

This document is received on 26 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.

表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/707
	Date Received 收到日期	26 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)

Shun Lee Development & Engineering Company (順利發展工程公司)

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)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

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)	Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 8,481 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 325 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	Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Equipment and Materials (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 at18/07/2022..... (DD/MM/YYYY), this application involves a total of7..... "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)
3	Lot 1344 in D.D. 82	12/7/2022
4	Lot 1345 in D.D. 82	12/7/2022

(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	(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 type="checkbox"/> year(s) 年 <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sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積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) 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 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			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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) 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

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/ <u>NE-TKL</u> / <u>622</u>
(b) Date of approval 獲批給許可的日期	<u>6/9/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>14/10/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <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。

Please refer to the attached Planning Statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

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

.....
Thomas LUK
.....

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

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
代表

Aikon Development Consultancy Limited

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

Date 日期

12/07/2022

(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	Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories
Site area 地盤面積	8,481 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	Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
Zoning 地帶	Agriculture
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	325 <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	20 (17 nos. of container & 3 nos. of structure)	
(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	5.2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	3.44 % <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		2
	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) <hr/>		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		2

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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



**Section 16 Planning Application
(Renewal of Planning
Application No. A/NE-TKL/622)**

Temporary Open Storage of
Construction Equipment and
Materials for a Period of 3 Years

Lots 1344 (Part) and 1345 (Part) in
D.D. 82, Ping Che, New Territories

Planning Statement

Address:
Unit 1310, Level 13, Tower 2 Metroplaza, No. 223
Hing Fong Road, Kwai Fong, New Territories
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Prepared by
Aikon Development Consultancy Ltd.

July 2022

EXECUTIVE SUMMARY

This *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories (hereinafter referred to “the application site”). The current application aims to renew the latest planning permission under Planning Application No. A/NE-TKL/622 from the Board which will be lapsed on 14.10.2022 such that the Applicant can be given opportunity to continue using the application site for the proposed use. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is subject to 8 previous planning approvals for open storage of construction equipment by the Board and currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The Application Site is subject to Previous Planning Approvals for Open Storage of Construction Equipment by the Board;*
- (b) *The Proposed Use will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13F);*
- (c) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of previous planning approval;*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use and its operation comparing to the previously approved planning application and most importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
- (e) *Temporary nature of the proposed use should not jeopardize the planning intention of “AGR” should it be considered essential to be implemented by the Board in future.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為期三年露天存放建築器材及建築材料（以下簡稱「擬建用途」）。該申請涉及地點位於新界坪輦丈量約份第 82 約地段第 1344（部份）及第 1345 號（部份）（以下簡稱「申請地點」）。該申請是為了將於 2022 年 10 月 14 日到期之規劃許可續期，從而可給予申請人機會於申請地點繼續作擬建用途。此規劃報告書提供該申請的背景及規劃理據以支持擬建用途作城規會考慮。

申請地點過往先後獲城規會批准 8 次申請作露天存放建築器材並現時於 2010 年 3 月 12 日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）內被劃為「農業」地帶。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：-

- （一）申請地點過往先後獲城規會數次批准作露天存放建築器材；
- （二）擬建用途不會與城規會規劃指引編號：13F 相抵觸；
- （三）批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- （四）不會帶來嚴重的基建或環境影響，皆因擬建用途的性質及運作相比先前已批申請相若。再者，現時所提供的渠務裝置及園林種植將會繼續保持；及
- （五）擬建用途所屬的臨時性質將不會阻礙政府履行長遠的「農業」用途規劃意向（如需要）。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，敬希城規會同情批准該申請作為期三年之擬建用途。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 8,481m². Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of the Applicant, Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to re-new the latest planning permission under Planning Application No. A/NE-TKL/622 (hereinafter referred to as “the previous application”) from the Board which will be lapsed on 14.10.2022 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that, except minor changes in site configuration and number of structures on the site compared to those proposed in the previously and lately approved planning application, there would be no significant changes in the nature of the proposed use and the overall physical setting surrounding the application site.
- 1.1.3 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che & Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.03.2010 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “AGR” zone attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use for a **temporary period of 3 years**.

1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would almost be no significant changes in the nature of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location of the Application Site

- 2.1.1 As shown on **Figure 1**, the application site is directly accessible via an existing local van track branching off from Ping Che Road.

2.2 Current Condition of the Application Site

- 2.2.1 As shown per **Illustration 1**, the application site is generally flat and a piece of hard-paved land currently being utilised for the proposed use (i.e. open storage of construction equipment and materials) with ancillary on-site containers and structures for site office and storage use. Open storage of construction equipment has been in existence within the application site for more than a decade since it was first approved by the Board in 2001.

2.3 Surrounding Land-use Characteristics

- 2.3.1 Notwithstanding that the locality of the application site as a whole is rural in character, the immediate south of the application site is at present utilised for open storage/workshop uses which was immediately in existence before the first publication in the Gazette of the notice of the Ping Che and Ta Kwu Ling Interim Development Permission Area dated 17.08.1990 whilst to the immediate east of the application site is currently characterized by open storage use which was subject to five previously approved planning applications (Nos. A/NE-TKL/158, 390, 454, 555 and 642) for open storage of construction equipment, open storage/storage of goods (aerial working platform and elevating platform), as well as open storage of construction materials and equipment with ancillary storage of construction equipment and tools and site office respectively.

3. PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site currently falls within an area zoned “AGR” on the Current OZP (please refer to **Figure 3**). Despite the fact that the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “AGR” zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.2 Previously Approved Planning Applications

- 3.2.1 The Previous Application was approved by the Board on 06.09.2019 with conditions (**Appendix 1** refers). The application site is subject to 8 previous planning approvals (Application Nos. A/NE-TKL/156, 225, 281, 315, 342, 443, 553 and 622) for open storage of construction equipment. All approval conditions of the latest and previous planning approval (Planning Application No. A/NE-TKL/622) have been duly complied with by the Applicant (**Appendix 2** refers). **Table 1** encapsulates details of these 8 previous planning approvals.
- 3.2.2 As compared with the last approved scheme under Application No. A/NE-TKL/622, there are only minor changes, but the proposed use is in the same nature of the previously approved application(s). The application site configuration and layout involve inclusion of open storage of construction materials and some on-site containers/structures being ancillary to the open storage use when comparing with those proposed in the previously and lately approved planning application.

Table 1: Previous Planning Approvals for Uses being Similar to or the same as the Proposed Use at the Application Site

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/NE-TKL/156	Temporary Open Storage of Construction Equipment	“AGR”	25.05.2001
A/NE-TKL/225	Temporary Open Storage of Construction Equipment	“AGR”	22.11.2002
A/NE-TKL/281	Temporary Open Storage of Construction Equipment	“AGR”	13.01.2006
A/NE-TKL/315	Temporary Open Storage of Construction Equipment	“AGR”	08.05.2009
A/NE-TKL/342	Temporary Open Storage of Construction Equipment	“AGR”	10.09.2010
A/NE-TKL/443	Temporary Open Storage of Construction Equipment	“AGR”	27.09.2013
A/NE-TKL/553	Temporary Open Storage of Construction Equipment	“AGR”	14.10.2016
A/NE-TKL/622	Temporary Open Storage of Construction Equipment	“AGR”	06.09.2019

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

3.3.1 The application site falls within 'Category 2' area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F) promulgated by the Board in March 2020. According to the said revised Guidelines for Categories 2 areas, it stipulates that *'...subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.'* Based upon the assessments on the 8 previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objection and concerns of the departments had been fully addressed through the compliance of all relevant approval conditions as laid down in the latest and previous approval under Application No. A/NE-TKL/622, the current application is considered in compliance with the aforesaid Guidelines.

3.4 Town Planning Board Guidelines (TPB PG-No. 34D)

3.4.1 The nature of the current application in terms of approval period sought and proposed use are the same as that proposed in the last approved application No. A/NE-TKL/622. Apart from minor changes in site configuration and number of structures on the site, there have been no significant changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site compared to the previously approved planning application(s). In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. **Table 2** below shows all the complied approval conditions and, **Appendix 1** and **Appendix 2** attach the previous approval letter and relevant discharged letters for approval conditions. In view of the above, the current application shall be deemed capable of being considered favourably and processed *similar to* an application of renewal of planning approval.

Table 2: Compliance with Approval Conditions under the Previous Approved Application No. A/NE-TKL/622

Planning Approval Conditions		Discharge Date
(i)	The submission of a condition record of the existing drainage facilities	07.02.2020
(j)	The provision of fire extinguisher(s)	30.10.2019
(k)	The submission of proposals for water supplies for fire-fighting and fire service installations	09.12.2019
(l)	The provision of water supplies for fire-fighting and fire service installations	11.05.2020

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout & Operation

4.1.1 It is proposed to utilise the application site for the proposed use. As compared with the last approved scheme under Application No. A/NE-TKL/622, there are only minor changes in site configuration and number of structures, but without a material change in planning circumstances compared with the last application. Other than the forgoing minor changes, the operation hours of the proposed use and parking provision will be the same as those approved under Application No. A/NE-TKL/622. The site configuration and layout are shown in the Indicative Layout Plan per **Figure 4** whilst **Table 3** encapsulates a comparison of the major development parameters/items of the current application and the last approved Planning Application No. A/NE-TKL/622.

4.1.2 Vehicles accessing to/from the application site remains the same as that proposed in all the previously approved applications which will be via a long-existed local van track directing branching off from Ping Che Road (see **Figure 1**). As similar to that proposed in the previously approved applications, the total number of vehicular trips to/from the application site will be not more than 25 per week. Taking into account that there will be no operation on Sunday and public holidays, the vehicle trips to/from the application site is anticipated to be around 4 to 5 a day which is about 1 vehicular trip for every 3 to 4 hours on average.

4.2 Provision of Fire Service Installations

4.2.1 The proposal for water supplies for fire-fighting and fires service installations (in **Appendix 3**) was approved and duly implemented during the approval period of the previous application. The Applicant is well committed to maintain and upgrade (if necessary and required by relevant government departments) the relevant installations to the satisfaction of the Director of Fire Services or of the Board.

4.3 Provision of Existing Landscape Treatment

4.3.1 As shown per **Figure 6**, the existing trees within the application site planted as required by approval conditions granted for precious planning applications have still been in extremely good and healthy condition. The approval condition (g) pertaining to landscape as laid down by the Board for the last approved application (A/NE-TKL/622) was that *'existing trees on the site shall be maintain in good condition at all times during the planning approval period'*. The approval condition has been well complied with that the existing trees within the application site have been properly maintained and in good condition. The applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Broad.

4.4 Provision of Existing Drainage Facilities

- 4.4.1 The Applicant is well committed that the existing drainage provision already implemented on site when complying relevant approval condition laid down per the last planning approval under Application No. A/NE-TKL/622 (please refer to **Figure 6**) will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.5 Setting Back of Application Site Boundary as and when Required by Drainage Services Department

- 4.5.1 Being one of the approval conditions as laid down in the last planning approval (Planning Application No. A/NE-TKL/622), the application site boundary is required to be setback in order to avoid encroachment on the project limit of PWP Item 119CD "Drainage Improvement in Northern New Territories (NT) – Package C (Remaining Works)" if and when required by Drainage Services Department (DSD). The Applicant is well prepared to setback the application site boundary from the encroachment area (please refer to **Figure 4**) whenever is required by DSD during the approval period of the current application.

Table 3: Comparison of Major Parameters/Items of the Current Application and the last approved Planning Application No. A/NE-TKL/553

Major Parameters/Items	Previously and Lately Approved Application (No. A/NE-TKL/622)	Current Application	Difference
Site Area (m ²) Total Private Land Government Land Uncovered Area Covered Area	About 8,481 About 8,481 (100%) About 0 (0%) About 8,144 (96.03%) About 337 (3.97%)	About 8,481 About 8,481 (100%) About 0 (0%) About 8,189 (96.56%) About 292 (3.44%)	No Change No Change No Change +45 -45
Proposed Use(s)	Open Storage of Construction Equipment and Materials	Open Storage of Construction Equipment and Materials	No Change
Container No(s). Proposed Use(s) Dimension Height	22 Site Office & Storage of Small Construction Equipment and Tools 3.05m(L) x 2.4m(W) x 2.6m(H)/ 6.1m(L) x 2.4m(W) x 2.6m(H) 2.6m-5.2m	17 Site Office & Storage of Small Construction Equipment and Tools 3.05m(L) x 2.4m(W) x 2.6m(H)/ 6.1m(L) x 2.4m(W) x 2.6m(H) 2.6m-5.2m	-5 No Change No Change No Change
Structure No(s). Proposed Use(s) Dimension Height	5 Site Office, General Storage and Guard House 1.3m(L) x 1.3m(W) x 2.3m(H)/ 5m(L) x 4.5m(W) x 5m(H) 2.3m-5m	3 Site Office, General Storage and Guard House 1.3m(L) x 1.3m(W) x 2.3m(H)/ 5m(L) x 4.5m(W) x 5m(H)/ 7.3m(L) x 4.6m(W) x 3m(H)/ 2.3m-5m	-2 No Change No Change No Change +1
Total Floor Area (m ²)	About 513	About 325	-188
No. of Parking Spaces (Types and Dimensions)	1 (Private Car, 2.5m x 5m)	1 (Private Car, 2.5m x 5m)	No Change No Change
	1 (Medium/Large Vehicle, 3.5m x 11m)	1 (Medium/Large Vehicle, 3.5m x 11m)	No Change No Change
No. of Loading/Unloading Bays (Types and Dimensions)	2 (Medium/Large Vehicle, 3.5m x 11m)	2 (Medium/Large Vehicle, 3.5m x 11m)	No Change No Change
Operation Hours	7:00 a.m. to 11:00 p.m. (Monday to Saturday, excluding Sunday and Public Holidays)	7:00 a.m. to 11:00 p.m. (Monday to Saturday, excluding Sunday and Public Holidays)	No Change
Width of Ingress/Egress (m)	12	12	No Change
Landscape Treatment	93 Nos. of Ficus microcarpa (93 preserved)	93 Nos. of Ficus microcarpa (93 preserved)	No change
Drainage Provision	Proposed to be maintained at all time during approval period	Proposed to be maintained at all time during approval period	No Change

5. PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approvals for Similar Use

- 5.1.1 The application site is subject to **8 previous planning approvals** (Application Nos. A/NE-TKL/156, 225, 281, 315, 342, 443, 553 and 622) for open storage of construction equipment. All approval conditions of the latest and previous planning approval (Planning Application No. A/NE-TKL/622) have been duly complied with by the Applicant. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the proposed use at the application site on a temporary basis regardless of the planning intention of “AGR” zone.

5.2 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13F)

- 5.2.1 According to the Town Planning Board Guidelines (TPB PG-No. 13F), the application site falls within **Category 2 area** where planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. As all previous planning approvals revealed that no adverse departmental comments were received and that the Applicant have **demonstrated genuine efforts in compliance with approval conditions of the previous planning applications particularly all approval conditions of the lately approved planning application (No. A/NE-TKL/622) were duly complied with**, the current application is therefore considered not contrary to the aforesaid Guidelines.

5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approvals

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is **in principle the same as** that proposed in the previous planning application(s) i.e. open storage use. More importantly, there have been **no substantial changes in the planning circumstances** such as land-use zoning and the physical settings surrounding the application site when comparing with all the previously approved planning application(s). As such, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval** within specified time limits (**Appendix 2** refers). In view of this, the current application shall be deemed capable of being considered favorably and processed similar to an application of renewal of planning approval.

5.4 No Adverse Infrastructural nor Environmental Impacts

- 5.4.1 Apart from minor changes in site configuration and number of structures on the site, there will be **no changes in terms of nature of the proposed use**. In addition, **the existing drainage provision and landscape treatment implemented during the compliance of relevant approval conditions of the previous planning approval (Planning Application No. A/NE-TKL/622) would be continued to be properly**

maintained all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it came into operation for more than a decade, no infrastructural nor environmental impacts would be envisaged should the permission for the proposed use be renewed or granted by the Board.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “AGR” zone

5.5.1 Notwithstanding that the application site falls within an area zoned “AGR” on the Current OZP and that **all of the 8 previous planning approvals were granted by the Board when the application site was being zoned “AGR”**, the **temporary nature of the current application will by no means jeopardize the long term planning intention of “AGR” should it be considered essential to be implemented by the Board in future**. Having considered the fact that some open storage uses are sited to the immediate east, south and southeast of the application site, bringing forward the planning intention of “AGR” zone is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.

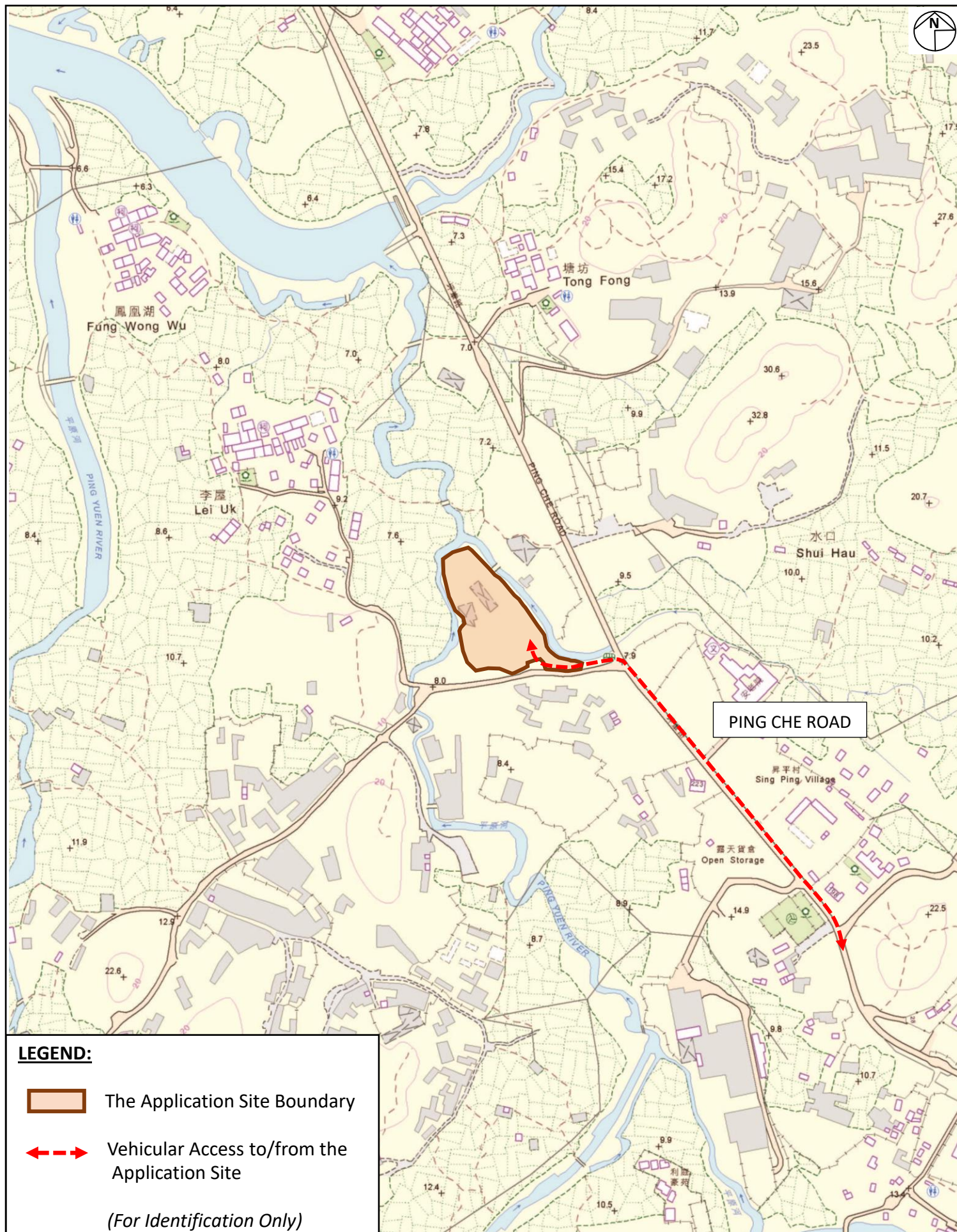
5.5.2 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “AGR” zone or any planned infrastructural development.**

6. CONCLUSION

- 6.1.1 This *Planning Statement* is submitted to the Board in support of a planning application for **Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years** at Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories. The current application aims to renew the latest planning permission under Planning Application No. A/NE-TKL/622 from the Board which will be lapsed on 14.10.2022 such that the Applicant can be given opportunity to continue using the application site for the proposed use.
- 6.1.2 The application site is subject to 8 previous planning approvals for open storage of construction equipment by the Board and currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *The Application Site is subject to Previous Planning Approvals for Open Storage of Construction Equipment by the Board;*
 - (b) *The Proposed Use will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13F);*
 - (c) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of previous planning approval;*
 - (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use and its operation compared to the previously approved planning application and most importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
 - (e) *Temporary nature of the proposed use should not jeopardize the planning intention of “AGR” should it be considered essential to be implemented by the Board in future.*
- 6.1.3 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Approved Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan
Figure 5	Landscape and Tree Preservation Plan
Figure 6	As-built Drainage Plan



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

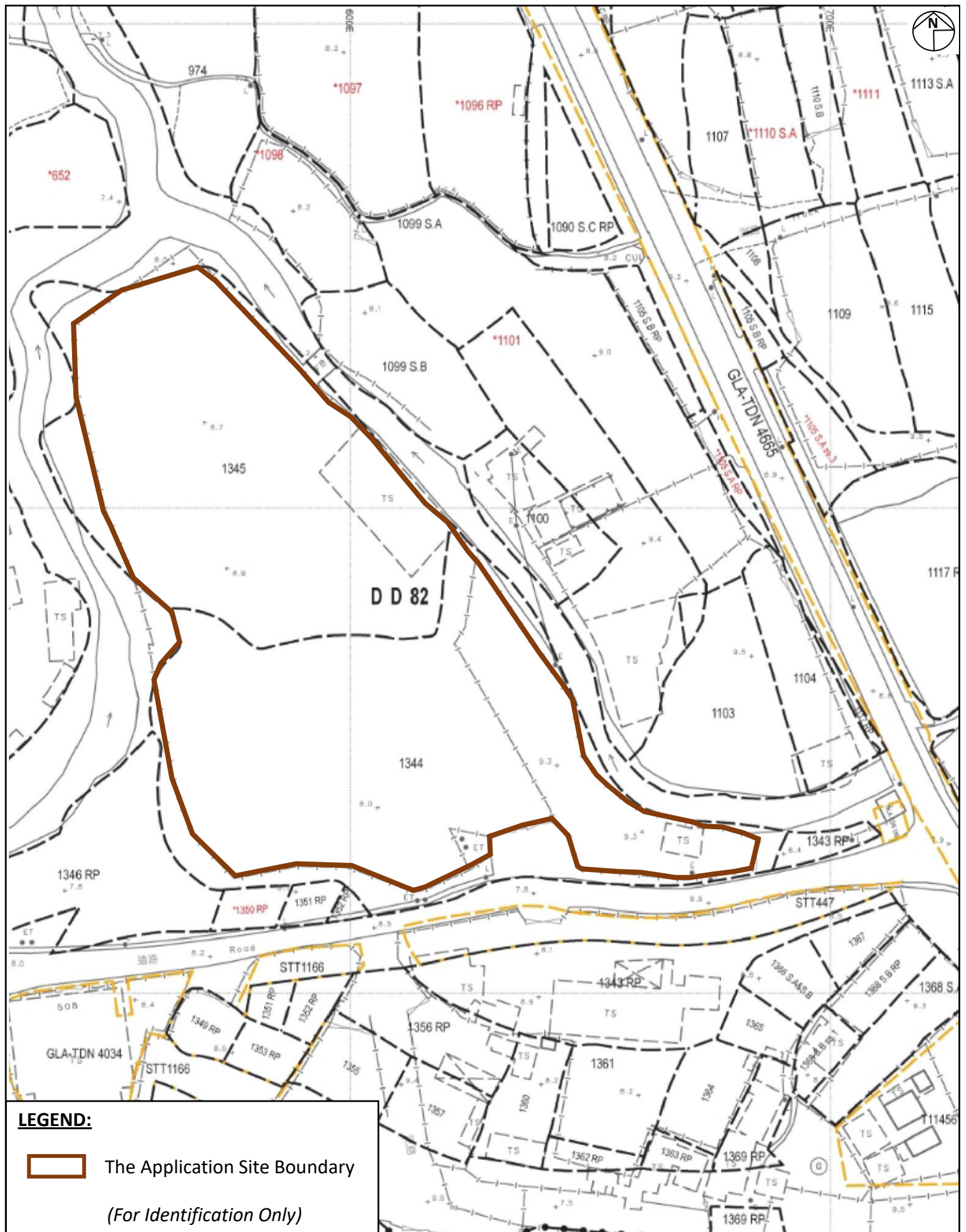
Title:
The Location Plan

Ref.: ADCL/PLG-10244-R001/F001

Figure:
1

Scale:
Not to Scale

Date:
June 2022

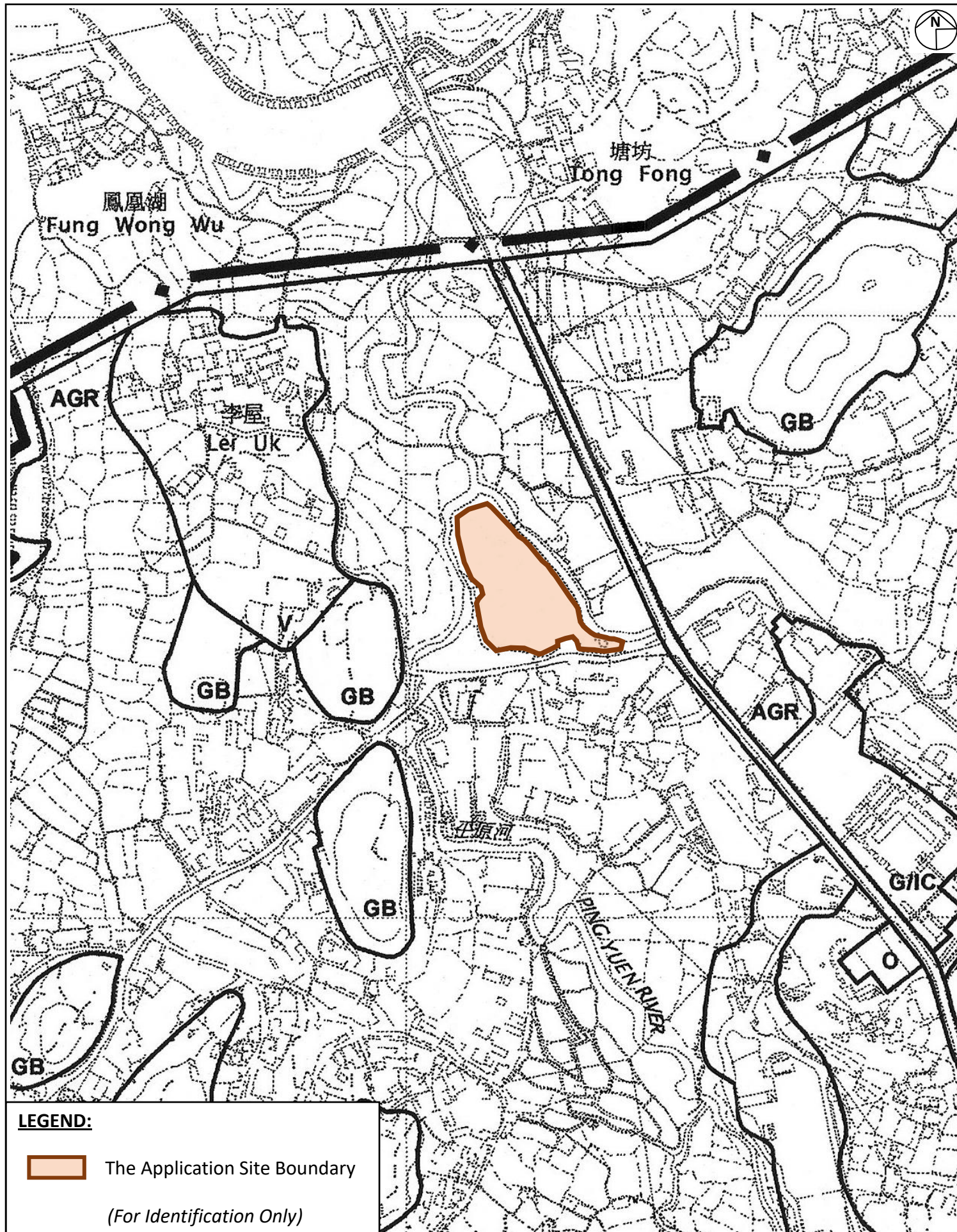


Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:
Extract of Lot Index Plan No. ags_S00000094884_0001

Ref.: ADCL/PLG-10244-R001/F002

Figure:
2
Scale:
Not to Scale
Date:
June 2022



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:
Extract of Approved Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Ref.: ADCL/PLG-10244-R001/F003

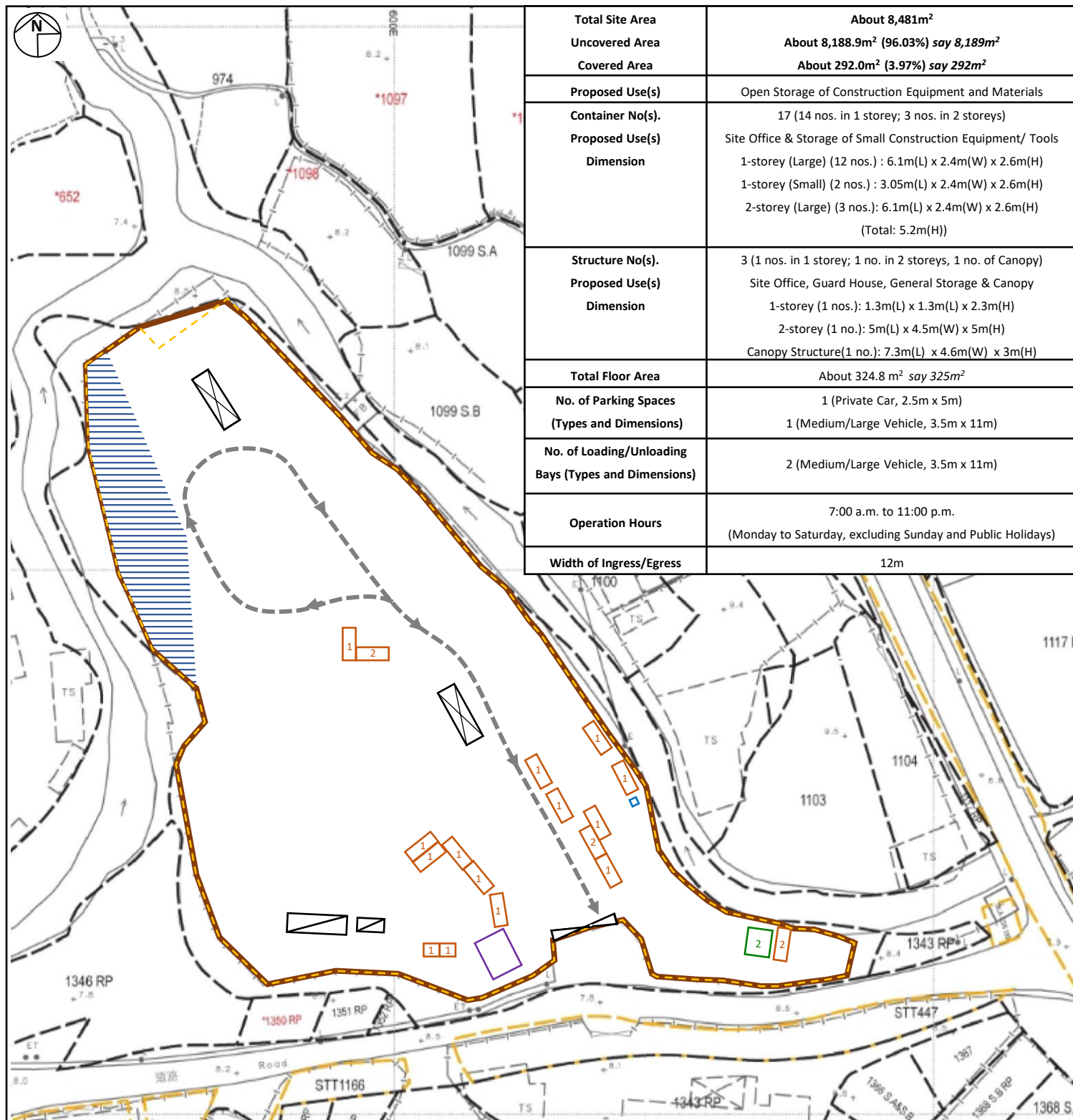
Figure:
3

Scale:
Not to Scale

Date:
June 2022



AIKON DEVELOPMENT CONSULTANCY LTD.



Total Site Area	About 8,481m ²
Uncovered Area	About 8,188.9m ² (96.03%) say 8,189m ²
Covered Area	About 292.0m ² (3.97%) say 292m ²
Proposed Use(s)	Open Storage of Construction Equipment and Materials
Container No(s).	17 (14 nos. in 1 storey; 3 nos. in 2 storeys)
Proposed Use(s)	Site Office & Storage of Small Construction Equipment/ Tools
Dimension	1-storey (Large) (12 nos.) : 6.1m(L) x 2.4m(W) x 2.6m(H) 1-storey (Small) (2 nos.) : 3.05m(L) x 2.4m(W) x 2.6m(H) 2-storey (Large) (3 nos.): 6.1m(L) x 2.4m(W) x 2.6m(H) (Total: 5.2m(H))
Structure No(s).	3 (1 nos. in 1 storey; 1 no. in 2 storeys, 1 no. of Canopy)
Proposed Use(s)	Site Office, Guard House, General Storage & Canopy
Dimension	1-storey (1 nos.): 1.3m(L) x 1.3m(L) x 2.3m(H) 2-storey (1 no.): 5m(L) x 4.5m(W) x 5m(H) Canopy Structure(1 no.): 7.3m(L) x 4.6m(W) x 3m(H)
Total Floor Area	About 324.8 m ² say 325m ²
No. of Parking Spaces (Types and Dimensions)	1 (Private Car, 2.5m x 5m) 1 (Medium/Large Vehicle, 3.5m x 11m)
No. of Loading/Unloading Bays (Types and Dimensions)	2 (Medium/Large Vehicle, 3.5m x 11m)
Operation Hours	7:00 a.m. to 11:00 p.m. (Monday to Saturday, excluding Sunday and Public Holidays)
Width of Ingress/Egress	12m

LEGEND:

(For Identification Only)

	Site Boundary		Container (1-storey)		Container (2-storey)		Canopy Structure
	Fencing		Structure (1-storey)		Structure (2-storey)		
	Ingress/Egress		Set-back Area (if and when required by DSD for Drainage Channel TKL05)				
	Internal Vehicular Flow		Parking Space		Loading/Unloading Bay		

Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

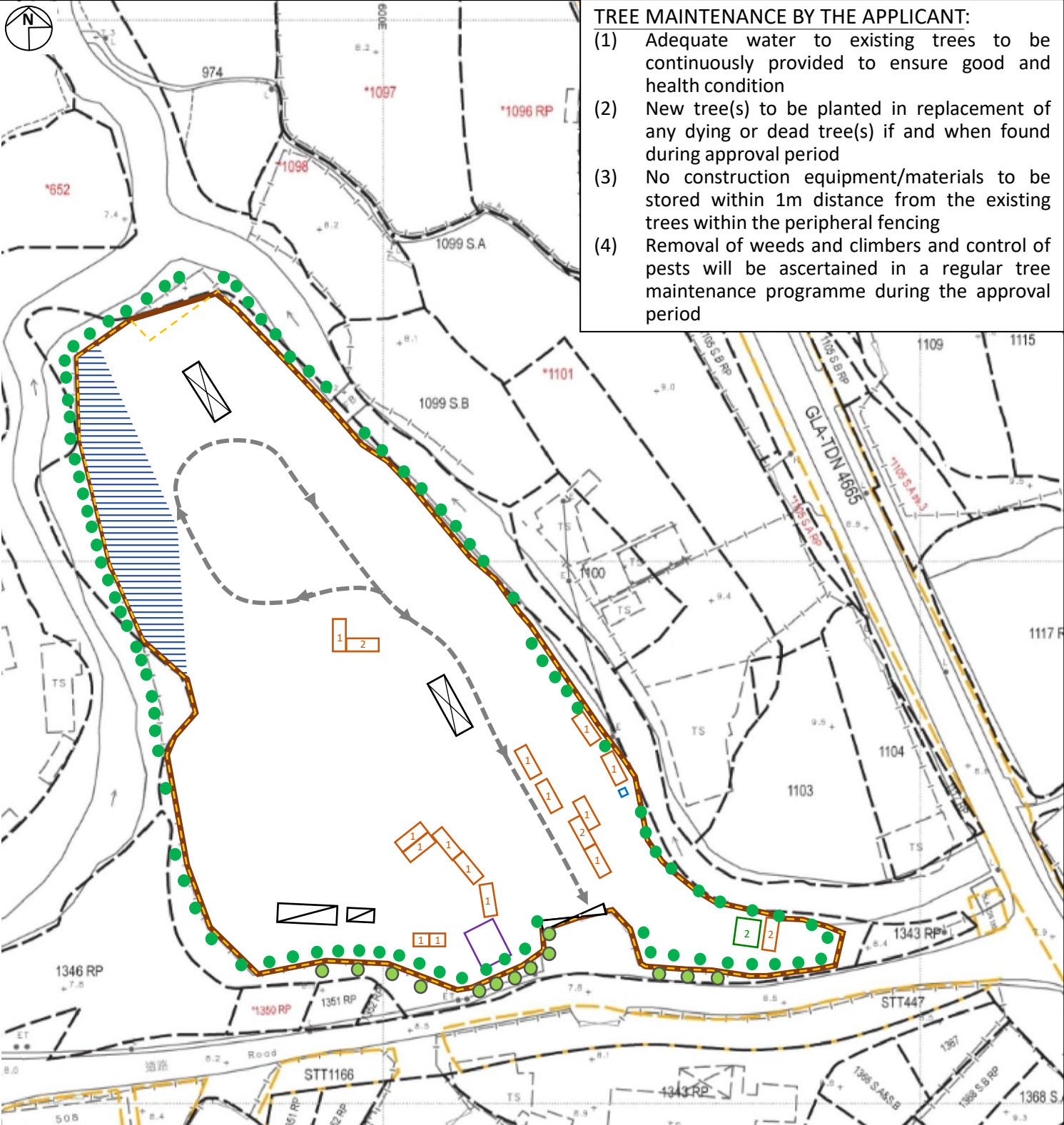
Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10244-R001/F004

Figure:
4

Scale:
1:1000

Date:
June 2022



TREE MAINTENANCE BY THE APPLICANT:

- (1) Adequate water to existing trees to be continuously provided to ensure good and health condition
- (2) New tree(s) to be planted in replacement of any dying or dead tree(s) if and when found during approval period
- (3) No construction equipment/materials to be stored within 1m distance from the existing trees within the peripheral fencing
- (4) Removal of weeds and climbers and control of pests will be ascertained in a regular tree maintenance programme during the approval period

LEGEND:

(For Identification Only)



Site Boundary



Fencing

- Existing Trees to be preserved by the Applicant (Already implemented since last planning approval)
(Species: *Ficus microcarpa*, Total No.: 93; Min Height: 2.75m; Min. Interval: 2.5m)

- Roadside Tree formerly planted by the Government
(Species: *Ficus microcarpa*, Total No.: 13; Min Height: 2.75m; Min. Interval: 2.5m)

Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:

Landscape and Tree Preservation Plan

Figure:

5

Scale:

1:1000

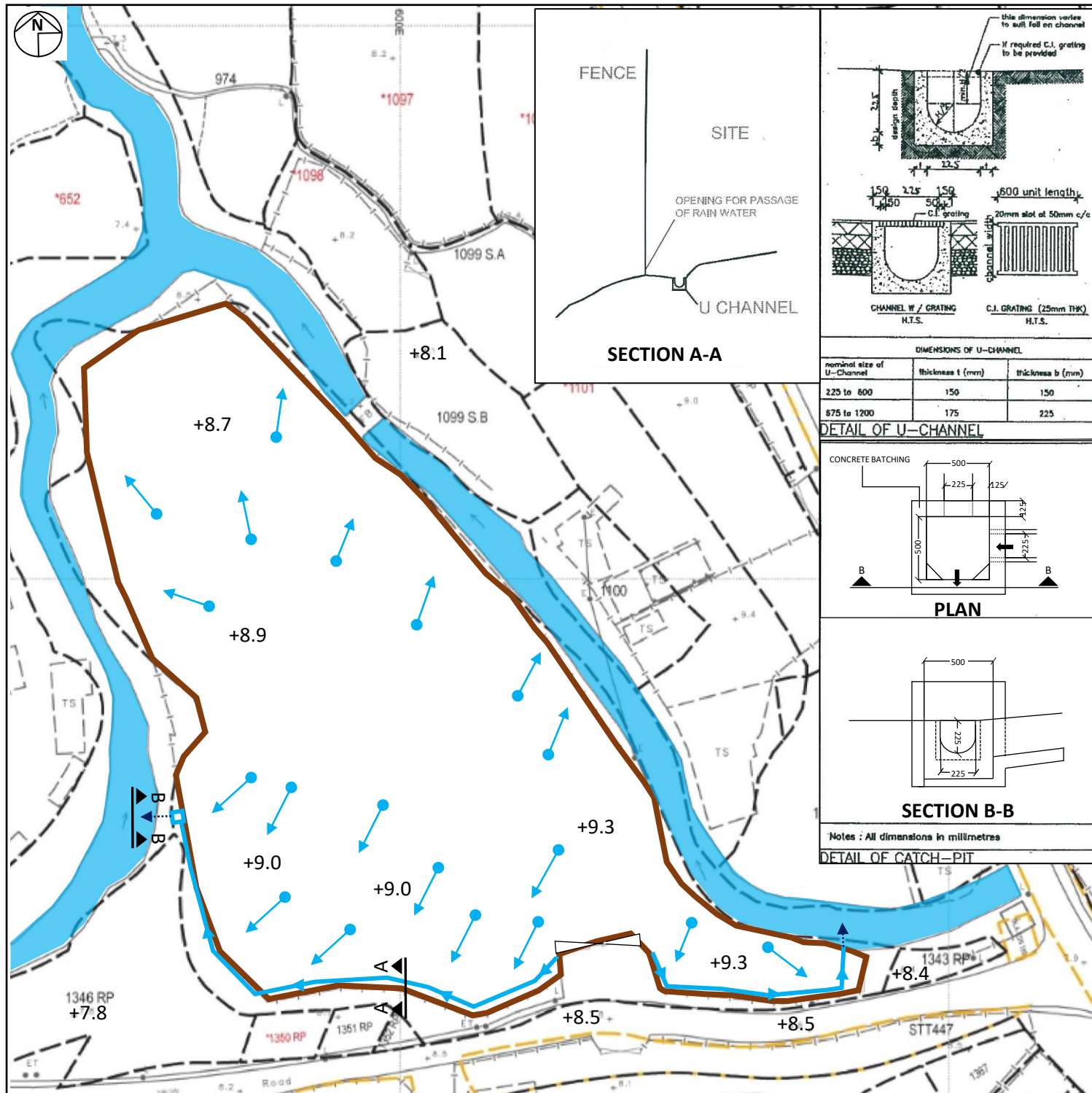
Date:

June 2022

Ref.: ADCL/PLG-10244-R001/F005



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LEGEND:

Application Site Boundary

Ingress/Egress

Rainfall Direction

Existing Streamcourse

(Not to be disturbed during approval period)

Existing U-Channel (min. 225mm in diameter)
(Already implemented since last planning approval)

Catch Pit (Details shown above)
(Already implemented since last planning approval)

+8.9 Meters above Principal Datum

Outfall to River

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:

As-built Drainage Plan

Figure:

6

Scale:

1:1000

Date:

June 2022

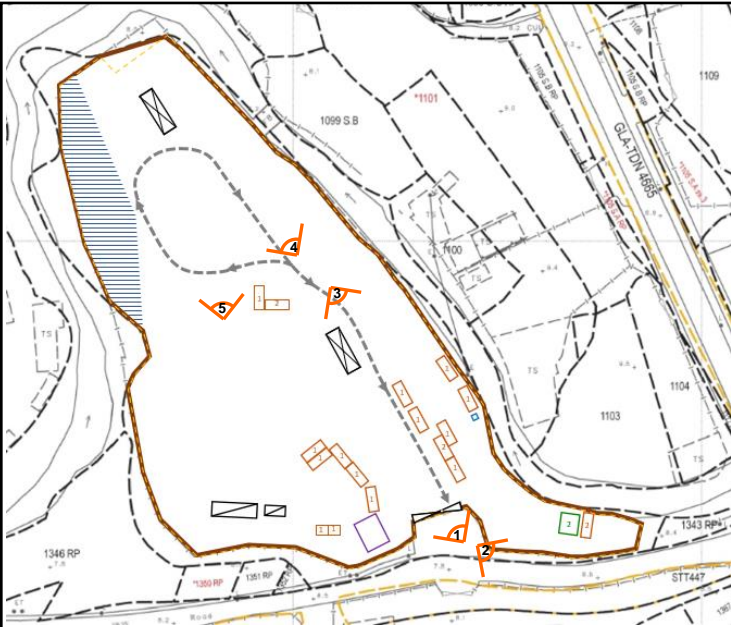
Ref.: ADCL/PLG-10244-R001/F006



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1	Existing Condition of the Application Site
Aikon Development Consultancy Ltd. 毅勤發展顧問有限公司	



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:
Existing Condition of the Application Site

Ref.: ADCL/PLG-10244-R001/I001

Illustration:
1

Scale:
N/A

Date:
June 2022



List of Appendices

Appendix 1	Approval Letter of the Previous Application No. A/NE-TKL/622
Appendix 2	Discharge Letters for the Approval Conditions under Application No. A/NE-TKL/622
Appendix 3	Approved Proposal for Water Supplies for Firefighting and Fire Service Installations under Application No. A/NE-TKL/622

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

PLG-10180
TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3180 7611)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKL/622

20 September 2019

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage
of Construction Equipment and Materials for a Period of 3 Years
in “Agriculture” Zone, Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che**

I refer to my letter to you dated 30.8.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years from 15.10.2019 to 14.10.2022 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the stacking height of the materials stored within five meters of the periphery of the site shall not exceed the height of the boundary fence at any time during the planning approval period;
- (d) the peripheral fencing and paving of the site shall be maintained at all times during the planning approval period;
- (e) the setting back of the site boundary to avoid encroachment on the project limit of “PWP Item 119CD – Drainage Improvement in Northern New Territories – Package C (Remaining Works)” as and when required by the Director of Drainage Services;
- (f) the existing drainage facilities implemented under Application No. A/NE-TKL/553 on-site should be maintained properly at all times during the planning approval period;

- (g) existing trees on the site shall be maintained in good condition at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2020;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.11.2019;
- (j) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2020;
- (k) in relation to (j) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.7.2020;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

A copy of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes), together with the relevant documents providing guidance on the fulfillment of conditions, are attached for your reference. Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 15.10.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 6.9.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 11.10.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix | 2

Discharge Letters for the Approval Conditions under Application No. A/NE-TKL/622

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-TKL/622
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (3180 7611)

7 February 2020

Aikon Development Consultancy Ltd.
Unit 1310, Level 13, Tower 2
Metroplaza, No. 223 Hing Fong Road
Kwai Fong, New Territories, Hong Kong
(Attn.: Mr. Thomas LUK)

Dear Mr. LUK,

**Renewal of Planning Approval for Temporary Open Storage
of Construction Equipment and Materials for a Period of 3 Years
in “Agriculture” Zone, Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che**

(Compliance with Approval Condition (h) under Application No. A/NE-TKL/622)

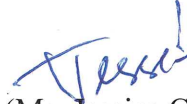
I refer to your submission received on 16.1.2020 for compliance with approval condition of the captioned planning permissions in relation to the submission of a condition record of the existing drainage facilities.

The Chief Engineer/Mainland North of Drainage Services Department (Contact person: Mr. Henry YU; Tel.: 2300 1407) has been consulted and advised that the implementation of drainage facilities on site was acceptable. As such, approval condition (h) is considered complied with.

Please be reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities. Also, the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

Should you have any queries, please feel free to contact Ms. Michelle L. T. CHAN of this department at 2158 6391.

Yours faithfully,



(Ms. Jessica CHU)
for and on behalf of
Director of Planning

b.c.c.

CE/MN, DSD

(Attn.: Mr. Henry YU)

Fax: 2770 4761

Internal

CTP/TPB(1)

Site record

HFC/TF/MC/mc

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference ADCL/PLG-10187/L001
本署檔號 Our Reference () in TPB/A/NE-TKL/622
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Ltd.
Unit 1310, 13/F, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Mr. Thomas LUK)

By Post and Fax (3180 7611)

30 October 2019

Dear Mr. LUK,

**Renewal of Planning Approval for Temporary Open storage
of Construction Equipment and Materials for a Period of 3 Years
in “Agriculture” Zone, Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che**

(Compliance with Approval Condition (i) for Application No. A/NE-TKL/622)

I refer to your submission received on 3.10.2019 for compliance with approval condition (i) in relation to the provision of fire extinguisher under the captioned application.

Director of Fire Service (Contact Person: Mr. CHAN Ming-chung; Tel.: 2733 7735) has been consulted on your submission and advised that the condition (i) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle L. T. CHAN of this department at 2158 6391.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F.,
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1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TKL/622
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

傳真(2428 5932)及郵遞函件

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心
第二期八字樓 L 座
(經辦人: 李小姐)

李小姐:

為批給在劃為「農業」地帶的
坪輦丈量約份第 82 約地段第 1344 號(部分)及第 1345 號(部分)
作臨時露天存放建築器材和建築材料用途的規劃許可續期 3 年

(履行規劃申請編號: A/NE-TKL/622 的規劃許可附帶條件(j)項)

本署於二零一九年十一月七日收到你有關履行上述規劃許可附帶條件(j)項所提交的有關滅火水源和消防裝置建議書。

消防處處長(經辦人: 陳銘冲先生; 電話: 2733 7735)審視你提交的資料後, 認為規劃許可附帶條件(j)項已經履行。另外, 他的建議也夾附在附件一(只提供英文版本)。

請你儘快落實已批准的有關滅火水源和消防裝置的建議以履行附帶條件(k)項。請你於落實有關建議後通知本署有關落實情況及提交相應的消防裝置及設備證書(FS251)(一式三份), 以便安排視察落實情況。

如你有任何疑問, 請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長



(朱霞芬女士

代行)

二零一九年十二月九日

Advisory Comments of the Director of Fire Services (Contact person: Mr. CHAN Ming-chung; Tel.: 2733 7735):

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

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
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電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

傳真(2428 5932)及郵遞函件

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心
第二期八字樓 L 座
(經辦人: 李小姐)

李小姐:

為批給在劃為「農業」地帶的
坪輦丈量約份第 82 約地段第 1344 號(部分)及第 1345 號(部分)
作臨時露天存放建築器材和建築材料用途的規劃許可續期 3 年

(履行規劃申請編號: A/NE-TKL/622 的規劃許可附帶條件(k)項)

本署於二零二零年一月十六日收到你有關履行規劃許可附帶條件(k)項所提交的有關落實滅火水源和消防裝置的來信,並已於同年二月二十六日給予簡覆,指出消防處處長仍在處理你提交的文件。

消防處處長(經辦人: 陳銘冲先生; 電話: 2733 7735)審視你提交的資料後,認為規劃許可附帶條件(k)項已經履行。

如有任何疑問,請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二零年五月十一日

Appendix | 3

Approved Proposal for Water Supplies for Fire-fighting and Fires Service Installations
under Application No. A/NE-TKL/622

FIRE NOTES:

- 1 Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266:Part 1 and BS EN 1838.
- 2 Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1.
- 3 Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.
- 4 No combustible goods will be stored at the application site and in the container.
5. The travel distance from the structure to the access for an emergency vehicle is not more than 30m.

NATURE OF OCCUPANCY:

- ① 1-Storey Container for office & storage (Roofed Area about:15 sq.m)
- ② 2-Storey Container for office & storage (Roofed Area about:30 sq.m)
- ③ 1-Storey Container for office / storage (Roofed Area about:7.5 sq.m)
- ④ 2-Storey Container for office / storage (Roofed Area about:15 sq.m)
- ⑤ 2-Storey Structure for store (Roofed Area about:45sq.m)
- ⑥ 1-Storey Structure for Guard House (Roofed Area about:1.7sq.m)
- ⑦ Loading/Unloading Bay

LEGEND:

- ⊗4kg 4.0kg dry powder type fire extinguisher
⊗2kg 2.0kg co2 type fire extinguisher
--- Boundary Line
--- Internal Vehicle access
(Also for an emergency Vehicle access)

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:
Shop 25 & 84,G/F,Man Fung Building,
YLT329 Fung Kwan Street,
Yuen Long,N.T
Tel: 92637766,

Fax: 24285932

Business Address:

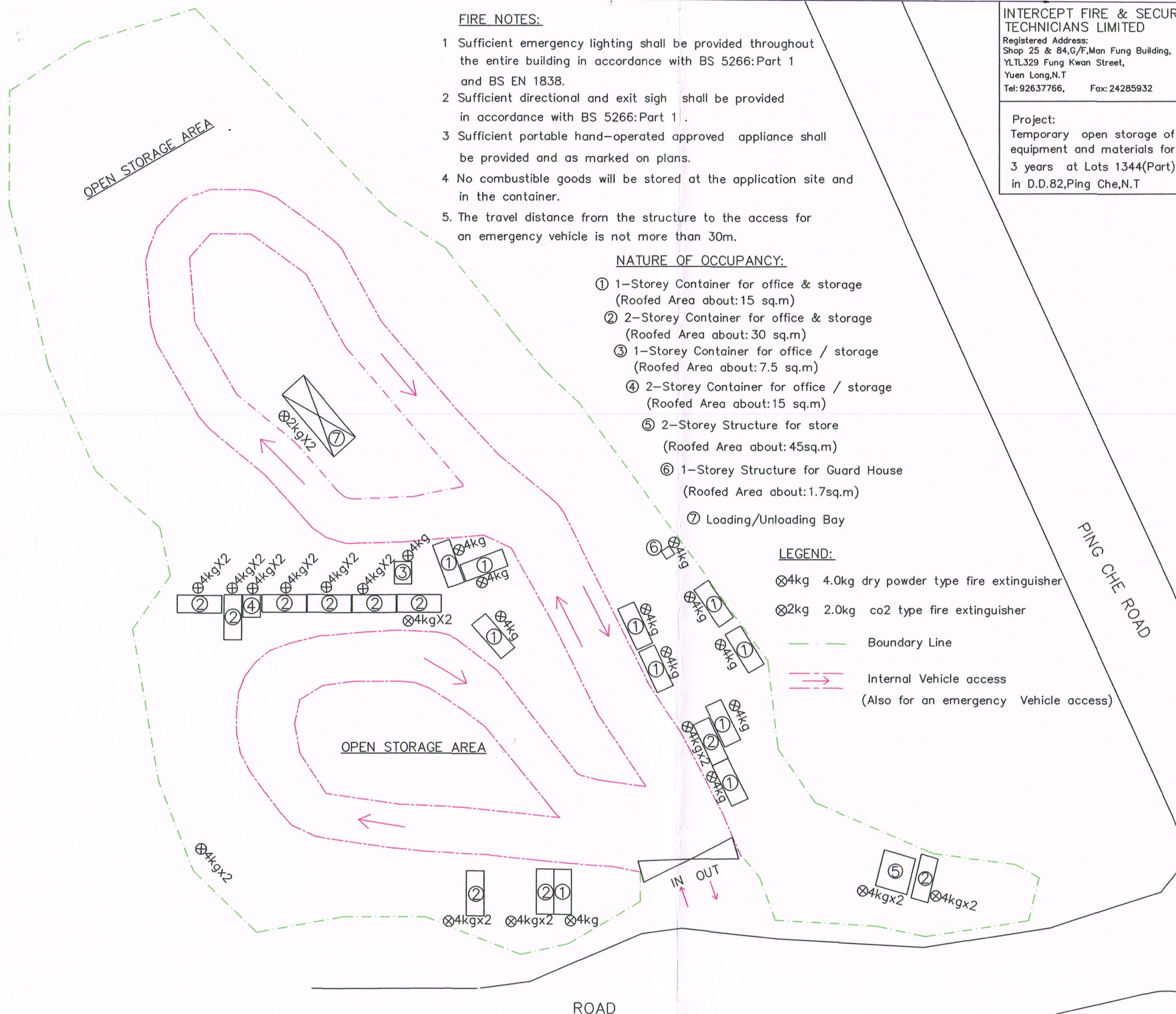
8/F, Block L,Phase 2,Wah Fung Industrial Centre,
33-39 Kwai Fung street
Kwai Chung,N.T
Tel: 24255404 , Fax: 24285932

Project:

Temporary open storage of construction equipment and materials for a period of 3 years at Lots 1344(Part) and 1345(Part) in D.D.82,Ping Che,N.T

Title:
Proposed Fire Service Installation
Layout Plan

Drawn by:	W.C.WONG
Date:	30-10-2019
Scale:	1:500@ A3
Ref No:	TPB/A/NE-TKL/622
Drawing No:	2019/FS/005



Date : 28th July, 2022

Our Ref. : ADCL/PLG-10244/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories

We refer to our submission dated 12.07.2022 (Ref.: ADCL/PLG-10244/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following items:-

- i. Condition Record of Existing Drainage Facilities

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK or Ms. Isa YUEN at 3180 7811.

Yours faithfully,
Aikon Development Consultancy Limited



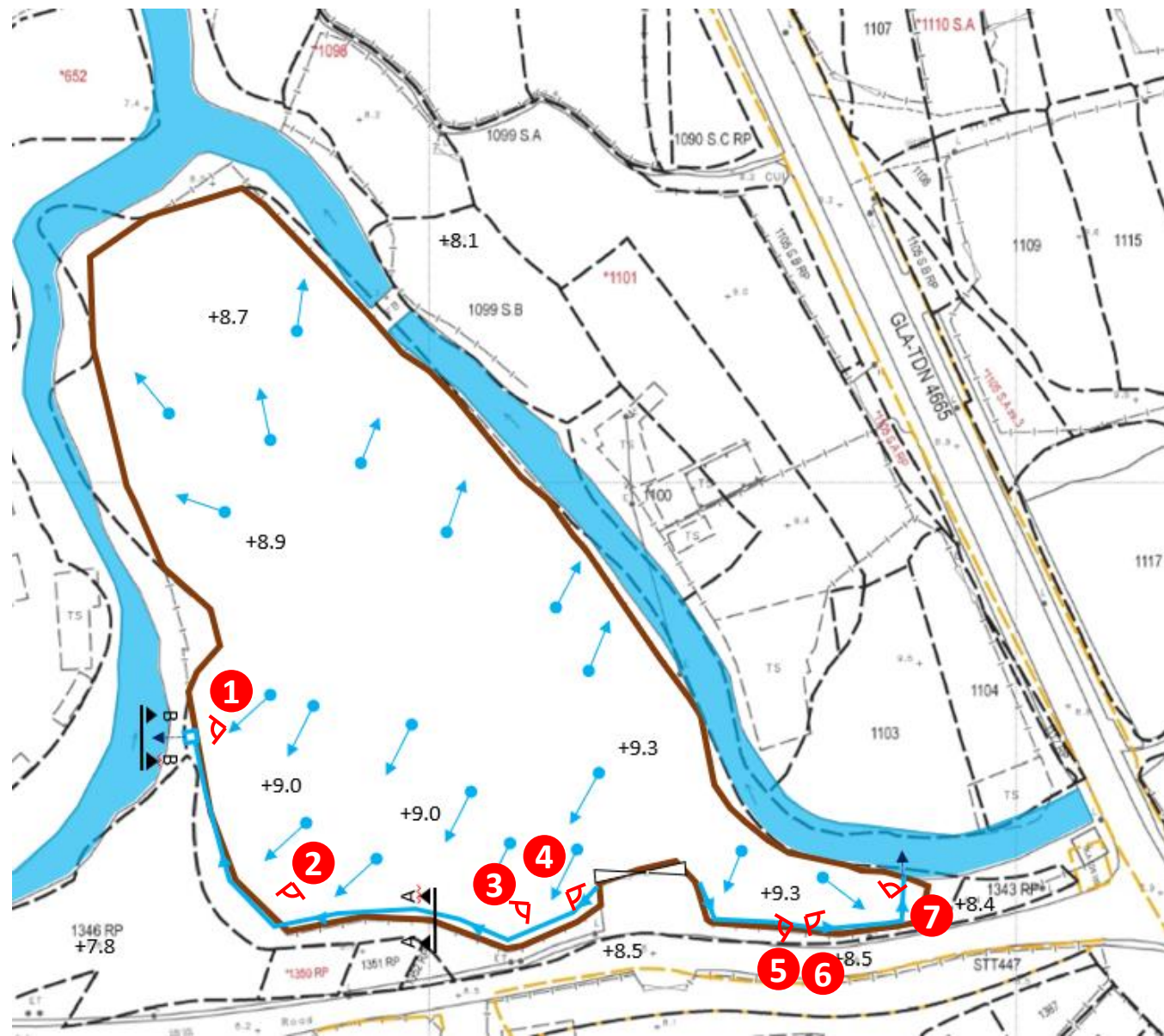
Encl.

c.c. Client

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,

223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:
Condition Record of Existing Drainage Facilities
(Photographic Record dated 9.6.2022)

Illustration:
2

Scale:
N/A

Date:
Jul 2022

Ref.: ADCL/PLG-10244-R001/I002

Date : 16th August, 2022

Your Ref. : TPB/A/NE-TKL/707

Our Ref. : ADCL/PLG-10244/L003

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

By Fax (No. 2877 0245) and Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, New Territories

We refer to the comments by Transport Department conveyed by Planning Department on 15.8.2022 regarding the subject application.

In support of the captioned application, we would like to provide the hereunder our clarifications: -

- (a) The vehicular trip rate of to/ from the application site is not **more than 25 per week**. Taking into account the operation hours, i.e. 7:00 a.m. to 11:00 p.m., Monday to Saturday (excluding Sunday and Public Holidays), the vehicle trips to/ from the application site is around **4 to 5 a day**, which is about **1 vehicular trip for every 3 to 4 hours on average**. A number of vehicular trips of 4 to 5 a day is relatively small, as such, the traffic impact to nearby road links and junctions caused by the proposed use is considered **minimal**. Also, the application site is subject to 8 previous applications, the proposed use has been existed with similar scale and similar number of vehicular trips since 2001, and low traffic volume has also been observed on the local track throughout the previous planning approval period. With no substantial change in planning circumstances, additional traffic impact to nearby road links and junctions is not anticipated.
- (b) The application site is subject to 8 previous applications. In the current application, there is **no change in nature of proposed use and car parking space and loading/unloading spaces provision** but an overall reduction in GFA proposed. In addition, a number of vehicular trips of 4 to 5 a day is relatively small. It is considered that there is adequate parking spaces and loading/unloading spaces at the application site.
- (c) As the application site is subject to 8 previous planning approvals, the current application with no substantial change on the layout would continue make use of existing ingress/egress (about 12m) for the proposed use. The width of internal vehicle access is about 5 to 8m. The indicative route to/from the application site and the manoeuvring circles within the application site are illustrated in Figure 1 in **Appendix 2**. As shown in the layout plan, there is sufficient manoeuvring space for heavy goods vehicles entering to and exiting from the application site and into/out of the parking and loading/unloading spaces.



Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

- (d) There is sufficient space for manoeuvring of vehicles within the application site and a **setback of 10m from ingress/ egress** to the local track is provided as a passing bay and waiting space for vehicles going in/ out of the application site. Queuing back of vehicles at the local track and Ping Che Road is not anticipated in view of the **low traffic volume, entrance setback and sufficient space within application site**. Despite the fact that no complaint about the queuing back of vehicles at the local track and Ping Che Road has been received during the previous approval period, a **guard house** is situated near the ingress/egress. The guard will help to direct the vehicles in/ out of the application site in case of unexpected situation.
- (e) To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed in a caution manner. The applicant will also ensure the operators to drive their vehicles in a restricted speed in order to ensure operation safety within the application site.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,
Aikon Development Consultancy Limited



Encl.













c.c. Client
DPO/STN, PlanD (Attn.: Mr. Tim FUNG) – By Email

Indicative Layout Plan



LEGEND:

(For Identification Only)

	Site Boundary		Container (1-storey)		Container (2-storey)		Canopy Structure
	Fencing		Structure (1-storey)		Structure (2-storey)		
	Ingress/Egress		Set-back Area (if and when required by DSD for Drainage Channel TKL05)				
	Internal Vehicular Flow		Parking Space		Loading/Unloading Bay		

Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years at Lots 1344 (Part) & 1345 (Part) in D.D. 82, Ping Che, New Territories (Renewal of Planning Application No. A/NE-TKL/622)

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10244-L003/F001

Figure:
1

Scale:
1:1000

Date:
Aug 2022

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

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

- (e) Taking into account the increasing demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.
2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools, and other community facilities;
 - (b) adequate screening of the sites through landscaping and/or fencing should be provided at the periphery of the site within the boundary, especially where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (c) there will be a general presumption against development on sites of less than 2,000 m² for port back-up uses, and below 1,000 m² for open storage uses in rural areas, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas and concentrate activities within appropriate surroundings, thus minimising sprawl over countryside areas and reducing travel trips;
 - (d) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis in rural areas, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, or impose a shorter compliance period for the approval conditions, notwithstanding other criteria set out in the Guidelines are complied with.

**Relevant Extract of Town Planning Board Guidelines No. 34D on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of the relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/156	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	25.5.2001 (on review) (revoked on 25.2.2002)
A/NE-TKL/225	Temporary Open Storage of Construction Equipment for a Period of 3 Years	22.11.2002
A/NE-TKL/281	Temporary Open Storage of Construction Equipment for a Period of 3 Years	13.1.2006
A/NE-TKL/315	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	8.5.2009 (revoked on 8.2.2010)
A/NE-TKL/342	Temporary Open Storage of Construction Equipment for a Period of 3 Years	10.9.2010
A/NE-TKL/443	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27.9.2013
A/NE-TKL/553	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14.10.2016
A/NE-TKL/622	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019

Rejected Applications

Application No.	Uses/Developments	Date of Consideration
A/DPA/NE-TKL/70	Open Storage of Containers, Container Trailers, Construction Materials and Machinery	17.12.1993
A/DPA/NE-TKL/96	Temporary Open Storage of Construction Materials and Machineries for 12 months	19.8.1994
A/NE-TKL/19	Temporary Open Storage of Containers and Construction Materials/Equipment for a Period of 12 months	2.8.1996 (on review)
A/NE-TKL/100	Temporary Open Storage of New Trailers for a Period of 12 months	11.12.1998

Similar S.16 Application in the vicinity of the Site within/partly within the same “Agriculture” Zone on the Ping Che and Ta Kwu Ling Outline Zoning Plan

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TKL/390	Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) for a Period of 3 Years	21.9.2012 (revoked on 21.3.2013)
A/NE-TKL/454	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22.11.2013
A/NE-TKL/460	Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013 (revoked on 13.6.2015)
A/NE-TKL/555	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	25.8.2017

A/NE-TKL/564	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	4.5.2018 (revoked on 4.10.2020)
A/NE-TKL/642	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15.9.2020
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022

Rejected Applications

Application No.	Use/Development	Date of Consideration
A/NE-TKL/480	Proposed Temporary Open Storage of Construction Materials and Equipment and Tools for a Period of 3 Years	26.9.2014
A/NE-TKL/514	Proposed Temporary Open Storage (Construction Materials and Equipments and Tools) for a Period of 3 Years	18.3.2016
A/NE-TKL/625	Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years	4.10.2019

Government Departments' General Comments

1. Land Administration

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

- the lots under application are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of access;
- unauthorized structures were erected on the application lots without prior approval of her office. The areas of the unauthorized structures exceeded the proposed areas in the subject renewal application. Her office reserves the right to take necessary lease enforcement action against the aforesaid structures; and
- if the planning application is approved, the owners of the lots shall apply to her office for a STW. 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 will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by her office.

2. Drainage

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

- he has no objection to the application from the public drainage viewpoint;
- part of the Site falls within the project limit of "PWP Item 4173CD – Drainage Improvement Works in Ta Kwu Ling" (**Plan A-2**). An approval condition on the setting back of the site boundary to avoid encroachment on the project limit of PWP Item 4173CD as and when required is recommended should the application be approved by the Board;
- the Site is located in a flooding-prone area and there were flooding records recently. Should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- the Site is in an area where no public sewerage connection is available.

3. Traffic

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

- having reviewed the further information submitted by the applicant (**Appendix Ic**), he has no further comment on the application from the traffic engineering point of view; and

- the vehicular access between Ping Che Road and the Site is not managed by the Transport Department. The applicant should seek comment from the responsible party.

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

- he has no comment on the application from highways viewpoint. The road connecting the Site to Ping Che Road is not maintained by Highways Department.

4. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- she has no strong view against the application from agricultural point of view considering that the previous applications for the same use as the current applicant was approved by the Board; and
- from nature conservation point of view, it is noted that applications for similar use at the Site had been approved with conditions before. Should the application be approved, the applicant should be advised to adopt good site practice to avoid surface runoff from polluting the watercourse nearby (**Plan A-2**).

5. Landscape

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

- she has no objection to the application from the landscape planning point of view as further significant adverse impact on existing landscape resources within the Site arising from the proposed continuous use is not anticipated;
- the Site is located in an area of rural inland plains landscape character comprising of open storages, vegetated areas, farmlands and clusters of trees;
- the Site is occupied by a temporary structure and construction materials. Some trees of common species are observed at the periphery of the Site; and
- in comparison with the approved scheme in No. A/NE-TKL/622, there are some minor changes in the configuration and number of structures which do not affect the existing trees at the periphery of the Site.

6. Fire Safety

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

- no in-principle objection to the renewal application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all times.

7. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the 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 29.10.2021 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.

8. 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 buildings/structures existing at the Site and the BD is not in a position to offer comments on their suitability for the use related to the application. Her advisory comments are at **Appendix VI**.

9. District Officer

Comments of the District Officer (North) (DO(N)):

- he has consulted the locals regarding the application. The Chairman of Fung Shui Area Committee, the incumbent North District Councilor of N16 Constituency, the Indigenous Inhabitant Representative (IIR), and the Resident Representative (RR) of Lei UK, the IIR and RR of Tai Po Tin, the IIR and the RR of Tong Fong had no comment on the application.

10. Other Department

the following government department has no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department that: if the application is approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) to cover the structure proposed be erected. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between Ping Che Road and the Site is not managed by the Transport Department;
- (c) to note the comments of the Chief Engineer/New Territories East, Highways Department that the access road connecting the Site to Ping Che Road is not maintained by the Highways Department;
- (d) to note the following comments of the Director of Environmental Protection that:
 - (i) the applicants are advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Director of Environmental Protection in order to minimize any possible environmental nuisances; and
 - (ii) the applicant should also be reminded to follow EPD's ProPECC PN5/93 for the provision of septic tank and soakaway system and/or other waste water treatment facilities, and that it is the applicant's responsibility to ensure proper and full implementation of all precautionary and mitigation measures including regular maintenance of the existing septic tank to keep it in good operating condition. The applicant is also reminded to observe strictly all relevant pollution control ordinance such as Noise Control Ordinance, Air Pollution Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance, etc. during the operation of the project;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that should the application be approved, the applicants are required to perform good site practice to avoid surface runoff from polluting the watercourse nearby;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewer connection is available;
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted

building works or commenced under the simplified requirement under the Minor Works Control System. 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 the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) if the proposed use under application is subject to issue of a licence, 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 licencing authority;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- (vi) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of P(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R;
- (vii) if the Site is not abutting on a specific street having a width not less than 4.5m wide, the development intensity shall be determined by BA under B(P)R 19(3) at building plan submission stage;
- (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
- (ix) 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 and site formation works like filling of pond or land. Detailed comments under BO will be provided at formal building plans submission stage.

HAS

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

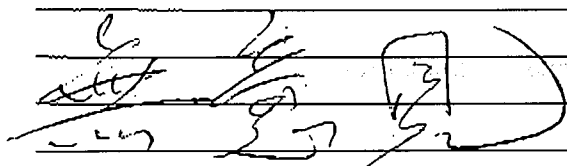
By Fax : 2877 0245 or 2522 8426

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/707

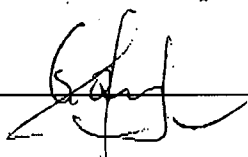
意見詳情 (如有需要，請另頁說明)

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

2022.8.10

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

參考編號

220805-163635-92942

Reference Number:

提交限期

23/08/2022

Deadline for submission:

提交日期及時間

05/08/2022 16:36:35

Date and time of submission:

有關的規劃申請編號

A/NE-TKL/707

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。