

This document is received on **22 MAR 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/662
	Date Received 收到日期	22 MAR 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。

1. Name of Applicant 申請人姓名/名稱

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

Kam Hing Realty Resources Limited (錦興物業拓展有限公司)

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

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

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 2159 (part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, 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 664.4 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 394.1 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)	527.6 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Storage ("OS")
(f) Current use(s) 現時用途	Temporary Container Vehicle Repairing Yard (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
 申請的許可有效期

☐ year(s) 年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

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

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																	
.....																																	
.....																																	
(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 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))																															
	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 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-TKL</u> / <u>584</u>
(b) Date of approval 獲批給許可的日期	<u>18/5/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>18/5/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Container Vehicle Repairing Yard
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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。

Please refer to Appendix 1

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

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

FRANCIS LAU

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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



Others 其他 MRTPI, RPP, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

17.3.2021

(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。

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 2159 (part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories.
Site area 地盤面積	664.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 527.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
Zoning 地帶	Open Storage ("OS")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Container Vehicle Repairing Yard

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"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Section Plan (Plan 4), Trees and Preservation and Landscape Plan (Plan 5) and Drainage Proposal (Plan 6)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" 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。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Executive Summary

1. The application site is on Lot 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories.
2. The applied use is renewal of planning approval for 'Temporary Container Vehicle Repair Yard' for a Period of 3 Years.
3. The site area is about 664.4 m², which involved 527.6 m² government land.
4. A total of 4 container vehicle repairing spaces will be provided at the site.
5. A total of 2 container-converted structures as storeroom and 1 open shed as repair yard (total floor area: 394.1m²) will be provided at the site.
6. Operation hours are 7 a.m. to 7 p.m. (excluding Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界坪輦橫嶺丈量約份第 76 約地段第 2159 號(部分)和毗鄰政府土地。
2. 申請用途為‘擬議臨時貨櫃車維修場’用途的規劃許可續期申請，為期 3 年。
3. 申請面積為大約 664.4 平方米，其中包括政府土地 527.6 平方米。
4. 申請地點將提供 4 個貨櫃車維修位。
5. 申請地點將提供 2 個由貨櫃改建而成的構築物作儲物室用途，1 個開棚架作維修貨櫃車用途，(總樓面面積約 394.1 平方米)。
6. 營業時間為每日上午 7 時至下午 7 時 (不包括星期日及公眾假期)。

JUSTIFICATION

(Lots 2159 (Part) in D.D.76 and Adjoining Government Land, Wang Leng, Ping Che, New Territories)

1. The Proposed Use

The proposed use is renewal of planning approval for 'Temporary Container Vehicle Repair Yard' for a Period of 3 Years.

2. Location

The application site (the site) is on Lot 2159 (Part) in D.D.76 and Adjoining Government Land, Wang Leng, Ping Che, New Territories.

3. Site Area

The site area is about 664.4 m² in which 527.6 m² is government land.

4. Town Planning Zoning

The site falls within an area zoned "Open Storage" ("OS") zone on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14.

The planning intention of the "OS" zone is to provide land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

According to the Notes of the OZP, 'Container Vehicle Repair Yard' falls under column 2 use in the "OS" zone. A S.16 application to Town Planning Board (TPB) is thus required.

The site falls within Category 1 areas under the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F).

5. Development Parameters

(a) Access to the site

The site is adjacent to a warehouse, which is always permitted under the Notes of the OZP, operated by the same operator. The site is accessible through the warehouse. Please refer to location plan (Plan 1) for details.

APPENDIX I

(b) Operation Hours

The operation hours will be from 7:00 a.m. to 7:00 p.m. (excluding Sundays and public holidays).

(c) Structure

Two 2-storey container-converted structures for storeroom use are located at the east and west sides of the site and covered by an open shed. The development parameters of the structures are shown in Table 1. Please refer to site plan (Plan 3) for location of the structures.

Table 1—Development Parameters of the structures at the site

No	Usage	Covered Area	Floor Area	Height	No of Storey
1	Open Shed for repair workshop	12m(L) x 25.7m(W) = 334.1m ²	334.1 m ²	6m	1
2	Container-converted Storeroom	(under open shed)	60.0m ²	2.5m	2
3	Container-converted Storeroom	(under open shed)	60.0m ²	2.5m	2
Total:		334.1 m ²	394.1m ² *		

*60m² of overlapping floor area deducted.

6. **Mode of operation**

The proposed use is intended to serve the needs of the general public. It provides container vehicle repairing service. Only 4 container vehicles will be served at a time.

7. **Previous Applications**

There are 7 previous application at the site.

Application No.	Applied Use	Decision
A/DPA/NE-TKL/80	Heavy Vehicle Repairing Workshop	Approved on 09.09.1994
A/NE-TKL/91	Heavy Vehicle Repair Workshop	Approved on 11.09.1998
A/NE-TKL/133	Heavy Vehicle Repair Workshop for a Temporary Period of 3 Years	Approved on 17.12.1999
A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop for a Period of 3 Years	Approved on 03.08.2001
A/NE-TKL/321	Warehouse and Container Vehicle Repair Yard	Approved on 21.08.2009
A/NE-TKL/387	Renewal of Planning Approval for Temporary "Warehouse and Container Vehicle Repair Yard" Use for a Period of 3 Years	Approved on 10.08.2012
A/NE-TKL/584	Temporary Container Vehicle Repair Yard	Approved on 18.05.2018

8. Planning Gain

The proposed use can create employment opportunities to the local residents.

9. No Adverse Environmental Impact

(a) Visual

The proposed use is compatible with the surrounding environment which comprises with open storage and workshops. No significant adverse visual impact is anticipated resulting from the two-storey structure.

(b) Landscape

There are existing trees at the north and east boundaries of the site. According to the Guidelines for Tree Risk Assessment and Management Arrangement, optimal environment for healthy tree growth should be provided and maintained, including adequate aerial and underground spaces for sustainable growth.

(c) Drainage

The drainage proposal was submitted and approved under application no. A/NE-TKL/584. The provision of drainage facilities as approval condition under application no. A/NE-TKL/584 was accepted on 28.1.2019. The existing drainage system is maintained properly.

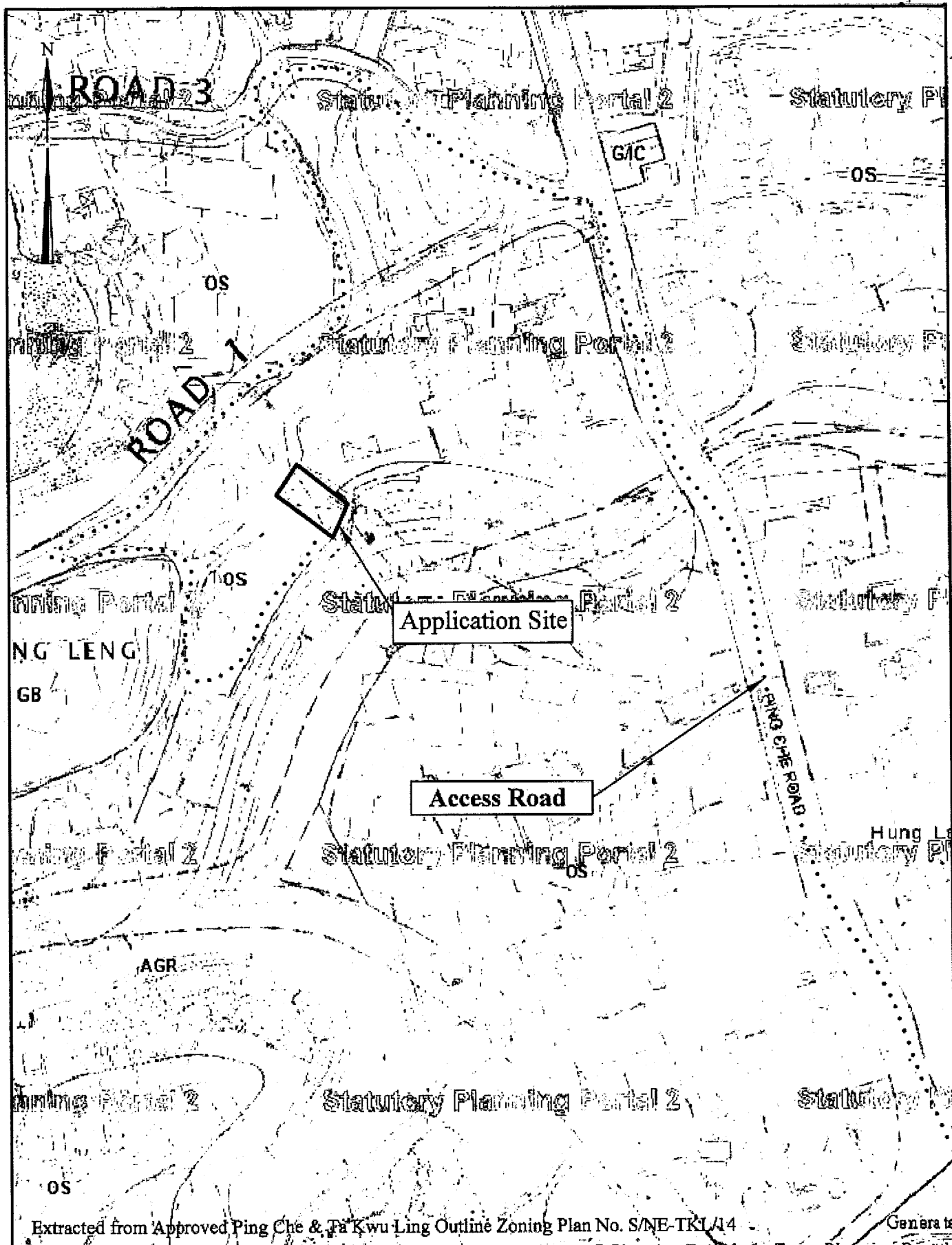
(d) Traffic

The site is accessible through the south-eastern side of the warehouse where a local track connecting to Ping Che Road (Plan 1). Sufficient manoeuvring space is provided within the area of the warehouse part. Hence, no queuing, reversing and manoeuvring of vehicles on the public local track is required.

The estimated monthly trip generation and attraction rate for container vehicle is 7-8 per month. Only 4 repairing spaces are provided and the average repairing time is 3 weeks.

Given a relatively low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Ping Che Road.

- End -

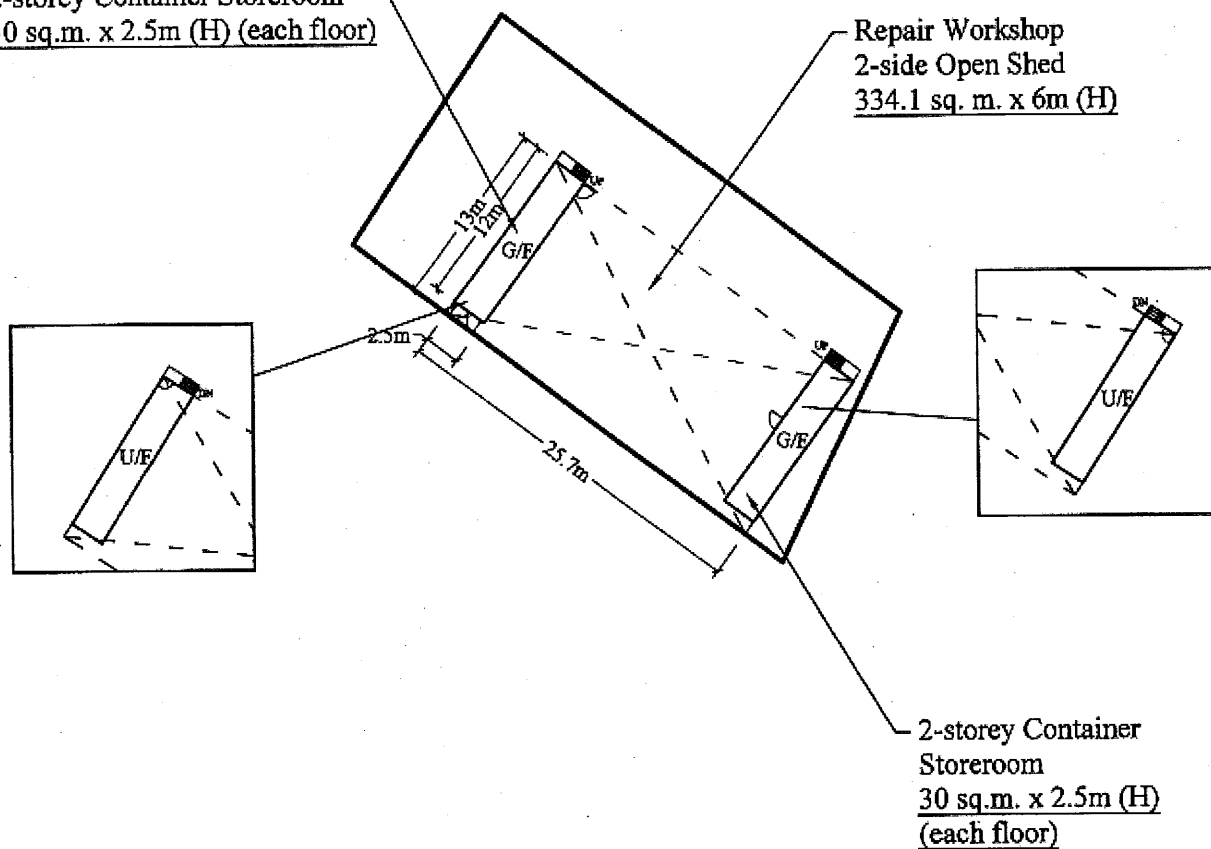


Not to Scale	Location Plan Lot 2159 (Part) in D.D. 76 and Adjoining Government Land Wang Leng, Ping Che, New Territories	Goldrich Planners & Surveyors Ltd.
March 2021		Plan 1 (P 10105)



2-storey Container Storeroom
30 sq.m. x 2.5m (H) (each floor)

Repair Workshop
2-side Open Shed
334.1 sq. m. x 6m (H)



1 : 500

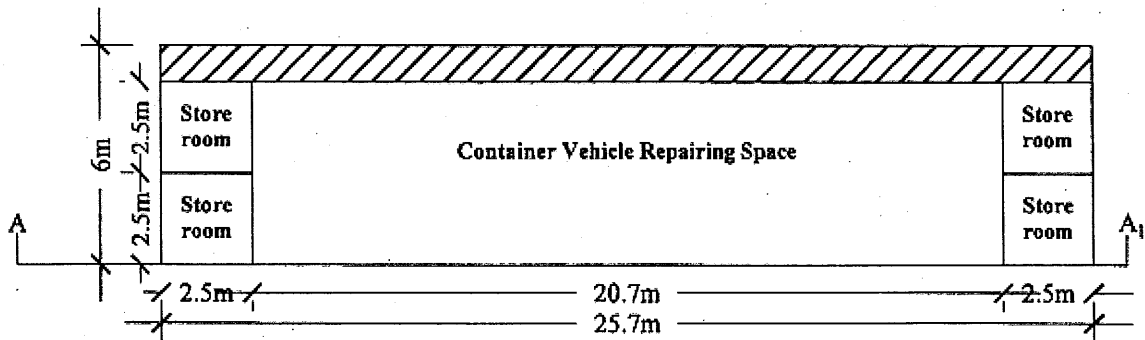
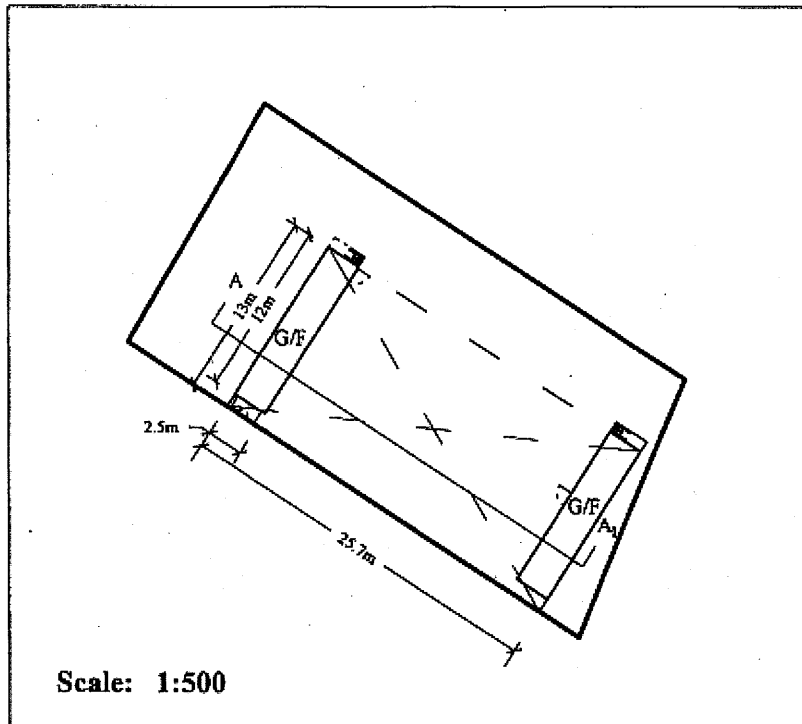
March 2021

Site Plan

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 10105)



1:200

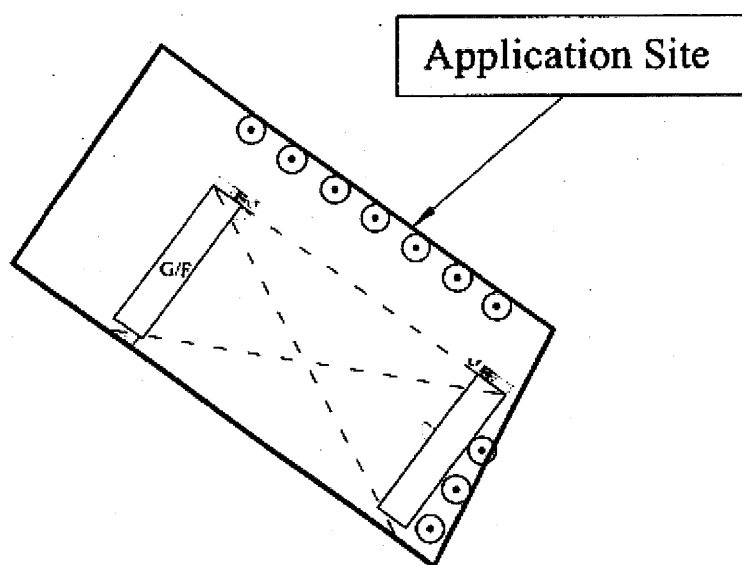
March 2021

Section Plan

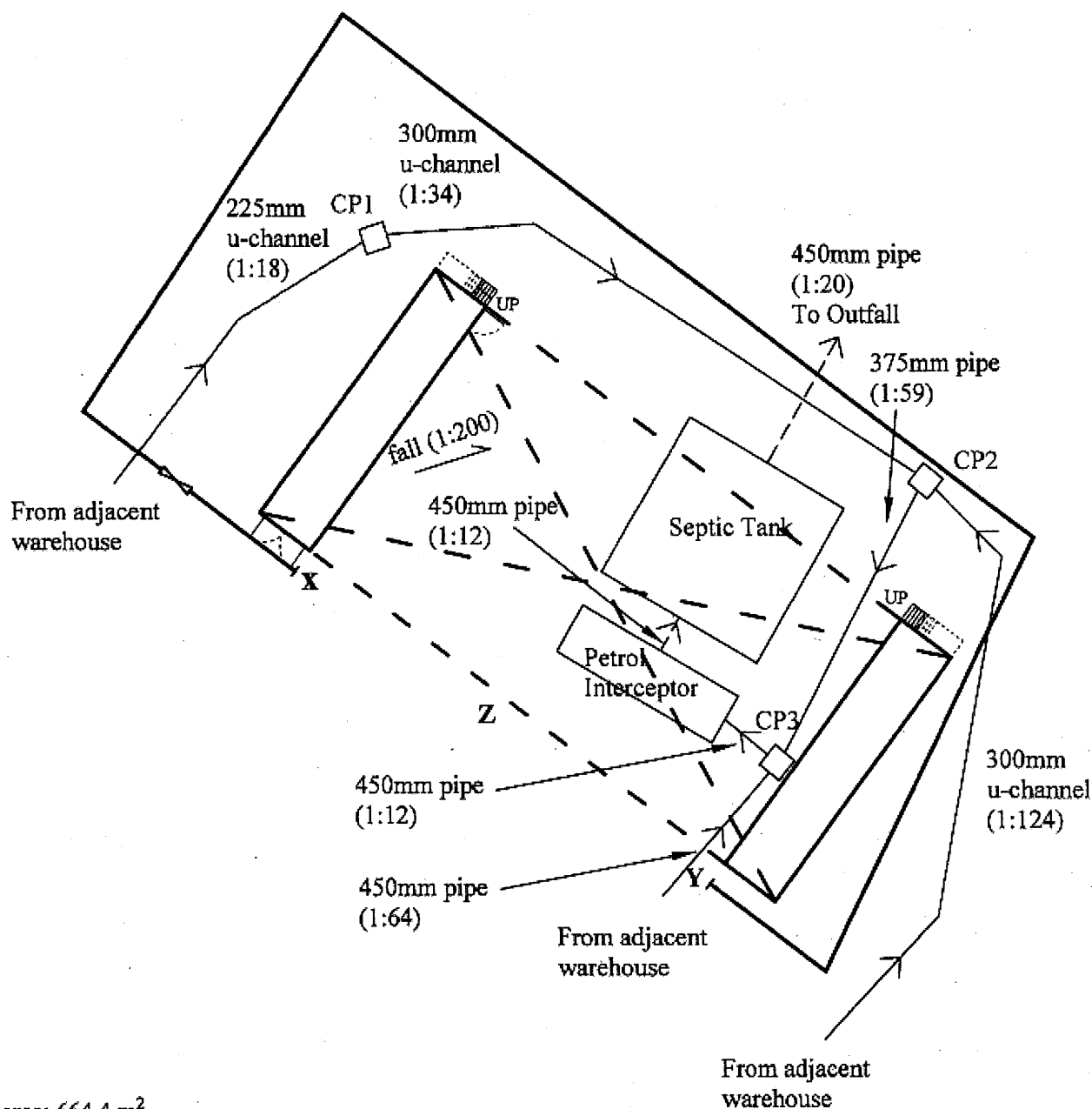
Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4
(P 10105)



	Species	Spacing (Centre to Centre)	Size (Height)	Quantity
Existing Trees	○ Ficus Microcarpa (細葉榕)	4m	2.75m	10
1 : 500	Trees Preservation and Landscape Plan Lot 2159 (Part) in D.D. 76 and Adjoining Government Land Wang Leng, Ping Che, New Territories		Goldrich Planners & Surveyors Ltd.	
March 2021			Plan 5 (P 10105)	



Legend

Ingress/ egress: x and y though z

- ☐ existing catchpit
- existing u-channel
- existing underground pipe

Catchpit	G.L. (mPD)	I.L. (mPD)
CP 1	12.20	11.70
CP 2	11.76	11.00
CP 3	11.90	10.80

1:250

Drainage Proposal

Goldrich Planners & Surveyors Ltd.

March 2021

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

Plan 6
(P 10105)

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










A/NE-TKL/662 - Compliance letter and Approval letter of the previously approved application

29/03/2021 17:38

From: Rich Gold
To: ttswong@pland.gov.hk
File Ref:

7 attachments

 
P10105_Lr fr PD_con (e) accept_20.12.2018.pdf P10105_TKL584_con (f)_fr ample_16.1.2019.pdf
 
P10105 Lr fr PD_con (f) accept 28.1.2019.pdf P10105_TKL584_con (g) FSI sub_19.12.2018.pdf
 
P10105 Lr fr PD_con (g) accept 29.1.2019.pdf P10105_TKL584_con(h) FSI imple_7.8.2019.pdf

P10105 Lr fr PD con (h) accept 16.9.2019.pdf

Dear Mr. Wong,

Attached please find the submitted compliance letter and approval letter of the previously approved application for your further action.

Thank you.

Regards,
Alan Poon

--

Goldrich Planners and Surveyors Ltd.
Room 8E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long,
New Territories,
Hong Kong.

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沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本簡編號 Your Reference BS181088/18100/NL
本署檔號 Our Reference () in TPB/A/NE-TKL/584
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Ample Surveyor Services Limited
Room 1601A, 16/F, Peninsula Square
18 Sung On Street
Hung Hom, Kowloon
(Attn.: Mr. LEE Hoi Tat, Nathan)

By Post and Fax (2637 1386)

20 December 2018

Dear Mr. LEE,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,
Wang Leng, Ping Che, New Territories**

(Compliance with Approval Condition (e) for Application No. A/NE-TKL/584)

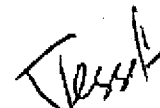
I refer to your submission received on 14.11.2018 enclosing revised drainage proposal for compliance with approval condition (e) on the submission of drainage proposal of the captioned planning permission.

The Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. C. L. WONG; Tel.: 2300 1433) has been consulted on your submission and has no comment on your submission. As such, approval condition (e) is considered complied with.

Please proceed to implement the accepted drainage proposal for the compliance with approval condition (f). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have other queries, please feel free to contact Ms. Michelle CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,


(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Your Ref.: () in TPB/A/NE-TKL/584
Our Ref.: BS190050/18100/NL

16th January 2019

Planning Department
Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

ample

SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

By Hand Delivery

Dear Sir/Madam,

Re: Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone, Lot 2159 (part) in D.D. 76 and Adjoining Government Land Government Land, Wan Leng, Ping Che, New Territories
Implementation of accepted drainage proposal

Referring to your letter dated 20.12.2018 (ref.: TPB/A/NE-TKL/854) regarding the drainage submission, we write on behalf of Kam Hing Realty Resources Limited to submit herewith the documents for your approval.

1. Accepted Drainage Proposal
2. Photos record of completed drainage works with marked location plan

Should you have any enquiry, please feel free to contact our Mr. Ivan CHIU or the undersigned at

Yours faithfully,
FOR AND ON BEHALF OF
AMPLE SURVEYOR SERVICES LIMITED




Lee Hoi Tat, Nathan

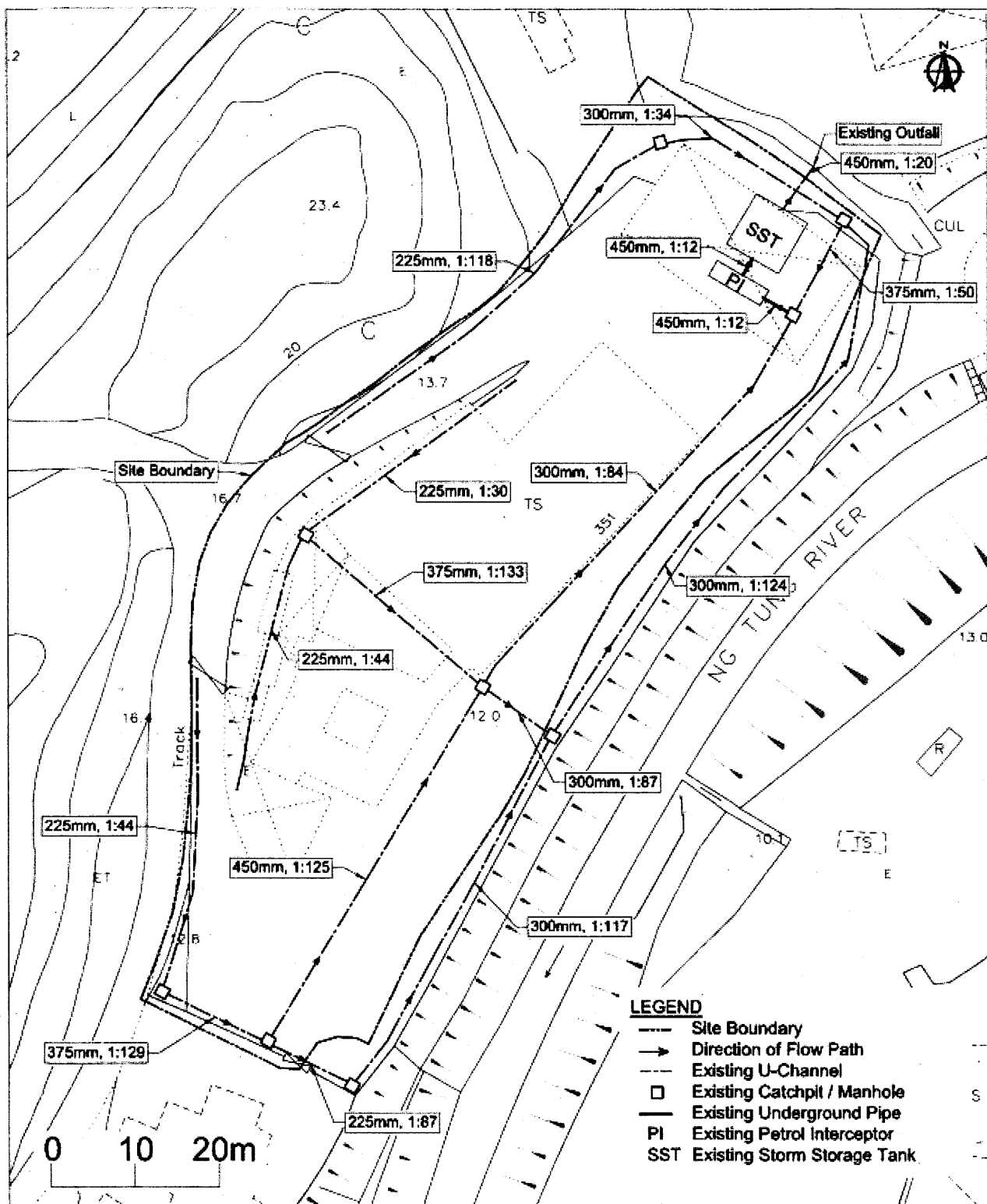
Encl.

cc. Kam Hing Realty Resources Limited - Emily Yip (w/e) (By Email)

Planning
Design
Project Management
Government Submission
Survey
Expert Witness
BEAM

Room 1601A, 16/F
Peninsula Square
18 Sung On Street, Hung Hom
Kowloon, Hong Kong

香港九龍紅磡
崇安街18號半島廣場
16樓1601A室



Revised Drainage Proposal

Warehouse and Container Vehicle Repair Yard at Various Lots
in D.D. 76, Wang Leng, Ping Che, Fanling

Scale: As Shown
Date: October 2018
Rev.:A

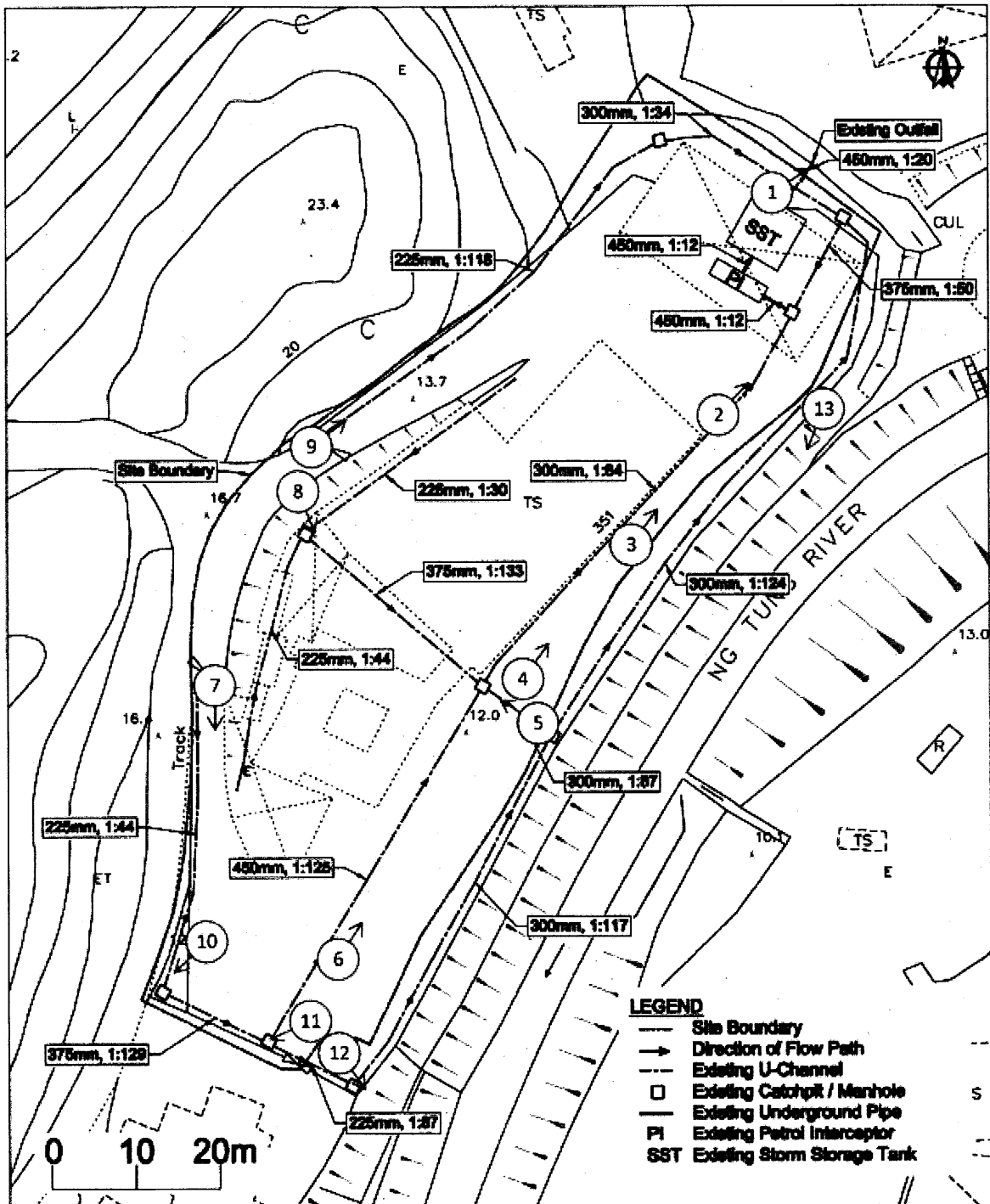
ample

SURVEYOR SERVICES LIMITED
安有測量顧問有限公司

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in
"Open Storage" Zone, Lot 2159 (part) in D.D. 76 and Adjoining
Government Land, Wan Leng, Ping Che, New Territories**

Implementation of accepted of drainage proposal:-

Marked Location Plan and Photos record



Marked Location Plan

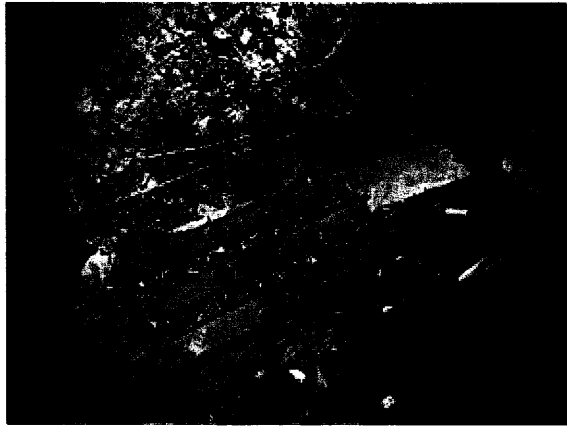


Photo No.: 1

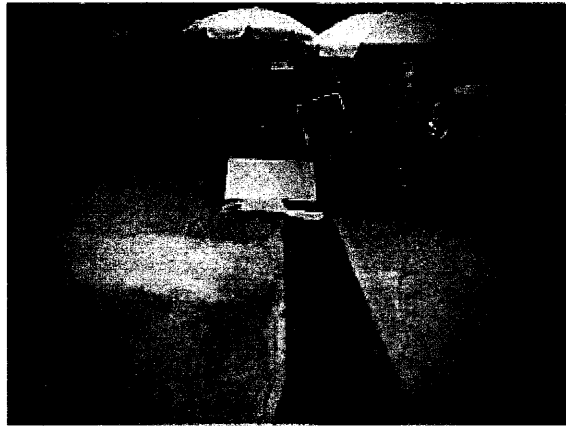


Photo No.: 2



Photo No.: 3



Photo No.: 4



Photo No.: 5



Photo No.: 6

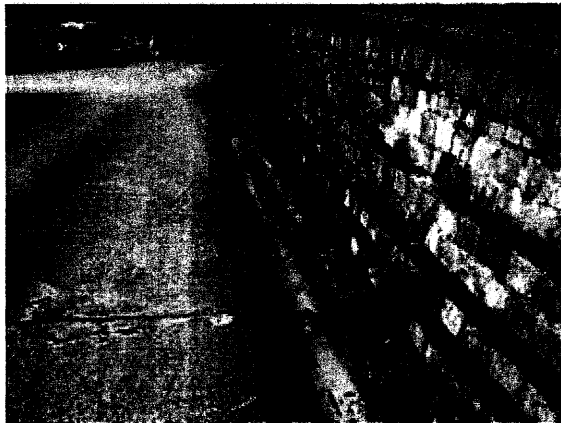


Photo No.: 7



Photo No.: 8

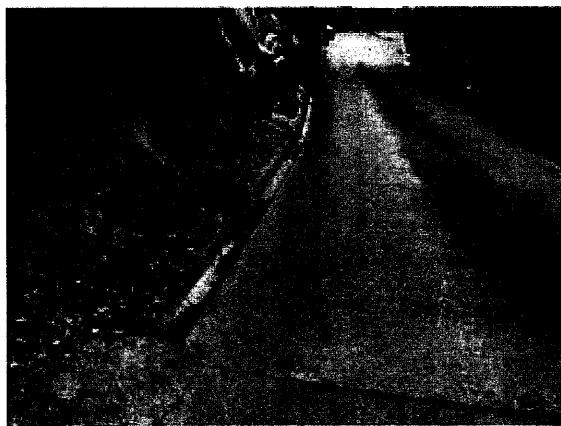


Photo No.: 9

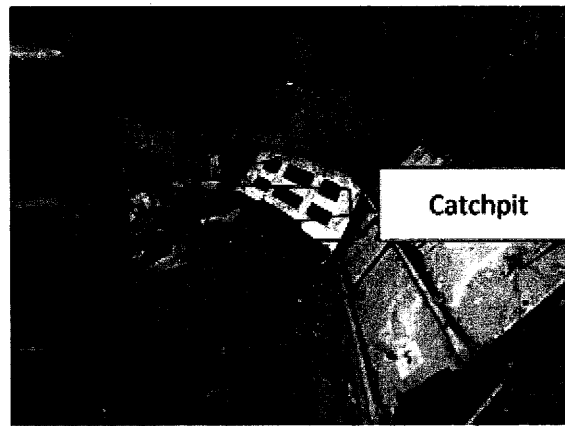


Photo No.: 10



Photo No.: 11



Photo No.: 12



Public Drain

Photo No.: 13

規 劃 署

沙田・大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓

**Planning Department**

Sha Tin, Tai Po & North
District Planning Office
13/13, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函編號 Your Reference BS190050/18100/NL
本署檔號 Our Reference () in TPB/A/NE-TKL/584
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Ample Surveyor Services Limited
Room 1601A, 16/F, Peninsula Square
18 Sung On Street
Hung Hom, Kowloon
(Attn.: Mr. LEE Hoi Tat, Nathan)

By Post and Fax (2637 1386)

28 January 2019

Dear Mr. LEE,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,
Wang Leng, Ping Che, New Territories**

(Compliance with Approval Condition (f) for Application No. A/NE-TKL/584)

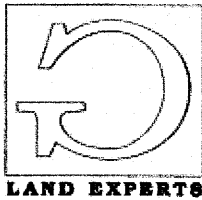
I refer to your submission received on 16.1.2019 enclosing photographic record of drainage facilities for compliance with approval condition (f) on the provision of drainage facilities of the captioned planning permission.

The Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. C. L. WONG; Tel.: 2300 1433) has been consulted and has no comment on your submission. As such, approval condition (f) is considered complied with.

Should you have other queries, please feel free to contact Ms. Michelle L. T. CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-TKL/584

Our Ref.: TL18608 / P10105

19 December 2018

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

Dear Sir,

Compliance of Condition (g)

**Proposed Temporary Container Vehicle Repair Yard
for a Period of 3 Years on
Lot No. 2159 (Part) in D. D. 76 and adjoining Government Land,
Wang Leng, Ping Che, New Territories
(Application no. A/NE-TKL/584)**

We would like to submit the Revised Fire Service Installations Proposal (Plan 8a) for compliance of approval condition (g) regarding the submission of proposals for fire service installations and water supplies for firefighting.

Please note that there are only four point of access for the proposed structures accordingly.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI MHKIP RPP




Encl.

c.c. DPO/STN (Attn. Ms. CHAN Lok Ting, Michelle by email: mltchan@pland.gov.hk)

The map shows a proposed site (Application Site) and an Access Road. The site is located near Road 1 and Road 3. The Access Road is shown as a dotted line. The map also includes labels for various areas: WANG LING, HUNG LENG, and ACB. A north arrow is present in the bottom left corner.

REMARK:

Legend :

	5.0kg CO2 Gas type Fire Extinguisher
	Exit sign
	Emergency Light.

Fire Service Installation Proposal
(A/NE-TKL/584)

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wing Leng, Ping Che, New Territories

1 : 500

December 2018

Goldrich Planners & Surveyors Ltd.

Plan 8a
(P10105)

Location Plan

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Shing Wo Che Road, Sha Tin, N.T.

查詢編號 Your Reference TL18608/P10105
案卷編號 Our Reference () in TPB/A/NE-TKL/584
電話號碼 Tel No 2158 6220
傳真號碼 Fax No 2691 2806 / 2696 2377

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. LAU Tak Francis)

By Post and Fax (2762 1783)

29 January 2019

Dear Mr. LAU,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,
Wang Leng, Ping Che, New Territories**

(Compliance with Approval Condition (g) for Application No. A/NE-TKL/584)

I refer to your submission received on 19.12.2018 enclosing revised proposals for fire service installations and water supplies for firefighting for compliance with approval condition (g) of the captioned planning permission.

The Director of Fire Service (Contact Person: Mr. AU Ting-hin; Tel.: 2733 7739) has been consulted and has no further comment on your submission. As such, approval condition (g) is considered complied with.

Please proceed to implement the accepted proposals for fire service installations and water supplies for firefighting for full compliance with approval condition (h). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have other queries, please feel free to contact Ms. Michelle L. T. CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/NE-TKL/584

Our Ref.: P10105/TL19321

7 August 2019

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

Dear Sir/Madam,

**Compliance of approval condition (h)
Implementation of fire service installations proposal**

**Proposed Temporary Container Vehicle Repair Yard
for a Period of 3 Years on**

**Lot No. 2159 (Part) in D. D. 76 and adjoining Government Land,
Wang Leng, Ping Che, New Territories
(Application no. A/NE-TKL/584)**

We would like to submit the copies of FS251 certificate for compliance of approval condition (h) regarding the implementation of proposals for fire service installations and water supplies for firefighting for the captioned s16 application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

cc. DPO/STN (Attn.: Ms. KONG Sze Wai, Annie, by email aswkong@pland.gov.hk)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A 7743592

Name of Client:
顧客姓名

China & HK Godown & Transportation Ltd.

Name of Building:
樓宇名稱

Lots 2158 and 2159 (Part) in

Street No./Town Lot:
門牌號數/市地段D/D 75 and adjoining
Government LandStreet/Road/Estate Name:
街道/屋苑名稱

Wang Leng

Block:
座District:
分區

Ping Che

Area:
地區☐ HK
香港☐ K
九龍☒ NT
新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處☐ Institutional 機構Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，任何在處所內安裝的任何消防裝置或設備，其擁有人須每隔十二個月由一名註冊商檢或維修商於規例規定的最少一次。

Code 項目 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
11	20 x 應急照明系統	地下	符合消防處規例	13-Oct-2018	12-Oct-2019
12	16 x 出口指示牌	地下	符合消防處規例	13-Oct-2018	12-Oct-2019
13	火警警報系統(包括以下) 6 x 消防火警手動操控掣 6 x 警鐘	地下	符合消防處規例	13-Oct-2018	12-Oct-2019
16	消防喉梯系統(包括以下) 5 x 消防喉梯 2 x 消防泵及 容量 2 立方米消防水缸	地下	符合消防處規例	13-Oct-2018	12-Oct-2019

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 項目 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工項內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項

Code 項目 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature
授權人簽署Name:
姓名

Yeung Wai Ying, Solo

FSD/RC No.:
消防處註冊號碼

RC1/118, RC2/195

Company Name:
公司名稱Technic Engineers
CompanyTelephone:
聯絡電話

+16-3143

Date:
日期

16-Oct-2018

For FSD
use only.

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A 7870916

Name of Client:

顧客姓名

China & HK Godown & Transportation Ltd.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lots 2158 and 2159 (Part)

in D.D. 76 and adjoining

Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Wang Leng

Block:

座

District:

分區

Ping Che

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，任何在處所內安裝的任何消防裝置或設備的人，須每12個月至少一次，安排承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒 18 x 5Kg CO2 滅火筒	地下	符合消防處規例	13-Oct-2018	12-Oct-2019
35	其他 10 個 x 防火沙筒連沙	地下	符合消防處規例	13-Oct-2018	12-Oct-2019

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/諸位證明以上之消防裝置及設備經測試，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規條，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 231 (Rev. 1/2016)

Authorized
Signature:
授權人簽署

Name:

Chun Lai-ming

FSD/RC No.:
消防處註冊號碼

RC3 / 731

Company Name:
公司名稱

Chun Lai Ming

Telephone:
聯絡電話

Date:

日期

16-Oct-2018

For FSD
use only

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A 7870958

Name of Client:

顧客姓名

Chinn & HK Godown & Transportation Ltd.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

2159(Part) in D.D. 76 and
adjoining Government

Street/Road/Estate Name:

街道/屋苑名稱

Wang Leng

Block:

座

District:

分區

Ping Che

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☒ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，倘有裝置在任何處所內的任何消防裝置或設備，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒 6 x 5Kg CO2 滅火筒	地下	符合消防處規定	30-May-2019	29/5/2020 29-May-2019 FY

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

I/We hereby certify that the above installation/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們特此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Chun Lai-ming

RC3 / 731

Chun Lai Ming

30-May-2019

For FSD
use only

Inspected

Key-in

Verified

規 劃 署

新界東北及元朗地區
新界區土地審裁處
新界政府大樓13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Shing Wo Che Road, Sha Tin, N.T.

來件編號 Your Reference P10105/TL19321
來件類別 Our Reference () in TPB/A/NE-TKL/584
電話號碼 Tel. No. 2158 6220
傳真號碼 Fax No. 2691 2806 / 2696 2377

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. LAU Tak Francis)

By Post and Fax (2762 1783)

16 September 2019

Dear Mr. LAU,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years
in "Open Storage" Zone, Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,
Wang Leng, Ping Che, New Territories**

(Compliance with Approval Condition (h) for Application No. A/NE-TKL/584)

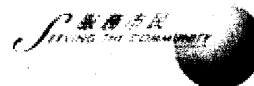
I refer to your submission received on 7.8.2019 for compliance with approval condition (h) in relation to the implementation of proposals for fire service installations and water supplies for firefighting under the captioned application.

The Director of Fire Service (Contact Person: Mr. CHAN Ming-chung; Tel.: 2733 7735) has been consulted on your submission and advised that the condition (h) is considered complied with.

Should you have other queries, please feel free to contact Ms. Michelle L. T. CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning



GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TKL/662

Our Ref.: TL21117 / P10105

1 April 2021

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

Dear Sir,

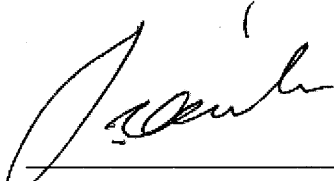
Further Information

**Proposed Temporary Container Vehicle Repair Yard
for a Period of 3 Years
on Lot No. 2159 (Part) in D. D. 76 and adjoining Government Land,
Wang Leng, Ping Che, New Territories**

We would like to clarify that there is no change in the layout / proposed uses compared with the previous application no.: A/NE-TKL/584.

The applicant has requested the consultant for inspection of the fire service installations on site. FS251 certificate will be sent when all the fire service installations are in order.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

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 1,000m² for open storage uses and 2,000m² 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.

**Relevant Extract of Town Planning Board Guidelines No. 34C on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration	Approval Conditions
A/NE-TKL/91	Heavy Vehicle Repair Workshop	30.10.1998 (approved for a period of 12 months)	A1 - A3
A/NE-TKL/133	Heavy Vehicle Repair Workshop for a Temporary Period of 3 Years	17.12.1999 (revoked on 17.3.2001)	A1, A4 & A5
A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop for a Period of 3 Years	3.8.2001	A1 & A4 - A6
A/NE-TKL/321	Warehouse and Container Vehicle Repair Yard	21.8.2009 (approved for a period of 3 years)	A5 & A7 - A14
A/NE-TKL/387	Renewal of Planning Approval for Temporary "Warehouse and Container Vehicle Repair Yard" Use for a Period of 3 Years	10.8.2012	A5, A7 - A9 & A15 - A18
A/NE-TKL/584	Temporary Container Vehicle Repair Yard for a Period of 3 Years	18.5.2018	A2, A5, A7, A8 & A19 - A22

Approval Conditions:

- A1 The submission and implementation of landscaping proposals
- A2 The provision of drainage facilities
- A3 The design, operation and maintenance arrangement of the underground stormwater storage tank
- A4 The provision of peripheral fencing
- A5 The revocation clause
- A6 The submission of the design of surcharge load

- A7 No night time operation between 7:00 p.m. and 7:00 a.m. was allowed
- A8 No operation on Sundays and public holidays was allowed
- A9 The peripheral fencing and paving of the site should be maintained
- A10 The submission of a scaled plan showing the vehicular access and ingress/egress point arrangement
- A11 The submission and the implementation of drainage proposals
- A12 The submission of landscaping proposals with indication of existing and proposed trees
- A13 The implementation of landscaping proposals
- A14 The submission of proposals and the provision of water supplies for fire-fighting and fire service installations
- A15 To maintain the existing drainage facilities properly and rectify those facilities if it was found inadequate/ineffective
- A16 The submission of condition record of the existing drainage on site as previously implemented on the same site in the planning application No. A/NE-TKL/321
- A17 The submission and the implementation of landscape and tree preservation proposal
- A18 The submission and the implementation of proposals on fire-fighting access, water supplies for fire-fighting and fire service installations
- A19 The existing trees and landscape planting on site should be maintained
- A20 The submission of drainage proposal
- A21 The submission and implementation of proposals for fire service installations and water supplies for firefighting
- A22 The peripheral fencing should be maintained

**Similar S.16 Applications for Temporary Vehicle Repair Workshop
in the vicinity of the application site partly within the “Open Storage” zone
in the Ping Che and Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-TKL/376*	Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer	18.11.2011 (approved for a period of 3 years)	A1, A2, A4, A7, A8, A9, & A10
A/NE-TKL/481*	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicles with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	17.10.2014 (revoked on 17.1.2017)	A1, A2, A3, A5, A6, A8, A9 & A10
A/NE-TKL/602*	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	19.10.2018	A2, A3, A11, A12, A13, A14, A15 & A16

Remarks

*: Application no. A/NE-TKL/376, A/NE-TKL/481 & A/NE-TKL/602 are at the same location

Approval Conditions:

- A1 No operation between 6:00 p.m. and 9:00 a.m. was allowed
- A2 No operation on Sundays and public holidays was allowed
- A3 The peripheral fencing should be maintained
- A4 The submission and the implementation of drainage proposals
- A5 The existing drainage facilities implemented should be maintained

- A6 The submission of a condition record of the existing drainage facilities
- A7 The submission of tree preservation and landscape proposals
- A8 The implementation of tree preservation and landscape proposals
- A9 The submission of proposals and the provision of water supplies for fire-fighting and fire service installations
- A10 The revocation clause
- A11 No operation between 6:15 p.m. and 9:00 a.m.
- A12 The existing drainage facilities should be maintained properly and those facilities if found inadequate/ineffective should be rectified.
- A13 All existing trees should be maintained in good condition.
- A14 The submission of a condition record of the existing drainage facilities.
- A15 The submission of proposals for fire service installations and water supplies for firefighting.
- A16 The implementation of proposals for fire service installations and water supplies for firefighting.

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

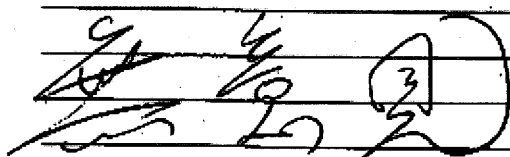
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/662

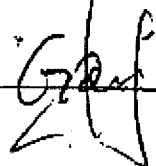
意見詳情 (如有需要，請另頁說明)

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

07 APR 2021

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

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5-2 to 4

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A/NE-TKL/662

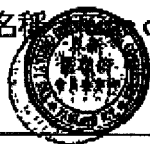
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看反對資料 (附頁)

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

簽署 Signature



日期 Date

13-4-2021



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/662

新界坪輦橫嶺丈量約份第76約地段第2159號(部分)和毗連政府土地
臨時貨櫃車修理場的規劃許可續期(為期3年)
(申請編號：A/NE-TKL/662)

本會頃接該區村民對上述申請提出 反對，希望本會能轉述給貴處，
其理由是：

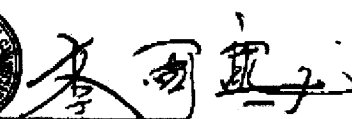
- 1) 貨櫃車修理場會產生大量噪音，汽油臭味，大量沙塵，污水排放
等問題更破壞生態環境及造成空氣污染，嚴重影響村民之優質生活
環境。
- 2) 村路狹窄，未能配合大型車輛出入，會危害村民出入安全。

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

粉嶺區鄉事委員會主席




(李國鳳) 敬上

2021年4月9日



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 國文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/662

新界坪輦橫嶺丈量約份第 76 約地段第 2159 號(部分) 和毗連政府土地
臨時貨櫃車修理場的規劃許可續期 (為期 3 年)
(申請編號: A/NE-TKL/662)

本會頃接該區村民對上述申請提出 反對，希望本會能轉述給貴處，
其理由是：

- 1) 貨櫃車修理場會產生大量噪音，汽油臭味，大量沙塵，污水排放
等問題更破壞生態環境及造成空氣污染，嚴重影響村民之優質生活
環境。
- 2) 村路狹窄，未能配合大型車輛出入，會危害村民出入安全。

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 4 月 9 日



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

P4-4
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敬啟者：

貴處檔號：TPB/A/NE-TKL/662

新界坪輦橫嶺丈量約份第76約地段第2159號(部分)和毗連政府土地
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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4月9日

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) the actual occupation area exceeds the application boundary. The unauthorised structures on Site are not accepted under the Lease. The Government land within the Site and Government land adjoining the eastern and western boundary of the application lot are being illegally occupied. This office reserves the right to take enforcement action against the lease breaches and the illegal occupation of Government land respectively;
 - (ii) Lot 2159 in D.D.76 is also covered with (i) a Modification of Tenancy (MOT) No. 37244 for erection of temporary structures for the purpose of dwelling and shade and; (ii) a Letter of Approval (LoA) No. 4345 for erection of temporary structures for the purpose of chicken shed, watchman shed and agricultural storage. Given the dimensions of the existing structures on the application lot do not tally with the approved ones under the aforesaid MOT and LoA, her office reserves the rights to take enforcement action and cancel the MOT and LoA if situation warrants; and
 - (iii) should the application be approved, the owner of the application lot concerned shall apply to her office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to cover all the actual occupation area including the whole application lot and adjoining Government land for regularization of the unauthorised structures on Site. The applications for STW/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 applications are approved, their commencement date will 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.
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewer connection is available; and the applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ ineffective during operation.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) on the following:
- (i) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the 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 buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by 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) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (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 Building (Planning) Regulations (B(P)Rs) respectively; and
 - (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;
- (d) to note the comments of the Director of Fire Services on the following:
- (i) please be advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Ping Che Road is not managed by his office. The applicant should seek comments from the responsible party;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard; and
- (g) to follow the environmental mitigation measures as set out in the latest '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 minimise any possible environmental nuisances.