

Appendix II of RNTPC
Paper No. A/NE-TKL/706A

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/690	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Lot No. 1115 (Part) in D.D. 46. 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 government land will be allowed for vehicular access to the Site for the proposed use; and
- according to the applicant's proposal, a toilet would be erected on Site. The applicant should note that any proposed public toilet facilities should meet the current health requirements.

2. Traffic

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

- based on the FI submitted by the applicant, she has no objection to the application from traffic engineering perspective subject to the implementation of traffic management measures as proposed by the applicant.

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; and
- significant adverse landscape impact is not anticipated.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the planning application from the environmental perspective subject to the imposition of approval condition restricting the use of public announcement system, whistle

blowing, portable loudspeaker or any form of audio amplification system on the Site at any time during the planning approval period;

- 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
- there is no public stormwater drainage system, adjacent to the concerned lots, constructed and maintained by his office. 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) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); 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) that if the planning application is approved, the owner of the lots concerned shall apply to her 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 wavier fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between Ping Che Road and the Site is not managed by her office. The applicant should seek comments from the responsible parties;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) on the following:
 - (i) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control Systems. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage or office, canteen, or other uses are considered as temporary buildings, they are subject to control under the Building (Planning) Regulations (B(P)R) Pt. VII;
 - (vi) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively;

- (vii) if the Site is not abutting on a specified street having a width not less than 4.5m wide, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
 - (viii) you may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008 (BFA) if BFA requirements are applicable to the subject development;
 - (ix) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (x) 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 for 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 comments of the Director of Fire Services on the following:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be 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 FSI to be installed should be clearly marked on the layout plans; and
 - licensing requirement would be formulated upon received of formal application via the licensing authority; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (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 Chief Highway Engineer/New Territories East, Highways Department that the u-channel proposed along the site boundary should be so designed that no surface runoff will flow from the Site onto the nearby public road; and the access road leading from Ping Che Road to the Site is not maintained by HyD;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to meet the requirements under relevant pollution control ordinances and follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites". The applicant should also provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note No. 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorised Person;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) there is no public stormwater drainage system, adjacent to the concerned lots, constructed and maintained by his office;
 - (ii) the applicant should check and demonstrate that the existing drainage channel 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 demonstrate that the flow from the Site will not overload the existing drainage system;
 - (iii) the applicant should ensure and show in his submission that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works. Catchment areas, the flow direction, formation level and the existing ground level of the adjacent lands should also be provided for our reference; and
 - (iv) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD; and
- (h) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed application on a 3-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on 29 October 2021 for completion in about 3 years. While the implementation programme of 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. Hence, subject to the land use planning in the P&E Study, the proposed temporary pets park, if approved, may need to be vacated for the site formation works.

APPENDIX V

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

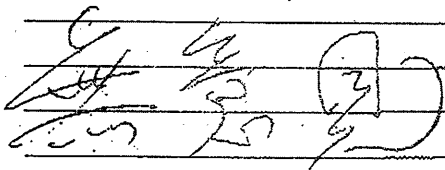
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/706

意見詳情 (如有需要，請另頁說明)

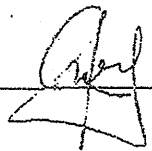
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

29 JUL 2022

2

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



A/NE-TKL/706 DD 82 Ping Che

10/08/2022 03:08

From:

To:

File Ref:

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

Dear TPB Members,

Open Storage rejected in Jan so back with Plan B, "Pet Land".

Of course PlanD will support with the usual blah blah, but are members that naive.

Agriculture land is for growing food, unfortunately the need for a certain quantity of local produce has been ignored but there is urgent need in view of the many issues facing society that its role and function be reinstated and ring fenced.

The applicatin should be rejected.

Mary Mulvihill

From:

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

Date: Tuesday, 21 December 2021 12:59 AM CST

Subject: A/NE-TKL/690 DD 82 Ping Che

A/NE-TKL/690

Lot 1115 (Part) in D.D. 82, Ping Che

Site area : About 700sq.m

Zoning : "Agriculture"

Applied use : Open Storage of Construction Machinerics / 2 Vehicle Parking

Dear TPB Members,

While this lot has already been trashed, this is no reason to grant approval as there is no prior history.

The legitimization of new, or previously unapproved, brownfield operations should be consigned to history to encourage upgrading of NT.

Mary Mulvihill

3

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









KFBG's comments on six planning applications

11/08/2022 13:48

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

6 attachments

   
220811 s16 TKL 706.pdf 220811 s16 LYT 766.pdf 220811 s12a KTS 17c.pdf 220811 s12a ST 1.pdf
 
220811 s12a NSW 7c.pdf 220811 s12a LFS 12.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th August 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with
Ancillary Facilities for a Period of 3 Years
(A/NE-TKL/706)**

1. We refer to the captioned.
2. According to the information from the Statutory Planning Portal 2 website, there is a rejected application for 'Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years' (A/NE-TKL/690)¹ covering the current application site; the reasons for rejection are reproduced below:

(a) the proposed development is not in line with the planning intention of the "Agriculture" zone, 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 justification in the submission for a departure from such planning intention, even on a temporary basis; and

(b) the applicant fails to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

3. We urge the Board to reject this application as it is not in line with the planning intention

¹ https://www1.ozp.tpb.gov.hk/gist/apply/en_tc/A_NE-TKL_690_TC.pdf



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

of the Agriculture zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

2022年 7月 15日

APPENDIX I

T42

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

This document is received on 15 JUL 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

2201267

16/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/706
	Date Received 收到日期	15 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。

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)

RANK CHARM LIMITED 紅利有限公司

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)

KKL STORAGE LIMITED 廣奇利倉庫有限公司

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 1115 (Part) in D.D. 82, Ping Che, New Territories 新界坪輦丈量約份第82約地段1115號(部份)
(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 700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 288 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)	..... 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 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 「農業」
(f) Current use(s) 現時用途	Land Idle 閑置 (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	Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years 擬議臨時康體文娛場所(寵物樂園)連附屬設施(為期三年) (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 412 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 288 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 288 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 288 .....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 Site Layout Plan 請參閱地盤布局設計圖	
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	..... 2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Monday to Sunday and Public Holidays: 10am to 6pm 星期一至星期日及公眾假期: 早上10時至下午6時																																	
(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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

(一) 場地擬申請作康樂用途，提供寵物及其主人一個維持鄉郊氣息及休閒玩樂的地方

(二) 由於面積所限，建議於場地內提供2個車位。以預約形式及每時段限制只容許約2個單位(最多15人及其寵物)同時進行活動。以免對鄰近及周邊地區交通構成影響

(三) 基於運作需要，擬議非住用樓面設計為遮陰/擋雨棚用途(以4枝工字鐵為柱)；同時響應低碳生活及可持續發展，會用透光物料安裝太陽能發電系統作自用及上蓋用途。同時可美化場地景觀

(四) 同時亦已參考各指引及配合，希望能獲得是次批准

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 this application 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



TSUI YU-KON 崔國安

Name in Block Letters
姓名（請以正楷填寫）

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

Director 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KKL STORAGE LIMITED 廣奇利倉庫有限公司

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

Date 日期

16/05/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

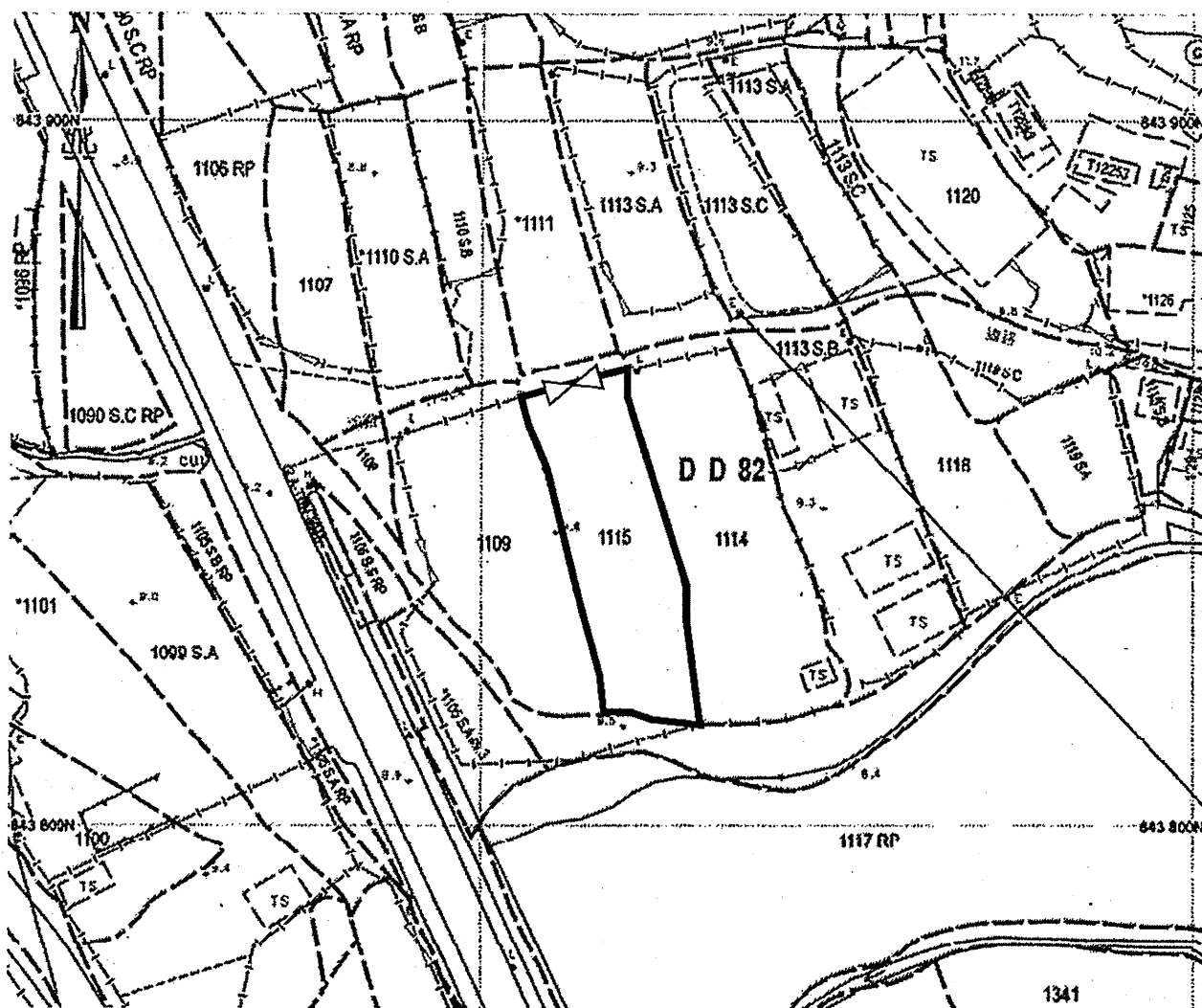
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) 
Location/address 位置/地址	Lot 1115 (Part) in D.D. 82, Ping Che, New Territories 新界坪輦丈量約份第82約地段1115號 (部份)
Site area 地盤面積	700 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years 擬議臨時康體文娛場所(寵物樂園)連附屬設施(為期三年)

(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	288 <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	3	
(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	5 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	< 42 % <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) _____ _____		2 2
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Plan, Swept Path Analysis, Lot Index Plan		
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.

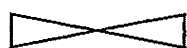
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Legend:



The Application Site Boundary



Exit

(For Identification Only)

Project 項目:

Proposed Temporary Place of
Recreation, Sports or Culture
(Pets Land) with Ancillary Facility
for a Period of 3 Years at Lot 1115
(Part) in D.D. 82, Ping Che Road,
Ta Kwu Ling, New Territories

Drawing Title. 圖目:

Lot Index Plan

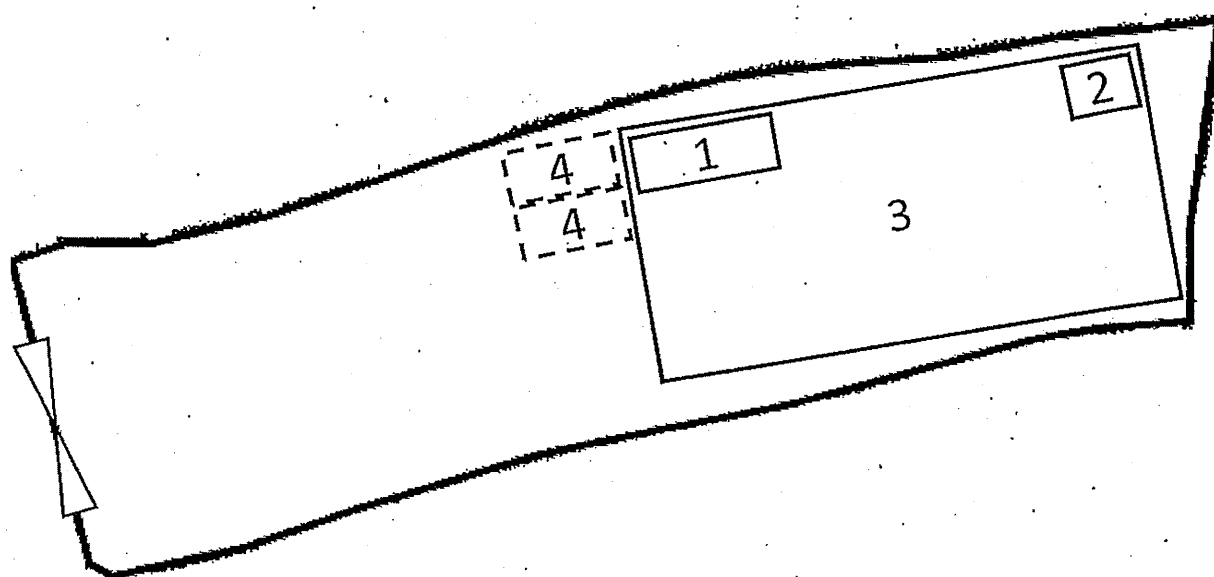
1 : 1000

Skye Development
Limited

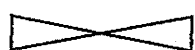
Drawing No. 圖號:

Plan 1

Item No.	Use	Dimension (L x W)	Cover Area	Height
1	Site Office	6.1m x 2.44m	14.88 sq. m	2.6m
2	Toilet(s)	3.1m x 2.44m	7.56 sq. m	2.6m
3	Solar Energy System	24m x 12m	288 sq. m	5m
Item No.	Use	Dimension (L x W)	Open Area	Qty
4	Parking Space for Private Car	5m x 2.5m	12.5 sq. m	2



Legend:

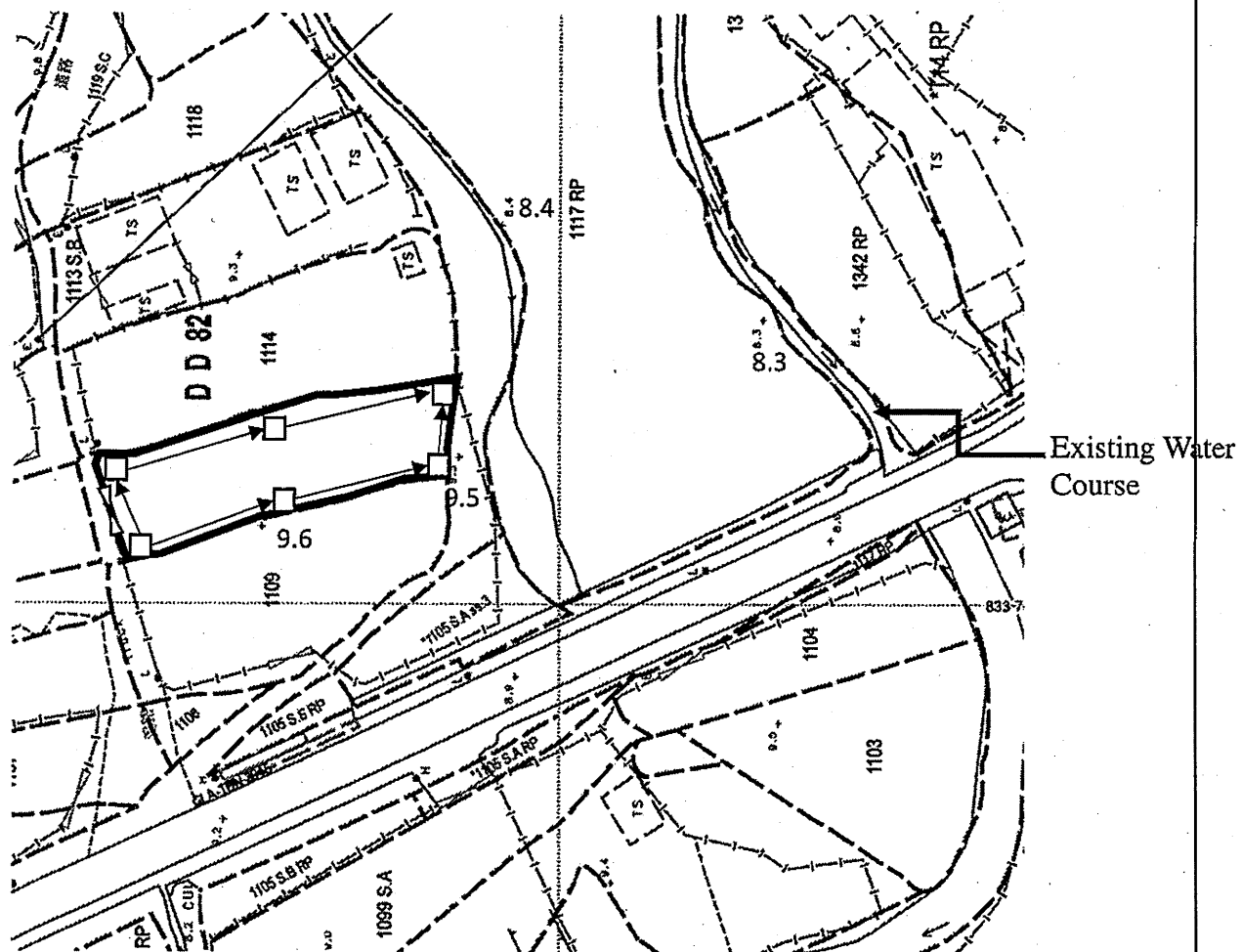


Exit

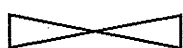
** 整個場地用作康樂用途(寵物樂園), 太陽能發電系統會設於遮陰/擋雨棚之上. 及發電作自用..

Project 項目: Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories	Drawing Title. 圖目:	Skye Development Limited
	Site Layout Plan	Drawing No. 圖號:
	1 : 360	Plan 2

Item No.	Use	Qty
□	Catchpit	6
→	225mm U-Channel	5



Legend:



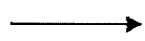
Exit

8.3

Contour, shown in HKPD



Water Course



Water Flow

Project 項目:

Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

Drawing Title. 圖目:

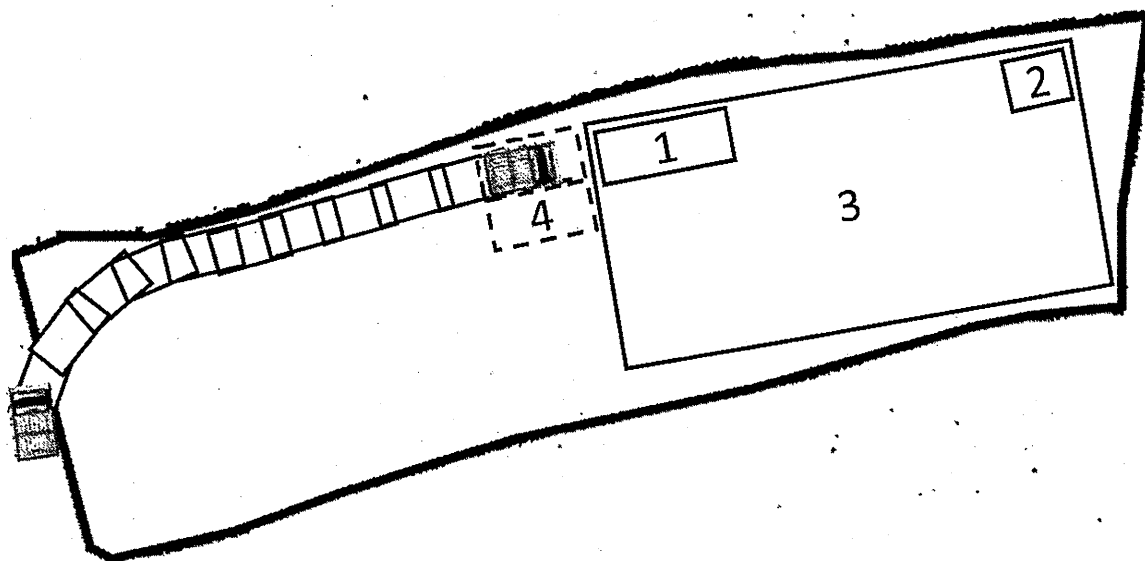
Drainage Plan

Skye Development Limited

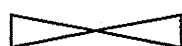
Drawing No. 圖號:

1 : 1087

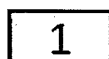
Plan 3



Legend:



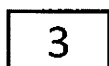
Exit



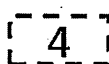
Site Office



Toilet

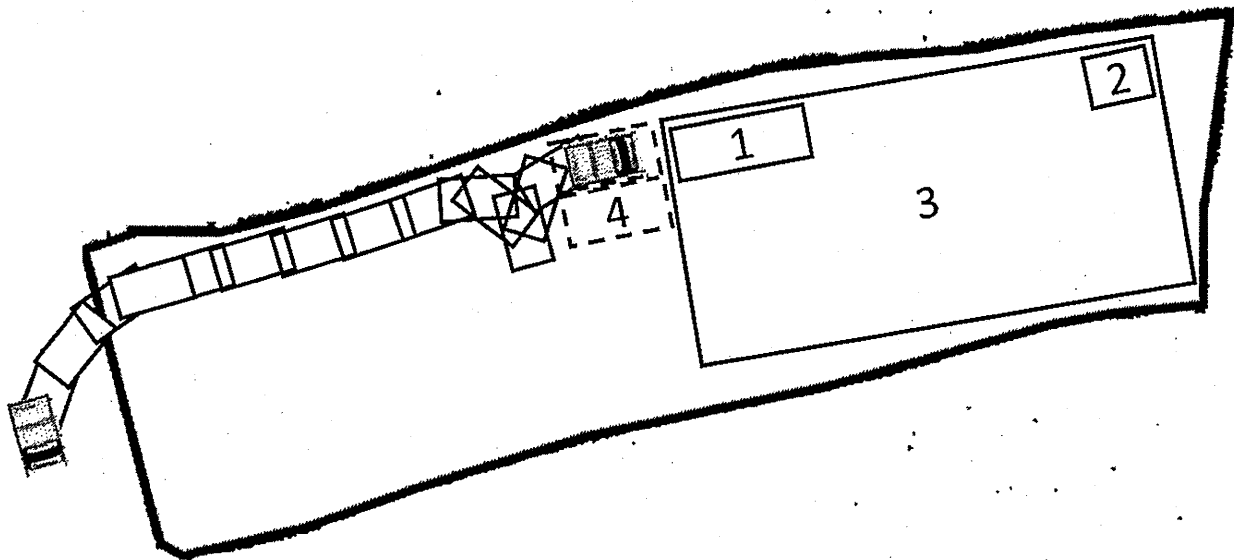


Solar Energy System

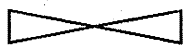


Parking Space for Private Car

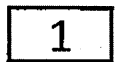
<p>Project 項目:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</p>	<p>Drawing Title. 圖目:</p> <p>Swept Path Analysis (Ingress)</p>	<p>Skye Development Limited</p>
	<p>1 : 360</p>	<p>Drawing No. 圖號:</p> <p>Plan 4</p>



Legend:



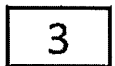
Exit



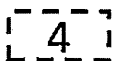
Site Office



Toilet



Solar Energy System



Parking Space for Private Car

Project 項目:

Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

Drawing Title. 圖目:

Swept Path Analysis (Egress)

Skye Development Limited

Drawing No. 圖號:

Plan 5

1 : 360

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



Application No. A/NE-TKL/706 - Futher Information

17/10/2022 17:23

From: WARREN WONG
To: "Micheal CHEUNG (A_NE-TKL_706)" <mltchan@pland.gov.hk>

4 attachments



2022-10-11 Departmental comments Response (DSD).pdf



2022-10-11 Departmental comments Response (EPD).pdf



2022-10-11 Departmental comments Response (TD).pdf 參考圖片 .pdf

Dear Michelle,

回應環保署、渠務署及運輸署的文件分別以PDF格式保存及附上。

至於"參考圖片.pdf"內含有坊間類似的營運場地的圖片，望能可以更令人容易明白。總括而言，場地可以提供寵物及主人一個放鬆身心享受大自然嘅環境，佢哋可以喺入面野餐，寵物亦可以盡情玩樂。

Warren

Response to the comments of Drainage Services Department

The applicant confirms that no site formation / paving works in subject site. So it would not interfere with existing free flow condition of drain, channels and watercourses on or in the vicinity anytime. At the same time, applicant provide the drainage proposal that including 6 Catchpit (CP) and 6 set 300mm U-Channel for satisfy additional discharge from the subject development. Water flow, existing ground level were shown together in plan.

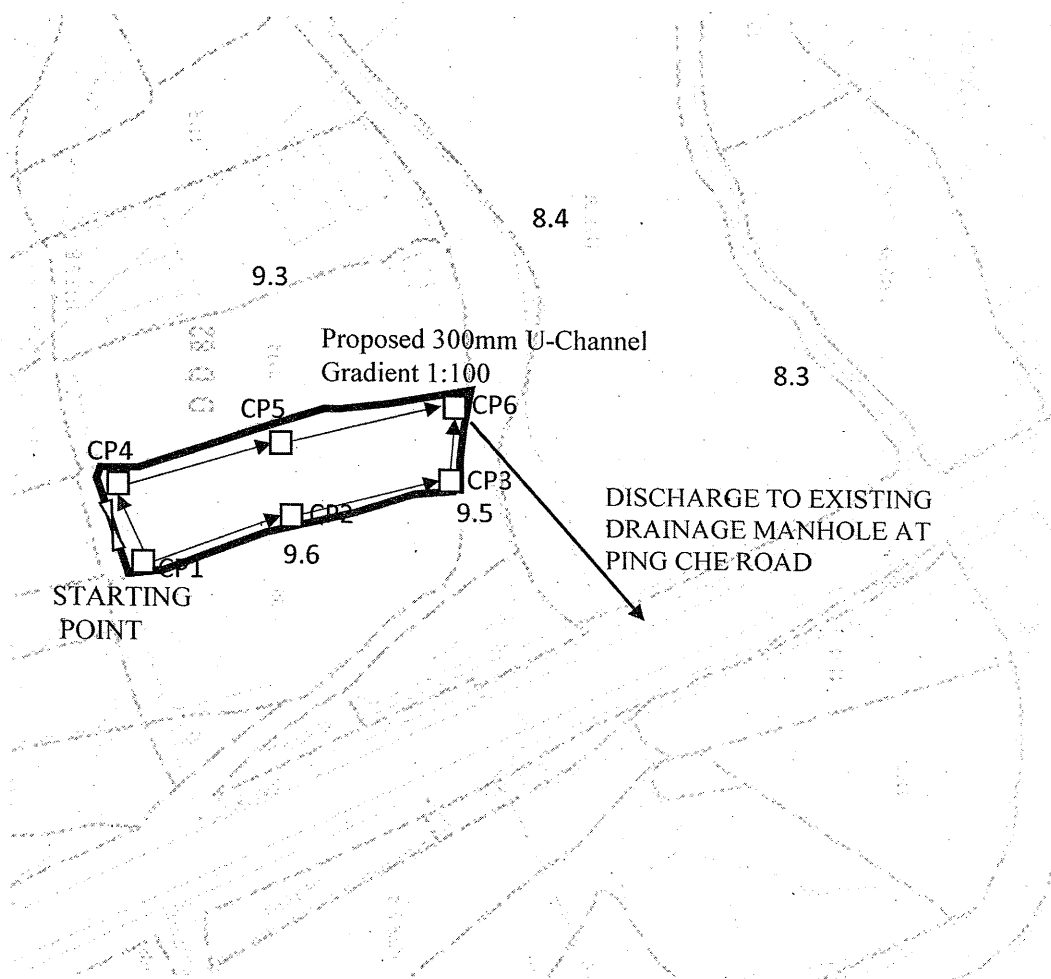
Source of design standard and guideline

1. GEOTECHNICAL MANUAL FOR SLOPES [CEDD]
2. CEDD Standard Drawings C2406 [CEDD]
3. Technical Note to prepare a DRAINAGE SUBMISSION (Version November 2001) [DSD]

The revised drainage plan "R.Plan 03" was attached for reference.

Drainage Proposal

Application Site Area: 700 square meter (about)



Legend:

◇ Ingress / Egress

□ Catchpit (CP)

→ Water Flow

Application Site

9.6 Heights are shown in metres above Hong Kong Principal Datum (HKPD), acquire from Lot index plan

Project 項目:

Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

Drawing Title. 圖目:

Drainage Plan

Skye Development Limited

Drawing No. 圖號:

1 : 1087

R.Plan 03

Response to the comments of Environmental Protection Department

1.
 - i. YES. All animals will leave the site after operation hour (6pm)
 - ii. NO. There are NO public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used in subject site.
 - iii. YES. All animals will ensure stay in enclosed area all the time.
 - iv. Applicant will be aware of and minimize any potential environmental nuisance
2. & 3. Applicant have no information about the nearest residential dwelling. We have referred to the other application [A/NE-TKL/687] to the town planning for the adjacent site DD85 Lot 1109, which describes the content of the surrounding environment in document "RNTPC paper No. A/NE-TKL/687" page 5. (Details were shown as below)

8. **The Site and Its Surrounding Areas** (Plans A-1 to A-2, aerial photo on Plan A-3 and site photos on Plans A-4a to A-4c)

8.1 The Site is:

- (a) fenced off, largely vacant, partly paved and partly covered by wild grasses, trees and a temporary structure; and
- (b) accessible from Ping Che Road (Plan A-2).

8.2 The surrounding areas have the following characteristics:

- (a) the Site is situated in an area of rural landscape character predominantly surrounded by vacant land, fallow agricultural land, open storage yards and temporary structures;
- (b) to the immediate east are mostly vacant land intermixed with a hobby farm, some warehouses and temporary structures while to the immediate northeast is a domestic structure;
- (c) to the immediate south is unused land; and
- (d) to the immediate west across Ping Che Road is Category 2 areas under the TPB PG-No. 13F with a valid planning permission No. A/NE-TKL/642 for open storage use (Plan A-2).

Response to the comments of Transport Department

(1) Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development:

Time Period	Trip Generation and Attraction		
	Private Car		2-Way Total
	In	Out	
Traffic Trip at <u>AM</u> peak per hour (08:00-09:00)	0	0	0
Remark : Operation hour from 10:00 to 18:00			
09:00-10:00	1	0	1
10:00-11:00	2	0	2
11:00-12:00	1	0	1
12:00-13:00	0	0	0
13:00-14:00	0	2	2
14:00-15:00	2	1	3
15:00-16:00	0	0	0
16:00-17:00	0	2	2
Traffic Trip at <u>PM</u> peak per hour (17:00-18:00)	0	1	1

As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

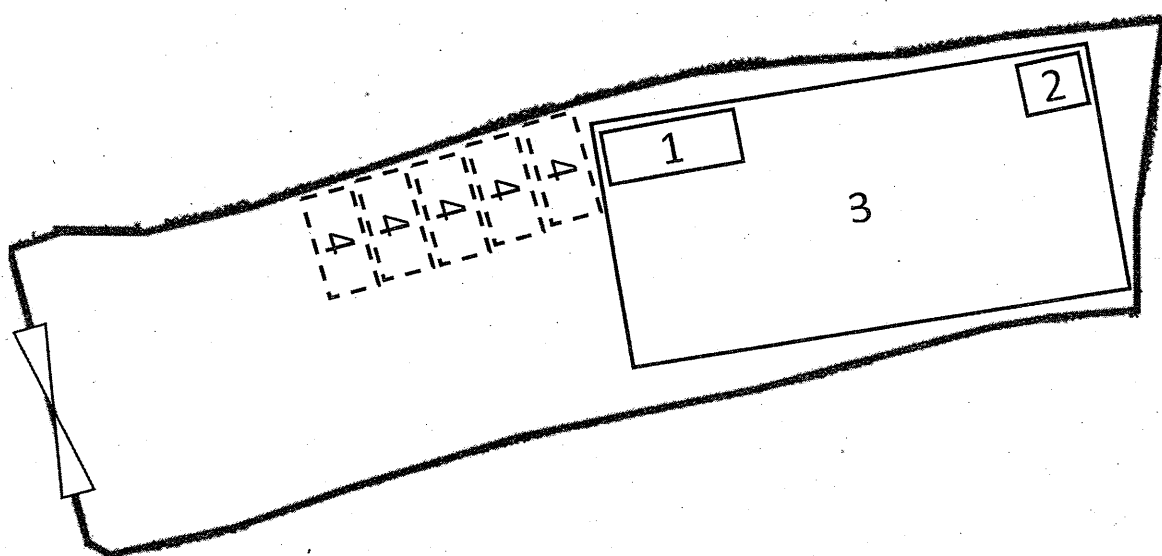
- (2) The parking spaces were revised from 2 to 5. Given that maximum 15 visitors, the Visitors-Car Parking Spaces ratio adjust to "3 visitors : 1 car park". (ref. R.Plan 02)
- (3) The Site is accessible from Ping Che Road (about 5.8m wide) via a local access (about 6m wide). A 7.3m (about) wide Ingress/Egress are provided at the northern part of the site. (ref. R.Plan 02)
- (4) Sufficient space is provided for smooth maneuvering of vehicle entering to and exiting from the Site and within the Site (ref. R.Plan 04 & R.Plan 05). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road.
- (5) Carpark reservation would be arranged in advance. Visitors will be

informed that public transport is served. (Table 1) and the consequences and liability of illegal parking.

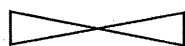
Table 1

Route No	Termination Points	
	BUS	
79K	Ta Kwu Ling (Tsung Yuen Ha)	Fanling MTR Station
	MINIBUS	
52K	Ping Che	Fanling MTR Station

Item No.	Use	Dimension (L x W)	Cover Area	Height
1	Site Office	6.1m x 2.44m	14.88 sq. m	2.6m
2	Toilet(s)	3.1m x 2.44m	7.56 sq. m	2.6m
3	Solar Energy System	24m x 12m	288 sq. m	5m
Item No.	Use	Dimension (L x W)	Open Area	Qty
4	Parking Space for Private Car	5m x 2.5m	12.5 sq. m	2

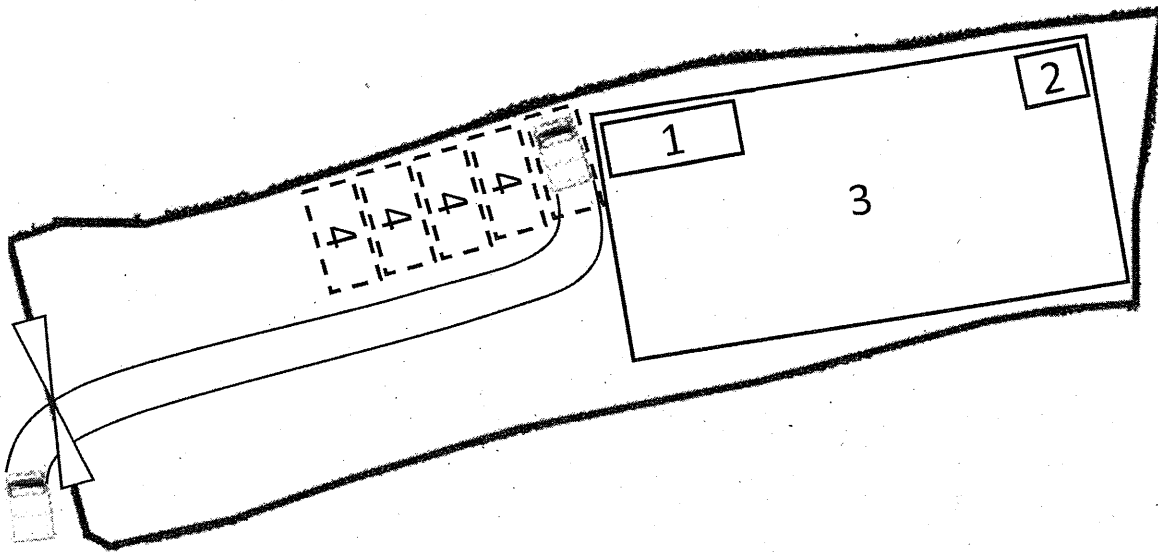


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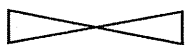


Ingress / Egress
7.3m (about) width

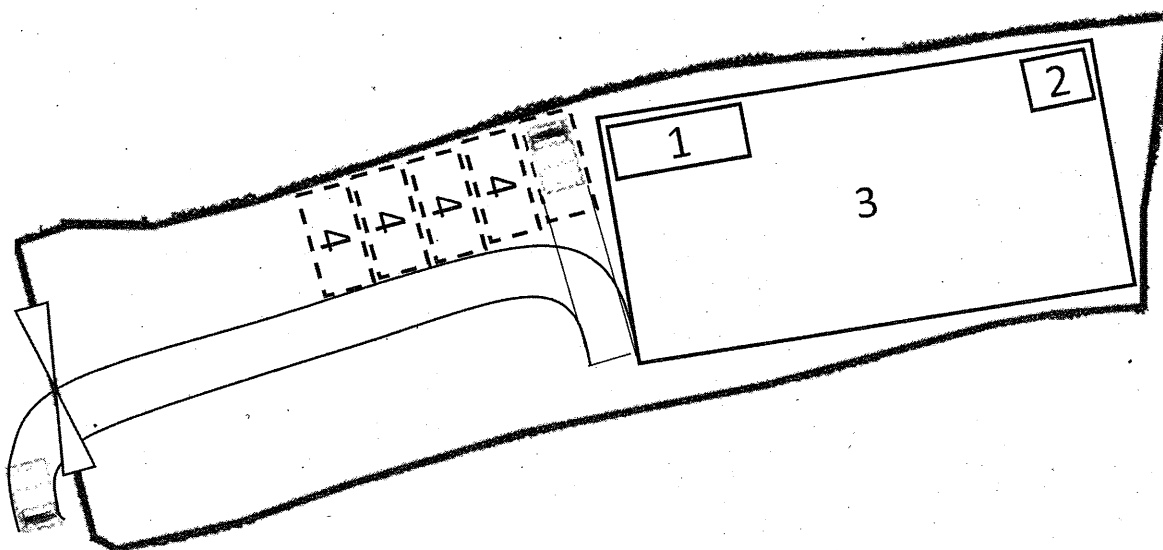
Project 項目: Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories	Drawing Title. 圖目: Site Layout Plan	Skye Development Limited
	1 : 360	Drawing No. 圖號: R.Plan 02



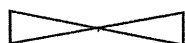
Legend:

-  Ingress / Egress 7.3m (about) width
- 1 Site Office
- 2 Toilet
- 3 Solar Energy System
- 4 Parking Space for Private Car

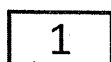
<p>Project 項目:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</p>	<p>Drawing Title. 圖目:</p> <p>Swept Path Analysis (Ingress)</p>	<p>Skye Development Limited</p>
	<p>1 : 360</p>	<p>Drawing No. 圖號:</p> <p>R.Plan 03</p>



Legend:



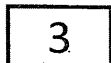
Ingress / Egress 7.3m (about) width



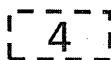
Site Office



Toilet



Solar Energy System



Parking Space for Private Car

Project 項目:

Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

Drawing Title. 圖目:

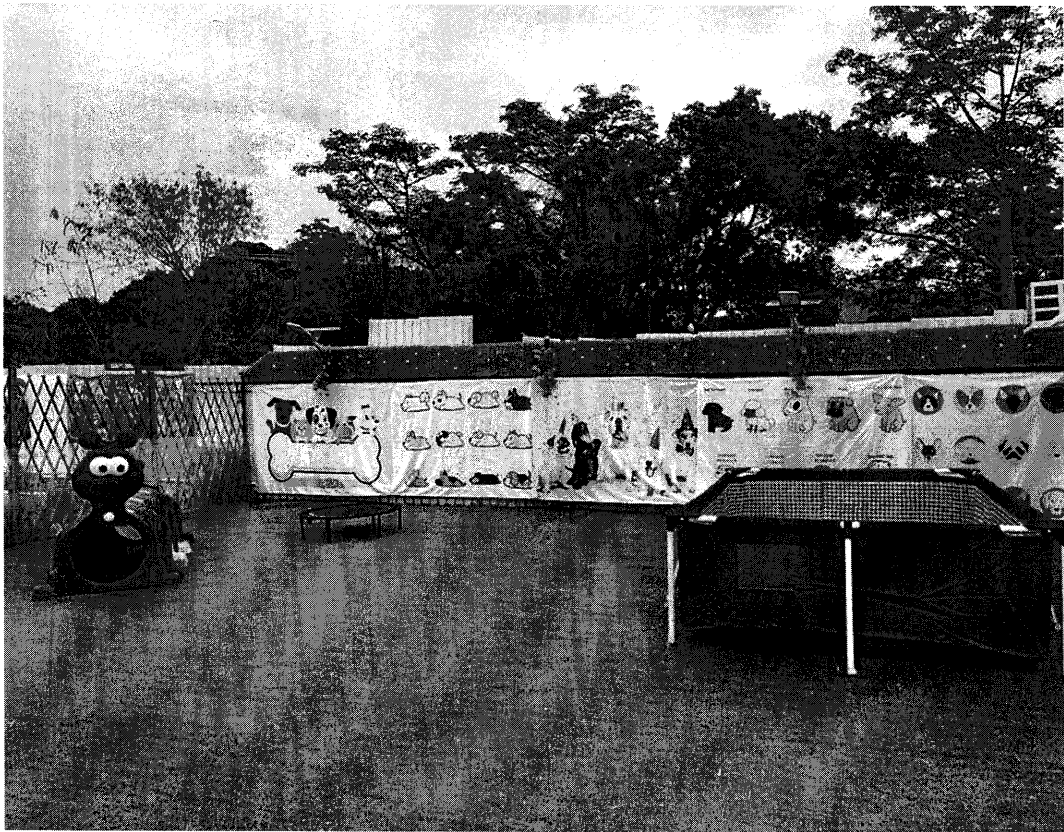
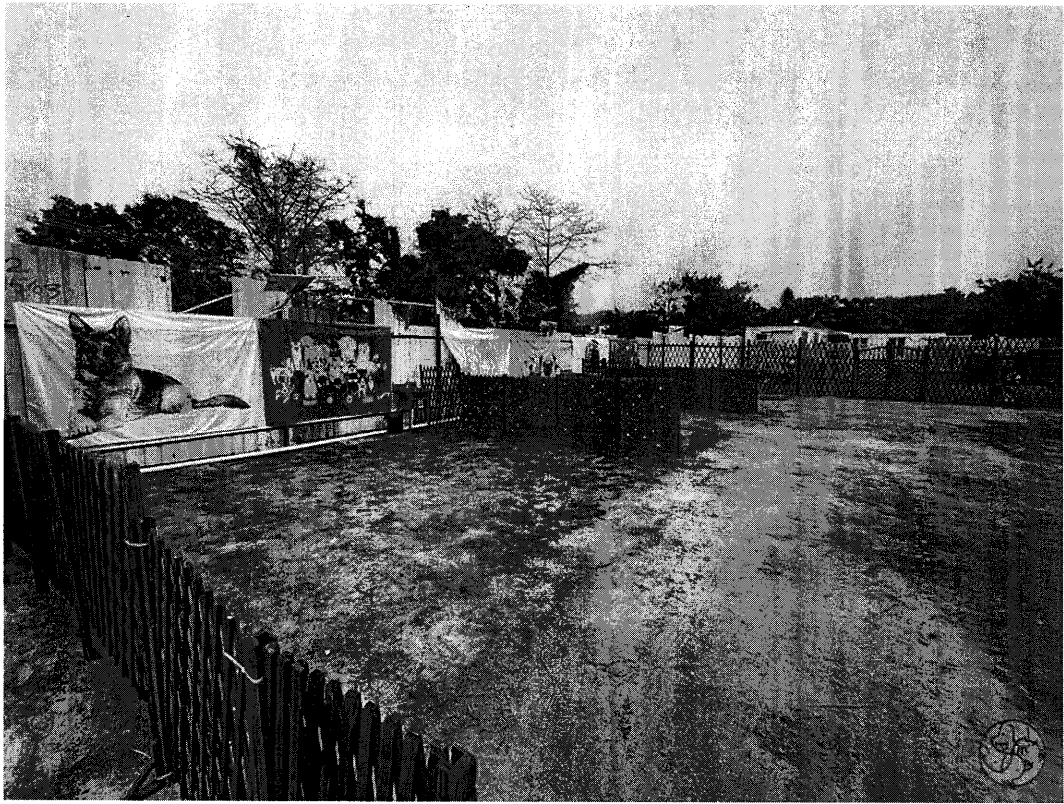
Swept Path Analysis (Egress)

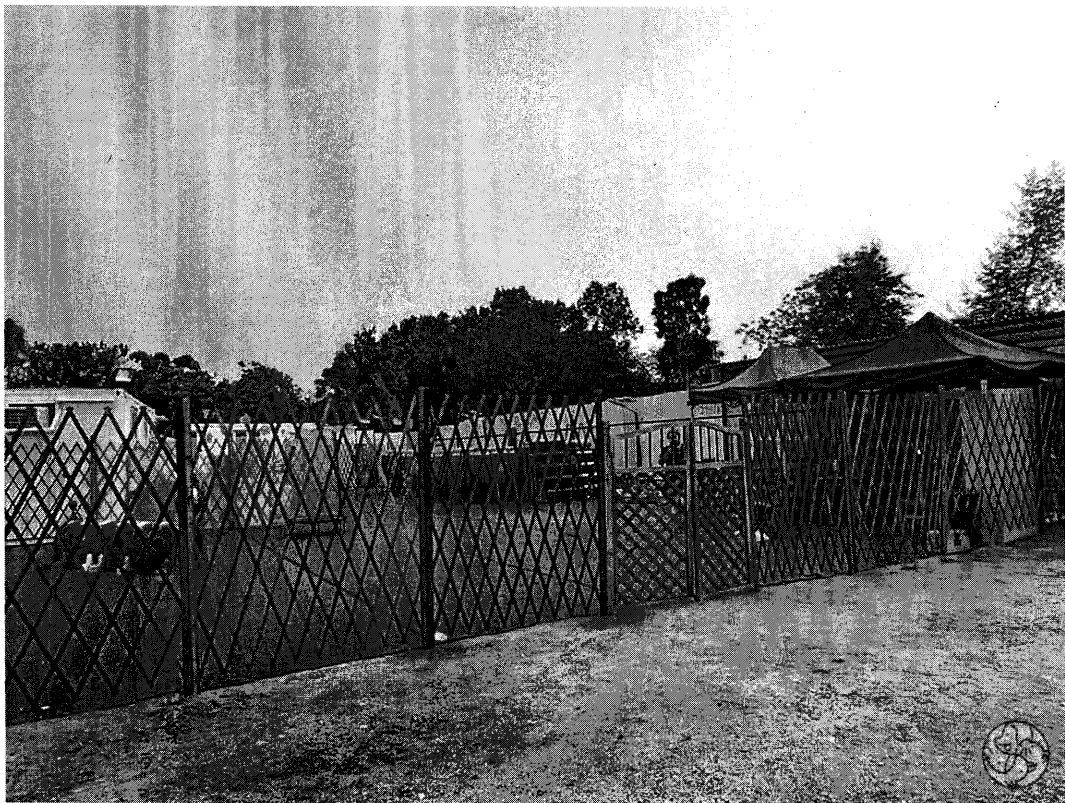
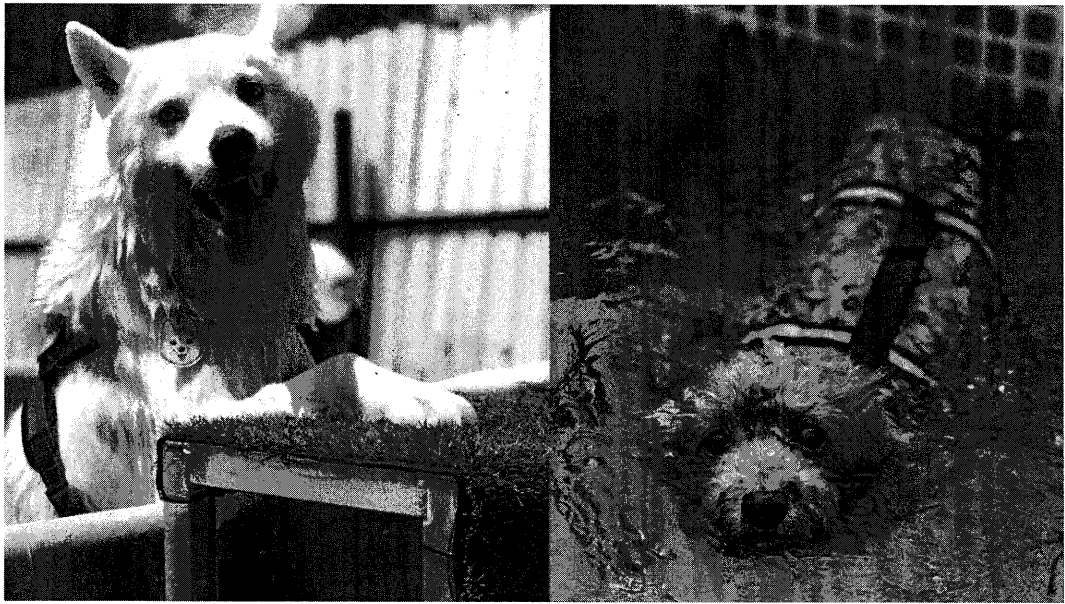
Skye Development Limited

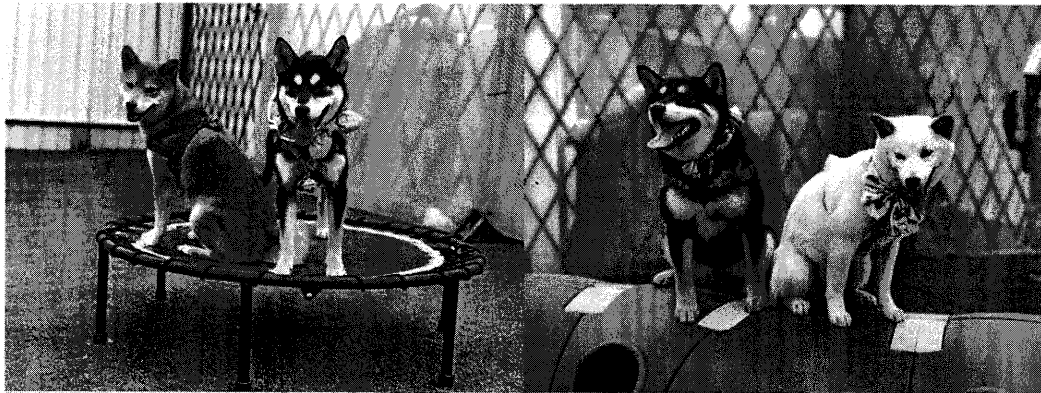
Drawing No. 圖號:

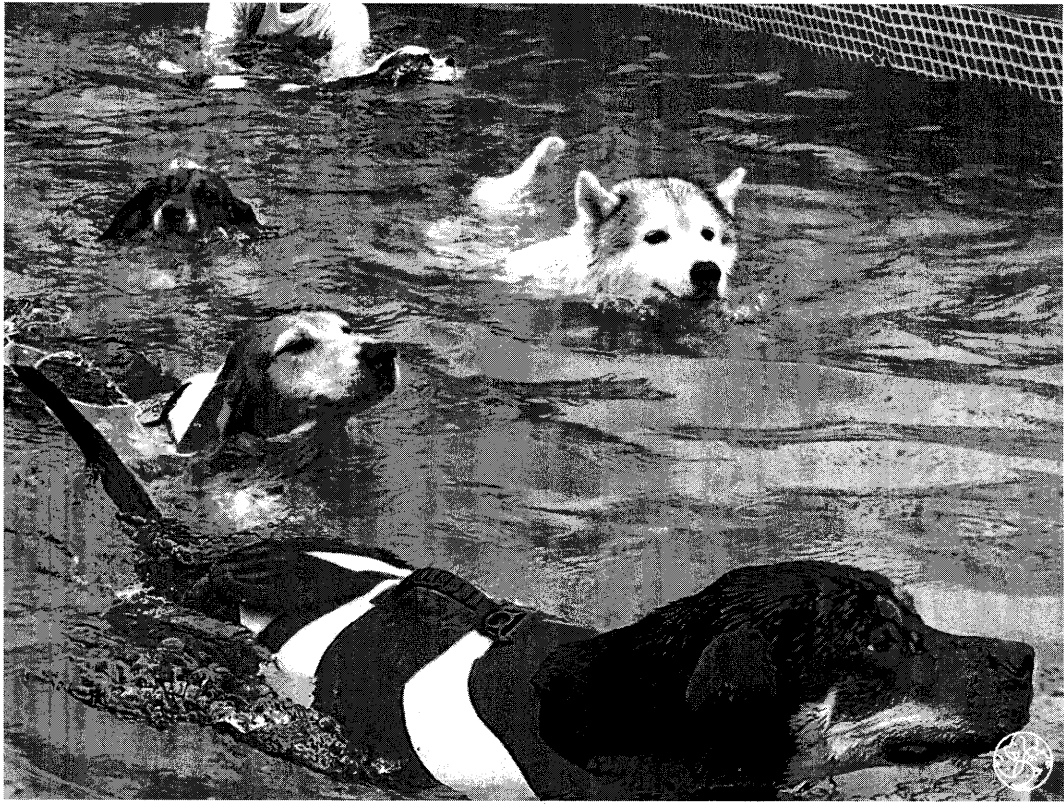
1 : 360

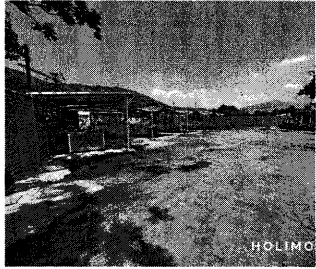
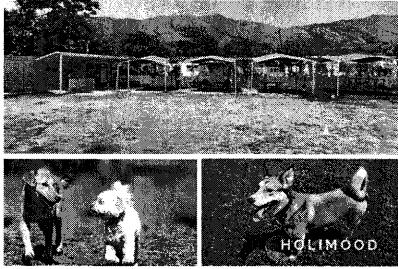
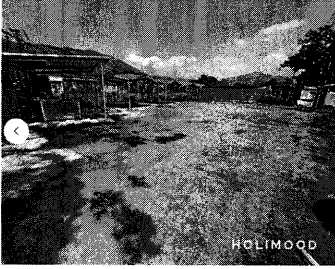
R.Plan 04











【二萬呎戶外草地】6小時寵物派對草地租借套餐

📍 香港 📍 香港 📍 香港 📍 香港

★ ★ ★ 安全場 24小時內確認詳情，請致電查詢：2021-10-22 8:00pm 起進入場內者請速聯繫

地址：Park Nature 世界公園

👉 加入會員

📄 基本資料 📄 查詢詳情 📄 介紹 📄 評價 📄 Party戶外場地租借

APPENDIX Ib

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



Re: Application No. A/NE-TKL/706 - Further Information
04/11/2022 11:21

From: WARREN WONG
To: mltchan@pland.gov.hk

History: This message has been forwarded.

1 attachment



2022-11-04 Departmental comments Response (TD).pdf

Dear Michelle,

回應運輸署的文件以PDF格式保存及附上。請幫忙轉交。
謝謝！

Regards,
Warren

<mltchan@pland.gov.hk> 於 2022年11月1日週二 上午10:34寫道：
Dear Warren,

Please see below TD's comments for your follow-up.

- i) The applicant shall advise the management/control measures to be implemented to ensure no queuing/parking of vehicles outside the subject site;
- ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
- iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.

Regards,

Michelle CHAN
TP/N3, PlanD
Tel: 2158 6391

Response to the comments of Transport Department

Comment (i)

The applicant shall advise the management/control measures to be implemented to ensure no queuing/parking of vehicles outside the subject site

Response : Staff will be arranged at Ingress/Egress to instruct visitors to enter the subject site. Ensure that there is no queue / parking of vehicles outside the subject site

Comment (ii)

The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety

Response : Applicant will erect signboards outside the venue for clear instructions to ensure pedestrian safety

Comment (iii)

The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.

Response : Subject site is operated as an appointment-based. Number of visitors and their cars is known when booking. So car park would be reserve. Visitors would be informed in advance and suggest visit by public transport if car park reservation FULL

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



Application No. A/NE-TKL/706 - Futher Information

29/11/2022 17:07

From: WARREN WONG
To: "Micheal CHEUNG (A_NE-TKL_706)" <mltchan@pland.gov.hk>

1 attachment



Site Layout Plan 2 - ver.20221129.pdf

Dear Michelle,

現有以下有關場地補充說明, 請 **ignore** 同日下午4:46的相同標題郵件. thx~

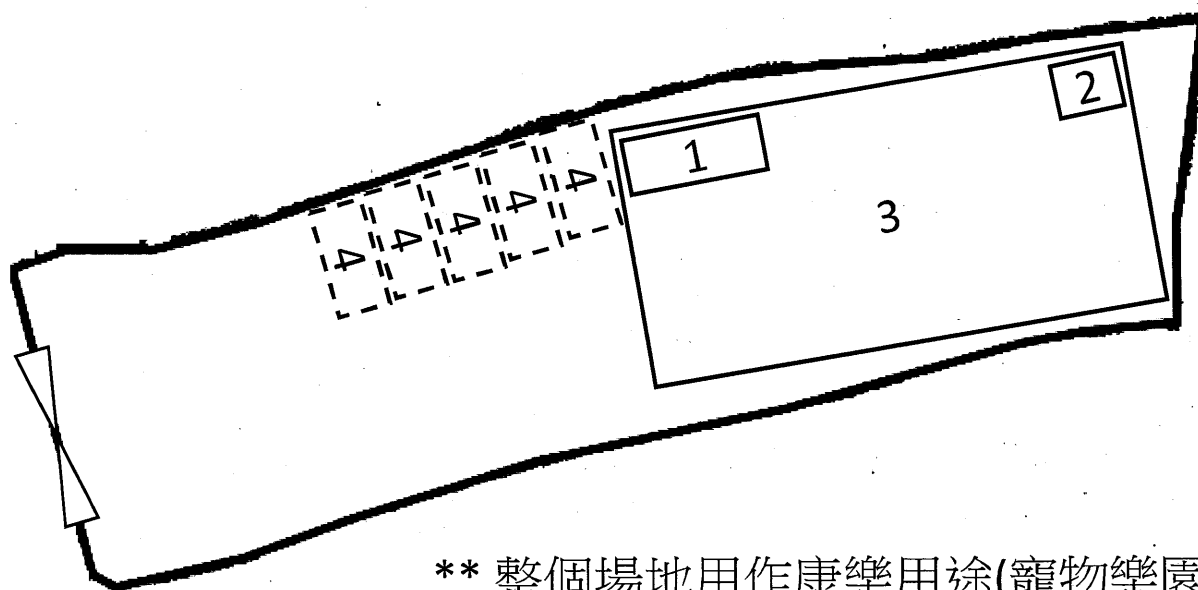
1. 申請場地將會以 預約、收費形式 運作, 提供一個可放鬆身心享受大自然的環境, 主人可以帶同寵物於場內野餐, 寵物亦可以盡情玩樂。

2. 場內會設置多種可供寵物玩樂設備, 例如寵物網球發球機、寵物游泳池、跳跳圈、彈床、隧道等等。

3. 附件為最新Site Layout Plan 2, 更新私家車車位為5個

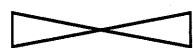
Regards,
Warren

Item No.	Use	Dimension (L x W)	Cover Area	Height
1	Site Office	6.1m x 2.44m	14.88 sq. m	2.6m
2	Toilet(s)	3.1m x 2.44m	7.56 sq. m	2.6m
3	Solar Energy System	24m x 12m	288 sq. m	5m
Item No.	Use	Dimension (L x W)	Open Area	Qty
4	Parking Space for Private Car	5m x 2.5m	12.5 sq. m	5



** 整個場地用作康樂用途(寵物樂園), 太陽能發電系統會設於遮陰/擋雨棚之上. 及發電作自用.

Legend:



Ingress / Egress
7.3m (about) width

Project 項目: Proposed Temporary Place of Recreation, Sports or Culture (Pets Land) with Ancillary Facility for a Period of 3 Years at Lot 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories	Drawing Title. 圖目: Site Layout Plan	Skye Development Limited
	1 : 360	Drawing No. 圖號: R.Plan 02