

This document is received on - 8 APR 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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas; and
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;及**
- (iii) **Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期**

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/663
	Date Received 收到日期	- 8 APR 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)

Global Power International Holdings Limited 高力國際集團有限公司

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

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

R-riches Property Consultants Limited

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 838 S.A (Part) in D.D. 77, Ng Chow South Road, 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

☒ Site area 地盤面積 794 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1,334 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che & 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	"Open Storage" Zone and An Area shown as "Road" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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
19/03/2021 (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 22/03/2021 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period
of 5 years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1,334 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.7	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	84 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 storeys 層	
	<input type="checkbox"/> include 包括storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	11 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE (G/F) COVERED PARKING AND L/U/L SPACE (G/F)	667m ² (ABOUT)	667m ² (ABOUT)	11m (ABOUT) (2-STOREY)
	STORAGE OF GOODS (1/F) SITE OFFICE (1/F)	667m ² (ABOUT)	667m ² (ABOUT)	
TOTAL		667m ² (ABOUT)	1,334m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE (G/F) COVERED PARKING AND L/U/L SPACE (G/F)	667m ² (ABOUT)	667m ² (ABOUT)	11m (ABOUT) (2-STOREY)
	STORAGE OF GOODS (1/F) SITE OFFICE (1/F)	667m ² (ABOUT)	667m ² (ABOUT)	
TOTAL		667m ² (ABOUT)	1,334m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation spaces

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p>	<p><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))</p> <p>Accessible from Ping Che Road via Ng Chow South Road</p> <p><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)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table>	Private Car Parking Spaces 私家車車位	1	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)	/
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table>	Taxi Spaces 的士車位	/	Coach Spaces 旅遊巴車位	/	Light Goods Vehicle Spaces 輕型貨車車位	1	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)	/
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Others (Please Specify) 其他 (請列明)	/													
	<p>No 否</p>	<p><input type="checkbox"/></p>												

9. 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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>	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"/>
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10. 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。

The applicant seek to use Lots 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories (the Site) for Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years (**Plan P01**). The applicant would like to use the Site to operate a wholesale trade business (Beverage) in Ta Kwu Ling to provide convenience to nearby retailers.

The Site falls within an area zoned "Open Storage" ("OS") on the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (**Plan P02**). As 'wholesale trade' is a column two use within the "OS" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "OS" zone.

The Site occupied an area of 794sqm (about) (**Plan P03**). The operation hours of the Site are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holiday. The Site is accessible from Ping Che Road via Ng Chow South Road. One structure is proposed at the Site for wholesale trade, storage of goods and site office with total GFA of 1,334 sqm (about)(**Plan P04**). The estimated maximum number of visitor per day are 8 (about). The estimated number of staff working at the Site is 10

The Site is accessible from Ping Che Road via the existing ingress/egress (7.3m wide)(About). One private car parking and one loading/unloading spaces for light goods vehicle are provided at the Site (**Plan P04**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Wholesale Trade with and Ancillary Office and storage for a Period of 5 Years'.

11. 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

.....
Michael WONG
.....
Name in Block Letters
姓名（請以正楷填寫）

.....
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

16/03/2021

..... (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

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

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

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

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories 新界打鼓嶺五洲南路丈量約份第 77 約地段第 838 號 A 分段 (部份)		
Site area 地盤面積	794	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號: S/NE-TKL/14		
Zoning 地帶	"Open Storage" Zone and area shown as "Road" 「露天貯物」用途地帶及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years 擬議臨時批發行業連附屬倉庫 (為期五年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,334	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	11(About)	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	84 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	Private Car Parking Spaces 私家車車位	1
	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)	/

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	/
	Coach Spaces 旅遊巴車位	/
	Light Goods Vehicle Spaces 輕型貨車車位	1
	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)	/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 showing the zoning of the site,		
Plan showing the land status of the site		
<u>Reports 報告書</u>		
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。

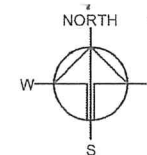
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 794m² (ABOUT)

ACCESSIBLE FROM PING CHE ROAD VIA NG CHOW SOUTH ROAD

ACCESSIBLE FROM PING CHE ROAD
VIA NG CHOW SOUTH ROAD

APPLICATION SITE



Drawing No. P01	Ver. 01
--------------------	------------

Project
PROPOSED TEMPORARY
WHOLESALE TRADE WITH
ANCILLARY WAREHOUSE
FOR A PERIOD OF 5 YEARS

LOT 838 S.A (PART) IN D.D.
77, NG CHOW SOUTH ROAD,
TA KWU LING, NEW
TERRITORIES

Drawing Title
LOCATION PLAN

Scale of A4
1 : 2000

Drawn	Date 11.2.2021
Revised	Date

LEGEND

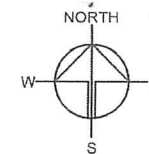
 APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 794m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
OZP PLAN NO. : S/NE-TKL/14

AREA ZONED AS "OS" : 493m² (62%)(ABOUT)
AREA SHOWN AS 'ROAD' : 301m² (38%)(ABOUT)



Drawing No.	Ver.
P02	01

Project
PROPOSED TEMPORARY
WHOLESALE TRADE WITH
ANCILLARY WAREHOUSE
FOR A PERIOD OF 5 YEARS

LOT 838 S.A (PART) IN D.D.
77, NG CHOW SOUTH ROAD,
TA KWU LING, NEW
TERRITORIES

Drawing Title
ZONING OF THE SITE

Scale of A4
1 : 2000

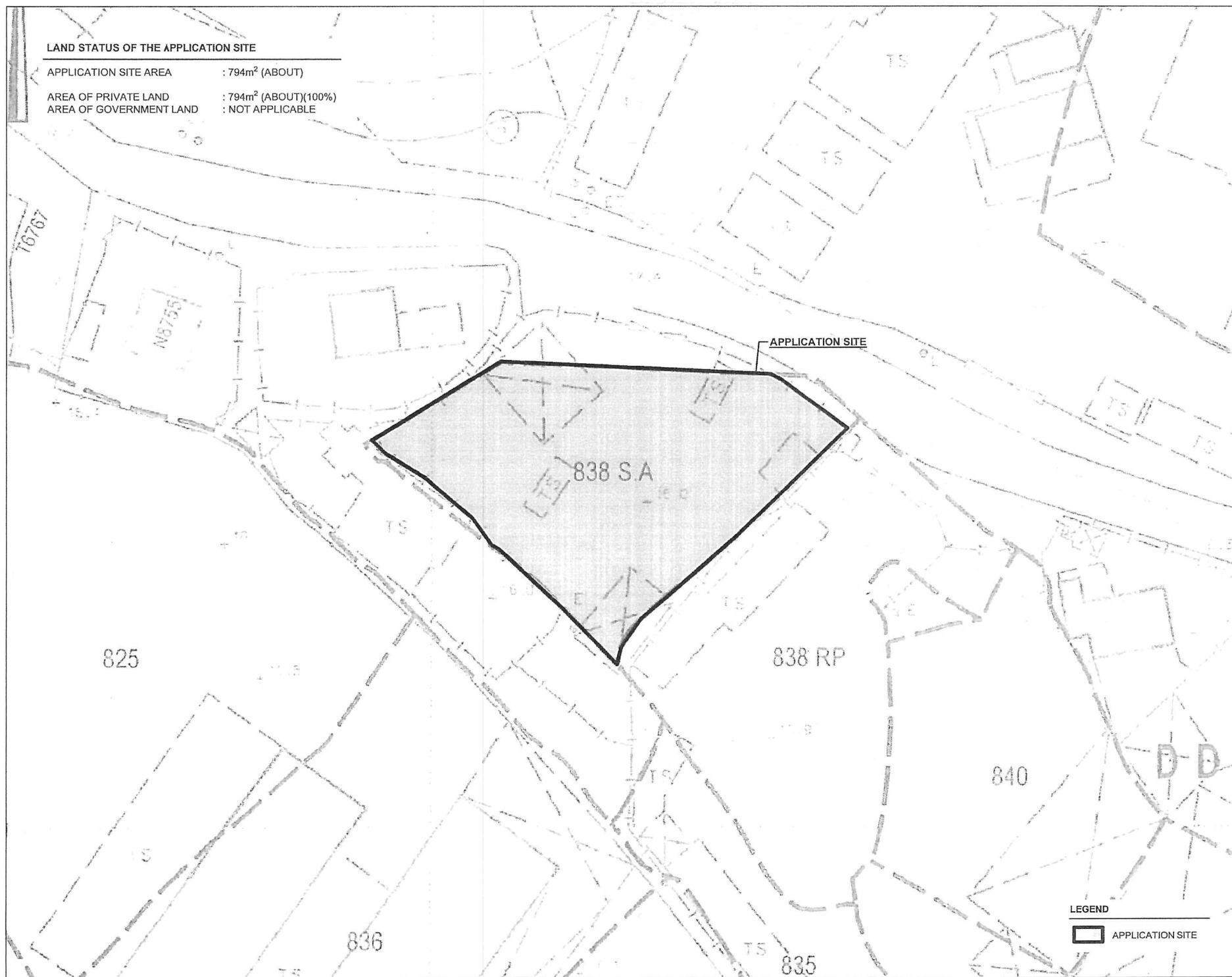
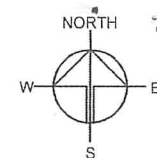
Drawn	Date
	2.2.2021
Revised	Date

LEGEND

 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 794m² (ABOUT)
 AREA OF PRIVATE LAND : 794m² (ABOUT)(100%)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



LEGEND

 APPLICATION SITE

Drawing No. P03 Ver. 01

Project
 PROPOSED TEMPORARY
 WHOLESALE TRADE WITH
 ANCILLARY WAREHOUSE
 FOR A PERIOD OF 5 YEARS

LOT 838 S.A (PART) IN D.D.
 77, NG CHOW SOUTH ROAD,
 TA KWU LING, NEW
 TERRITORIES

Drawing Title
 LAND STATUS OF THE SITE

Scale of A4
 1 : 500

Drawn	Date
Revised	Date

2.2.2021

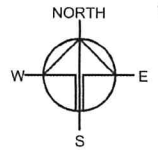
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 794m² (ABOUT)
 COVERED AREA : 667m² (ABOUT)
 UNCOVERED AREA : 127m² (ABOUT)

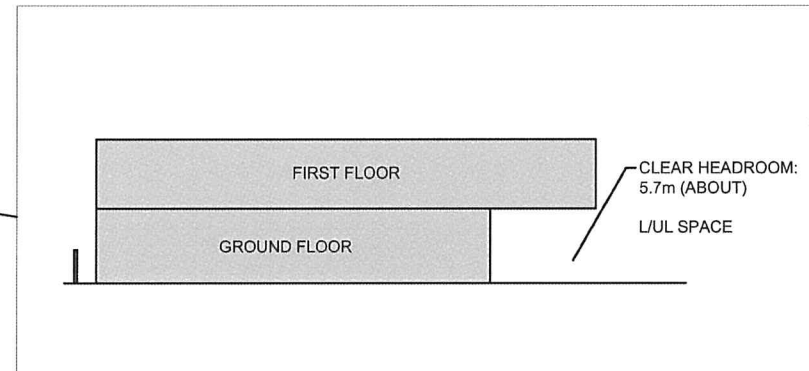
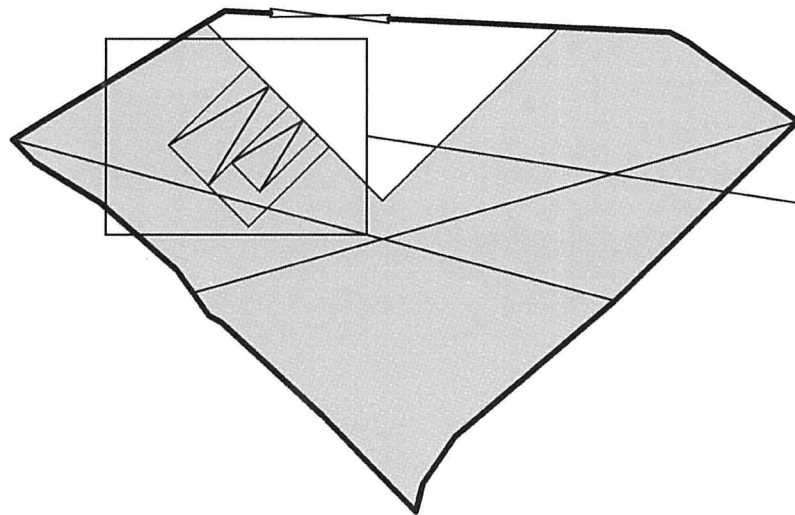
PLOT RATIO : 1.7 (ABOUT)
 SITE COVERAGE : 84% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 1,334m² (ABOUT)
 BUILDING HEIGHT : 11m (ABOUT)
 NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE (G/F)	667m ² (ABOUT)	667m ² (ABOUT)	11m (ABOUT) (2-STOREY)
	COVERED PARKING AND L/UL SPACE (G/F)			
	STORAGE OF GOODS (1/F)	667m ² (ABOUT)	667m ² (ABOUT)	
TOTAL		667m ² (ABOUT)	1,334m ² (ABOUT)	



INGRESS / EGRESS
 7.3m (ABOUT)(W)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

LEGEND

- STRUCTURE
- PARKING / L/UL SPACE
- INGRESS / EGRESS

Drawing No. P04 Ver. 01

Project

PROPOSED TEMPORARY
 WHOLESALE TRADE WITH
 ANCILLARY WAREHOUSE
 FOR A PERIOD OF 5 YEARS

LOT 838 S.A (PART) IN D.D.
 77, NG CHOW SOUTH ROAD,
 TA KWU LING, NEW
 TERRITORIES

Drawing Title
 LAYOUT PLAN

Scale of A4
 1 : 450

Drawn Date 15.3.2021

Revised Date

Our Ref.: DD77 Lot 838 S.A
Your ref.: TPB/A/NE-TKL/663

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

By Email

15 April 2021

Dear Sir,

Supplementary Information

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in "Open Storage" Zone and Area Shown as 'Road',
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/663)

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN, PlanD

(Attn.: Mr. Tim WONG

email: ttswong@pland.gov.hk)



Clarifications for the Proposed Development

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in “Open Storage” Zone and Area Shown as ‘Road’,
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/663)

- (i) Replacement page of the application form (**Annex I**).
- (ii) It is noted that a portion of the application site (the Site) falls within an area shown as ‘Road’ on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. The applicant will surrender the subject portion of the Site for road widening works upon Government’s request in the future.

Effort in Identifying Suitable Site and Structure

- (iii) The applicant has spent effort in identifying suitable site for the operation of the wholesale trade business. However, due to various issues such as incompatibility of land use, site area and existing structures being too small/big and accessibility, the sites were considered not suitable for the applied use.
- (iv) Conventional structures for the wholesale trade and godown uses cannot accommodate the operation of the proposed due to various reasons, details are as follows:
 - Structures with no fire service installations; and
 - Structures with no ventilation and air conditioning systems to maintain indoor temperature (room temperature) for storage of beverage etc..
- (v) The proposed building height (11m, 2-storey) is to provide more space for storage of goods to better utilize of the precious land resources. Therefore, the proposed Site and structure are considered appropriate for the site operation.

Traffic Generation and Attraction

- (vi) The Site is accessible from Ping Che Road via Ng Chow South Road. A total of two spaces are provided at the Site, details are as follows:

Type of Parking / Loading/Unloading Space	No. of Space
Private Car	1
Light Goods Vehicle	1

- (vii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	0	1	1	3
PM Peak	18:00 – 19:00	0	1	1	1	3

- (viii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 1**).

(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 & 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	"Open Storage" Zone and an area shown as "Road"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

10. 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。

The applicant seek to use Lots 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories (the Site) for Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years (**Plan P01**). The applicant would like to use the Site to operate a wholesale trade business (Beverage) in Ta Kwu Ling to provide convenience to nearby retailers.

The Site falls within an area zoned "Open Storage" ("OS") and an area shown as 'Road' on the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (**Plan P02**). As 'wholesale trade' is a column two use within the "OS" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "OS" zone.

The Site occupied an area of 794sqm (about) (**Plan P03**). The operation hours of the Site are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holiday. The Site is accessible from Ping Che Road via Ng Chow South Road. One structure is proposed at the Site for wholesale trade, storage of goods and site office with total GFA of 1,334 sqm (about)(**Plan P04**). The estimated maximum number of visitor per day are 8 (about). The estimated number of staff working at the Site is 10

The Site is accessible from Ping Che Road via Ng Chow South Road (About). One private car parking and one loading/unloading spaces for light goods vehicle are provided at the Site (**Plan P04**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

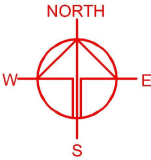
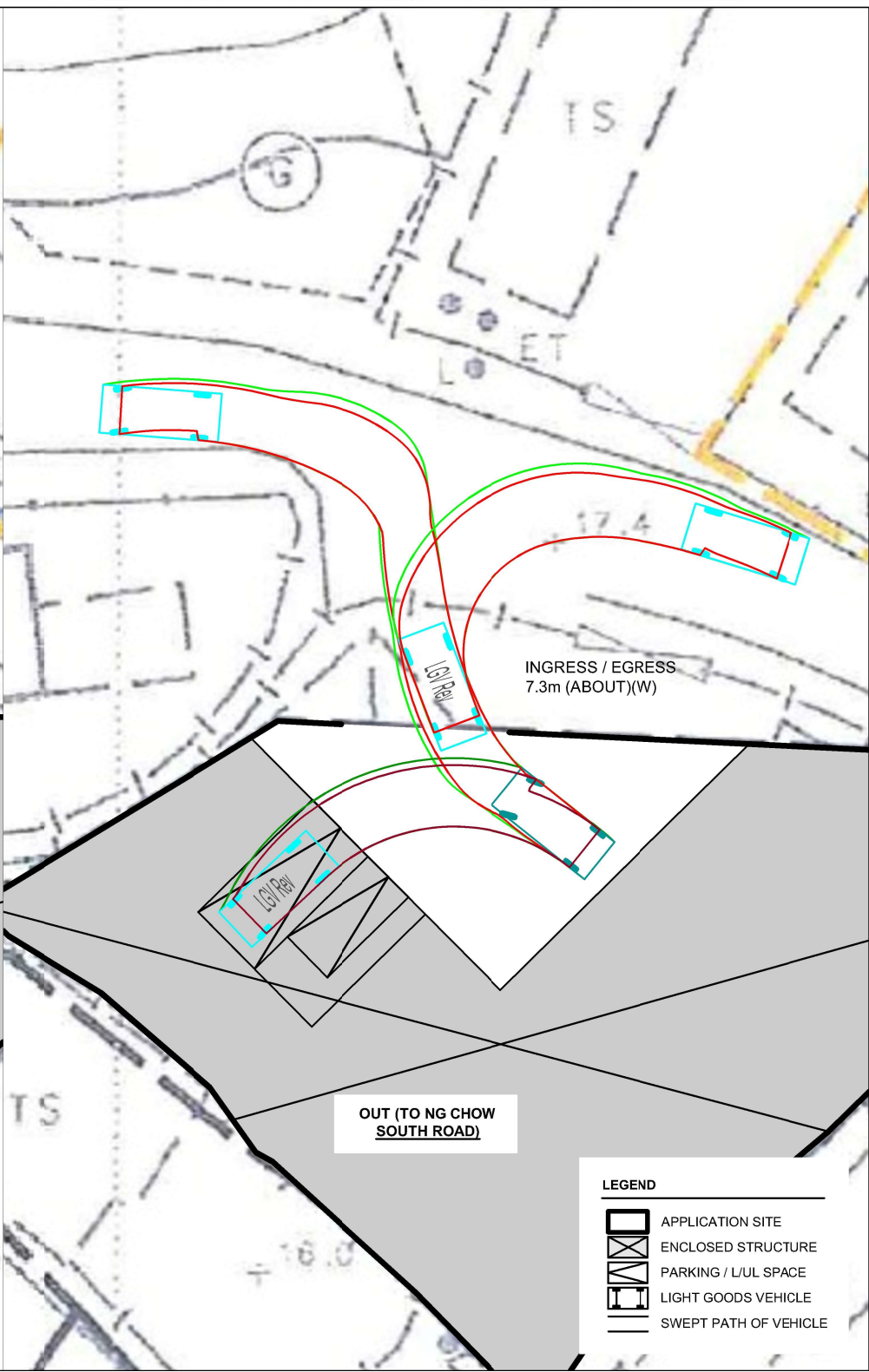
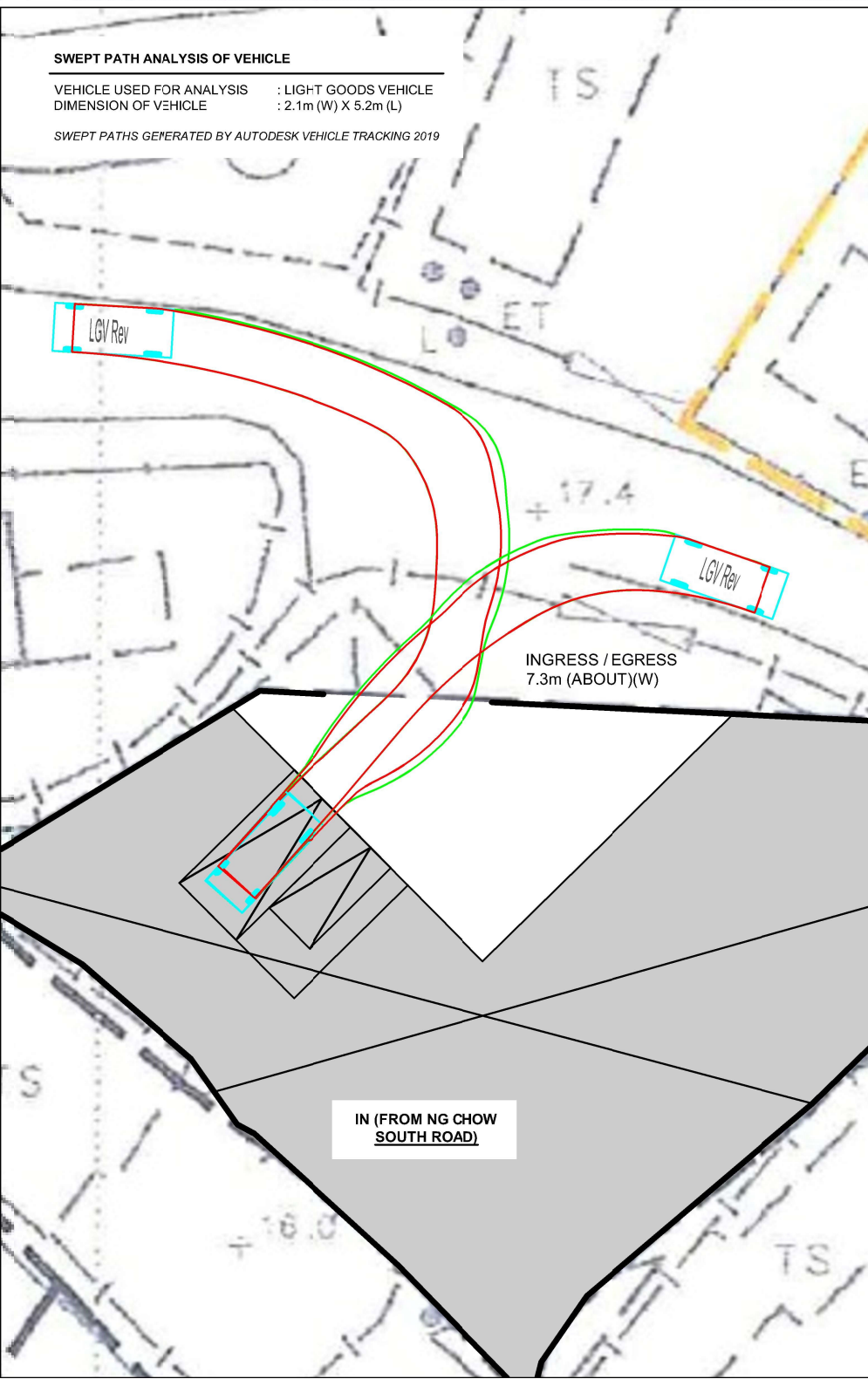
The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Wholesale Trade with and Ancillary Office and storage for a Period of 5 Years'.

SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



Drawing No.	Ver.
PLAN 1	01
Project	
PROPOSED TEMPORARY WHOLESALE TRADE WITH ANCILLARY WAREHOUSE FOR A PERIOD OF 5 YEARS	
LOT 838 S.A (PART) IN D.D. 77, NG CHOW SOUTH ROAD, TA KWU LING, NEW TERRITORIES	
Drawing Title	
SWEPT PATH ANALYSIS	
Scale of A4	
1 : 300	
Drawn	Date
	15.4.2021
Revised	Date

LEGEND	
	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING / L/UL SPACE
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

Our Ref.: DD77 Lot 838 S.A
Your ref.: TPB/A/NE-TKL/663

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

By Email

24 May 2021

Dear Sir,

1st Further Information

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in "Open Storage" Zone and Area Shown as 'Road',
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/663)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN, PlanD

(Attn.: Mr. Tim WONG

email: tts Wong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in “Open Storage” Zone and Area Shown as ‘Road’,
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/663)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Ms. Jocelyn TSANG; Tel: 2399 2405)		
(a)	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;	The applicant seeks to use the application (the Site) to operate its wholesale trade (beverage) business. One private car parking space is provided for visitor. Advanced booking is required to access the Site and for the use of parking space, this is to better regulate the number of visitor and vehicle to the Site. Transportation of beverage is carried out by light goods vehicle, hence, one loading/unloading space is provided at the Site. The same traffic arrangement has been adopted for the approved S.16 planning application No. A/NE-TKL/659 for 'wholesale trade' use and is workable.
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Visitor is required to make prior appointment to access the Site, this is to regulate the number of vehicle at the Site by the applicant. Staff is also deployed at the ingress/egress to direct vehicles entering and exiting the Site for better traffic management to ensure no vehicle will queue outside the Site.

S.16 Planning Application No. A/NE-TKL/663

(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff is deployed at the ingress/egress to direct vehicle entering and exiting the Site. Vehicle will be limited at the speed of 5km/hr and 'beware of pedestrian' signage will be erected at the Site to enhance pedestrian safety.
(d)	The vehicular access between the site and a section of Ng Chow South Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted. The applicant will liaise with responsible B/D after planning approval has been obtained from the Town Planning Board.

Our Ref.: DD77 Lot 838 S.A
Your ref.: TPB/A/NE-TKL/663

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

By Email

24 May 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in "Open Storage" Zone and Area Shown as 'Road',
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/663)

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For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN, PlanD

(Attn.: Mr. Tim WONG

email: tts Wong@pland.gov.hk)



Clarifications for the Proposed Development

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a period of 5 years
in “Open Storage” Zone and Area Shown as ‘Road’,
Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/663)

Traffic Generation and Attraction

- (i) The Site is accessible from Ping Che Road via Ng Chow South Road. A total of two spaces are provided at the Site, details are as follows:

Type of Parking / Loading/Unloading Space	No. of Space
Private Car	1
Light Goods Vehicle	1

- (ii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	0	1	1	3
PM Peak	17:00 – 18:00	0	1	1	1	3

**Similar S.16 Applications for Temporary Wholesale Trade
within/partly within the “Open Storage” Zone or Area Shown as ‘Road’
in the Ping Che & Ta Kwu Ling Area**

Approved Applications

Application No.	Use/Development	Date of Consideration	Approval Conditions
A/NE-TKL/634	Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 5 Years	18.12.2020	A1 – A11
A/NE-TKL/659	Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years	16.4.2021	A1, A2, A7 – A12

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 No heavy goods vehicles exceeding 24 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance was allowed
- A4 No vehicle was allowed to queue back to or reverse onto/from public road
- A5 No excavation was allowed without the permission of the Executive Secretary (Antiquities & Monuments) of the Antiquities and Monuments Office of the Development Bureau
- A6 The maintenance of the existing boundary fencing on the site
- A7 The submission of a drainage proposal
- A8 The provision of the drainage facilities
- A9 The submission and implementation of proposals for fire service installations and water supplies for firefighting
- A10 The implementation of the traffic management proposals
- A11 Revocation clause
- A12 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance were allowed to be parked/stored on or enter/exit the site

5-1

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

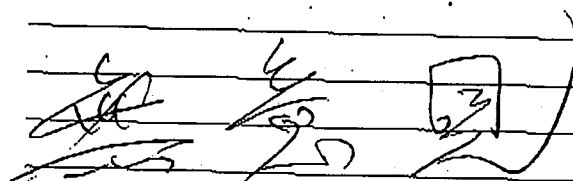
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/663

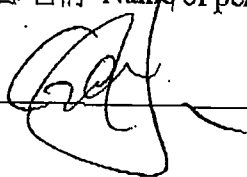
意見詳情 (如有需要，請另頁說明)

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

21 APR 2021

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210426-160158-98005

提交限期

Deadline for submission:

07/05/2021

提交日期及時間

Date and time of submission:

26/04/2021 16:01:58

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/663

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設倉臨時批發行業連附屬貨倉必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the Site comprises Lot No. 838 S.A (Part) in D.D. 77. The lot is an Old Schedule lot held under the Bock Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the lot, and there is no guarantee that any adjoining Government Land will be allowed for vehicular access to the Site for the proposed use;
 - (ii) our inspection has revealed some existing structures erected on the lot without approval of her office. The aforesaid structures are not acceptable under the Lease concerned. Her office reserves the right to take lease enforcement action against the aforesaid structures;
 - (iii) the actual occupation boundary does not tally with the Site. A piece of GL adjoining the Site is being occupied without approval of her office. Her office reserves the right to take land control action against the irregularities; and
 - (iv) if the planning application is approved, the owner of the lot concerned shall apply to her office for STW and STT covering all the actual occupation area and structures concerned. The application 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 and 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.
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the site and a section of Ng Chow South Road is not managed by Transport Department, and the applicant should seek comment from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the section of Ng Chow South Road abutting the Site is not maintained by HyD;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) and ProPECC PN 1/94 *Construction Site Drainage* and should also comply with all relevant environmental protection / pollution control ordinances, including but not limited to Noise Control Ordinance, to minimise any potential environmental nuisances on the surrounding area;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that there is public sewerage near the Site. A sewerage proposal should be submitted for approval if sewer connection to public sewerage is required;
- (f) to note the following comments of the Director of Fire Services:
 - (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; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
- (i) if the existing structures are erected on leased land without approval of the BD (no being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (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) any temporary shelters or converted containers for storage or wholesale trade or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage.