

20 MAR 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2300604 1/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KL/721
	Date Received 收到日期	20 MAR 2023

- 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)

Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,873 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,679 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)	..... 91 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture ("AGR")
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on
06/02/2023 (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 27/02/2023 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... 1,287 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,586 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,679 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,679 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
One 1-storey warehouse for storage of construction materials and electronic products (Height: not exceeding 12m)	
One 2-storey site office within the warehouse (Height: about 6m)	
One 1-storey washroom (Height: about 3m)	
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	..... 3
Motorcycle Parking Spaces 電單車車位	..... NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA
Coach Spaces 旅遊巴車位	..... NA
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 (3.5m x 7m)
Medium Goods Vehicle Spaces 中型貨車車位	..... 1 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1 container vehicle (3.5m x 16m)
Others (Please Specify) 其他 (請列明)	..... NA

Proposed operating hours 擬議營運時間 0900am - 1800pm from Mondays to Saturdays No operation on Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>The Application Site is connected via a local track to Ping Che Road.</u>																															
	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 checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/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 checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the planning statement attached.

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

.....
Cannis Lee

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

.....

Associate Director (Planning)

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 ...MPIA.....

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

01 MAR 2023

..... (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。

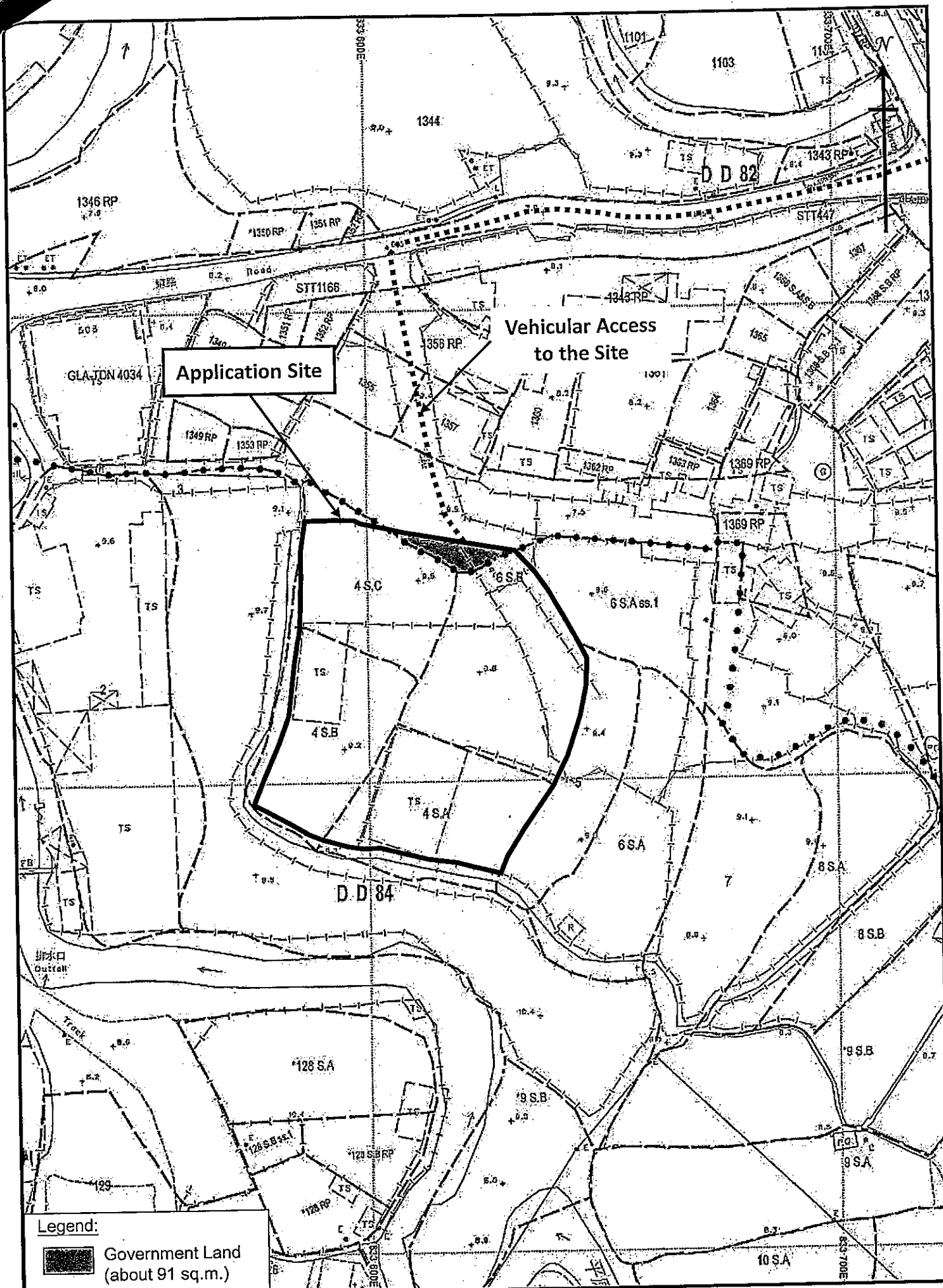
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.
Site area 地盤面積	<div style="text-align: right;">3,873 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 91 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,679 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.69 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3 - 12	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1 - 2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	66.8 % <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		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		3 NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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)		NA NA 1 1 1 (Container Vehicle) NA

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



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Ref: LDS/PLAN/6890

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.

Planning Statement

Applicant

Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)

Prepared by

Lawson David and Sung Surveyors Limited

March 2023

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 3,873 sq.m. (including Government Land of about 91 sq.m.), 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. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applicant is currently operating at Yuen Long as a logistics company for storage of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers) since 2013. They are one of the business operators affected by the land resumption for First Phase Development of Yuen Long South Development Area. Their former warehouse at Lots 2722 RP (Part), 2727 (Part), 2728, 2729 (Part), 2730 (Part), 2731 (Part) and 2735 (Part) in D.D.120 and Lot 1678 RP (Part) in D.D.121, Yuen Long, have been resumed by the Government on 20.08.2022 with their operation at the warehouse ceased in December 2022 from the clearance of the resumed area.

With the resumption of their former warehouse and the intention to continue their business, the Applicant is required to identify other storage yards. After the site searching exercise, the Applicant has identified the Application Site as a possible site for relocation and intend to develop the site into a warehouse for storage of construction materials and electronic products.

The proposed development will erect a 1-storey warehouse for storage of construction materials and electronic products, with a floor area of about 2,571 sq.m. and height of not more than 12m. A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. A 1-storey (height: about 3m) washroom of about 44 sq.m. will be proposed near the eastern boundary of the Application Site. All loading/unloading activities and manoeuvring of vehicles will be conducted at the northeastern portion of the site. The ingress/egress point will be at the northern boundary connecting the local track from Ping Che Road with 8m in width. There will be 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize any potential noise and environmental impacts to the surrounding area, the proposed structures will be enclosed with no workshop activities conducted within the Application Site.

The justifications of this application are:

1. The proposed development helps support the export industry in Hong Kong;
2. The Application Site is the best locational choice for the Applicant;
3. The Application Site is unsuitable for agricultural rehabilitation;
4. The proposed development allows optimization of valuable land resources;

5. The proposed development is not incompatible with surrounding land uses;
6. The proposed development will not generate adverse traffic, environmental and drainage impact on the surrounding areas; and
7. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界坪輦丈量約份第 84 約地段第 4 號 A 分段(部分)、第 4 號 B 分段(部分)、第 4 號 C 分段(部分)、第 6 號 B 分段及毗連政府土地(“申請地點”)，作為期三年的臨時存放建築材料和電子產品貨倉(“擬議發展”)的規劃申請。

申請地點的面積約 3,873 平方米(包括政府土地約 91 平方米)，座落於在 2010 年 3 月 12 日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號：S/NE-TKL/14)上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請人為一間物流公司，自 2013 年開始於元朗設置貨倉，用作存放建築材料(包括 PVC 塑膠管、瓷磚和衛生用品)及電子產品(包括平板電腦、手機及電腦)。申請人現時為因元朗南發展區第一期發展計劃而須搬遷的營運者之一。申請人早前於新界元朗丈量約份第 120 約地段第 2722 號餘段(部分)、第 2727 號(部分)、第 2728 號、第 2729 號(部分)、第 2730 號(部分)、第 2731 號(部分)及第 2735 號(部分)、丈量約份第 121 約地段第 1678 號餘段(部分)的貨倉已被政府於 2022 年 8 月 20 日收回，並於同年 12 月清場。

申請人必須重置貨倉以繼續經營業務。經尋找可重置地點後，申請人認為申請地點適合作為重置貨倉地點，以繼續存放建築材料及電子產品。

擬議發展將興建一個樓面面積約 2,571 平方米以及其高度不超過 12 米的一層高貨倉，用作存放建築材料及電子產品。同時，於貨倉內亦會提供一座兩層高(約 6 米高)，面積約 186 平方米的辦公室。此外，申請地點的東面位置會提供一座一層高(約 3 米高)，面積約 44 平方米的洗手間。所有上落貨及車輛迴轉將於申請地點的東北面進行。申請地點的出入口(約 8 米闊)設於場地北面，由一條道路連接坪輦路。申請地點亦設有 1 個貨櫃車上落貨位(3.5 米 x 16 米)、1 個中型貨車上落貨位(3.5 米 x 11 米)、1 個輕型貨車上落貨位(3.5 米 x 7 米)和 3 個供職員/訪客使用的私家車停車位(2.5 米 x 5 米)。擬議發展的營運時間為星期一至星期六上午 9 時至下午 6 時，星期日及公眾假期不會運作。為減少擬議發展對周遭的潛在噪音及環境影響，擬議構築物是以密封形式興建，以及於申請地點內不會進行任何工場活動。

本規劃申請的理據為：

1. 擬議發展有助支持本港的出口業；
2. 申請地點是申請人一個最佳的位置選擇；
3. 申請地點不適合用作農業復耕；
4. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
5. 擬議發展與周邊土地用途兼容；
6. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；及
7. 擬議發展不會被定為不良的先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products (the “proposed development”) for a period of 3 years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 3,873 sq.m. (including Government land of about 91 sq.m.), 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. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

Background of the Applicant

The Applicant, **Power Up (China) Logistics Limited** (hereafter “the Applicant”), has been operating their logistics business of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers) in Yuen Long since 2013.

The Applicant is still active in the industry and their business focuses on export of construction materials and electronic products to Mainland China and various overseas markets.

The Applicant was operating their warehouse for their business at Lots 2722 RP (Part), 2727 (Part), 2728, 2729 (Part), 2730 (Part), 2731 (Part) and 2735 (Part) in D.D.120 and Lot 1678 RP (Part) in D.D.121, Yuen Long, N.T. According to the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14, the site falls within an area mainly zoned “Residential (Group A)3” (“R(A)3”) and partially within an area shown as “Road”. It was subject to an approved planning application on 12.11.2021 (Application No. A/YL-TYST/1118) (see **Appendix A**), before the clearance of the site in December 2022 due to land resumption for the development of Yuen Long South Development Area. Before the clearance, the site was used as a warehouse for storage of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers), with a site area of about 3,500 sq.m. The current applied use is the same as the affected business in Yuen Long. The Applicant intends to continue their business and is required to identify a suitable site to relocate their operation to sustain their business.

Relocation Need of the Applicant

With the ongoing land resumption in the locality of Yuen Long South, operators of storage yards / warehouses in the area might be forced to terminate their business after land resumption due to lack of compatible alternative land in the market. Therefore, to sustain and continue their business, it is necessary for the Applicant to be able to relocate their business and continue to contribute to the export industry in Hong Kong.

Various discussions were made between the Development Bureau and the Applicant regarding the relocation of the Applicant's warehouse. They have faced tremendous difficulties in financing their relocation to search for a suitable site at a reasonable price. Most importantly, the Applicant is required to identify a suitable site that can fulfill their operational needs. Taken into consideration that the storage materials are bulky in nature which involves considerable land requirements i.e. site with considerable size, appropriate access road for long vehicles, etc., the Applicant struggles to identify possible sites for relocation.

The Applicant has conducted a thorough site search exercise for over a year before identifying the Application Site as the best available option for relocation. The Applicant has investigated about 5 possible sites located in assorted areas in New Territories such as Sha Tau Kok, Pat Heung, Shek Kong and Tai Tong, in which some require planning permission for warehouse use under section 16 of the Town Planning Ordinance. Most are yet considered not suitable due to various reasons, for instance, geographical constraints, unaffordable potential construction costs, potential right of way disputes from private lots owners, perceived local objections and traffic concerns. Additionally, it is difficult for the Applicant to identify suitable site for relocation as land within the Categories 1 and 2 areas in the region under TPB PG-No. 13F was either over the price consideration of the Applicant or occupied by other open storage/storage uses.

As a result, the Applicant has identified the Application Site as the best available option for a number of reasons. Firstly, the Application Site is accessed from a local track leading to Ping Che Road, which provides good accessibility for the staff to commute to work, and allow the various sizable goods vehicles to access to the site with ease. Secondly, the Application Site is currently vacant with part of the site being hard paved already. A swift transformation into a warehouse for the Applicant's imminent usage is thus feasible. Last but not least, the size of the Application Site could meet the immediate need of the Applicant to accommodate their business operation with ample manoeuvring space. The Applicant has decided choosing the Application Site for relocation taking into account that the availability of similar sites in the market is limited.

As the basic settings of Application Site meet the operational needs of the Applicant, the Applicant seeks the Board's permission to use the Application Site as a temporary warehouse for storage of construction materials and electronic products for relocation of their business. The proposed development will also allow better utilization of scarce land resources so that the land can be under better use.

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the background details of the Application Site in terms of current land-use characteristics and neighbouring developments;
- Chapter 3 discusses the planning context of the Application Site;
- Chapter 4 outlines the development proposal;
- Chapter 5 gives account to the justifications of the proposed development;
- Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,873 sq.m. (including Government land of about 91 sq.m.), is located at a local track leading to Ping Che Road in Ping Che, N.T. The Application Site is generally flat and vacant. The Application Site is fenced off by corrugated metal sheets and wired fences (see **Photo Plate 1**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, temporary structures and vacant land. The Application Site was bounded by open storage and temporary structures at its immediate north, west and northeast. Two open storage yards with planning approvals (Application Nos. A/NE-TKL/642 and 707) are located to the north within the same "AGR" zone. To the east and further southeast of the Application Site are vacant land. The Application Site is fronting Ping Yuen River and its tributary at the immediate south and southwest.

2.3 Accessibility

The Application Site is accessible to Ping Che Road via a local track. The entrance to the Application Site is about 8m wide which located to the north. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The Subject Lots are old schedule agricultural lots. The Applicant will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site 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 (see **Figure 1**). The planning intention of "AGR" zone is "primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes".

Despite the fact that the proposed development ('warehouse') 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 Town Planning Ordinance.

3.2 Previous Application

The Application Site, or part of it, is subject to a previous planning application and the details are as follows:

Application No.	Applied Use	Location	TPB's Decision (Date)
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	Lots 1356 RP (Part) and 1357 (Part) in D.D.82 and Lots 4 S.A, 4 S.B, 4 S.C (Part), 5, 6 S.A, 6 S.B, 7 (Part) and 8 S.A (part) in D.D.84 and adjoining Government land	Rejected on Review (28.11.2008)

3.3 Similar Application in Vicinity

Meanwhile, approved application of similar warehouse uses could be found in the same "AGR" zone as below:

Application No.	Applied Use	Location	TPB's Decision (Date)
A/NE-TKL/695	Proposed Temporary Warehouse and Open Storage of Timber and Wooden Parts for a Period of 3 Years	Lot 207 in D.D. 84, Ping Che, New Territories	Approved with Conditions on a Temporary Basis (18.3.2022)

4. Development Proposal

4.1 Site Configuration and Layout

It is proposed to use the Application Site as temporary warehouse for storage of construction materials and electronic products for a period of 3 years. The Application Site has an area of about 3,873 sq.m. The ingress/egress point will be at the northern boundary connecting the local track leading from Ping Che Road with 8m in width. The proposed warehouse, which is about 2,571 sq.m. and one-storey with height of not more than 12m, will be erected for the storage of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers). A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. A one-storey (height: about 3m) washroom of about 44 sq.m. will be erected near the eastern boundary of the Application Site. All loading/unloading activities and manoeuvring of vehicles will be conducted at the northeastern portion of the site near the ingress/egress point (see Layout Plan at **Figure 4**).

The Application Site is fenced off by the existing 2.5m high corrugated metal sheets and wired fences on all sides.

4.2 Vehicular Access and Parking Arrangement

The width of the ingress/egress point of the Application Site is about 8m wide and located at the northern side of the Application Site connecting to the local track to Ping Che Road.

1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces (2.5m x 5m) for staff/visitors are proposed. A swept path analysis (see **Appendix B**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the northeastern portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances. In addition, according to the Applicant, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 10 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected.

4.3 Site Operations

The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials and electronic products. To minimize any potential noise and environmental impacts to the surrounding area, the proposed structures will be enclosed with no workshop activities to be conducted within the Application Site.

4.4 Landscape and Tree Preservation

A series of wild overgrown vegetation are found at the western portion of the Application Site. Meanwhile, several trees of various species are found immediate outside the western, southern and eastern boundary of the Application Site. The Applicant would preserve the existing trees outside the Application Site, which would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.5 Drainage Proposal

No drainage facilities can be found at the Application Site. Covered U-channels, gutters at the edge of the roof of the proposed warehouse, downpipes and catchpit are proposed to collect and divert surface runoff from the Application Site to the existing water stream. A drainage proposal is submitted (see **Appendix C**) to show the proposed drainage design.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations to the satisfaction of the Fire Services Department. A fire service installations proposal (see **Appendix D**) is submitted together with this application.

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials and electronic parts. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse and all loading/unloading activities will be conducted within the enclosed structure;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact;
- (f) On-site washroom will be provided. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicant will follow ProPECC PN 5/93 to prevent any water pollution.

5. Planning Justifications

5.1 Support the Export Industry in Hong Kong

With the reopening of the border with Mainland China, the demand for the export of construction materials and electronic products to the global market would rejuvenate and increase substantially. Therefore, the operational needs of the Applicant would require the Application Site to act as a warehouse to handle all the logistics matters of all the goods. Approval of the application would also allow the Applicant to continue their business and support the export industry in Hong Kong.

5.2 Best Location Choice of the Application Site

With the introduction of Northern Metropolis Development Strategy in the recent policy address, it could be assumed that many private land in the Northern New Territories and North West New Territories will be resumed by the Government for development of NDAs/public works in the near future. Tremendous difficulties are encountered by the Applicant to identify a suitable site to continue their business with the lack of available site and financial constraints. Despite the continuous efforts in searching for a suitable piece of land by the Applicant, the only piece of land that meet the Applicant's operational needs and could be secured by the Applicant is the current Application Site.

Comparing with adjoining land uses which fall within the "AGR" zone, the Application Site is considered less susceptible to the local environment as the storage of construction materials and electronic products will be located within the enclosed structures. The Application Site is conveniently served by local road network (i.e. Ping Che Road). The proposed use of the Application Site for warehouse for storage of construction materials and electronic products is actually a practical and reasonable solution to the relocation

demand of the Applicant. Being located close to a main road and having a compatible size to accommodate the operational needs of the Applicant, the Application Site is the best location choice.

5.3 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned “AGR”, the Application Site is unsuitable for agricultural rehabilitation. Portion of the land in the Application Site is already paved. Having considered the fact that some open storage/storage uses are situated in vicinity of the Application Site, the planning intention of “AGR” zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicant.

5.4 Optimization of Valuable Land Resources

The Application Site is currently vacant. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Ping Che Road for transportation of construction materials and electronic products and mostly flat and paved land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.5 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, open storage, yards, warehouses, unused land / structures and temporary structures, with approved application of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including operation within the enclosed structures and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.6 No Adverse Traffic Impact

The Application Site is directly accessible via a local track to Ping Che Road and no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development

to Ping Che Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the northeastern portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances.

5.7 No Adverse Environmental Impacts on the Surrounding Areas

As reiterated in Section 4.7, the proposed warehouse will only be used as storage of construction materials and electronic products and all operations will be confined within the enclosed warehouse. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to 6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, with the proposed storage use also being confined within the enclosed structure, no adverse environmental impacts on the surrounding area is expected.

5.8 No Adverse Drainage Impact

Drainage facilities will be proposed and provided within the Application Site for this application, surface runoff will be effectively collected from and discharge out of the Application Site. The Applicant has accordingly submitted a drainage proposal (see **Appendix C**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

5.9 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. Comparable or identical grounds have to be established in judging the setting of a precedent. The proposed development is an exceptional case which is justified on the demand for relocation of storage yard due to land resumption to support the logistics industry in Hong Kong. It would meet the genuine need for exports demand, especially after border reopening with Mainland China. Therefore, it is proposed that the permission is only given to the development under application. The uniqueness of the proposed development is not something that can be easily replicated.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. However, the current application simply implies its very exceptional nature unlike those applications for temporary developments in other "AGR" sites. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Ping Che and Ta Kwu Ling OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of construction materials and electronic products. The proposed development will support the rejuvenating export industry in Hong Kong after the reopening of border with Mainland China, and hence is essential to have the Application Site for the Applicant to continue their operation.

In facing difficulties in identifying a suitable site for relocation of their business, there is no other alternative option for the Applicant due to unique operational needs of the warehouse. The Application Site is considered as the best location choice due to its locational advantage and less susceptible to the local environment at present moment. Valuable land resources can also be optimized due to its locational advantage and similar uses on the surrounding areas in which no interface problems will be arisen out of the proposed development.

Despite the fact that the Application Site fall within the “AGR” zone, the planning intention of “AGR” 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 development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage uses. Also, instead of the Application Site being not fully utilized, the proposed development encourages the optimization and revitalization of the land use of the Application Site whilst contributing to the logistic industry in Hong Kong.

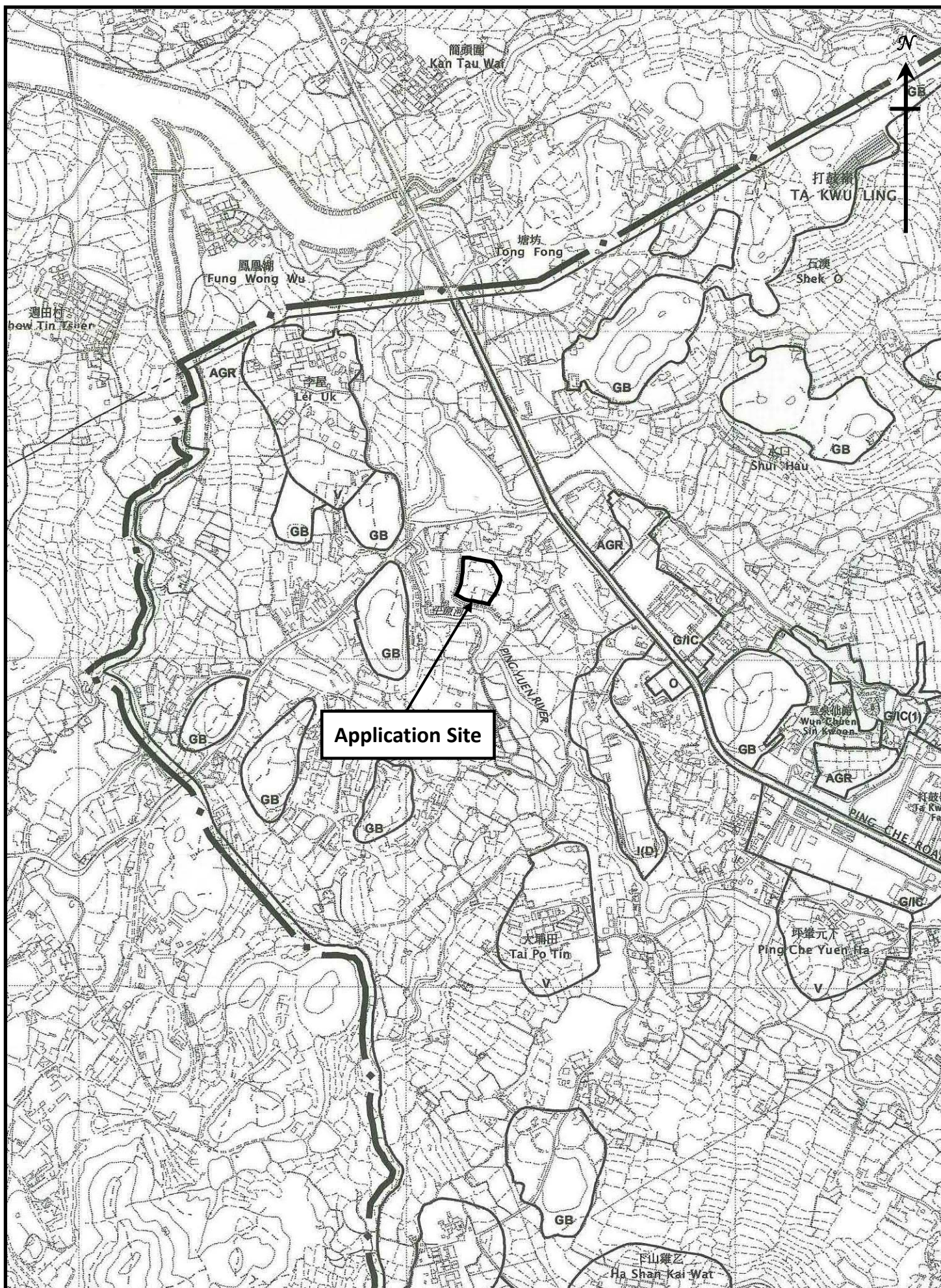
In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

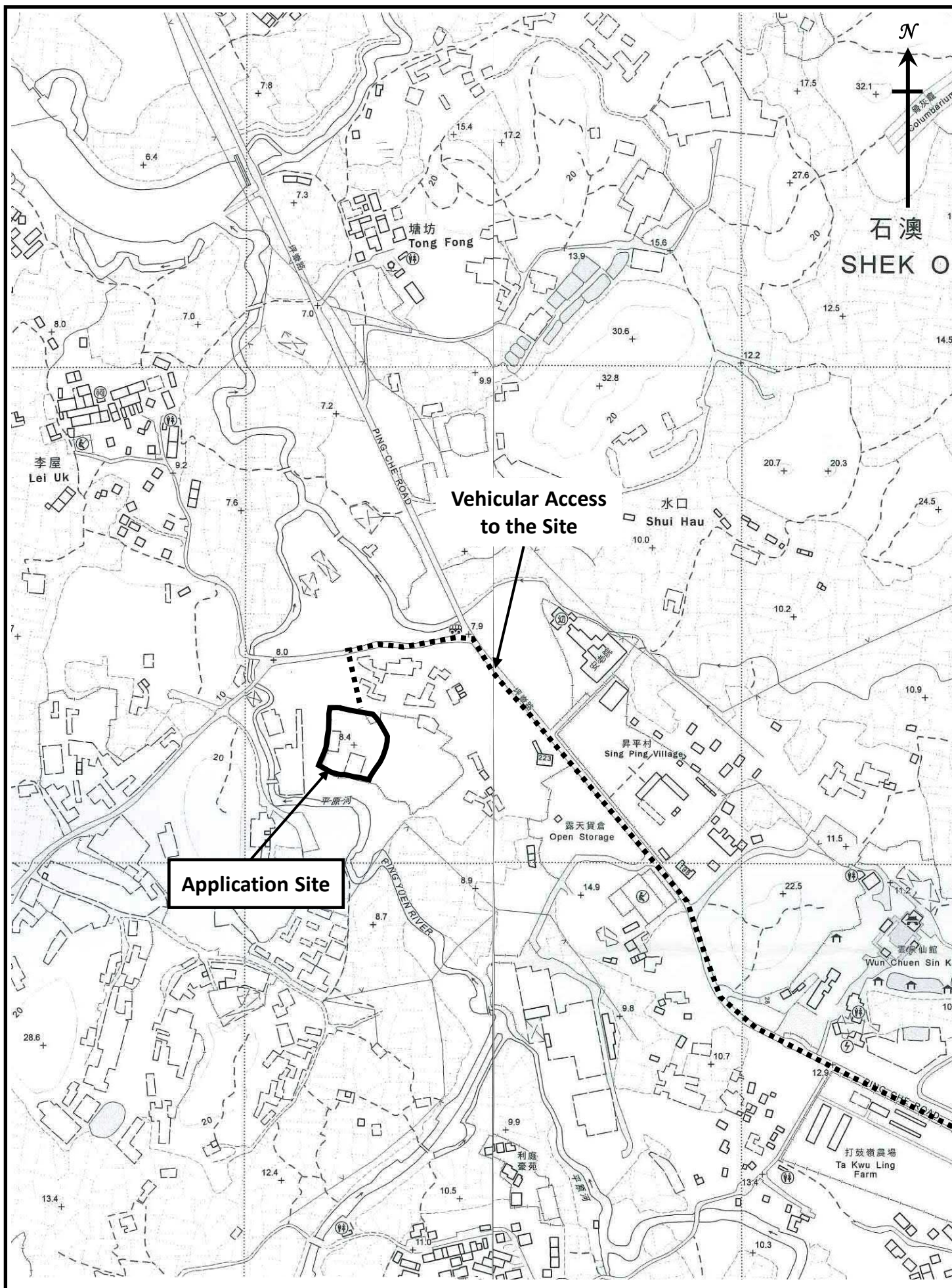
Lawson David & Sung Surveyors Ltd.

March 2023

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan





Vehicular Access to the Application Site

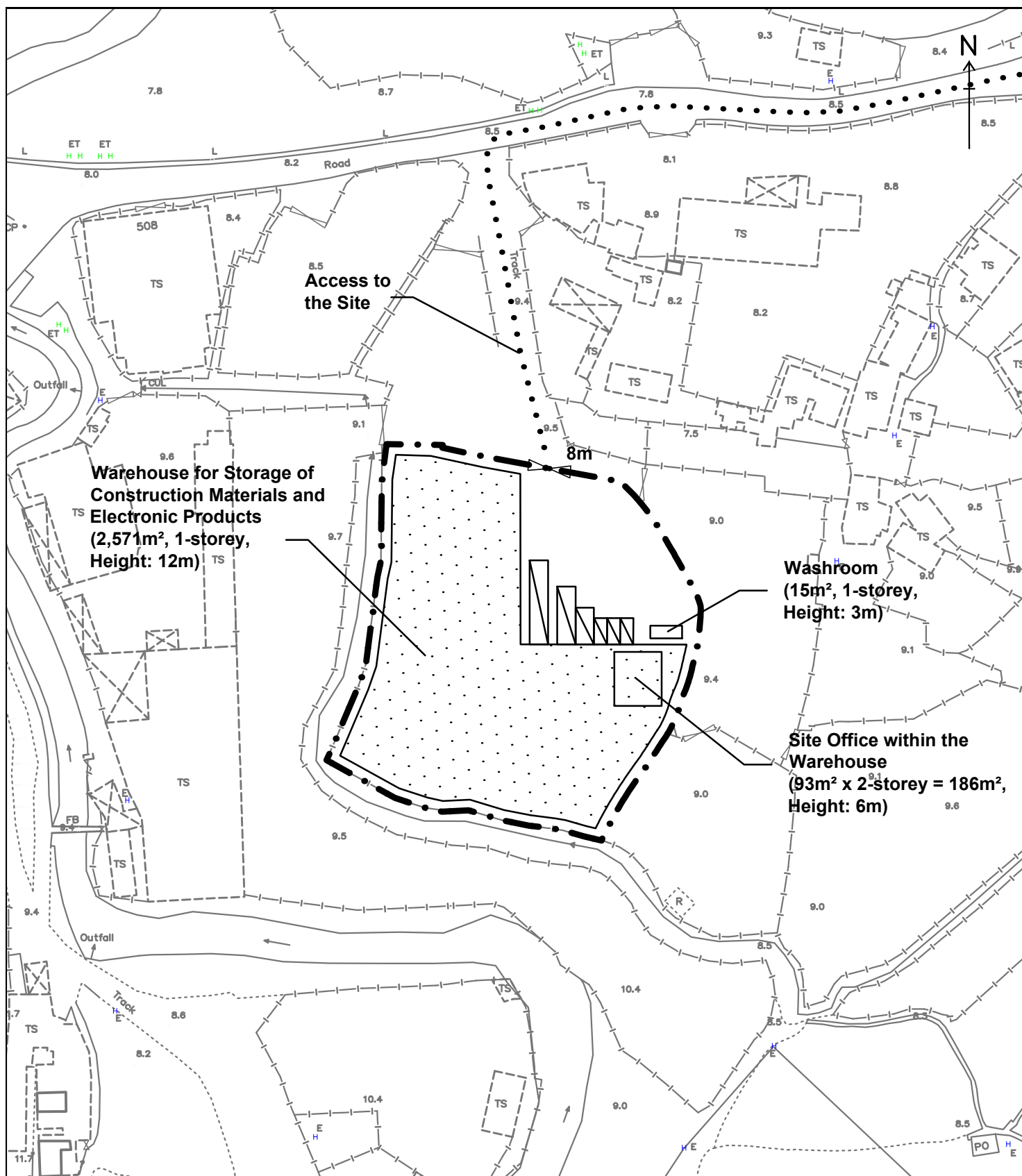
Figure 3

1 : 5000



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Legend:

- Application Site (Area: about 3,873 sq.m.)
- Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Indicative Layout Plan

Figure 4

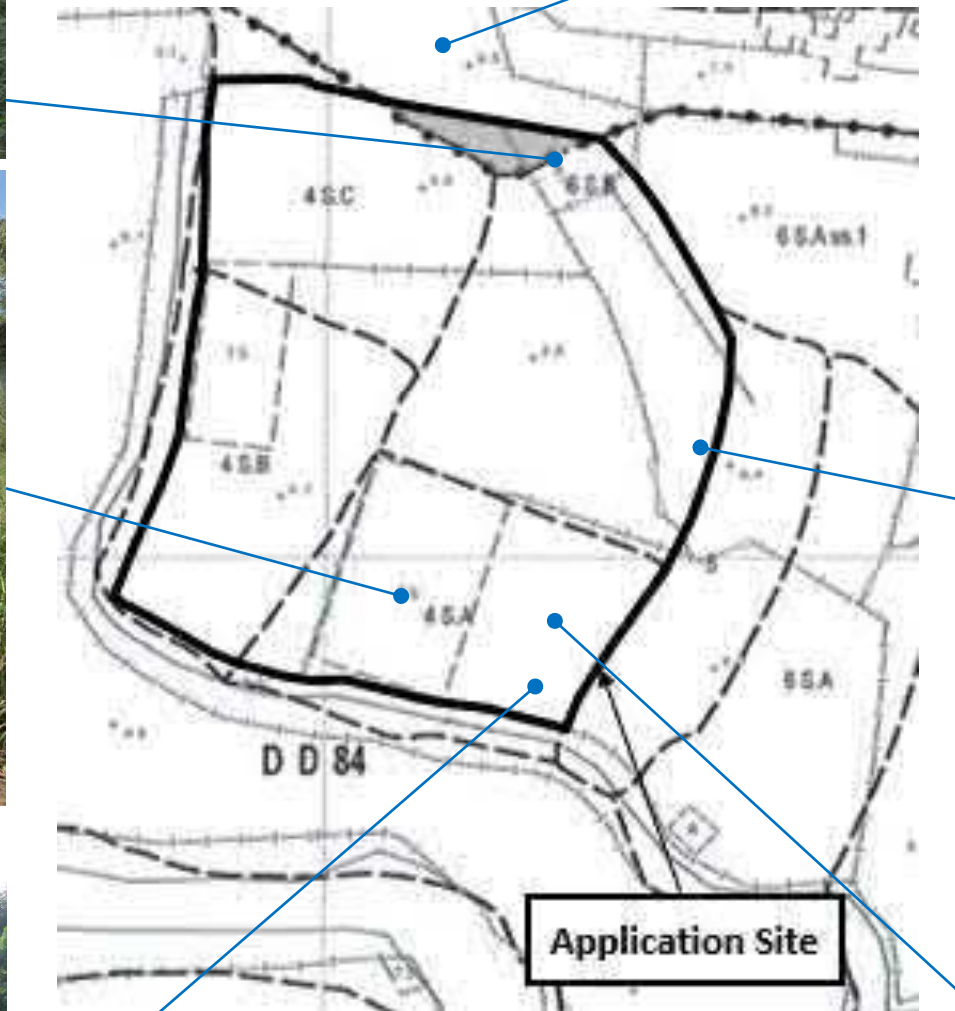
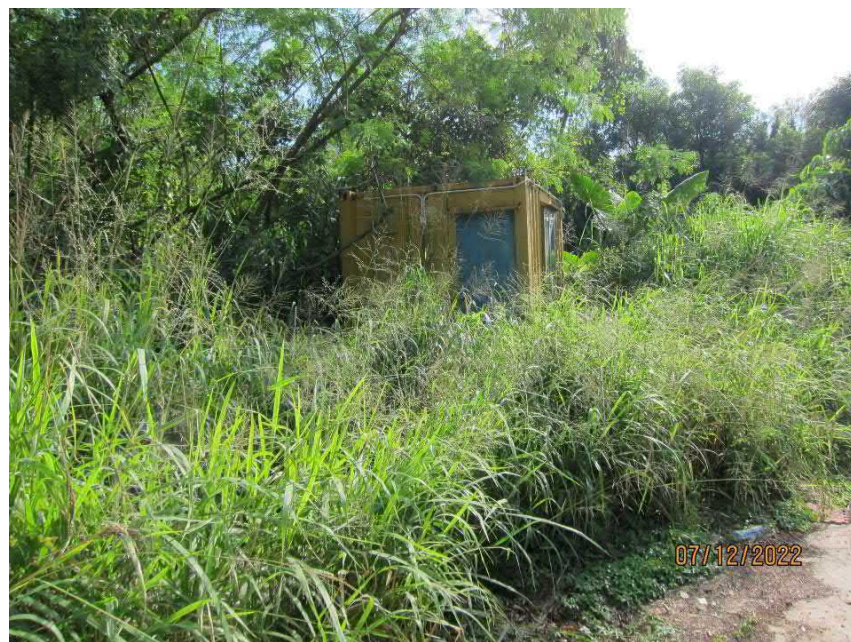
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Site Photos

Photo Plate 1 Existing Condition of the Application Site



Existing Condition of the Application Site

Photo Plate 1

Appendix A

Extract of Approved Application No. A/YL-TYST/1118

N



Structure 1
Warehouse for storage of construction materials and electronic goods
GFA: Not exceeding 2,080m²
Height: Not exceeding 11m
No. of storey: 1

Structure 2
Water tank being part of fire service installations
GFA: Not exceeding 60m²
Height: Not exceeding 5m
No. of storey: 1

Structure 3
Pump room being part of fire service installations
GFA: Not exceeding 30m²
Height: Not exceeding 3m
No. of storey: 1

Structure 4
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

2 loading/unloading bay of 11m x 3m for medium/heavy goods vehicle

Structure 5
Electricity meter room
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Structure 6
Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

10 wide Ingress/Egress

Structure 8
Guard room
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Structure 7
Site office
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years at Lots 2722 RP (Part), 2727 (Part), 2728, 2729 (Part), 2730 (Part), 2731 (Part) & 2735 (Part) in D.D. 120 and 1678 RP (Part) in D.D. 121, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

4:1000

(摘錄自申請人於 15. 9. 2021 呈交的申請書)
(Extract from Applicant's Submission of 15.9.2021)

參考編號
REFERENCE No.
AYL-TYST/1118

繪圖 DRAWING
A-2

申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

本圖於2021年10月25日擬備，所根據的資料為攝於2021年9月24日的實地照片
PLAN PREPARED ON 25.10.2021
BASED ON SITE PHOTOS
TAKEN ON 24.9.2021

臨時貨倉存放建築材料和電子產品（為期3年）
元朗丈量約份第120約地段第2722號餘段（部分）、第2727號（部分）、
第2728號、第2729號（部分）、第2730號（部分）、第2731號（部分）
及第2735號（部分）、丈量約份第121約地段第1678號餘段（部分）
TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS
AND ELECTRONIC GOODS FOR A PERIOD OF 3 YEARS
LOTS 2722 RP (PART), 2727 (PART), 2728, 2729 (PART), 2730 (PART), 2731 (PART)
AND 2735 (PART) IN D.D. 120 AND LOT 1678 RP (PART) IN D.D. 121, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1118

圖 PLAN
A-4a



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

臨時貨倉存放建築材料和電子產品（為期3年）
元朗丈量約份第120約地段第2722號餘段（部分）、第2727號（部分）、
第2728號、第2729號（部分）、第2730號（部分）、第2731號（部分）
及第2735號（部分）、丈量約份第121約地段第1678號餘段（部分）

TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS
AND ELECTRONIC GOODS FOR A PERIOD OF 3 YEARS

LOTS 2722 RP (PART), 2727 (PART), 2728, 2729 (PART), 2730 (PART), 2731 (PART)
AND 2735 (PART) IN D.D. 120 AND LOT 1678 RP (PART) IN D.D. 121, YUEN LONG

規劃署
PLANNING
DEPARTMENT



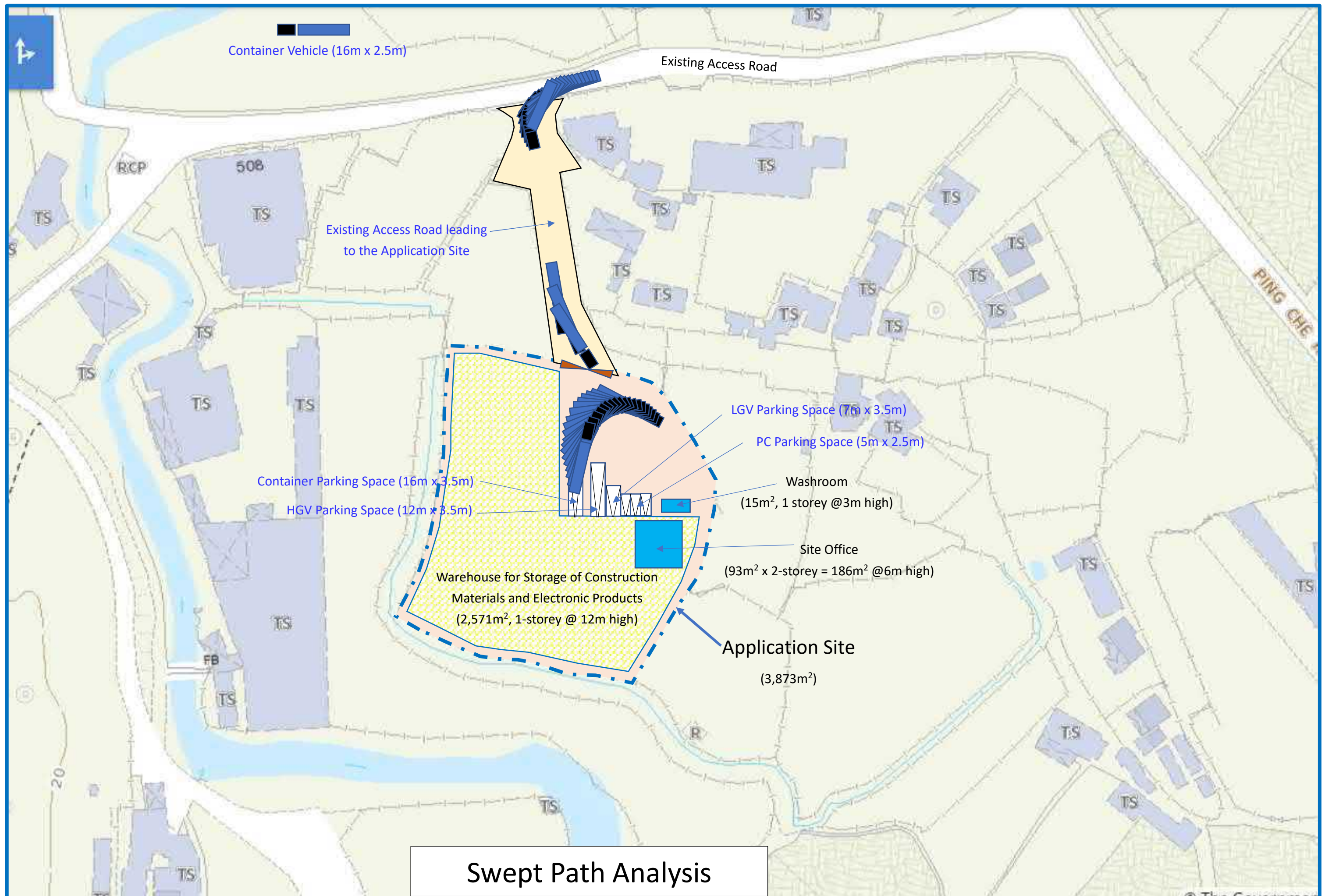
本圖於2021年10月19日擬備，所根據的
資料為攝於2021年9月24日的實地照片
PLAN PREPARED ON 19.10.2021
BASED ON SITE PHOTOS
TAKEN ON 24.9.2021

參考編號
REFERENCE No.
A/YL-TYST/1118

圖 PLAN
A-4b

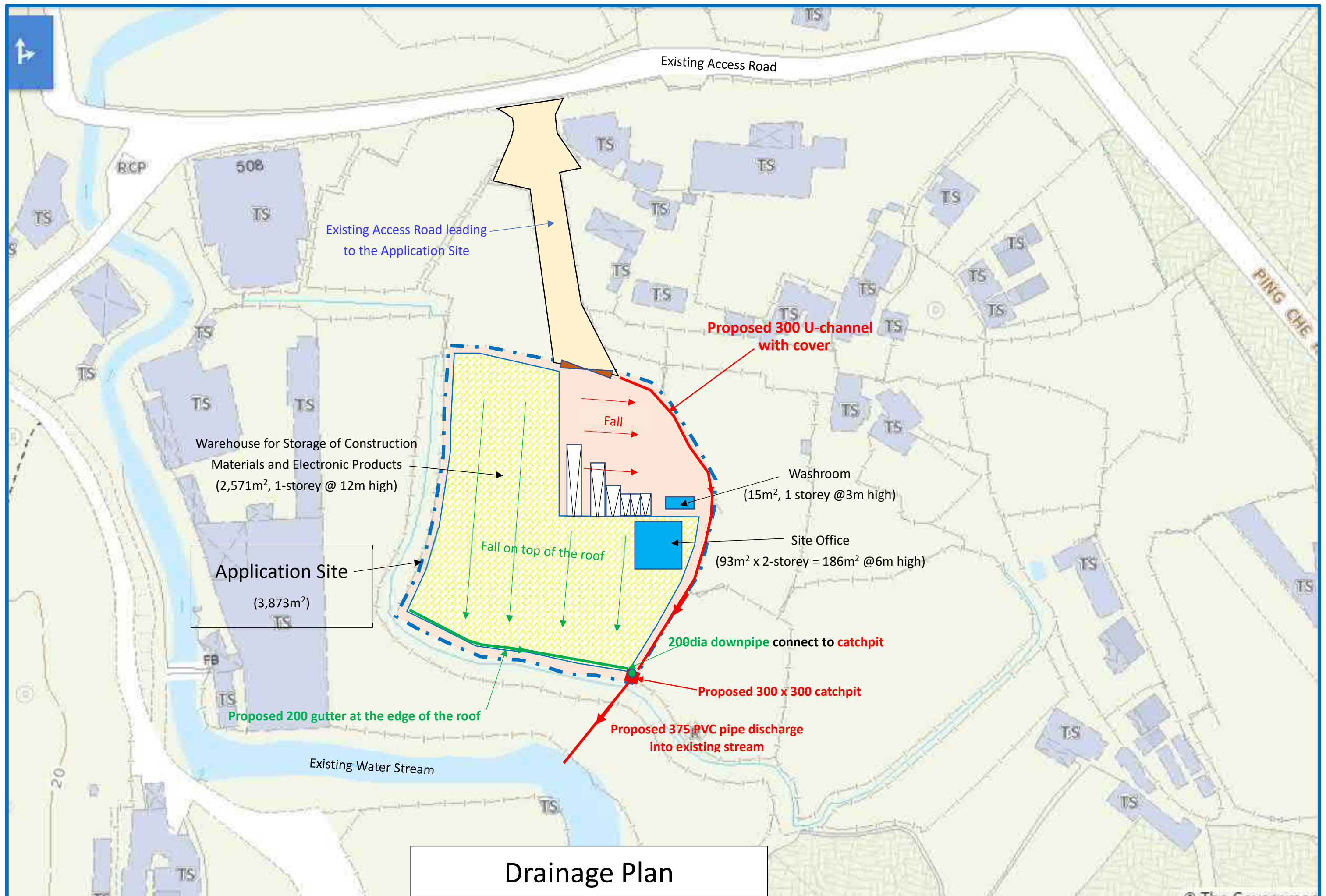
Appendix B

Swept Path Analysis



Appendix C

Drainage Proposal



Drainage Plan

Drainage Design for the site at DD84

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **92mm/hr** (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (mid Value)

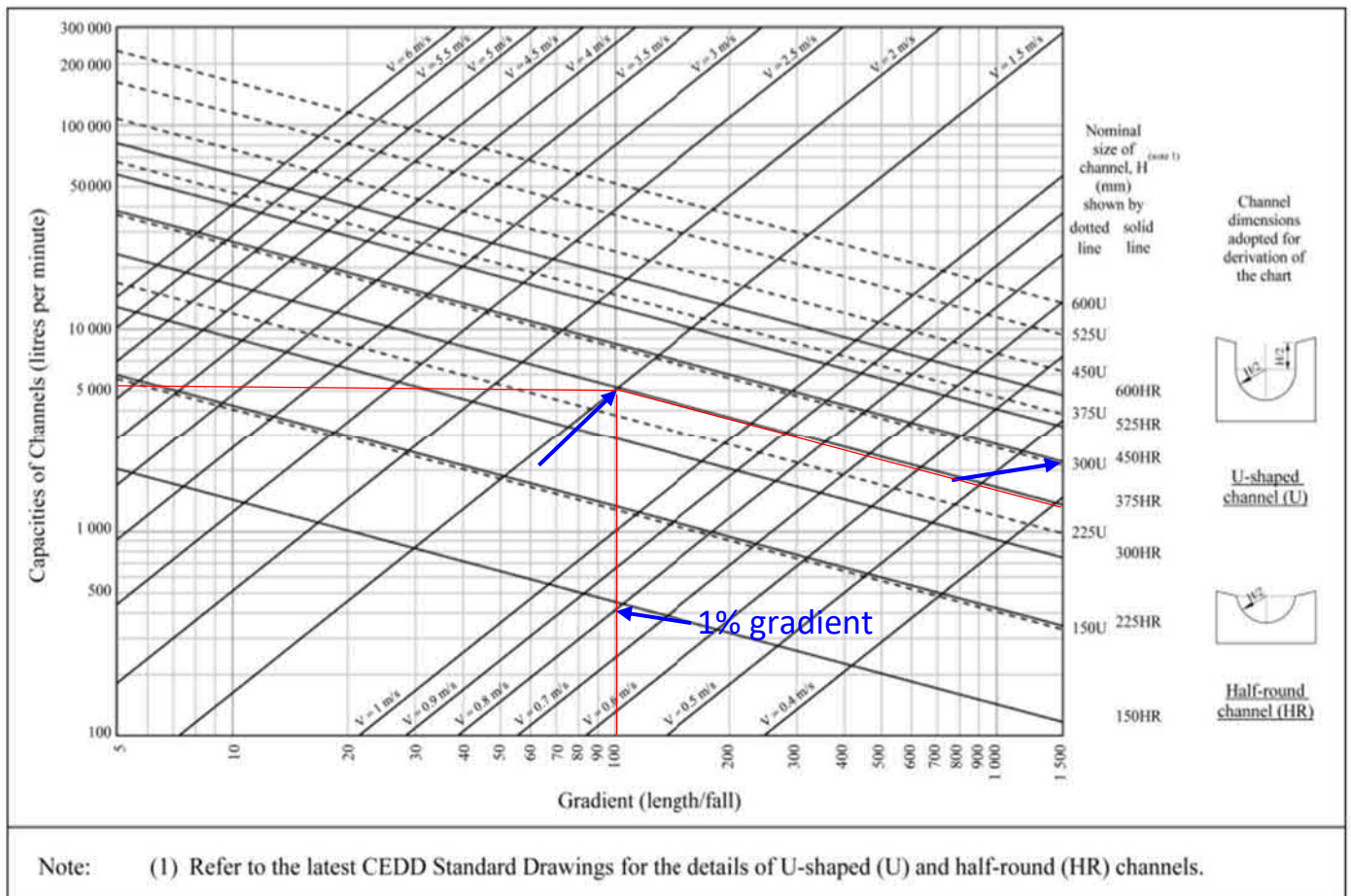
i = 92 mm/hr

A = 3,870m² (0.00387km²) (Total Area of the site)

$$Q_p = 0.0842\text{m}^3/\text{s} \text{ or } 5,048 \text{ l/min}$$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 5,048 l/min, **300 U-channel** is used.

Appendix D

Fire Service Installations Proposal

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE












6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

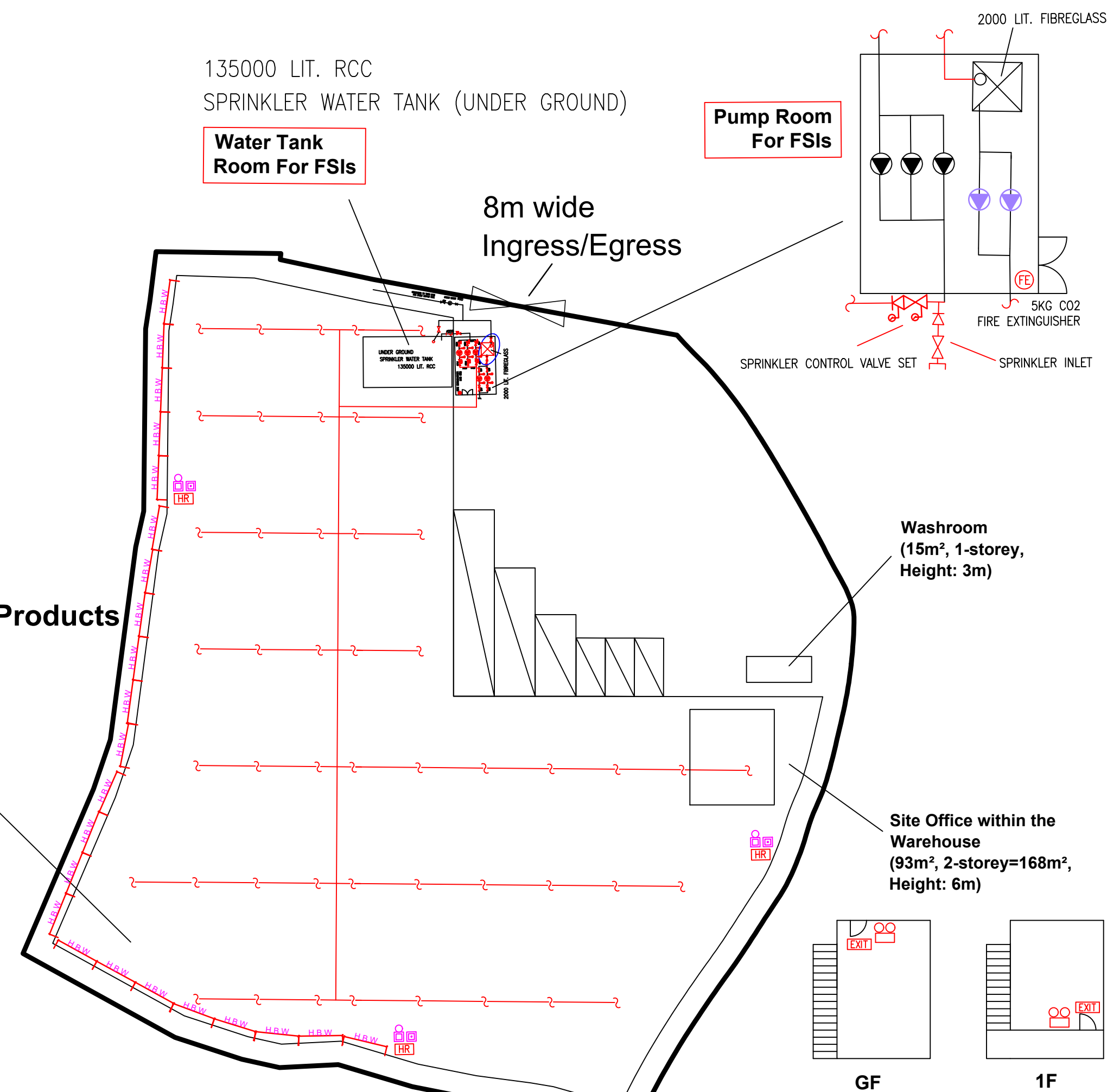
LEGEND

	HOSE REEL		EMERGENCY LIGHT		5KG CO2 FIRE EXTINGUISHER		SPRINKLER HEAD (ON PLAN)
	BREAK GLASS UNIT		EXIT SIGN		SPRINKLER CONTROL VALVE SET		PUMP SET
	FIRE ALARM BELL		SUBSIDIARY VALVE / FLOW SWITCH		SPRINKLER INLET		

Structure 1 Openable Windows Calculation

Area of Structure 1 = 2571 sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 85m(total length) = 170 sq.m.
Total openable window area = 170 sq.m.
= 6.61% of floor area

Structure 1
Warehouse for Storage of
Construction Materials and Electronic Products
(2,571m², 1-storey,
Height: 12m)



PROJECT : Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a period of 3 years at Lot 4 S.A S.B S.C 6SB in D.D. 84	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-01	REV. 0
							DRAWN BY	C.K.NG	15 JAN 2023	SCALE : 1 : 350 @ (A1)	
							CHECKED BY				SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
							APPROVED BY				
		REV	DESCRIPTION	DATE							



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APPENDIX Ia
LDS
Lawson David & Sung Surveyors Limited
152nd Anniversary
Est. 1928

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Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI(Arb) RPS (GP)

李霧儀
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MPIA RPP MUDD BA (Hons)

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宋樹鴻
Sung Shu Hung
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MHIREA BSc (Hons)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCI(Ob) MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email

Date : 12 April 2023
Your Ref.: TPB/A/NE-TKL/721
Our Ref. : LDS/PLAN/6890

Secretary

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

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D.84 and Adjoining Government Land, Ping Che, N.T.
(Application No. A/NE-TKL/721)

We refer to the comments from various Government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

We would also like to clarify that the proposed washroom will be replaced by 3 portable toilets and such floor area is reduced from 15m² to 4m² (see revised Layout Plan at **Figure 4A**).

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.
c.c. DPO/STN (Attn.: Ms. Michelle Chan) – By Email
Client

Your Assets for Growth

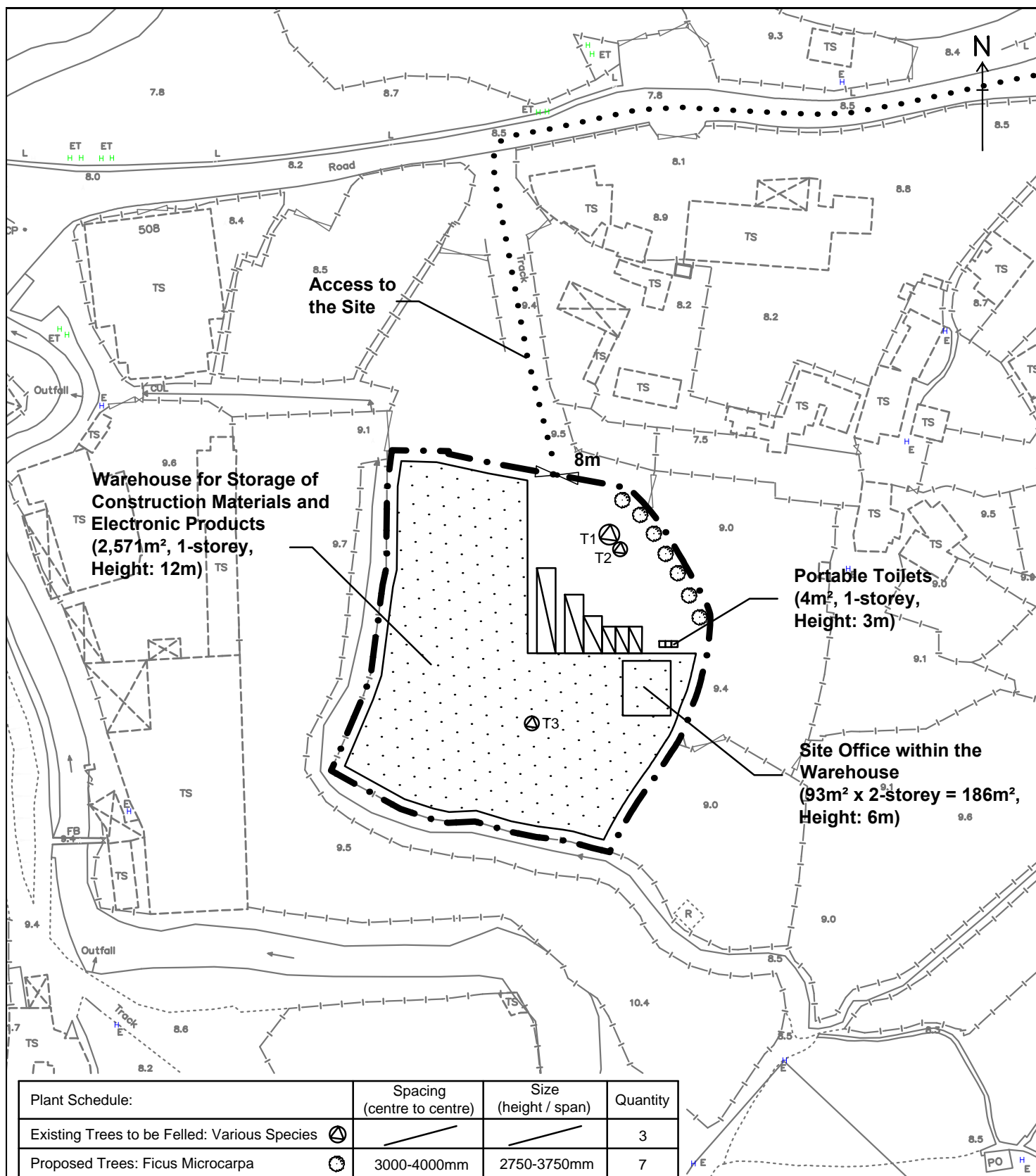
Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/721 (12 April, 2023)

COMMENTS	RESPONSES
1. Urban Design and Landscape Section, Planning Department	
<p>(a) <u>Landscape Observations and Comments</u> Based on the aerial photo of 2022, the site is located in an area of miscellaneous rural fringe landscapes character comprising of open storages, temporary structures, vegetated areas, farmlands, clusters of trees and woodlands within the “Green Belt” zones at the west. Based on our site record taken on 29.3.2023, two temporary structures and trees of invasive and common self-seeded species are observed within the site. A <i>Ficus microcarpa</i> 細葉榕 with approximately 500mm DBH in fair condition is found at the northeast within the site and may be affected by vehicle parking. Information on existing trees within and along the site boundary and proposed tree treatment are not provided in the application.</p>	<p>(a) The location of the existing tree (<i>Ficus microcarpa</i>) with approximately 500mm DBH at the northeast of the Application Site is shown in Figure 5 and Tree Photos attached. The western part of the Application Site is covered with a series of overgrown unsightly trees (with less than 95mm DBH), Eucalyptus, banana trees and weeds. Trees affected are species commonly found in Hong Kong including <i>Ficus microcarpa</i>, Eucalyptus, banana trees and a few native species. There are a total of 3 nos. of existing trees which are conflict with the proposed warehouse and vehicular manoeuvring spaces within the Application Site. None of them are Old & Valuable Trees (OVT) or Trees of Particular Interest (TPI). They are unlikely to be transplanted, and it is recommended to be felled.</p> <p>It is proposed that 7 new trees will be planted along the eastern boundary of the site for compensation (see Landscape Proposal in Figure 5). The final tree planting quantity is subject to detailed design. The proposed tree species is <i>Ficus Microcarpa</i>, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The proposed tree height is 2.75 metres when first planted in the ground.</p>
<p>(b) <u>Detailed Comments / Advisory Comments</u> The applicant is advised to provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary and</p>	<p>(b) Please refer to our response in 1(a) above.</p>

COMMENTS	RESPONSES
<p>proposed tree treatments for TPB's consideration.</p> <p>The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	
<p>2. Transport Department</p>	
<p>Please note our comments on the subject application below from traffic engineering point of view:</p> <p>(a) The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;</p>	<p>(a) According to the information provided by the Applicant, trips for transporting the storage materials to/from the Application Site made by the container/goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) (see Table 2.1 below). The no. of trips generated will be similar to the Applicant's previous operation in Tong Yan San Tsuen. There will be no more than 10 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected. As the materials to be stored within the Application Site will remain stagnant most of the time, it is considered that the attraction or generation will not cause serious traffic impact on Ping Che Road and the local access road.</p>

COMMENTS	RESPONSES																																	
	<table><tr><th colspan="3">Table 2.1 Trip Generation</th></tr><tr><th>Time</th><th>No. of Trips (Container/ Goods Vehicles)</th><th>No. of Trips (Private Cars)</th></tr><tr><td>08:00-09:00 (peak hour)</td><td>0</td><td>2</td></tr><tr><td>09:00-10:00 (peak hour)</td><td>0</td><td>0</td></tr><tr><td>10:00-11:00</td><td>1</td><td>0</td></tr><tr><td>11:00-12:00</td><td>1</td><td>0</td></tr><tr><td>12:00-13:00</td><td>0</td><td>0</td></tr><tr><td>13:00-14:00</td><td>0</td><td>0</td></tr><tr><td>15:00-16:00</td><td>0</td><td>0</td></tr><tr><td>16:00-17:00</td><td>1</td><td>0</td></tr><tr><td>17:00-18:00 (peak hour)</td><td>0</td><td>2</td></tr></table>	Table 2.1 Trip Generation			Time	No. of Trips (Container/ Goods Vehicles)	No. of Trips (Private Cars)	08:00-09:00 (peak hour)	0	2	09:00-10:00 (peak hour)	0	0	10:00-11:00	1	0	11:00-12:00	1	0	12:00-13:00	0	0	13:00-14:00	0	0	15:00-16:00	0	0	16:00-17:00	1	0	17:00-18:00 (peak hour)	0	2
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15:00-16:00	0	0																																
16:00-17:00	1	0																																
17:00-18:00 (peak hour)	0	2																																
(b) The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	(b) In view of our response in 2(a) above, the proposed parking and loading/unloading space provisions (1 container vehicle, 1 medium goods vehicle and 1 light goods vehicle loading/unloading spaces) are adequate to satisfy the peak demand.																																	
(c) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	(c) To ensure no queuing of vehicles outside the Application Site, the Applicant will adopt the following measures: (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials; (ii) All goods vehicles will leave the Application Site after loading/unloading activities;																																	

COMMENTS	RESPONSES
	<p>(iii) No storage materials will be placed at the front portion of the structure to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;</p> <p>(iv) The on-site staff will manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress.</p>
<p>(d) The applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety; and</p>	<p>(d) The visibility from the Application Site to the local track and Ping Che Road is good since it is a straight road. The Applicant is willing to maintain the existing pedestrian route to ensure pedestrian safety. Revolving warning lights are proposed to be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.</p>
<p>(e) The vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comment from the responsible party.</p>	<p>(e) Noted.</p>



Legend:

- ● ● Application Site (Area: about 3,873 sq.m.)
- ▨ Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- ▨ Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- ▨ Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- ▨ Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Landscape Plan

Figure 5

Scale 1:1000



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Tree Photos





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APPENDIX Ib
LDS
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劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email

Date : 24 April 2023
Your Ref.: TPB/A/NE-TKL/721
Our Ref. : LDS/PLAN/6890

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

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D.84 and Adjoining Government Land, Ping Che, N.T.
(Application No. A/NE-TKL/721)

We refer to the comments from Urban Design & Landscape Section, Planning Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

In addition, we also provide details of the potential reprovisioning sites that were identified during the site search exercise as follows for your information:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD76 Lots 1831 S.B RP, 1833 and 1834 S.C RP (Ma Mei Ha, Sha Tau Kok)	AGR	Site located very close to nearby village settlements and required clearance of vegetation
(b)	DD106 Lot 1640 RP (Kam Sheung Road, Yuen Long)	R(C)1 / AGR	Site located very close to residential developments and required clearance of vegetation
(c)	DD118 Lots 1409, 1427, 1428, 1429 and 1430 (Tai Shu Ha Road West, Tai Tong, Yuen Long)	AGR	Site access road trespassed various private lots and too narrow for container and goods vehicles; no public transport facilities for staff

Your Assets for Growth

(d)	DD106 Lots 1065, 1244 RP, 1246, 1247, 1248 RP, 1249, 1250, 1251, 1252 S.C, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266 RP, 1267 RP, 1268, 1270 and 1271 (Kam Tsin Wai, Shek Kong)	V	Site located very close to nearby village developments, required substantial clearance of vegetation and no direct vehicular access
(e)	DD46 Lot 11 RP (Ma Mei Ha, Sha Tau Kok)	AGR	High purchase cost and not affordable by the Applicant; site required substantial clearance of vegetation

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung

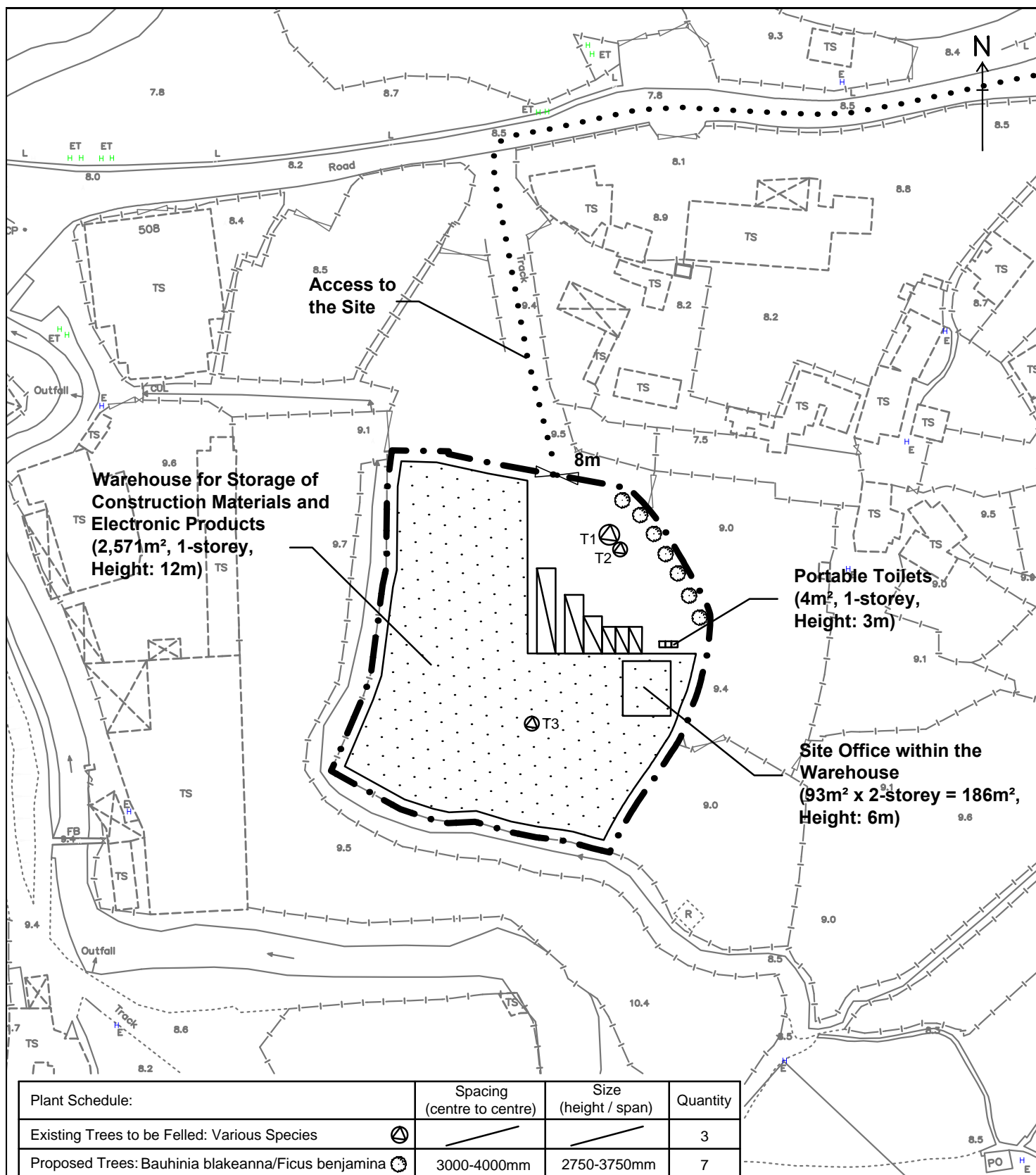


Encl.

c.c. DPO/STN (Attn.: Ms. Michelle Chan) – By Email
Client

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/721 (24 April, 2023)

COMMENTS	RESPONSES
1. Urban Design and Landscape Section, Planning Department	
<p>(a) Detailed Comments / Advisory Comments According to our site record taken on 29.3.2023, neither <i>Eucalyptus</i> nor banana trees were found within the site. The site is partly covered by some trees of invasive and common self-seeded species, such as <i>Leucaena leucocephala</i> 銀合歡 and <i>Macaranga tanarius</i> 血桐. The applicant should review and ensure the accuracy of the tree information in the FI. Basic information on other trees (e.g. species, size, general conditions and tree photos) is advised to be provided for TPB's consideration.</p>	<p>(a) Noted. An existing tree (<i>Ficus microcarpa</i>) with approximately 500mm DBH is located at the northeast of the Application Site (see Figure 5A and Tree Photos attached). The western part of the Application Site is covered with a series of overgrown unsightly trees (with less than 95mm DBH) and some trees of invasive and common self-seeded species, such as <i>Leucaena leucocephala</i> and <i>Macaranga tanarius</i>. There are a total of 3 nos. of existing trees which are conflict with the proposed warehouse and vehicular manoeuvring spaces within the Application Site. None of them are Old & Valuable Trees (OVT) or Trees of Particular Interest (TPI). They are unlikely to be transplanted, and it is recommended to be felled.</p>
<p>(b) As <i>Ficus microcarpa</i> is a species with large size, the applicant is recommended to propose alternative tree species and ensure that sufficient planting and growing space will be provided for the new tree plantings. The applicant is also reminded that a continuous planting strip of not less than 1m wide and free from drainage should be allowed for tree planting.</p>	<p>(b) Noted. The proposed tree species are <i>Bauhinia blakeana</i>/<i>Ficus benjamina</i> (see Landscape Proposal in Figure 5A). A total of 7 new trees will be planted and sufficient planting and growing space will be provided for the new tree plantings.</p>
<p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>(c) Noted.</p>



Legend:

- Application Site (Area: about 3,873 sq.m.)
- ▨ Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- ▧ Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
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- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Landscape Plan

Figure 5A

Scale 1:1000



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Tree Photos



Previous S.16 Applications

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of Three Years	5.12.2003	R1,R2
A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	25.6.2004	R3,R4
A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	19.11.2004	R3,R4
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	RNTPC Rejected on 7.3.2008 (Review Rejected on 28/11/2008)	R5

Rejection Reasons

- R1. The application site fell within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone was to retain and safeguard agricultural land, farms and fish ponds, and to encourage farming activities and protect the arable land. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2. There was insufficient information in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.
- R3. The application site fell within an area with good quality agricultural land and active agricultural activity, which was zoned "Agriculture" ("AGR"). The "AGR" zone was intended primarily to retain and safeguard good quality agricultural land/farms/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong

justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.

- R4. The development did not comply with the Town Planning Board Guidelines No. 13C for "Application for Open Storage and Port Back-up Uses" in that no previous planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.
- R5. The application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been granted to the application site and there were adverse departmental comments on the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, traffic and landscape impacts on the surrounding areas.

Similar S.16 Applications for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years within/partly within Area of “Agriculture” Zone in the Ping Che & Ta Kwu Ling OZP

Approved Application

Application No.	Uses/Developments	Date of Consideration
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

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-TKL/638	Proposed Temporary Warehouse and Office for a Period of 3 Years	15.5.2020	R1-R2

Rejection Reasons

- R1. The development was not in line with the planning intention of the “Agriculture” zone, which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate that the development would have no adverse traffic impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- the site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. No right of access via Government land is granted to the site;

2. Traffic

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

- no objection to the application from traffic engineering perspective subject to the implementation of traffic management measures as proposed by the applicant.

3. Landscape

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

- no objection to the application from landscape planning perspective; and
- significant adverse landscape impact is not anticipated.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site was received for the past three years; and
- no objection to the proposal of replacing the septic tank with three portable toilet.

5. Drainage

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

- no objection to the application from public drainage viewpoint; and
- the Site is in an area where public sewerage connection is available. Should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the site shall be maintained at all time during the planning approval period

6. Fire Safety

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

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

7. Building Matters

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

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

8. Project Interface

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department:

- It is noted that the proposed temporary warehouse for storage of construction materials and electronic goods on a 3-year basis (the subject development) 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. Please note that the P&E Study already commenced on 29 Oct 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 very soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

9. **Other Departments**

- The following government departments have no comments on the application:
 - (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
and
 - (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) No consent is given for inclusion of GL (about 91m² mentioned in para. 2 of the Executive Summary of the Planning Statement) in the site. The GL within the site has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice;
 - (ii) there are unauthorised building works on the private lots. The lots owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
 - (iii) should planning approval be given to the subject planning application, the lot owner(s) of the lots will need to apply to this office for a Short Term Waiver to permit the structures erected/to be erected on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structures will be considered. The applications will be considered by LandsD acting in the capacity of the lessor and landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payments of fee/rent and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the following:
- (i) the applicant is advised to note the following general requirements in the drainage proposal (b(ii) to b(xv);
 - (ii) surface channel with grating covers should be provided along the site boundary;
 - (iii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain / surface channel, catchpits and the discharge structure shall be provided;
 - (iv) the cover levels of proposed channels should flush with the existing adjoining ground

level;

- (v) a catchpit with covers should be provided where there is change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (vi) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vii) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (viii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls/kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
 - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his own expense;
 - (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
 - (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xiii) the applicant shall allow all time free access for the government and its agent to conduct site inspection on his completed drainage works;
 - (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on government land when so required; and
 - (xv) photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) on the following:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under B(P)R 19(3) at building plan submission stage;
 - (iii) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (iv) for unauthorized buildings works (UBW) erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control Systems. Otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (i) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to control of Part VII of the B(P)R;
 - (vii) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage and land filling works. Detailed comments under the BO will be provided at the building plan submission stage;
- (d) to note the comments of the Director of Fire Services on the following:
- (i) based on the submitted fire service installations proposal, please advise the applicant as

follows:

- the provision of Automatic Sprinkler System shall be provided in accordance with LPC BS EN 12845:2015 and F.S.D. Circular Letter No. 5/2020;
- fire detection and alarm system shall be provided in accordance with BS 5839 Part 1:2017 and the FSD Circular Letter 6/2021;
- provision of emergency lighting shall be in accordance with BS 5266: Part 1:2016 and BS EN 1838:2013, and FSD Circular Letter 4/2021;
- section drawings with layout of window opening for the structure (1) should be provided;
- in case of smoke extraction system is not required, relevant details and justifications shall be clearly stated in the FS notes; and
- for sprinkler system design, the maximum storage areas shall be 50m² for any single block and clearly stated in F.S. Notes 3.9;

(ii) the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (e) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Ping Che Road at the east is not managed by his office. The applicant should seek comments from the responsible party;
- (f) to note the comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comment of Chief Highway Engineer/New Territories East, Highways Department that the access road adjacent to the Site is not maintained by his department; and
- (h) to note the following comments of the Director of Environmental Protection:
- (i) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" (COP);
- (ii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used, its design, construction, operation and maintenance shall follow the requirements of EPD's ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including minimum clearance distance and percolation test requirements, and be duly certified by an Authorised Person;

and

(iii) to observe that only human discharge is acceptable for portable toilets and to appoint a licensed contractor to properly dispose the sewage generate.

(i) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department on the following:

(i) It is noted that the proposed temporary warehouse for storage of construction materials and electronic goods on a 3-year basis (the subject development) 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. Please note that the P&E Study already commenced on 29 Oct 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 very soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

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

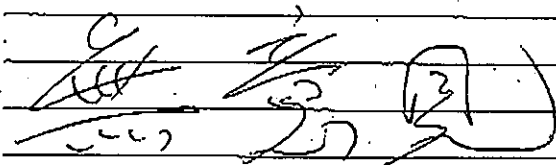
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/721

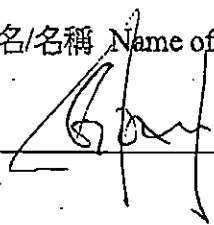
意見詳情 (如有需要，請另頁說明)

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 2023.4.3

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



A/NE-TKL/721 DD 84 Ping Che

18/04/2023 01:47

From:

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

File Ref:

A/NE-TKL/721

Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che

Site area : About 3,873sq.m Includes Government Land of about 91sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

The previous application for brownfield use on the site was rejected back in 2008.

With no previous history of approvals there is no justification in this application. Under the 'Two Wrongs Do Not Make A Right' principle, the resumption of brownfields should eliminate this land use not encourage the development of new brownfield zones.

These operators have had ample time to band together and develop logistics centres on appropriately zoned sites. But they do not want to invest in up to date facilities. Consolidation of such operations would encourage more efficient use of both equipment and vehicles.

Further degradation of precious land resources is not in the long term interest of the community.

Mary Mulvihill

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



KFBG's comments on three planning applications

18/04/2023 15:12

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

3 attachments



230418 s16 TKL 721.pdf 230418 s16 MUP 183.pdf 230418 s16 MKT 25.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

18th April 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and
Electronic Products for a Period of 3 Years**
(A/NE-TKL/721)

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there are four rejected applications covering the application site. The reasons to reject the latest one (A/NE-TKL/306; rejected upon review) are as follows:

'the application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been granted to the application site and there were adverse departmental comments on the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, traffic and landscape impacts on the surrounding areas.'

3. We urge the Board to consider whether the above reasons can be applied to the present application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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