

2021年 10月 2 8日

此文件只供參考，如有必要的資料及文件後才正式填妥。  
收到。城市規劃委員會

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-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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/688
	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)

Sky Union Recycle Company

### 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 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, 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 ..... 3,358 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,258 ..... 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	"Open Storage" zone
(f) Current use(s) 現時用途	Warehouse  (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  
21/9/2021 (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 21/9/2021 (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）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Wholesale Trade with Ancillary Warehouse  
for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	2,258	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.7		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	67	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	6 - 9	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	6 - 9	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約  
 (please specify the number of rooms  
 請註明房間數目) .....  
☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

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

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE	2,222m <sup>2</sup> (ABOUT)	2,222m <sup>2</sup> (ABOUT)	9m (ABOUT)(1-STOREY)
B2	ANCILLARY STORAGE SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		2,240m <sup>2</sup> (ABOUT)	2,258m <sup>2</sup> (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE	2,222m <sup>2</sup> (ABOUT)	2,222m <sup>2</sup> (ABOUT)	9m (ABOUT)(1-STOREY)
B2	ANCILLARY STORAGE SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		2,240m <sup>2</sup> (ABOUT)	2,258m <sup>2</sup> (ABOUT)	

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

Circulation Space .....

.....

.....

.....

.....



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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

.....

.....

.....

.....

.....

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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 Ng Chow Road via 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>3</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>2</u> Medium Goods Vehicle Spaces 中型貨車車位 <u>1 (MGV)</u> Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

**10. Justifications 理由**

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

The applicant seeks to use Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years' (Plan P01). The applicant would like to operate its wholesale trade (food and beverage) business to serve retailers in Hong Kong (Appendix I).

The Site falls within an area zoned as "Open Storage" ("OS") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (Plan P02). According to the Notes of the OZP, 'wholesale trade' is a column 2 use within the "OS" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "OS" zone. Therefore approval of the current application would not set undesirable precedent within the "OS" zone.

The Site occupied an area of 3,358sq.m (about) (Plan P03). Two structures are proposed at the site for wholesale trade, ancillary office and site office with total GFA of 2,258sq.m (about) (Plan P04). The operation hours of the proposed development are Monday to Saturday 09:00 - 18:00. No operation on Sunday and public holiday. The estimated maximum number of visitor per day are 10. The estimated number of staff working at the Site is 15.

The Site is accessible from Ng Chow Road via a local access (Plan P01). Three private car parking spaces and three L/UL spaces are provided at the Site for the staff and visitor (Appendix II). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. No container tractor/trailer will be allowed to enter/exit the site at any time during the planing approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

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

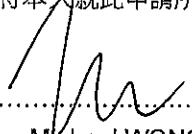
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years'.

**11. Declaration 聲明**

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

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

Signature  
簽署



Michael WONG

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市規劃師學會 /

☐ 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

20/09/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling, New Territories		
Site area 地盤面積	3,358	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	"Open Storage" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	2,258 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	2	
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	6 - 9 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	67 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____	3  3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	3  2 (LGV) 1 (MGV)

### 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"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Trip generation and attraction, Swept path analysis		

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。

### Justification for the Proposed Development

#### **Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in "Open Storage" Zone, Various Lots in D.D. 79, Ta Kwu Ling, New Territories**

##### *Effort in Identifying Suitable Site and Structure*

- (i) The applicant has spent effort in identifying suitable site for the operation of the wholesale trade business. However, due to various issues such as incompatibility of land use, site area and existing structures being too small/big and accessibility, the sites were considered not suitable for the applied use.
- (ii) Conventional structures for the wholesale trade and godown uses cannot accommodate the operation of the proposed due to various reasons, details are as follows:
  - Structures with no fire service installations; and
  - Structures with no ventilation and air conditioning systems to maintain indoor temperature (room temperature) for storage of beverage etc..
- (iii) The proposed building height (9m, 1-storey) is to provide more space for storage of goods to better utilize of the precious land resources. Therefore, the proposed Site and structure are considered appropriate for the site operation.

### Justification for the Proposed Development

#### Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in "Open Storage" Zone, Various Lots in D.D. 79, Ta Kwu Ling, New Territories

- (i) The Site is accessible from Ping Che Road via a local access. A total of six spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor	1
Private Car Parking Space for Staff	2
L/UL Space for Light Goods Vehicle	2
L/UL Space for Medium Goods Vehicle	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holidays. Please see below the trip generation and attraction of the proposed development:

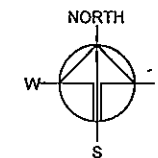
Time Period	Trip Generation and Attraction								2-Way Total
	Private Car (staff)		Private Car (visitor)		Light Goods Vehicle		Medium Goods Vehicle		
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM</u> <u>peak</u> per hour (09:00 – 10:00)	2	0	1	1	1	1	0	0	6
Trips at <u>PM</u> <u>peak</u> per hour (17:00 – 18:00)	0	2	1	1	1	1	0	0	6
Traffic trip per hour (average)	0	0	1	1	2	2	1	1	8

- (i) No heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (ii) In view of the above, the parking provision is adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,358m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM NG CHOW ROAD VIA A LOCAL ACCESS



PING YUEN RIVER

HEUNG YUEN WAI

ACCESSIBLE FROM NG CHOW ROAD VIA A LOCAL ACCESS

APPLICATION SITE

Drawing No.	Ver.
P01	01

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

VARIOUS LOTS IN D.D. 79,  
TA KWU LING, NEW  
TERRITORIES

Drawing Title  
LOCATION PLAN

Scale of A4  
1 : 2000

Drawn	Date
	16.9.2021

Revised	Date

LEGEND

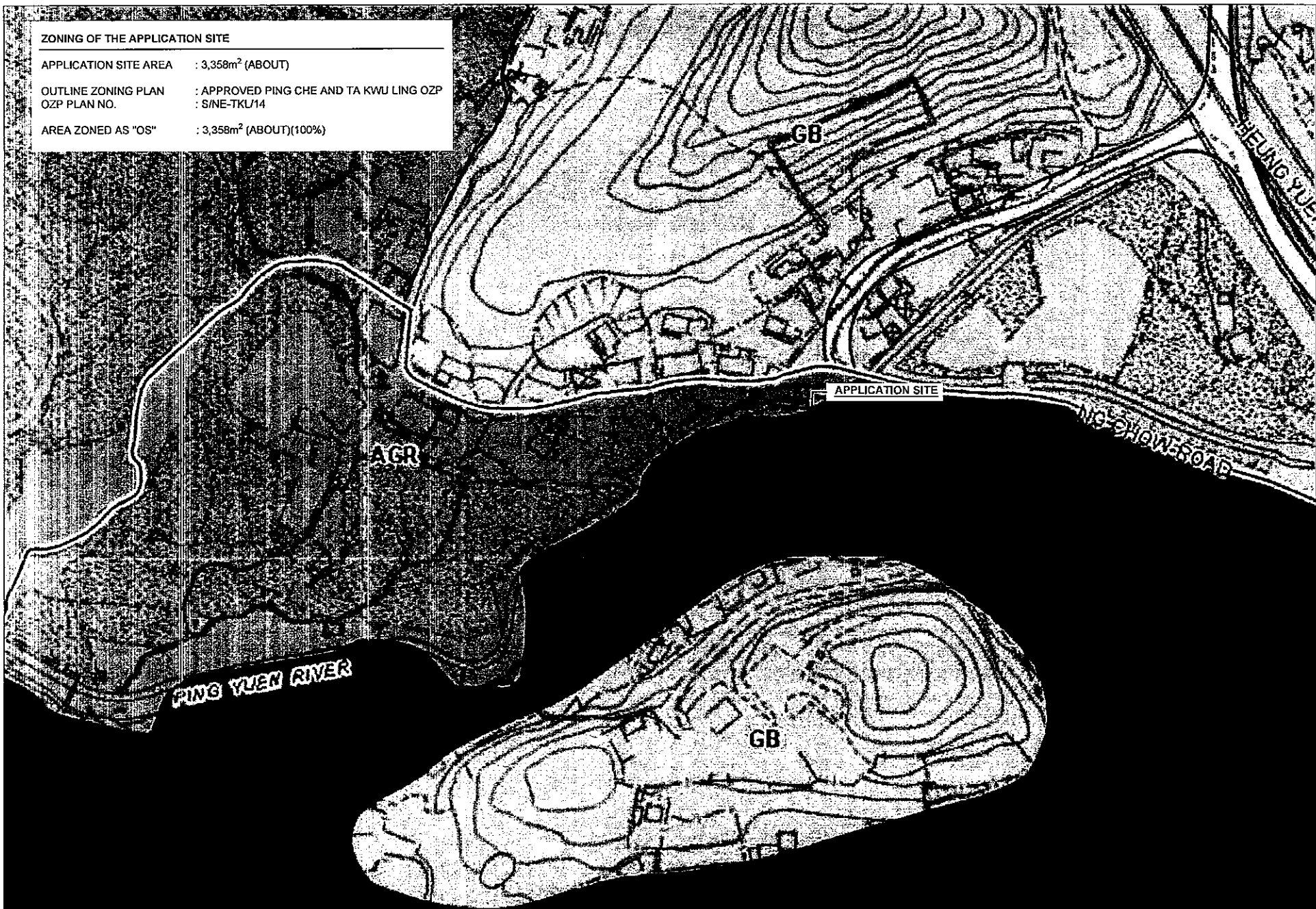
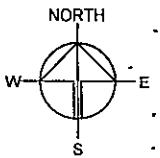
APPLICATION SITE

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,358m<sup>2</sup> (ABOUT)

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

AREA ZONED AS "OS" : 3,358m<sup>2</sup> (ABOUT)(100%)



Drawing No.	Ver.
P02	01

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

VARIOUS LOTS IN D.D. 79,  
TA KWU LING, NEW  
TERRITORIES

Drawing Title  
ZONING OF THE SITE

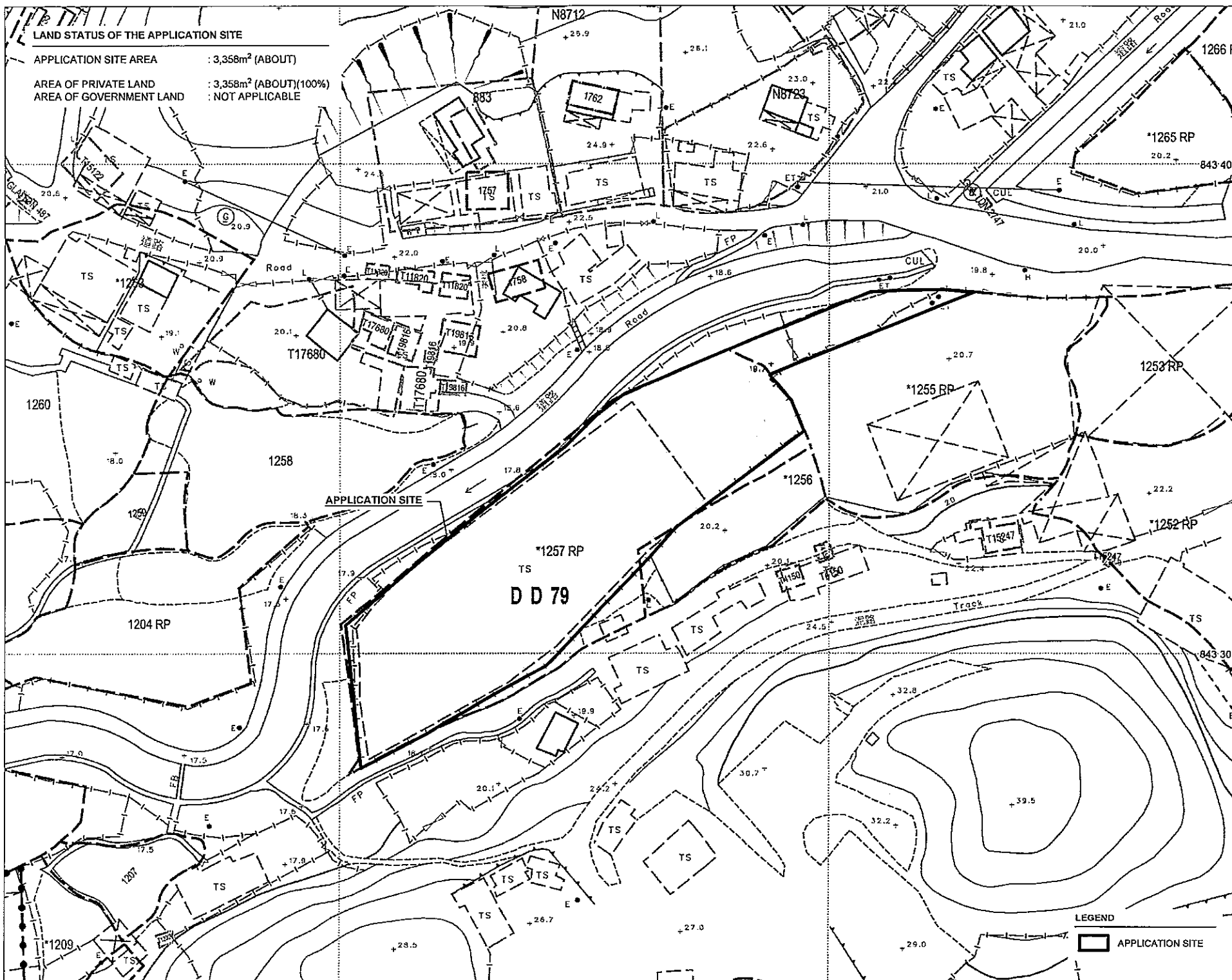
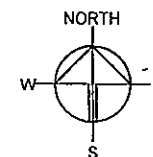
Scale of A4  
1 : 2000

Drawn	Date
	16.9.2021
Revised	Date

LEGEND  
[ ] APPLICATION SITE

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,358m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,358m<sup>2</sup> (ABOUT)(100%)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No. P03  
 Project

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

VARIOUS LOTS IN D.D. 79,  
 TA KWU LING, NEW  
 TERRITORIES

Drawing Title  
 LAND STATUS OF THE SITE

Scale of A4  
 1 : 1000

Drawn  
 Date  
 Revised  
 Date

## LEGEND

APPLICATION SITE

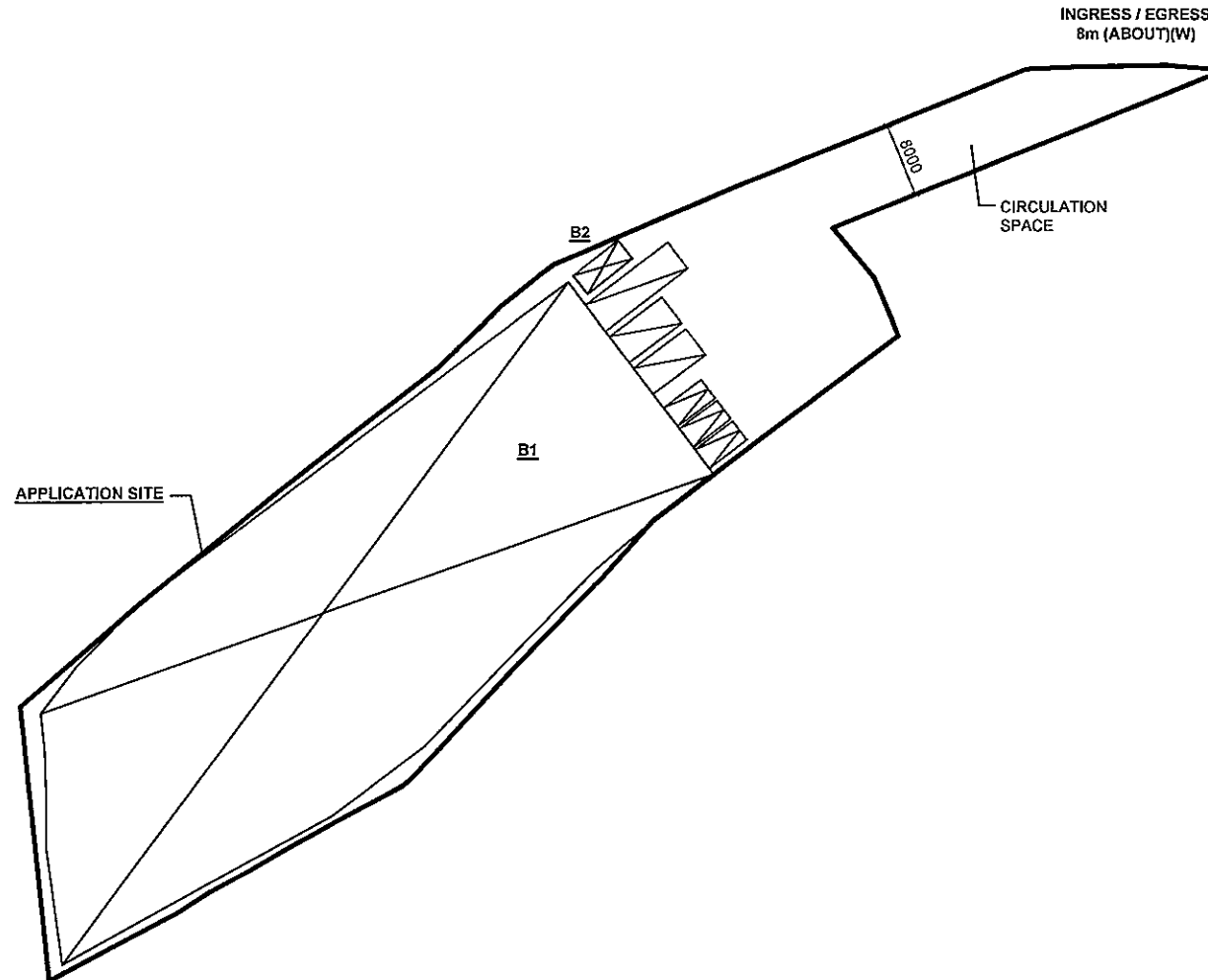
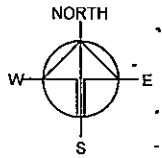
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,358m<sup>2</sup> (ABOUT)  
COVERED AREA : 2,240m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 1,118m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.7 (ABOUT)  
SITE COVERAGE : 67% (ABOUT)

NO. OF STRUCTURE : 2  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 2,258m<sup>2</sup> (ABOUT)  
BUILDING HEIGHT : 6 - 9m (ABOUT)  
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE ANCILLARY STORAGE	2,222m <sup>2</sup> (ABOUT)	2,222m <sup>2</sup> (ABOUT)	9m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		2,240m <sup>2</sup> (ABOUT)	2,258m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
NO. OF LOADING / UNLOADING SPACE FOR LGV : 2  
DIMENSION OF LOADING / UNLOADING SPACE : 3.5m (W) X 7m (L)  
NO. OF LOADING / UNLOADING SPACE FOR MGVS : 1  
DIMENSION OF LOADING / UNLOADING SPACE : 3.5m (W) X 7m (L)

## LEGEND

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

Drawing No. P04 Ver. 01

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

VARIOUS LOTS IN D.D. 79,  
TA KWU LING, NEW  
TERRITORIES

Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 800

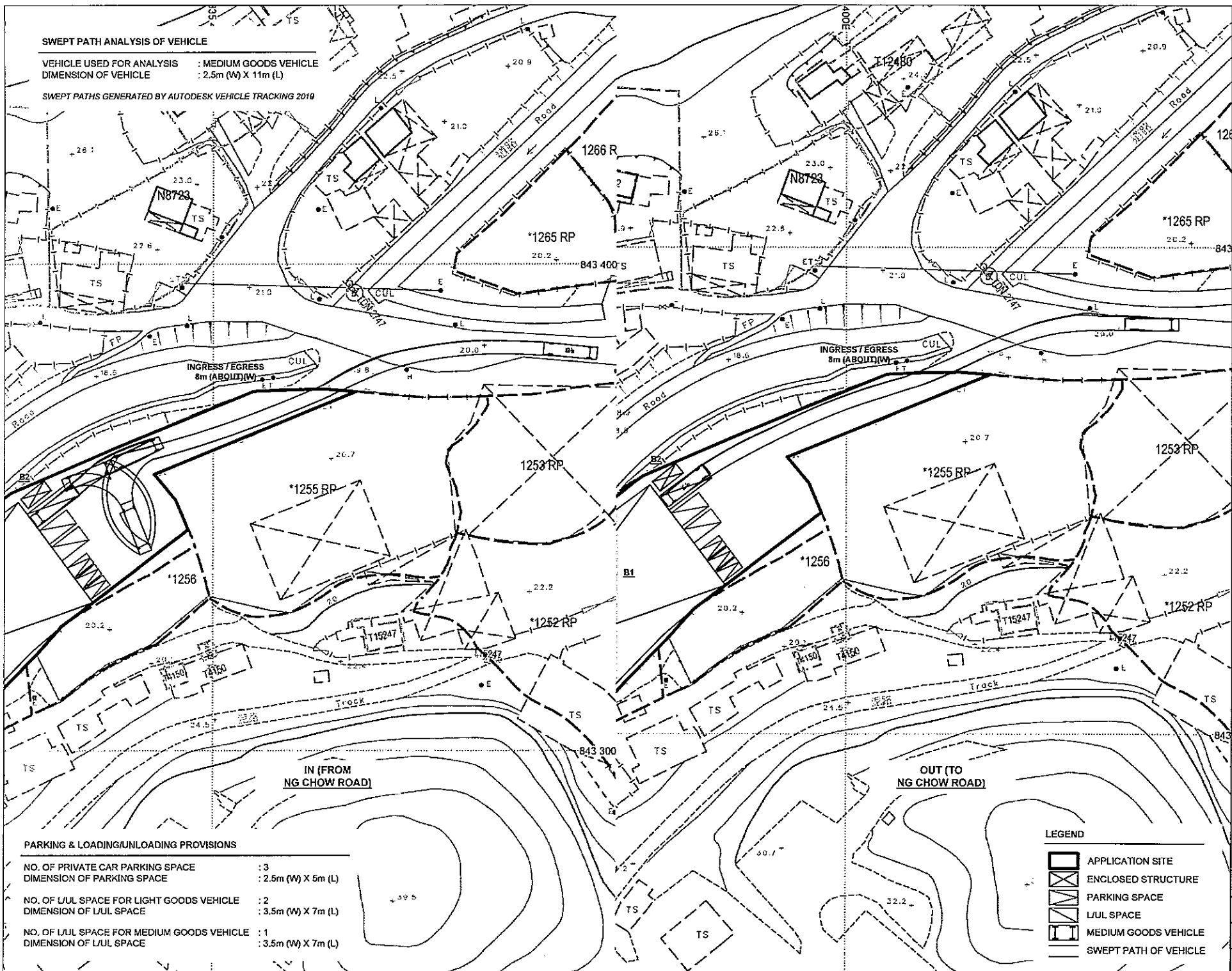
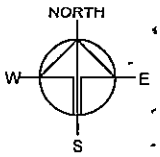
Drawn	Date
Revised	Date

16.9.2021

# SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



## PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 3.5m (W) X 7m (L)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING SPACE
	L/U/L SPACE
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE

Drawing No. P05 Ver. 01

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

VARIOUS LOTS IN D.D. 79,  
 TA KIU LING, NEW  
 TERRITORIES

Drawing Title  
 SWEPT PATH AYS (MGV)

Scale of A4  
 1 : 500

Drawn Date 16.9.2021  
 Revised Date





盈卓物業  
顧問有限公司

Our Ref.: DD79 Lot 1255 RP & VL  
Your Ref.: TPB/A/NE-TKL/688

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

**By Email**

3 November 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in  
“Open Storage” Zone, Various Lots in D.D. 79, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/688)**

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**).

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**

Planning and Development Manager

cc DPO/STN, Pland

(Attn.: Ms. Michelle CHAN  
(Attn.: Ms. Sharon KAN

email: mltchan@pland.gov.hk )  
email: ssnkan@pland.gov.hk )

**Clarifications for the Application**

**Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in  
“Open Storage” Zone, Various Lots in D.D. 79, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/688)**

- (i) Excavation work is not required for erection of structures at the application site at any time during the planning approval period. Regarding the construction method of structures, details are as follows:
    - Structure B1 – Steel frame structure (to be assembled at the Site)
    - Structure B2 – Container-converted structure
  - (ii) As the proposed development is on a temporary basis and small in scale, adverse impact on Ping Che Site of Archaeological Interest should not be anticipated.
-



Our Ref.: DD79 Lot 1255 RP & VL  
Your Refs.: TPB/A/NE-TKL/688

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

By Email

24 February 2022

Dear Sir,

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

**Proposed Temporary Wholesale Trade with Ancillary Warehouse  
for a Period of 5 Years in “Open Storage” Zone,  
Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/688)**

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. Orpheus LEE at (852) or the undersigned at your convenience.

Yours faithfully,

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

Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN  
(Attn.: Mr. Christian CHIM

email: mltchan@pland.gov.hk ).  
email: wcchim@pland.gov.hk )

## Responses-to-Comments

**Proposed Temporary Wholesale Trade with Ancillary Warehouse  
for a Period of 5 Years in “Open Storage” Zone,  
Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/688)**

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)</b>	
<p>(a) Noting that 2 numbers of private car parking spaces are provided for staff while the estimated number of staff working at the site is 15. The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles entering the subject site.</p>	<p>As advised by the Applicant, the estimated number of staff working at the application site (the Site) is reduced to <u>8</u> due to the use of automated goods sorting system, subsequently reducing reliance on manpower in goods sorting process at the ancillary warehouse.</p> <p>A total of 4 and 1 nos. of private car parking spaces are provided for staff and visitor respectively (<b>Plan 1</b>). Advanced booking is required for visitors to access the Site and the use of car parking spaces, which could help to regulate the use of the parking spaces and prevent excessive number of vehicles to the Site and affect the public.</p> <p>5.5 tonnes goods vehicles and medium goods vehicles (MGV) are deployed for transportation of large quantity of goods to be wholesaled and stored to the Site, hence, L/UL spaces for MGV and LGV are provided. As goods vehicles entering/exiting the Site are owned by the applicant and appointment is required for visitor to access the Site, the estimated trips generated and attracted by the proposed development can be strictly followed (<b>Annex I</b>). Similar arrangement has been adopted by the Applicant of the approved S.16 planning application No.</p>

		<p>A/NE-TKL/634 for the same use and is workable.</p> <p>In view of the above, the parking and L/UL provisions are considered <u>adequate</u> for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.</p>
(b)	The applicant shall advise the assumption in estimating the numbers of visitors to the site;	The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. It is estimated that 1 to 2 visitors will enter the Site each hour. As advanced booking is required for visitor to enter the Site, the estimated number of visitors per day can be strictly followed.
(c)	The applicant shall advise the width of Ng Chow Road and if the existing traffic flow would be affected by the operation of the proposed application;	The width of Ng Chow Road ranges from 3.6m to 5.5m (about) with passing bays. Ng Chow Road serves as the main road connecting the Site and many other existing permitted uses premises (i.e. open storage yards, warehouses, workshops etc.) within the "Open Storage" zone of the Approved Ta Kwu Ling and Ping Che Outline Zoning Plan No. S/NE-TKL/14 to Ping Che Road. Medium/heavy goods vehicles and container vehicles are often deployed for transportation of goods/tools to support the operation of these existing permitted uses premises. Sufficient space is provided for vehicle to smoothly manoeuvre along Ng Chow Road, hence, the existing traffic flow will not be affected by the operation of the proposed development ( <b>Plans 2 and 3</b> ).
(d)	The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period ( <b>Plan 4</b> ).

(e)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Staff is deployed at the ingress/egress to direct vehicles entering to and exiting from the Site. Sufficient space is also provided for smooth manoeuvring of vehicle within the Site to ensure no queuing of vehicle outside the Site.
(f)	The access road from Ping Che Road to the site is not under the purview of this Office. The applicant should seek comments from the management and maintenance parties; and	Noted. The Applicant will liaise with respective departments for the right of way after planning approval has been obtained from the Town Planning Board.
(g)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Staff is deployed at the ingress/egress to direct vehicles entering to and exiting from the Site. In addition, 'Beware of pedestrian' and 'Stop' signages are proposed to be erected at the ingress/egress to enhance pedestrian safety.

**Annex I – Revised Estimated Trip Generation and Attraction of the Proposed Development**

- (i) The Site is accessible from Ping Che Road via Ng Chow Road and Ng Chow South Road. A total of 8 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 2.5m (W) x 5m (L)	1
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	4
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	2
L/UL Space for Medium Goods Vehicle - 3.5m (W) x 11m (L)	1

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

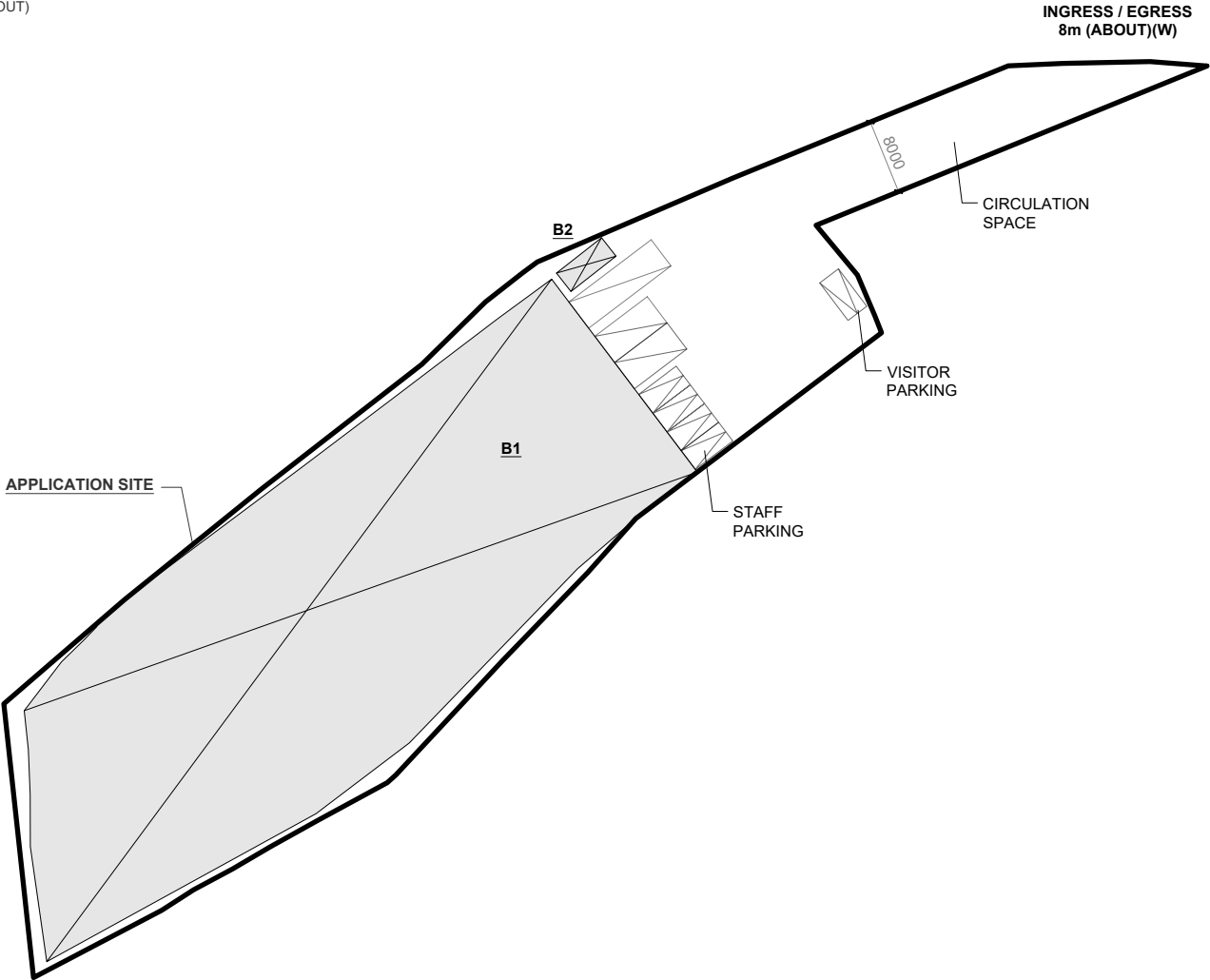
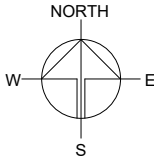
Time Period	Trip Generation and Attraction								
	Private Car (visitor)		Private Car (staff)		Light Goods Vehicle		Medium Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (09:00 – 10:00)	1	1	4	0	1	1	0	0	8
Trips at <u>PM</u> peak per hour (17:00 – 18:00)	1	1	0	4	1	1	0	0	8
Traffic trip per hour (average)	1	1	0	0	2	2	1	1	8

- (iii) In view of the above, the parking provision is adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,358m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,240m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,118m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.7	(ABOUT)
SITE COVERAGE	: 67%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,258m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 - 9m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE ANCILLARY STORAGE	2,222m <sup>2</sup> (ABOUT)	2,222m <sup>2</sup> (ABOUT)	9m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		2,240m <sup>2</sup> (ABOUT)	2,258m <sup>2</sup> (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING / UNLOADING SPACE FOR LGV	: 2
DIMENSION OF LOADING / UNLOADING SPACE	: 3.5m (W) X 7m (L)
NO. OF LOADING / UNLOADING SPACE FOR MGW	: 1
DIMENSION OF LOADING / UNLOADING SPACE	: 3.5m (W) X 7m (L)

LEGEND

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

PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 79, TA  
KWU LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

24.2.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

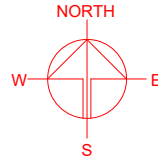
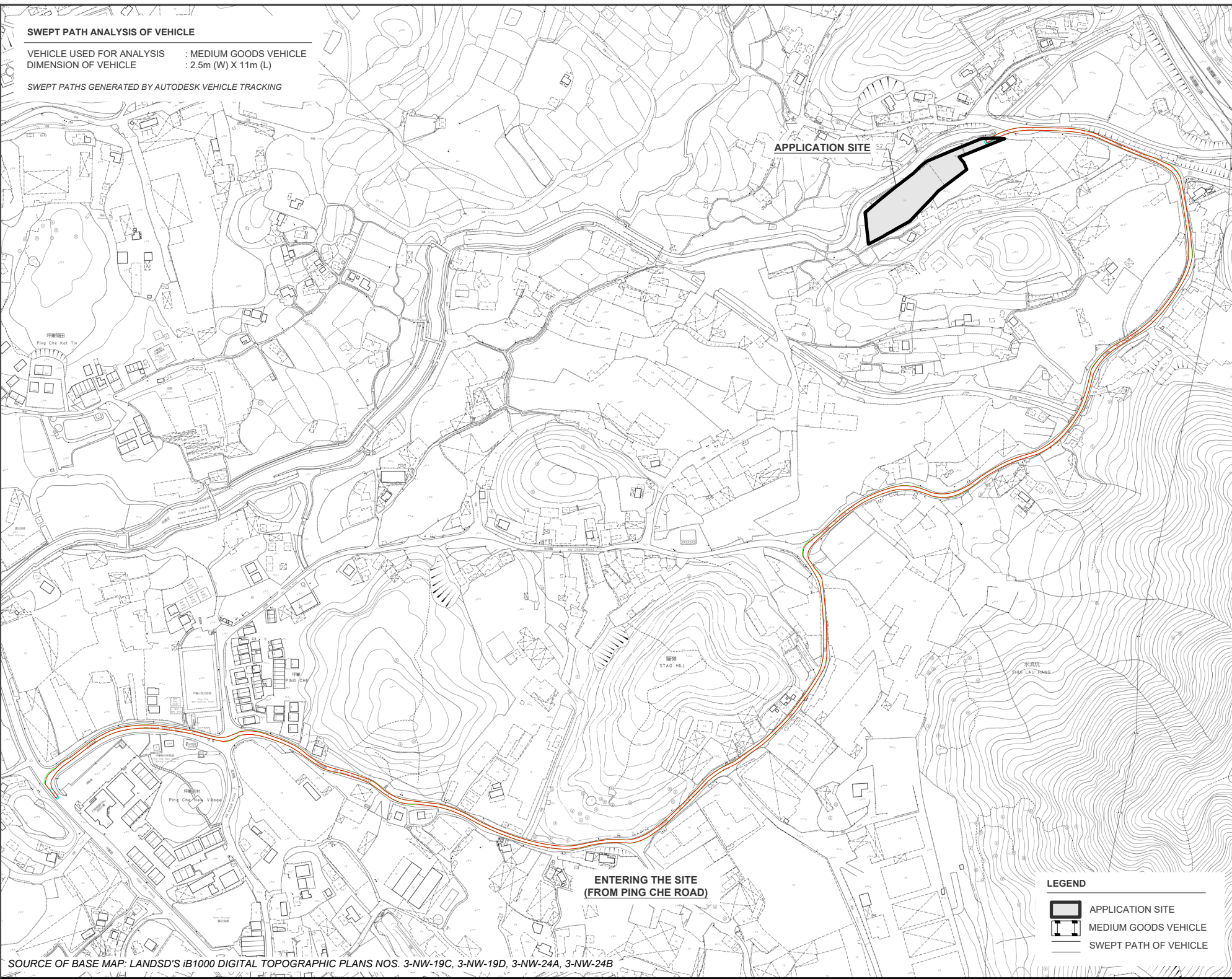
001



SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

**R-RICHES PROPERTY  
CONSULTANTS LIMITED**

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 79, TA  
KWU LING, NEW TERRITORIES

SCALE

1 : 4500 @ A4

DRAWN BY

MN

DATE

24.2.2022




CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

-  APPLICATION SITE
-  MEDIUM GOODS VEHICLE
-  SWEPT PATH OF VEHICLE

DWG NO.

**PLAN 2**

VER.

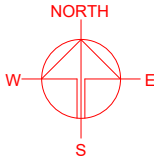
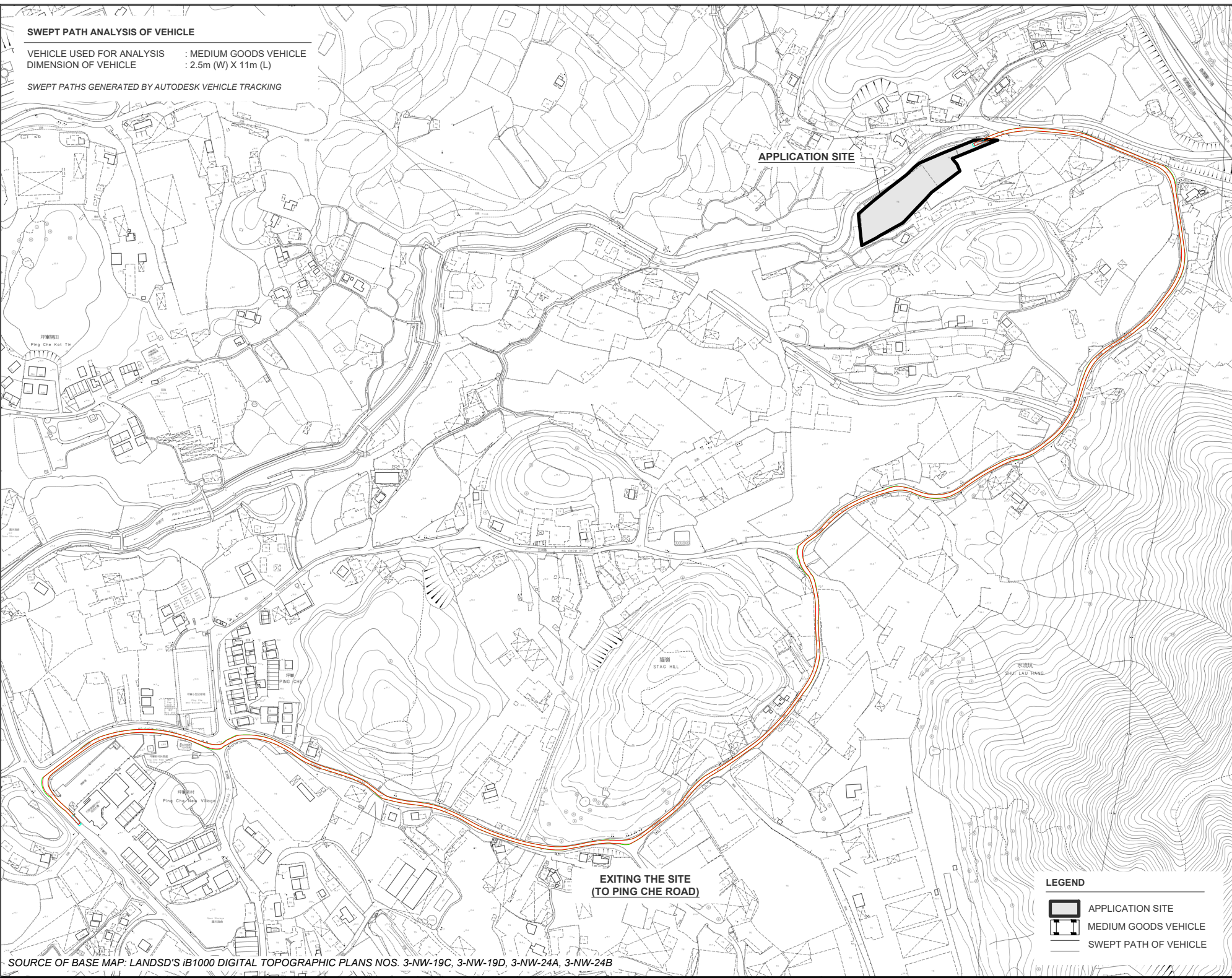
001



SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : MEDIUM GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 79, TA  
KWU LING, NEW TERRITORIES

SCALE

1 : 4500 @ A4

DRAWN BY

MN

DATE

24.2.2022




CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

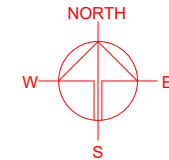
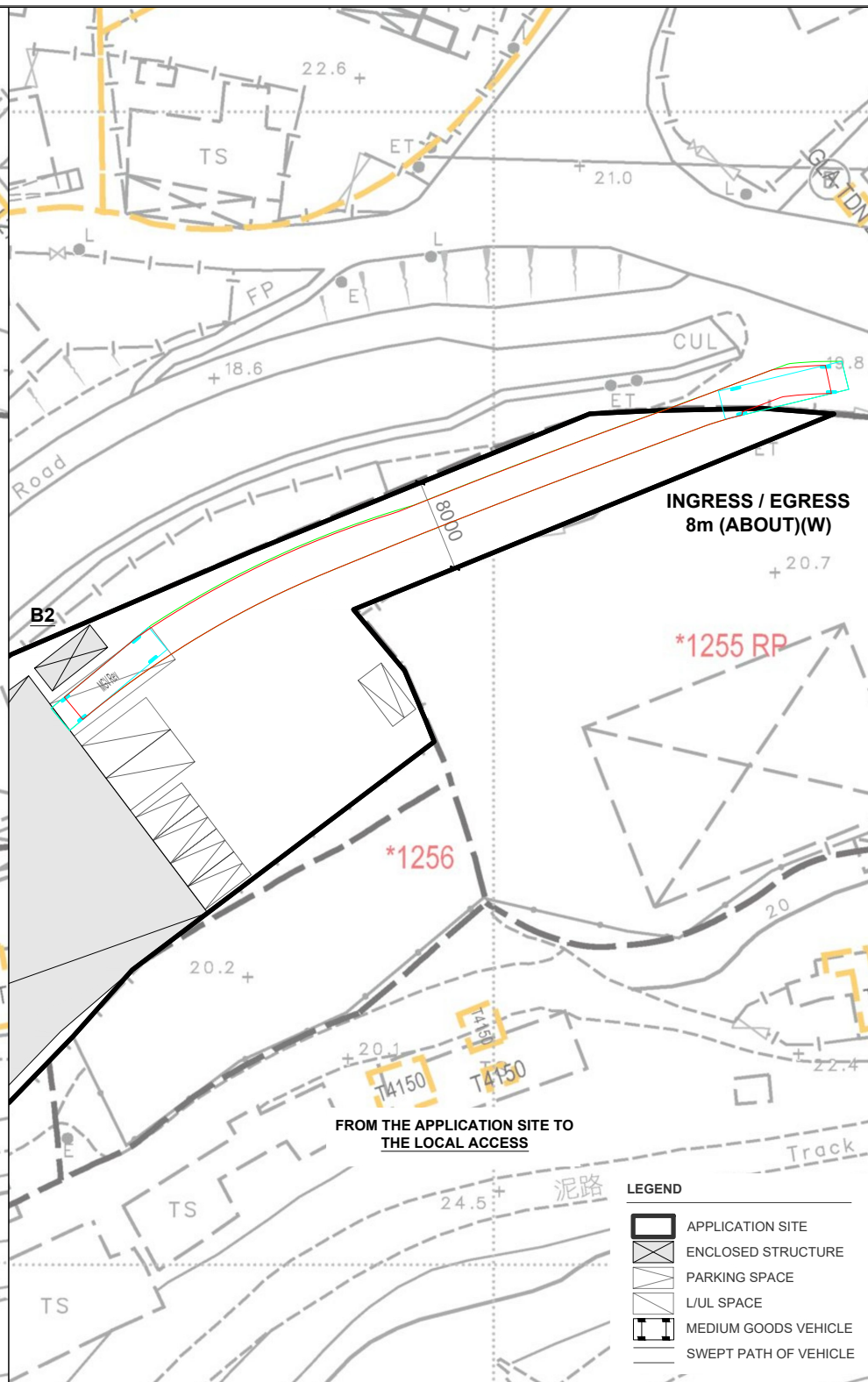
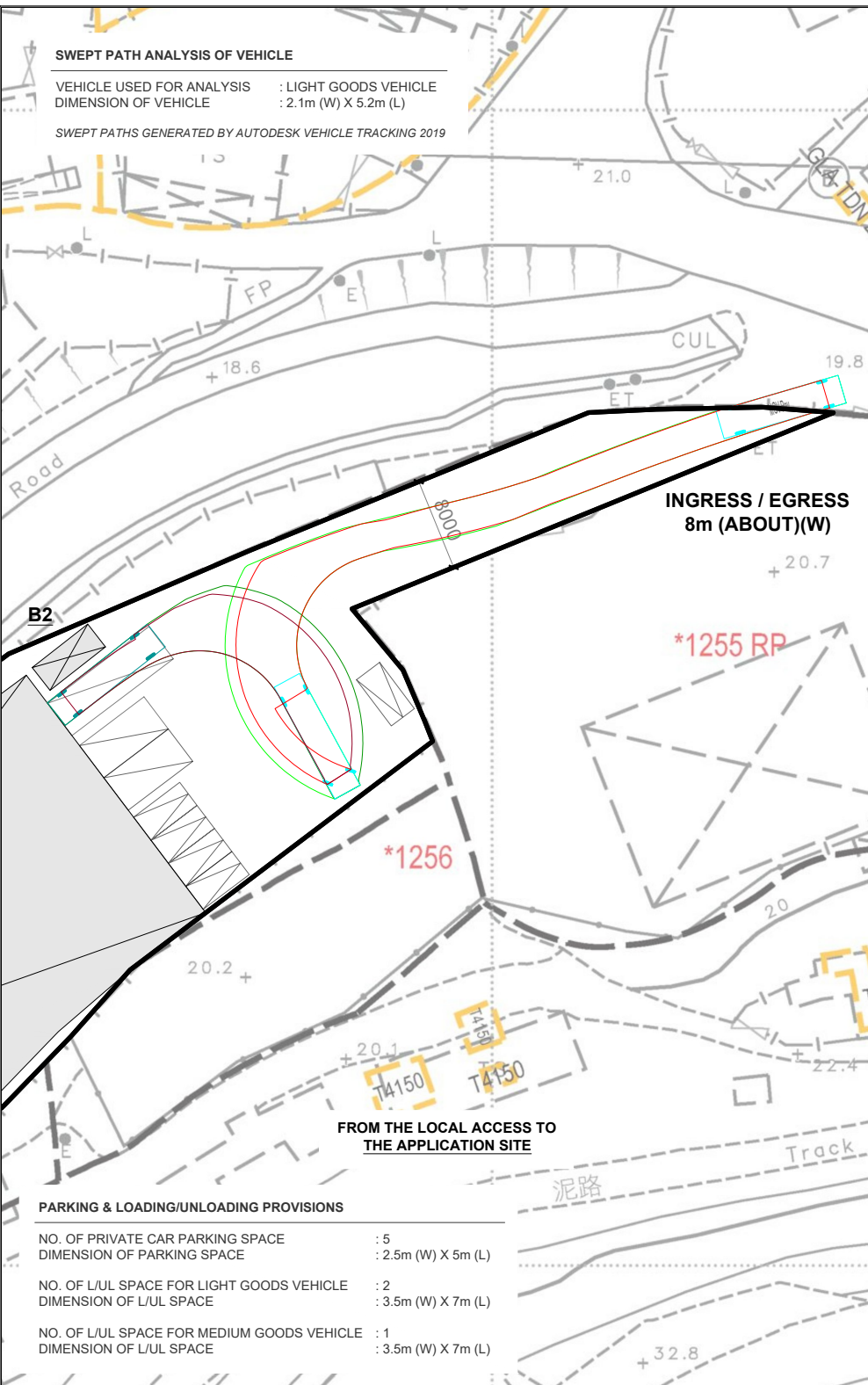
-  APPLICATION SITE
-  MEDIUM GOODS VEHICLE
-  SWEPT PATH OF VEHICLE



SWEPT PATH ANALYSIS OF VEHICLE

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT	
R-RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED TEMPORARY WHOLESALE TRADE WITH ANCILLARY WAREHOUSE FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 79, TA KWU LING, NEW TERRITORIES	
SCALE	
1 : 600 @ A4	
DRAWN BY	DATE
MN	23.2.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (3/3)	
DWG NO.	VER.
PLAN 4	001

LEGEND	
	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING SPACE
	L/U/L SPACE
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE

**Similar s.16 applications in the vicinity of the Site and within/partly within the “Open Storage” zone or area shown as “Road” on the Ping Che & Ta Kwu Ling OZP in the past 5 years**

Approved Applications

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-TKL/634	Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 5 Years	18.12.2020 (RNTPC)
A/NE-TKL/663	Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years	28.5.2021 (RNTPC)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- based on the FI submitted by the applicant, there would be adequate loading/unloading and manoeuvring spaces at the Site, and the provision of traffic management measures to avoid queuing of vehicles outside the Site and ensure pedestrian safety (i.e. erection of signage and staff deployment to monitor and manage traffic at the ingress/egress), there is no further comment on the application from traffic engineering point of view and the traffic impact induced by the temporary development is considered tolerable; and
- should the application be approved, the applicant is required to implement the traffic management measures as proposed by the applicant to the satisfaction of C for T.

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no comment on the application from landscape point of view as the Site falls within a non-landscape sensitive zone.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application; and
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area.

**5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of D of FS.

**6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the existing buildings/structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

**7. Archaeological and Heritage Conservation**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- the Site falls entirely within the Ping Che Site of archaeological Interest;
- based on the SI submitted by the applicant, the proposed development does not involve any excavation of land. There is no further comment on the proposed development from archaeological and heritage conservation point of view; and
- no excavation is allowed without the permission of the AMO.

**8. Other Departments**

- The following government departments have no comments on the application:
  - (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
  - (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
  - (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - the Site comprises of Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) all in D.D. 79. The lots are Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, 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;
  - it is noted that there are unauthorised structures erected on the application lots and portion of adjoining GL are occupied without approval. The applicant should cease occupation of the GL concerned. DLO/N reserves the right to take necessary lease enforcement actions against the structures on private lots and land control action against the irregularities on GL as appropriate;
  - according to records at the Land Registry, a statutory order under the Building Ordinance was registered against Lot 1257 RP in D.D. 79 and two warning letters issued by DLO/N were registered against Lots 1256 and 1257 RP both in D.D. 79 respectively. Advice should be sought from the Building Department regarding the order; and
  - if the planning application is approved, the owners of the lots concerned shall apply to her office for Short Term Waiver (STW) to regularise the unauthorised structures concerned. The application for STW will be considered by government in its landlord's capacity and there is no guarantee that it 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 fees as considered appropriate;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the vehicular access between the Site and a section of Ng Chow Road is not managed by the Transport Department. The applicant should seek comment from the responsible party;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the latest COP and ProPECC PN 1/94 *Construction Site Drainage* and should also comply with all relevant environmental protection / pollution control ordinances, including but not limited to Noise Control Ordinance, to minimise any potential environmental nuisances on the surrounding area;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to 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 check and demonstrate in their downstream drainage systems have the 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 the 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 the no works, including site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the 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 sectional views of the subject development 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 Site 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 photo taken; and
  - EPD's comments should be sought as regards to the sewage treatment/disposal facilities for the proposed area as well as the quality of surface runoff from the Site for concrete batching plant if discharging to the nearby drains. A sewerage proposal should be submitted for approval if sewer connection to public sewerage is required.



- (f) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
  - the applicant is advised that the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that:
- the Site falls entirely within the Ping Che Site of archaeological Interest; and
  - no excavation is allowed without the permission of the AMO; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of the BD (no being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
  - before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - 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;
  - any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;

- if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
- according to information denoted in the Layout Plan (Drawing. No. P04) of the Planning Statement for the application, the storey height of the wholesale trade ancillary storage is 9 m which may be considered excessive under the BO. Hence, it should either be justified and accepted by the BD or is accountable for gross floor area calculation under the BO; and
- formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage.

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/688

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見

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

簽署 Signature

侯志強

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:

211115-154120-90265

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 15:41:20

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/688

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工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。