

This document is received on 20 JAN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TKL/695
	Date Received 收到日期	20 JAN 2022

- 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)

Mr. CHAN Ho Chuen (陳焯傳) and Miss CHAN Wai Lam (陳蔚藍)

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)

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 207 in D.D.84, Ping Che, Ta Kwu Ling, N.T.
(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 1,649 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 452 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 ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years

(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	1,197	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	452	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	452	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	452	sq.m	<input checked="" type="checkbox"/> About 約

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

Please refer to the attached layout plan.

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	1 no.
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	1 no.
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 7:00am to 7:00pm from Mondays to Saturdays (Closed on Sundays and public holidays).																																			
(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))																																
		No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																																
(e)	Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																		
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																
		No 否	<input 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 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/範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																																
		No 否	<input checked="" type="checkbox"/>																																
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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>				On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>There are no existing trees within the Applicaton Site.</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	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： <div> _____ _____ _____ </div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div> _____ _____ _____ </div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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



KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 RPP No.344 (CHAN PAK KAN)

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited

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



Date 日期

18/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <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	Lot 207 in D.D.84, Ping Che, Ta Kwu Ling, N.T.
Site area 地盤面積	1,649 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
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	Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	452 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2 Temporary Structures	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	27 % <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 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) _____ _____		1 no.
	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) _____ _____		1 no.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Plan, Swept Path (with Site Photos)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Section 16 Application for Temporary Open Storage and Warehouse
for Storage of Timber and Wooden Parts for a Period of 3 Years
at Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, N.T.**

Planning Statement

Prepared by
PlanPlus Consultancy Limited

January 2022

Reference : PPC-PLG-10099
Report : Version 1.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("**the Board**") in support of a Section 16 Application for Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts ("**the Proposed Development**") for a Period of 3 Years at Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, N.T. ("**the Application Site**").

The Application Site is zoned "Agriculture" ("**AGR**") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("**the OZP**"). As stipulated in the Notes of the OZP, the proposed uses of open storage and warehouse are neither Column 1 nor Column 2 uses. This subject application is therefore submitted to seek planning permission from the Board.

The Application Site covers a total site area of about 1,649.1m² directly accessed by Ping Ha Road or Kong Nga Po Road via an existing local track. The Proposed Development will comprise temporary structures of not more than 7m and non-domestic Gross Floor Area of about 450m² including a warehouse and portable toilets. 1 parking space for private cars and 1 loading and unloading bay for medium goods vehicles or heavy goods vehicles will be provided within the site. The operation hours of the Application Site are between 7:00am to 7:00pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The suitability of the Subject Development has been fully demonstrated with justified planning criteria as follows:

- Not contrary to the Town Planning Board Guideline No. 13F;
- Compatible with the surrounding developments;
- Site suitability for the Proposed Development;
- Similar applications with planning permission given under the same OZP;
- Proposed temporary use would not frustrate the long-term planning intention; and
- No adverse landscape, traffic, environmental, drainage and sewerage impacts anticipated.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「**城規會**」）批准位於新界打鼓嶺坪輦丈量約份第 84 約地段第 207 號，作臨時露天貯物及貨倉（存放木材及木製品），為期三年。

申請地盤位於《坪輦及打鼓嶺分區計劃大綱圖 S/NE-TKL/14》（下稱「**大綱圖**」）上劃作「農業」地帶。根據大綱圖對「農業」地帶的註釋，「露天貯物」及「貨倉」並不屬註釋中的第一欄或第二欄用途。申請人遂向城規會遞交是次規劃申請。

申請地盤面積約 1,649.1 平方米，可經現有車路直接通往坪輦路或缸瓦甫路。擬議發展涉嫌不多於 7 米的臨時構築物，非住用樓面面積約 450 平方米，包括貨倉和廁所，並提供共 1 個私家車泊車位及 1 個中型貨車或重型貨車上落客貨車位。擬議發展的營運時間為星期一至星期六上午 7 時至下午 7 時。星期日及公眾假期不會運作。

擬議發展有充分的理支持，包括以下規劃考量因素：

- 擬議發展的並不違反規劃指引編號 13 F；
- 擬議發展與周邊土地用途兼容；
- 地理位置適宜作擬議發展；
- 在同一大綱圖有同類已批准的規劃申請；
- 擬議發展屬臨時性質，不會影響長遠的規劃意向；及
- 擬議發展不會對附近地方構成不良的景觀、交通、環境、排水及排污影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to submit this planning application for Section 16 Application for Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years (“**the Proposed Development**”) at Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, N.T. (“**the Application Site**”).
- 1.1.2 As stipulated in the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”), the Application Site falls within “Agriculture” (“**AGR**”) zone. According to the Notes of the OZP, the proposed uses of open storage and warehouse are neither Column 1 nor Column 2 uses. This subject application is therefore submitted to seek planning permission from the Town Planning Board (“**the TPB / Board**”).

1.2 Structure of the Planning Statement

- 1.2.1 In support of the current planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.
- 1.2.2 **Chapter 1** is the introduction above outlining the purpose of the application. **Chapter 2** gives background details of the Application Site in terms of current site conditions and surrounding land-use characteristics. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** discusses the development proposal and development considerations. Major justifications of the application are provided in **Chapter 5** and **Chapter 6** concludes this subject planning application.

2. THE APPLICATION SITE AND SURROUNDINGS

2.1 Location and Existing Conditions

- 2.1.1 **Diagram 1** below shows the location of the Application Site, comprising a private lot (i.e. Lot 207 in D.D. 84). It is situated at Ping Che, Ta Kwun Ling, N.T., directly accessible via a local road branching off Ping Che Road towards Sha Tau Kok Road (Ma Mei Ha) or through Kong Nga Po Road towards Sheung Shui.



Diagram 1 Location of the Application Site (Source: GeoInfo Map)

- 2.1.2 The Application Site covers a total site area of about 1,649.1m². It is currently hard paved and abutted by the fences of the adjoining lots to its north, its south and its southeast.
- 2.1.3 With reference to the TPB Guideline for 'Application for Open Storage and Port Back-up uses under Section 16 of the Town Planning Ordinance (TPB PG No. 13F)', the Application Site falls within a Category 2 Area which is deemed to be places *"mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as "existing uses" under the Town Planning Ordinance and/or subject of previous planning approvals."*

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding area of the Application Site is generally rural in nature. It is sitting in an intermix of open storage yards and temporary structures of mostly warehouse and workshop uses. These temporary uses extend along the existing local track towards both ends (i.e. Kong Nga Po Road or Ping Che Road).

2.2.2 The site is bounded by warehouse/storage uses to the north, south and southeast.



Diagram 2 Surrounding Site Conditions

2.2.3 The Application Site is abutted by an existing local track to the northwest. To the further northwest of the site, across the existing local track, are some agricultural activities in operation. Yet, these sites with agricultural activities share different site contexts with the Application Site. Under the TPB PG No. 13F, the Application Site falls within Category 2 area, which is *“mostly without clear planning intention or fixed development programme; ... areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals”*. Whereas the active agricultural activities fall within Category 3 areas.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site is zoned “AGR” on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. The planning intention of this zone is 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.

3.1.2 Furthermore, the site falls within Category 2 area under the TPB PG No. 13F, that is areas “*mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.*”

3.2 Planning History of the Application Site

3.2.1 There is no previous planning application at the Application site.

3.3 Similar Approved Applications under the Same OZP

3.3.1 Between the years of 2010 and 2021, there are 26 approved planning applications for open storage within “AGR” under the same OZP, as listed in **Table 1** below. Amongst the 26 similar applications, 9 of which are renewal of existing open storage. The applied open storages mainly include items for building materials, construction equipment and machineries etc.

Table 1 Similar Applications with Planning Permission

No.	Application No.	Applied Use	TPB Decision Date (Approved with Conditions on a temporary basis)
1.	A/NE-TKL/334	Renewal of Planning Approval for Temporary Open Storage of Building Materials for a Period of 3 Years	05/03/2010
2.	A/NE-TKL/342	Temporary Open Storage of Construction Equipment for a Period of 3 Years	10/09/2010
3.	A/NE-TKL/345	Temporary Furniture Repair Workshop, Covered and Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Room and Lavatory for a Period of 3 Years	01/04/2011
4.	A/NE-TKL/376	Proposed Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Station and Lavatory for a Period of 3 Years	18/11/2011
5.	A/NE-TKL/377	Renewal of Planning Approval for Temporary Open Storage of Construction Materials under Application No. A/NE-TKL/311 for a Period of 3 Years until 9.12.2014	06/12/2011
6.	A/NE-TKL/388	Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	07/09/2012
7.	A/NE-TKL/390	Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) for a Period of 3 Years	21/09/2012

No.	Application No.	Applied Use	TPB Decision Date (Approved with Conditions on a temporary basis)
8.	A/NE-TKL/443	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27/09/2013
9.	A/NE-TKL/454	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22/11/2013
10.	A/NE-TKL/460	Temporary Open Storage of Construction Materials for a Period of 3 Years	13/12/2013
11.	A/NE-TKL/490	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	28/11/2014
12.	A/NE-TKL/515	Renewal of Planning Permission for Temporary "Open Storage of Metals and Tools and Containers (for Office and Storage of Tools)" for a Period of 3 Years	21/08/2015
13.	A/NE-TKL/539	Proposed Temporary Open Storage (Construction Material) for a Period of 3 Years	28/10/2016
14.	A/NE-TKL/553	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14/10/2016
15.	A/NE-TKL/555	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	25/08/2017
16.	A/NE-TKL/564	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	04/05/2018
17.	A/NE-TKL/567	Proposed Temporary Curtain Wall Testing Centre, Ancillary Office and Open Storage of Materials for a Period of 3 Years	10/11/2017
18.	A/NE-TKL/585	Temporary Open Storage of Construction Materials for a Period of 3 Years	03/08/2018
19.	A/NE-TKL/595	Renewal of Planning Approval for Temporary "Open Storage of Metals and Tools and Containers (for Office and Storage of Tools)" for a Period of 3 Years	06/07/2018
20.	A/NE-TKL/621	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	18/09/2020
21.	A/NE-TKL/622	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	06/09/2019
22.	A/NE-TKL/642	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15/09/2020
23.	A/NE-TKL/655	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	28/05/2021
24.	A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	09/07/2021
25.	A/NE-TKL/672	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	09/07/2021
26.	A/NE-TKL/674	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	23/07/2021

4. THE DEVELOPMENT PROPOSAL

4.1 Layout Plan

- 4.1.1 As shown in **Figures 1**– Layout Plan, the Proposed Development comprises the open storage portion (about 50% of the site area) and the warehouse portion with provision of portable toilets. 1 parking space for private cars and 1 loading/unloading bay for Medium Goods Vehicles (“MGV”) or Heavy Goods Vehicles (“HGV”) will be provided for operational needs. The key development parameters are tabulated in **Table 2** below.

Table 2 Key Development Parameters

Proposed Development	
Site Area	About 1,649m ²
Total Gross Floor Area (GFA)	About 452m ²
Warehouse	About 450m ²
Portable Toilet	About 2m ²
Building Height	Not more than 7m (1-2 storeys)
Site Coverage	About 27%
No. of Temporary Structures	2
No. of Parking Spaces	
Private Car (5.0 x 2.5m)	1
No. of Loading/unloading Spaces	
MGV/HGV (11.0 x 3.5m)	1

- 4.1.2 The overall height of the proposed temporary structures is proposed to be less than 7m such that they will blend in with the existing environment.

4.2 Operational Arrangement

- 4.2.1 The Proposed Development will operate from 7:00am to 7:00pm from Mondays to Saturdays, there will be no operation on Sundays and public holidays). In general, it is solely for storage of timber and wooden parts (e.g. wooden doors), clean and quiet in nature. There will be no workshop-related activity within the Application Site at all times.
- 4.2.2 There will be not more than 5 working staffs on-site. Considering the business nature and operational needs, only 2 daily round trips to the Application Site is expected.

4.3 Landscape Consideration

- 4.3.1 There are no existing trees within the boundary of the Application Site. Two planting areas for 4 nos. of new trees are placed within the site as shown in **Figure 2**.

4.4 Drainage Consideration

- 4.4.1 As-built drainage facilities within the Application Site are shown in **Figure 3**. Subject to the satisfaction of Drainage Services Department, the existing drainage facilities will be maintained in-situ.

4.5 Sewerage Consideration

- 4.5.1 A temporary portable toilet will be provided within the site. Proper collection and disposal of effluent generated, and maintenance of hygienic condition of the portable toilet would be arranged on a regular basis by the Applicant.

4.6 Traffic Consideration

- 4.6.1 The application site can be accessed by either Ping Che Road or Kong Nga Po Road via an existing local access.
- 4.6.2 Drawing on Applicant's experience, there will be **not more than 2 round trips per day** and their staff will be taking the company vehicle to/from the site. Given the nature of the proposed development to be storage only, there will be **no visitors** to the Application Site. In any case, all vehicles heading to the site will contact the on-site staff to make prior arrangement on parking and/or loading/unloading spaces so as to ensure no queuing of vehicles outside the site.
- 4.6.3 To meet operational needs, 1 parking space for private car and 1 loading/unloading space for MGV/HGV are provided within the site. Under the current layout - **Figure 1**, there is an existing access gate setback from the local track to allow vehicular accessibility. As demonstrated in **Figure 4**, sufficient manoeuvring space is allowed within the site.

5. PLANNING JUSTIFICATIONS

5.1 Not Contrary to the TPB Guideline No. 13F

5.1.1 The subject application is intended for open storage use about 50% of the site area. According to the Guidelines for Application for Open Storage and Port Backup Uses (TPB PG-No. 13F), which gives an overview of the appropriate sites for open storage, port back-up and rural industrial uses, the application site falls within the Category 2 area. Approval on a temporary basis might be given, provided that no adverse impact is to be posed to the vicinity.

5.1.2 In any case, the Applicant will comply with the “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses”; and departmental concerns, if any, can be addressed through the implementation of the approval conditions.

5.2 Compatible with the Surrounding Developments

5.2.1 The adjacent land uses of the Application Site are rural in nature, predominantly mixed with open storage yards, temporary structures of warehouses/industrial use, active/inactive agricultural land and vacant/unused land. Given the Application Site sitting within the clusters of the said uses, the Proposed Development is considered compatible with the surrounding land uses.

5.2.2 In terms of development scale and building height, under the current layout, the temporary structures of not more than 7m is not incompatible with the surroundings.

5.3 Site Suitability for the Proposed Use

5.3.1 In recognition of the land demand for open storage, including a “reception area” for the affected open storage operations making way for the Kwu Tung North and Fanling North New Development Areas, the TPB designated “Open Storage”, “Other Specified Uses” annotated “Port Back-up Uses” and “Industrial (Group D)” zones in appropriate areas on statutory plans over the years. These areas include Ping Che and Ta Kwu Ling area¹. Echoing that, as illustrate in the TPB PG No. 13F, the Application Site falls within the Category 2 area.

5.3.2 In terms of site accessibility, there is an existing local track abutting the Application Site, providing a direct vehicular access to/from the Site, conveniently connecting between Ping Che Road and Kong Nga Po Road.

5.4 Similar Applications within the Same “AGR” Zone under the Same OZP

5.4.1 There are similar applications for temporary open storage within the “AGR” zone under the same OZP which had been granted planning permission on a temporary basis.

5.4.2 As mentioned in Section 3.3, there are 26 approved planning applications for open storage within “AGR” under the same OZP, 9 of which are renewal of existing open storage. The applied open storages mainly include items for building materials, construction equipment and machineries etc. From that, it appears that the approvals demonstrate the Boards’ in-principle acceptability of the applied use. More importantly, its approval will not be setting an undesirable precedent.

¹ DevB, Jan 2017 – “Legislative Council Panel on Development – Overview of Land Supply”
[<https://www.legco.gov.hk/yr16-17/english/panels/dev/papers/dev20170124cb1-461-1-e.pdf>]

5.5 Proposed Temporary Uses Would Not Frustrate the Long-Term Planning Intention

- 5.5.1 The Proposed Development is proposed temporary use. Such temporary structures can be assembled and remove over short period of time. Thus the development will not adversely affect the permanent visual quality of the adjacent developments but on the other hand, it could meet the local needs for proposed uses.
- 5.5.2 Currently, there is no known development programme for the subject "AGR" zone. It is considered that approval of this subject application on a temporary basis of 3 years will not frustrate the long-term planning intention of the subject "AGR" zone.

5.6 No Adverse Landscape, Traffic, Environmental, Drainage and Sewerage Impacts Anticipated

Traffic

- 5.6.1 Given the business nature (i.e. storage for timber and wooden parts), the estimated trip generation is expected to be about 2 daily round trips, which its potential traffic impact shall be deemed negligible. Adverse traffic impact is not anticipated.

Landscape/Visual

- 5.6.2 As the structure will be of temporary steel structure, the proposed development can be assembled and remove in a relatively short period of time. Thus, the development will not adversely affect the permanent view and visual quality of the adjacent buildings but on the other hand, it would coincide with the existing ambience and business around the area.

Environmental

- 5.6.3 Considering the nature and scale of the Proposed Development, no adverse environmental impacts, e.g. noise, air quality nor dust nuisance, will be resulted. Furthermore, no residential development identified within 200m from the Application Site.
- 5.6.4 As-built drainage facilities are available on-site. Stormwater from the Application Site would be collected via the as-built surface U-channel and discharged to the existing catchpit along the local track.
- 5.6.5 Proper collection and disposal of effluent generated, and maintenance of hygienic condition of the portable toilet would be arranged on a regular basis by the Applicant. No significant drainage and sewerage impacts will be resulted.

6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of the Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years at Lot 207 in D.D. 84, Ta Kwu Ling, N.T.
- 6.1.2 As detailed in the previous chapters, the Subject Development is well justified on the grounds that:
- Not contrary to the Town Planning Board Guideline No. 13F;
 - Compatible with the surrounding developments;
 - Site suitability for the Proposed Development;
 - Similar applications with planning permission given under the same OZP;
 - Proposed temporary use would not frustrate the long-term planning intention; and
 - No adverse landscape, traffic, environmental, drainage and sewerage impacts anticipated.
- 6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration for this planning application.

January 2022
PlanPlus Consultancy Limited

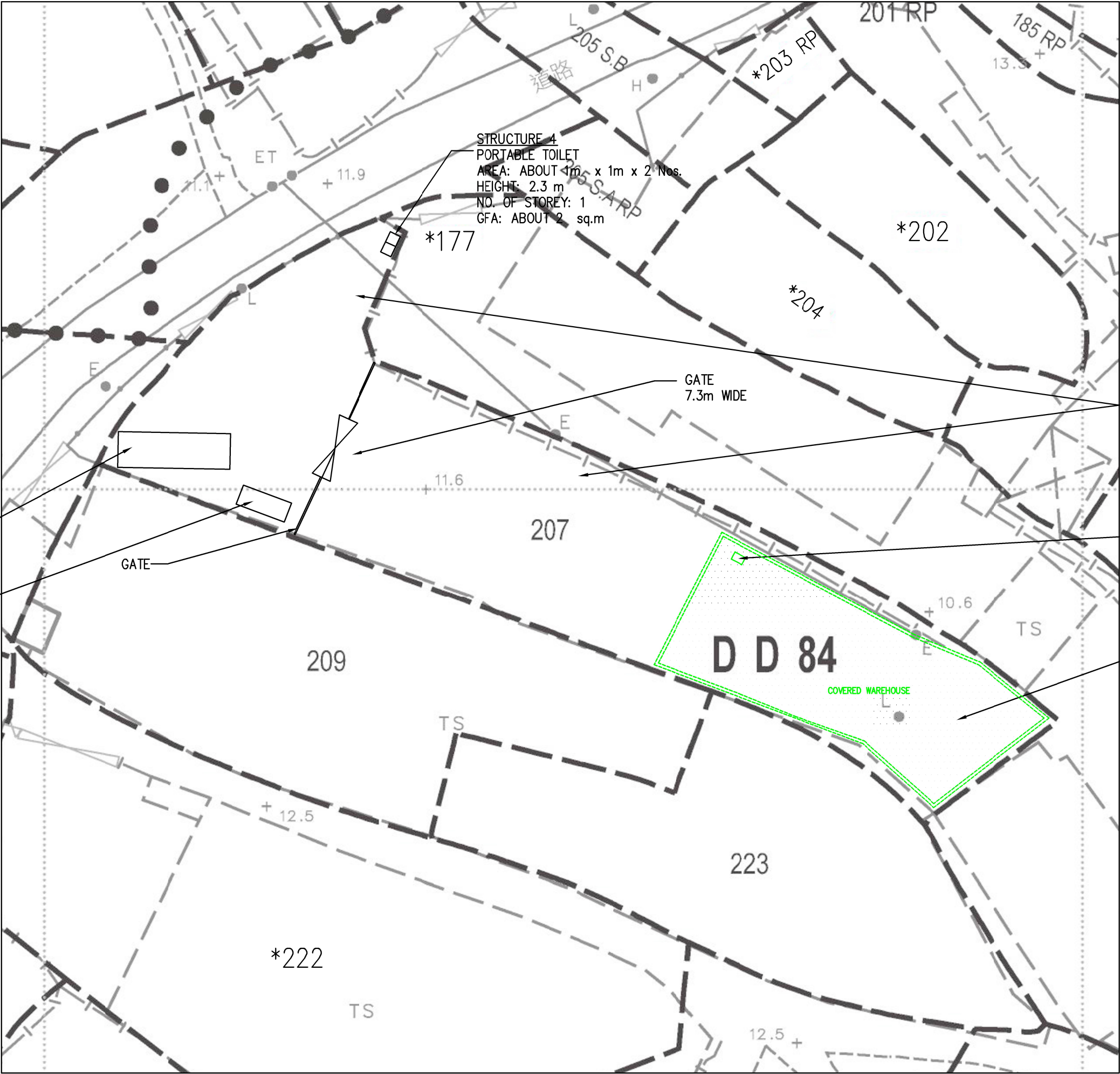
TOTAL SITE AREA:
ABOUT 1649 sq.m

COVERED AREA:
ABOUT 450 sq.m
+ ABOUT 2 sq.m
= 452 sq.m

UNCOVERED AREA:
ABOUT 1649 sq.m
- ABOUT 452 sq.m
= ABOUT 1197 sq.m

OPEN STORAGE AREA:
ABOUT 1197 sq.m
- ABOUT 385 sq.m
= ABOUT 812 sq.m

LOADING/UNLOADING
BAY FOR HGV/MGV
(11m x 3.5m)
1 NO. OF PRIVATE CAR
PARKING SPACE
(5.0m x 2.0m)



LAYOUT PLAN
SCALE: 1:100(A3)



OPEN STORAGE AREA:
ABOUT 812 sq.m

EXISTING METER BOX

STRUCTURE 1
COVERED WAREHOUSE
AREA: ABOUT 450 sq.m
HEIGHT: ABOUT 7m
NO. OF STOREY: 1
GFA: ABOUT 450 sq.m

ENDORSEMENT:

REV.	DESCRIPTION	DATE



MAIN CONTRACTION
SECTION 16 PLANNING APPLICATION FOR
PROPOSED TEMPORARY OPEN STORAGE
OF TIMBER AND WOODEN PRODUCTS FOR
A PERIOD OF THREE YEARS IN
"AGRICULTURE" ZONE AT LOT 207 IN D.D.
84 TA KWU LING, NEW TERRITORIES

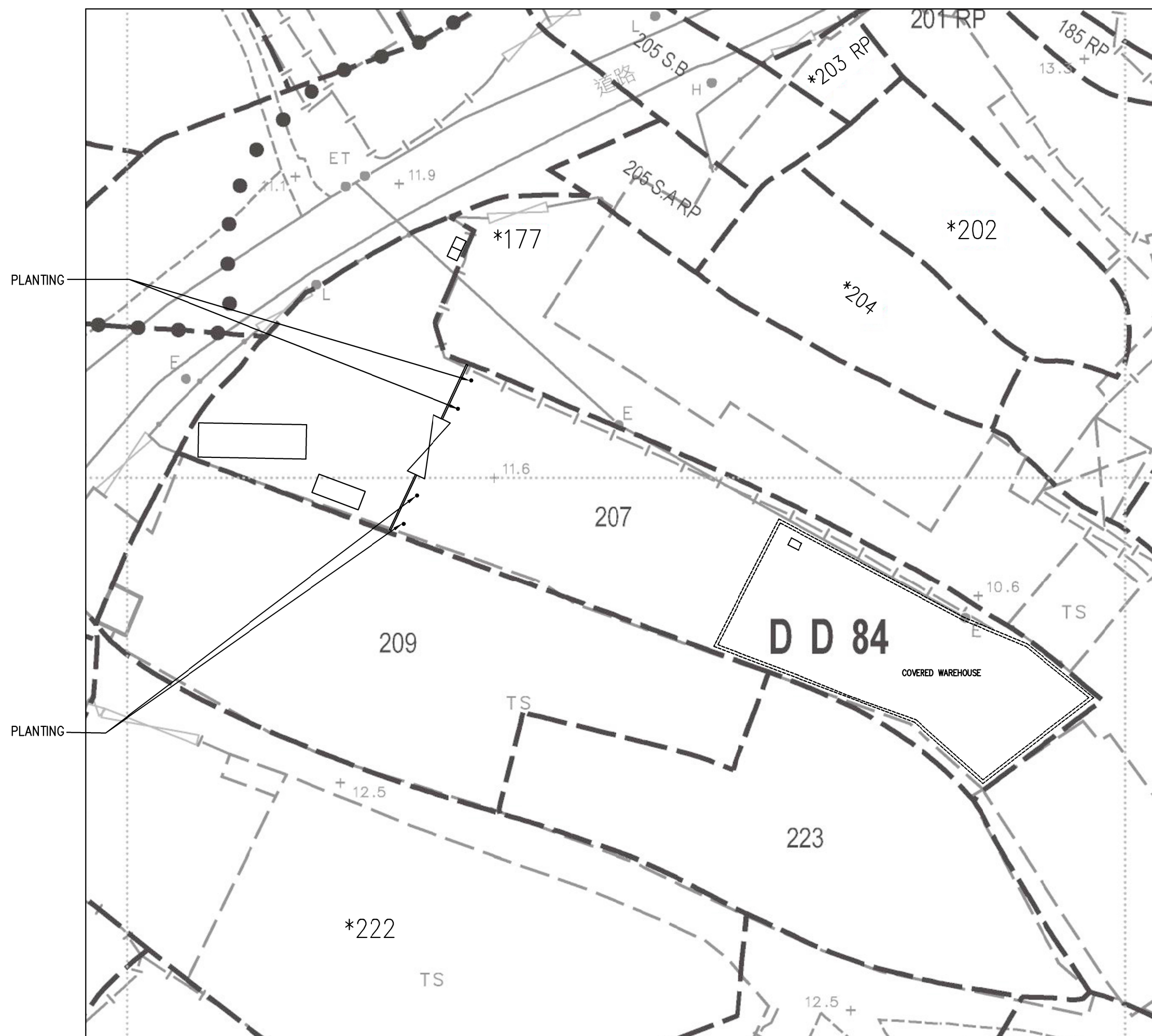
DRAWING TITLE
LAYOUT PLAN
Figure 1

SCALE A3 1:100	DATE JAN 2022
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DRAWN BY	CHECKED BY
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APPROVED BY:

DRAWING NO:	REVISION 00
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ENDORSEMENT

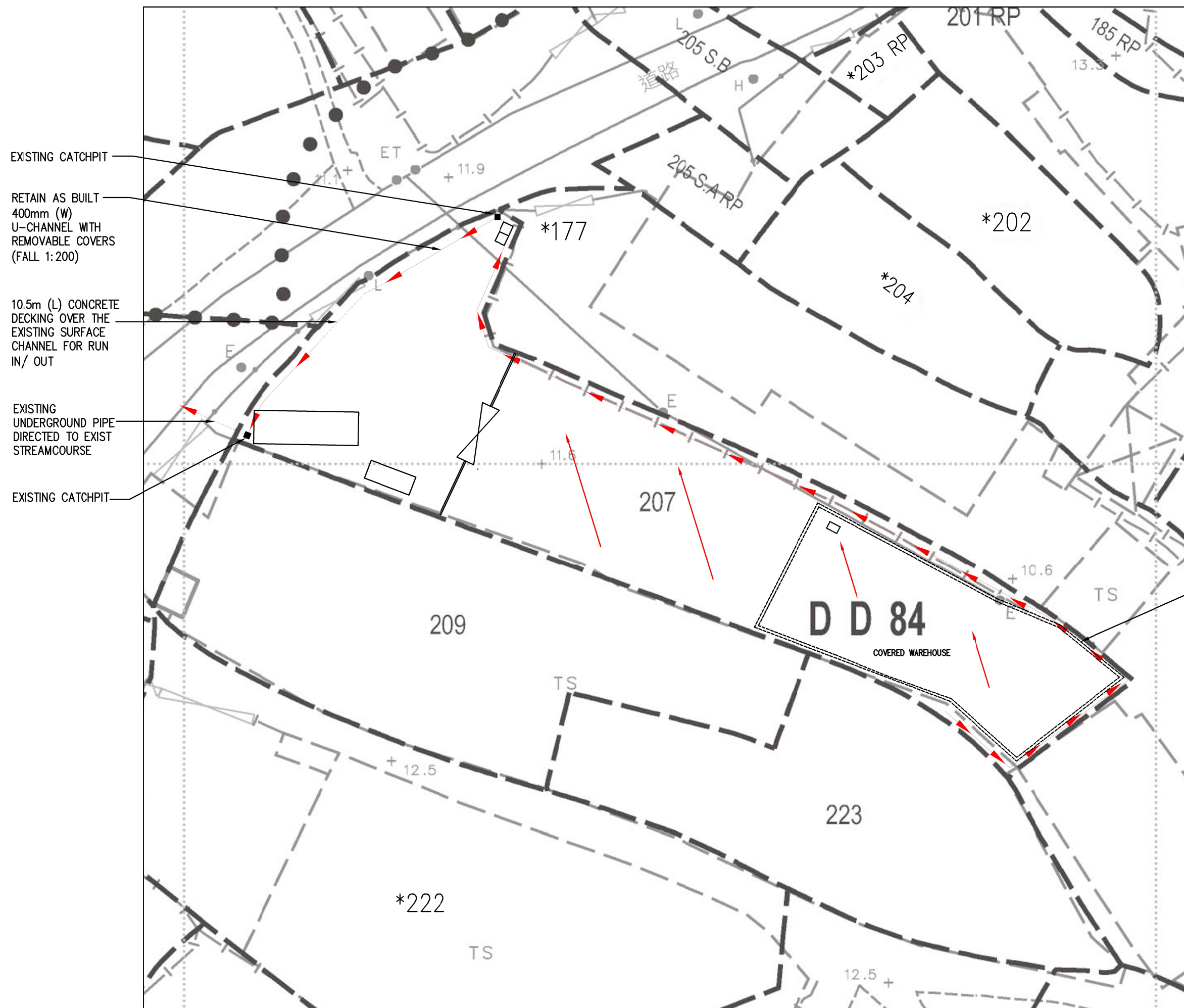
REV.	DESCRIPTION	DATE
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MAIN CONTRACTION
SECTION 16 PLANNING APPLICATION FOR
PROPOSED TEMPORARY OPEN STORAGE
OF TIMBER AND WOODEN PRODUCTS FOR
A PERIOD OF THREE YEARS IN
"AGRICULTURE" ZONE AT LOT 207 IN D.D.
84 TA KWU LING, NEW TERRITORIES

SCALE	A3 1:100	DATE	JAN 2022
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APPROVED BY:

LANDSCAPE PLAN
SCALE: 1:100(A3)



ENDORSEMENT

REV.	DESCRIPTION	DATE



MAIN CONTRACTION
SECTION 16 PLANNING APPLICATION FOR
PROPOSED TEMPORARY OPEN STORAGE
OF TIMBER AND WOODEN PRODUCTS FOR
A PERIOD OF THREE YEARS IN
"AGR CULTURE" ZONE AT LOT 207 IN D.D.
84 TA KWU LING, NEW TERRITORIES

DRAINAGE PLAN
Figure 3

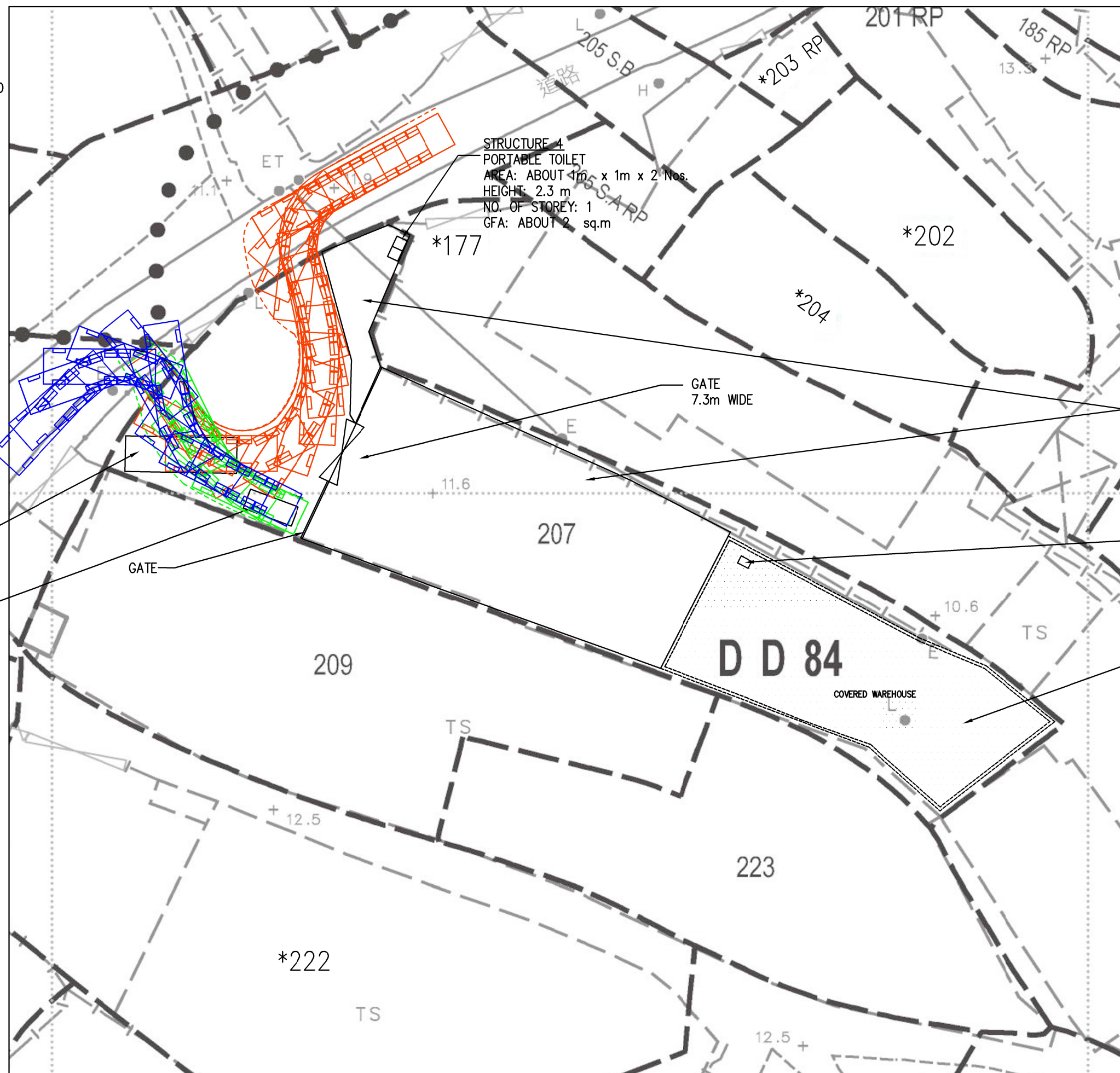
SCALE	A3 1:100	DATE	JAN 2022
DRAWN BY		CHECKED BY	
APPROVED BY:			
DRAWING NO:			REVISION 00

LEGEND

- MOVING FOWARD
- MOVING BACKWARD
- MOVING FOWARD

VEHICLE MANOEUVRING &
LOAD/UNLOAD & PARKING
AREA:
ABOUT 386 sq.m

LOADING/UNLOADING
BAY FOR HGV/MGV
(11m x 3.5m)
1 NO. OF PRIVATE CAR
PARKING SPACE
(5.0m x 2m)



LAYOUT PLAN
SCALE: 1:100(A3)



ENDORSEMENT:

REV.	DESCRIPTION	DATE



MAIN CONTRACTION
SECTION 16 PLANNING APPLICATION FOR
PROPOSED TEMPORARY OPEN STORAGE
OF TIMBER AND WOODEN PRODUCTS FOR
A PERIOD OF THREE YEARS IN
"AGRICULTURE" ZONE AT LOT 207 IN D.D.
84 TA KWU LING, NEW TERRITORIES

DRAWING TITLE
SWEEP PATH PLAN
Figure 4

SCALE	A3 1:100	DATE	JAN 2022
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APPROVED BY:

DRAWING NO:	REVISION
	00



Title: Photos demonstrating sufficient manoeuvring to/from the existing local track

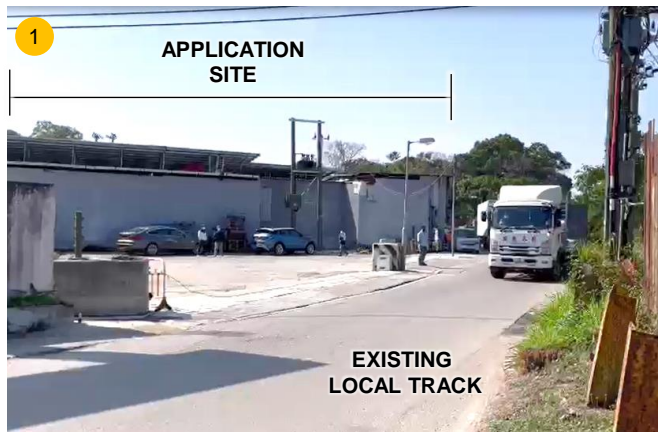
Project No.: PPC-PLG-10099

Project: Section 16 Application for Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years at Lot 207 in D.D. 84, Ta Kwu Ling, N.T. (Application No. A/NE-TK/693)

Figure: N/A

Scale: N/A

Date: January 2022



Title: Photos demonstrating sufficient manoeuvring to/from the existing local track

Project No.: PPC-PLG-10099

Project: Section 16 Application for Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years at Lot 207 in D.D. 84, Ta Kwu Ling, N.T. (Application No. A/NE-TK/693)

Figure:
N/A

Scale:
N/A

Date:
January 2022

■ ■ ■ Site Boundary

Relevant Extract of Town Planning Board Guidelines for
‘Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 13F)

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if 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. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if 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. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will

be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) the use of sites less than 1,000 m² for open storage uses and 2,000 m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar S.16 Applications for Temporary Open Storage and Warehouse
within/partly within Area of “Agriculture” Zone in the
Ping Che & Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/390#	Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) for a Period of 3 Years	21.9.2012 (revoked on 21.3.2013)
A/NE-TKL/443*	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27.9.2013
A/NE-TKL/454#	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22.11.2013
A/NE-TKL/460@	Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013
A/NE-TKL/553*	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14.10.2016
A/NE-TKL/555#	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	25.8.2017
A/NE-TKL/564@	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	4.5.2018 (revoked on 4.10.2020)
A/NE-TKL/622*	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019

A/NE-TKL/642#	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15.9.2020
A/NE-TKL/671@	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021

Remarks

- #: The application nos. A/NE-TKL/390, A/NE-TKL/454, A/NE-TKL/555 and A/NE-TKL/642 involve the same site.
- @: The application nos. A/NE-TKL/460, A/NE-TKL/564 and A/NE-TKL/671 involve the same site.
- *: The application nos. A/NE-TKL/443, A/NE-TKL/553 and A/NE-TKL/622 involves the same site.

Rejected Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-TKL/480**	Proposed Temporary Open Storage of Construction Materials and Equipment and Tools for a Period of 3 Years	26.9.2014	R1- R3
A/NE-TKL/514**	Proposed Temporary Open Storage (Construction Materials and Equipments and Tools) for a Period of 3 Years	18.3.2016	R1- R3
A/NE-TKL/625	Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years	4.10.2019	R1, R4 - R5

Remarks

**The application nos. A/NE-TKL/480, and A/NE-TKL/514 involve the same site.

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone in the Ta Kwu Ling area which was primarily intended to retain and safeguard

good agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.

- R2. The application did not comply with the Town Planning Board Guidelines No. 13E in that there were adverse departmental comments and local objections to the application; and the applicant failed to demonstrate that the development would have no adverse traffic and landscape impacts on the surrounding area.
- R3. Approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4. The application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.
- R5. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.”

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

參考編號

Reference Number:

220211-153331-77522

提交限期

Deadline for submission:

15/02/2022

5-1

提交日期及時間

Date and time of submission:

11/02/2022 15:33:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/695

「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。

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



A/NE-TKL/695 DD 84 Ping Che

13/02/2022 02:27

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

5-2

Dear TPB Members,

693 withdrawn but the Applicant's own image and notes show that the site is paved over, without approval.

This week we have had scenes of shelves in supermarkets stripped bare of produce because of issues at the border and a further reduction in the number of flights coming into our airport.

Going forward Hong Kong has to recognize that a certain amount of local food production is not just desirable, it is essential as the world faces greater incertainties going forward.

Singapore with little or no land resources "aims to increase local production to achieve a goal of "30 by 30", which is to produce 30% of Singapore's nutritional needs locally by 2030, up from less than 10% today."

Hong Kong must adopt a similar policy. AG land that is not scheduled to developed into essential housing must be protected and uses incompatible with the zoning phased out. There should be a moratorium on approval of applications with no previous history.

Mary Mulvihill.

From: [REDACTED]

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

Date: Wednesday, 12 January 2022 1:45 AM CST

Subject: A/NE-TKL/693 DD 84 Ping Che

A/NE-TKL/693

Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling

Site area : About 1,649.1sq.m

Zoning : "Agriculture"

Applied use : Open Storage and Warehouse for Timber / 2 Vehicle Parking

Dear TPB Members,

While the site has been stripped of vegetation and is between two structures, this is not good reason to approve the application. There is no previous history so any operation is illegal. In addition there is extensive agricultural activity close by so the area should be gradually reinstated from brownfield to its intended use. Hong Kong in line with Central Government policy has to ensure that a certain amount of local produce is available to cope with unexpected circumstances.

Mary Mulvihill

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

15th February 2022.

Dear Sir/ Madam,



5-3
By email only

**Proposed Temporary Open Storage and Warehouse for Storage of Timber and
Wooden Parts for a Period of 3 Years**
(A/NE-TKL/695)

1. We refer to the captioned.
2. We would like to draw your kind attention that many arable lands within the Agriculture (AGR) zone of concern, where the application site is located, are still actively engaged in cultivation activities. **Figure 1** shows the extensive active farmland to the northwest of the application site, which is located not far from the site, on the opposite side of the vehicle road there.
3. It is now mid-February 2022, and we think you should have read from recent newspaper reports that the Hong Kong community has been facing rising vegetable prices (e.g., ¹). We sincerely hope that, from what we have experienced in this pandemic, **we would not need to further explain why we must maintain and protect the agricultural sector, and most important, the farmlands, of Hong Kong.**
4. There are some rejected applications for temporary workshops/ open storage near the current application site, within the AGR zone of concern; the reasons to reject one of these applications (i.e., A/NE-TKL/574) are shown below.

¹ <https://www.scmp.com/news/hong-kong/hong-kong-economy/article/3166152/vegetable-prices-hong-kong-continue-rise-covid-19>

(a) the development under application is not in line with the planning intention of the "Agriculture" ("AGR") zone in Ping Che and Ta Kwu Ling area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the applicants fail to demonstrate in the submission that the development would not cause adverse traffic impact on the surrounding areas; and

(c) the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. Extensive active farmland to the northwest of the application site, on the other side of the road (taken in December 2021).



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):
- (i) the Site comprises Lot 207 in D.D. 84 (the Lot). The Lot is an Old Schedule Lot held under the Block Government Lease (demised for agriculture use) without any guaranteed right of access. The applicant should make his own arrangement for acquiring access to the Site. There is no guarantee that any adjoining government land (GL) will be allowed for vehicular access to the Site for the proposed use;
 - (ii) according to the development proposal, a toilet would be erected on the site. The applicants should note that any proposed toilet facility should meet the current health requirements; and
 - (iii) should the application be approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) to cover the 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 by her office;
- (b) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (i) the Site is in an area where no public sewerage connection is available. Please also advise the applicants of the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned

site. He should also ensure that the flow from this site will not overload the existing drainage system;

- the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
- the applicants are reminded 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 applicants 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;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicants shall allow all time free access for the government and its agent to conduct site inspection on his completed drainage works;
- the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on government land when so required; and
- photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

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

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
- (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are

Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage or washroom or workshop or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
 - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
 - (viii) 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 Fittings, Plumbing, Drainage Works and Latrines) Regulations; and
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under 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 the sustainable building design guidelines etc. will be formulated at the formal building plan submission stage;
- (d) to note the following comments of the Director of Fire Services (D of FS):
- (i) in consideration of the design/ nature of the proposed use, the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction. In preparing the submission, the applicants are advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - if there is storage of timber and wooden parts as end products which fall within the definition of "timber store" of Timber Store Ordinance (Cap. 464), a formal

application to Dangerous Goods Division of Fire Services Department should be submitted for further processing; and

- the applicants should adhere to the good practice guidelines for open storage; and
- (ii) the applicants are reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow relevant environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Uses” issued by DEP in order to minimise any possible environmental nuisances; and
- (f) to note the following comments of the Project Manager (North), North Development Office of Civil Engineering and Development Department (PM(North), CEDD):
 - (i) the Site is within the proposed New Territories North (NTN) New Town. The Planning and Engineering (P&E) Study for the NTN New Town and Man Kam To already commenced on 29 October 2021 for completion in 36 months. While the implementation programme of the NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage; and
 - (ii) the applicants are advised that subject to the land use planning in the P&E Study, the Site may need to be vacated for site formation works if the applicants intend to extend the planning permission in the future.