

2022年 7月 4日

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

- 4 JUL 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE-TKL/702 |
|                                 | Date Received<br>收到日期   | - 4 JUL 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。

|   |  |
|---|--|
| <b>1. Name of Applicant 申請人姓名/名稱</b>  |  |
| ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |  |
| CHOW Wai Kong (周惠江)   |  |
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>  |  |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |  |
| Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  |  |
| <b>3. Application Site 申請地點</b>   |  |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用)   | Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 980 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 810 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | Nil sq.m 平方米 <input type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Ping Che and Ta Kwu Ling Outline Zonign Plan<br>No. S/NE-TKL/14   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 'Agriculture' ("AGR") & 'Industrial (Group D)' ("I(D)")  |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)"<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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 ..... (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 ..... (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****(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<br>擬議用途/發展  | Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land<br><br>(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<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年   | 3  |
|   | <input type="checkbox"/> month(s) 個月  |  |
| <b>(c) Development Schedule 發展細節表</b>   |   |  |
| Proposed uncovered land area 擬議露天土地面積   | 210   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積  | 770   | 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   | NA  | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積  | Not more than 810   | sq.m <input type="checkbox"/> About 約            |
| Proposed gross floor area 擬議總樓面面積   | Not more than 810   | sq.m <input 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)<br>Structure 1: Warehouse, site office and toilet (Not exceeding 8 m, 1 storey for warehouse and toilet, 2 storey for site office), Structure 2: Electricity meter room (Not exceeding 3m, 1 storey)<br>.....<br>.....<br>..... |   |  |
| <b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>  |   |  |
| Private Car Parking Spaces 私家車車位  | 2 spaces of 5m x 2.5m   |  |
| Motorcycle Parking Spaces 電單車車位   | Nil   |  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  | Nil   |  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | Nil   |  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | Nil   |  |
| Others (Please Specify) 其他 (請列明)  | NA  |  |
| <b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>  |   |  |
| Taxi Spaces 的士車位  | Nil   |  |
| Coach Spaces 旅遊巴車位  | Nil   |  |
| Light Goods Vehicle Spaces 輕型貨車車位   | 1 space of 7m x 3.5m  |  |
| Medium Goods Vehicle Spaces 中型貨車車位  | Nil   |  |
| Heavy Goods Vehicle Spaces 重型貨車車位   | Nil   |  |
| Others (Please Specify) 其他 (請列明)  | NA  |  |

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

|  |   |  |
|--|---|--|
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><br>Ng Chow South Road<br><br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>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<br>(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?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否   | <input type="checkbox"/> Please provide details 請提供詳情<br><br><br><br><input checked="" type="checkbox"/>   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 980 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境<br>On traffic 對交通<br>On water supply 對供水<br>On drainage 對排水<br>On slopes 對斜坡<br>Affected by slopes 受斜坡影響<br>Landscape Impact 構成景觀影響<br>Tree Felling 砍伐樹木<br>Visual Impact 構成視覺影響<br>Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>   |

|       |  |
|-------|--|
|       | 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)<br>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) |
| ..... |  |
| ..... |  |
| ..... |  |
| ..... |  |
| ..... |  |

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

**7. Justifications 理由**

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

1. The applicant occupied a warehouse for storage of metal at Ma Tso Lung and it is resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to allow the timely land resumption by Government. The petition letter of the applicant is shown in attachment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-TKL/687.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of metal will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a landscape proposal and drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. Part of the site is zoned "Industrial (Group D)" of which the proposed use is as-of-right use within the said zoning.
11. The application site is adjoining "Industrial (Group D)" so that compatible use were found adjoining the application site.
12. The applicant has contacted Development Bureau (Attn: 劉慧璋) for the proposed relocation of his business from Ma Tso Lung to the application site and preliminary comments were received and addressed in the current application.
13. The applicant is the owner of the application site and the size of the covered structure at Ma Tso Lung is about the same as the proposed structure at the application site.
14. Only private car and light goods vehicle will access the site. The metal to be stored at the application site is shown in Figure 2 of which they can be delivered by light goods vehicle. No vehicle exceeding 5.5 tonnes will access the application site.

**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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

16/6/2022

(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**

- 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：
  - 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
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.  |
| Site area<br>地盤面積                      | 980 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)  |
| Plan<br>圖則                             | Approved Ping Che and Ta Kwu Ling Outline Zonign Plan No. S/NE-TKL/14   |
| Zoning<br>地帶                           | 'Agriculture' ('AGR') & 'Industrial (Group D)' ('I(D)')   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land   |
|  |   |

|  |  |   |   |
|--|--|---|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率   |
|  | Domestic<br>住用   | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               |
|  | Non-domestic<br>非住用  | 810 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.827 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | NA  |   |
|  | Non-domestic<br>非住用  | 2   |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | NA  | <input type="checkbox"/> (Not more than 不多於) m 米  |
|  |  | NA  | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層                                       |
|  | Non-domestic<br>非住用  | 8   | <input checked="" type="checkbox"/> (Not more than 不多於) m 米                                     |
|  |  | 2   | <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層                            |
| (iv) Site coverage<br>上蓋面積   | 78.57 % <input checked="" type="checkbox"/> About 約  |   |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 2   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA |   | 2<br>0<br>0<br>0<br>0   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 1   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>NA   |   | 0<br>0<br>1<br>0<br>0   |

| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                          |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Chinese</b><br>中文     | <b>English</b><br>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 checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Proposed drainage plan, site plan and swept path analysis (PC)                      |                          |                                     |
| Proposed site paving 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)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Drainage proposal and estimated traffic generation                                  |                          |                                     |
| 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。

城市規劃委員會

香港北角：渣華道 333 號

北角政府合署 15 樓

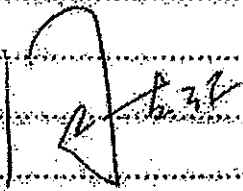
本人現在經營生意的廠房位於新界上水，馬草壆路旁的東方木廠區，正面臨政府收地，收地前的規劃用途是工業（丁類）DD96，Lot 2240SEss2 經過與政府多年的交涉談判，賠償依然沒有結果。

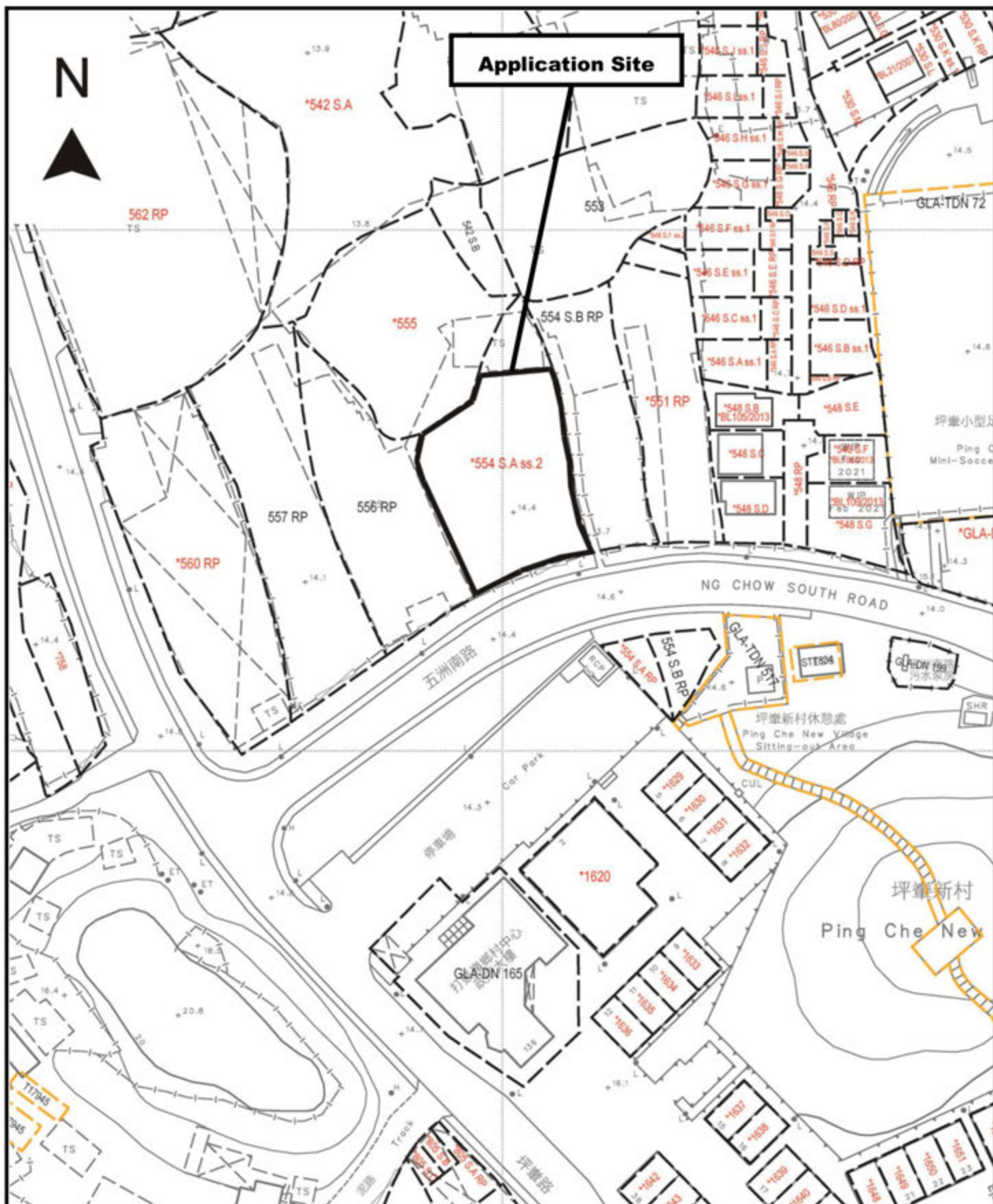
但在 2021 年 7 月 12 日通過新聞得知在我工廠旁邊的商戶在連麻坑路購買農地後獲得規劃署臨時改變為工業用途；DD90，Lot 637，638，642SARP 等地段。

本人 2021 年 4 月 28 日在粉嶺五洲南路也購買了一幅農地，DD97，Lot 554SAss2，當時計劃給家人發展其他生意之用。但 2021 年 9 月 30 日接到地政署要求強制收地的通知，十分無助及無奈，一眾受影響的業主們聘用羅迅測量師行申請延期，但最實際的是我能有新的廠房繼續經營生意！所以決定改變原來計劃，提出此申請，也避免與政府收地的矛盾，敬希垂注，予以批准！

本人提出申請的地點有一小部分已經進入工業（丁類）用途，現在周圍都是空曠的農地，如果改變為臨時工業用途對周圍的影響甚微。並且現有的道路是五洲南路，來回雙線行大型車輛毫無問題。

申請人：CHOW WAI KONG





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

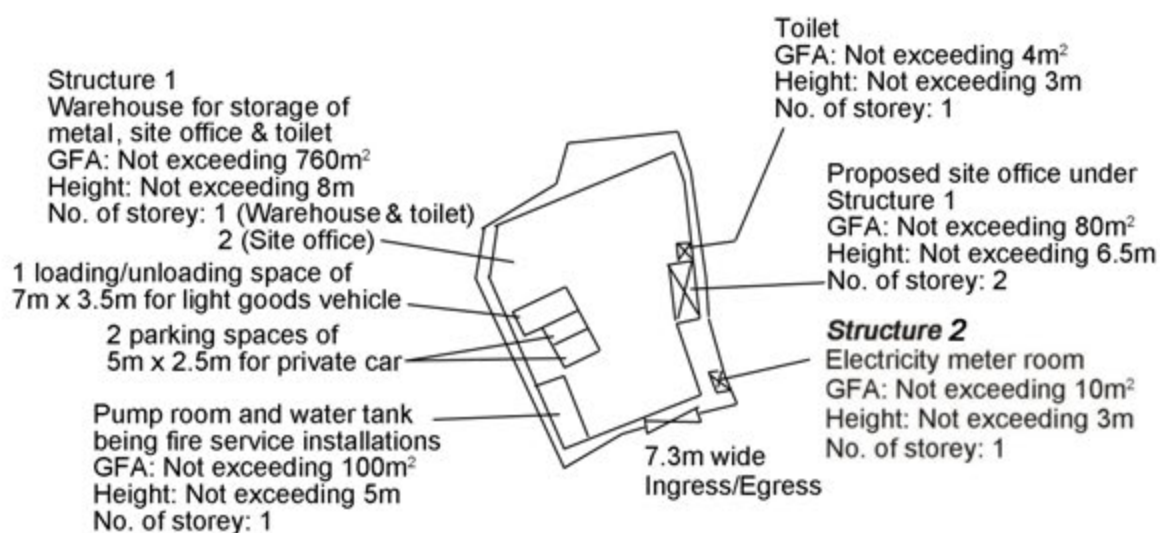
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Metal to be stored at the application site



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

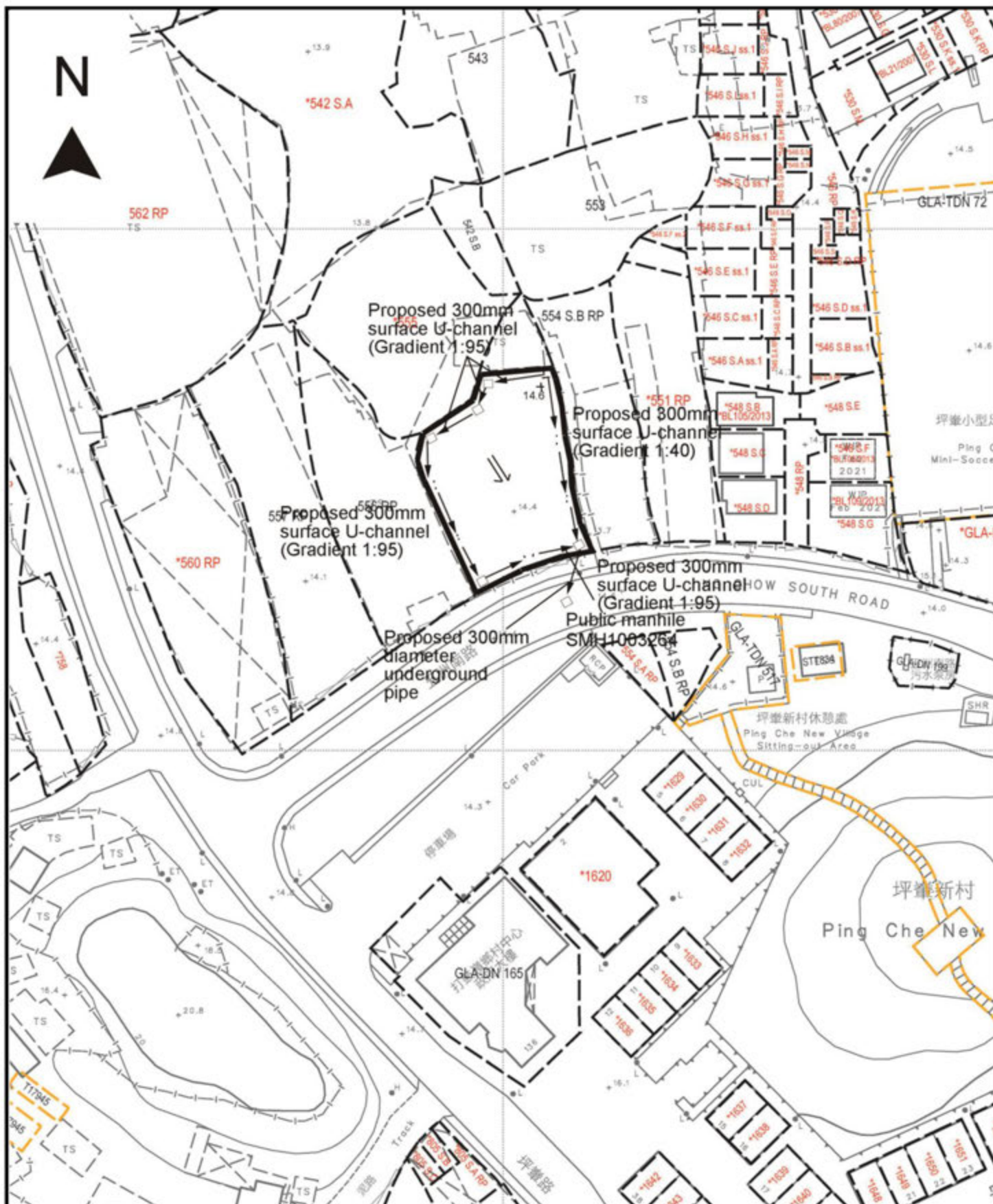
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

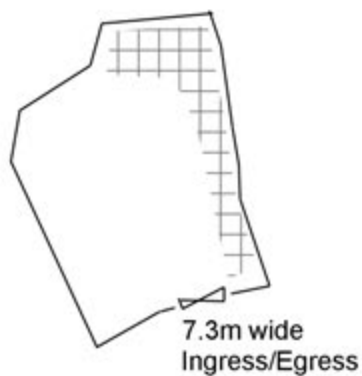
+ 14.6 Level (in mPD)

□ Proposed catchpit

← Flow of surface runoff

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 4

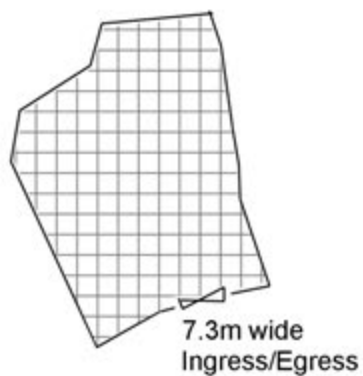
Remarks 備註:



Proposed removal of existing *Leucaena leucocephala*

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 5

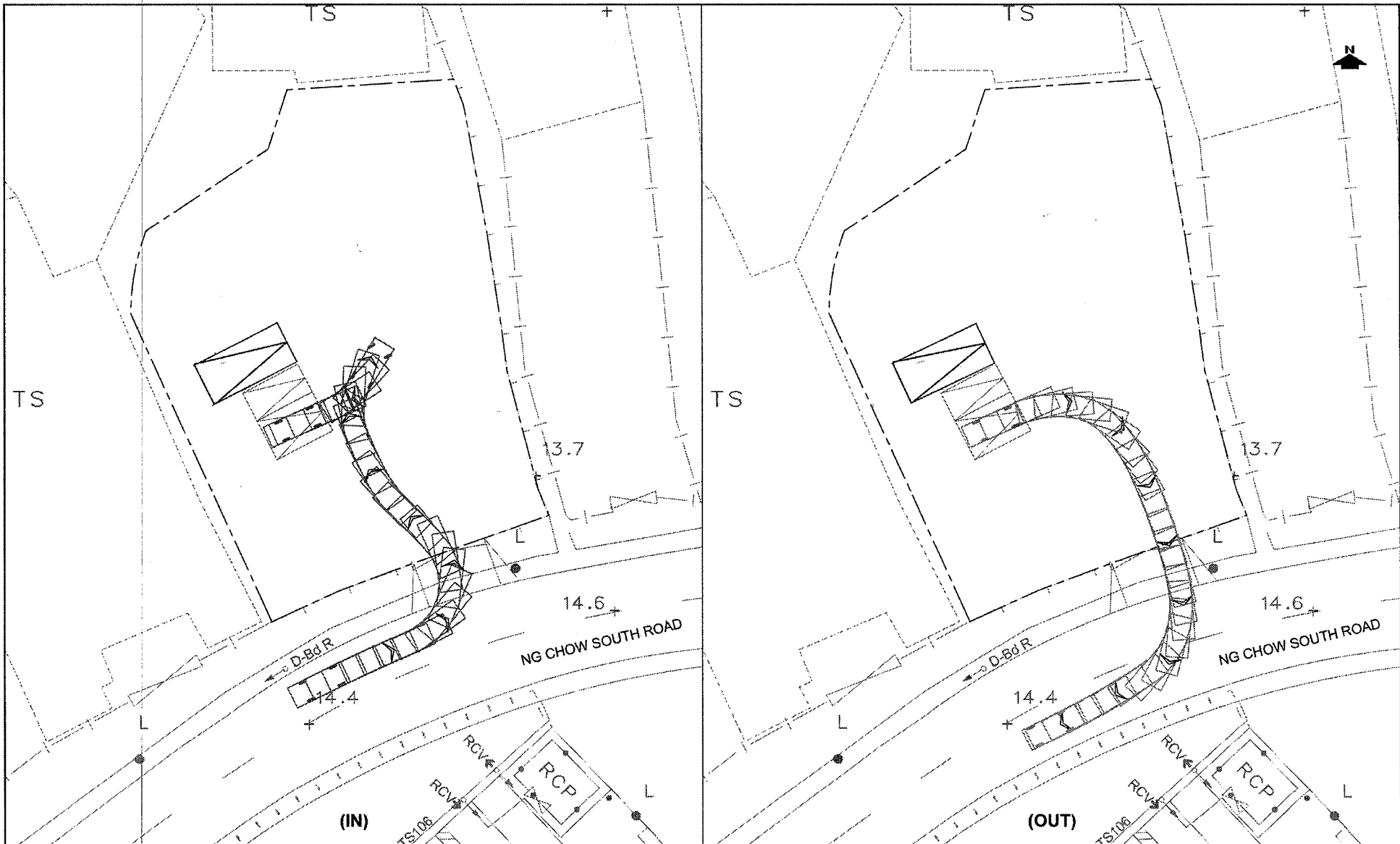
Remarks 備註:



Proposed paving of concrete of 0.2m deep

Scale 比例:

1:1000



|                             |              |  |  |  |           |
|-----------------------------|--------------|--|--|--|-----------|
| PROJECT NO.<br><b>40782</b> |              | PROJECT TITLE<br>Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T. |  | DRAWING NO.<br><b>FIGURE 6</b>           | REV.<br>. |
| DESIGNED<br><b>SKL</b>      | DATE         | DRAWING TITLE<br><b>SWEPT PATH ANALYSIS - PC</b>   |  | <b>LLA</b> 顧問有限公司<br>Consultancy Limited |           |
| DRAWN<br><b>CLL</b>         | SCALE        |  |  |  |           |
| CHECKED<br><b>SLN</b>       | <b>1:400</b> |  |  |  |           |

FILE: G:\PROJECT\40782\DATA\DWG\FIGURE SP-01.DWG PLOT SCALE: 1:400

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land**  
**at**  
**Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

---

**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 980m<sup>2</sup>.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is vacant land. Ng Chow South Road is found to the immediate south.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a very gradient sloping from north to south from about +14.6mPD to +13.7mPD.

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 According to **Figure 3**, it is noted that the level of the application site is comparatively higher than the adjoining land. As such, no external catchment has been identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 3**, a public manhole is found to the south of the application site at Ng Chow South Road.

**1.2 Runoff Estimation**

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 980m<sup>2</sup>;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 14.6\text{m} - 13.7\text{m} = 0.9\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.9\text{m in } 35\text{m} \text{ or } 1\text{m in } 38.89\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 35 / (2.57^{0.2} \times 980^{0.1}) ]$$

$$t_c = 2.1 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 980 / 3,600$$

$$\therefore Q_1 = 88.47 \text{ l/s} = 5,308.33 \text{ l/min} = 0.088\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:40 and 1:95 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel.
- 1.3.3 The collected stormwater will then be dissipate to the public manhole outside the southern site periphery.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent

of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.

- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Ng Chow South Road.
- 2.2 Also, the proposed parking spaces at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| Type of Vehicle     | Average Traffic Generation Rate (pcu/hr) | Average Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr) |
|---------------------|--|--|---|---|
| Private car         | 0.3                                      | 0.3                                      | 2   | 0   |
| Light goods vehicle | 0.3                                      | 0.3                                      | 1.5   | 0   |
| Total               | 0.6                                      | 0.6                                      | 3.5   | 0   |

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Ng Chow South Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.

Total: 20 pages

Date: 7 July 2022

TPB Ref.: A/NE-TKL/702

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

We are glad to submit the supplementary planning statement for the captioned planning application.

Yours faithfully,



The image shows a handwritten signature in black ink, followed by a purple circular stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center. Below the signature and stamp is a solid black rectangular redaction mark.

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –  
By Email

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land**  
**at**  
**Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

---

## **Section 1 Background**

### **1.1 Introduction**

- 1.1.1 This planning application is submitted by Mr. CHOW Wai Kong who is the occupier of the Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.
- 1.1.2 The applicant seeks planning permission for proposed temporary warehouse for storage of metal for a period of 3 years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The Site involves a previous planning permission (No. A/NE-TKL/685) approved for animal boarding establishment (dog kennel) for a period of 3 years approved on 28.1.2022.
- 1.1.4 The current application is to facilitate relocation of their metal trading business from Ma Tso Lung, Kwu Tung North. The previous occupation falls within the Kwu Tung North New Development Area (KTN NDA) and the concerned lot (i.e. Lot 2240 S.E ss.2 in D.D. 96) (**Figure 6**) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.5 The application site is abutting Ng Chow South Road.

## **Section 2 Planning Justifications**

### **2.1 Thorough Site Selection Process**

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F) were either unaffordable or have been occupied by other operators.

- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 7**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1800m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 8**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13F), the site is about 1850m<sup>2</sup> which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 9**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment. The site is about 1400m<sup>2</sup> which is too large for the applicant. The applicant has been stayed at North district for a long time so that he wishes to stay at the Northern District to maintain a close relationship with clients.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 10**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3300m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Ng Chow South Road. The site area of the site at the application site (i.e. 980m<sup>2</sup>) is the most closely to the area of the original site at Kwu Tung North (i.e. 620m<sup>2</sup>).

## 2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been

rehabilitated for agricultural activities because it is immediate adjacent to “Industrial (Group D)” zone to the west. The application site is adjoining open storage and warehouse uses in the vicinity. The proposal, which is not incompatible with the surrounding uses, would put scarce land resources into a better use.

## **2.3 Importance to Local Construction Industry**

- 2.3.1 The applicant is a supplier of metal material in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

## **2.4 No Adverse Traffic Impacts**

- 2.4.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the metal to and from the application site. As shown in the photo in the proposed layout plan, the metal to be stored at the application site can be delivered by 5.5 tonnes light goods vehicle. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also approved for animal boarding establishment in early 2022 for a period of 3 years. The approval of the current application would bring about the same amount of traffic when compare to the approved animal boarding establishment. The applicant has also submitted a swept path analysis and estimated traffic generation/attraction to support his application.
- 2.4.2 The proposed development is a warehouse for storage of metal. No more than 5 staff will station at the application site and no visitors will be allowed to visit the site. The application site is closed to public transport such as public bus and mini bus. The proposed warehouse is not significant in size and it is only 810m<sup>2</sup> in size including the area for loading/unloading space, parking space and manoeuvring of vehicle within the site. As such, the approval of the current application would not bring significant amount of traffic to the area.

## **2.5 No Adverse Environmental and Visual Impacts**

- 2.5.1 It is noted that some residential settlements were found to the east of the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of metal. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant

proposed to cover the site with a 810m<sup>2</sup> warehouse to store the metal within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. The parking of vehicle, loading and unloading of goods and manoeuvring of vehicle will also be housed within the proposed warehouse. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than 7kg/m<sup>2</sup>. No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

## **2.6 No Adverse Drainage Impacts**

- 2.6.1 The application site is subject to a previous planning permission No. A/NE-TKL/685 approved for animal boarding establishment for a period of 3 years in early 2022. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

## **2.7 The Proposed Development is Compatible with the Surrounding Environment**

- 2.7.1 The application site is abutting Ng Chow South Road. The western part of the application site is zoned “Industrial (Group D)” while the remaining part of the site is zoned for “Agriculture” at the moment.
- 2.7.2 In view of that the site is adjoining “Industrial (Group D)” to the west, a good number of warehouses and open storage yards were found to the west. Although some residential settlements were found to the east, the proposed development would be fully covered and all activities (storage, loading/unloading, parking and manoeuvring of vehicle) will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

## **2.8 No Undesirable Precedent**

- 2.8.1 The proposed relocation of the applicant’s operation to the application site is a direct result of the Government’s land resumption of land for the KTN NDA. Successful relocation of the operation would help to maintain a stable supply of metal materials in Hong Kong and should be considered unique from any other

temporary development proposals in the subject “AGR” zone. Approval of the application would not create an undesirable precedent.

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land**  
**at**  
**Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

---

**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 980m<sup>2</sup>.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is vacant land. Ng Chow South Road is found to the immediate south.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a very gradient sloping from north to south from about +14.6mPD to +13.7mPD.

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 According to **Figure 3**, it is noted that the level of the application site is comparatively higher than the adjoining land. As such, no external catchment has been identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 3**, a public manhole is found to the south of the application site at Ng Chow South Road.

**1.2 Runoff Estimation**

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 980m<sup>2</sup>;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 14.6\text{m} - 13.7\text{m} = 0.9\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.9\text{m in } 35\text{m} \text{ or } 1\text{m in } 38.89\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 35 / (2.57^{0.2} \times 980^{0.1}) ]$$

$$t_c = 2.1 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 325 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 325 \times 980 / 3,600$$

$$\therefore Q_1 = 88.47 \text{ l/s} = 5,308.33 \text{ l/min} = 0.088\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:40 and 1:95 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel.
- 1.3.3 The collected stormwater will then be dissipate to the public manhole outside the southern site periphery.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent

of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.

- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Ng Chow South Road.
- 2.2 Also, the proposed parking spaces at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

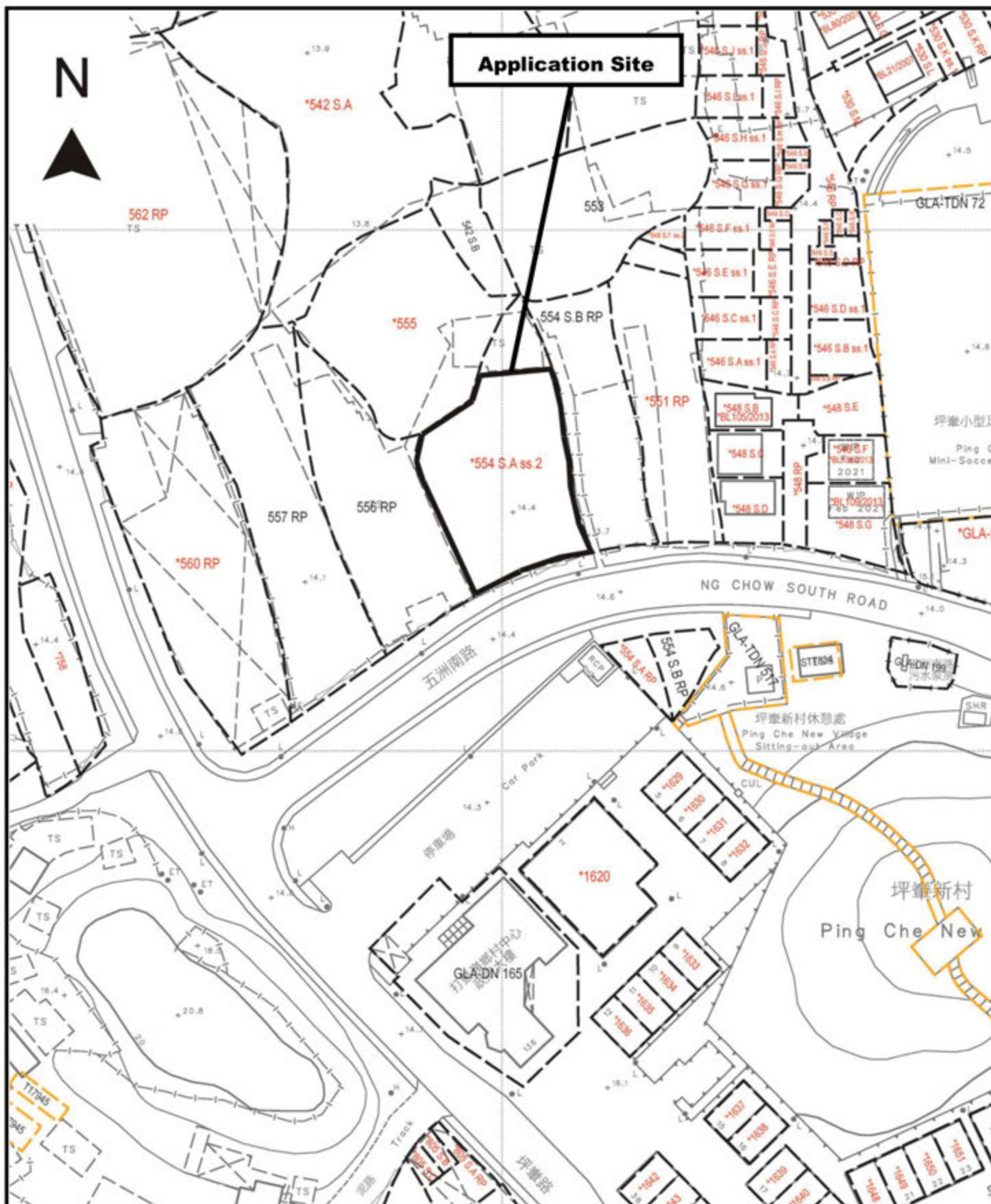
| Type of Vehicle     | <u>Average Traffic Generation Rate</u><br>(pcu/hr) | <u>Average Traffic Attraction Rate</u><br>(pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u><br>(pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u><br>(pcu/hr) |
|---------------------|--|--|--|--|
| Private car         | 0.3  | 0.3  | 2  | 0  |
| Light goods vehicle | 0.3  | 0.3  | 1.5  | 0  |
| Total               | 0.6  | 0.6  | 3.5  | 0  |

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Ng Chow South Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

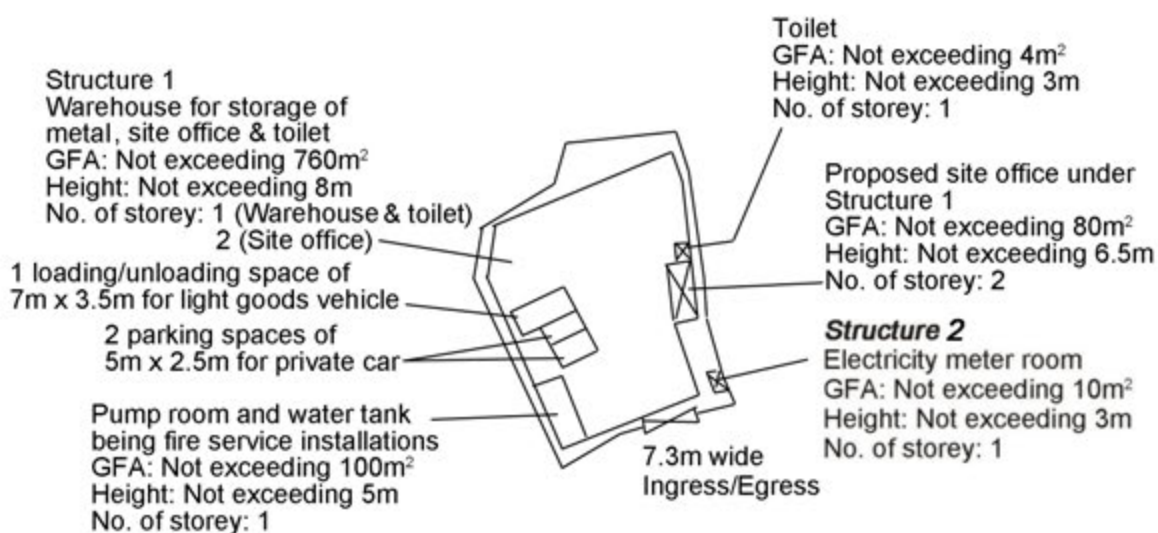
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Metal to be stored at the application site



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

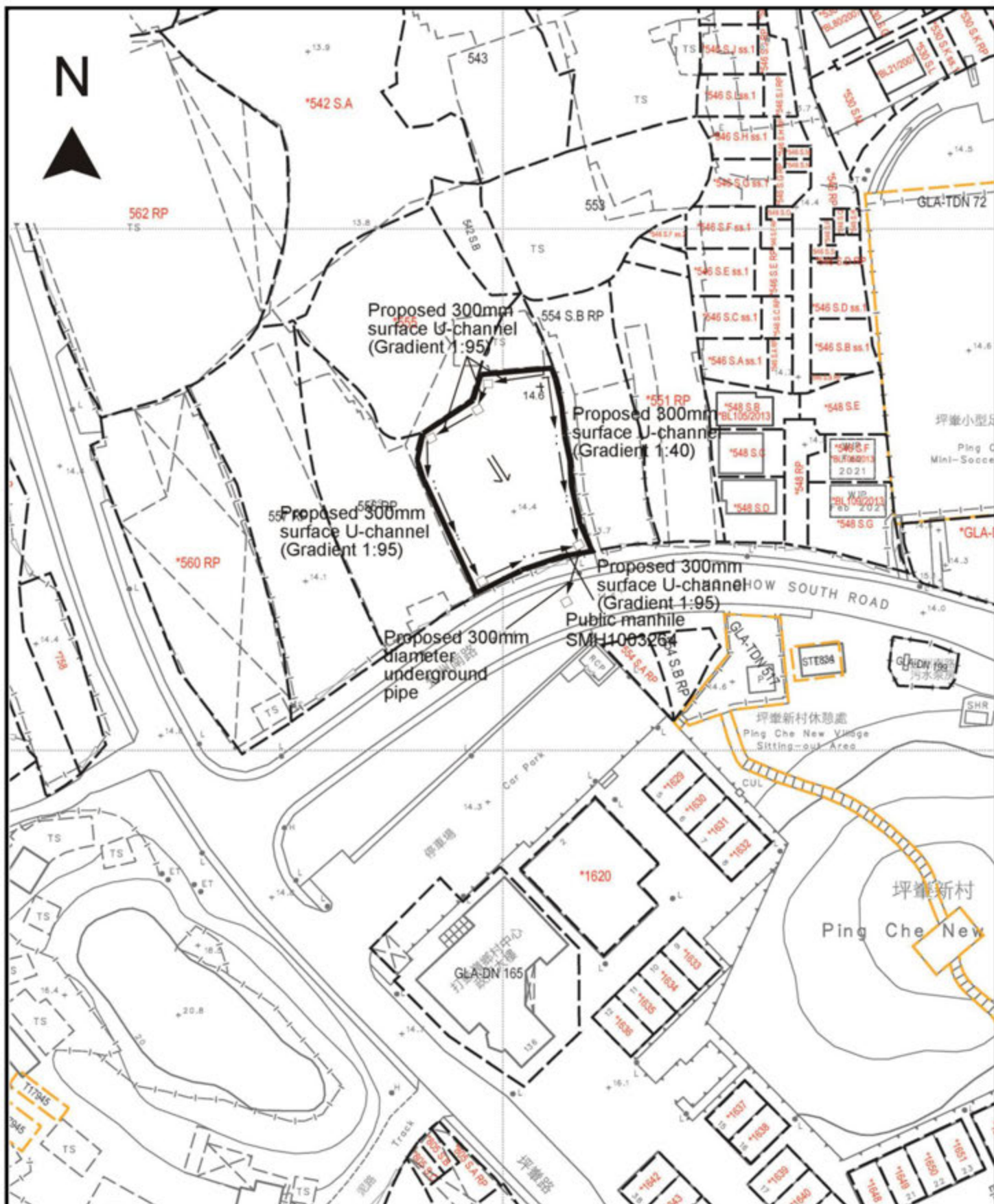
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

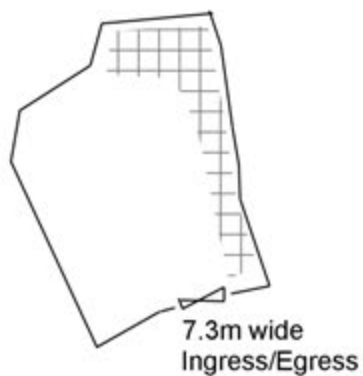
Figure 3

Remarks 備註:

- + 14.6 Level (in mPD)
- Proposed catchpit
- ← Flow of surface runoff

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 4

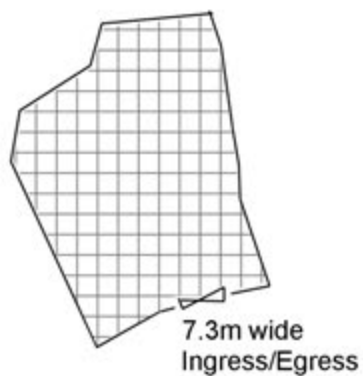
Remarks 備註:



Proposed removal of existing *Leucaena leucocephala*

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 5

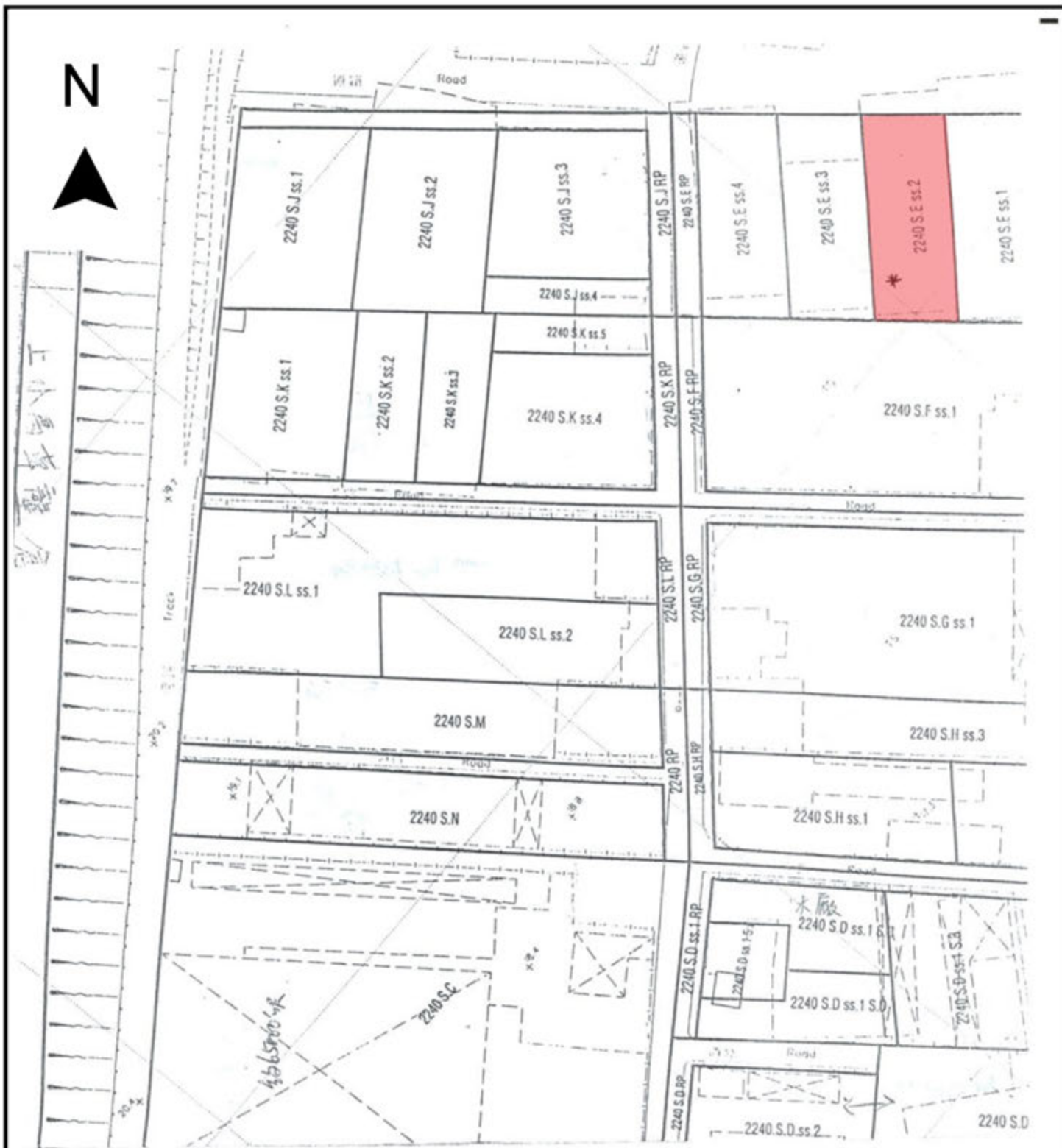
Remarks 備註:



Proposed paving of concrete of 0.2m deep

Scale 比例:

1:1000



Lot 2240 S.E ss.2 in D.D.96  
 Site Area: About 620m<sup>2</sup>  
 Covered Area: About 605m<sup>2</sup>

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

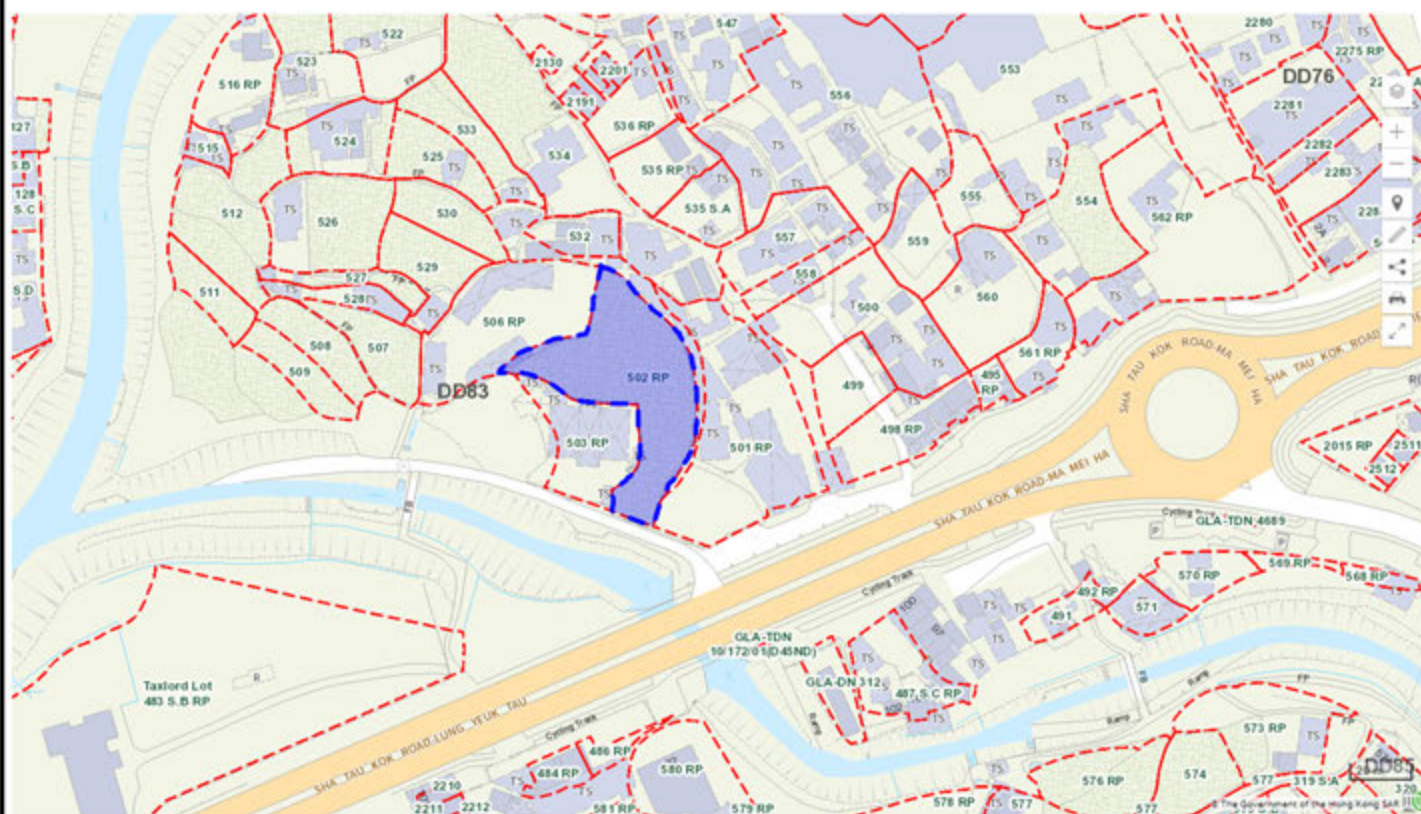
The Site Resumed by Government at Kwu Tung North

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 1 at Lot 502 RP in D.D.83

Drawing No. 圖號:

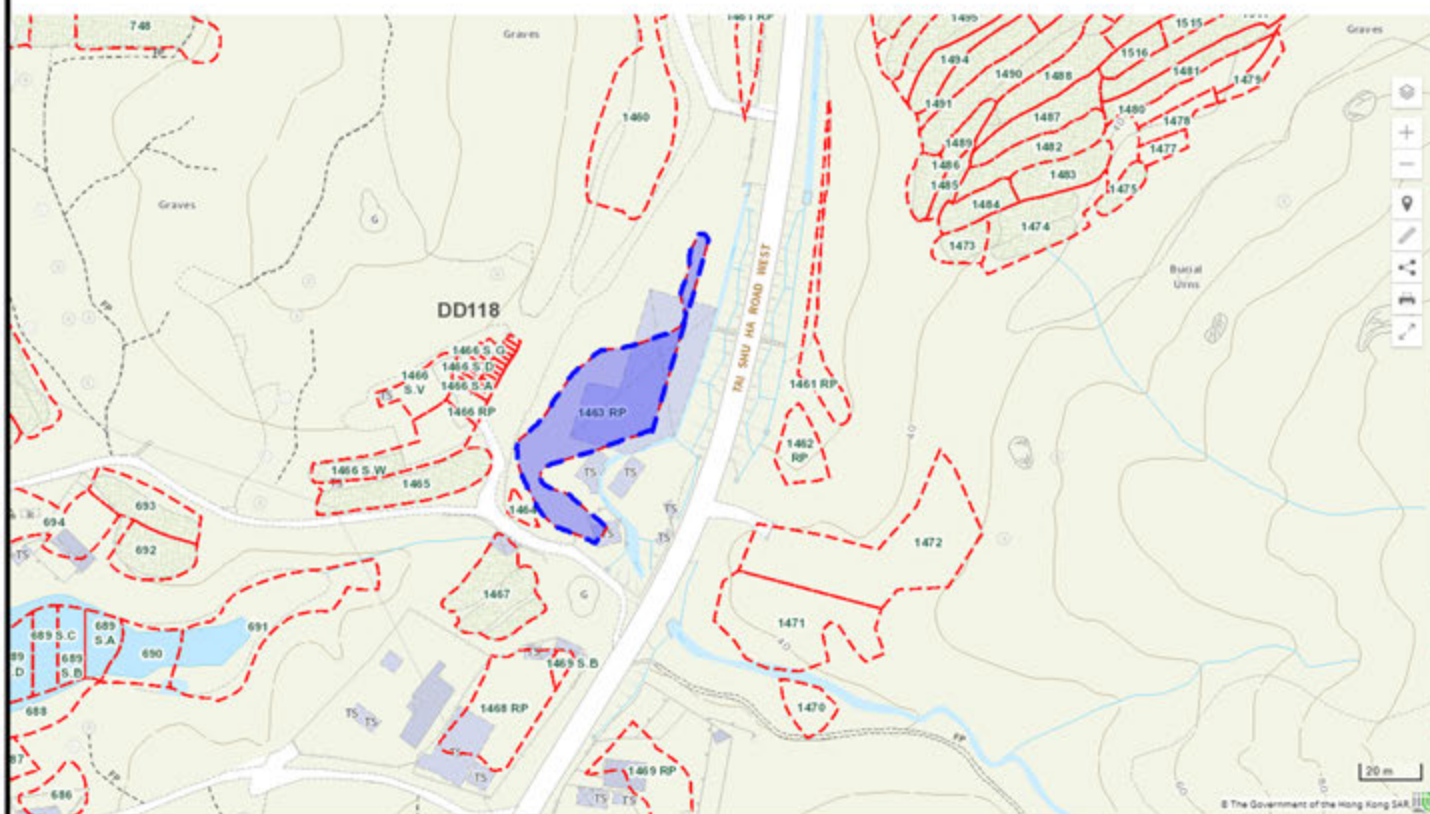
Figure 7

Remarks 備註:

Scale 比例:

As shown





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 1463 RP in D.D.118

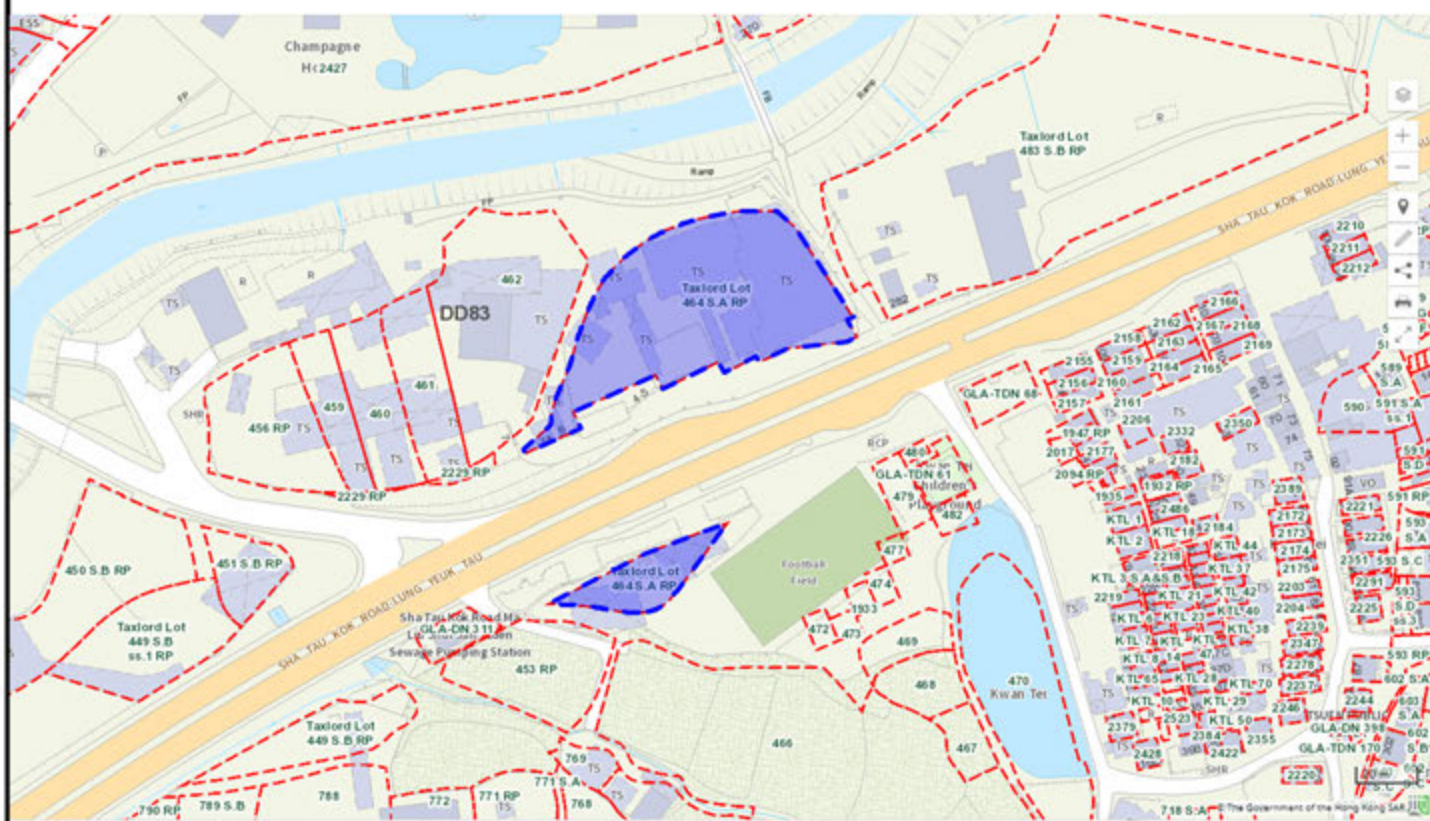
Remarks 備註:

Drawing No. 圖號:

Figure 9

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown

Total: 2 pages

Date: 10 August 2022

TPB Ref.: A/NE-TKL/702

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

We are glad to submit the updated layout plan for the captioned planning application.

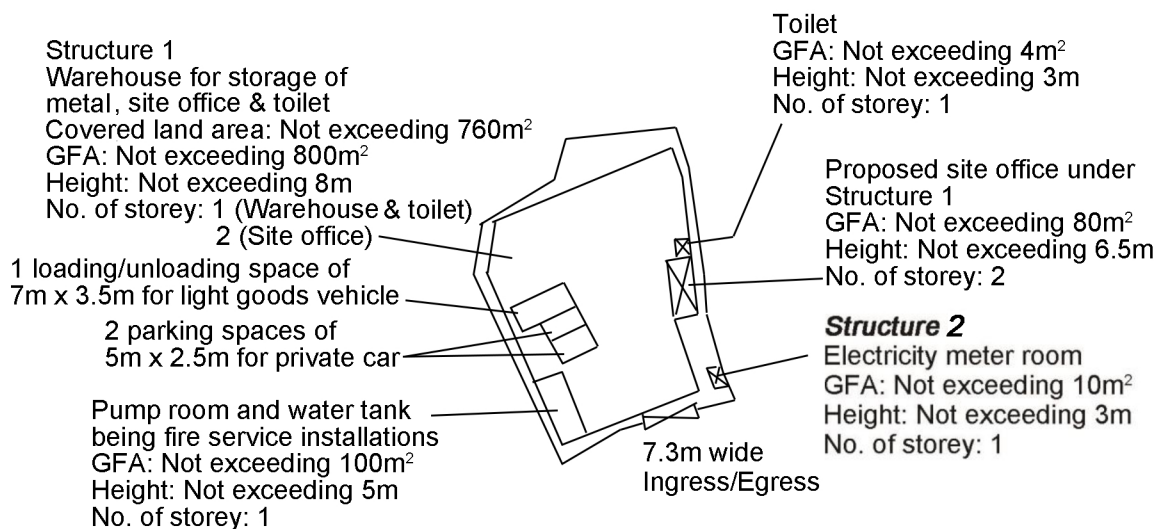
The proposed GFA of Structure 1 should be 800m<sup>2</sup> instead of 760m<sup>2</sup> when the GFA of the 1/F of the site office is taken into account.

Yours faithfully,



The signature is a stylized cursive mark. The stamp is a purple circular seal with the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Christian CHIM) –  
By Email



Metal to be stored at the application site



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000

**Previous s.16 Application covering the Site**

**Approved Application**

| <b>Application No.</b> | <b>Uses / Developments</b>   | <b>Date of Consideration</b> |
|------------------------|--|------------------------------|
| A/NE-TKL/685           | Proposed Temporary Animal Boarding<br>Establishment (Dog Kennel) for a Period of 3 Years | 28.1.2022<br>(RNTPC)         |

**Similar s.16 Application in the vicinity of the Site and  
within the “AGR” or “I(D)” zones on the Ping Che and Ta Kwu Ling OZP in the past 5 years**

**Rejected Application**

| <b>Application No.</b> | <b>Uses / Developments</b>   | <b>Date of Consideration</b> |
|------------------------|--|------------------------------|
| A/NE-TKL/638           | Proposed Temporary Warehouse and Office<br>for a Period of 3 Years | 15.5.2020<br>(RNTPC)         |

**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Lot No. 554 S.A ss.2 (Part) in D.D. 77. The lot is an 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 GL will be allowed for vehicular access to the Site for the proposed use; and
- there are unauthorised structures (suspected for domestic use) erected on the lot and adjoining Lot No. 555 in D.D. 77 without approval from her office. These structures are not acceptable under the lease concerned. Her office reserves the right to take necessary lease enforcement actions against the structures on private lots as appropriate.

**2. Traffic**

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- should the application be approved, the applicant is required to construct a proper ingress and egress for the Site according to HyD's standard drawing. Upon termination of the application, the applicant is required to reinstate the ingress and egress to their original state and to the satisfaction of his office at his own cost.

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

- no objection to the application from traffic engineering point of view.

**3. Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of miscellaneous rural landscape character comprising temporary domestic structures and small houses; and
- the proposed development is considered not incompatible with the surrounding area and significant adverse landscape impact is not anticipated.

#### **4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental aspect; and
- no environmental complaint related to the Site was received for the past three years.

#### **5. Drainage**

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

- no objection to the application from public drainage viewpoint; 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.

#### **6. 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.

#### **7. 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.

#### **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); and
  - (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- it is noted that one of the proposed structures would be built for toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements;
  - it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all land filling requirements imposed by relevant government department(s), if any; and
  - if the planning application is approved, the owner of the lot concerned shall apply to her office for a Short Term Waiver (STW) to cover the proposed structures to be erected on the lot. The application for STW will be considered by the 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;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- the section of Ng Chow South Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the footpath of Nog Chow South Road and the Site, which is not maintained by HyD. The applicant is required to sort out the land issues with relevant land authorities; and
  - the u-channel proposed along the site boundary should be designed that no surface runoff will flow from the Site onto adjacent public roads;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (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* issued by EPD, and should also comply with all relevant environmental protection/pollution control ordinances, including but not limited to noise control Ordinance, to minimise potential environmental nuisance to the surrounding area;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;

- (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 is required to comply with the Buildings 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 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 Building Authority (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 (AP) 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 4.5 m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
  - there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a

disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008; 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.

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

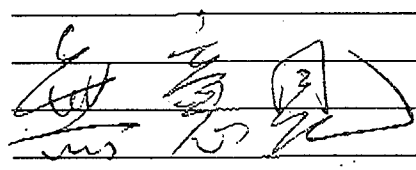
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/702

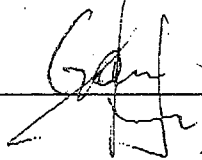
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

簽署 Signature



日期 Date

2022-7-18

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



**A/NE-TKL/702 DD 77 Ng Chow South Road**

31/07/2022 03:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Strong objections. On 29 Jan you approved the Animal Boarding application for

**"four single-storey structures within Site with a total floor area of 295 m2"**

There was no **previous application for the Site.**

PlanD has no objection to the application from landscape point of view as

**significant adverse landscape impact arising from the temporary development is not anticipated.**

Now we get the real intention, BROWNFIELD USE

Applied use : Warehouse for Storage of Metal / 3 Vehicle Parking / **Filling of Land**  
there would be two 1 to 2-storey structures within the Site with a **total floor area of about 810 m2**

So in other words almost the entire site would be covered in concrete rendering it unsuitable for any form of agricultural activity going forward.

There is no justification to approve this application as the administration has pledged to phase out brownfield operations.

Mary Mulvihill

**From:**

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

**Date:** Wednesday, 22 September 2021 4:22 AM CST

**Subject:** A/NE-TKL/685 DD 77 Ng Chow South Road

665 withdrawn. Previous objections applicable

**From:**

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

**Sent:** Sunday, May 23, 2021 4:50:43 AM

**Subject:** A/NE-TKL/665 DD 77 Ng Chow South Road

A/NE-TKL/665

Lot 554 S.A ss.2 (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling

Site area : About 980sq.m

Zoning : "Agriculture" and "Industrial (Group D)"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking

Dear TPB Members,

The site appears to be a paved over parking lot in between brownfield operations, certainly not a suitable place for animals.

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.

I never see a condition attached that the lots be used for the approved purpose.

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

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



**RE: KFBG's comments on four planning applications**

01/08/2022 17:15

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

4 attachments



220801 s16 LFS 432.pdf 220801 s16 HLH 58.pdf 220801 s16 TKL 702.pdf 220801 s16 TP 681.pdf

Dear Sir/ Madam,

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

.Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

1st August 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and**  
**Filling of Land**  
**(A/NE-TKL/702)**

1. We refer to the captioned.
2. We would like to remind the Board that the site is largely within the Agriculture (AGR) zone within the Ta Kwu Ling area, and the AGR zone of this area still contains many active farmlands and high-quality arable lands. We urge the Board to seriously consider the potential cumulative impacts of approving this application on the AGR zone of concern. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of AGR zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden