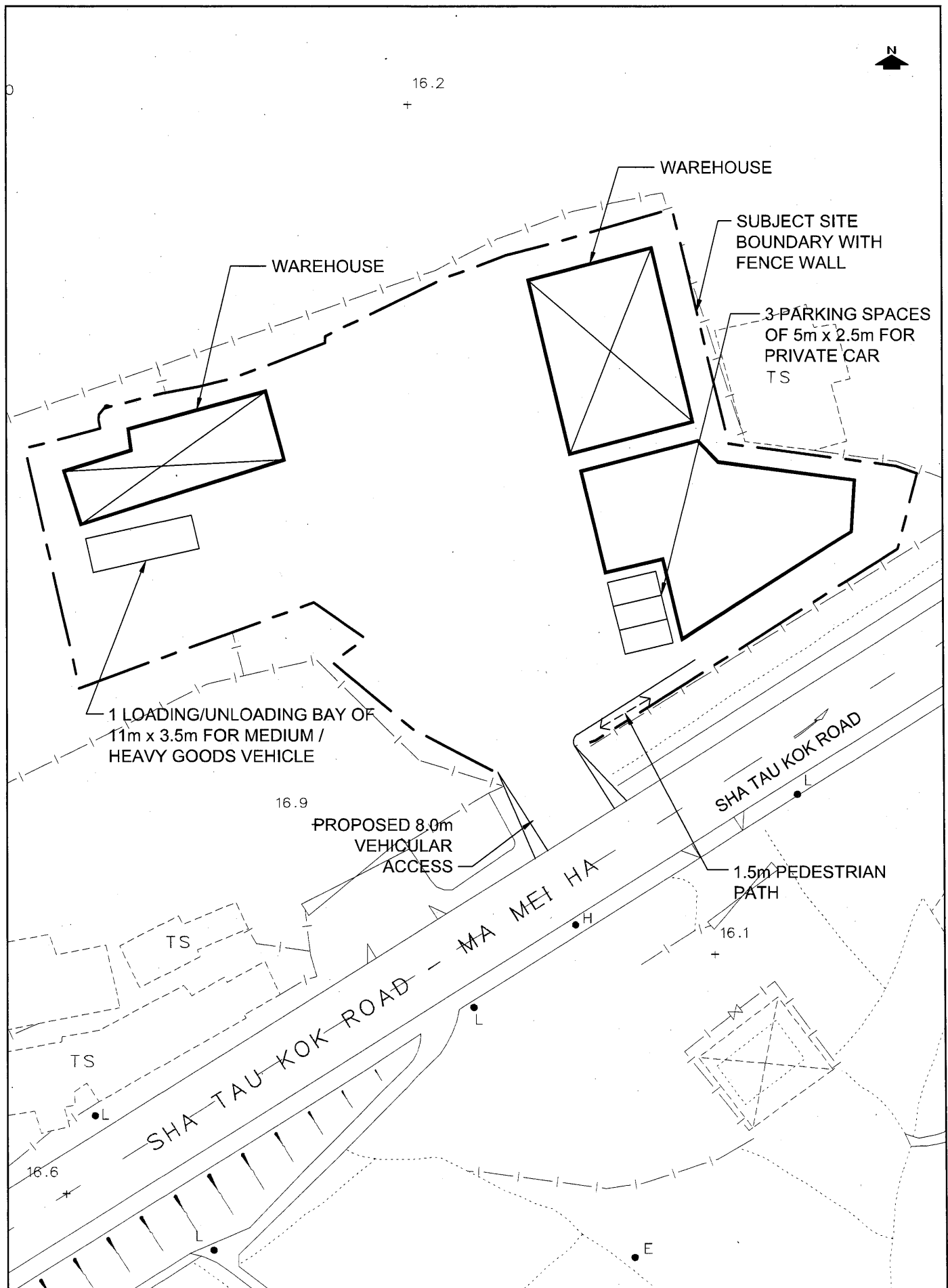
**30 March 2021**

**Response to Transport Department's Comments**

<b>Comments</b>	<b>Responses</b>
(i) The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	A traffic survey was conducted on 17 March 2021 and the results is summarized in <b>Table 1</b> . The maximum hourly traffic generation (2-way) on a typical weekday is only 4 vehicles and therefore, the traffic impact to the nearby road links and junctions should be minimal.
(ii) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	Based on the operation needs and the above survey record, the provision of 3 car parking spaces and 1 heavy goods vehicle loading/unloading spaces is adequate.
(iii) The applicant should advise the width of the vehicular access;	Noted. The vehicular access will be kept at 8.0m wide. Please refer to <b>Figure 1</b> for the traffic layout.
(iv) The vehicular access should be no less than 7.3m wide;	Noted.
(v) The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to <b>Figures 2 and 3</b> for the swept path analysis results.
(vi) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	No drop bar will be provided at the Site entrance.
(vii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A pedestrian path is provided at the eastern side of the vehicular access to ensure the pedestrian safety when they walk in/out of the Site.

**Table 1      Traffic Survey Result at the Existing Site on 17 March 2021**

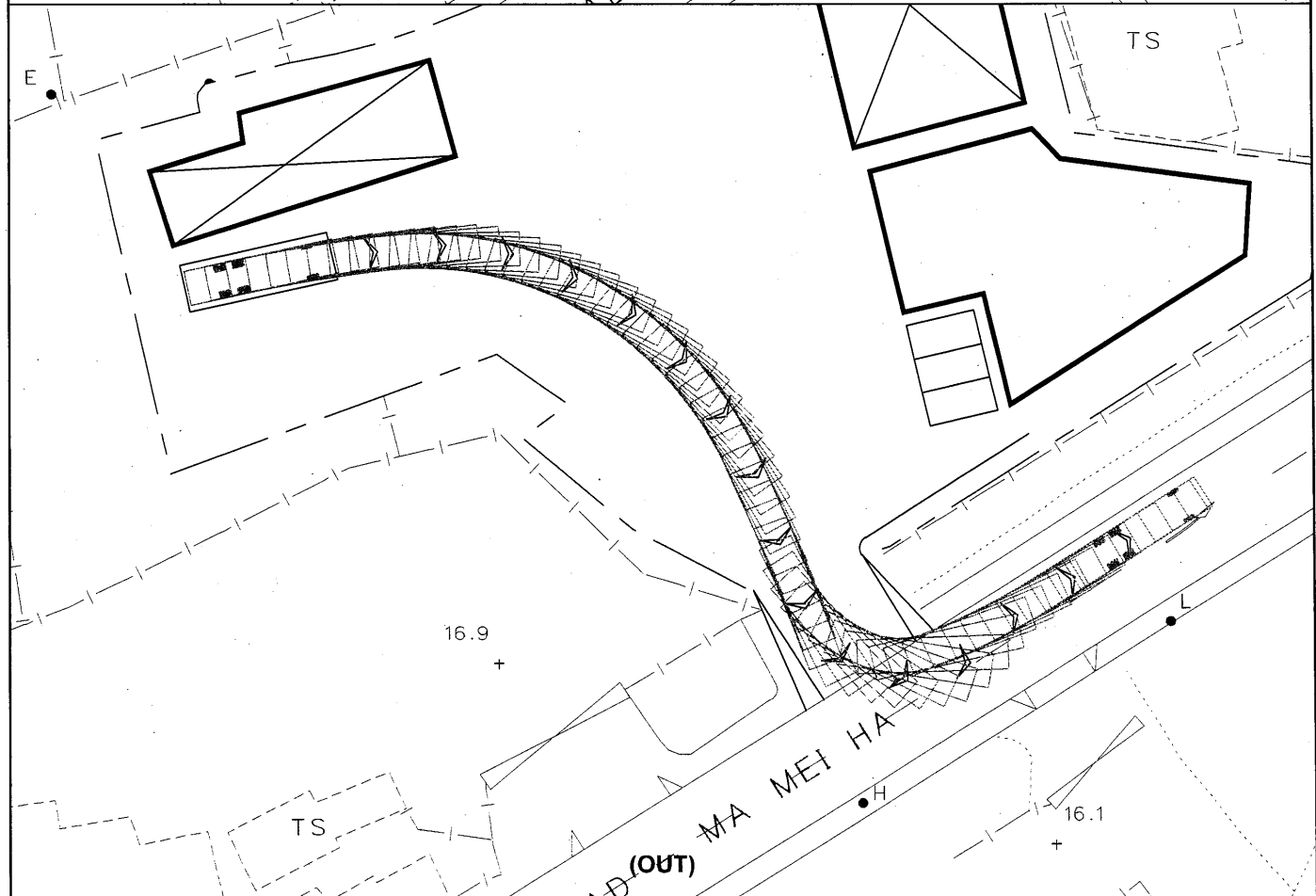
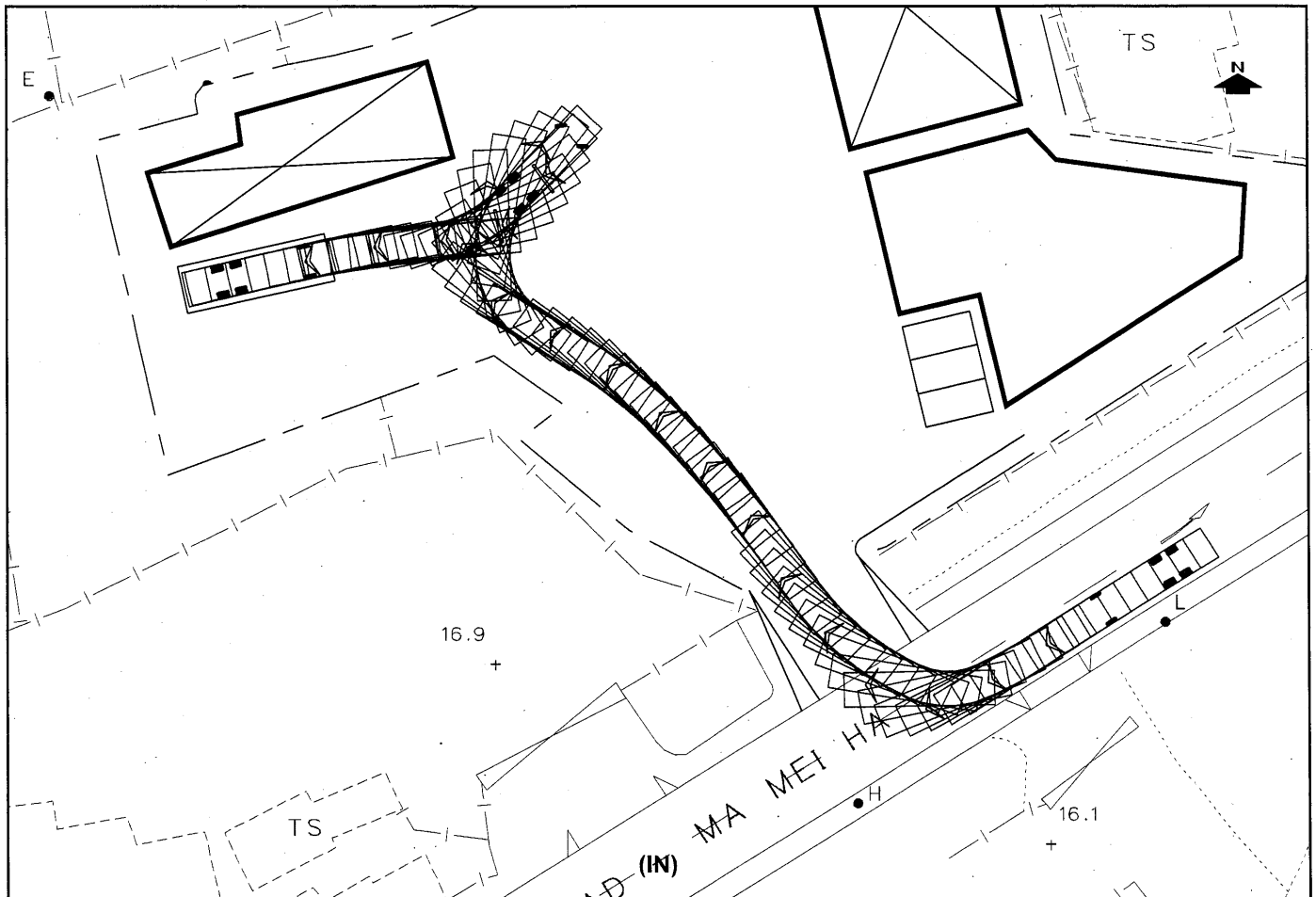
Time Period		IN			OUT			2-Way		
From	To	Private Car	Goods Vehicle	Total	Private Car	Goods Vehicle	Total	Private Car	Goods Vehicle	Total
7:00	8:00	0	1	1	0	1	1	0	2	2
8:00	9:00	2	0	2	1	1	2	3	1	4
9:00	10:00	1	1	2	1	1	2	2	2	4
10:00	11:00	1	1	2	1	1	2	2	2	4
11:00	12:00	0	0	0	0	0	0	0	0	0
12:00	13:00	1	0	1	1	0	1	2	0	2
13:00	14:00	0	0	0	0	0	0	0	0	0
14:00	15:00	0	1	1	0	0	0	0	1	1
15:00	16:00	0	0	0	0	1	1	0	1	1
16:00	17:00	0	1	1	0	0	0	0	1	1
17:00	18:00	0	0	0	1	0	1	1	0	1
18:00	19:00	0	0	0	0	0	0	0	0	0



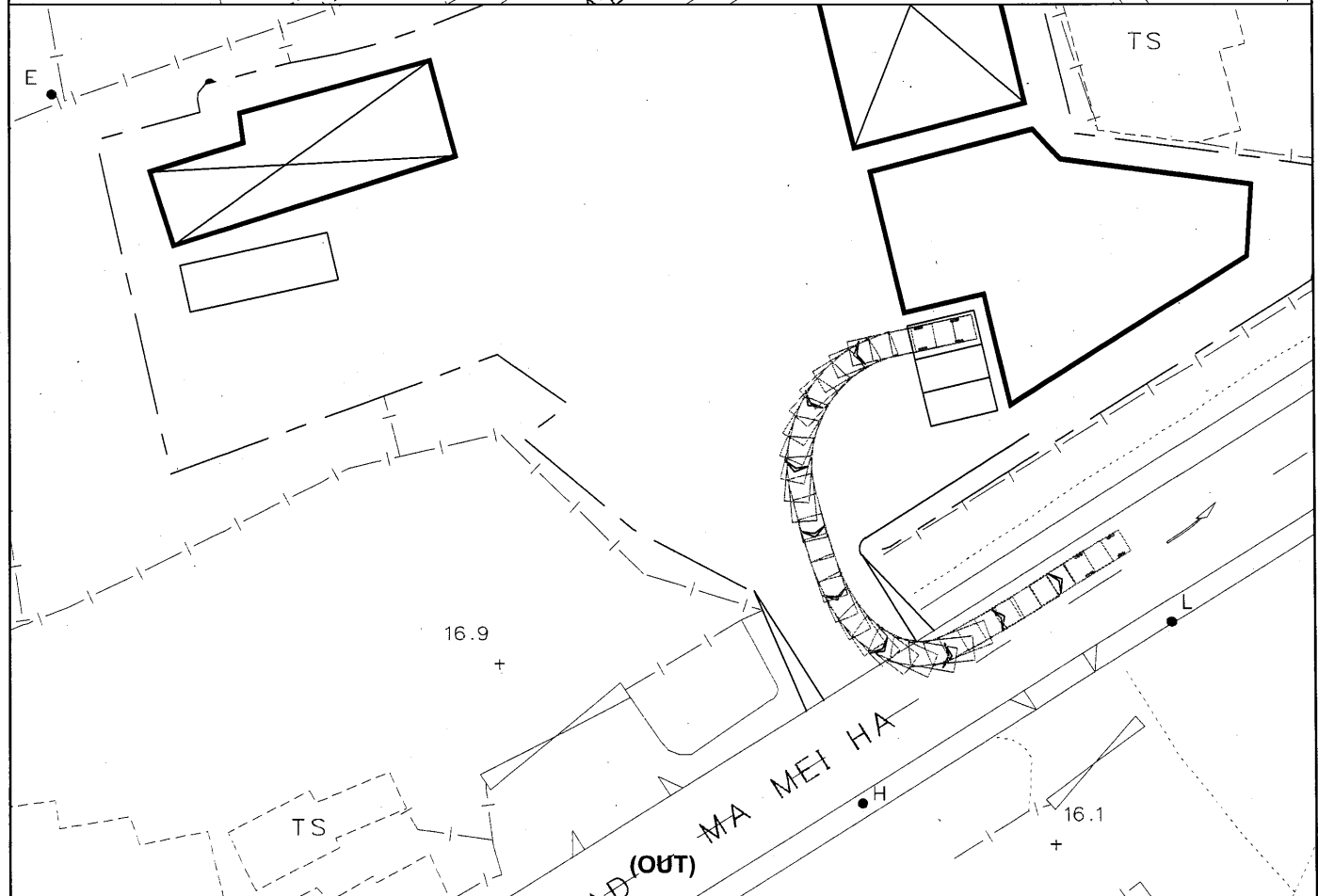
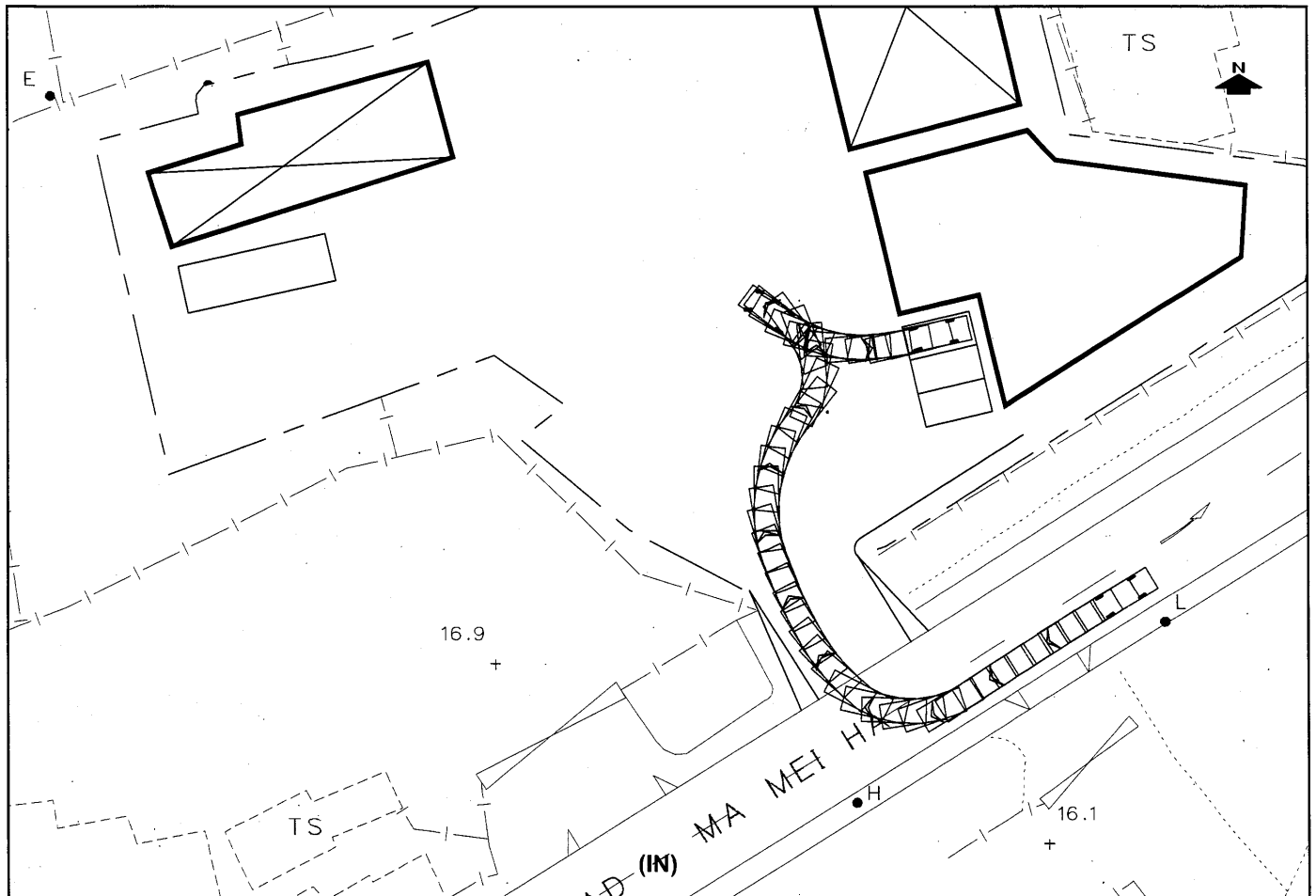
PROJECT NO. <b>40741</b>	PROJECT TITLE Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D.76, Sha Tau Kok Road - Ma Mei Ha, Ta Kwu Ling	DRAWING NO. <b>FIGURE 1</b>	REV. .
DESIGNED <b>SLN</b>	DATE <b>MAR 2021</b>	<b>PROPOSED LAYOUT PLAN</b>	
DRAWN <b>CLL</b>	SCALE <b>1:500</b>		
CHECKED <b>SLN</b>			

**LLA** 顧問有限公司  
Consultancy Limited





PROJECT NO. <b>40741</b>	PROJECT TITLE Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D.76, Sha Tau Kok Road – Ma Mei Ha, Ta Kwu Ling	DRAWING NO. <b>FIGURE 2</b>	REV. .
DESIGNED SLN	DATE MAR 2021	<b>SWEPT PATH ANALYSIS - HGV</b>	
DRAWN CLL	SCALE 1:500		
CHECKED SLN			
		<b>LLA</b> 顧問有限公司 Consultancy Limited	



PROJECT NO. 40741		PROJECT TITLE Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D.76, Sha Tau Kok Road – Ma Mei Ha, Ta Kwu Ling		DRAWING NO. FIGURE 3	REV.
DESIGNED SLN	DATE MAR 2021	DRAWING TITLE <b>SWEPT PATH ANALYSIS - PC</b>		<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED SLN					

Date: 18 May 2021

TPB Ref.: A/NE-TKL/655

By Email

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

Dear Sir,

**Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years at Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling, New Territories**

We write to withdraw our letter dated 17.5.2021.

We write to confirm that the area for open storage is about 462m<sup>2</sup> as shown in the updated layout plan. The tenant of the last planning permission No. A/NE-TKL/621 has terminated the tenancy due to business reason so that the applicant has to find another tenant to fill up the application site. The new tenant has asked for two warehouses to house the construction material so that the applicant has submitted the current application in response to the request of new tenant.

The open storage and two warehouses will be served by heavy goods vehicle. The two warehouses will be situated at the northeastern and southwestern corner of the application site whereas the open storage area will be situated at the southeastern part of the site. The centre part of the application site will be reserved for manoeuvring of heavy goods vehicle and private cars.

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

Yours faithfully,



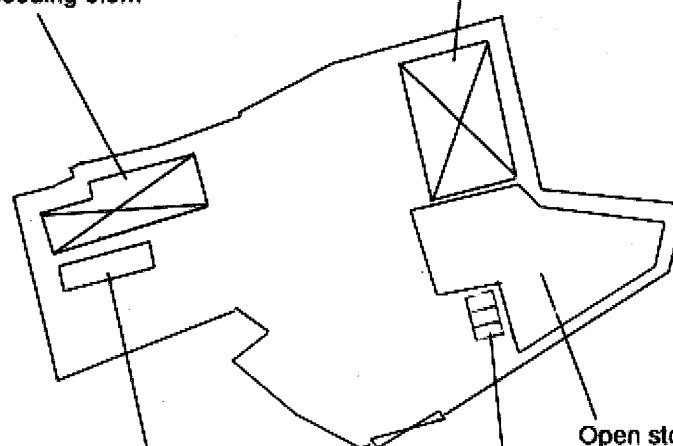
Patrick Tsui

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



**Structure 1**  
Warehouse for storage of  
construction materials  
GFA: Not exceeding 180m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1

**Structure 2**  
Warehouse for storage of  
construction materials  
GFA: Not exceeding 228m<sup>2</sup>  
Height: Not exceeding 8.5m  
No. of storey: 1



One loading/unloading  
bay of 11m x 3.5m for  
heavy goods vehicle

Open storage of  
construction materials  
(About 462m<sup>2</sup>)

Three parking spaces of  
5m x 2.5m for private car

Project 項目名稱:

Proposed Temporary Warehouse and  
Open Storage of Construction Materials  
for a Period of 3 Years at Lots 1504 S.B,  
1505, 1506, 1509 RP and 1510 RP in  
D.D. 76 and adjoining Government  
Land, Ta Kwu Ling, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) the use of sites less than 1,000m<sup>2</sup> for open storage uses and 2,000m<sup>2</sup> for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TKL/539	Proposed Temporary Open Storage (Construction Material) for a Period of 3 Years	28.10.2016 (revoked on 28.9.2018)	A1, A2, A4 - A13, A17, A18
A/NE-TKL/621	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	18.9.2020	A1, A3, A4, A8 - A12, A14 - A18

**Approval Conditions:**

- A1 No operation between 6:00 p.m. and 9:00 a.m. from Mondays to Fridays was allowed
- A2 No operation between 12:00 noon and 12:00 p.m. on Saturdays, and no operation on Sundays and public holidays was allowed
- A3 No operation between 12:00 p.m. and 9:00 a.m. on Saturdays, and no operation on Sundays and public holidays
- A4 No container tractor/trailer as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site
- A6 The provision of boundary fencing
- A7 The submission and implementation of tree preservation and landscape proposals
- A8 The submission of drainage proposal
- A9 The provision of drainage facilities
- A10 The provision of fire extinguisher(s)
- A11 The submission of proposals for water supplies for fire-fighting and fire service installations
- A12 The provision of water supplies for fire-fighting and fire service installations
- A13 The submission and implementation of a run-in/out proposal
- A14 No vehicle was allowed to queue back to or reverse onto/from public road

- A15 The submission of traffic management measures
- A16 The implementation of traffic improvement measures
- A17 Revocation clause
- A18 Reinstatement clause



**Similar S.16 Applications for Open Storage within/partly within the “Agriculture” zone  
in the vicinity of the Application Sites in the  
Ping Che and Ta Kwu Ling Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TKL/377 <sup>1</sup>	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	6.12.2011	A1 - A10
A/NE-TKL/490 <sup>1</sup>	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	28.11.2014	A1 - A4, A6 - A9, A11 - A14
A/NE-TKL/585 <sup>1</sup>	Temporary Open Storage of Construction Materials for a Period of 3 Years	3.8.2018	A1 - A4, A8, A9, A14 - A18

**Remarks**

\*1: The application nos. A/NE-TKL/377, A/NE-TKL/490 and A/NE-TKL/585 involve the same site

**Approval Conditions:**

- A1 The peripheral fencing and paving of the application site should be maintained
- A2 Revocation clause
- A3 No operation on Sundays and public holidays was allowed
- A4 The stacking height of the materials stored within five metres of the periphery of the site should not exceed the height of the boundary fence
- A5 The submission and implementation of drainage proposals
- A6 The submission of proposals on fire-fighting access, water supplies for firefighting and fire service installations

- A7 The provision of fire-fighting access, water supplies for firefighting and fire service installations
- A8 No night time operation between 6:00 p.m. and 8:30 a.m. was allowed
- A9 No workshop activities were allowed
- A10 The submission and implementation of landscape and tree preservation proposal
- A11 The existing trees and landscaping planting on the site shall be maintained
- A12 The existing drainage facilities implemented under application.no. A/NE-TKL/377 on the site shall be maintained
- A13 The submission of a record of the existing facilities on the site
- A14 The provision of fire extinguisher(s)
- A15 All existing trees on site shall be properly maintained
- A16 The existing drainage facilities on the site shall be maintained
- A17 The submission of a condition record of the existing drainage facilities on site
- A18 The submission and implementation of proposals for fire service installations and water supplies for firefighting

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Uses/ Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/NE-TKL/418	Temporary Open Storage of Construction Materials (Steel Bars) for a Period of 3 Years	24.5.2013	R1, R2 & R3
A/NE-TKL/624	Proposed Temporary Open Storage of Construction Material for a Period of 3 Years	20.9.2019	R1, R4 & R5

**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 development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous planning approval had been granted to the application site; there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse landscape, drainage and environmental impacts on the surrounding areas.
  
- R3        Approval of the application would set an undesirable precedent for other similar applications within this part of the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
  
- R4        The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance 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.
  
- R5        The applicant failed to demonstrate that the development would have no adverse traffic, environmental and drainage impacts on the surrounding areas.

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

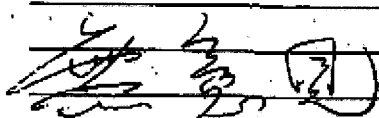
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/655

意見詳情 (如有需要，請另頁說明)

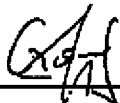
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2021.1.18



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/655

新界打鼓嶺丈量約份第76約地段第1504號B分段、第1505號、第1506號、  
第1509號餘段及第1510號餘段和毗連政府土地  
擬議臨時貨倉和露天貯物存放建築材料（為期3年）  
（申請編號：A/NE-TKL/655）

本會頃接村民 極力反對 上述申請，希望本會能轉述給貴處，其理由是：

- 1) 沙頭角公路已非常繁忙，狹窄路面，大量重型車輛往來，導至交通阻塞，易生意外。
- 2) 引至村內大型車輛出入頻多，影響村民不便，甚至造成危險。
- 3) 另外上述地段應乃屬農地，為何已變成石屎地及停泊拖頭車？

懇請 貴處應考慮整體環境，理解村民之反對，慎重處理上述申請，敬祈亮鑒，至感德便！

此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安 敬上  
(劉永安)

2021年1月18日

粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel:(852) 26755277 圖文傳真/Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/655

新界打鼓嶺丈量約份第 76 約地段第 1504 號 B 分段、第 1505 號、第 1506 號、  
第 1509 號餘段及第 1510 號餘段和毗連政府土地  
擬議臨時貨倉和露天貯物存放建築材料（為期 3 年）  
（申請編號：A/NE-TKL/655）

本會頃接村民 **極力反對** 上述申請，希望本會能轉述給貴處，其理由是：

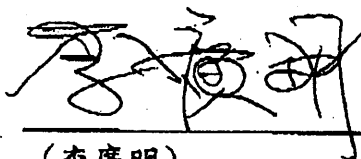
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- 2) 引至村內大型車輛出入頻多，影響村民不便，甚至造成危險。
- 3) 另外上述地段應乃屬農地，為何已變成石屎地及停泊拖頭車？

懇請 貴處應考慮整體環境，理解村民之反對，慎重處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會副主席



(李廣明)

敬上

2021 年 1 月 18 日

5-4

P.1 - 2

規劃署

沙田、大埔及北區規劃專員

(Fax:28770245 - 城市規劃委員會秘書處)

敬啟者：

貴處檔號：TPB/A/NE-TKL/655

新界打鼓嶺丈量約份第76約地段第1504號B分段、第1505號、第1506號、  
第1509號餘段及第1510號餘段和毗連政府土地  
擬議臨時貨倉和露天貯物存放建築材料（為期3年）  
（申請編號：A/NE-TKL/655）

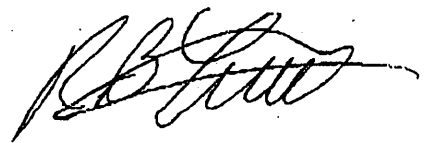
以下各村村民 極力反對 上述申請，希望本會能轉述給貴處，其理由是：

- 1) 沙頭角公路已非常繁忙，狹窄路面，大量重型車輛往來，導至交通阻塞，易生意外。
- 2) 引至村內大型車輛出入頻多，影響村民不便，甚至造成危險。
- 3) 另外上述地段應乃屬農地，為何已變成石屎地及停泊拖頭車？

懇請 貴處應考慮整體環境，理解本村村民之反對，慎重處理上述申請，敬祈亮鑒，至感德便！

粉嶺六條鄉村聯署：

（河霸村、嶺咀村、嶺仔村、  
孔嶺村、馬尾吓及簡頭村）



2021年1月18日

規劃署

沙田、大埔及北區規劃專員

(Fax: 28770245 - 城市規劃委員會秘書處)

P.2 - 2

貴處檔號: TPB/A/NE-TKL/655

蔡德威	鍾澤梓
劉家強	
鍾澤恒	廖國璋
黃振永	黃永常
鍾澤	溫映清
張永慶	馮偉光
黃中榮	馮灼
周錦鴻	蔡德明
蔡清龍	馬帶煥
甘國	
鄭麗翠	

2021年1月18日



5-5

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**A/NE-TKL/655 DD 76 Ma Mei Ha**  
02/02/2021 03:32

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

Dear TPB Members,  
Addition of 4 parking spaces.

It was interesting to read the minutes :

Mr Tim T.Y. Fung, STP/STN, said while adverse departmental comments had been received from DAFC and DEP, the proposed temporary development was considered not entirely incompatible with the surrounding land uses, and DEP's comments could be addressed through the implementation of relevant approval conditions. Besides, the **application site was the subject of a previously approved** application for the same applied use with relevant approval conditions being imposed.

No mention of the fact that the previous approval had been revoked. Mr. Fung was clearly 'cherry picking' and members should have pointed this out.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Friday, July 19, 2019 3:06:12 AM  
Subject: A/NE-TKL/621 DD 76 Ma Mei Ha

A/NE-TKL/621

Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and adjoining Government Land, Ta Kwu Ling

Site area : About 2,980m<sup>2</sup> Includes Government Land of about 153m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Open Storage of Construction Materials

Dear TPB Members,

So this is how the system works. Despite objections "The proposed use was not in line with the planning intention of the "AGR" zone and DAFC did not support the application from agricultural development point of view" "The District Officer (North) conveyed that the Indigenous Inhabitant Representative (IIR) and Resident Representative (RR) of Hung Leng, the RR of Leng Tsai, and the IIR and RR of Kan Tau Tsuen raised objection to the application mainly on the grounds that the proposed development would cause pollution, affect the tranquillity of the rural area, obstruct the traffic and threaten the health of the nearby residents" PlanD as usual supported the application.

While reference was made to the operation's previous three years there is no record that this had been approved "there was no environmental complaint received for the site in the past three years"

**But members asked no questions.**

Approval was granted on 28 Oct 2016 but conditions were not complied with and revoked on 28 Sept 2018. But Mo Man Tai, operation continues and another application is put in with the addition of 153sqmts Government Land.

So are members going to pull out those rubber stamps again or do their duty and examine this application in depth? Two million citizens took to the streets recently because they want our system to be responsible and decision makers accountable.  
Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, January 31, 2016 2:03:02 AM  
**Subject:** A/NE-TKL/539 Ma Mei Ha

A/NE-TKL/539

Lots in D.D. 76, Sha Tau Kok Road - Ma Mei Ha, Ta Kwu Ling

Site area : 2,827m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Open Storage Construction Materials

Dear TPB Members,

The paucity of information given in the 'Gist' is appalling. This appears to be a first application but there is no indication what the land is currently used for.

With regard to the alarming number of applications for open storage one has to ask why Hong Kong stores so much? Perhaps it is a national pastime like shopping?

The presence of so much storage indicates inefficiencies in planning and execution of projects. Has any study been done on this? Could TPB members please question our town planners on this as identifying the underlying reasons for covering half the territory in storage could be very illuminating and policies, taxes and educational could be used to deter hoarding.

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment it would be unacceptable to grant approval of an application that increases the footprint of such facilities and perpetuates the inefficient land use that they represent, whereby a large surface area is used to accommodate a relatively small enterprise.

The proposed development is not in line with the planning intention of the

"Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

TPB should reject this application as its approval prohibits the development of Agricultural land for its designated purpose.

Mary Mulvihill

5-6

北區區議會  
North District Council中華人民共和國香港特別行政區  
Hong Kong Special Administrative Region  
of the People's Republic of China

羅庭德

北區區議會主席  
皇后山區議員

本函檔號：ND/02/2021/006

致

規劃署

城市規劃師/北區 3

陳樂婷女士

**有關規劃編號A/NE-TKL/655事宜**

本辦事處收到貴部門規劃編號A/NE-TKL/655的申請，基於多項因素考量下，本辦事處對此規劃表示反對，原因如下：

- 1) 交通方面：本人早前已於北區區議會轄下的交通及運輸委員會上呈交提案希望於簡頭村路口新增右轉袋口位，但運輸署回覆暫不作此考量，說明該位置並不適合讓大型車輛在此等候直至無車才轉入村的行為。詳情可參閱本函附件。
- 2) 阻礙田園景觀：簡頭村、獅頭嶺村一帶滿佈大自然田園景觀，據資料所示該貨倉高度為8.5米，若落成後會嚴重阻擋往後數個地段的大自然景色。
- 3) 對居民造成困擾：簡頭村村口至規劃申請地段經常有土地及業權糾紛，申請人有機會與當村村民關係欠佳，過往本人不時接到當村村民與部份獲批租地使用人的糾紛。本人擔心此規劃若被批准後會再引起更多爭執，個案詳情可參閱本函附件。

就上述原因，本人對此規劃表示反對。如有查詢請隨時致電 [REDACTED] 與本人助理 岑先生聯絡。

祝  
工作順利

羅庭德區議員  
北區區議會

北區區議會主席  
皇后山區議員  
羅庭德

二零二一年二月二日

**北區區議會交通及運輸委員會**

**第 6 次會議**

**運輸署就委員會文件第 106 /2020 號**

**「要求於沙頭角公路轉入簡頭村位置增設右轉袋口位」**

**提案的書面回應**

根據本署於 2020 年 11 月 5 日下午繁忙時間的現場視察，沙頭角公路東行右轉進入簡頭村的車輛不多，大約每小時 56 架次。而當車輛在沙頭角公路等候右轉的時候，尾隨的車輛等候時間不等，由最短 3 秒至最長 40 秒，平均等候時間為 20 秒，在可接受範圍。

因此，現階段並沒有需要增設右轉袋口位，我們會繼續留意該區的交通情況。

運輸署

2020 年 11 月

2020 年 11 月 9 日  
討論文件

北區區議會  
交通及運輸委員會  
文件第 106/2020 號

**提案：要求於沙頭角公路轉入簡頭村位置增設右轉袋口位**

**事由：**

沙頭角公路馬尾下段單線雙程行駛，每當村民車輛及專線小巴需要由沙頭角公路右轉進入簡頭村時，往往需要等候對頭及村口駛出的車輛，造成三方擠塞。而簡頭村外有村路連接丹竹坑、獅頭嶺及新屋仔等鄉村，加上未來皇后山區房屋項目落成，屆時人口膨脹必會加劇上述情況。

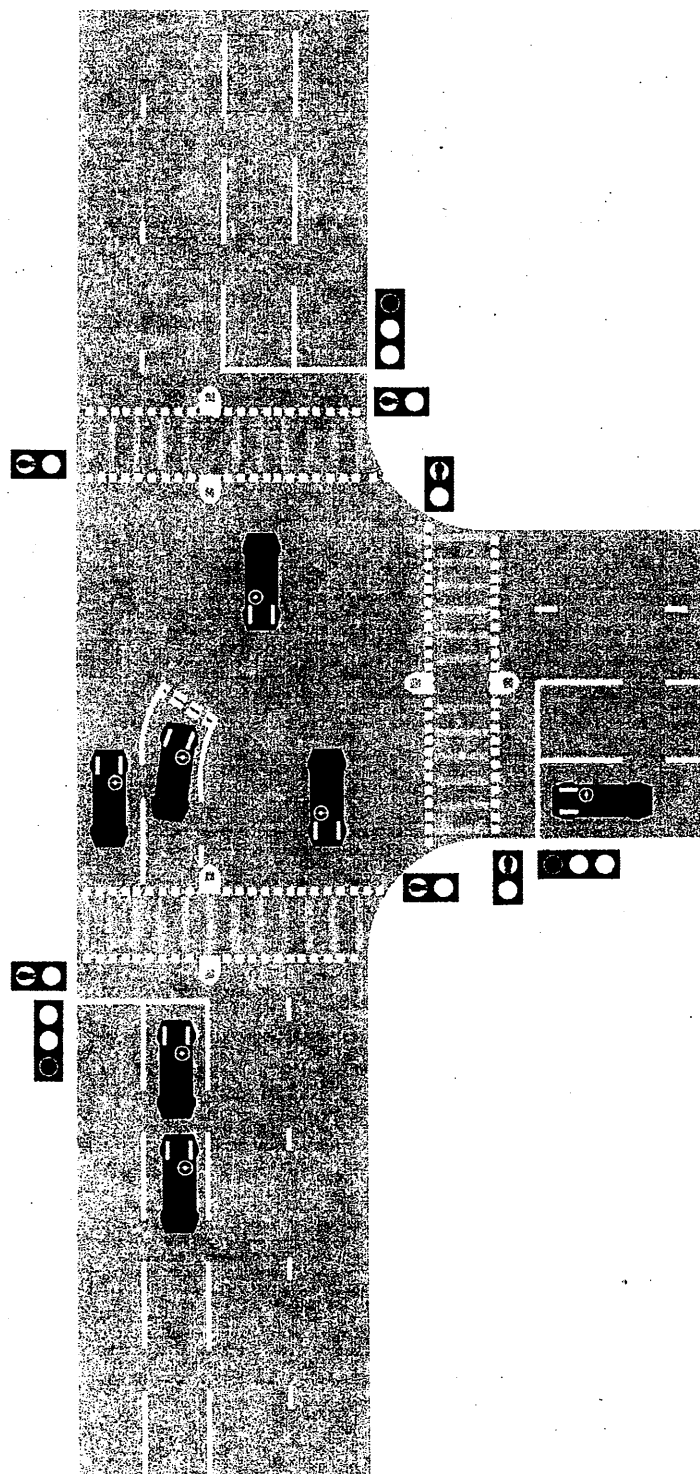
**建議：**

要求於沙頭角公路轉入簡頭村位置增設右轉袋口位，有系統地解決因車輛等候轉入簡頭村所引起的擠塞問題，減輕對未來沙頭角公路的交通負荷。

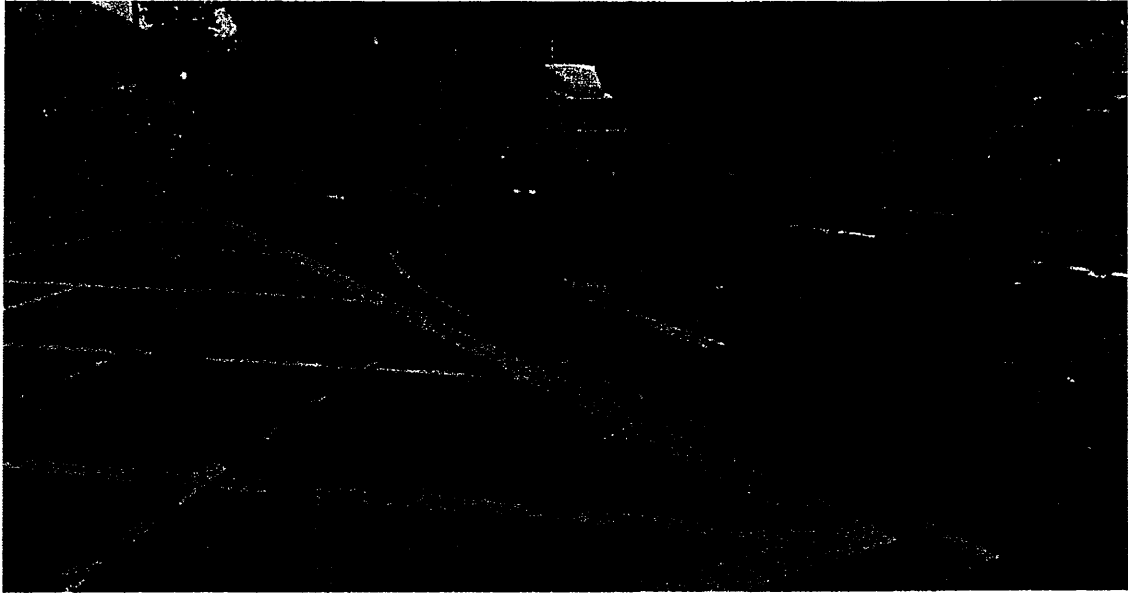
提案人：  
羅庭德

2020 年 10 月

附件一：運輸署「右轉袋口位」的設計



附件二：現時於龍躍頭鄉公所外路口的右轉袋口位設計







北區區議會  
North District Council



中華人民共和國香港特別行政區  
Hong Kong Special Administrative Region  
of the People's Republic of China

羅庭德

北區區議會主席  
皇后山區議員

本函檔號：ND/12/2020/004

致

民政事務總署

聯絡主任(粉嶺鄉郊)2

李慧衍 女士

### 要求調查簡頭村疑有違反土地用途農地事宜

本辦事處收到簡頭村居民求助指住所外多年來均屬農地範圍，但近日有人於該處大興土木，放置大量建築材料，部份更阻塞村路，要求有關部門調查該範圍是否有任何違反土地用途的情況。

涉事位置於附件中以圓圈標示的範圍。據村民所述該處本為一大幅農地，但隨著近年有人不斷於鄉郊村落覓地發展，該處由原本綠油油的一片農地轉眼被收購後，該農地頓成放置建築廢料的地方。石屎、竹棚等建築材料佔據整幅農地，部份材料更佔據現時該處唯一的出入道路，令原本已經狹窄經常要人車爭路的村路更為擠逼。

本人在查閱有關土地的資料時發現該處的私人地及政府地分界極為混亂，模糊不清。這恐妨有私人地業主借此漏洞擅自霸佔官地，佔據部分出入通道，阻礙居民出入之餘更有會影響村內的緊急服務。以上種種問題本人希望貴署派員巡視有關地段，釐清有關地段的業權問題，調查是否有人在違反土地用途的情況下發展有關地段。如有查詢請隨時聯絡 [REDACTED] 與本人助理 岑先生聯絡。

祝  
工作順利

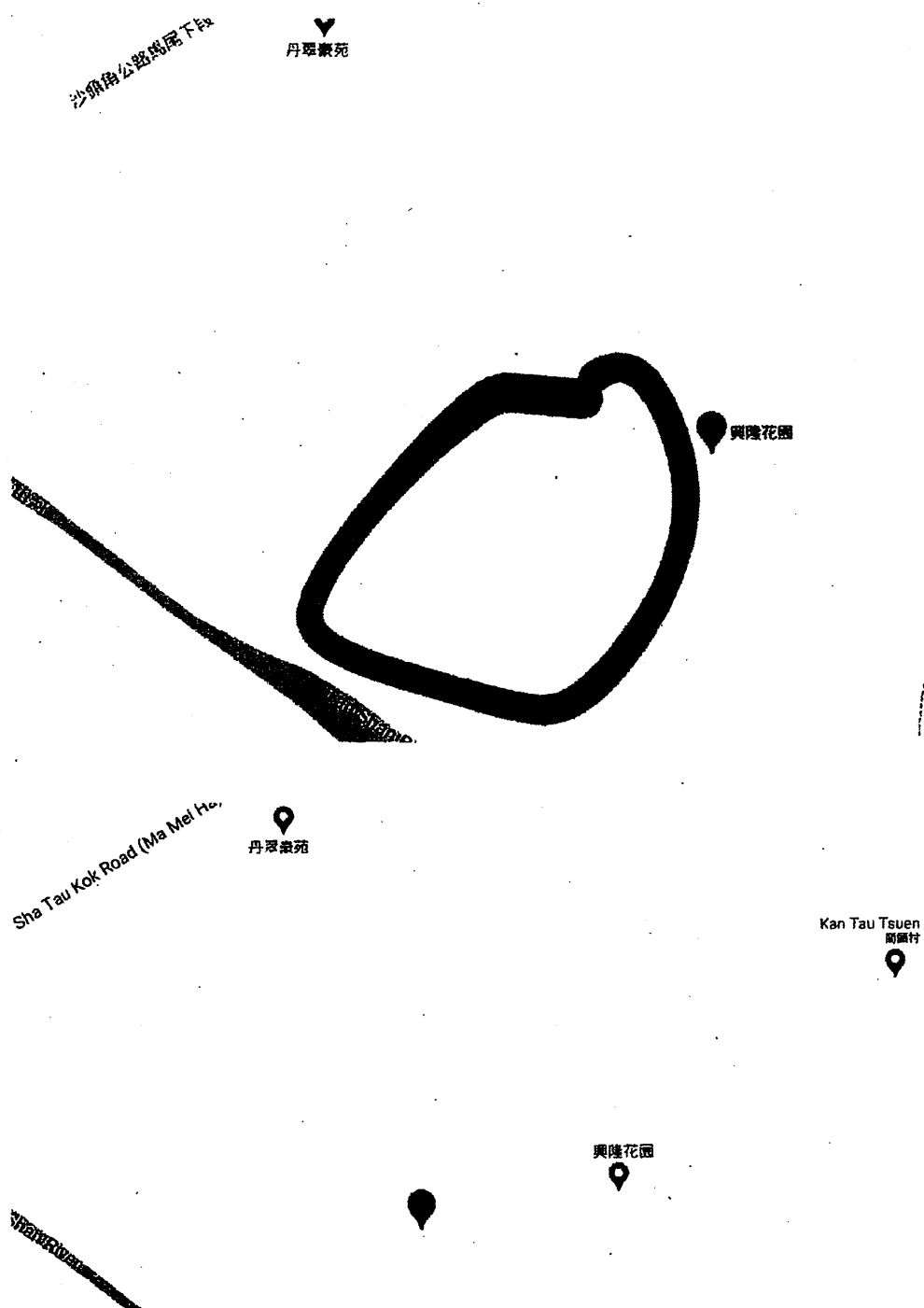
羅庭德區議員  
北區區議會

北區區議會主席  
皇后山區議員  
羅庭德

(由北區區議會主席助理 岑樂堅代行)

二零二零年十二月十一日

附件：涉事地段範圍(約量)



**Recommended Advisory Clauses**

- (a) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application;
- (b) to note the comments of the District Lands Officer/North, Lands Department on the following:
  - (i) the Site comprises private lots and the adjoining Government land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of vehicular access, the applicant should make their own arrangement. The Government shall accept no responsibility in such arrangement and there is no guarantee that any adjoining GL will be allowed for the vehicular access of the proposed use;
  - (ii) according to her record, some existing structures were erected within the Site without approval of her office. The aforesaid structures are not acceptable under the Lease concerned and her office reserves the right take lease enforcement actions against the aforesaid structures;
  - (iii) some GL adjoining the Site was also occupied without approval. Her office reserves the right to take necessary land control actions against the irregularities;
  - (iv) it is noted that there is proposed drainage works on GL in the development scheme. The applicant should be reminded that any excavation works on GL should not be commenced without prior approval of her office; and
  - (v) if the planning application is approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office;
- (c) to note the comments of the Director of Fire Services on the following:
  - (i) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
  - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

- (iv) to address the approval condition regarding the provision of fire extinguisher, the applicant is advised to submit a valid fire certificate (FS 251) to his office for approval;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
  - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the Building (Planning) Regulations;
  - (v) 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 B(P)Rs respectively;
  - (vi) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
  - (vii) storage of excessive high headroom (e.g. 8.5mH) should be doubled counted in GFA unless exempted; and
  - (viii) detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
  - (i) existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on site with detailed comments appended below:
    - 1. if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the

grantee/applicant. The applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;

2. if diversion is not required, the following conditions shall apply:

- existing water mains are affected 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 1.5m from the centrelines of water mains. Free access shall be made available at all times for staff of the DWS 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 mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m 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 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- (i) there is public sewerage near the Site;
- (ii) please be advised that the limited desktop checking by DSD on the drainage works covers only the fundamental aspects of the drainage design which will by no means relieve the project proponent's obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from the subject locations and all upstream catchments;
- (iii) the applicant should ensure that the information in the proposal is clear and readable;
- (iv) the details such as invert level, gradient etc. of the proposed drain/surface channel should be provided;
- (v) the applicant should provide the formation levels of the subject site and the areas in the vicinity;

- (vi) the cover levels of proposed channels should flush with the existing adjoining ground level;
- (vii) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from this site will not overload the existing drainage system;
- (viii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on either side of the walls or kerbs with details to be agreed by DSD;
- (ix) the existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by this office. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works;
- (x) the applicant is reminded that all existing flow paths as well as the runoff falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (xi) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense;
- (xii) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- (xiii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiv) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- (xv) it is noted that holes will be provided at the toe of site hoarding. Please provide the details for our information;
- (xvi) the drainage plan shows that there is an existing outlet 375mm u-channel flowing to the east. The applicant is required to show the drainage flow path of this drain and also indicate where the downstream of this drain connects to for final disposal with supporting record photos for our reference;
- (xvii) the applicant should indicate the size of the existing outlet drainage pipe in the drainage plan. Please also check and ensure that the existing drainage pipe has sufficient drainage capacity to cater for the additional discharge from the subject lot and also the drainage flow from the existing catchment areas;

- (xviii) the applicant is required to provide the sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our reference;
  - (xix) it is noted that the applicant has provided some photos showing the existing drainage facilities. A plan should be submitted to indicate the locations of the camera and directions of all photos taken. Please also provide photos showing the conditions of the site and the adjoining areas for information; and
  - (xx) the Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g., upon receipt of complaints); and
- (g) to follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Director of Environmental Protection in order to minimize any possible environmental nuisances.