

2021年 8月 2 日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on **- 2 AUG 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/684
	Date Received 收到日期	- 2 AUG 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)

Great Rise Development Limited

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)

KTA Planning 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)	Lots 783 and 784 in D.D. 77 and adjoining Government Land, Ping Che
(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 3,577 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,998 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 210 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

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

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

(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)

Please refer to the supplementary sheet

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) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<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？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural 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>602</u>
(b) Date of approval 獲批給許可的日期	<u>19/10/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>19/10/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the attached Supporting Planning Statement.

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

CAMILLE LAM

SENIOR TOWN PLANNER

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KTA PLANNING LIMITED

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

Date 日期

26/07/2021

(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。

Gist of Application 申請摘要

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

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

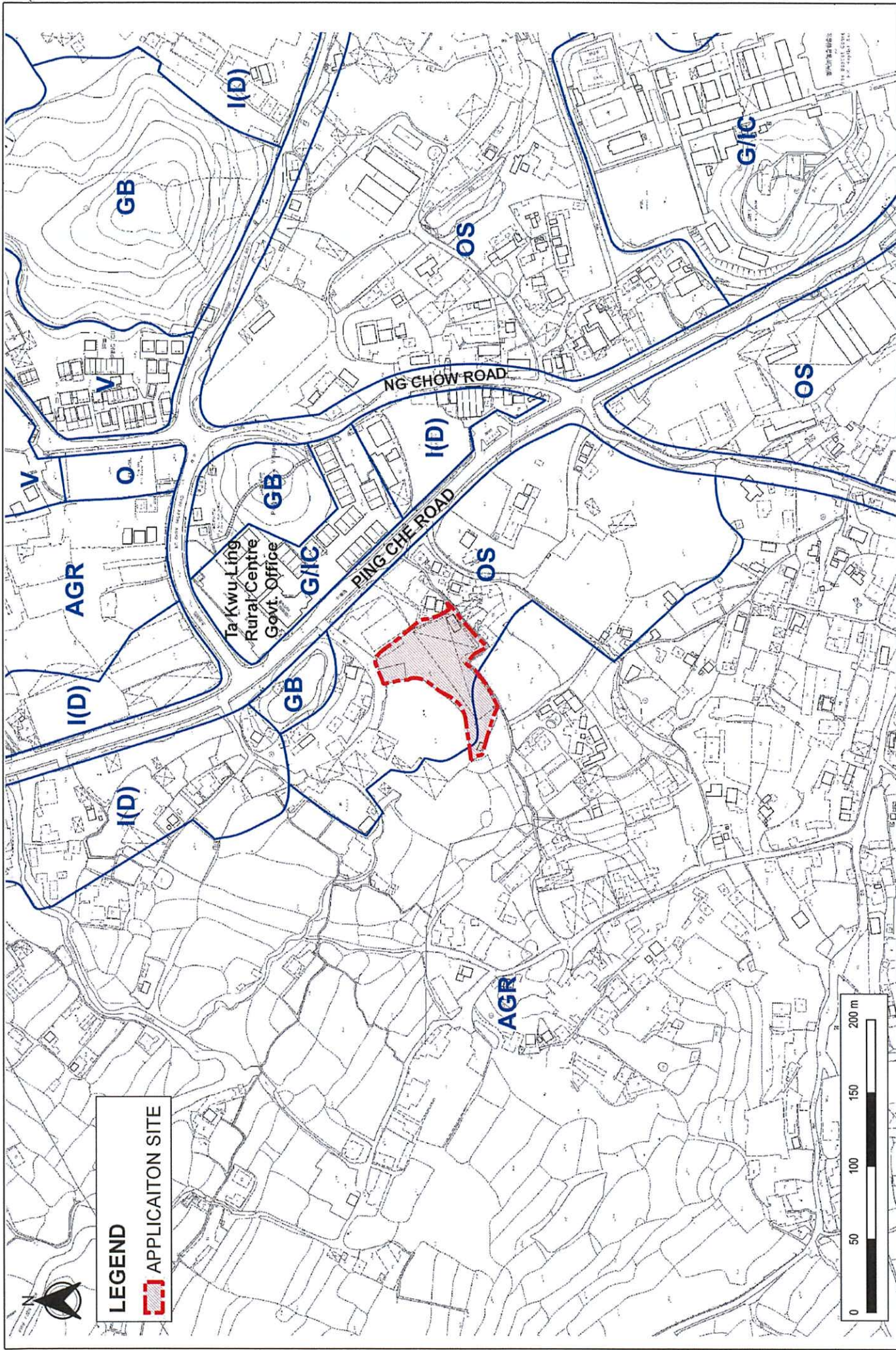
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 783 and 784 in D.D. 77 and adjoining Government Land, Ping Che
Site area 地盤面積	3,577 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 210 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	"Open Storage" and "Agriculture"
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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,998 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input 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	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">3m to 6.5 m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 to 2 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">44.4 % <input checked="" type="checkbox"/> About 約</div>		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Waiting Space for Lorry, Coach and Container Vehicle (12m x 3.5m) Repair Bay for Lorry, Coach and Container Vehicle (12m x 6m)		

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"/>
<u>As-built Drainage Plan</u>		
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。



By Hand

Our Ref: S3010/DD77PC/21/002Lg

29 July 2021

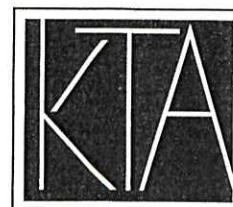
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

2021年 8月 2日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 2 AUG 2021

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



PLANNING LIMITED
規劃顧問有限公司

Dear Sir / Madam,

Renewal of Planning Approval under S16 Planning Application No. A/NE-TKL/602

**for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with
Ancillary Office and Electricity Transformer Station for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

We refer to the captioned Planning Application submitted to the Town Planning Board on 26 July 2021.

We would like to clarify that there are in total 6 nos. of private car parking spaces proposed within the Application Site. As the 6 nos. of private car parking spaces were proposed within the Government land while the short term tenancy (STT) application approval is still uncertain, the Applicant intends to provide a proposal of interim measure by providing the 6 nos. of car parking spaces on the private land within the Application Site. To avoid confusion, the Site Layout Plan is updated to indicate the 6 nos. of private car parking spaces on the private land within the Application Site only as an interim measure. The attached one is for superseding the one in Annex A of the submitted Supporting Planning Statement. There are no changes to the key development parameters of the Planning Application.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Kenneth To at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

Encl. (70 copies of updated Site Layout Plan in Annex A of Supporting Planning Statement)
cc. the Applicant & Team

KT/CL/vy



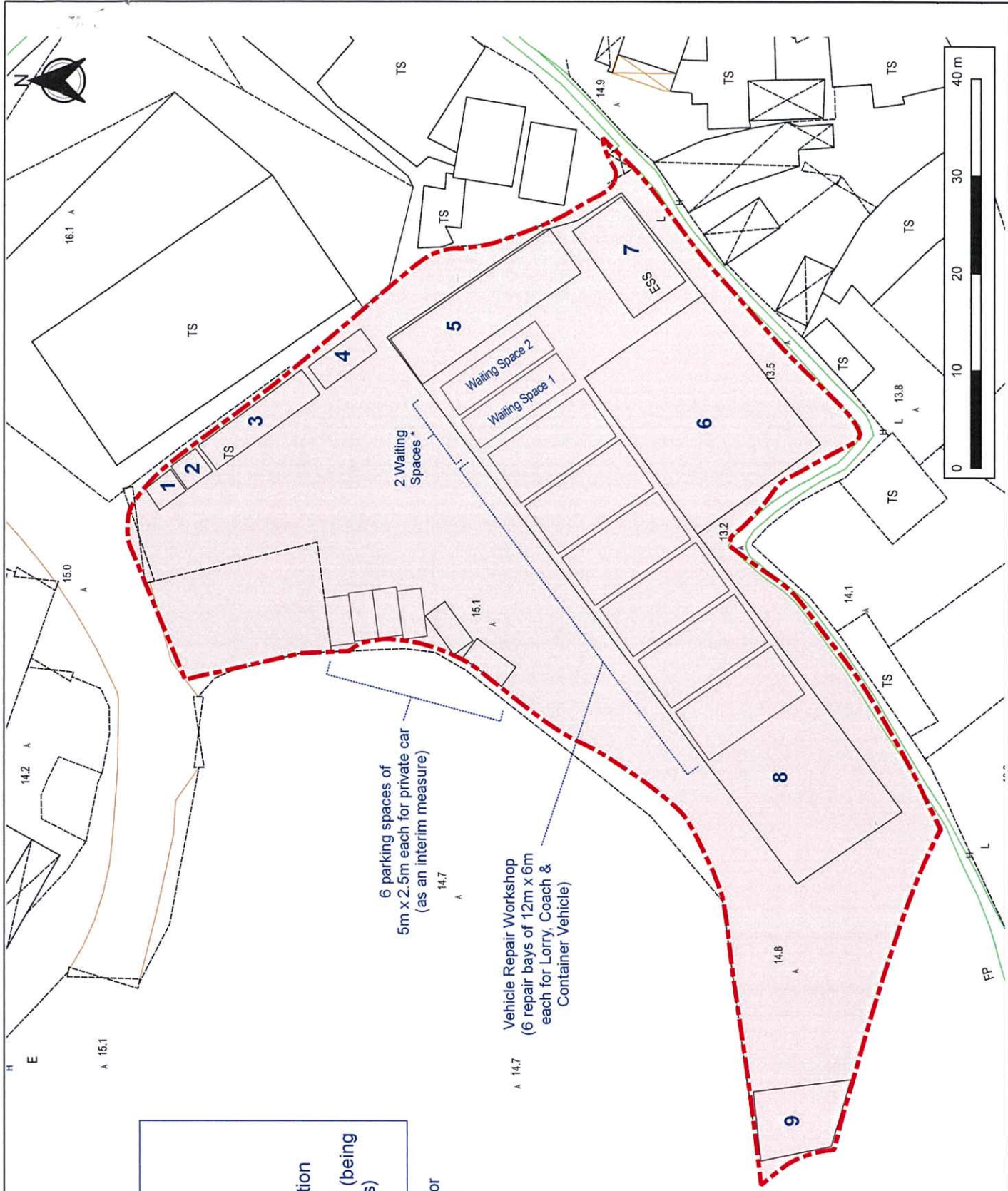
LEGEND

 Application Site

Structures:

1. Guard Room
2. Guard Room
3. Site Office
4. Toilet
5. Site Office
6. Store Room
7. Electricity Transformer Station
8. Vehicle Repair Workshop
9. Pump Room & Water Tank (being part of fire service installations)

* 2 Waiting Spaces of 12m x 3.5m for Lorry, Coach and Container Vehicle



S16 PLANNING APPLICATION

Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container
Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years,
in “Agriculture” and “Open Storage” Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

**(Renewal of Planning Approval
under S16 Planning Application No. A/NE-TKL/602)**

SUPPORTING PLANNING STATEMENT

July 2021

Applicant:

Great Rise Development Limited

Prepared by:

KTA Planning Limited



PLANNING LIMITED
編制顧問有限公司



S3010/PS/V01



LEGEND

 APPLICATION SITE

0 50 100 150 200 m



Site Location Plan

Baseplan: OZP No. S/NE-TKL/14, Survey Sheet Nos. 3-NW-23B, 3-NW-23D, 3-NW-24A & 3-NW-24C (dated: June 2021)

Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years, in "Agriculture" and "Open Storage" Zones, Lots 783 and 784 in D77 and Adjoining Government Land, Ping Che (Renewal of Planning Application No. A/NE-TKL/602)

Date: 30 June 2021

Executive Summary

This Planning Application is prepared and submitted on behalf of Great Rise Development Limited (“the Applicant”) to seek approval from Town Planning Board (“TPB”) for the renewal of the planning permission (Application No. A/NE-TKL/602) for the current Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years, at Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che (“the Application Site”). The Application Site has an area of about 3,577m² (including about 210m² of Government land) and falls within area zoned “Agriculture” (“AGR”) and “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. The planning permission of the approved Planning Application No. A/NE-TKL/602 expires on 19 October 2021.

The renewal of the current use is justified with the following reasons:

- the Application Site being close to the cross-border infrastructure is suitable location for vehicle repairing workshop;
- the Proposed Temporary Use is not pre-empting the long-term planning of New Territories North;
- the Proposed Temporary Use is not jeopardizing the planning intention of “AGR” zone as the Application Site has been involved in workshop and/or open storage use for over 20 years; and
- All approval conditions of the Application No. A/NE-TKL/602 have been fulfilled.

The renewal period sought i.e. 3 years is the same as the original validity period. In view of the above, we sincerely request the TPB to give favourable consideration to the captioned renewal application.

行政摘要

是次規劃申請是代表申請人 Great Rise Development Limited 向城市規劃委員會 (「城規會」) 就已批規劃申請編號 A/NE-TKL/602 規劃許可申請續期，以延續現時位於坪輦丈量約份第 77 約地段第 783 號及第 784 號和毗連政府土地(「申請地點」)的現有「臨時貨車、旅遊巴士及貨櫃車維修工場連附屬辦公室及電力變壓站」用途，為期三年。申請地點面積約 3,577 平方米，當中包括約 210 平方米政府土地；申請地點位於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 中的「露天貯物」及「農業」地帶之中。已批規劃申請編號 A/NE-TKL/602 的規劃許可將於 2021 年 10 月 19 日到期。

是次規劃許可續期的理據如下：

- 申請地點鄰近跨境基建，適合用作汽車維修工場用途；
- 擬議臨時用途不會跟新界北的長遠規劃產生衝突；
- 擬議臨時用途不會違反「農業」地帶的規劃意向，因申請地點已用作工場及/或露天貯物用途超過 20 年；及
- 已批規劃申請編號 A/NE-TKL/602 的所以規劃許可條款已獲滿足。

擬議的續期期限為三年，與原有規劃許可所容許的期限相同。基於以上理由，懇請城規會批准以上規劃許可續期申請。

**Renewal of Planning Approval under S16 Planning Application
No. A/NE-TKL/602
for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with
Ancillary Office and Electricity Transformer Station for a Period of 3 Years,
in “Agriculture” and “Open Storage” Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

1. INTRODUCTION

- 1.1 This Planning Statement is prepared and submitted on behalf of Great Rise Development Limited (“the Applicant”) to seek approval from Town Planning Board (“TPB”) for the renewal of the planning permission (Application No. A/NE-TKL/602) for the current Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years. The Application Site is located at Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che (**Figure 1.1** refers) and is situated on area zoned “Agriculture” (“AGR”) and “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (**Figure 1.2** refers). The planning permission expires on 19 October 2021.
- 1.2 The Applicant is the current land owner of Lots 783 and 784 in DD77. Apart from these two lots, the Application Site consists of about 210m² of Government land. The land status plan is shown on **Figure 1.3**.

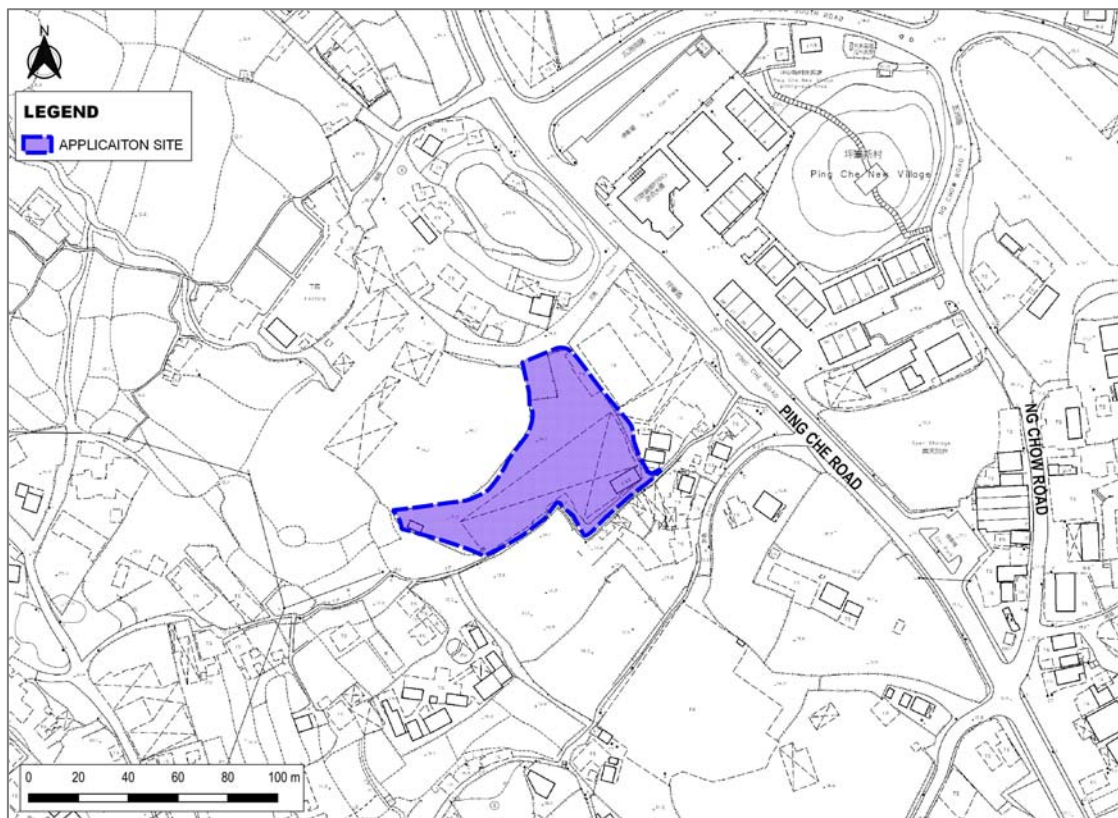


Figure 1.1: Site Location Plan

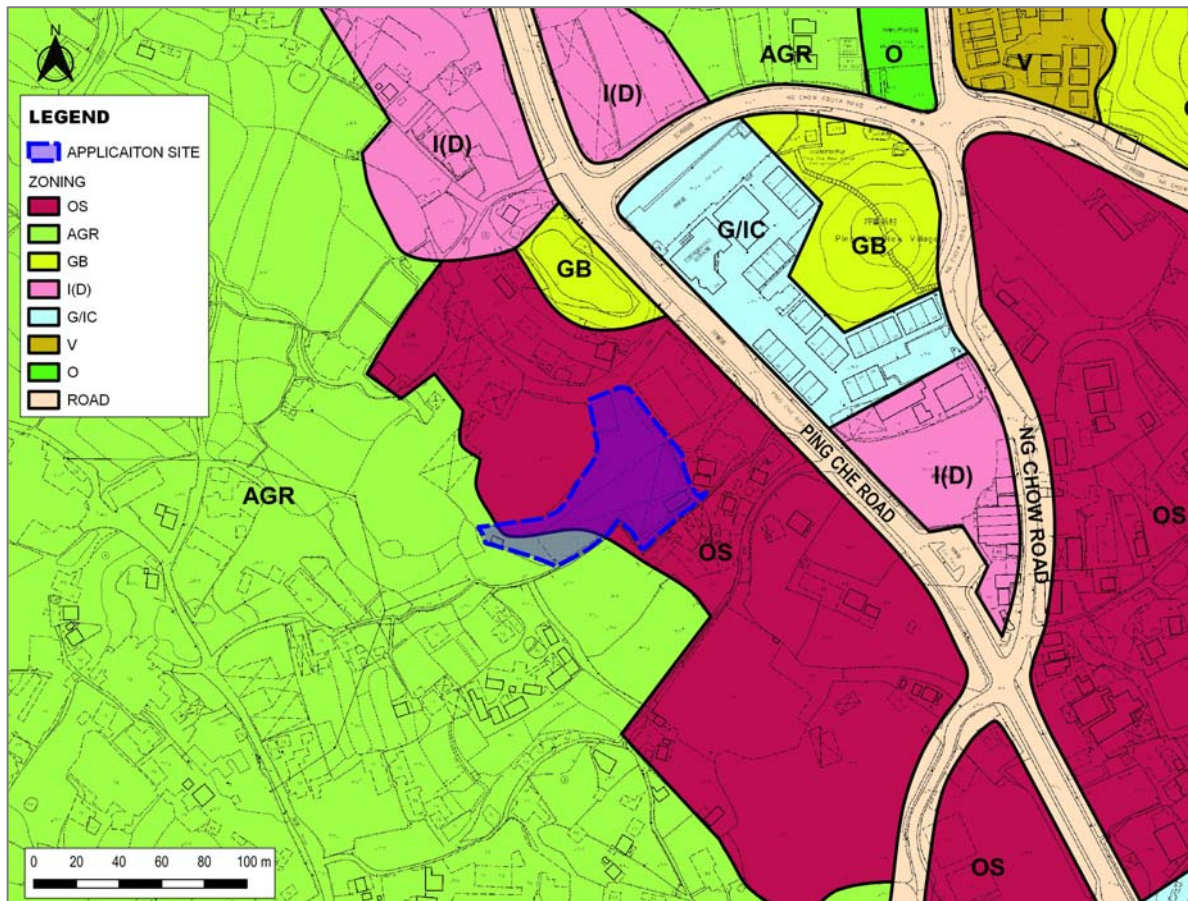


Figure 1.2: Zoning Context Plan (on Approved OZP No. S/NE-TKL/14)

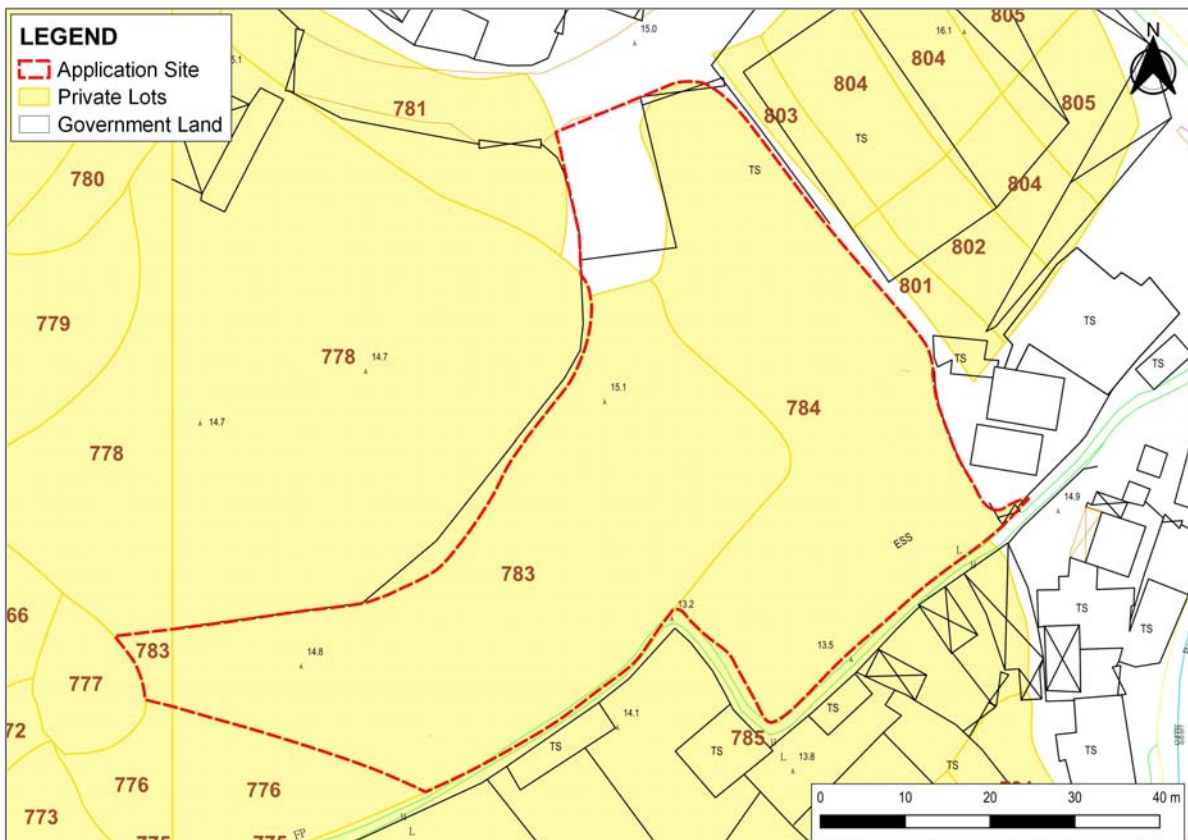


Figure 1.3: Land Status Plan

2. THE DEVELOPMENT PROPOSAL

- 2.1 The Application Site has an area of about 3,577m² (including about 210m² of Government land), which is exactly the same as that under Approved S16 Planning Application No. A/NE-TKL/602. The proposed development will comprise nine 1-2 storey structures (about 3m to 6.5m in height) with a total floor area of about 1,998m² for vehicle repair workshop, site offices, guard rooms, store room, toilet, electricity transformer station and pump room & water tank. The proposed site layout can be found in **Annex A** and the development proposal is summarized in the table below:

Table 1 : Summary of Development Proposal

No.	Structure	Proposed Use(s)	Covered Area	Non-domestic GFA	Approx. height	No. of storeys
1	Converted container #	Guard Room	9m ²	9m ²	3m	1
2	Converted container #	Guard Room	9m ²	9m ²	3m	1
3	Converted container #	Site Office	40m ²	40m ²	3m	1
4	Converted container #	Toilet	20m ²	20m ²	3m	1
5	Converted container	Site Office	110m ² *	220m ² *	6m	2
6	Corrugated metal sheets	Store Room	300m ² *	600m ² *	6m	2
7	Electricity Transformer Station	Electricity Transformer Station	70m ² *	70m ² *	4m	1
8	Corrugated metal sheets	Vehicle Repair Workshop	1,450m ² *	1,450m ² *	6.5m	1
9	Pump Room & Water Tank	Pump Room & Water Tank	60m ²	60m ²	6.5m	1
Total			1,588m ²	1,998m ²	N/A	N/A

Note:

Structure Nos. 1, 2, 3 & 4 are situated under the same roof;

* Structure Nos. 5, 6 & 7 are situated under the cover of Structure 8, and therefore, the covered area and non-domestic GFA of one floor of these structures are already covered by Structure No. 8 to avoid double counting.

Access Arrangement

- 2.2 The ingress / egress point is situated at the north of the Application Site, and the Application Site is served by paved vehicular track leading from Ping Che Road.

3. COMPLIANCE WITH PLANNING CONDITIONS OF PREVIOUS PLANNING APPROVAL

- 3.1 The planning permission (Application No. A/NE-TKL/602) was subject to a number of planning conditions (**Annex B** refers). The Applicant has complied with the Approval Conditions (a) to (l) within the period of October 2018 to October 2021.

Operation-related Planning Conditions

- 3.2 For operation related planning conditions such as (a), (b), (c) and (e), the followings have been enforced by the Applicant at the Application Site at all time:
- no operation between 6:15p.m. and 9:00a.m. is allowed on the Site;
 - no operation on Sundays and public holidays is allowed on the Site;
 - the peripheral fencing shall be maintained on Site at all times; and
 - all existing trees shall be maintained in good condition at all times.

Annex C presents the record photos of existing trees in the Application Site.

Drainage-related Planning Conditions (Approval Conditions (d) and (f))

- 3.3 The existing drainage facilities have been maintained at all time and Drainage Services Department has no comment to the condition record of the existing drainage facilities on Site vide letter dated 4 January 2019 (**Annex D** refers). Current site photos of the existing drainage facilities are also provided in **Annex D**.

Fire Services-related Planning Conditions (Approval Conditions (g) and (h))

- 3.4 The Applicant's consultant has submitted proposals for fire service installations and water supplies for firefighting to Fire Services Department ("FSD"). The fire service installations ("FSIs") proposal was submitted and found acceptable by FSD vide PlanD's letter dated 15 August 2019. The FSIs proposal was implemented on Site and found acceptable by FSD vide PlanD's letter dated 29 November 2019 (**Annex E** refers).

Traffic-related Planning Conditions (Approval Condition (i))

- 3.5 Condition (i) is about "the implementation of traffic improvement measures identified in the Traffic Impact Assessment" to the satisfaction of the Commissioner for Transport or of the TPB. According to the result of the accepted Traffic Impact Assessment (TIA) report in support of Application No. A/NE-TKL/602 in 2018, the proposed traffic improvement measures include:

1. Provision of Flash Light Indicator at the workshop entrance to alert pedestrian while there is vehicle driving through that road section (which has been implemented);
2. Provision of delineated pedestrian passage along the road section between the Application Site and Ping Che Road for better pedestrian safety (which has been implemented);
3. Provision of 2 nos. of waiting spaces of lorry, coach and container vehicle within the Application Site (which has been implemented);

4. Provision of 6 nos. of car parking spaces at the government land at the northwestern corner near the entrance of the Application Site.
- 3.6 In order to implement the 4th measure suggested above, the Applicant has applied for short term tenancy (STT) application for that piece of government land. However, it is still uncertain when the STT application is approved. As such, the Applicant intends to provide a proposal of interim measure by providing the 6 nos. of car parking spaces on the private land within the Application Site. The 6 nos. of carparking spaces (2.5m x 5m each) are provided at the outdoor area without affecting the internal vehicular access, as shown in site layout in **Annex A**. The site photos showing that the Flash Light Indicator and Delineated Pedestrian Passageway have been implemented are provided in **Annex F**.
- 3.7 The implementation of traffic improvement measures was accepted vide approval letters from PlanD dated 5 August 2020 in **Annex F**.

4. PLANNING JUSTIFICATIONS

(A) Suitable Location for Vehicle Repairing Workshop

- 4.1 Heung Yuen Wai Highway was opened in 2019, there is demand for repairing services for some cross-border vehicles nearby. While the Application Site is situated in Ping Che and close to Sha Tau Kok Road, temporary vehicle repair workshop use at the Application Site would be suitable to cater for such demand.

(B) Not In Conflict with the Long-term Planning of New Territories North

- 4.2 Although the Application Site falls within the Study Area of “Preliminary Feasibility Study on Developing New Territories North” (“NTN Study”) completed by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) in 2018 (ie. proposed for residential development of different intensity under Scenarios I and II), the result of this Study is only at conceptual stage for consideration if the NTN development is taken forward in the future. There is no solid program for the Planning and Engineering Studies and implementation for the NTN development.

(C) Not Jeopardizing the Planning Intention of “AGR” Zone

- 4.3 Major part (about 84.2%) of the Application Site is zoned “OS” which is located in “Category 1 Area” according to Town Planning Board Guidelines No. 13F. “Category 1 Area” is considered suitable for open storage and port back-up uses. Only a small part in the southwestern portion of the Application Site (about 15.8%) is zoned “AGR” which is located in “Category 3 Area”.
- 4.4 Although a small part in the southwestern portion of the Application Site is zoned “AGR”, there has not been any agricultural activity at the Application Site since early 1990s. The Application Site has been involved in ten previously approved planning applications for temporary uses since 1997¹. Those uses were mainly related to workshop and/or open storage. The Application Site has been used as temporary vehicle repair workshop since the S16 Application No. A/NE-TKL/376 was approved in 2011. Thus, the chance of rehabilitation for cultivation and other agricultural purposes is rather low.

(D) All Approval Conditions of the Approved Planning Application No. A/NE-TKL/602 Fulfilled

- 4.5 All Approval Conditions under the previous Application (No. A/NE-HT/602) have been complied with to the satisfaction of the relevant Government Departments and the Applicant would devote every efforts to maintain and manage the existing conditions of the Application Site and to ensure that no adverse impact onto the surrounding area would be resulted from the proposed uses at the Application Site.

¹ The approved planning applications involving the Application Site included: A/NE-TKL/46, A/NE-TKL/89, A/NE-TKL/127, A/NE-TKL/149, A/NE-TKL/242, A/NE-TKL/293, A/NE-TKL/345, A/NE-TKL/376, A/NE-TKL/481 and A/NE-TKL/602.

Annex A

Site Layout Plan

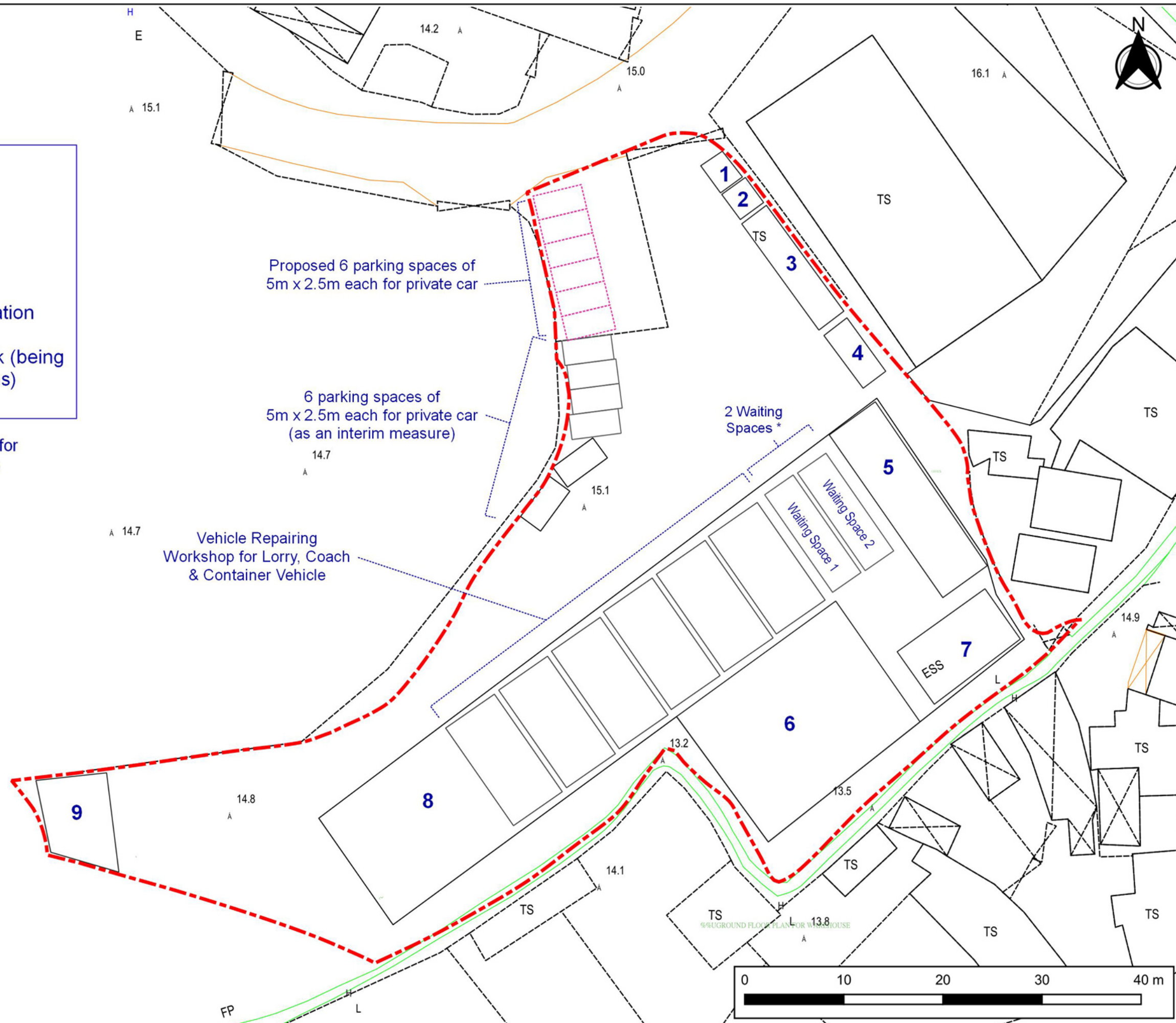
LEGEND

 Application Site

Structures:

1. Guard Room
2. Guard Room
3. Site Office
4. Toilet
5. Site Office
6. Store Room
7. Electricity Transformer Station
8. Vehicle Repair Workshop
9. Pump Room & Water Tank (being part of fire service installations)

* 2 Waiting Spaces of 12m x 3.5m for Lorry, Coach and Container Vehicle



Annex B

**Approval Letter of S16 Planning Application
No. A/NE-TKL/602**

城 市 規 劃 委 員 會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2148 4501)

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/NE-TKL/602

2 November 2018

Metro Planning and Development Co. Ltd.
Unit L, 7/F, International Centre
2-8 Kwei Tei Street
Fo Tan, Sha Tin, New Territories
(Attn.: Patrick Tsui)

Dear Sir/Madam,

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container
Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years in "Agriculture" and "Open Storage" Zones,
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

I refer to my letter to you dated 30.8.2018.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 19.10.2021 and is subject to the following conditions :

- (a) no operation between 6:15 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the peripheral fencing shall be maintained on site at all times during the planning approval period;
- (d) the existing drainage facilities should be maintained properly and those facilities if found inadequate/ineffective should be rectified during the planning approval period;
- (e) all existing trees shall be maintained in good condition at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or the TPB by 19.1.2019;

- 2 -

- (g) the submission of proposals for fire service installations and water supplies for firefighting within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.1.2019;
- (h) in relation to (g) above, the implementation of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.4.2019;
- (i) the implementation of traffic improvement measures identified in the Traffic Impact Assessment within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 19.4.2019;
- (j) if any of the above planning conditions (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning conditions (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the "Agriculture" portion of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 20.10.2021. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

- 3 -

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

_____ A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 19.10.2018 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 23.11.2018). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

_____ If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/el

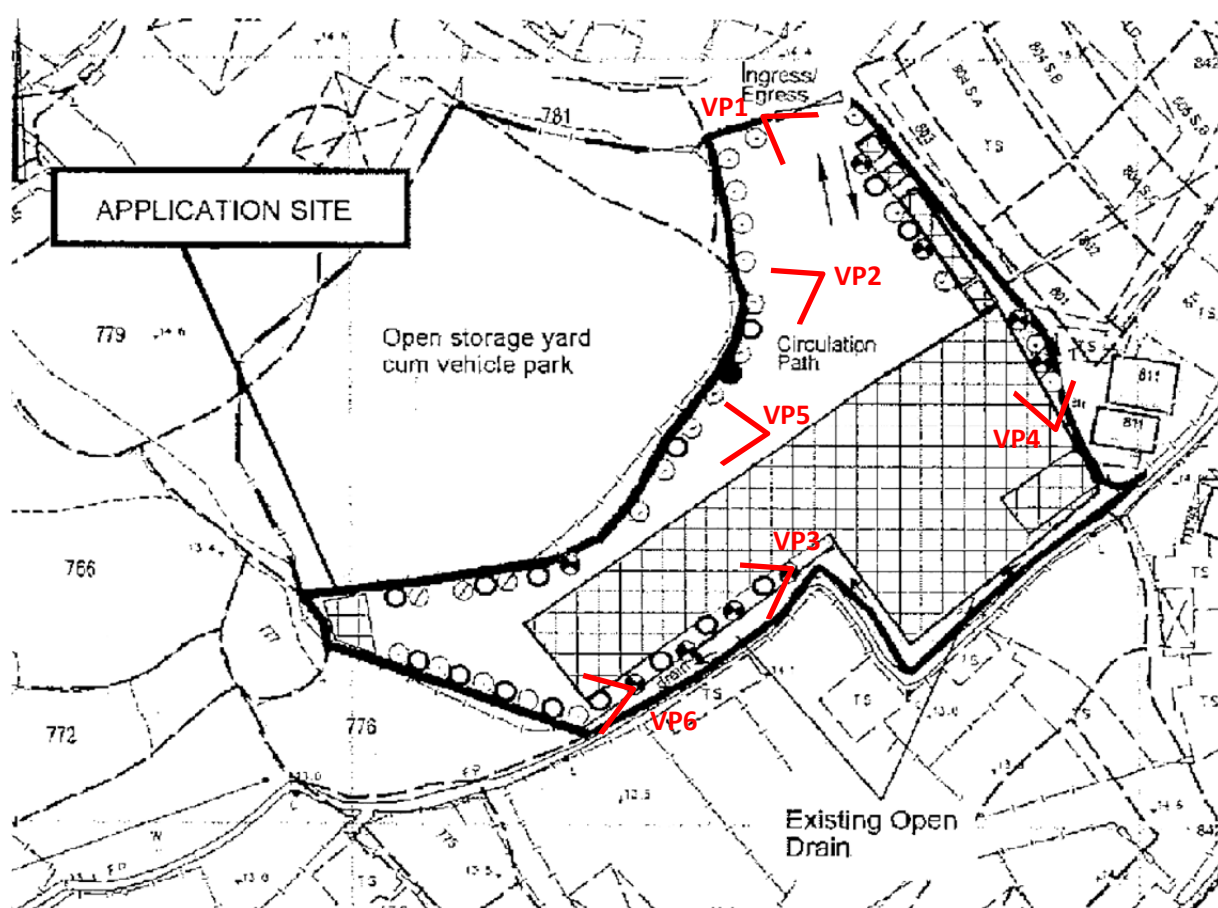
Annex C

Record Photos of Existing Trees within Site

Annex C – Records of Existing Trees

Tree Schedule of Existing Trees as proposed in Approved Planning Application No. A/NE-TKL/602

Tree	Approximate Height	Spacing	Quantity
Existing <i>Ficus microcarpa</i>	4m to 5.5m	3m	20
Existing <i>Hibiscus tiliaceus</i>	4m	3m	3
Existing <i>Melaleuca quinquenervia</i>	4m to 5.5m	3m	9
Existing <i>Mangifera indica</i>	2.75m to 4m	3m	15
Missing tree to be replenished by <i>Ficus microcarpa</i>	2.75m	NA	1





VP1



VP2



VP3



VP4



VP5



VP6

(Site Photos were taken in July 2021)

Annex D

**Acceptance Letter of Compliance with Approval Condition (f)
of Planning Application No. A/NE-TKL/602
and Record Photos of Existing Drainage Facilities within Site**

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 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference S1330/DD77PC/18/003Lg
本署檔號 Our Reference () in TPB/A/NE-TKL/602
電話號碼 Tel. No. : 2158 6372
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Kenneth To & Associates Ltd.
Units E & F, 11/F, Neich Tower
128 Gloucester Road
Wan Chai, Hong Kong
(Attn.: Ms. Camille LAM)

By Post and Fax (3426 9737)

4 January 2019

Dear Ms. LAM,

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container
Vehicle with Ancillary office and Electricity Transformer Station
for a Period of 3 Years in "Agriculture" and "Open Storage" Zones,
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

(Compliance with Approval Condition (f) for Application No. A/NE-TKL/602)

I refer to your submissions received on 21.12.2018 and 2.1.2019 for compliance with approval condition (f) in relation to the submission of condition record of the existing drainage facilities under the captioned application, which was approved with conditions by the Town Planning Board on 19.10.2018.

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 submissions. As such, approval condition (f) is considered complied with.

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

Yours faithfully,

(Tony WU)
for and on behalf of
Director of Planning



VP1



VP2



VP3



VP4



VP5 (Discharge Point)

(Site Photos were taken in July 2021)

Annex E

Acceptance Letters of Compliance with
Approval Conditions (g) and (h)
of Planning Application No. A/NE-TKL/602

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

HONG KONG
\$00
POSTAGE
C3

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-TKL/602
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心
第二期八字樓 L 座
(經辦人：李小姐)

郵遞及傳真(2428 5932)函件

李小姐：

擬在劃為「露天貯物」及「農業」地帶的新界坪輦丈量約份第 77 約地段
第 783 號及第 784 號和毗連政府土地作臨時貨車、旅遊巴士及
貨櫃車維修工場連附屬辦公室及電力變壓站（為期 3 年）

(履行規劃申請編號：A/NE-TKL/602 的規劃許可附帶條件(g)項)

本署於二零一九年五月三十日收到你有關履行附帶條件(g)項所提交的有關消防裝置和滅火水源建議書，並已於同年七月十一日給予簡覆。

消防處處長（經辦人：陳銘沖先生；電話：2733 7735）審視你提交的資料後沒有意見，並認為規劃許可附帶條件(g)項已經履行。另外，他的建議也夾附在附件一(只提供英文版本)。

請你儘快落實已批准的有關滅火水源和消防裝置的建議以履行附帶條件(h)項。請你於落實有關建議後通知本署有關落實情況及提交相應的消防裝置及設備證書(FS251)（一式三份），以便安排視察落實情況。

如你有任何疑問，請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長

(朱霞芬女士



代行)

二零一九年八月十五日

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



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 Sheung Wo Che Road, Sha Tin,
N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPS/A/NE-TKL/602
電話號碼 Tel. No.: 2158 6372
傳真機號碼 Fax No.: 2696 2377

郵遞及傳真(2428 5932)函件

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心
第二期八字樓 L 座
(經辦人：李小姐)

李小姐：

擬在劃為「露天貯物」及「農業」地帶的新界坪輦丈量約份第 77 約地段
第 783 號及第 784 號和毗連政府土地作臨時貨車、旅遊巴士及
貨櫃車維修工場連附屬辦公室及電力變壓站(為期 3 年)

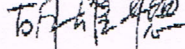
(履行規劃申請編號：A/NE-TKL/602 的規劃許可附帶條件(h)項)

本署於二零一九年十月三日收到你有關履行附帶條件(h)項提交落實有關滅火水源和消防裝置的來信，並已於同年十一月十四日給予簡覆。

消防處處長(經辦人：陳銘冲先生；電話：2733 7735)審視你提交的資料後，認為規劃許可附帶條件(h)項已經履行。

如你有任何疑問，請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長

(胡耀聰先生  代行)

二零一九年十一月二十九日

Annex F

Acceptance Letter of Compliance with Approval Condition (i)
of Planning Application No. A/NE-TKL/602
and Record Photos of Implemented Traffic Improvement Measures

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 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference S1330/DD77PC/18/010Lg
本署檔號 Our Reference () in TPB/A/NE-TKL/602
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower,
133 Hoi Bun Road,
Kwun Tong, Kowloon
(Attn.: Ms. Camille Lam)

By Post and Fax (3426 9737)

5 August 2020

Dear Mr. Lam,

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary
Office & Electricity Transformer Station for a Period of 3 Years
Lots 783 and 784 in D.D. 77 and Adjoining Government Land
Ping Che, New Territories**


(Compliance with Approval Condition (i) for Application No. A/NE-TKL/602)

I refer to your submission dated 23.6.2020 for compliance with approval condition (i) in relation to the implementation of traffic improvement measures identified in the Traffic Impact Assessment of the captioned planning permission.

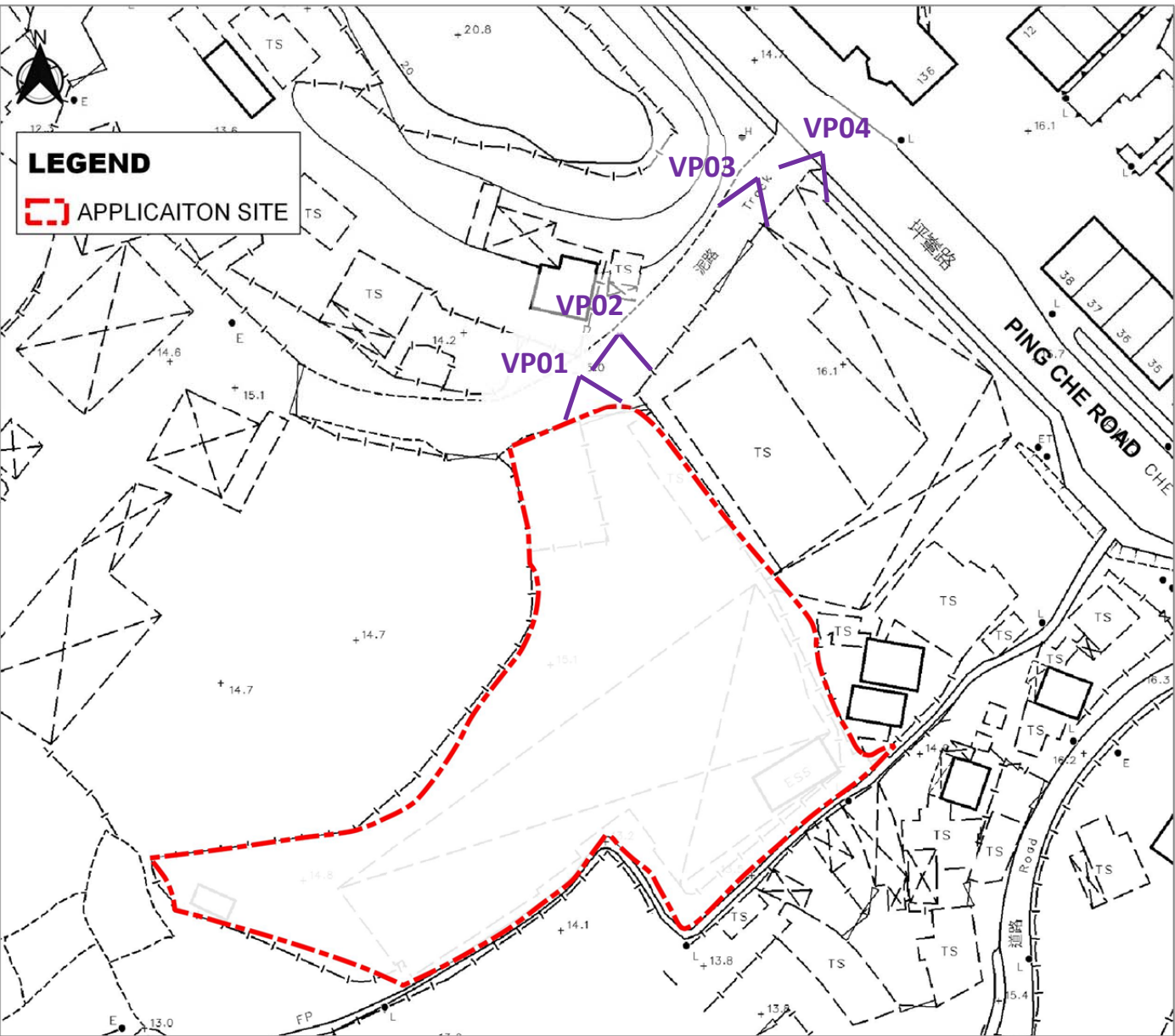
The Commissioner of Transport (Contact person: Ms. Jocelyn TSANG; Tel.: 2399 2405) has been consulted and advised that approval condition (i) is considered complied with. Nevertheless, the applicant is advised to use road markings instead of traffic cones to delineate the pedestrian passage way.

Should you have any queries, please feel free to contact Ms. Michelle CHAN of this department at 2158 6391.

Yours faithfully,


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

Annex F – Record Photos of Implemented Traffic Improvement Measures



Location of the Viewpoints of the Site Photos



VP01



VP02

VP01 and VP02 images: Installed flash light indicator at the entrance to alert pedestrian while there is vehicle driving through that road section



VP03



VP04

VP03 and VP04 Images: Delineated pedestrian passageway along the road section connected to Ping Che Road

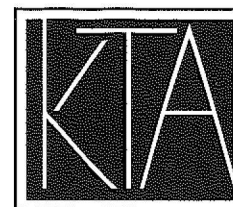
(Site Photos were taken in July 2021)

By HAND and By Email (tpbpd@pland.gov.hk)

Our Ref: S3010/DD77PC/21/003Lg

1 September 2021

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



PLANNING LIMITED
規劃顧問有限公司

Dear Sir / Madam,

Renewal of Planning Approval under S16 Planning Application No. A/NE-TKL/602

**for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with
Ancillary Office and Electricity Transformer Station for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che
(S16 Planning Application No. A/NE-TKL/684)
Further Information No. 1**

We refer to the captioned Planning Application scheduled for consideration by the Town Planning Board ("TPB") on 24 September 2021.

In order to address the comments from Transport Department, attached please find the table of response-to-comments with the following appendices:

- Appendix A** – Photographic Record of the Access Road between the Site and Ping Che Road;
Swept Path Analysis between the Site and Ping Che Road;
- Appendix B** – Copy of submission for Compliance with Approval Condition (i) of the approved Planning Application No. A/NE-TKL/602.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Kenneth To at [REDACTED]. Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

Encl. (70 hardcopies of Further Information No. 1)

cc. Sha Tin, Tai Po and North District DPO - Ms Michelle Chan / Ms Sharon Kan (by email) w/e the Applicant & Team

KT/CL/vy



Proposed Temporary Vehicle Repair Workshop in Ping Che
(S16 Planning Application No. A/NE-TKL/684)
Further Information (FI) No. 1

Items	Departmental Comments	Response																																																																																																																																				
1.	Comments from Transport Department (TD) (received on 30.08.2021) (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)																																																																																																																																					
1.1	(i) the applicant should provide record of the trip generation & attraction to the Site and advise the traffic impact to the nearby road links and junctions;	<p>Please find below the hourly traffic generation and attraction to the Site as recorded on 31 August 2021 (daily opening hour: 09:00 – 18:15 except Sundays and Public Holidays):</p> <table><tr><th rowspan="3">Period</th><th colspan="6">Trip Generation & attraction to the Site</th><th rowspan="3">Total Two-way Trips (pcu/hr)</th></tr><tr><th colspan="3">Attraction</th><th colspan="3">Generation</th></tr><tr><th>Lorry/ HGV</th><th>Co</th><th>CV</th><th>PC</th><th>Lorry/ HGV</th><th>Co</th><th>CV</th><th>PC</th></tr><tr><td>09:00 – 10:00</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>1</td><td>1</td><td>0</td><td>6</td></tr><tr><td>10:00 – 11:00</td><td>0</td><td>2</td><td>0</td><td>1</td><td>1</td><td>1</td><td>1</td><td>0</td><td>6</td></tr><tr><td>11:00 – 12:00</td><td>0</td><td>2</td><td>1</td><td>0</td><td>1</td><td>2</td><td>0</td><td>1</td><td>7</td></tr><tr><td>12:00 – 13:00</td><td>1</td><td>1</td><td>1</td><td>0</td><td>1</td><td>1</td><td>0</td><td>1</td><td>6</td></tr><tr><td>13:00 – 14:00</td><td>2</td><td>2</td><td>1</td><td>1</td><td>0</td><td>2</td><td>0</td><td>1</td><td>9</td></tr><tr><td>14:00 – 15:00</td><td>0</td><td>1</td><td>1</td><td>1</td><td>2</td><td>1</td><td>2</td><td>0</td><td>8</td></tr><tr><td>15:00 – 16:00</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>1</td><td>1</td><td>0</td><td>5</td></tr><tr><td>16:00 – 17:00</td><td>2</td><td>2</td><td>1</td><td>1</td><td>1</td><td>2</td><td>1</td><td>0</td><td>10</td></tr><tr><td>17:00 – 18:00</td><td>2</td><td>2</td><td>2</td><td>0</td><td>2</td><td>2</td><td>1</td><td>1</td><td>12</td></tr><tr><td>18:00 – 18:15</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td><td>4</td></tr><tr><td>Total</td><td>10</td><td>13</td><td>7</td><td>6</td><td>10</td><td>14</td><td>7</td><td>6</td><td></td></tr></table> <p>Note: “HGV” stands for “Heavy Goods Vehicle”, “Co” stands for “Coach”, “CV” stands for “Container Vehicle” and “PC” stands for “Private Car”.</p> <p>The observed traffic generation from and attraction to the Site per hour is limited, which is even lower than the trip rate estimated in the previous Traffic Impact Assessment (TIA) submitted in support of the previous S16 Application No. A/NE-TKL/602 approved in 19.10.2018. Therefore, it is anticipated that the traffic impact to the nearby road links and junctions is negligible.</p>	Period	Trip Generation & attraction to the Site						Total Two-way Trips (pcu/hr)	Attraction			Generation			Lorry/ HGV	Co	CV	PC	Lorry/ HGV	Co	CV	PC	09:00 – 10:00	1	0	0	2	1	1	1	0	6	10:00 – 11:00	0	2	0	1	1	1	1	0	6	11:00 – 12:00	0	2	1	0	1	2	0	1	7	12:00 – 13:00	1	1	1	0	1	1	0	1	6	13:00 – 14:00	2	2	1	1	0	2	0	1	9	14:00 – 15:00	0	1	1	1	2	1	2	0	8	15:00 – 16:00	1	1	0	0	1	1	1	0	5	16:00 – 17:00	2	2	1	1	1	2	1	0	10	17:00 – 18:00	2	2	2	0	2	2	1	1	12	18:00 – 18:15	1	0	0	0	0	1	0	2	4	Total	10	13	7	6	10	14	7	6	
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Total	10	13	7	6	10	14	7	6																																																																																																																														
1.2	(ii) the applicant shall advise the width of the access road between Ping Che Road and the Site and if the traffic flow induced by the proposal would affect the traffic flow of the access road;	<p>The width of the access road between Ping Che Road and the Application Site is about 7.5m.</p> <p>For the section of access road between the Application Site and the run in/out of the open storage site adjoining to the east, there is roadside planter of width about 0.9m. To maintain a balance between providing pedestrian passage and keeping adequate width of the access road for maneuvering of vehicles into and out of the Application Site, the pedestrian passage is kept as not less than 0.9m wide, with the base of the cones of width 0.4m. Therefore, the width for vehicular access is about 5.3m.</p> <p>For the section of access road between Ping Che Road and the run in/out of the open storage site adjoining to the east, there is no roadside planter. The total width of the pedestrian passage with cones is maintained as 1.5m, leaving the width of the vehicular access about 6m (Appendix A of this Further Information (FI) referred).</p>																																																																																																																																				
1.3	(iii) the applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the	Please refer to the attached copy of submission for compliance with approval condition (i) of the previously approved Application No. A/NE-TKL/602 (submitted to the TPB / PlanD on 23 Jun 2020)																																																																																																																																				

**Proposed Temporary Vehicle Repair Workshop in Ping Che
(S16 Planning Application No. A/NE-TKL/684)
Further Information (FI) No. 1**

Items	Departmental Comments	Response
	subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	(Appendix B of this FI referred). Swept path analysis was conducted under the situation that the 6 nos. of private car parking spaces are provided within the private land area of the Site. It shows that there is no conflict between the private car parking spaces and the maneuvering of long vehicles to and from the Site. Even with the existence of roadside planter and delineated pedestrian passage, maneuvering of 12m long vehicles between the Site and Ping Che Road is not affected (Appendix A of this FI referred)
1.4	(iv) the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	There are 2 nos. of waiting spaces provided within the Application Site to minimize the need of queuing of vehicles outside the Site. There are always managing staff on duty during operation hours to control traffic in and out from the Site. And indeed, based on observed traffic attraction and generation from the Site, there is no queuing of vehicles observed.
1.5	(v) the access road from Ping Che Road to the Site is not under the purview of his office. The applicant should seek comments from the management and maintenance parties of the access road;	The access road connecting the Application Site and Ping Che Road is Unleased or Unallocated Government Land (UUGL) which should be under the authority of Lands Department. It is noted that this Application has been circulated to District Lands Office for comments.
1.6	(vi) the applicant shall justify the proposed parking and loading/unloading provision; and	The provision of 6 private car parking spaces was justified based on the parking demand study in the TIA submitted in the previously approved S16 Application No. A/NE-TKL/602 approved in 19.10.2018. As reviewed from the previous traffic survey conducted on 27 Sept 2017, peak hour demand of 6 private cars per hour was observed and therefore 6 private car parking spaces was provided. Although normally it was observed in year 2021 that only at most 3 nos. of private car parking spaces were occupied, provision of 6 nos. of car parking spaces within the Site was maintained. Also, based on the same traffic survey conducted on 27 Sept 2017 in the previous TIA, it was observed that there were 2 vehicles waiting for entering the Repair Workshop during peak hour. Therefore, 2 vehicle waiting spaces were proposed.
1.7	(vii) the applicant shall provide details of the existing delineated pedestrian passage (i.e. photographic record with dimensions) and facilities to ensure pedestrian safety between Ping Che Road and the Site.	Please refer to the photographic record in Appendix A of this FI. The access road connecting the Application Site and Ping Che Road is Unleased or Unallocated Government Land (UUGL). While the Applicant has no authority to demarcate signage on the UUGL, the Applicant uses cones to delineate the pedestrian passage along the track road. To ensure pedestrian safety between Ping Che Road and the Site, cones are provided for delineating the pedestrian passage. Also, there are always managing staff on duty during operation hours to control traffic in and out from the Site and monitor the pedestrian safety condition.

Enclosures:

Appendix A – Photographic Record of the Access Road between the Site and Ping Che Road; Swept Path Analysis between the Site and Ping Che Road

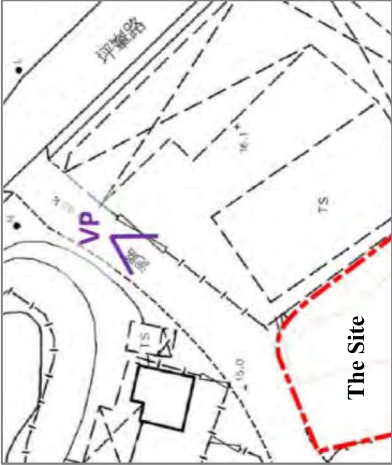
Appendix B – Copy of submission for Compliance with Approval Condition (i) of the approved Planning Application No. A/NE-TKL/602

Compiled by KTA Planning Limited Date: 31 August 2021)



Adjoining
Open Storage
Site

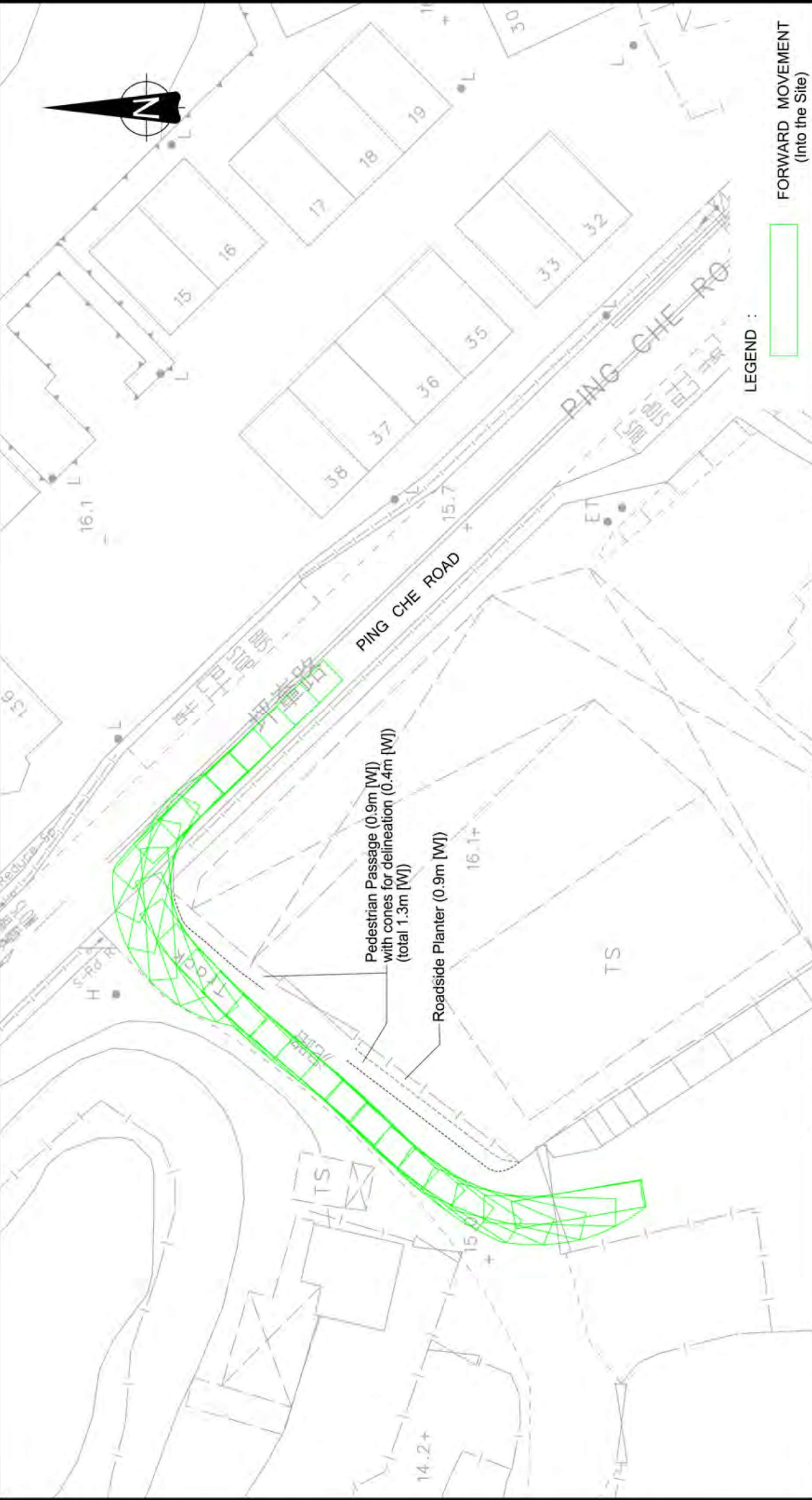
Run in/out
of the Adjoining Site



Location of Viewpoint

Photographic Record of the existing delineated pedestrian passage
along the access road between the Site and Ping Che Road

(Site Photo taken on 23 July 2021)



LEGEND :



FORWARD MOVEMENT
(into the Site)

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title				Drawing No.			
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE				8			
Designed				CFC				Scale			
				Checked				1:500(A4)			
				WLP				Date			
								JUN 2020			
								Rev.			



Our Ref: S1330/DD77PC/18/010Lg

23 June 2020

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

By Hand

Dear Sir / Madam,

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with
Ancillary Office and Electricity Transformer Station for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che
(Approved S.16 Planning Application No. A/NE-TKL/602)
- Compliance with Approval Condition (i) -**

We refer to the Captioned Application approved by the Town Planning Board (TPB) on 19 October 2018, and we are writing to confirm that **Condition (i) has been fulfilled**. We also refer to our submission of compliance with Condition (i) dated 20 January 2020 and the "non-compliance" letter from Planning Department (PlanD) dated 7 May 2020 containing the comments from Transport Department (TD). As such, the Applicant has revised the proposal of interim measures to address comments from TD.

Condition (i) is about "the implementation of traffic improvement measures identified in the Traffic Impact Assessment" to the satisfaction of the Commissioner for Transport or of the TPB.

According to the result of the accepted Traffic Impact Assessment (TIA) report in 2018, the proposed traffic improvement measures include:

1. Provision of Flash Light Indicator at the workshop entrance to alert pedestrian while there is vehicle driving through that road section (which has been implemented);
2. Provision of delineated pedestrian passage along the road section between the site and Ping Che Road for better pedestrian safety (which has been implemented);
3. Provision of 2 nos. of waiting spaces of lorry, coach and container vehicle within the Site (which has been implemented);
4. Provision of 6 nos. of car parking spaces at the government land at the western corner of the Site.

In order to implement the 4th measure suggested above, the Applicant has applied for short term tenancy (STT) application for that piece of government land. However, it is uncertain when the STT application is approved. As such, the Applicant intends to provide a proposal

Kenneth To & Associates Ltd

杜立基規劃顧問有限公司

Our Ref: S1330/DD77PC/18/010Lg

Date: 23 June 2020

of interim measure by providing the 6 nos. of car parking spaces on the private land within the Site. The 6 nos. of carparking spaces (2.5m x 5m each) will be provided at the outdoor area without affecting the internal vehicular access.

Please find attached below:

- the response-to-comment table in response to comments from TD;
- the revised proposal of interim measures containing carpark layout and swept path analysis; and
- the site photos showing that the Flash Light Indicator and Delineated Pedestrian Passageway have been implemented.

Once the STT application is approved, the Applicant would relocate the 6 nos. of carparking spaces at the concerned piece of government land.

Should you have any queries in relation to the above please do not hesitate to contact Mr Kenneth To or the undersigned.

Thank you for your kind attention.

Yours faithfully

For and on behalf of

KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl. (3 copies)

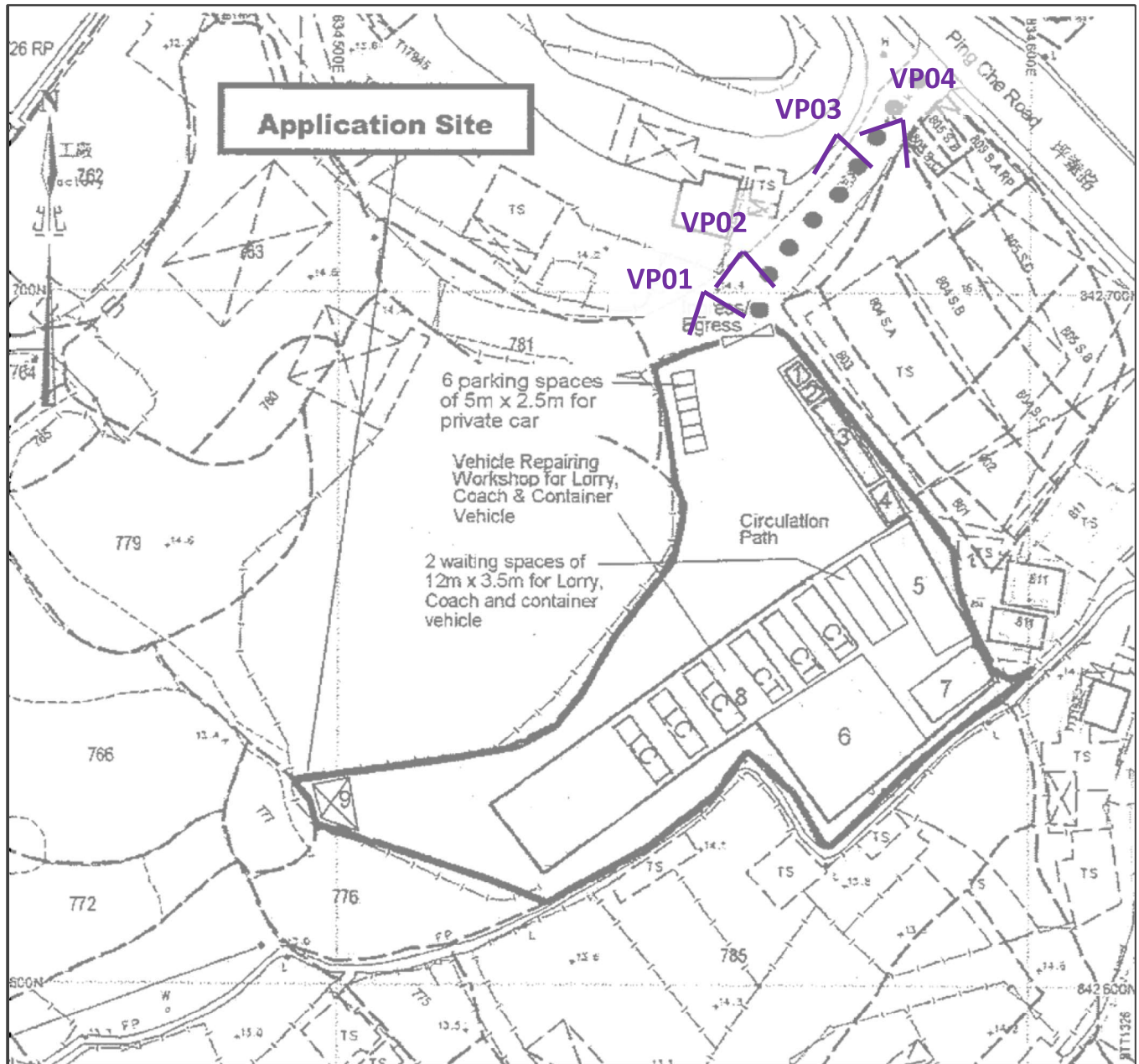
cc. The Applicant and Team

KT/CL/vy

Comments from Transport Department	Response
<p><u>Comments of the Assistant Commissioner for Transport /NT (Contact Person: Ms. Jocelyn TSANG; Tel.: 2399 2405) (received on 7 May 2020):</u></p> <p>Please note our comments on the proposed interim measures from the traffic engineering point of view:</p> <p>The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and existing from the subject site, manoeuvring within the subject site, and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.</p>	<p>Compared to the first submission of proposed interim measures, the parking layout has been revised. It is proposed to accommodate all the 6 nos. of private car parking spaces on the western side of the site, in order to allow sufficient manoeuvring of vehicles.</p> <p>Subject to the revised parking arrangement, please find the swept path drawings in the technical note for your reference. It demonstrates that there will be adequate manoeuvring space of vehicles entering/leaving the site, manoeuvring and parking within the site.</p>
<p>The applicant shall advise if the proposed parking spaces would affect the access to the proposed toilet and office.</p>	<p>As mentioned above and showing on the attached plan, by rearranging the proposed private car parking spaces to the western side, the access to the proposed toilet and office on the eastern side would not be affected.</p>

**Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years)
in Lots 784 and 784 in DD77 and Adjoining Government Land, Ping Che
Application No. A/NE-TKL/602 (for Compliance with Approval Condition (i))**

Photos showing the Partial Implementation of Traffic Improvement Measures:



Location of the Viewpoints of the Site Photos



VP01

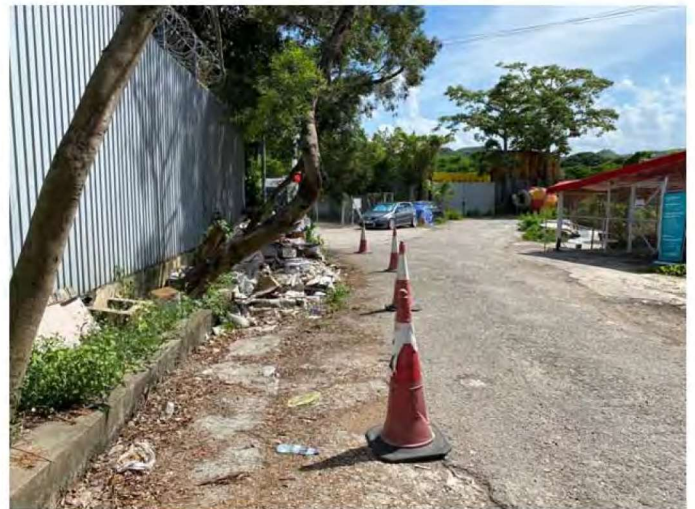


VP02

VP01 and VP02 images: Installed flash light indicator at the entrance to alert pedestrian while there is vehicle driving through that road section



VP03



VP04

VP03 and VP04 Images: Delineated pedestrian passageway along the road section connected to Ping Che Road

(Site Photos were taken on 22 June 2020)

TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D. 77, PING CHE – TECHNICAL NOTE

1. BACKGROUND

- 1.1 Subject to the approved Section 16 Application (No. A/NE-TKL/602) for the temporary vehicle repair workshop for lorry, coach and container vehicle (subject site) for a period of 3 years in Lots 783 and 784 in D.D. 77 and adjoining government land, Ping Che, several traffic improvement measures were included as the approval condition (i) for the application.
- 1.2 As one of the above traffic improvement measures, 6 nos. of car parking spaces provision at the government land of the subject site was required. Due to the uncertainty of the short term tenancy (STT) application for the use of the said government land, a proposal of interim measure was submitted in Jan 2020 to Town Planning Board. Further comment from Transport Department (TD) was then received in May 2020.
- 1.3 In view of the above, TD's comment has been reviewed and this technical paper is prepared to present the study findings in order to support the interim traffic measure.

2. REVISED PARKING LAYOUT

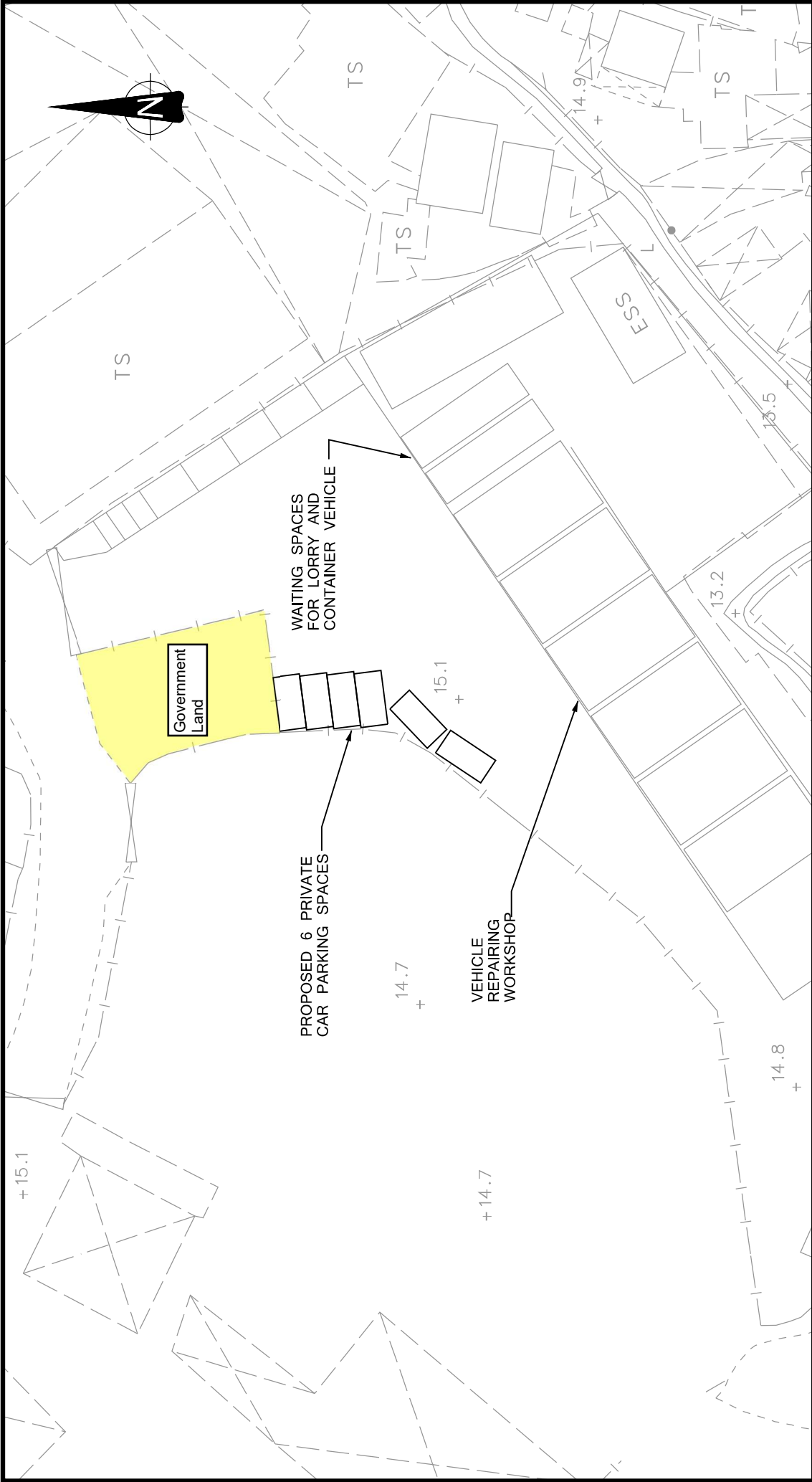
- 2.1 Due to the uncertainty of the approval of STT application, the location of proposed 6 nos. of parking spaces are revised to the southern side adjacent to the government land within the side, as illustrate in **Drawing 1**.

3. SWEPT PATH ANALYSIS

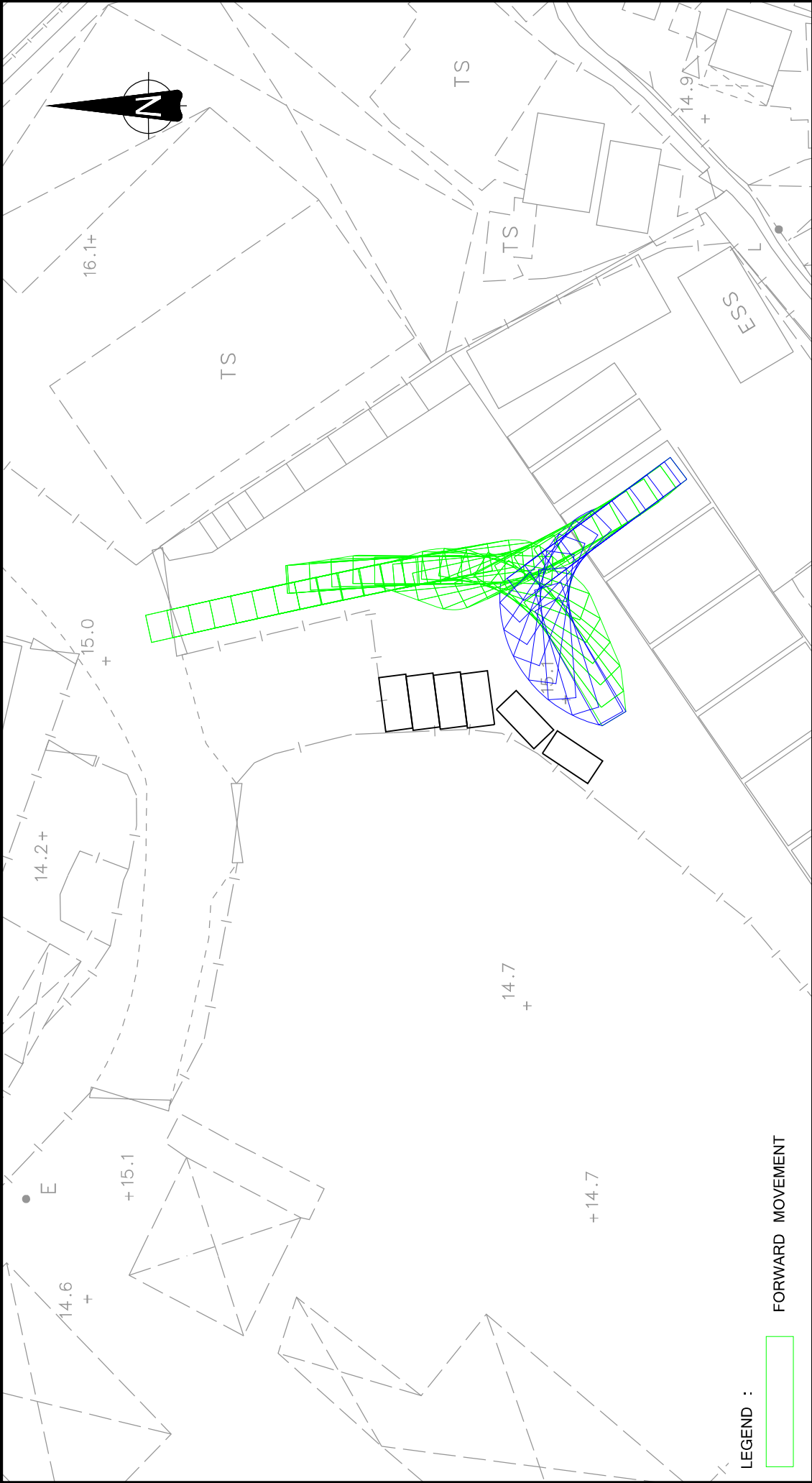
- 3.1 A Swept path analysis for 12m long vehicle entering and leaving the proposed vehicle repair workshop, and manoeuvring within the subject site has been conducted. As illustrated in **Drawings 2 to 8**, there will be sufficient maneuvering space for 12m long vehicles turning from Ping Che Road, turning out from the proposed vehicle repair workshop, and entering / exiting from the vehicle repair bays and loading/unloading spaces.

4. SUMMARY

Since the result of swept path analysis is satisfactory, the proposed parking arrangement within the subject site regarding the implementation of interim traffic measure is acceptable in traffic engineering point of view.

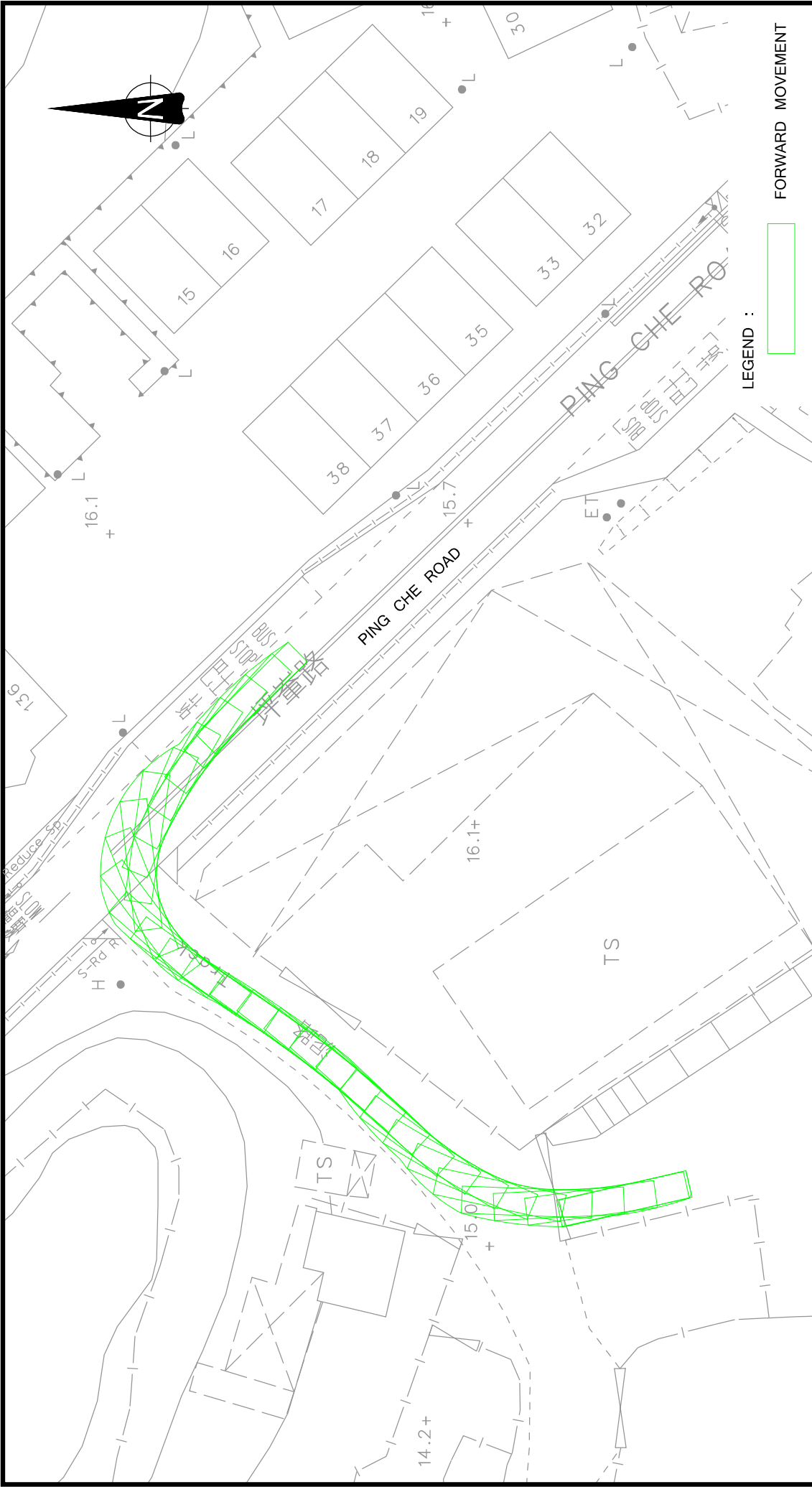


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Project Title				Drawing Title				Drawing No.			
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				PROPOSED LAYOUT				1			
Designed				CFC				Scale			
Checked				WLP				1:500(A4)			
Date				FEB 2018				Rev.			
SYSTRA MVA											



LEGEND : FORWARD MOVEMENT

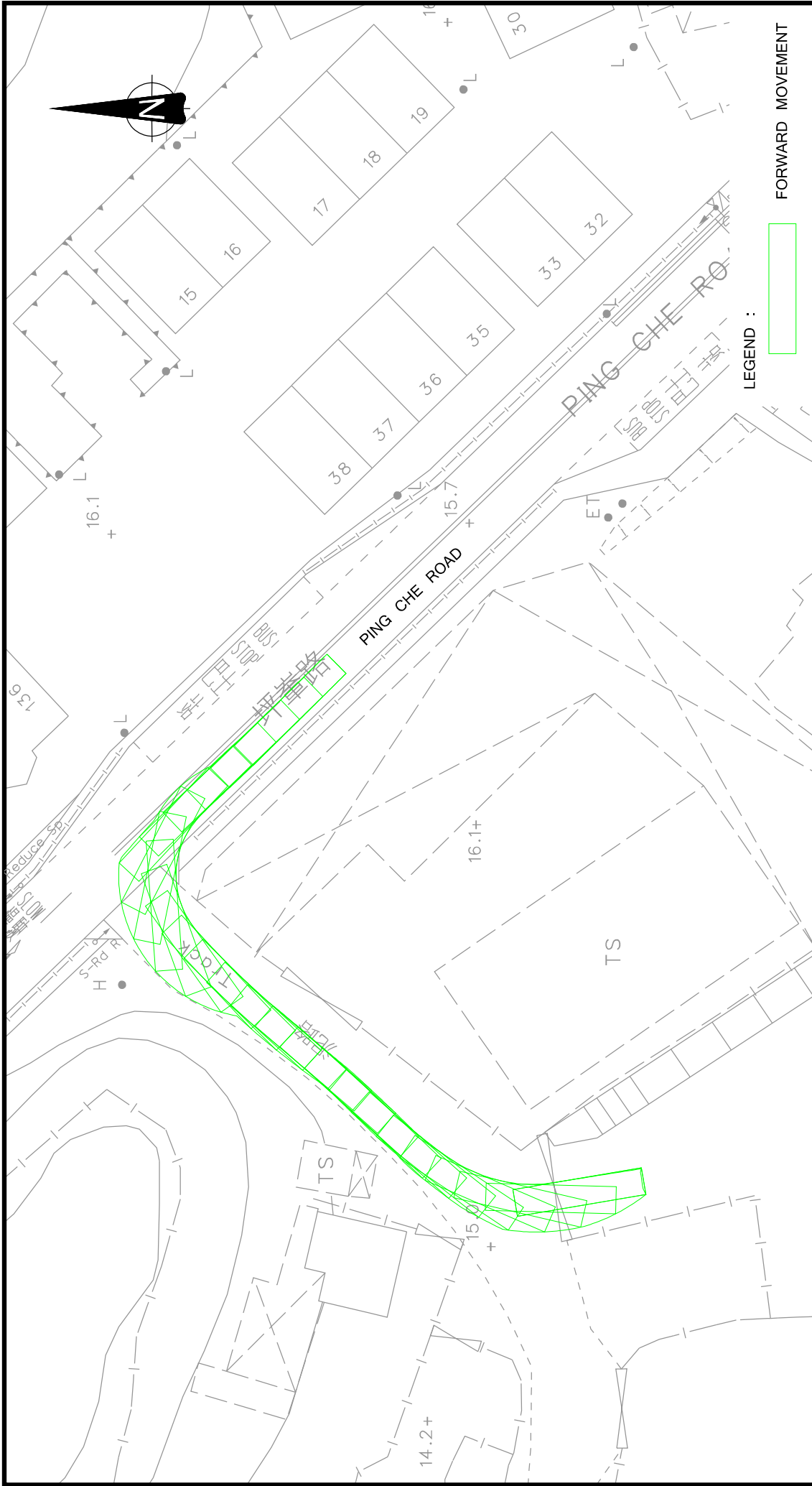
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LEGEND : FORWARD MOVEMENT

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
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Project Title				Drawing Title				Drawing No.			
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE				7			
								Date FEB 2018			
Designed				Scale 1:500(A4)				Rev.			
CFC				WLP				-			
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LEGEND : FORWARD MOVEMENT

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
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Project Title				Drawing Title				Drawing No.			
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE				8			
Designed				Scale				Date			
CFC				WLP				JUN 2020			
Checked				1:500(A4)				Rev.			

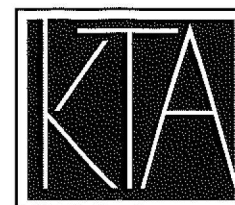


By HAND and By Email (tpbpd@pland.gov.hk)

Our Ref: S3010/DD77PC/21/004Lg

6 September 2021

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



PLANNING LIMITED
規劃顧問有限公司

Dear Sir / Madam,

**- Renewal of Planning Approval under S16 Planning Application No. A/NE-TKL/602 -
for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with
Ancillary Office and Electricity Transformer Station for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che
(S16 Planning Application No. A/NE-TKL/684)
Further Information No. 2**

We refer to the captioned Planning Application scheduled for consideration by the Town Planning Board ("TPB") on 24 September 2021.

For information of Fire Services Department ("FSD"), attached please find the copies of:

- the Fire Service Installations (FSIs) Proposal submitted to PlanD dated 30 May 2019 for discharge of approval condition (g) of Application No. A/NE-TKL/602, which was considered acceptable vide Planning Department's letter dated 15 August 2019;
- the valid FS251 certificate regarding provision of fire extinguishers and relevant fire safety equipment at the Site; and
- the valid FS251 certificate regarding provision of the automatic sprinkler system and relevant fire service installations at the Site.

Since the site location, site boundary and development parameters of the current Application No. A/NE-TKL/684 remain the same as those under the previously approved Application No. A/NE-TKL/602, the accepted FSIs Proposal for Application No. A/NE-TKL/602 should still be valid to the current Application.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Kenneth To at [REDACTED]. Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

Encl. (70 hardcopies of Further Information No. 2)

cc. Sha Tin, Tai Po and North District DPO - Ms Michelle Chan / Ms Sharon Kan (by email) w/e the Applicant & Team

KT/CL/vy



經一勞承及
香工處接各
港、處認類
消、可消防
防事、設盜
三消防系
級防備統
處承水工
註辦電程
冊商工程



實力消防防盜工程有限公司 Intercept Fire & Security Technicians Ltd.

H. K. Registered Fire Service Installation & Plumbing Works Contractor



TO: 規劃署

日期: 30-MAY-2019

新界沙田上禾輦路一號

沙田政府合署 13 樓

Your Reference : A/NE-TKL/602

Tel : 2158 6361

Fax: 2412 5435

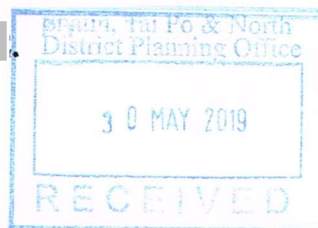
Attn: 負責人

Lots 783 and 784 in D.D.77 and Adjoining Government Land, Ping Che, New Territories

有關附帶條件(g)

依上述檔號附帶條件(g)項,呈上已修改的消防圖積(Proposal)一式兩份供貴署
審核,敬請貴署盡早審批,謝謝!

如有任何問題請聯絡李小姐電話: [REDACTED]

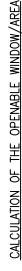


此致



實力消防防盜工程有限公司

請在此貨單上蓋上簽收日期後取回,謝謝!

[illegible]

Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period 3 Years in "Agriculture" and "Open Storage" ZONES, Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che, New Territories.

DRAWN BY:	J.		
CHECK BY:	-		
DRAWING NO.:	F- <u>p-206-Q-1</u>		
F.S.D. NO.:	-		
T.P.B. NO.:	A/ <u>NE-TKL/602</u>		
DATE:	<u>12/12/2018</u>		
SCALE:	<u>1/200 e/f</u>		
REV.	DATE	DESCRIPTION	BY



LOWER PART OF STORE AREA
(THIS AREA SHOULD BE
PROTECTED BY FIRE HOSE
REEL & SPRINKLER SYSTEM)

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

A 8396945

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

躍達汽車有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

137 號 DD77 地段

Street/Road/Estate Name:

街道/屋苑名稱

坪輦路

Block:

座

783 - 784 號

District:

分區

粉嶺

Area:

地區

☐ HK☐ K☒ NT

香港

九龍

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, 擁有裝置在任何處所內的任何消防裝置或設備的人, 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 編碼 (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	10 x 9 lit Foam f.c.	工場及	Conforms with FSD		
	11 x 5 kg Dry Powder f.c.	寫字樓	Requirements	17-5-2021	16-5-2022
	10 x 5 kg Co2 f.c.				
25	10 x 沙桶				

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

Code 編碼 (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)
			Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (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
			Nil	

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.

本人藉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的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:

受權人簽署

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

NG SUI KEUNG

RC 3/181

FAN AH FIRE ENG. CO.

17-5-2021

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

A 7806358

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

LUEN WAH METAL PTY LTD.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOTS 783 AND 784 IN D.D.77

Street/Road/Estate Name:

街道/屋苑名稱

PING CHE

Block:

座

District:

分區

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, 擁有裝置在任何處所內的任何消防裝置或設備的人, 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 編碼 (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)
28	花灑系統	As above	Conforms with FSD requirements	1-9-2021	31-8-2022
16	喉轆系統	"	Conforms with FSD requirements	"	"
13	火警警報系統(MFA)	"	Conforms with FSD requirements	"	"
11	應急照明系統	"	Conforms with FSD requirements	"	"
12	出口指示牌	"	Conforms with FSD requirements	"	"

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

Code 編碼 (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)

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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.

本人藉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的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

LI SAU PING

FSD/RC No.:

消防處註冊號碼

RC 2/163 RC 1/60

Company Name:
公司名稱

Intercept Fire & Security

Tech.Ltd

Telephone:
聯絡電話

Date:

日期

1-9-2021

For FSD use only:

Inspected



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 Applicant for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13 F) were promulgated, which set out the following criteria of the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port back-up 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, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., 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: 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: 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 applicant 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 merits.

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

- (a) the use of sites of less than 1,000m² each 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 road 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 and concentrate activities within appropriate surroundings, thus minimizing sprawl over countryside areas and reducing travel trips;
- (b) port back-up uses 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, therefore, 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 sites through landscaping and/or fencing should be provided at the periphery of the site within the boundary, especially 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 in rural areas, 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 this Guidelines are complied with.

Relevant extracts of the Town Planning Board Guidelines No. 34D for
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”

(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval 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 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/46	Open Storage and Warehouses for Storage of Building Materials and Construction Machine Accessories	8.8.1997 (Approved on temporary basis for a period of 12 months)	A1, A2 & A3
A/NE-TKL/89	Workshop and Open Storage of Building Materials and Construction Machine Accessories	11.9.1998 (Approved on temporary basis for a period of 12 months)	A1, A2 & A4
A/NE-TKL/127	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	8.10.1999 (Revoked on 8.7.2000)	A1, A2, A4 & A5
A/NE-TKL/149	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	27.10.2000	A4, A5 & A6
A/NE-TKL/242	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	7.11.2003	A5, A7 & A8
A/NE-TKL/293	Temporary Workshop and Open Storage of Building Materials, Construction Machine Accessories and Containers for Office and Storage of Building Tools for a Period of 3 Years	17.11.2006	A5, A9 & A10

A/NE-TKL/345	Temporary Furniture Repair Workshop and Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Station and Lavatory for a Period of 3 Years	1.4.2011 (Revoked on 1.1.2012)	A5, A11, A12, A13, A14, A15 & A16
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 Station and Lavatory For a Period of 3 Years	18.11.2011	A5, A11, A13, A14, A15, A16 & A17
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)	A5, A11, A15, A16, A17, A18, A19, A20 & A21
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	A5, A10, A17, A18, A19, A20, A22, A23, A24 & A25

Approval Conditions:

- A1 The provision of drainage facilities
- A2 The provision of vehicular access
- A3 The provision of landscape screening around the site
- A4 The submission and implementation of landscaping proposals
- A5 Revocation clause
- A6 The provision of vehicular access road from Ping Che Road to the application site
- A7 The landscape planting on the site should be maintained

- A8 The existing stormwater drain should be cleared from any blockage and be kept in good working order
- A9 The peripheral fencing and paving of the site should be maintained
- A10 The existing trees on site should be maintained
- A11 No operation between 6:00 p.m. and 9:00 a.m. was allowed
- A12 No operation on Saturdays, Sundays and public holidays was allowed
- A13 The submission and implementation of drainage proposals
- A14 The submission and implementation of tree preservation and landscape proposals
- A15 The submission of water supplies for fire fighting and fire service installations proposals
- A16 The provision of water supplies for fire fighting and fire service installations
- A17 No operation on Sundays and public holidays was allowed
- A18 The peripheral fencing should be maintained
- A19 The existing drainage facilities implemented should be maintained
- A20 The submission of a condition record of the existing drainage facilities
- A21 The implementation of tree preservation and landscape proposals
- A22 No operation between 6:15 p.m. and 9:00 a.m. was allowed
- A23 The submission and implementation of proposals for fire service installations and water supplies for firefighting
- A24 The implementation of traffic improvement measures identified in the Traffic Impact Assessment
- A25 Reinstatement clause

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

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-TKL/387*	Renewal of Planning Approval for Temporary Warehouse and Container Vehicle Repair Yard for a Period of 3 Years	10.8.2012	A1, A2, A3, A6, A7, A8, A9 & A10
A/NE-TKL/584*	Temporary Container Vehicle Repair Yard for a Period of 3 Years	18.5.2018	A1, A2, A4, A5, A9, A11, A12 & A13
A/NE-TKL/662*	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years	14.5.2021	A1, A2, A9, A11, A12, A14 & A15

Remarks

*: Applications no. A/NE-TKL/387, A/NE-TKL/584 and A/NE-TKL/662 involve the same site

Approval Conditions:

- A1 No night time operation between 7:00 p.m. and 7:00 a.m. was allowed
- A2 No operation on Sundays and public holidays was allowed
- A3 The peripheral fencing and paving of the application site should be maintained
- A4 The submission of drainage proposals
- A5 The provision of drainage facilities

- A6 To maintain the existing drainage facilities properly and rectify those facilities if it was found inadequate/ineffective
- A7 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
- A8 The submission and the implementation of landscape and tree preservation proposal
- A9 The revocation clause
- A10 The submission of proposals and the provision of fire-fighting access, water supplies for fire-fighting and fire service installations
- A11 The peripheral fencing should be maintained on the site
- A12 The existing trees and landscape planting on the site should be maintained
- A13 The submission and the implementation of proposals for fire service installations and water supplies for firefighting
- A14 The implementation of proposals for fire services installations and water supplies for firefighting
- A15 The submission of a condition record of the existing drainage facilities implemented under planning application No. A/NE-TKL/584

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

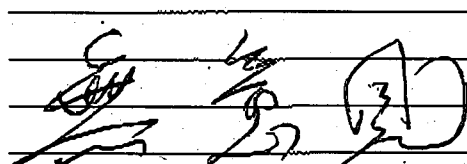
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/684

意見詳情 (如有需要，請另頁說明)

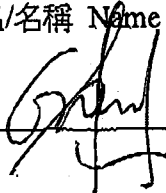
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2021.8.12

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:

210823-145953-72863

提交限期

Deadline for submission:

31/08/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:59:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/684

「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，鄉郊設臨時貨車、旅遊巴士及貨櫃車維修工場連附屬辦公室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。


5-3

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



A/NE-TKL/684 DD 77 Ping Che
30/08/2021 04:02

From:

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

A/NE-TKL/684

Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che

Site area : About 3,577sq.m Includes Government Land of about 210sq.m

Zoning : "Open Storage" and "Agriculture"

Applied use : Vehicle Repair Workshop / Electricity Transformer Station / 14 Vehicle Parking

Dear TPB Members,

While Applicant claims that all conditions of previous application were fulfilled, this took two years. Members should inquire into which conditions had issues.

If approval is granted again then he should be informed that now guidelines have been updated this is no longer acceptable.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
- (i) the Site comprises private lots and adjoining Government Land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The existing vehicular access on the site routes through a gate, the non-exclusive right-of-way of Short Term Waiver (STW) No. 1085 (**Plan A-1**) and the nearby GL. The applicant should make his own arrangement for acquiring access to the application site, and there is no guarantee that any adjoining GL will be allowed for vehicular access to the application site for the proposed use;
 - (ii) the application lots are the subject of STW No. 1242. The STW is issued for the purpose of workshop and open storage of building materials and construction machine accessories. The total site coverage of the structures erected thereon shall not exceed 595 m² on Lot No. 783 and 415 m² on Lot No. 784 in D.D. 77 respectively. Her recent inspection detected irregularities at the STW area. Her office reserves the rights to take enforcement action against the STW;
 - (iii) the actual occupation area does not tally with the application site. Portion of the adjoining Lot Nos. 776, 777 and 778 all in D.D. 77 have also been occupied. The existing total built-over area within the application site is larger than that mentioned in the planning parameters;
 - (iv) it is noted that one of the proposed structures would be built for toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements; and
 - (v) the owner of the application lots has submitted an application for cancel-and-reissue of the existing STW to regularize the unauthorized structures on site and a Short Term Tenancy application for the GL within the application site. The applications are being processed by her office and will be considered by Government in its landlord's capacity. There is no guarantee that the applications will be approved. If they are approved, the 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 following comments of the Director of Environmental Protection:
 - (i) 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; and
 - (ii) design and construction of the septic tank and soakaway system, if required, must follow the ProPECC PN 5/93 requirements;
- (c) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department in that the applicant is reminded to reserve at least 1m of clearance between car parking and the edge of the planting area. Tree protective measures such as concrete curbs/ wheel stoppers and/ bollards should be provided to avoid damage to the existing trees by the vehicles;
- (d) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department in that the applicant is reminded to maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate or ineffective;
- (e) to note the following comments of the Chief Engineer/Construction, Water Supplies Department:
 - (i) the existing water mains inside the proposed lot will be affected, the applicant is required to either divert or protect the water mains found on the Site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the Site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD's consideration and agreement before the works commence;
 - (iii) if diversion is not required, the applicant is advised on the following:
 1. existing water mains are affected and no development which requires resiting of water mains will be allowed;
 2. details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 3. no structures shall be built or materials stored within 1.5 m from the centre lines of water mains. Free access shall be made available at all times for staff of the WSD

or their contractor to carry out construction, inspection, operation, maintenance and repair works;

4. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m or less and the barrier must extend below the invert level of the pipe;
5. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
6. tree planting maybe prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage caused to water mains; and

(f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (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 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.