

2021年10月28日

APPENDIX I,

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

This document is received on **28 OCT 2021**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/687
	Date Received 收到日期	28 OCT 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 )

Triumph Faith 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 )

R-riches Property Consultants Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 4,023 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 588 ..... 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)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
29/9/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 29/9/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料



## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land

(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 ..... 3  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 3,435 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 588 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 5 .....  
N/A

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

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 588 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 588 .....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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		588m <sup>2</sup> (ABOUT)	588m <sup>2</sup> (ABOUT)	

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 ..... 4 (PC)

Motorcycle Parking Spaces 電單車車位 .....  
2 (LGV)

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....  
2 (container vehicle)

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....  
2 (container vehicle)

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....  
2 (container vehicle)

Others (Please Specify) 其他 (請列明) .....  
2 (container vehicle)

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

Taxi Spaces 的士車位 .....  
4 (LGV)

Coach Spaces 旅遊巴車位 .....  
4 (LGV)

Light Goods Vehicle Spaces 輕型貨車車位 .....  
4 (LGV)

Medium Goods Vehicle Spaces 中型貨車車位 .....  
4 (LGV)

Heavy Goods Vehicle Spaces 重型貨車車位 .....  
4 (LGV)

Others (Please Specify) 其他 (請列明) .....  
2 (Container vehicle)

Proposed operating hours 擬議營運時間 Monday to Saturday 09:00 to 18:00, no operation on Sunday including public holiday..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Ping Che Road via a local access..... <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)	
	No 否	<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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4.023 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 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"/>	
	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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

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

**7. Justifications 理由**

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

Please refer to 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

.....

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised 獲授權代理人

Position  
職位



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

R-riches Property Consultants Limited

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

Date 日期

.....21/10/2021..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories
Site area 地盤面積	4,023 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	588 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5m - 5.5 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	15 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	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) _____ _____		4 (PC) / 2 (LGV) / / 2 (container vehicle)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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) _____ _____		/ / 4 (LGV) / / 2 (container vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
please refer to planning statement		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>
Swept path analysis, Trip generation and attraction,		
Drainage proposal, Fire service installations proposal, Landscape proposal		
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。



## **SECTION 16 APPLICATION**

**Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park  
and Office for a Period of 3 Years and Filling of Land**

Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part),  
1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

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**Planning Statement**

## FILE CONTROL

**FILE NAME** : DD82 Lot 1090 & VL – Planning Statement (20210928)

**FILE LOCATION** : \\R-SERVER\Planning\Planning Application\DD82 Lot 1090 & VL – Logistic Centre in TKL\Submission (Oct 21)

**REVISION NO.** : 1.1

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**APPLICANT** : Triumph Faith Limited

**TYPE OF APPLICATION** : S.16 Planning Application

**PROPOSED USE** : Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land

**SITE LOCATION** : Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	MN (20210809)		BT (20210810)
1.1	Final Report	MN (20210927)		BT (20210930)

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## EXECUTIVE SUMMARY

- The applicant seeks to use various lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories (the Site) for **Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land**.
- The Site falls within an area zoned as "Agriculture" on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14.
- The Site consists of an area of 4,023m<sup>2</sup> (about). Five structures are proposed at the Site for logistic facilities, site office and portable toilets with total GFA of 588m<sup>2</sup> (about), the remaining area is reserved for container vehicle park and circulation space.
- The Site is accessible from Ping Che Road via a local access. The operation hours of the Site are Monday to Saturday 9:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
  - The applicant's original premises is affected by the development of Kwu Tung North (KTN) New Development Area
  - The applied use is the same as the applicant's original premises business in KTN
  - Proposed development is not incompatible with surrounding land use
  - No adverse impact is anticipated to the surrounding area
  - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone
- Details of development parameters are as follows:

<b>Application Site Area</b>	4,023m <sup>2</sup> (about)
<b>Covered Area</b>	588m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,435m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.15 (about)
<b>Site Coverage</b>	15% (about)
<b>Total GFA</b>	588m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	588m <sup>2</sup> (about)
<b>Number of Block</b>	5
<b>Building Height</b>	3.5m – 5.5m (about)
<b>No. of Storey</b>	1

## 行政摘要

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界打鼓嶺坪輦路丈量約份第 82 約多個地段的規劃申請，於上述地段作**擬議臨時物流中心連附屬貨櫃車停車場及辦公室（為期 3 年）及填土**。
- 申請地點所在的地區在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「農業」用途地帶。
- 申請地盤面積為 4,023 平方米（約）。申請地點將設有 5 座構築物作物流設施、場地辦公室及洗手間，構築物的總樓面面積合共為 588 平方米（約），其餘地方將預留作停車場及流轉空間。
- 申請地點可從坪輦路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 9 時至下午 6 時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府古洞北新發展區發展影響
  - 申請的用途與申請人先前於古洞北的發展用途一致
  - 擬議發展與周邊用途協調
  - 擬議發展不會對周邊地區帶來負面影響
  - 擬議發展為臨時性質，不會影響「農業」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,023 平方米（約）
上蓋總面積：	588 平方米（約）
露天地方面積：	3,435 平方米（約）
地積比率：	0.15（約）
上蓋覆蓋率：	15%（約）
總樓面面積	588 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	588 平方米（約）
樓宇數目：	5 座
構築物高度：	3.5 米-5.5 米（約）
構築物層數：	1 層

## 1. INTRODUCTION

### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by *Triumph Faith Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)* (the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories (the Site) (**Plan 1**).
- 1.2 The applicant seeks to use the Site for **Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land** (proposed development). The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. In order to use the Site for the proposed development, planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

## 2. JUSTIFICATIONS

### *Affected by the Implementation of Kwu Tung North New Development Area*

- 2.1 The applicant seeks planning permission to use the Site for relocation of his cargo sorting premises at Lot 1941 S.A (Part) and various lots in D.D. 95 in Kwu Tung (**Plans 2 3**). Since the applicant's original premises are affected by the Kwu Tung North Development Area (KTN NDA) development, the concerned parcel of land had been resumed and reverted to the Government in 2020. The applicant desperately needs to find an alternative yet suitable site to continue its business operation.

### *Applied Use Is the Same as the Affected Business in Kwu Tung*

- 2.2 The proposed temporary development involves of logistic activities with storage, packaging and consolidation of goods for distribution, as well as ancillary office and container vehicle park to support the operation of the Site. The applied use is the same as the affected business in Kwu Tung. The area of the Site (i.e. about 4,023m<sup>2</sup>) is also similar to the area resumed and reverted to the Government in Kwu Tung (i.e. about 4,500m<sup>2</sup>).

### *Effort in Identifying Suitable Site for Relocation*

- 2.3 The applicant has spent effort in identifying suitable site for relocation of his premise in Kwu Tung to pave way for the Government development of KTN NDA.
- 2.4 Whilst the applicant has tried to relocate its premises to a number of alternative sites in Ping Yuen, Ping Che, Ta Kwu Ling, Man Kam To, Kam Tin, Shek Kong and Pat Heung etc., those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Annex I and Plan 2**). Although the Site is located away from the applicant's original premises in Kwu Tung, it is directly accessible from Ping Che Road (**Plan 1**).

### *Not Incompatible with Surrounding Land Use*

- 2.5 Although the Site is within the "AGR" zone of the Approved Ta Kwu Ling and Ping Che OZP No. S/NE-TKL/14, there is no active agricultural activities within the Site. The Site is currently vacant and occupied by some vacant temporary structures. The proposed use is also considered not incompatible with surrounding land use which is dominated by open storage and workshops uses.
- 2.6 The proposed development will not create adverse impact to the surrounding area. Upon approval of the planning application, the applicant will make effort in complying with approval conditions/ relevant government regulations related to fire service,



drainage, sewerage and landscape aspects

- 2.7 Although the proposed development is not in line with planning intention of the "AGR", the special background of the application should be considered on individual merit, which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

### 3. SITE CONTEXT

#### *Site Location*

- 3.1 The Site is located at the Ping Che in the North District, New Territories. It is approximately 4.8km north of Fanling MTR Station; 3km north of San Wai Barracks; 1.6km south of Heung Yuen Wai Boundary Control Point; and 1km south of Heung Yuen Wai Highway (**Plan P01**).

#### *Accessibility*

- 3.2 The Site is accessible from Ping Che Road via a local access (**Plans P01**).

#### *Existing Site Condition*

- 3.3 The Site is generally flat, partly hard-paved and fenced. It is currently occupied by several vacant temporary structures. The site levels of the northern and southern portion of the Site are +8.6mPD and +9.6mPD (about) respectively (**Plan P04**). There are existing vegetations and trees at the eastern part of the northern portion of the Site.

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by vacant land covered by vegetation and hard-paving, open storage and workshop uses (**Plan P05**).
- 3.5 To its immediate north is vacant land covered by vegetation. To its further north are Tong Fong Tsuen, vacant land covered by vegetation and woodland.
- 3.6 To its immediate east are cluster of trees and a local access at the east of the northern portion of the Site. To its further east are some temporary structures for workshop use and woodland.
- 3.7 To its immediate south is vacant land covered by vegetation and the local access connecting the southern portion of the Site to Ping Che Road. To its further south are occupied by some temporary structures for workshop use and several GIC facilities, i.e. Caritas Nursery School and Caritas Fung Wong Fung Ting Home (RCHE).

#### 4. PLANNING CONTEXT

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan P06**). According to the Notes of the OZP, 'logistics centre' and 'container vehicle park' are not column 1 nor column 2 uses within the "AGR" zone, which requires permission from the Board.
- 4.2 The Site falls wholly within "AGR" zone (**Plan P06**). The application is only on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.

##### *Planning Intention*

- 4.3 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

##### *Previous Application*

- 4.4 There is no previous approved S.16 application in respect of the Site.

##### *Similar Application*

- 4.5 There is no similar approved application within the same "AGR" zone. However, several S.16 planning applications for 'open storage' use were approved by the Board within the "AGR" zone across Ping Che Road. Within which, the latest S.16 planning application (No. A/NE-TKL/622) for 'Open Storage of Construction Equipment and Materials' was approved on a temporary basis with conditions by the Board on 6.9.2019.
- 4.6 The application site of the approved S.16 planning application No. A/NE-TKL/622 is approximately 350m west of the Site, as development of similar nature was previously approved by the Board, approval of the current application would not set undesirable precedents for such use in the "AGR" zone.

##### *Town Planning Board Guidelines No. (TPB PG-No.) 13F*

- 4.7. The Site falls within category 3 area, which are those outside the Category 1, 2 and 4 areas (**Plan P07**). Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be

favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.8 Although the Site falls within category 3 area of the TPB PG-No. 13F, category 2 area is only 10m west of the Site across Ping Che Road (**Plan P07**). Approval of the current application will not set undesirable precedent within category 3 and should be considered on an individual merit given its special background of the Site.

#### Land Status

- 4.9 The Site consist seven private land lots 1090 S.A RP, 1090 S.B, 1090 S.C RP, 1106 RP, 1107, 1108 and 1109 in D.D. 82 with total land area of 4,023m<sup>2</sup> (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P04**). Majority of the land lots are currently owned by Famous Smart Development Limited, while the remaining area are owned by individuals. The ownership details are provided at **Table 1** below:

**Table 1: Land Ownership of the Site**

Private Land Lot	Ownership
Lots 1090 S.A RP, 1090 S.B, 1106 RP, 1107, 1108 and 1109 in D.D. 82	Famous Smart Development Limited
Lot 1090 S.C RP in D.D. 82	LI Wing Chow

- 4.10 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

5.1 The Site consists of an area of 4,023m<sup>2</sup> (about). The detailed development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	4,023m <sup>2</sup> (about)
<b>Covered Area</b>	588m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,435m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.15 (about)
<b>Site Coverage</b>	15% (about)
<b>Total GFA</b>	588m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	588m <sup>2</sup> (about)
<b>Number of Block</b>	5
<b>Building Height</b>	3.5m – 5.5m (about)
<b>No. of Storey</b>	1

5.2 Five structures are proposed at the Site for logistic centres, site office and portable toilets with total GFA of 588m<sup>2</sup> (about), the remaining area is reserved for container vehicle park and circulation space (**Plan P08**), details of structures are shown at **Table 3** below:

**Table 3:** Details of Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Logistic Centre	222m <sup>2</sup> (about)	222m <sup>2</sup> (about)	5.5m (about)
B2		222m <sup>2</sup> (about)	222m <sup>2</sup> (about)	(1-storey)
B3	Portable Toilets	18m <sup>2</sup> (about)	18m <sup>2</sup> (about)	3.5m
B4	Site Office	108m <sup>2</sup> (about)	108m <sup>2</sup> (about)	(about)
B5	Portable Toilets	18m <sup>2</sup> (about)	18m <sup>2</sup> (about)	(1-storey)
<b>Total</b>		<b>588m<sup>2</sup> (about)</b>	<b>588m<sup>2</sup> (about)</b>	-

### *Operation Mode*

- 5.3 The proposed temporary development involves logistic centre as well as ancillary office and container vehicle park to support the operation of the Site. The estimated number of staff working at the Site is 15. No visitor is allowed to access the Site.
- 5.4 The operation hours of the Site are Monday to Saturday from 9:00 to 18:00. No operation on Sunday and public holiday. Majority of the Site is reserved for logistic purposes, i.e. storage, packaging and consolidation of goods for distribution. No dangerous goods will be stored at the Site at any time during the planning approval period.

### *Vehicular Access and Proposed Run-in/out*

- 5.5 The Site is accessible from Ping Che Road (about 5.8m wide) via a local access (about 6m wide). Two 7.3m (about) wide ingresses/egresses are provided at the western part of the northern portion and northern part of the southern portions of the Site (**Plan P08**).
- 5.6 Run-in/out is proposed at Ping Che Road with 7.3m (about) in width, which will be designed and constructed in accordance with the latest version of Highway Standard Drawing No. 1113C and 1114B. Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.
- 5.7 To avoid damaging the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

### *Internal Transport Facilities*

- 5.8 Sufficient space is provided for smooth maneuvering of vehicle entering to and exiting from the Site and within the Site (**Plan P09**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. Staff is deployed to station at the ingress/egress (at Ping Che Road) of the Site to monitor the traffic condition and direct vehicle to enhance pedestrian safety and to ensure no vehicle will queue back on to Ping Che Road.
- 5.9 Four private car parking spaces are provided for staff to commute to the Site, details of parking and loading/unloading (L/UL) spaces are shown at **Table 4** below:

**Table 4: Parking and L/UL Provision**

Type of Parking Space:	Number of Space
Private Car Parking Space	4
Light Goods Vehicle Parking Space	2
Container Vehicle Parking Space	2
Type of L/UL Space:	Number of Space
L/UL Space for Light Goods Vehicle	4
L/UL Space for Container Vehicle	2

*Minimal Adverse Traffic Impact*

- 5.7 Majority of staff is required to travel to the Site by public transport. The Site is adjoining Ping Che Road, which is served with public transport. The nearest bus stop is located 100m south of the Site at Ping Che Road with frequent bus services (**Annex II and Plan P10**).
- 5.8 Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development:

**Table 5: Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction						
	Private Car		Light Goods Vehicle		Container Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Traffic trip at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	0	0	2	0	6
Traffic trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	4	0	0	0	0	4

- 5.9 As all vehicles entering/exiting the Site are owned by the applicant, the estimated vehicular trips could be strictly followed. As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

*Strictly follow CoP and respective environmental protection ordinances*

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control

Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

- 5.11 The major source of air pollution would be emission from vehicles. Drivers are required to switch off engine once parked and during the L/UL activities. The Site will be hard-paved to avoid any fugitive dust impacts due to movement of vehicle. No dusty materials will be stored at the Site. Workshop activities i.e. cutting, grinding, polishing activities will be prohibited at the Site at any time during the planning approval period. The proposed development should therefore not create any adverse air impact to the surrounding area.
- 5.12 2.5m high solid metal (iron) wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.
- 5.13 All logistic-related activities, i.e. storing, packaging and consolidating goods for distribution will be conducted inside enclosed structures only. Public announcement system is prohibited at the Site to minimize noise disturbance to the surrounding environment, therefore, adverse noise impact to the surrounding areas should not be anticipated.
- 5.14 During the construction stage, the applicant will follow the good practices stated in ProPECC PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.15 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.



#### *Minimal agricultural impact*

- 5.16 Although the Site falls within the "AGR" zone of the Ta Kwu Ling and Ping Che OZP No. S/NE-TKL/14, the Site does not involve of any active agricultural activity. The Site involves of 4,023m<sup>2</sup> filling of concrete of not more than 0.1m (about) for site formation of structures and circulation purpose (**Plan P11**).
- 5.17 As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 5.18 The applicant will reinstate the Site to a condition which is suitable for agricultural uses after the planning approval period, details are as follows:
- (i) All structures will be removed from the Site;
  - (ii) Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site;
  - (iii) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site; and
  - (iv) The Site should be ready for agricultural purpose at this stage.

#### *Drainage facilities at the Site*

- 5.19 There is no existing drainage system within the Site. The applicant submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development (**Appendix IV**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

#### *Fire Safety Aspect*

- 5.20 The applicant submitted a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* (**Appendix V**). The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

### *Landscape Planting at the Site*

- 5.21 The applicant will preserve existing trees within the Site as far as practical. If felling of tree is inevitable, the applicant will submit relevant tree felling proposal to relative B/D for consideration.
- 5.22 The applicant submitted a landscape proposal to provide a continuous tree planting strip along the western boundary of the Site abutting Ping Che Road (except area of the proposed ingress/egress) to alleviate the potential visual impact of the proposed development (**Appendix VI**).

## 6. CONCLUSION

- 6.1 The applicant has spent effort in identifying suitable site for relocation of his premise in Kwu Tung to pave way for the Government development of KTN NDA. Whilst the applicant has tried to relocate its premises to a number of alternative sites in New Territories, those sites were considered not suitable or impracticable.
- 6.2 The applied use is the same as the affected business in Kwu Tung. The area of the Site is also similar to the area resumed and reverted to the Government in Kwu Tung. Approval of the current application would not set undesirable precedent within the "AGR" and should be considered on an individual merit given its special background of the Site.
- 6.3 Although the proposed development is not a column one nor column two use within the "AGR" zone, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the "AGR" zone. In addition, similar applications across Ping Che Road for the same use were approved by the Board in 2019, approval of the current application would not set undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Annexes IV to VI**).
- 6.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Logistics Centre with Ancillary Container Vehicle Park and Office for a Period of 3 Years and Filling of Land'.

**R-riches Property Consultants Limited**  
**October 2021**

## Appendix I - Alternative Sites for Relocation

Table 6: Alternative Sites for Relocation

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
1	<p>Lots 52 S.A and 52 S.B in D.D. 37, Man Uk Pin, Ping Che, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible Wo Keng Shan Road via a local access.</li> <li>It is approximately 500m east of Wo Keng Shan Road and 1km northeast of Heung Yuen Wai Highway.</li> </ul>	<p>The Site is currently occupied by vacant temporary structures. It is partially hard-paved, generally flat and fenced.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by agricultural and residential uses.</p> <ul style="list-style-type: none"> <li>To its north are occupied by temporary structures for agricultural use and area covered by vegetation and woodland.</li> <li>To its east are occupied by temporary structures as dwellings and area covered by vegetation and woodland.</li> <li>To its south are the local access connecting the Site with Wo Keng Shan Road, an existing natural stream and area covered by vegetation and woodland.</li> <li>To its west are occupied by temporary structures, area for open storage use and covered by vegetation and woodland.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 3,122m<sup>2</sup> (about), it is approximately 31% smaller than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is dominated by agricultural and residential uses.</li> <li>The Site is not directly connected to a proper road. It is considered not suitable for medium goods vehicle.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>The vehicular access leading to the Site is not capable to cater container vehicle.</li> </ul> <p><i>It is considered <b>not suitable</b> for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
2	<p>Lots 360, 361 S.A, 361 S.B, 361 S.C, 361 S.D, 361 S.E, 361 S.F, 362, 364 and 365 in D.D. 79, Ping Yeung, Ta Kwu Ling, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Heung Yuen Wai Highway via Ping Yuen Road and a local access.</li> <li>It is approximately 300m south of the existing Heung Yuen Wai Highway and approximately 350m west of Ping Yeung Old Village.</li> </ul>	<p>The Site is currently vacant, not fenced, generally flat and covered by vegetation.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by vacant land and village houses.</p> <ul style="list-style-type: none"> <li>To its north are an existing local access leading to Ping Yuen Road and Heung Yuen Wai Motorway and some vacant land covered by vegetation.</li> <li>To its east are some vacant land covered by vegetation and some New Territories Exempted Houses (NTEHs) – Small Houses of Ping Yeung Old Village.</li> <li>To its south and west are some vacant land covered by vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 8,510m<sup>2</sup> (about), it is approximately 89% larger than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is rural in nature.</li> <li>The Site is not directly connected to a proper road. It shares the same access road with Ping Yeung Tsuen.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>No public sewer in vicinity of the Site.</li> <li>Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible.</li> </ul> <p><i>It is considered <b>not suitable</b> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
3	<p>Lots 129, 130, 131, 132, 133 in D.D. 86, Lots 638 and 642 S.A RP in D.D. 90, Man Kam To, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Lin Ma Hang Road via a local access.</li> <li>It is approximately 500m west of Man Kam To Control Point and 150m east of San UK Ling.</li> </ul>	<p>The Site is currently vacant, not fenced, generally flat and partially hard-paved and the remaining area are covered by vegetation and woodland.</p> <p>The Site falls on an area zoned as 'Agriculture' on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 and the Approved Fu Tei Au &amp; Sha Ling Outline Zoning Plan No. S/NE-FTA/16.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by residential and agricultural uses.</p> <ul style="list-style-type: none"> <li>To its north are some temporary structures for residential and workshop uses.</li> <li>To its east are area covered by vegetation and woodland.</li> <li>To its south are area covered by vegetation and woodland, a local access and village houses within San UK Ling</li> <li>To its west is the vehicular access – Lin Ma Hang Road and area covered by vegetation and woodland.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 6,668m<sup>2</sup> (about), it is approximately 48% larger than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is dominated by residential and agricultural uses.</li> <li>The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible</li> </ul> <p><i>It is considered <b>not suitable</b> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
4	<p>Lots 626, 663 S.A RP, 664 S.A, 665 S.A, 666 S.A, 667, 669 S. RP and 670 RP in D.D. 90, Man Kam To, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Lin Ma Hang Road.</li> <li>It is approximately 250m west of Man Kam To Control Point and 200m north of San Uk Ling.</li> </ul>	<p>The Site is currently vacant, partial fenced and hard-paved, generally flat and the remaining area are covered by vegetation.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by residential and agricultural uses.</p> <ul style="list-style-type: none"> <li>To its north are area covered by vegetation and woodland.</li> <li>To its east are the vehicular access – Lin Ma Hang Road and are covered woodland and vegetation</li> <li>To its south are the vehicular access – Lin Ma Hang Road, area covered woodland and vegetation and village houses in San Uk Ling.</li> <li>To its west are area covered by vegetation and Man Kam To Control Point.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 8,637m<sup>2</sup> (about), it is approximately 92% larger than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is dominated by residential and agricultural uses.</li> <li>The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible</li> </ul> <p><i>It is considered <b>not suitable</b> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
5	<p>Lots 987, 988 and 990 S.C in D.D. 106, Kam Tin, Yuen Long, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Tung Wui Road via Shek Kong Airfield Road and a local access.</li> <li>It is approximately 550m north of Kam Sheung Road, 1.3km east of Tung Wui Road and 1.8km east of Kam Tin town centre.</li> </ul>	<p>The Site is currently occupied by temporary structures for workshop and open storage use. It is fenced, generally flat and hard-paved.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by agricultural and residential uses.</p> <ul style="list-style-type: none"> <li>To its north are the local access connecting the Site to Shek Kong Airfield Road and an existing nullah.</li> <li>To its east are some temporary structures for residential use and area covered by vegetation and woodland.</li> <li>To its south are area covered by vegetation, farmland and dwellings.</li> <li>To its west are occupied by temporary structure for workshop use, dwellings and the low density residential development – The Senicwoods.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 6,155m<sup>2</sup> (about), it is approximately 37% larger than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is dominated by residential and agricultural uses.</li> <li>The Site is not directly connected to a proper road. It is considered not suitable for medium goods vehicle.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>Land ownership issue, i.e. the use of portion of the site for proposed use is not feasible</li> </ul> <p><i>It is considered <b>not suitable</b> for relocation for the proposed development</i></p>



Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
6	<p>Lots 1183, 1185 S.E RP and 1185 S.G RP in D.D. 106, Kam Shui South Road, Shek Kong, Yuen Long, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access.</li> <li>It is approximately 300m north of Kam Sheung Road and 2.7km southwest of Kam Tin town centre.</li> </ul>	<p>The Site is currently vacant, fenced, generally flat and partially hard-paved.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by agricultural, residential and open storage uses.</p> <ul style="list-style-type: none"> <li>To its north are the vehicular access – Kam Shui South Road connecting the Site to Kam Sheung Road and an existing nullah.</li> <li>To its east are area covered by vegetation and the low density residential development, i.e. Season Palace House.</li> <li>To its south are area covered by vegetation and fallow farm land.</li> <li>To its west are area covered by vegetation, active farm land and occupied by temporary structure for workshop and storage uses.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 5,563m<sup>2</sup> (about), it is approximately 23% larger than the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not incompatible with surrounding land use which is dominated by agricultural, residential and open storage uses.</li> <li>The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 2</u> areas under TPB PG No. 13F.</li> <li>The vehicular access leading to the Site is not capable to cater container vehicle.</li> </ul> <p><i>It is considered <b>not entirely not suitable</b> for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
7	<p>Lot 1049 RP in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Kam Tin Road via Kong Tai Road and a local access.</li> <li>It is approximately 820m north of Kam Tin Road and 1.5km north of Kam Tin town centre.</li> </ul>	<p>The Site is currently vacant, unfenced, generally flat and majority of the Site is covered by vegetation and woodland.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by agricultural and recreational uses, i.e. hobby farm.</p> <ul style="list-style-type: none"> <li>To its north are area hard-paved, currently used as vehicle park without valid planning permission and area covered by woodland and vegetation.</li> <li>To its east are the vehicular access connecting the Site to Kong Tai Road and area covered by vegetation.</li> <li>To its south are areas used as agricultural and recreational use, i.e. hobby farm and occupied by temporary structures for domestic use.</li> <li>To its west are area covered by vegetation and woodland.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 4,086m<sup>2</sup> (about), it is <u>similar</u> in size compare to the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not compatible with surrounding land use which is dominated by recreational and agricultural uses.</li> <li>The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F.</li> <li>The vehicular access leading to the Site is not capable to cater container vehicle.</li> </ul> <p><i>It is considered <u>not suitable</u> for relocation for the proposed development</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
8	<p>Lots 1465, 1471 and 1497 RP in D.D. 111, Pat Heung, Yuen Long, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Kam Tin Road via Leung Shing Road and a local access.</li> <li>It is approximately 70m south of Kam Tin Road, 450m west of Pat Heung Police Station and 2km east of Kam Tin town centre.</li> </ul>	<p>The Site is currently occupied by temporary structures for workshop and storage uses. It is partially fenced, generally flat and hard-paved.</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The surrounding areas are predominated by workshop and storage uses.</p> <ul style="list-style-type: none"> <li>To its north are occupied by temporary structures for workshop and storage uses and Kam Tin Road.</li> <li>To its east are occupied by temporary structures for workshop and storage use and village houses of Leung Uk Tsuen.</li> <li>To its south are occupied by temporary structures for workshop use and area covered by vegetation and trees.</li> <li>To its west are the vehicular access connecting the Site to Leung Shing Road and MTR Shek Kong Depot.</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 4,142m<sup>2</sup> (about), it is <u>similar</u> in size compare to the original premises.</li> <li>No similar approved S.16 planning applications within the same "AGR" zone.</li> <li>Not entirely incompatible with surrounding land use which is dominated by workshop and storage uses.</li> <li>The Site is not directly connected to a proper road. After modification and subject to HyD/TD's approval, medium goods vehicle should be able to access the Site.</li> <li>No public sewer in vicinity of the Site.</li> <li>The Site falls within <u>Category 2</u> areas under TPB PG No. 13F.</li> <li>The vehicular access leading to the Site is not capable to cater container vehicle.</li> </ul> <p><i>It is considered <b>not entirely not suitable</b> for relocation for the proposed development.</i></p>

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
App. Site	<p>Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</p> <ul style="list-style-type: none"> <li>The Site is accessible from Ping Che Road via a local access.</li> <li>It is approximately 4.8km north of Fanling MTR Station; 3km north of San Wai Barracks; 1.6km south of Heung Yuen Wai Boundary Control Point; and 1km south of Heung Yuen Wai Highway.</li> </ul>	<p>The Site is generally flat, partly hard-paved and fenced. It is currently occupied by several vacant temporary structures.</p> <p>The Site falls within an area zoned as "Agriculture" on the Approved Ping Che and Ta Lwu Ling Outline Zoning Plan No. S/NE-TKL/14.</p> <p>'Open storage' use is not a column one nor two use within the "AGR" zone.</p>	<p>The Site is mainly surrounded by vacant land covered by vegetation and hard-paving, open storage and workshop uses.</p> <ul style="list-style-type: none"> <li>To its immediate north is vacant land covered by vegetation. To its further north are Tong Fong Tsuen, vacant land covered by vegetation and woodland.</li> <li>To its immediate east are cluster of trees and a local access at the east of the northern portion of the Site. To its further east are some temporary structures for workshop use and woodland.</li> <li>To its immediate south is vacant land covered by vegetation and the local access connecting the southern portion of the Site to Ping Che Road. To its further south are occupied by some temporary structures for workshop use and several GIC facilities, i.e. Caritas Nursery School and Caritas Fung Wong Fung Ting Home (RCHE).</li> </ul>	<ul style="list-style-type: none"> <li>The Site occupied an area of 4,023m<sup>2</sup> (about), it is <u>similar</u> in size compare to the original premises.</li> <li>Similar approved S.16 planning applications have been approved by the Board within the "AGR" zone across Ping Che Road.</li> <li>The Site is partly paved.</li> <li>Not incompatible with surrounding land use which predominated by workshop and open storage uses.</li> <li>Existing sewer manhole is located at the west of the Site on Ping Che Road.</li> <li>The Site falls within <u>Category 3</u> areas under TPB PG No. 13F but in close vicinity of category 2 area which is considered suitable for OS use.</li> <li>Ping Che Road is capable to cater container vehicle.</li> </ul> <p><i>It is considered <u>suitable</u> for relocation for the proposed development.</i></p>

## **Appendix II – Public Transport Services**

- (i) Details of public transport services serving the Site (within 500m from the Site) are shown at **Table 7** below:

**Table 7: Public Transport Services**

Route No.	Termination Points	
	Franchised Bus	
79K	Ta Kwu Ling (Tung Yuen Ha)	Fanling MTR Station
Green Minibus		
52K	Ping Che	Fanling MTR Station

Source: HKeMobility (Transport Department)

### Appendix III – Traffic Generation and Attraction of the Proposed Development

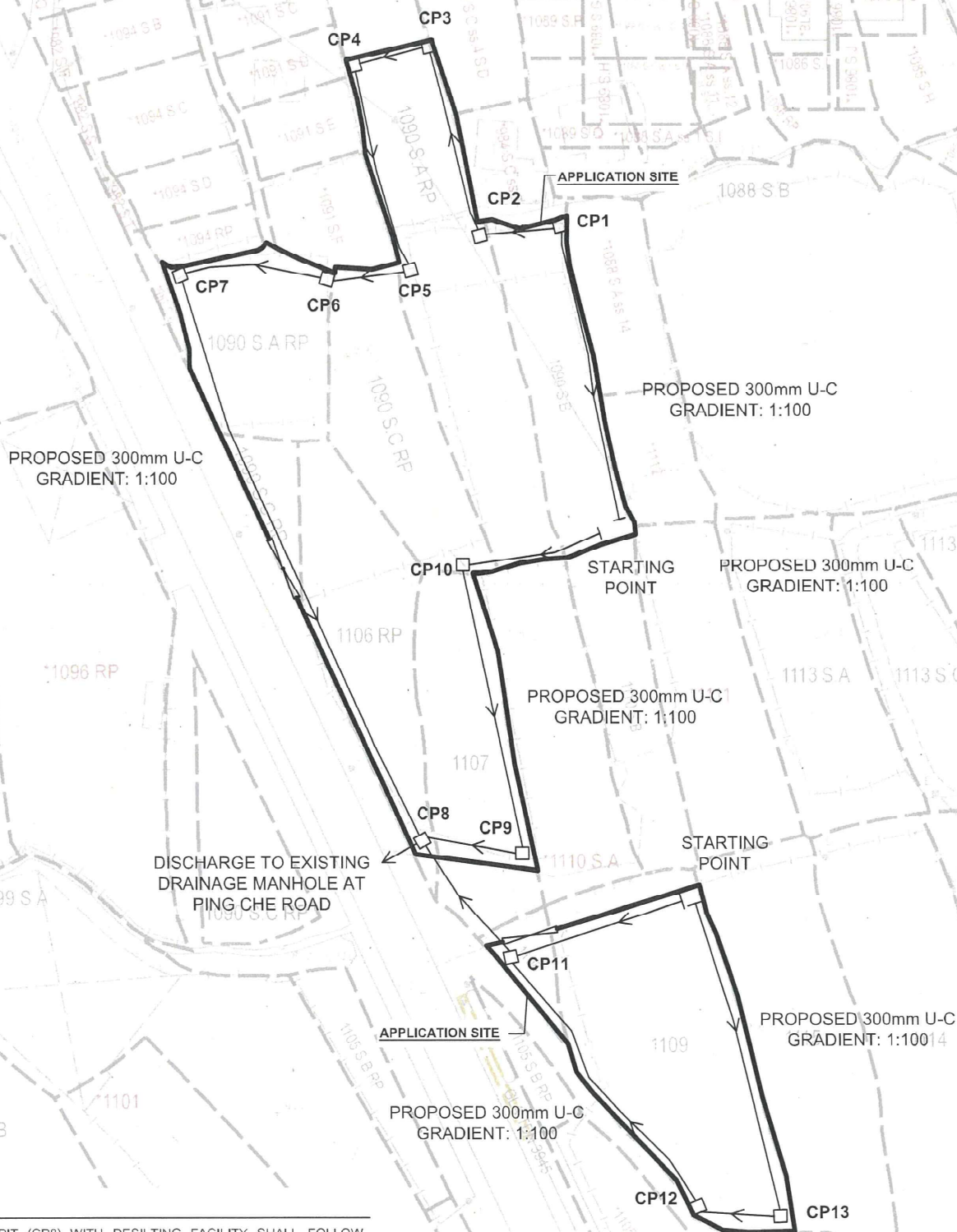
- (i) The operation hours of the Site are Monday to Saturday from 9:00 to 18:00. No operation on Sunday and public holiday. The Site is accessible from Ping Che Road via a local access.
- (ii) The breakdown of the estimated vehicular trips on weekdays are shown at **Table 8** below:

**Table 8: Detailed Traffic Generation and Attraction of the Proposed Development**

Time Period		Trip Generation and Attraction						
		Private Car		Light Goods Vehicle		Container Vehicle		2-Way Total
		In	Out	In	Out	In	Out	
<b>AM Peak</b>	<b>09:00 – 10:00</b>	4	0	0	0	2	0	6
	10:00 – 11:00	0	0	4	0	0	0	4
	11:00 – 12:00	0	0	0	0	0	2	2
	12:00 – 13:00	0	0	0	4	0	0	4
	13:00 – 14:00	2	2	0	0	0	0	4
	14:00 – 15:00	0	0	4	0	2	0	6
	15:00 – 16:00	0	0	0	0	0	0	0
	16:00 – 17:00	0	0	0	4	0	2	6
<b>PM Peak</b>	<b>17:00 – 18:00</b>	0	4	0	0	0	0	4

# DRAINAGE PROPOSAL

APPLICATION SITE AREA : 4,023m<sup>2</sup> (ABOUT)  
COVERED AREA : 594m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 3,429m<sup>2</sup> (ABOUT)



## NOTES

1. CATCHPIT (CP8) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C2406I.
2. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
3. ALL UCs ARE COVERED BY CAST IRON.
4. THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.

## LEGEND

- APPLICATION SITE
- INGRESS / EGRESS

Drawing No.  
**ANNEX IV**

Ver.  
**01**

Project  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

Drawing Title  
**DRAINAGE PROPOSAL**

Scale of A4  
**1 : 800**

Drawn  
Date  
**27.9.2021**

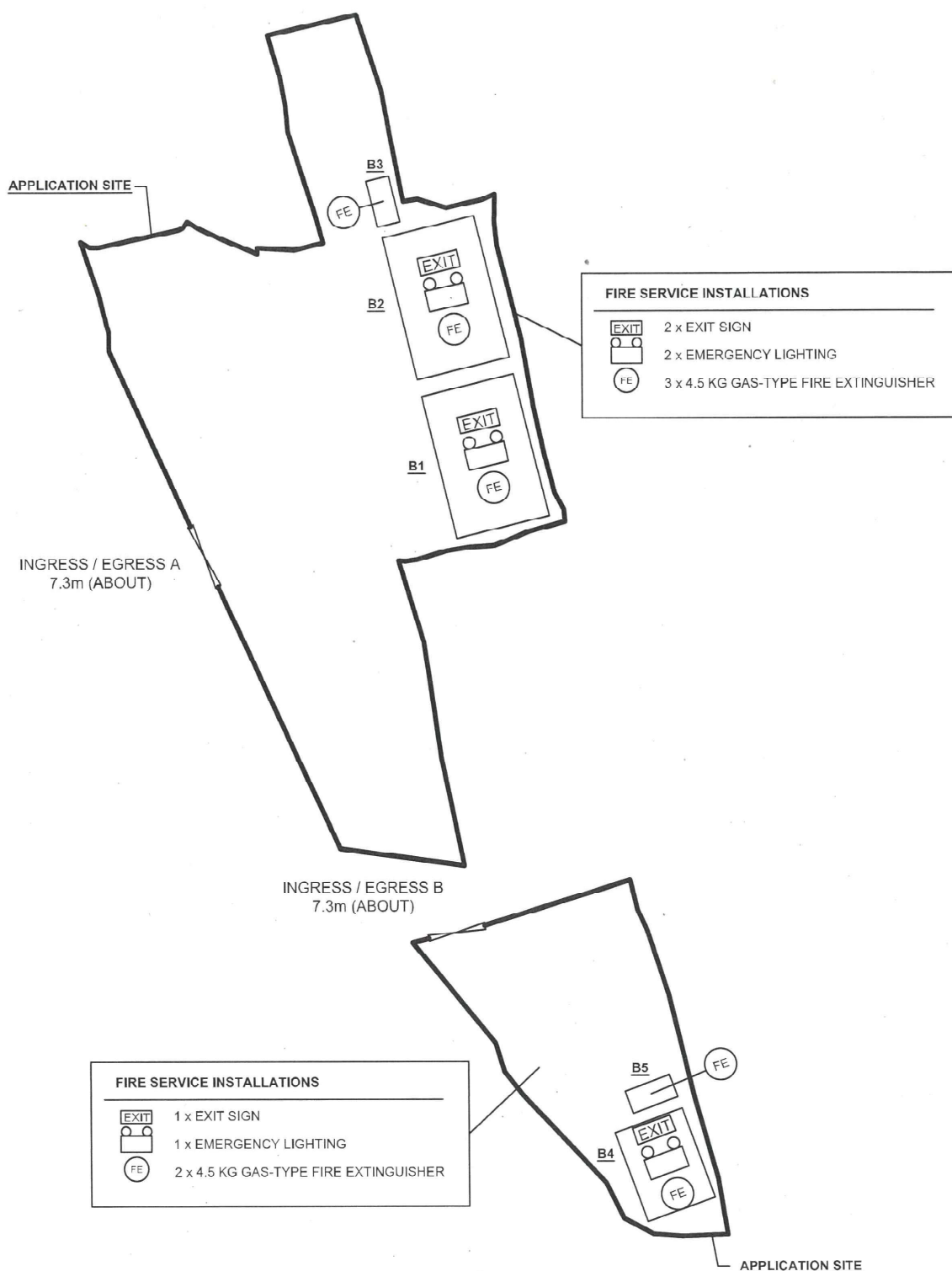
Revised  
Date



# FIRE SERVICE INSTALLATIONS PROPOSAL

APPLICATION SITE AREA : 4,023m<sup>2</sup> (ABOUT)  
COVERED AREA : 588m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 3,435m<sup>2</sup> (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		588m <sup>2</sup> (ABOUT)	588m <sup>2</sup> (ABOUT)	



## FS NOTES:

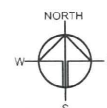
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- VEHICULAR ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m TRAVEL DISTANCE FROM ALL STRUCTURES.

## LEGEND

- STRUCTURE  
 INGRESS / EGRESS

Drawing No. **ANNEX V** Ver. 01  
Project  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING  
VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

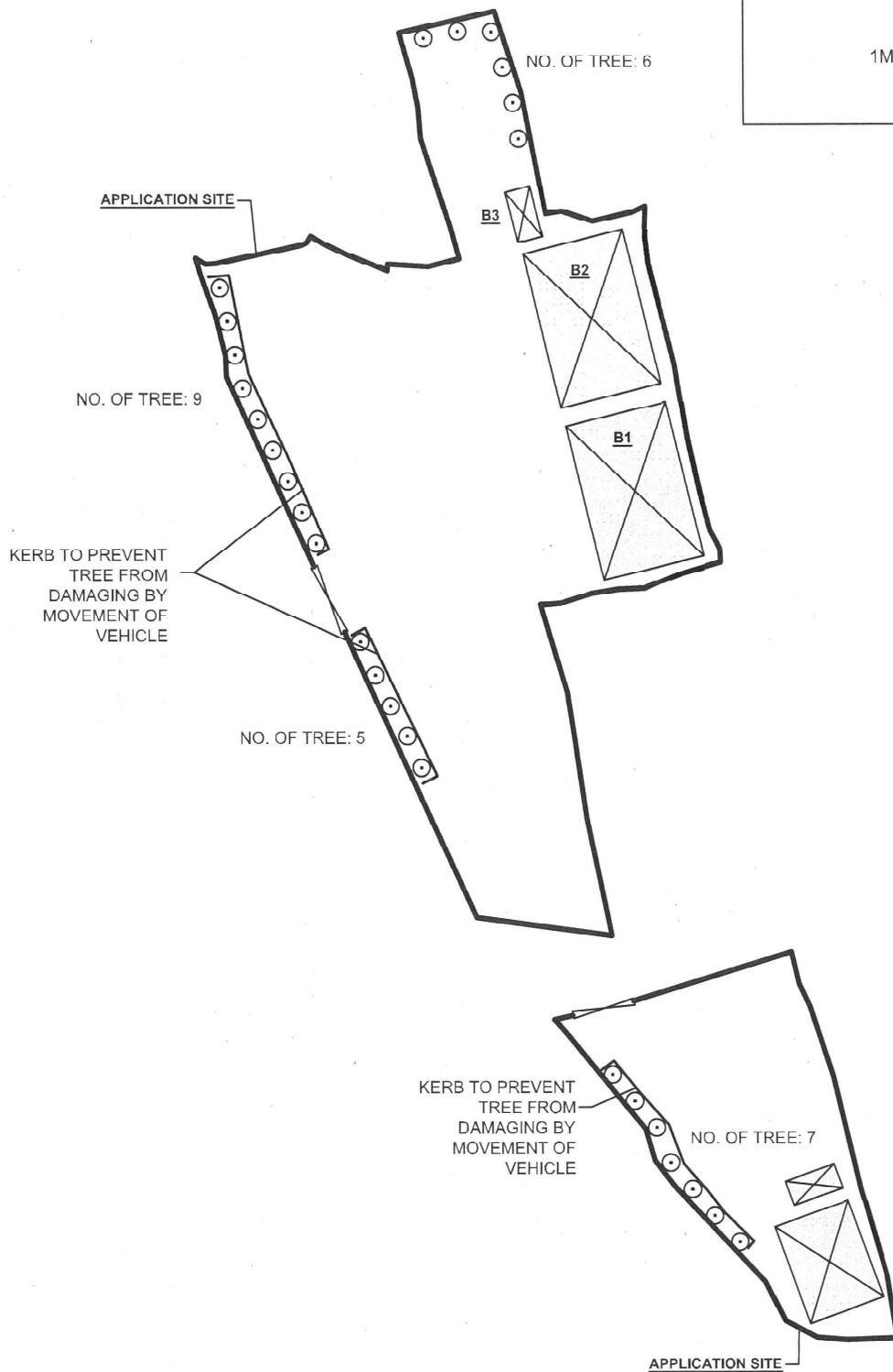
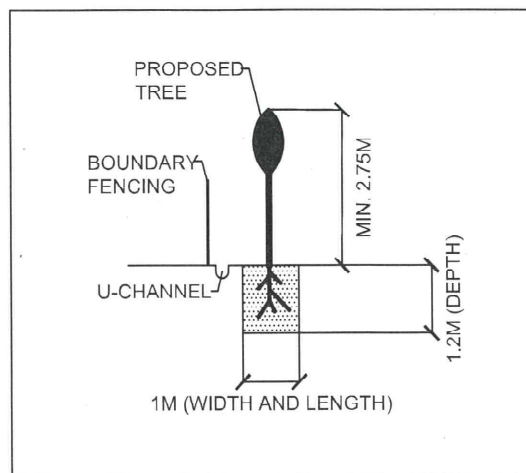
Drawing Title  
**FSIs PROPOSAL**  
Scale of A4  
**1 : 800**  
Drawn Date  
27.9.2021  
Revised Date





# LANDSCAPE PROPOSAL

NO. OF PROPOSED TREE : 27  
 SPECIES OF TREE : *LAGERSTROEMIA SPECIOSA*  
 TREE SPACING : MAX. 4M (ABOUT)  
 TREE HEIGHT : MIN. 2.75M (ABOUT)  
 DIMENSION OF TREE PIT : 1m (W) X 1m (L) X 1.2m (D)

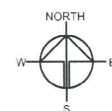


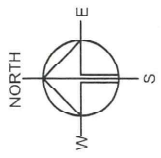
## LEGEND

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

Drawing No. **ANNEX VI** Ver. **01**  
 Project  
 PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING  
 VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

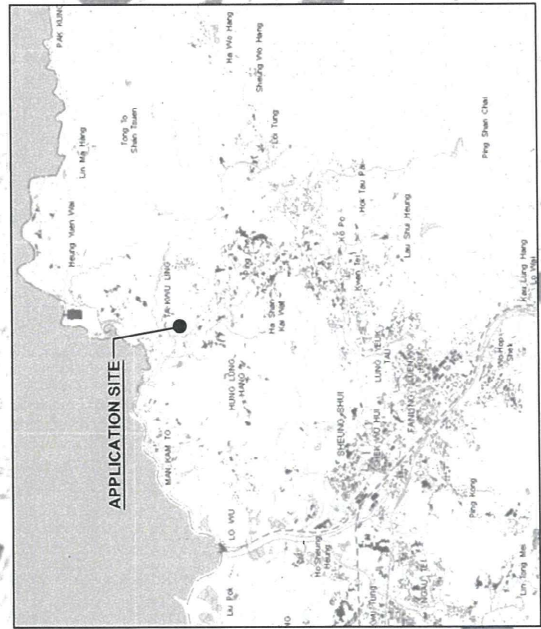
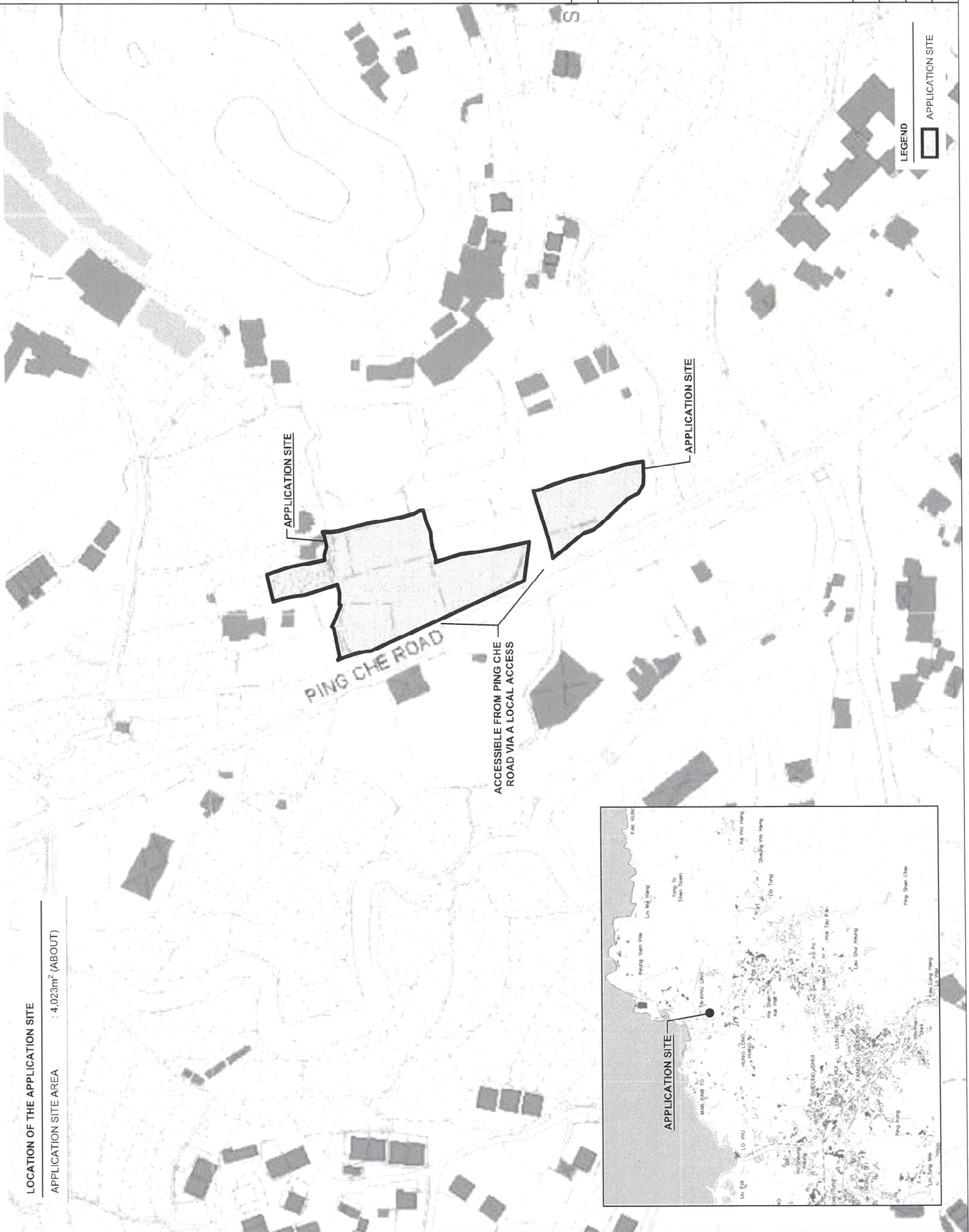
Drawing Title  
**LANDSCAPE PROPOSAL**  
 Scale of A4  
**1 : 800**  
 Drawn Date  
 27.9.2021  
 Revised Date





# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,023m<sup>2</sup> (ABOUT)



Drawing No.	Ver.	01
P01		
Project	PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES		
Drawing Title	LOCATION PLAN	
Scale of A1	1 : 2000	
Drawn	Date	27.9.2021
Revised	Date	

LEGEND

 APPLICATION SITE

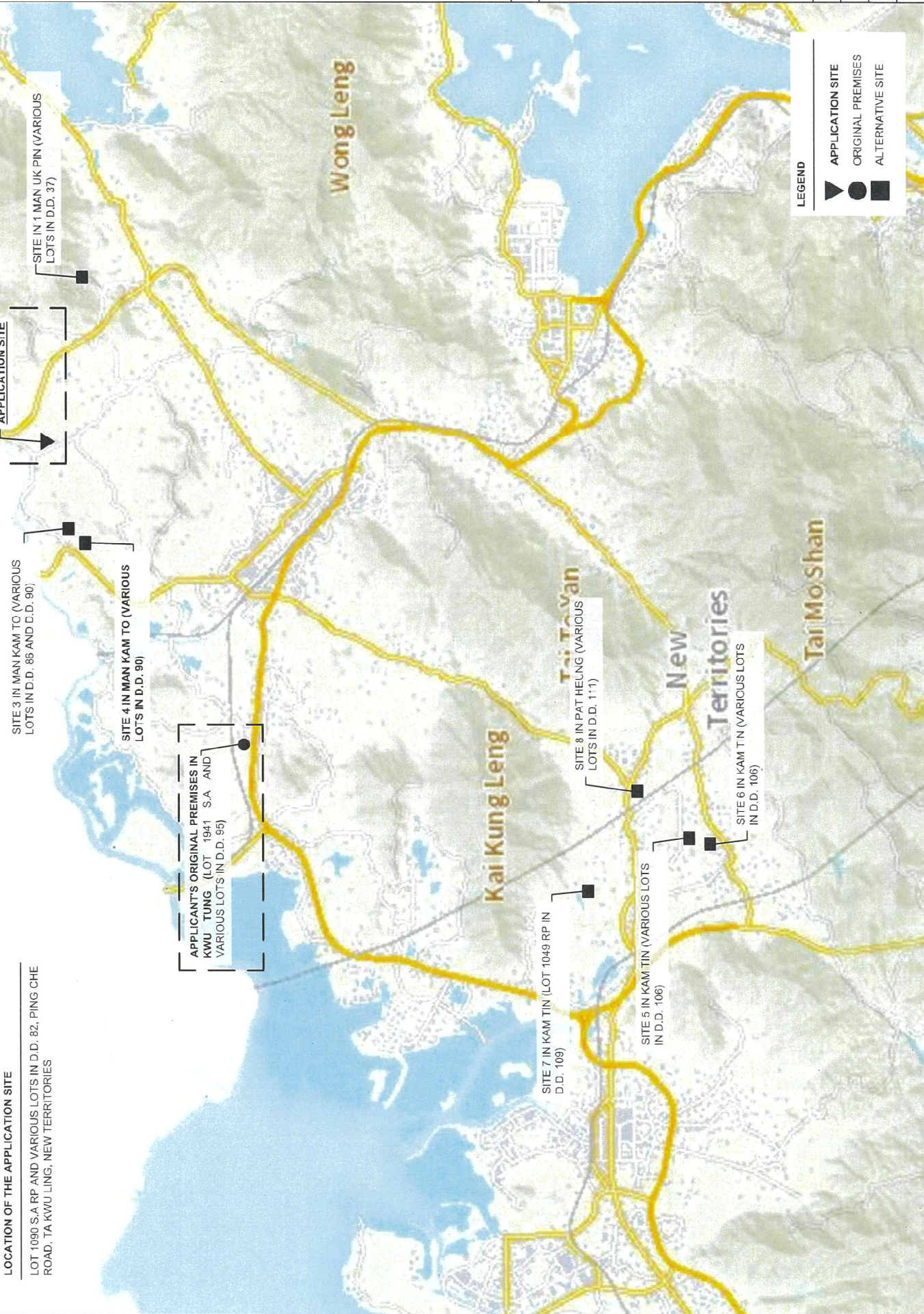
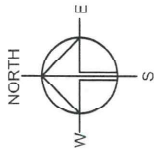


# LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

LOT 1941 S.A AND VARIOUS LOTS IN D.D. 95, CASTLE PEAK ROAD - CHAU TAU, KWU TUNG, NEW TERRITORIES

## LOCATION OF THE APPLICATION SITE

LOT 1090 S.A RP AND VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

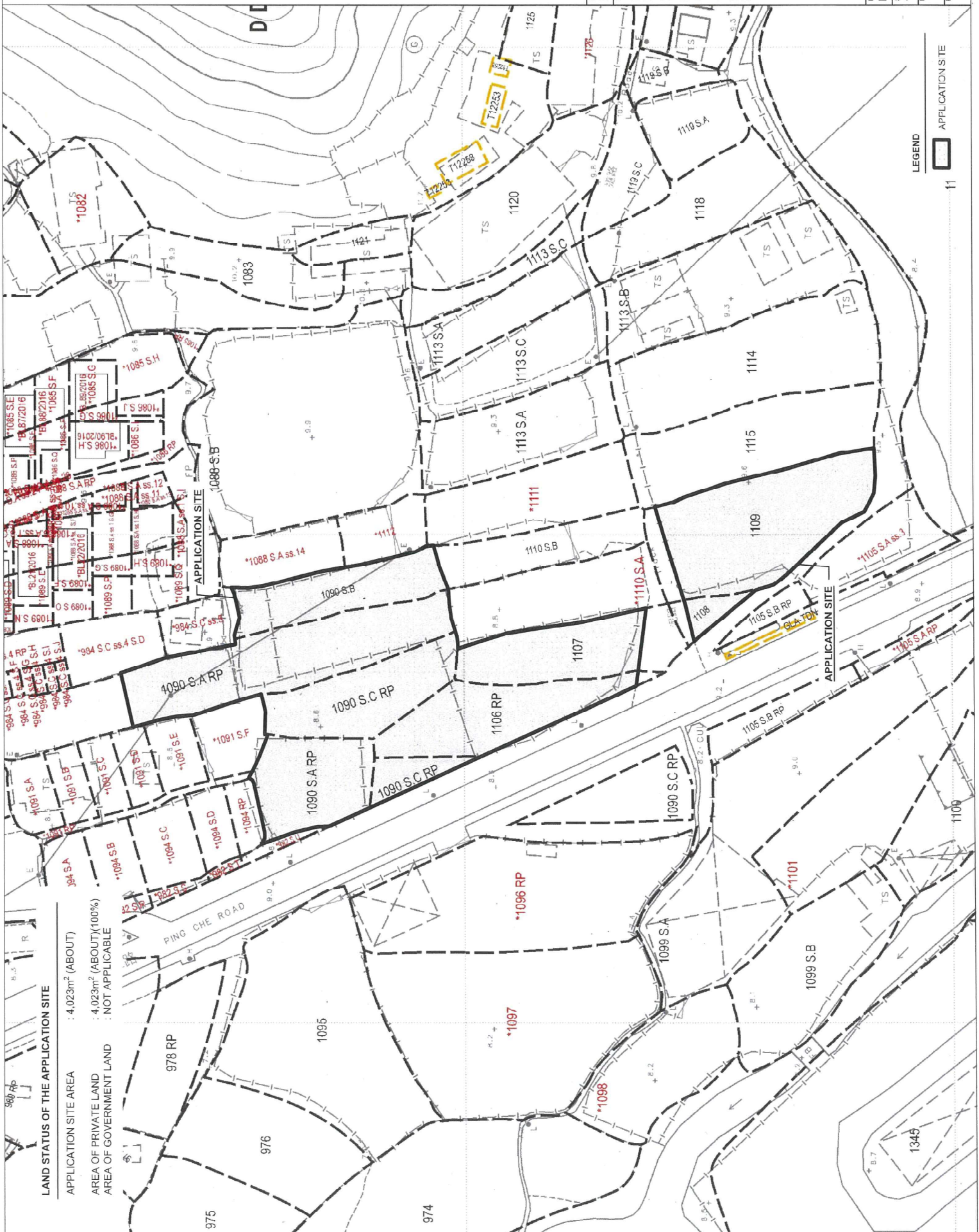


Drawing No.	Ver
P02	01
Project	PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING
Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories	
Drawing Title	SITE LOCATION
Scale of A4	1 : 100000
Drawn	Date
Revised	27.9.2021
	Date









Growing No.	Ver.	01
Project		
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING  VARIOUS LOTS IN D.D. E2, PIPING CHE ROAD, TA KVVU LING, NEW TERRITORIES		
Drawing Title LAND AND STATUS OF THE SITE		
Scale 1:44		
1 : 1000		
Drawn	Date	27.9.2021
Revised	Date	





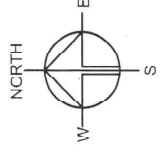
AERIAL PHOTO OF THE APPLICATION SITE

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APPLICATION SITE AREA : 4.023hm<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

DATE OF PHOTO TAKEN : 3/12/2020

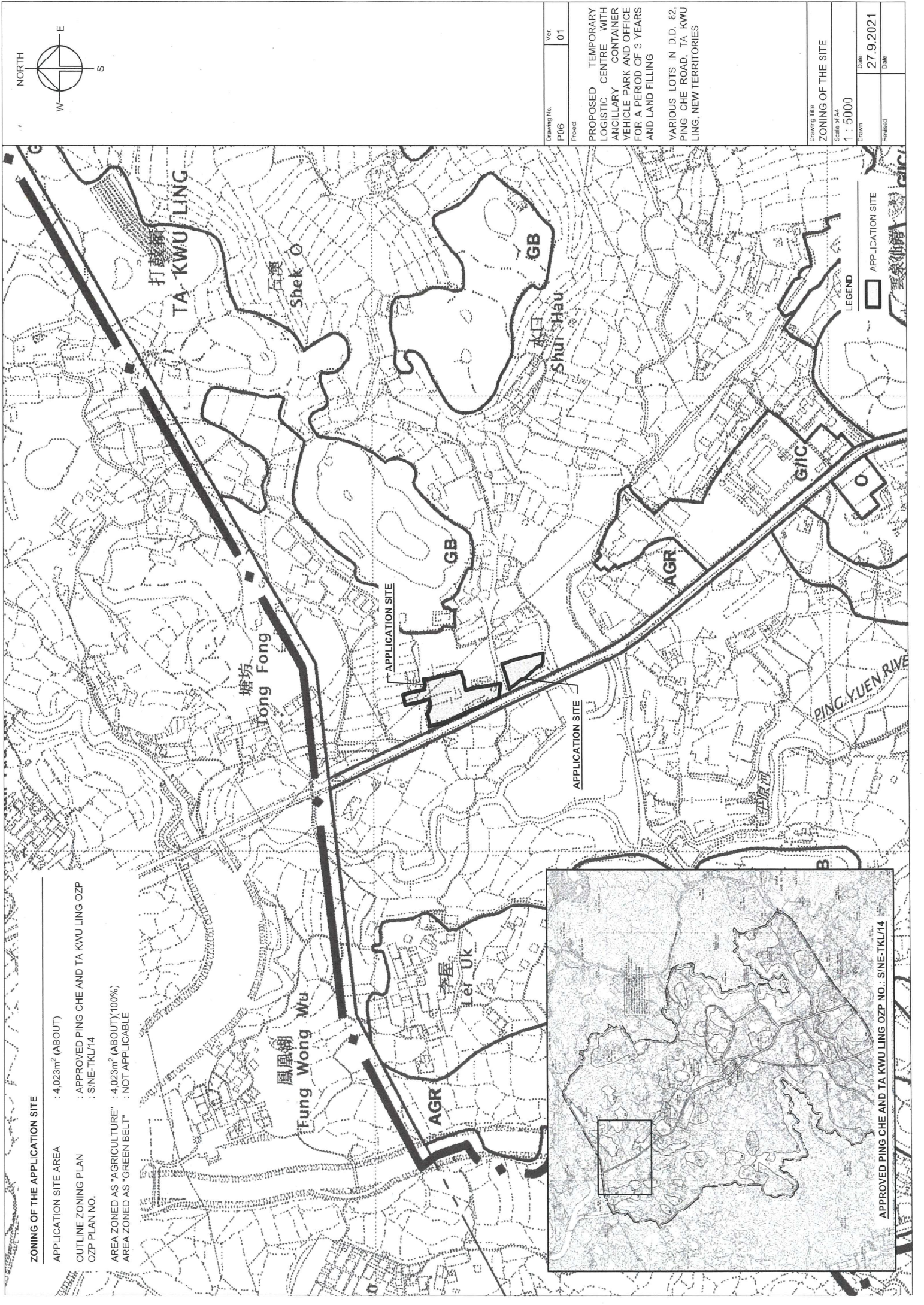


Drawing No.	Ver.
P05	01
Project	
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 82, PING CHE ROAD, "A" KWU LING, NEW TERRITORIES	
Drawing Title	
AERIAL PHOTO OF THE SITE	
Scale of A4	
1 : 1500	
Crown	Date
	27.9.2021
Revised	Date

LEGEND

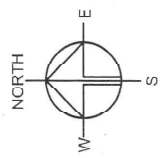
☐ APPLICATION SITE





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4.023m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
OZP PLAN NO. : SNE-TKL/14  
AREA ZONED AS "AGRICULTURE" : 4.023m<sup>2</sup> (ABOUT)(100%)  
AREA ZONED AS "GREEN BELT" : NOT APPLICABLE



打鼓嶺  
TA KWU LING

塘坊  
Tong Fong

鳳凰嶺  
Fung Wong Wu

李屋  
Lee Uk

水坑口  
Shui Hau

石澳  
Shek O

APPLICATION SITE

APPLICATION SITE

LEGEND

APPLICATION SITE

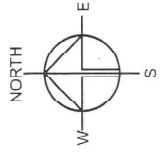
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 5000	
Drawn	Date
	27.9.2021
Revised	Date

Drawing No.	
PUG	
Project	
Ver	01

PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES



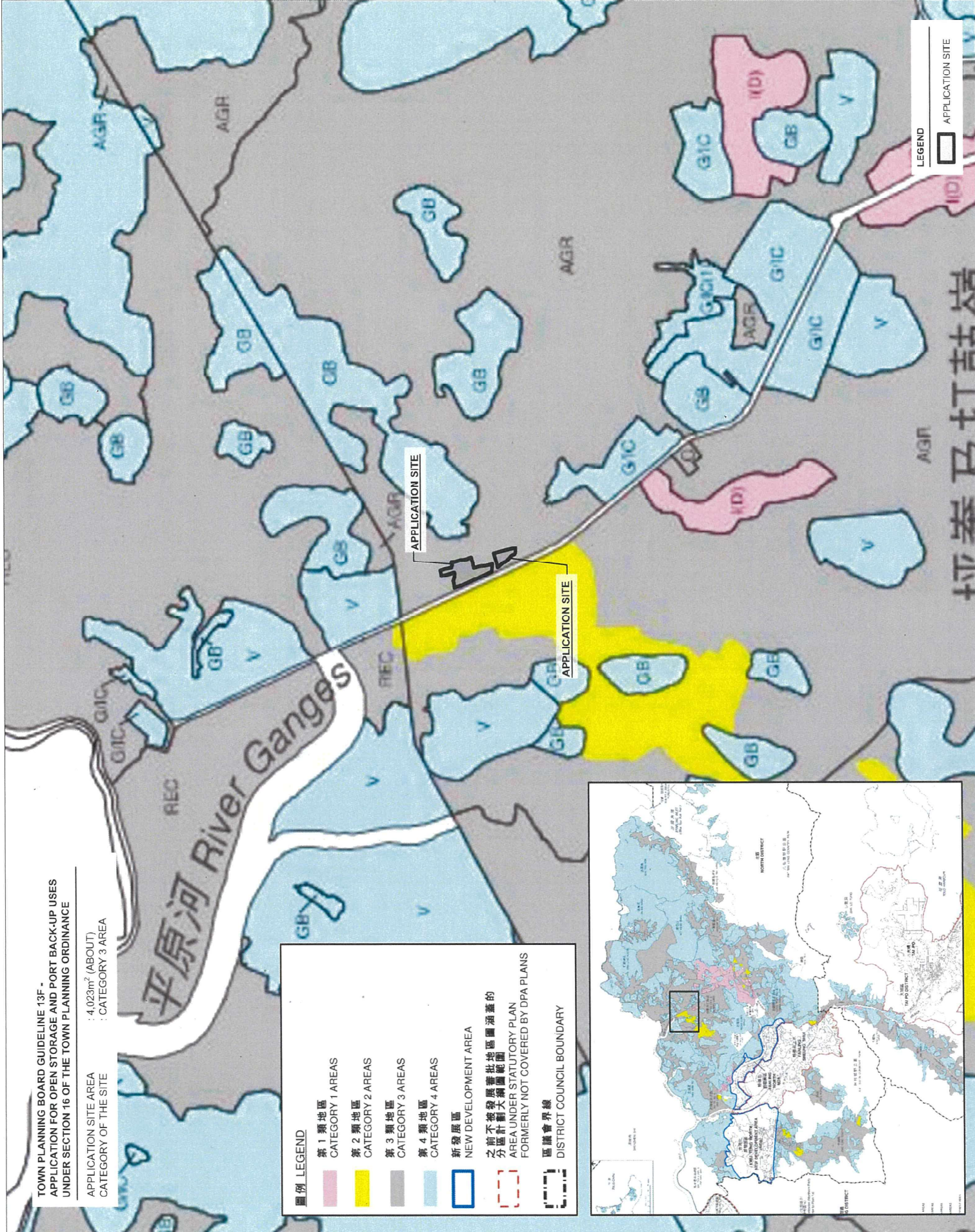
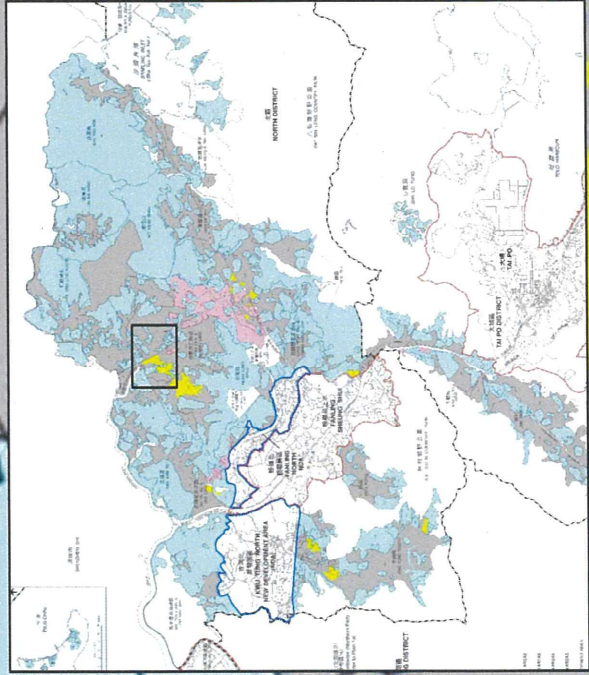


TOWN PLANNING BOARD GUIDELINE 13F -  
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4.023m<sup>2</sup> (ABOUT)  
CATEGORY OF THE SITE : CATEGORY 3 AREA

**圖例 LEGEND**

第 1 類地區 CATEGORY 1 AREAS	第 2 類地區 CATEGORY 2 AREAS	第 3 類地區 CATEGORY 3 AREAS	第 4 類地區 CATEGORY 4 AREAS	新發展區 NEW DEVELOPMENT AREA	之前不被發展審批地區圖涵蓋的 分區計劃大綱圖範圍 AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DPA PLANS	區議會界線 DISTRICT COUNCIL BOUNDARY



Drawing No. P07	Ver. 01
Project PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES	
Drawing Title TPB PG-No. 13F - APP SITE	
Scale of A4 1 : 10000	
Drawn Date 27.9.2021	Revised Date

**LEGEND**

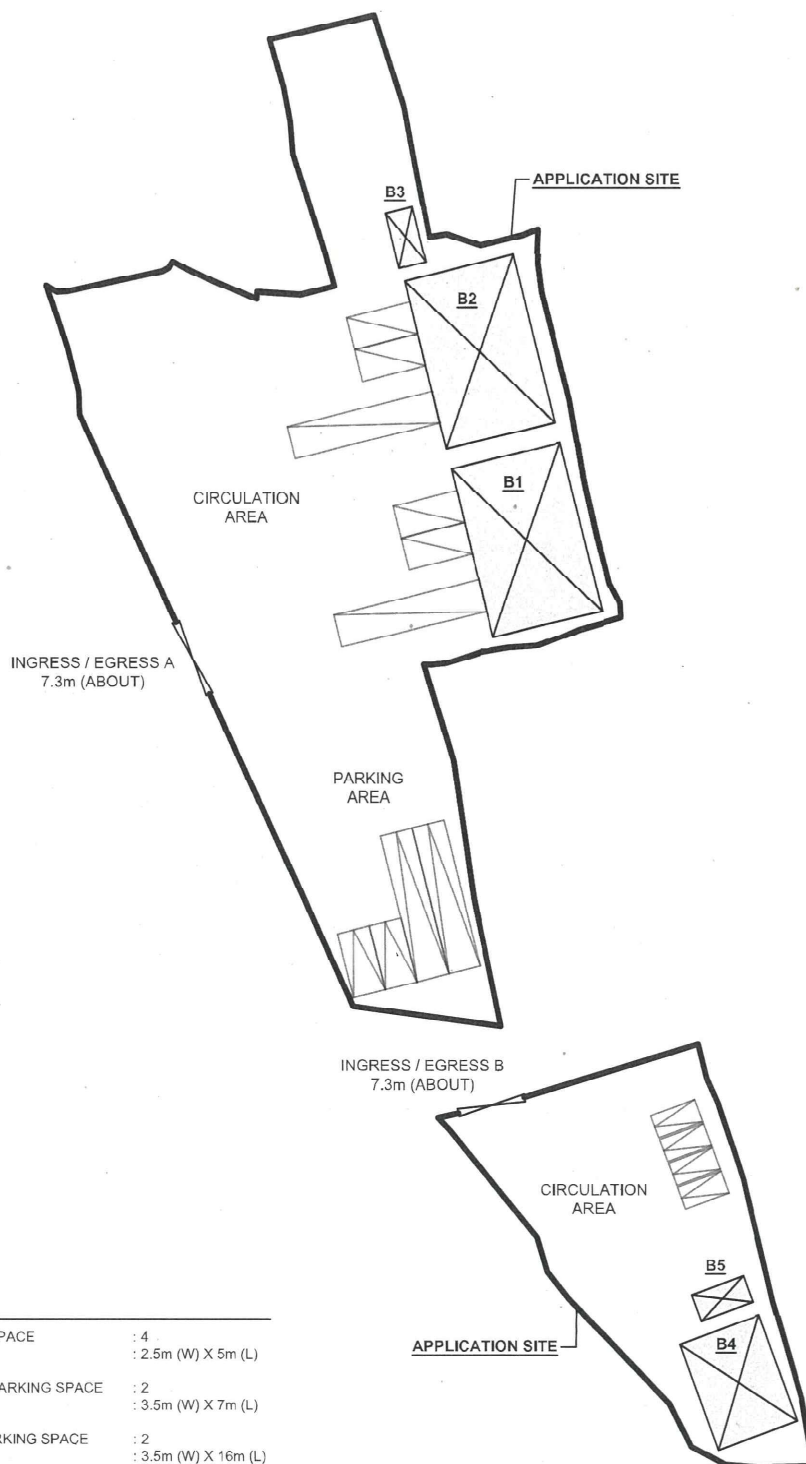
	APPLICATION SITE
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,023m <sup>2</sup> (ABOUT)
COVERED AREA	: 588m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 3,435m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 588m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5m - 5.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		588m <sup>2</sup> (ABOUT)	588m <sup>2</sup> (ABOUT)	



## PARKING PROVISIONS

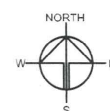
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF L/U SPACE	: 3.5m (W) X 7m (L)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LEGEND

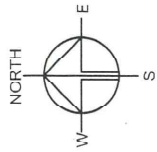
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/U SPACE
	INGRESS / EGRESS





Drawing No. P09	Ver. 01
Project	
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING  VARIOUS LOTS IN D.D. #2, PING CHE ROAD, "A" KWU LING, NEW TERRITORIES	
Drawing Title SWEEP PATH ANALYSIS 1	
Scale of A4 1 : 1000	
Drawn	Date 27.9.2021
Reviewed	Date





# SWEEP PATH ANALYSIS

TYPE OF VEHICLE	: PRIVATE CAR
DIMENSION OF VEHICLE	: 1.7m (W) X 4.6m (L)
TYPE OF VEHICLE	: CONTAINER VEHICLE
DIMENSION OF VEHICLE	: 2.5m (W) X 16m (L)
WIDTH OF INGRESS / EGRESS	: 7.3m (ABOUT)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



Drawing No.  
P10

Ver  
01

Project  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

Drawing Title

SWEEP PATH ANALYSIS 2

Scale of A4

1 : 1000

Drawn

Date

27.9.2021

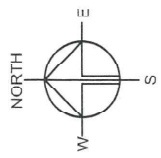
Revised

Date

## LEGEND

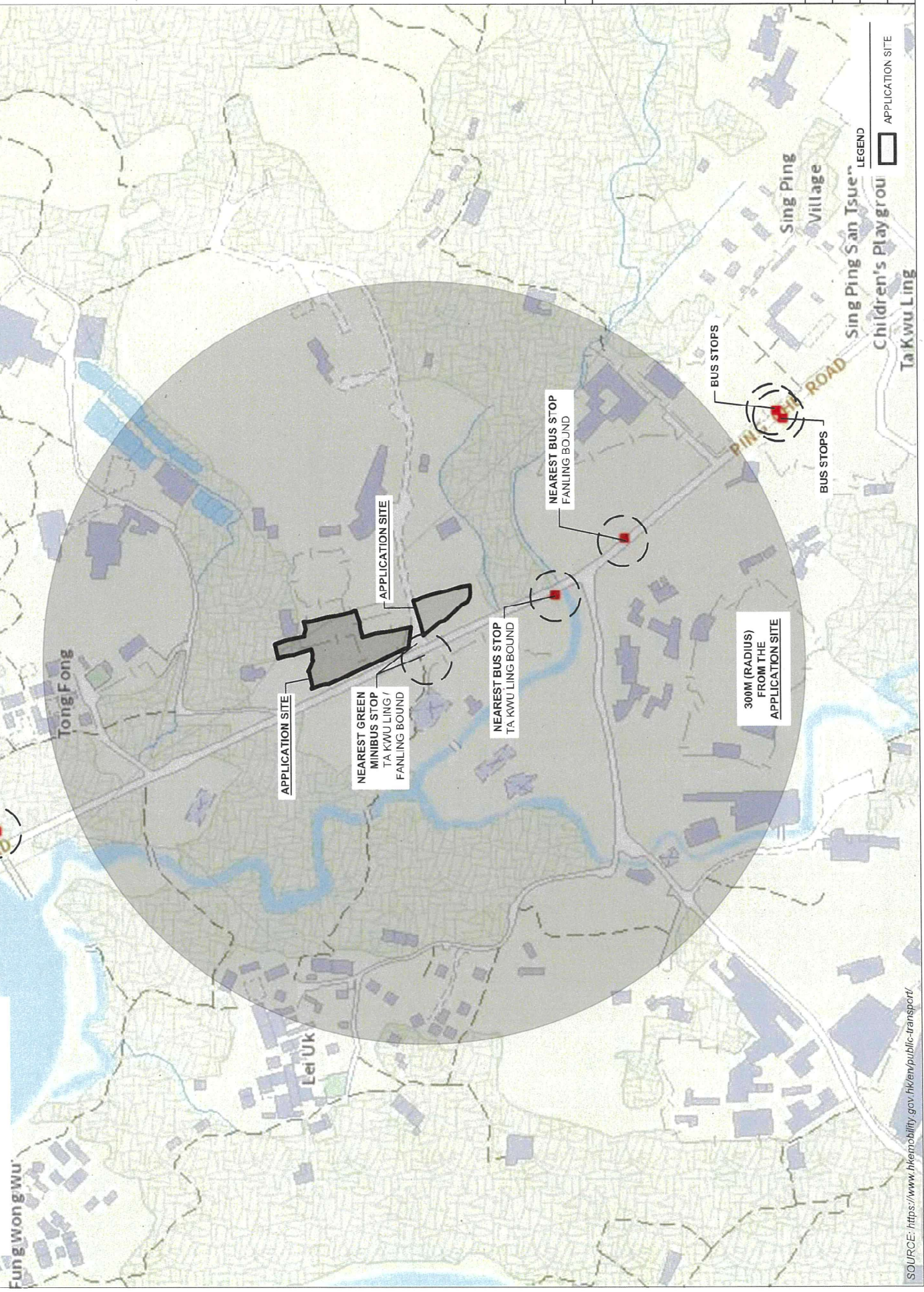
- PARKING SPACE
- LOADING / UNLOADING SPACE
- GOODS VEHICLE
- SWEEP PATH OF VEHICLE





**PUBLIC TRANSPORT SERVICE**

THE APPLICATION SITE IS ACCESSIBLE FROM  
PING CHE ROAD VIA A LOCAL ACCESS



Drawing No.	Ver.
P11	01
Project	PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING
Drawn	VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES
Reviewed	
Date	27.9.2021
Date	

Drawing Title	PUBLIC TRANSPORT
Scale of A4	1 : 4000
Drawn	
Reviewed	
Date	27.9.2021
Date	



# LAND FILLING OF THE SITE

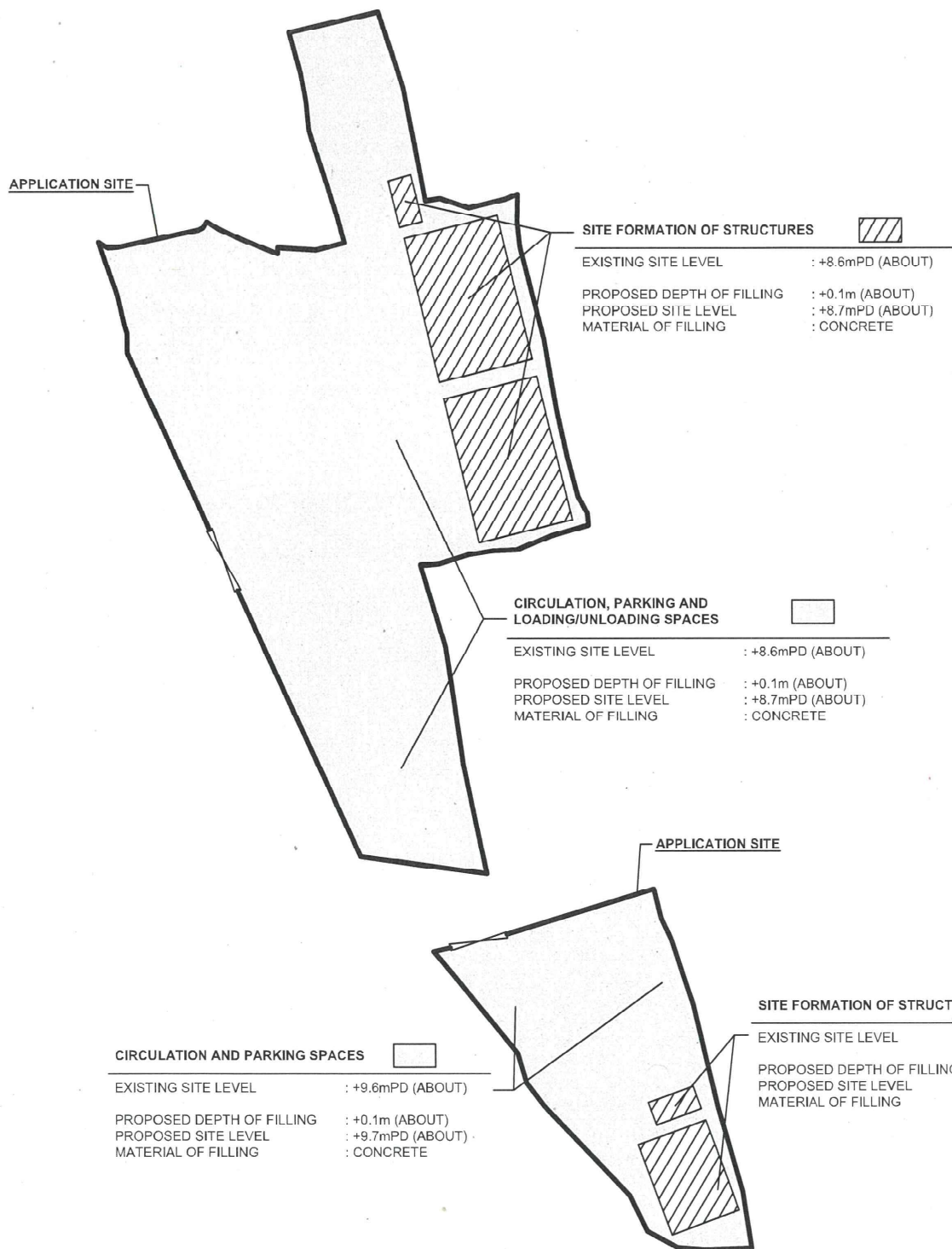
APPLICATION SITE AREA : 4,023m<sup>2</sup> (ABOUT)

LAND FILLING AREA : 4,023m<sup>2</sup> (ABOUT)

DEPTH OF FILLING : +0.1m (ABOUT)

MATERIAL OF FILLING : CONCRETE

PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE  
PARKING AND LOADING/UNLOADING  
AND CIRCULATION SPACES



## LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

Drawing No.  
P12

Ver.  
01

Project  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE  
FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

Drawing Title  
PAVED RATIO OF THE SITE

Scale of A4  
1 : 800

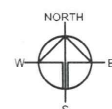
Drawn

Date

27.9.2021

Revised

Date





盈卓物業  
顧問有限公司

Our Ref.: DD82 Lot 1090 S.A RP & VL  
Your ref.: TPB/A/NE-TKL/687

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

**By Email**

30 November 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles  
and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part),  
1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/687)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN

email: mltchan@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662  
matthewng@r-riches.com.hk

## Responses-to-Comments

**Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/687)**

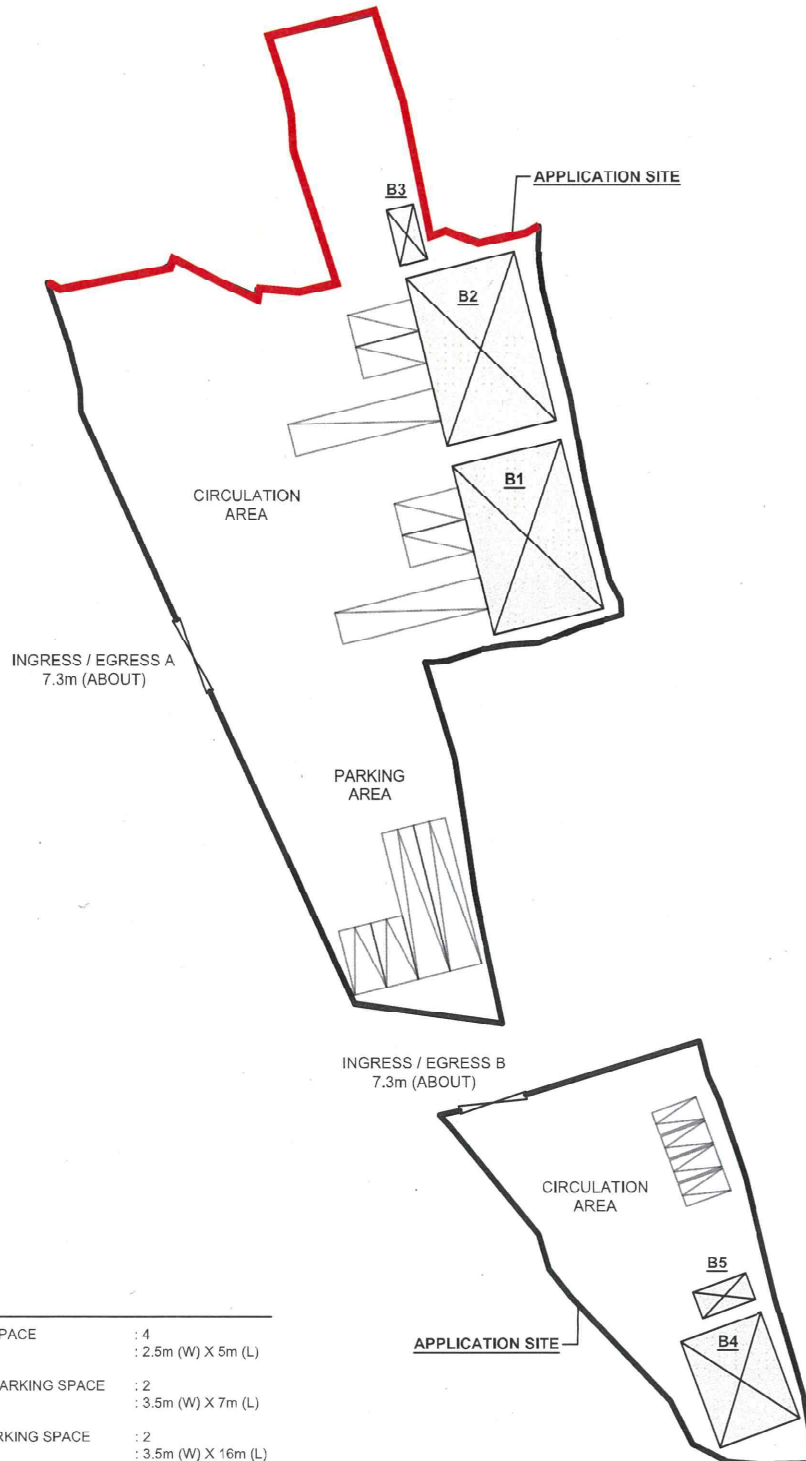
- (i) It is noted that a noise sensitive receiver (NSR) is located 10m north of the application site. 4m high metal wall is proposed along the northern boundary by the applicant to screen off the direct line-of-sight from the NSR to the noisy on-site activities (**Plan 1**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)</b>		
(a)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular when entering/exiting by container vehicles;	Staff will be deployed to station at the ingresses/egresses to observe traffic condition at Ping Che Road and direct vehicle entering / exiting the application site (the Site) to ensure no vehicle will queue outside the Site.
(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Other than deployment of staff, 'stop' and 'beware of pedestrian' signages will be erected at the ingresses/egresses of the Site to enhance pedestrian safety.
(c)	The vehicular access between Ping Che Road and the application site at the eastern side is not managed by TD. The applicant should seek comment from the responsible party.	Noted. The applicant will liaise with respective B/Ds regarding the right of way after planning approval has been obtained by the applicant.

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,023m <sup>2</sup> (ABOUT)
COVERED AREA	: 588m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 3,435m <sup>2</sup> (ABOUT)
PILOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 588m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5m - 5.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		588m <sup>2</sup> (ABOUT)	588m <sup>2</sup> (ABOUT)	



4m HIGH METAL WALL  
2.5m HIGH METAL WALL

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF L/U SPACE	: 3.5m (W) X 7m (L)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/U SPACE
	INGRESS / EGRESS

Drawing No.

PLAN 1

Ver.

01

Project

PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 800

Drawn

Date

27.9.2021

Revised

Date





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



**S.16 Application No. A/NE-TKL/687 - Revised layout plan 1.2**

09/12/2021 15:44

From: Matthew Ng <matthewng@r-riches.com.hk>  
To: "mltchan@pland.gov.hk" <mltchan@pland.gov.hk>  
Cc: Bon Tang <bontang@r-riches.com.hk>, Grace Wong <gracewong@r-riches.com.hk>, Orpheus Lee <orpheuslee@r-riches.com.hk>

---

History: This message has been forwarded.

1 attachment



A\_NE-TKL\_687 - Layout Plan (20211209).pdf

Dear Michelle,

As spoken, attached herewith the revised layout plan for your review please. Thanks.

Kind Regards,

**Matthew NG** | Planning and Development Manager  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

**T: (852) 2339 0884 | F: (852) 2323 3662 | M: (852) | E: matthewng@r-riches.com.hk**

**A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong**

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,023m <sup>2</sup> (ABOUT)
COVERED AREA	: 588m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 3,435m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 588m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5m - 5.5m (ABOUT)
NO. OF STOREY	: 1

4m HIGH METAL WALL  
2.5m HIGH METAL WALL

## APPLICATION SITE

(NORTHERN PORTION)

SITE AREA:	TOTAL GFA:
3,133m <sup>2</sup> (ABOUT)	462m <sup>2</sup> (ABOUT)

STRUCTURE	USE
B1	LOGISTICS CENTRE
B2	LOGISTICS CENTRE
B3	PORTABLE TOILET

## LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 4
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 2

## PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2

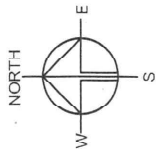
## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT) (1+STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT) (1+STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)
TOTAL		588m <sup>2</sup> (ABOUT)	588m <sup>2</sup> (ABOUT)	



## APPLICATION SITE

(SOUTHERN PORTION)

SITE AREA:	TOTAL GFA:
890m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (ABOUT)

STRUCTURE	USE
B4	SITE OFFICE
B5	PORTABLE TOILET

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
----------------------------------	-----

## LEGEND

APPLICATION SITE	STRUCTURE	PARKING SPACE (PRIVATE CAR)	PARKING SPACE (LIGHT GOODS VEHICLE)	PARKING SPACE (CONTAINER VEHICLE)	LUL SPACE (LIGHT GOODS VEHICLE)	LUL SPACE (CONTAINER VEHICLE)	INGRESS / EGRESS
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 800

Drawn  
27.9.2021

Revised  
9.12.2021

Drawing No.  
PLAN 1

Ver  
03

Project  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.C. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,023m <sup>2</sup> (ABOUT)
COVERED AREA	: 588m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 3,435m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 588m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5m - 5.5m (ABOUT)
NO. OF STOREY	: 1

4m HIGH METAL WALL  
2.5m HIGH METAL WALL

## APPLICATION SITE

(NORTHERN PORTION)

SITE AREA:	TOTAL GFA:
3,133m <sup>2</sup> (ABOUT)	462m <sup>2</sup> (ABOUT)

## STRUCTURE

B1	LOGISTICS CENTRE
B2	LOGISTICS CENTRE
B3	PORTABLE TOILET

## LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 4
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 2

## PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

## LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 3.5m (W) X 16m (L)

# STRUCTURE

B1	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT) (1+STOREY)
B2	LOGISTICS CENTRE	222m <sup>2</sup> (ABOUT)	5.5m (ABOUT) (1+STOREY)
B3	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)
B4	SITE OFFICE	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)
B5	PORTABLE TOILET	18m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1+STOREY)

TOTAL 588m<sup>2</sup> (ABOUT)

# COVERED AREA

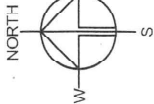
222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)
---------------------------	---------------------------	--------------------------	---------------------------	--------------------------

# USE

LOGISTICS CENTRE	LOGISTICS CENTRE	PORTABLE TOILET	SITE OFFICE	PORTABLE TOILET
------------------	------------------	-----------------	-------------	-----------------

# BUILDING HEIGHT

5.5m (ABOUT) (1+STOREY)	5.5m (ABOUT) (1+STOREY)	3.5m (ABOUT) (1+STOREY)	3.5m (ABOUT) (1+STOREY)	3.5m (ABOUT) (1+STOREY)
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## APPLICATION SITE

(SOUTHERN PORTION)

SITE AREA:	TOTAL GFA:
890m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (ABOUT)

## STRUCTURE

B4	SITE OFFICE
B5	PORTABLE TOILET

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
----------------------------------	-----

## LEGEND

APPLICATION SITE	STRUCTURE	PARKING SPACE (PRIVATE CAR)	PARKING SPACE (LIGHT GOODS VEHICLE)	PARKING SPACE (CONTAINER VEHICLE)	LUL SPACE (LIGHT GOODS VEHICLE)	LUL SPACE (CONTAINER VEHICLE)	INGRESS / EGRESS
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## Drawing Title

LAYOUT PLAN

Scale of A4

1 : 800

Drawn

27.9.2021

Revised

9.12.2021

Crawing No.

PLAN 1

Ver

03

PROJECT  
PROPOSED TEMPORARY LOGISTIC CENTRE WITH ANCILLARY CONTAINER VEHICLE PARK AND OFFICE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.C. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

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

**2.6. Other Considerations**

- (a) notwithstanding the above locational and site planning criteria, each application will be assessed on individual merits, taking due account of the nature and scale of the proposed use and local circumstances. 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, the Board may refuse to grant permission, or impose a shorter compliance period for the approval conditions, notwithstanding other criteria set out in this Guidelines are complied with; and
- (b) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
  - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
  - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

APPENDIX III

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/687

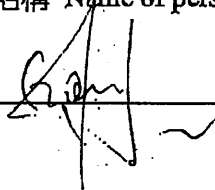
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2021.11.9

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:

211115-153821-65004

## 提交限期

Deadline for submission:

26/11/2021

## 提交日期及時間

Date and time of submission:

15/11/2021 15:38:21

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/687

## 「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，鄉郊設停車場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。

寄件者: [REDACTED]  
寄件日期: 2021年11月23日星期二 3:02  
收件者: tpbpd  
主旨: A/NE-TKL/687 DD 82 Tong Fung, Ping Che Road  
附件: Tong Fong - Google Maps.pdf

A/NE-TKL/687

Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part) in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area : About 4,023sq.m

Zoning : "Agriculture"

Applied use : Logistics Centre / Filling of Land / 14 Vehicle Parking

Dear TPB Members,

This is essentially the same use as the withdrawn 654. Previous objections applicable.

The brownfield issue cannot be resolved by allowing these operations to move to other inappropriately zoned sites.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 26, 2021 3:26:35 AM  
**Subject:** A/NE-TKL/654 DD 82 Tong FunG, Ping Che Road

A/NE-TKL/654

Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part), 1114 (Part) and 1115 (Part) in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area : About 5,376sq.m

Zoning : "Agriculture"

Applied use : Open Storage of Construction Material/ Filling of Land / 6 Vehicle Parking

Dear TPB Members,

Strong objections. There is no history of approval for brownfield use on these lots and according to Google Maps some of the lots are still covered in natural vegetation. PlanD can advise if there has been recent destruction of habitat.

There is farming activity nearby so enforcement action should be taken against unapproved land use.

There are hundreds of hectares of trashed land and brownfield in NT. There is no justification to allow and encourage further creation of brownfield. Close by there are a number of already paved over sites that could be used for this operation.

Applicant claims there would be no adverse impact. Seriously. Dumping mounds of construction waste on arable land will not contaminate it? There is a home for the elderly close by. The Caritas Fung Wong Fung Ting Road with 120 residents. They enjoy a garden. Having construction waste blowing into the home is certainly not acceptable.  
<https://www.elderlyinfo.swd.gov.hk/en/content/caritas-fung-wong-fung-ting-home-part-5-rch-supplementary-information>

The current health crisis and disruption to cross border and international transport has demonstrated the need for Hong Kong to retain a certain level of local produce production. In addition President Xi has recently spoken out about the need to conserve good land and to increase self-sufficiency in the production of agriculture produce.

Clearly under the recent drastic changes to the supervision and management of Hong Kong, both the authorities and advisory boards have a duty to refer to policy initiatives when making decisions.

Agriculture land is intended for the production of crops not brownfield. Applications like this are the first step in 'Destroy to Build' process where the land is incrementally trashed to justify development. Members cannot approve further destruction of habitat and the extension of brownfield.

Mary Mulvihill





寄件者: EAP KFBG <eap@kfbg.org>  
寄件日期: 2021年11月26日星期五 17:06  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on eight planning applications  
附件: 211126 s16 TKL 687.pdf; 211126 s12a NSW 6.pdf; 211126 s12a NSW 7 & ST 1.pdf; 211126 s12a TM 25 & 26.pdf; 211126 s16 HTF 1126.pdf; 211126 s16 NSW 290c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding eight applications. There are SIX pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

26th November 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles  
and Office for a Period of 3 Years and Filling of Land  
(A/NE-TKL/687)**

1. We refer to the captioned.
2. The site is within Agriculture zone. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of this zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) the applicant should make its own arrangement for acquiring access to the application lots, and there is no guarantee that any adjoining government land (GL) will be allowed for the vehicular access to the Site for the proposed use;
  - (ii) there is a structure erected within the Site without approval from her office. Her office reserves the right to take necessary lease enforcement actions against the unauthorized structure on the private lot as appropriate;
  - (iii) according to the proposed development, portable toilet would be erected on the site. The applicant should note that any proposed toilet facilities should meet the current health requirements;
  - (iv) it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all the land filling requirements imposed by relevant government department(s), if any; and
  - (v) should the planning application be approved, the owner(s) of the lots concerned shall apply to her office for a Short Term Waiver (STW) covering all the actual occupation area and the structures concerned. The application for STW will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by her office;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the following:
- (i) the Site is in an area where public sewerage connection is available;
  - (ii) the applicant is also advised to note the following general requirements in the drainage proposal:
    - adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on the Site from the adjacent areas;
    - the applicant requires assessing and identifying the project's potential drainage impacts and demonstrate in their submission with the implementation of necessary

mitigation measures, the project will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development;

- the applicant should show the existing discharge location to which the applicant proposed to discharge the stormwater from the Site for our information;
- if the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant shall demonstrate in their submission that the proposed drainage works and their downstream drainage system have adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. He should also demonstrate that the flow from this Site will not overload the existing drainage system. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- the applicant should ensure and show in his submission that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works. Catchment areas, the flow direction, formation level of the Site and the existing ground level of the adjacent lands should also be provided for our reference;
- the applicant is required to provide the sectional views of the site showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our consideration;
- the applicant is required to provide photos showing the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photos taken; and
- please be advised that there is no DSD drainage facilities and please make sure there is any existing manhole at Ping Che Road for the proposed discharge point CP8;

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

- (i) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control Systems. 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 BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (i) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to control under the Building (Planning) Regulations (B(P)R) Pt. VII;
  - (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;
  - (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;
  - (vii) according to Table 3 of the planning statement, the building height of the logistic centre (B1 and B2) is about 5.5m which may be considered excessive under the BO. Hence, the headroom should either be justified and accepted by the BD or is accountable for gross floor area calculation under the BO;
  - (viii) you may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
  - (ix) it is noted that portable toilets are to be provided for the proposed development, the applicant's attention is drawn to the provisions of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
  - (x) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
- (d) to note the comments of the Director of Fire Services on the following:
- (i) please be reminded that the installation /maintenance/ modification/ repair work of fire

service installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.; and

- (ii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the following comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):
  - (i) noting that the proposed drainage layout appears to be in conflict with the proposed trees, the applicant is reminded that a continuous planting strip of not less than 1m wide should be allowed for tree planting and free from drainage;
  - (ii) the hard paved and boundary fence appears to be in conflict with the existing trees. The applicant should be reminded to provide adequate space of not less than 1m between the existing trees and any impervious paving / temporary structure / boundary fence for healthy growth of tree; and
  - (iii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Ping Che Road at the east is not managed by his office. The applicant should seek comments from the responsible party;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the section of Ping Che Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between Ping Che Road and the Site, which is outside HyD's maintenance purview. The applicant is required to sort out the land issues with relevant land authorities. Moreover, the u-channel proposed along the site boundary should be so designed that no surface runoff will flow from the Site onto the adjacent public road;
- (h) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (WSD):
  - (i) existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on site with detailed comments appended below:
    - 1. if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water

mains upon request will have to be borne by the grantee/applicant. The applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;

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

- existing water mains are affected and no development which requires resiting of water mains will be allowed;
- details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5m from the centrelines of water mains. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains;

(i) to note the following comments of the Director of Environmental Protection:

- (i) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" (COP) and EPD's Practice Note for Professional Person (ProPECC) PN 1/94 "Construction Site Drainage";
- (ii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used, its design, construction, operation and maintenance shall follow the requirements of EPD's ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including minimum clearance distance and percolation test requirements, and be duly certified by an Authorised Person; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under all environmental protection / pollution control ordinances; and



- (j) to note the following comments of the Director of Electrical and Mechanical Services:
- (i) based on the information provided, there are 132kV extra high voltage overhead lines running across the application site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department;
  - (ii) please observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;
  - (iii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 132kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
  - (iv) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
  - (v) the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
  - (vi) as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.