Relevant Extracts of Town Planning Board Guidelines on <u>Application for Open Storage and Port Back-up Uses</u> (TPB PG-No. 13G)

- 1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

- 2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Application

Rejected Application

Application No.	Proposed Developments	Date of Consideration	Rejection Reasons
A/NE-TKL/625	Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years	4.10.2019	R1-R3

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Agriculture" zone for the Ping Che and Ta Kwu Ling area, which was 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 planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.
- R3. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

Similar S.16 Applications for Temporary Open Storage and Warehouse within/partly within Area of "Agriculture" Zone in the <u>Ping Che & Ta Kwu Ling Area</u>

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/443*	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27.9.2013
A/NE-TKL/454#	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22.11.2013
A/NE-TKL/460@	Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013 (revoked on 13.6.2015)
A/NE-TKL/553*	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14.10.2016
A/NE-TKL/555#	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	25.8.2017
A/NE-TKL/564@	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	4.5.2018 (revoked on 4.10.2020)
A/NE-TKL/622*	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019
A/NE-TKL/642#	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15.9.2020

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/671@	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022
A/NE-TKL/707*	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023
A/NE-TKL/734#	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	11.8.2023

<u>Remarks</u>

- #: The application nos. A/NE-TKL/454, A/NE-TKL/555, A/NE-TKL/642 and A/NE-TKL/734 involve the same site.
- ^{@:} The application nos. A/NE-TKL/460, A/NE-TKL/564 and A/NE-TKL/671 involve the same site.

*: The application nos. A/NE-TKL/443, A/NE-TKL/553, A/NE-TKL/622 & A/NE-TKL/707 involves the same site.

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/480**	Proposed Temporary Open Storage of Construction Materials and Equipment and Tools for a Period of 3 Years	26.9.2014	R1- R3
A/NE-TKL/514**	Proposed Temporary Open Storage (Construction Materials and Equipments and Tools) for a Period of 3 Years	18.3.2016	R1- R3
A/NE-TKL/560	Proposed Temporary Open Storage of Construction Materials, and Metal Machineries and Materials, and Ancillary Office for a Period of 3 Years	26.5.2017	R1,R3,R4
A/NE-TKL/690	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1,R5

Remarks

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

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone in the Ta Kwu Ling area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The application did not comply with the Town Planning Board Guidelines No. 13E in that there were adverse departmental comments and local objections to the application; and the applicant failed to demonstrate that the development would have no adverse traffic and landscape impacts on the surrounding area.
- R3. Approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

- R4. The application did not comply with the Town Planning Board PG-No. 13E in that there was no previous approval of open storage use granted for the Site and no exceptional circumstances to justify sympathetic consideration of the application; there were adverse departmental comments on the applications; and the applicant failed to demonstrate that the proposed development would not cause adverse traffic, environmental and landscape impacts on the surrounding areas.
- R5. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. <u>Traffic</u>

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

- having reviewed the Further Information, there is no further comment from traffic engineering viewpoint; and
- the vehicular access between Ping Che Road and the Site is not managed by TD. The applicant should seek comment from the responsible party.

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

- no comment on the planning application; and
- the access road next to the Site is not maintained by HyD.

2. Landscape

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

- the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, active farmlands and woodland within the "GB" zones surrounding the site;
- the Site is vacant with some self-seeded vegetation;
- significant adverse landscape impact on the existing landscape character and landscape resources within the Site is not anticipated;
- no objection to the application from landscape planning perspective; and
- should the application be approved, it is considered not necessary to impose a landscape condition as the Site is not abutting the major public frontage and the effect of additional landscaping on enhancing the quality of public realm is not apparent.

3. Drainage

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

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

Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

4. Fire Safety

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

• no in-principle objection to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.

5. Other Departments

- The following government departments have no comments on the application:
 - (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
 - (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) 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 the prior approval of the Government. No right of access via. Government land (GL) is granted to the Site;
 - (ii) the GL adjoining to the Site is fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner/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;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) in case the connection to public sewer is not feasible, septic tank and soakaway system is also considered to be acceptable provided that is design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", in particular the distance between stream and soakaway systems, and are duly certified by an Authorized Person;
 - (ii) the applicant should comply with all environmental protection/pollution control ordinances;
 - (iii) the applicant is advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimise potential environmental nuisance to the surrounding area;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Ping Che Road and the Site is not managed by TD and the applicant should seek comment from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road next to the Site is not maintained by HyD;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department

(CE/MN, DSD) that:

- (i) surface channel with grating covers should be provided along the Site boundary;
- (ii) 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;
- (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- (v) 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;
- (vi) 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 Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
- (vii) 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 or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- (viii) the applicant is reminded that all existing flow paths as well as the run-off falling on to 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 Site any time during or after the works;
- (ix) the proposed drainage works, whether within or outside the Site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- (xiii)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
- (xiv)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.

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the Building Authority (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;
- (i) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed application on a 3-year basis (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, and the P&E Study already commenced on 29 October 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in the next stage. Hence, the applicant is 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.

編號3242 P. 3/3

Appendix VII of RNTPC Paper No. A/NE-TKL/724A

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 <u>A/NE-TKL/724</u>_____

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 Signature 簽署 日期 Date フルマ3

Urgent Return Receipt Requested

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A/NE-TKL/724 DD 84 Ping Che 30/04/2023 03:37

From: To: File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/NE-TKL/724

Lots 175 and 176 in D.D. 84, Ping Che, Ta Kwu Ling,

Site area: About 1.711m²

Zoning: "Agriculture"

Applied Use: Open Storage of Construction Machinery / Container / 4 Vehicle Parking

Dear TPB Members,

Despite the fact that Application 625 was rejected, the operation went ahead.

635th RNTPC MEETING ON 04.10.2019

After deliberation, the Committee decided to reject the application. The reasons were :

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

(b) the application does not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there is no previous planning approval for open storage use granted at the site; there are adverse comments from the relevant Government departments and local objections against the application: and

(c) the applicant fails to demonstrate that the development would have no adverse traffic impact on the surrounding areas."

Members should request aerial images of the site and ask if enforcement action has been initiated.

Every day we getting messages about law and order, rule by patriots. Well it is about time that we have visible proof that failure to abide by regulations will not be rewarded.

Mary Mulvihill

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	KFBG's comments on 04/05/2023 10:14	three planning application	ons		
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3 attachme	nts				
POF	PDF	PCF			
230504 s16 LF	S 466.pdf 230504 s16 KTS 959.	pdf 230504 s16 TKL 724.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

Email Disclaimer:

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



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

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

4th May 2023.

By email only

1

Dear Sir/ Madam,

<u>Proposed Temporary Open Storage of Construction Machinery and Construction</u> <u>Materials for a Period of 3 Years</u> (A/NE-TKL/724)

1. We refer to the captioned.

2. There is a rejected application for 'Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years' (A/NE-TKL/625; rejected in 2019) covering the application site, and the reasons for rejection are as follows:

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

(b) the application does not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there is no previous planning approval for open storage use granted at the site; there are adverse comments from the relevant Government departments and local objections against the application; and

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



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

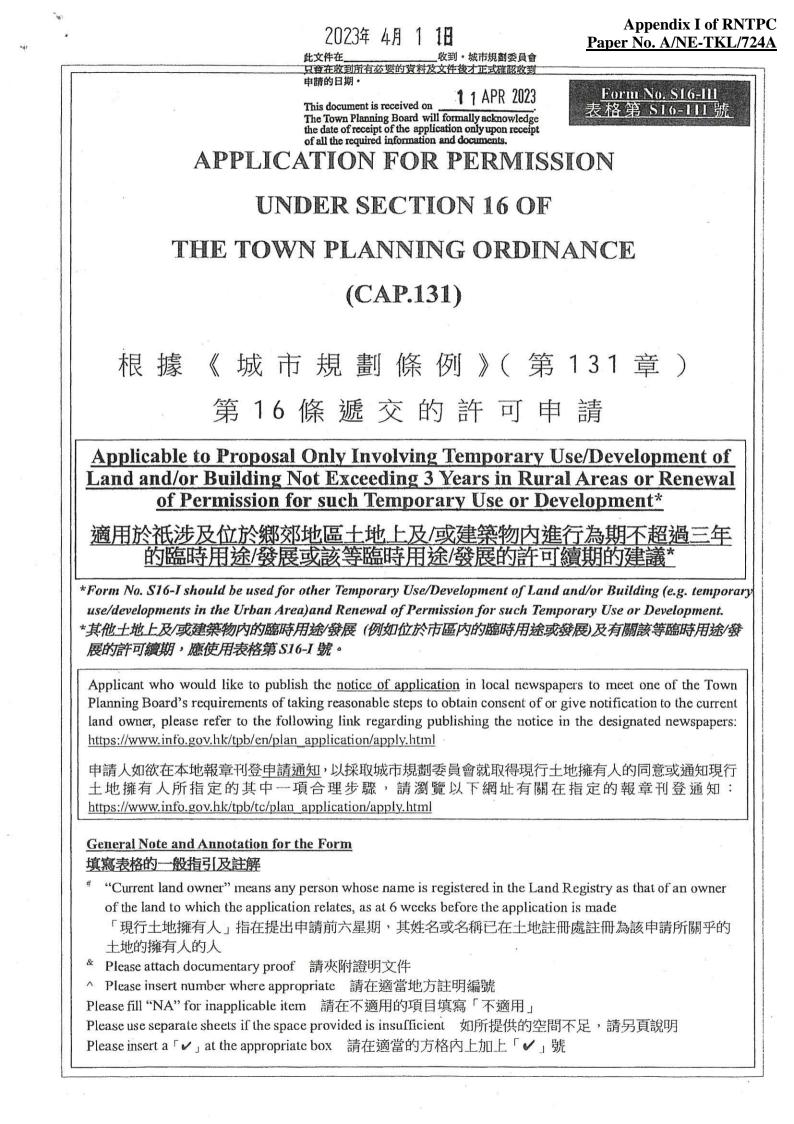
(c) the applicant fails to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture zone. We urge the Board to consider whether the above reasons would be applicable to this 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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TKL/724
	Date Received 收到日期	1 1 APR 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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 樓及新界沙田上禾輩路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

英盛(合和)工程有限公司YING SHING(HOPEWELL)ENGINEERING COMPANY LTD

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)

		·
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)	DD84,LOT175,176
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 <u>1704</u> sq.m 平方米□About 約 □Gross floor area 總樓面面積 N/A sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米口About 約

(d)	Name and number of t statutory plan(s) 有關法定圖則的名稱及		Ping Che & Ta Kv S/NE-TKL/14	vu Ling Out	line Zoning P	lan	
(e)	Land use zone(s) involve 涉及的土地用途地帶	d	AGR		1 J		
(f)	Current use(s) 現時用途		plan and specify the us	ernment, inst	loor area)		cilities, please illustrate on 註明用途及總樓面面積)
4.	"Current Land Own	ner" of A	pplication Site 申	請地點	的「現行」	土地推	雍有人」
The	applicant 申請人 -		a a				51
	is the sole "current land or 是唯一的「現行土地擁有	wner" ^{#&} (pl 写人」 ^{#&} (訪	ease proceed to Part 6 青繼續填寫第6部分	and attach 。 ,並夾附業	documentary p 權證明文件)。	roofof	ownership).
	is one of the "current land 是其中一名「現行土地打	owners" ^{# &} 瘫有人」 ^{#&}	(please attach docum (請夾附業權證明文	entary proo (牛)。	f of ownership)).	
	is not a "current land own 並不是「現行土地擁有」						iðu L
	The application site is ent 申請地點完全位於政府	irely on Go 上地上(請	vernment land (please 繼續填寫第 6 部分)	proceed to	Part 6).		
5.	Statement on Owner 就土地擁有人的同			的陳述	e e	F.	
(a)	According to the r application involves a tota 根據土地註冊處截至 . 涉2 名	alof	"current lan	d owner(s) '	7#		(DD/MM/YYYY), this 勺記錄,這宗申請共牽
(b)	The applicant 申請人 -						-
	has obtained consent	(s) of	"current land	owner(s)" [#] .			s
	已取得2…	名「	現行土地擁有人」『	的同意。			
	Details of consent of	of "current l	and owner(s)" [#] obtain	ned 取得	「現行土地擁有	写人」#	同意的詳情
	Land Owner(s) 「現行十地擁有	Registry wh	/address of premises as ere consent(s) has/have 冊處記錄已獲得同意	e been obtain	ed	and (I 取	Pate of consent obtained DD/MM/YYYY) 双得同意的日期 日/月/年)
	2	DD84	,LOT175,176	<u>=</u>)		3	30/3/2023
							-
	(Please use separate sh	eets if the spa	ace of any box above is i	nsufficient.	如上列任何方格	的空間	不足,請另頁說明)

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

000	etails of the "cu	rrent land o	owner(s)" [#] no	tified 已獲	通知「現行」	:地擁有人	」"的詳細	資料
Г	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land Reg	per/address of gistry where n b註冊處記錄	otification(s)	has/have been	n given	e given (DD/I	of notificat: MM/YYYY) 日期(日/月/年
				el	0 12			a a
		1		ių.		2	2	
(Ple	ase use separate s	sheets if the	space of any bo	x above is ins	ufficient. 如上	列任何方格的	 内空間不足	・請另頁說明
-	taken reasonab 采取合理步驟以						a 1	
Rea	isonable Steps t	o Obtain C	onsent of Ow	ner(s) 取得	土地擁有人的	的同意所採	取的合理:	步驟
	sent request fé 於							
Rea	sonable Steps t	o Give Not	tification to O	wner(s) 向	土地擁有人到	出通知所打	采取的合理	里步驟
	published not 於		al newspapers (日/月/年)在打	est as the property of the ball		Contract -	YYYY) ^{&}	98 1801 - 11 10
	posted notice		nent position (DD/MM/YY		plication site/	premises on		
	posted notice 於		1270	YY) ^{&}				影該申請的
	於 sent notice to office(s) or ru	relevant o	(DD/MM/YY (日/月/年)在「 wners' corpor ttee on	YY) ^{&} 申請地點/E ation(s)/own	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&}	Z置貼出關 aid comm	ittee(s)/manag
	於 於 sent notice to	relevant o Iral commi	(DD/MM/YY (日/月/年)在 ¹ wners' corpor ttee on (日/月/年)把	YY) ^{&} 申請地點/E ation(s)/own	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&}	Z置貼出關 aid comm	ittee(s)/manag
	於 sent notice to office(s) or ru 於	relevant o Iral commi	(DD/MM/YY (日/月/年)在 ¹ wners' corpor ttee on (日/月/年)把	YY) ^{&} 申請地點/E ation(s)/own	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&}	Z置貼出關 aid comm	ittee(s)/manag
	於 sent notice to office(s) or ru 於 處,或有關的	relevant o aral commi 内鄉事委員 e specify)	(DD/MM/YY (日/月/年)在 ¹ wners' corpor ttee on (日/月/年)把	YY) ^{&} 申請地點/E ation(s)/own	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&}	Z置貼出關 aid comm	ittee(s)/manag
	於 sent notice to office(s) or ru 於 處,或有關的 <u>hers 其他</u> others (please	relevant o aral commi 内鄉事委員 e specify)	(DD/MM/YY (日/月/年)在 ¹ wners' corpor ttee on (日/月/年)把	YY) ^{&} 申請地點/E ation(s)/own	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&}	Z置貼出關 aid comm	ittee(s)/manag
	於 sent notice to office(s) or ru 於 處,或有關的 <u>hers 其他</u> others (please	relevant o aral commi 内鄉事委員 e specify)	(DD/MM/YY (日/月/年)在 wners' corpor ttee on (日/月/年)把 會 ^{&}	YY) ^{&} 申請地點/『 ation(s)/own 見通知寄往相	申請處所或附 ers' committe (DD/MM	近的顯明位 e(s)/mutual I/YYYY) ^{&} 案法團/業三	Z置貼出關 aid comm E委員會/	ittee(s)/manag
	於 sent notice to office(s) or ru 於 處,或有關的 <u>hers 其他</u> others (please	relevant o aral commi 内鄉事委員 e specify)	(DD/MM/YY (日/月/年)在 wners' corpor ttee on (日/月/年)把 會 ^{&}	YY) ^{&} 申請地點/『 ation(s)/own 見通知寄往相	申請處所或附 ers' committe (DD/MM 關的業主立:	近的顯明位 e(s)/mutual I/YYYY) ^{&} 案法團/業三	Z置貼出關 aid comm E委員會/	ittee(s)/manag

6. Type(s) of Application	n 申請類別			
		ng Not Exceeding 3 Years in Ru	iral Areas	
	/或建築物内進行為期不超過		10 10	
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))				
(如屬位於郷郊地區臨時用	1途/發展的規劃許可續期,請填	【寫(B)部分)		
(a) Proposed	擬議臨時露天擺放建築機器及	建築材料(為期三年)		
use(s)/development 擬議用途/發展	22 27			
擬硪用述/ 资质	e			
	(Please illustrate the details of the p	proposal on a layout plan) (請用平面圖言	紀明擬議詳情)	
(b) Effective period of	Ø year(s) 年			
permission applied for			• × 22 8	
申請的許可有效期	□ month(s) 個月		••	
(c) Development Schedule 發展約	田節表	1704		
Proposed uncovered land area	擬議露天土地面積	1704	sq.m 🗆 About 約	
Proposed covered land area 携	議有上蓋土地面積	N/A	sq.m □About 約	
Proposed number of buildings	s/structures 擬議建築物/構築物	N/A	•	
Proposed domestic floor area		Ν/Δ	sq.m □About 約	
and Haussian make it models in a consideration of the second statements		N/A		
Proposed non-domestic floor	the second se	•••••••••••••••••••••••••••••••••••	sq.m 🗆 About 約	
Proposed gross floor area 擬詞	義總樓面面積	N/A	sq.m 🗆 About 約	
的擬議用途 (如適用) (Please use N/A	e separate sheets if the space below	es (if applicable) 建築物/構築物的 w is insufficient) (如以下空間不足	,請另頁說明)	
e 8				
Proposed number of car parking s	paces by types 不同種類停車位	的擬議數日	·····	
Private Car Parking Spaces 私家				
Motorcycle Parking Spaces 電單		.2 .N/A		
Light Goods Vehicle Parking Spa		N/A	1	
Medium Goods Vehicle Parking		.N/A		
Heavy Goods Vehicle Parking Sp	aces 重型貨車泊車位	N/A		
Others (Please Specify) 其他 (請	扬列明)	N/A		
Proposed number of loading/unlo	ading spaces 上落客貨車位的擬	議數目		
Taxi Spaces 的士車位		N/A		
Coach Spaces 旅遊巴車位		.N/A		
Light Goods Vehicle Spaces 輕型	世貨車車位	.N/A		
Medium Goods Vehicle Spaces		.2		
Heavy Goods Vehicle Spaces 重	型貨車車位	.N/A		
Others (Please Specify) 其他 (請	狗明)	N/A		

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<u> </u>				
Prop	osed operating hours 星期一至星期;			至下午5:00,周日及公眾假期休息
			••••••	
				/
(d)	Any vehicular acce	1	s 是	✓ 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))
	the site/subject build	ing?		崗瓦甫路
197 - 4	是否有車路通往地 有關建築物?	盤/	1.	 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)
		No	否。	
(e)	-			義發展計劃的影響
		for not pro	oviding	s to indicate the proposed measures to minimise possible adverse impacts or give 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
(i)	Does the	Yes 是		Please provide details 請提供詳情
	development proposal involve	北正		Tease provide details 。而且定任中于月
	alteration of			
2	existing building?		•	
	擬議發展計劃是 否包括現有建築		-	
	物的改動?	No否		
		Yes 是		lease indicate on site plan the boundary of concerned land/pond(s), and particulars of stream
~	м м	10 A		version, the extent of filling of land/pond(s) and/or excavation of land) 有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
		+		用加油量干面画版小有陶工地/池塔尔森,以及河道改通、填裙、填工及/实挖工的油即及/实 圈)
		*J] Diversion of stream 河道改道
(ii)	Does the] Filling of pond 填塘
	development proposal involve	9 - E		Area of filling 填塘面積 sq.m 平方米 口About 約
	the operation on the			Depth of filling 填塘深度 m 米 口About 約
	right? 擬議發展是否涉		Ľ] Filling of land 填土
	及右列的工程?			Area of filling 填土面積 sq.m 平方米 口About 約
			-	Depth of filling 填土厚度 m 米 □About 約
			L] Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 口About 約
•				Depth of excavation 挖土深度m 米 口About 約
		No 否	\square	-
×		On enviro		
15		On traffic On water		
(iii)	Would the	On draina	ige 對	腓水 Yes 會□ No 不會 🗸
	development proposal cause any	On slopes Affected I		按 Yes 會 □ No 不會 ☑ hes 受斜坡影響 Yes 會 □ No 不會 ☑
	adverse impacts?	Landscap	e Impa	ct構成景觀影響 Yes 會□ No 不會 🔽
ł	擬議發展計劃會 否造成不良影	Tree Felli Visual Im		R代樹木 Yes 會□ No 不會 Ø 黄成視覺影響 Yes 會□ No 不會 Ø
	否 垣 风 小 民 影 響?			appecify) 其他 (請列明) Yes 會 □ No 不會 ☑

 Please state measure(s) to minimise the impact(s). For tree felling, please state the number,
diameter at breast height and species of the affected trees (if possible)
請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹 幹直徑及品種(倘可)
· · · · · · · · · · · · · · · · · · ·

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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	 □ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明) 					
(f) Renewal period sought 要求的續期期間	 year(s) 年 month(s) 個月 					

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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)。
本次申請擬議將本地段之用途更改為臨時露天擺放建築機器及建築材料, 目前該地段附近均進行發展中,但並沒有任何能夠擺放建材及機器的土地,
這對不少工程都有較大影響。
在與不少工程公司討論過後,申請人希望能遞交申請,提供土地供作露天 擺放機器及建材,為臨近的工程公司提供臨時擺放的空間。
申請人亦做過調查,在地段附近並沒有居民,不會影響到他們。場地露天
擺放只需要將土地平整就可使用,不需要進行額外的搭建工程。此地本就荒廢 農業,也不需要進行填土等工程,同時,對於環境並沒有任何影響。
場地擺放之物只會是建築材料及建築機器 ,不包括任何污染環境之物品。
道路方面,場地外有一條主幹路,平時車輛來往並不密集,因此本申請對
道路並沒影響 消防方面,場地會設置滅火筒及保安巡邏,能及時阻止火災。

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 MApplicant 申請人 /□ Authorised Agent 獲授權代理人 簽署				
曾舉朗經理				
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)				
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他				
on behalf of 代表 英盛(合和)工程有限公司				
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)				
Date 日期 27/3/2023 (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 succession with the second				

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

 The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:

(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。

 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。)

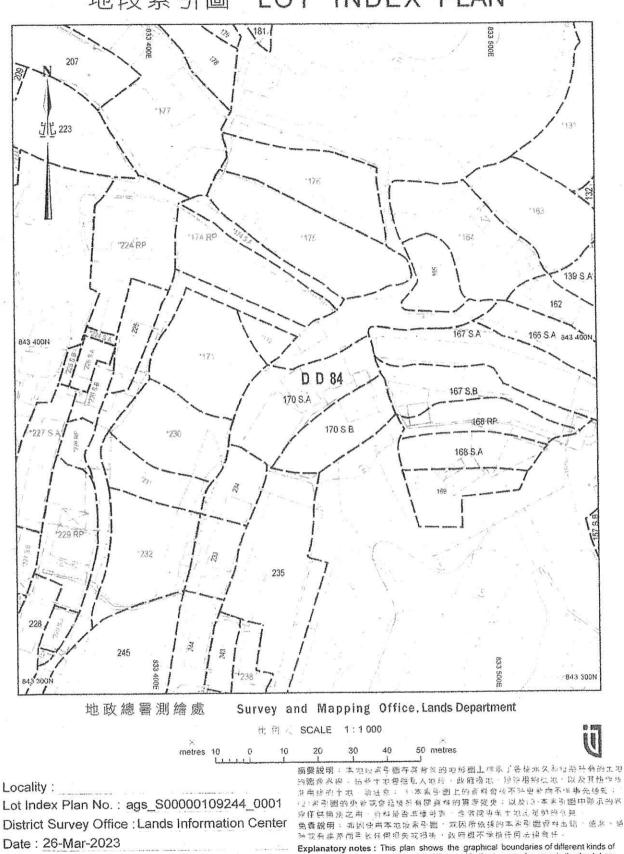
下載	劃資料查詢處供一般參閱。)						
Application No.	(For Official Use Only) (請勿填寫此欄)						
申請編號							
×							
Location/address							
位置/地址							
	DD84,LOT175,176						
and the second second	300 ¹²						
	2 · · · · · · · · · · · · · · · · · · ·						
Site area	1704 sq. m 平方米□ About 約						
地盤面積							
	(includes Government land of 包括政府土地 N/A sq. m 平方米 □ About 約)						
Plan							
圖則	S/NE-TKL/14						
	S/INE-TRL/14						
Zoning							
地帶	AGR						
	AGR						
*							
2							
Type of	Temporary Use/Development in Rural Areas for a Period of						
Application	位於鄉郊地區的臨時用途/發展為期						
申請類別							
	☑ Year(s) 年 _ 三年 □ Month(s) 月						
	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						
	□ Year(s) 年 □ Month(s) 月						
Applied use/							
development							
development							
申請用途/發展							
	將講吃時需干堀协建築機哭及建築材料(
	擬議臨時露天擺放建築機器及建築材料(為期三年)						
	擬議臨時露天擺放建築機器及建築材料(為期三年)						
	擬議臨時露天擺放建築機器及建築材料(為期三年)						
	擬議臨時露天擺放建築機器及建築材料(為期三年)						

(i)	Gross floor area and/or plot ratio		sq.	m 平方米	Plot Rat	io 地積比率
	總樓面面積及/或 地積比率	Domestic 住用	N//A	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
	• *	Non-domestic 非住用	N/A	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	N/A			2
	. ×	Non-domestic 非住用	N/A	, E.		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A		□ (Not m	m 米 ore than 不多於)
			N/A		□ (Not m	Storeys(s) 層 ore than 不多於)
		Non-domestic 非住用	N/A		🗆 (Not m	m 米 ore than 不多於)
			N/A		🗆 (Not m	Storeys(s) 層 ore than 不多於)
(iv)	Site coverage 上蓋面積			() %	□ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Medium Goods V	ng Spaces 私家 ng Spaces 電馬 cle Parking Sp ehicle Parking S icle Parking S ecify) 其他 (語 loading/unloa 亭車處總數	《車車位 ^建 車車位 aces 輕型貨車泊車伯 Spaces 中型貨車泊車 paces 重型貨車泊車伯 请列明)	立 車位 位	2 N/A N/A N/A 2 N/A
		Coach Spaces 旅 Light Goods Vehi Medium Goods Veh Heavy Goods Veh Others (Please Spe	遊巴車位 cle Spaces 輕烈 ehicle Spaces icle Spaces 重	中型貨車位 型貨車車位		N/A N/A 2 N/A

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
Plans and Drawings 圖則及繪圖	_	_
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		Ц. С
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) 位置圖, 交通示意圖		
8 <u> </u>		
Reports 報告書		•
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)	a <u>1111</u>	2
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「レ」. 註:可在多於一個方格內加上「レ」號		<i>V</i> .

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

註: 上述申請摘要的資料是田申請人提供以方便市民大眾參考。對於所戰資料任使用上的同題及又義上的政策 會概不負責。若有任何疑問,應查閱申請人提交的文件。



地段索引圖 LOT INDEX PLAN

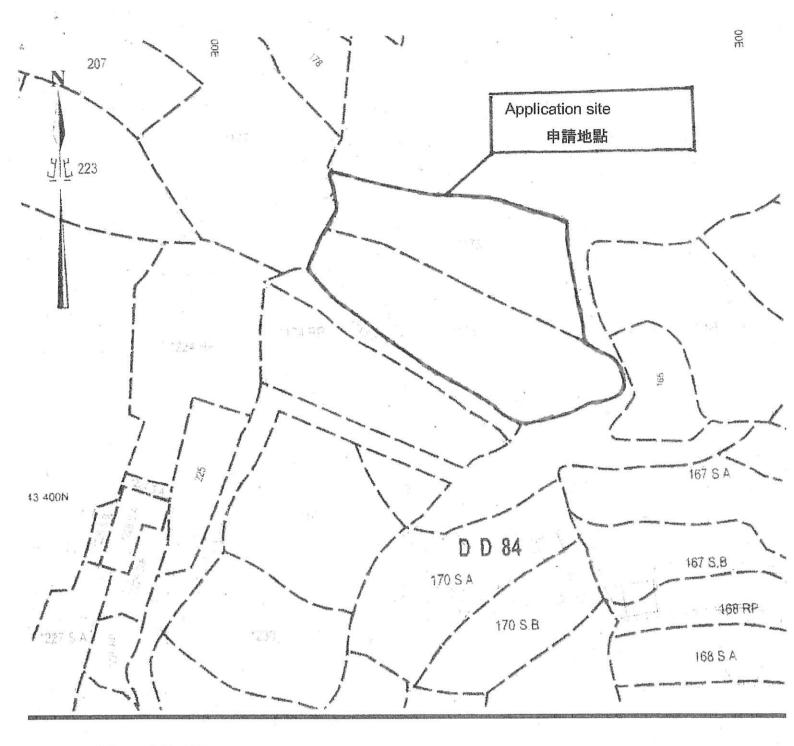
Lot Index Plan No. : ags_S00000109244_0001 District Survey Office : Lands Information Center Date : 26-Mar-2023

Reference No. : 3-NW-18C

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的鹦鹉水源,结影主动曾指私人地班、政府撤出、短语相约结地、以及其他作为 准用述的主电。前让意: 1.本素导圈上的高档曾按不许更新而不出事先接近: (2)紧引圈的更新或會這股於有標資格的實際變更;以及13.本素引圈中靜示的界 · 遗思、通

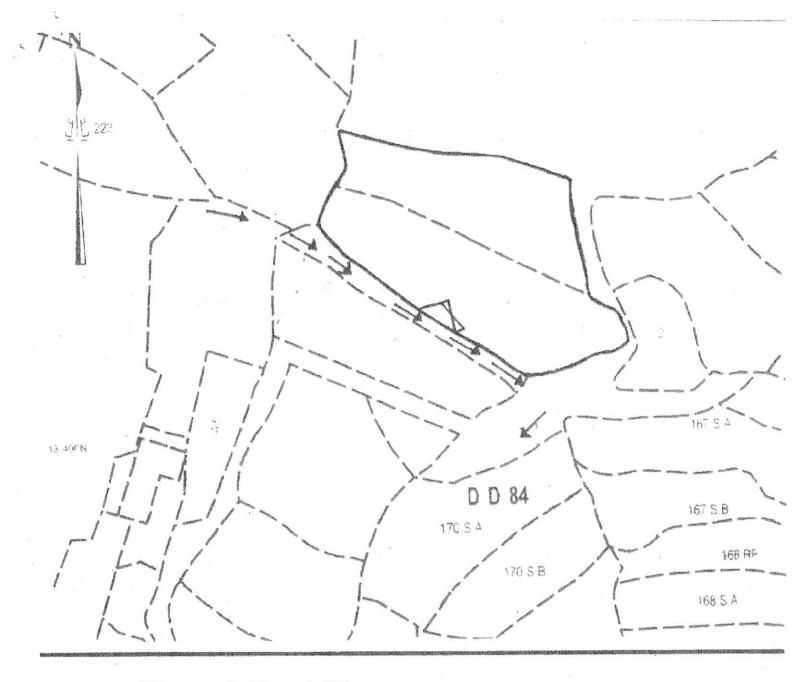
Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the short term tenancies and other permitted uses of land. It must be holed that, (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.



圖目:申請地點

擬議臨時露天擺放建築機器及建築材料(為期三年)

項目:DD84,LOT 175-176

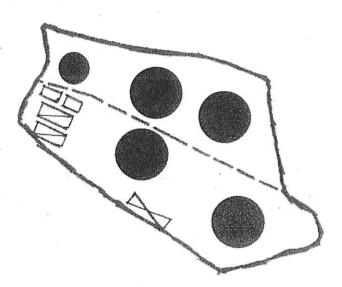


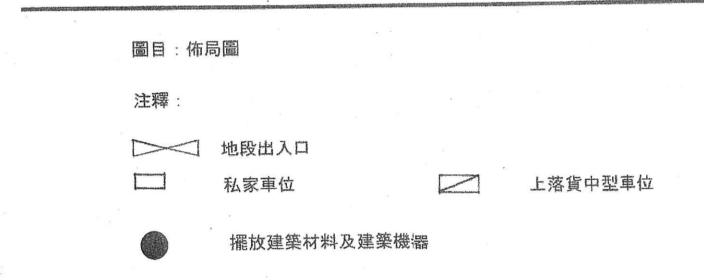
圖目:交通示意圖

項目:DD84,LOT 175-176

擬議臨時露天擺放建築機器及建築材料(為期三年)

→ → 車輛行駛路線 ▷ 地段出入口





尊敬的城規會部門人員,你們好,我是 A/NE-TKL/724 的規劃許可申請的經辦人,余生。 我們收到運輸署對該申請的評論意見,是次來郵為回復和解釋運輸署的意見: 1.該申請地點對交通產生的吸引力和影響;

本人描繪了一幅由坪輋路進入該申請地點的車輛行駛圖,圖中

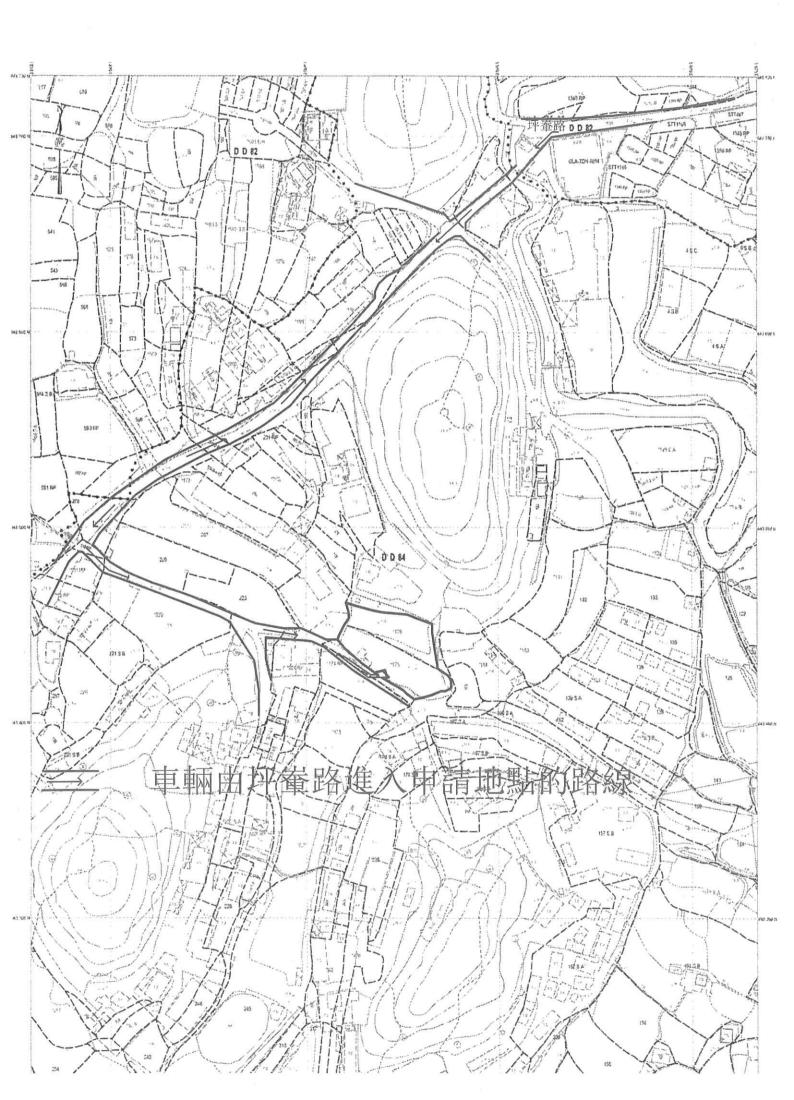
展示了一條可供雙線行車的石屎路,此路段並不是繁忙路段,平時車流量也不高, 同時,若然申請獲批,通過此路段進入申請地點的車輛流量也很少,用作自家公司存放 機械的地點,車流量也是平均每天3架次左右,而且不對外開放,所以不會有到訪車輛, 所以,若然申請獲批,該申請也不會對附近道路交通情況產生不良影響。

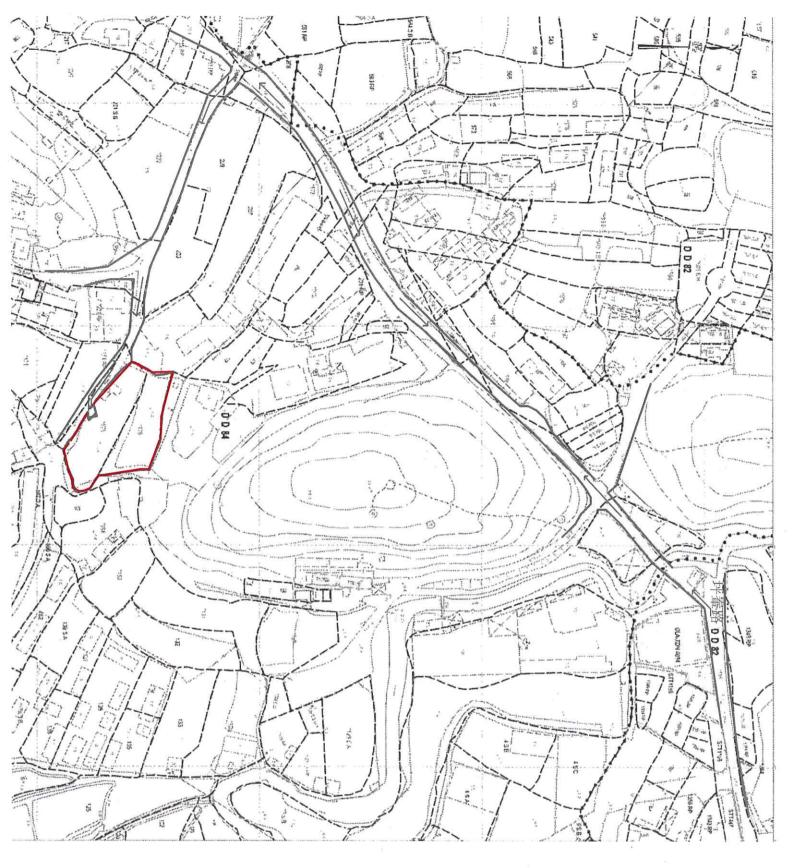
2.該申請地點只有平均每日3架次的車輛來往,我們卻在申請地點內設置了2個中型貨車上落 貨車位和2個私家車泊車位,還有大量空白土地提供臨時調頭,泊位,停泊車輛。該申請有 足夠的停車位和裝卸位

3.該申請地點設有7米闊大門,申請地點內也預留了45%的空白土地車輛進出,調頭,泊位和裝卸機械及材料,該申請地點有足夠的操作空間。

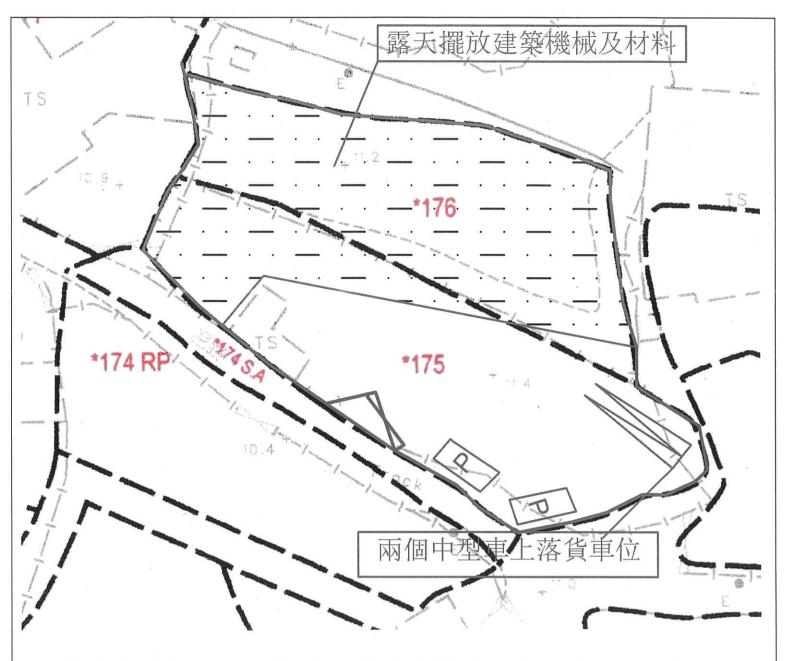
4,,因為場內提供大量空白土地空間給予車輛,所以進入此地點的車輛無須在場外排隊, 也不會阻礙其他道路使用者通過此地段

5,因為進出申請地點的車輛並不多,所以對經過申請地點的行人不會造成安全隱憂, 我們也會在地點出入口附近張貼小心車輛出入標誌和小心行人標誌。





此圖為申請地點的索引圖,用箭頭標示的路線是車輛從坪輋路進入申請地點的石屎路, 石屎路是4米闊的可雙線行車的道路,申請地點的大門在石屎路旁。



該申請地點的55%將用作擺放建築機械及材料,另外的 45%將用作裝卸機械和材料的空間及車輛調頭泊位。



Re: Fw: TKL/724 Departmental Comments31/08/2023 10:36 From: To: mwlau@pland.gov.hk Cc: sswlee@pland.gov.hk, mcylit@pland.gov.hk File Ref:

History:

This message has been forwarded.

多謝規劃處人員的信息,我已收到來自地政署的對於A/NE-TKL/724 規劃申請的部門意見, 也清楚明白地政署的建議和要求,我已從歐先生得到地政署相關人員的聯絡電話,我們會遵 從地政署的要求,對申請地段的圍牆作出修改,並在完成動作之後,邀請地政署人員檢查, 直至符合地政署的要求為止。

再次多謝規劃處辦事人員的幫助。