

**Previous S.16 Applications**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKL/198	Temporary Open Parking of Lorries for a Period of Three Years	12.4.2002 (Revoked on 12.10.2002)

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/386	Temporary Open Storage and Storage of Recycled Materials (Plastic Waste and Disused Pinball Machines) for a Period of 3 Years	20.7.2012	R1-R3

**Rejection Reasons**

- R1 The development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality 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 planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.
- R3 Approval of the application would set an undesirable precedent for other 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.

**Similar S.16 Applications for Temporary Warehouse and Open Storage  
within/partly within “Agriculture” and/or “OS” Zone in the vicinity of the Application Site  
in the Ping Che and Ta Kwu Ling Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/NE-TKL/527 <sup>#</sup>	Temporary Warehouse for Storage of Metal Parts with Ancillary Parking of Vehicles for a Period of 3 Years	22.1.2016 (Revoked on 22.2.2018)
A/NE-TKL/535 <sup>\$</sup>	Renewal of Planning Approval for Temporary Warehouse (for Storage of Tools Related to the Engineering Works of Overhead Cables)" and Dog Kennel for a Period of 3 Years	22.1.2016
A/NE-TKL/597 <sup>#</sup>	Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years	22.2.2019 (Revoked on 22.3.2021)
A/NE-TKL/606 <sup>\$</sup>	Renewal of Planning Approval for Temporary Warehouse (for Storage of Tools Related to Engineering Works of Overhead Cables) and Dog Kennel for a Period of 3 Years	18.1.2019 (Revoked on 2.8.2021)
A/NE-TKL/676 <sup>#</sup>	Temporary Warehouse for Storage of Metals for a Period of 3 Years	24.12.2021

**Remarks**

<sup>#</sup>: Application no. A/NE-TKL/527, A/NE-TKL/597(Rejected) and A/NE-TKL/676(Rejected) are at the same location.

<sup>\$</sup>: Application no. A/NE-TKL/535 and A/NE-TKL/606 are at the same location.



### **Rejected Application**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/566	Proposed Temporary Workshop and Warehouse for Construction Materials for a Period of 3 Years	23.6.2017	R1-R3

### **Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone for the 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 planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. 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.
- R3. The applicant failed to demonstrate that the proposed development would not cause adverse traffic and environmental impacts on the surrounding areas.

**Government Departments' General Comments**

**1. Traffic**

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 Sha Tau Kok Road (Lung Yeuk Tau) and the Site is not managed by TD. The applicant should seek comments 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 adjacent 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 open storages and temporary structures mainly within the “OS” zone, farmland and clusters of tree groups;
- significant adverse 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 there are no major public frontage along the site boundary 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):

- the Site is in the vicinity of an existing streamcourse to the south of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of this office;
- according to the drainage records of this office, there are existing drainage facilities maintained

by DSD within or in close proximity to the Site. No structure shall be allowed to rest on directly above DSD's existing facilities to avoid hindrance to future maintenance works. The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost;

- 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 and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services; and
- having considered the nature of open storage, the following approval condition shall be added: "the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of 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) no consent is given for inclusion of GL (about 152.9m<sup>2</sup> mentioned in 3(c) of the planning application form) 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. The unauthorized structures should be demolished before this office considers Short Term Waiver applications;
  - (iii) there are unauthorized structures erected on Lot Nos. 115, 116, 142, 144RP, 148, 150, 151, 152 and adjoining GL in D.D. 38. An unauthorized structure was found encroached on adjoining GL and Lot No. 149 in D.D. 38 outside the Site. The existing structures on site do not tally with the details of the proposed structures submitted in the planning application and are in breach of the lease conditions of the lots. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the lease breaches without separate notice;
  - (iv) Lot No. 89 in D.D. 83 is covered by Letter of Approval ("LOA") No. 5630 and Modification of Tenancy ("MOT") No. 38619 for erection of temporary structures. This office reserves the rights to take enforcement action for irregularities and cancel the LOA/MOT as appropriate
  - (v) should planning approval be given to the subject planning application, the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structures erected/to be erected and occupation of the GL on site. Besides, given the proposed use is temporary in nature, only applications for erection of temporary structure(s) will be considered. The applications will be considered by the LandsD acting in the capacity of the lessor or landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, their commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of rent/fee and administrative fee, as may be imposed by the LandsD;
- (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 its 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 minimize potential environmental nuisance to the surrounding area;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the Site is not maintained by HyD;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) according to the layout plan, the proposed turning circle for vehicles is in close proximity to the retained tree. The applicant is reminded to provide sufficient protection for the retained tree, such as landscape edging, and ensure no works would be carried out within the tree protection zone;
  - (ii) 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;
- (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) the Site is in the vicinity of an existing streamcourse to the south of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of this office;
  - (ii) according to the drainage records of this office, there are existing drainage facilities maintained by DSD within or in close proximity to the Site. No structure shall be allowed to rest on directly above DSD’s existing facilities to avoid hindrance to future maintenance works. The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant’s cost;

- (iii) surface channel with grating covers should be provided along the Site boundary;
- (iv) 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;
- (v) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) 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;
- (xi) 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;
- (xii) 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;
- (xiii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiv) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- (xv) 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
- (xvi) 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (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 does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing 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 application Site under the BO;
  - (v) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (vi) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations B(SSFPD&L)R in respect of disposal of foul water and surface water respectively;
  - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-TKL/735

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and date on lined paper.

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

簽署 Signature [Signature] 日期 Date 2023.7.15



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



反對A/NE-TKL/735申請書  
20/07/2023 14:50

From:

To: tpbpd@pland.gov.hk

File Ref:

1 attachment



反對A-NE-TKL-735 申請書 .pdf

敬啟者,

本人反對A/NE-TKL/735申請書,有關詳情請參考PDF附錄.

謝謝!

(Jul 20, 2023)

Tel:

請注意:

因私隱問題,未得本人同意請不要把本人姓名/電話/email 給第三方查閱,如需要請聯絡本人,多謝貴處合作!

## 反對 A/NE-TKL/735 申請書

原本在上址申請地點旁邊有一條已有80年多行人路，連接軍地北村和軍地高埔村到村口外乘交通工具，在上述平面圖那條行人路可能被圍封，因此村民不能順利出入(Ref Page 2)。同時在平面圖上有兩個位置，而由兩所村屋已經佔用了70年多，是否誰擁有地權也不知道！(Ref Page 2 & 4)

約30年前有人把上述農地用泥土/石屎把地面加高約一米，把原有所有去水道切斷，而旁邊約80年行人路經常容易水浸，因雨水不能有效地在農地溜走而引致。(Ref Page 3)

前期在上址經營拆除日本波子機工程，經常星期一到星期日開工，經常發出巨大噪音，空氣污濁，污水流入行人路和流入梧桐河河道，而警方多次在上述地方成功圍捕黑工等問題。其後上述地址向城市規劃委員會申請正式改變用途為拆除日本波子機工程，最後城規會不批准申請因噪音，空氣污染，污水流入河道，黑工等問題。

近年有人在上述地址經常經營違反上述地段用途，而經各政府部門投訴有關問題，通常起碼要兩年多才能解決，之後上述地址會停運一段時間，又會再次經營違反上述地段用途。

因此上述申請地段紀錄用途是非常不良好！

而在上年2022年8月，距離上述地址約三十米外，有一所用鐵片圍封成一個巨大貨倉，在其倉內放置危險物品，放置大量雜物，養殖海鮮魚類等，最後發生火警，因沒有自動灑水系統，最後整個貨倉被燒毀和有人死亡(Ref Page 5)。因大部分貨倉用鐵片圍封完成，沒有自動灑水系統，通常發生火警都會整個貨倉被燒毀。

由於在附近所謂工程公司開工時間由星期一至星期日都會開工而時間通常由早上八點到晚上十點都有可能，並會發出很大噪音，空氣污染，污水流入河道。只要經營一段時間之後，又會把貨倉用途改為加工中心和製造中心，而引致之噪音/空氣/污水比之前更為嚴重，更會把原有只准許建設上蓋物業，而把周圍圍封而變成一個實體貨倉。

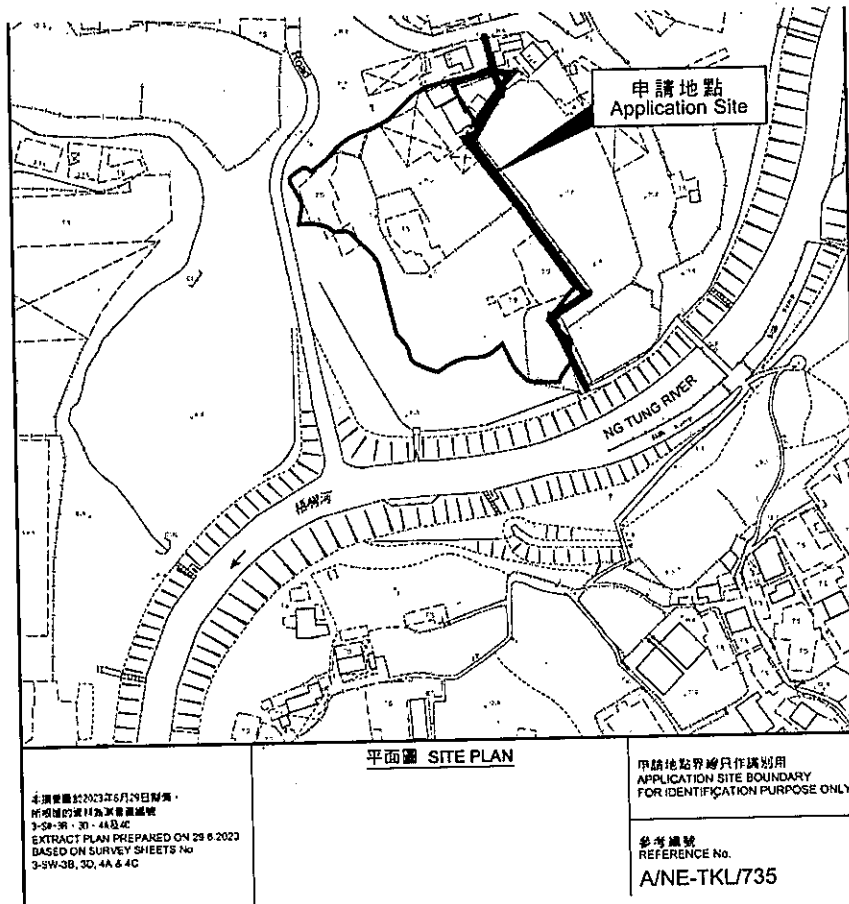
貴處沒有可能時時刻刻知道上述地段在哪裏違規，雖然可經政府部門投訴，沒有兩三年也不能成功檢控違規建築。

而該申請書敘述工作時間由星期一至星期五上午9時至下午6時和週六和公眾假期休息，少噪音問題，少污水問題等，只要上述地址申請書成功申請到，一段時間之後，他們就會開始改變上述地段用途。之後引致要向政府部門投訴上述地址經常改變用途，而投訴結果又要經歷兩三年嘅時間處理。

因在附近環境已經不是很好，已差不多已經完全沒有農地，上址是少有還是農地用途，如把上述地段改為工程公司，而又接近鄰近村屋，又那1.8M 高鐵圍欄會發出很高溫度尤其是夏天(因為吸熱)而影響周圍環境，並且引致綠化帶在附近面積比例越來越少，另外火警，噪音污染，空氣污染，污水流經河道，行人路封鎖等問題。

基於上述陳述，希望貴處能不批核這份新申請書申請！

謝謝！

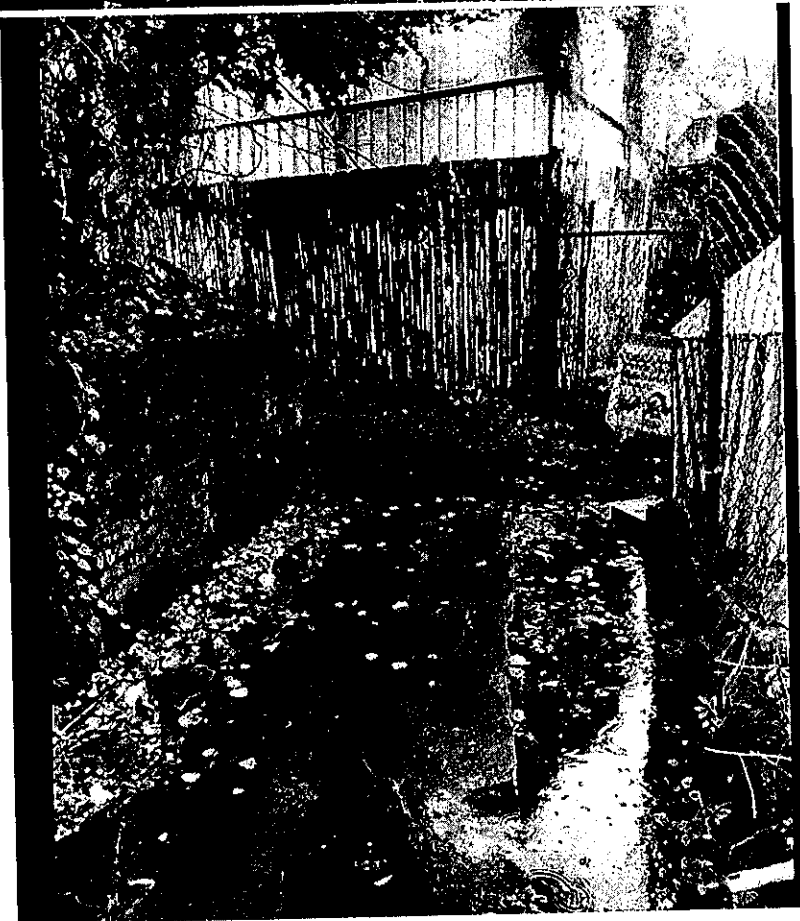


80年多毗行人路

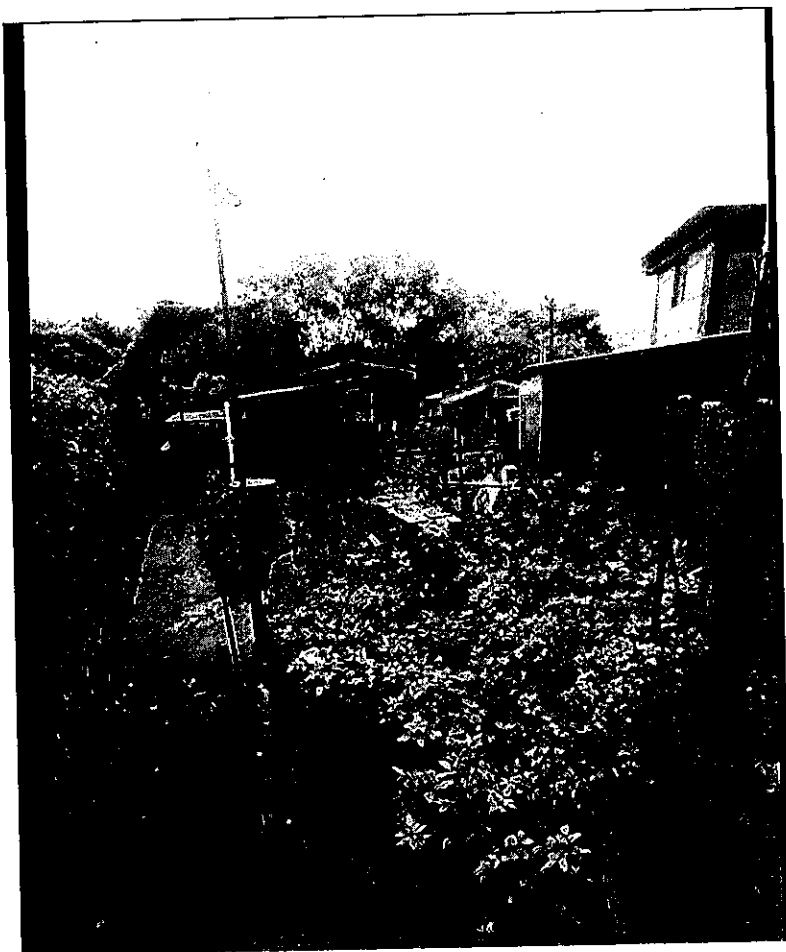
同時在平面圖上有兩個位  
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了70年多



Page 3



Page 3



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同時在平面上有兩個位置,而由兩所  
村屋已經佔用了70年多

## 粉嶺軍地北村食品倉三級火 事隔半月未完成清理

編譯：15:57  
出版：2022-08-25 19:45 更新：2022-08-25 22:03



粉嶺軍地北村一個食品貨倉本月3日發生三級火，一名內地職員葬身火場。火災發生超過20日，有關搜救工作至今仍未結束。《香港01》接獲投訴，指清拆工人自本月7日進入火場至今已兩周，連日清空雜物，以供搜救人員搜索，但由於天氣反覆，時而烈日時而暴雨，場內大量食品腐敗，滋生蚊蟲，孳生老鼠亂竄，形容「一揭開紙皮，成千隻烏蠅繞住腳邊」，而且惡臭擾民，即使戴口罩亦難以隔絕，他更聞悉有工人頭暈、作嘔及嘔瀉乾涸，上週五（19日）到急症室求醫，他希望政府協助早日清理火場，改善該區的環境衛生情況。

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消防處回覆指，由於倉庫部份結構在火災後已倒塌或呈不穩妥情況，撥取

### 搜救工作仍未結束 消防聯同屋宇署拆卸倉庫

消防處回覆《香港01》表示，消防人員當日於其中一個倉庫發現一具男性屍體，並已即時移交警方處理，為確保火場內沒有其他人士被困，消防人員曾以不同的搜救方式進行搜索工作，包括出動滅火機械人、無人飛行器系統、坍塌搜救專隊及搜索犬等，但因倉庫部份結構在火災後已倒塌或呈不穩妥情況，消防人員需要額外時間架設臨時支撐，才可展開初步搜救及調查工作。

由於涉事倉庫的環境和間隔複雜，存放大量貨物及有潛在倒塌的危險，為了加快搜索調查的工作及避免影響附近居民的日常生活，消防處已聯同屋宇署制定相關搜索調查及拆卸方案，當中主要由屋宇署安排承辦商運送大型拆卸機械，將有關倉庫需進行搜索行動的部份分階段清拆，而消防人員則按階段進入拆卸部份進行徹底搜索及調查。



Page 5

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

23-7-2023 P. 1/4 3 to 5

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/735

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature \_\_\_\_\_



日期 Date

24/7/2023

粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/735

新界粉嶺軍地北丈量約份第 83 約地段第 86 號(部分)

第 87 號及第 89 號和毗連政府土地

擬議臨時貨倉及露天存放(為期 3 年)

(申請編號：A/NE-TKL/735)

本會頃接周邊村民之 極力反對 上述申請，其原因：


- 1) 反映近年新界北部都會區發展迅速關係，沿沙頭角公路大小工程不斷動工，兩旁村落急速發展，皇后山公屋入伙，人口劇增，增設了多條公共交通專線，大小工程車輛往來，導致原本已繁忙的沙頭角公路更超出負荷，交通變得更繁忙及擠塞，周邊村民/居民叫苦連天。
- 2) 另一原因是蓮塘新口岸關口啟用，方便快捷，四通八達，過關後消費比香港較便宜及經濟得多，吸引大量香港市民從沙頭角公路入蓮塘新口岸關口往來內地，亦是導致沙頭角公路繁忙及擠塞的原因之一。
- 3) 周邊尚有其他問題未改善(例如：排污問題，水壓、電壓問題等)，影響民生。若上述申請批出，情況更嚴重。


懇請 貴處應考慮整體環境，理解村民之憂慮，慎重處理上述申請，  
敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會主席

  
(李國鳳)



2023 年 7 月 24 日



4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-TKL/735

新界粉嶺軍地北丈量約份第83約地段第86號(部分)

第87號及第89號和毗連政府土地

擬議臨時貨倉及露天存放(為期3年)

(申請編號：A/NE-TKL/735)

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- 1) 反映近年新界北部都會區發展迅速關係，沿沙頭角公路大小工程不斷動工，兩旁村落急速發展，皇后山公屋入伙，人口劇增，增設了多條公共交通專線，大小工程車輛往來，導致原本已繁忙的沙頭角公路更超出負荷，交通變得更繁忙及擠塞，周邊村民/居民叫苦連天。
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敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安

(劉永安)



敬上

2023年7月24日

25-7-2023

粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

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敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會副主席

鄧志佳

(鄧志佳)



2023年7月24日

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



**A/NE-TKL/735 DD 83 Kwan Tei North**  
26/07/2023 02:41

From:

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

File Ref:

**A/NE-TKL/735**

Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North

Site area : About 4,044.9sq.m Includes Government Land of about 152.9sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Warehouse and Open Storage / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. Only a small portion of the site is "OS". Much of it is wooded and adjacent to the river.

Previous applications for OS use were rejected. There is no justification to allow further incursion of the already extensive OS operations into the Agriculture zone.

Members must reject this application.

Mary Mulvihill

2023年 6月 2 9日

Appendix I of RNTPC  
Paper No. A/NE-TKL/735A

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

29 JUN 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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

2301693

19/6

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/735
	Date Received 收到日期	29 JUN 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)

HING SHING ENGINEERING &amp; TRADING CO. LIMITED

## 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)

PlanPlus Consultancy Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼(如適用)

Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 4044.9 sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 1552.4 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)

152.9 sq.m 平方米 ☒ 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 and Open Storage
(f) Current use(s) 現時用途	Vacant Open Storage Site  (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)" <sup>#</sup> 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)<sup>&</sup>  
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 16/6/2023 (DD/MM/YYYY)<sup>&</sup>  
於 16/6/2023 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16/6/2023 (DD/MM/YYYY)<sup>&</sup>  
於 16/6/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 and Open Storage for a Period of 3 Years  (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 Years <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2607.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1437.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1552.4 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1552.4 .....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)	
Structure 1: Canopy for storage (with height of 6m; 1 storey) .....	
Structure 2: Canopy for storage (with height of 6m; 1 storey) .....	
Structure 3: Warehouse for storage (with height of 6m; 1 storey) .....	
Structure 4: Proposed office (with height of about 6m; 2 storeys) .....	
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	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	1 .....
Others (Please Specify) 其他 (請列明)	.....



Proposed operating hours 擬議營運時間 9am - 6pm weekdays, no operation will be carried out on weekends 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))	
	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)	
(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 checked="" type="checkbox"/> Please provide details 請提供詳情 Conversion of the existing on farm domestic structure (2 storeys, with a height of about 6m) to ancillary office.	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input 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?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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>No trees would need to be removed.</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>Reason(s) for non-compliance: 仍未履行的原因：</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.

**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

  
Chan Pak Kan

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

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director  
Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

PlanPlus Consultancy Limited

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

Date 日期

16/06/2023

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories		
Site area 地盤面積	4044.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	152.9	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14		
Zoning 地帶	"Agriculture" and "Open Storage"		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1552.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用 <input checked="" type="checkbox"/>	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.5 % <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 Private Car Parking Spaces		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) 1 Heavy Goods Vehicle loading/unloading bays		1

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

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

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



**PLANPLUS** 思顧  
**CONSULTANCY** 雋問

**Section 16 Planning Application for the Proposed Temporary Warehouse and  
Open Storage of Recycling Materials for a Period of 3 Years  
at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government  
Land, Kwan Tei North, Fanling, New Territories**

**Planning Statement**

Prepared by  
Planning Consultant : PlanPlus Consultancy Limited

**June 2023**  
Reference : PPC-PLG-10140  
Report : Version 1.0



## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of HING SHING ENGINEERING & TRADING CO. LIMITED ("the Applicant") in support of a Section 16 planning application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years ("the Proposed Development") at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the adjoining Government Land, Kwan Tei North, Fanling, New Territories ("the Site"). The Site falls within the "Open Storage" ("OS") zone (about 13% of the Site) and "Agricultural" ("AGR") zone (about 87% of the Site) according to the Approved Ping Che And Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("the OZP"). According to the Notes of the OZP, while 'Warehouse (excluding Dangerous Goods Godown)' and 'Open Storage' are Column 1 uses in the "OS" zone, which are always permitted, both uses are neither Column 1 nor Column 2 uses in the "AGR" zone. Nevertheless, the covering Notes of the OZP states that *"temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission"*. A planning application is therefore submitted by the Applicant for the Proposed Development on a temporary basis of maximum 3 years.

The Site has a total area of about 4,044.9m<sup>2</sup>, including approximately 152.9m<sup>2</sup> of Government Land (about 3.8% of the Site), to be occupied by 3 one-storey temporary structures (with maximum building height not more than 6m) and an existing on-farm domestic structure (with a building height of about 6m), which had been previously left vacant and expect to be converted into an ancillary office. The Site will provide 3 parking spaces for private cars and a loading/unloading space for heavy goods vehicles. The operation hours of the Proposed Development will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays. The Site can be accessed from Sha Tau Kok Road via a local track.

The Proposed Development is fully supported by the planning justifications below:

- The Proposed Development supports Government's Policy for Municipal Solid Waste Management;
- The Proposed Development is in compliance with Town Planning Board Guidelines ("TPG PG-No.13G");
- The Proposed Development will not jeopardise the long-term Planning Intention of "AGR" zone and the development of New Territories North New Town;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage and noise impacts.

Based on the above justifications, we sincerely hope that the Board can give sympathetic consideration to this Application.

### 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表興盛工程貿易有限公司(下稱「申請人」)，根據《城市規劃條例》第 16 條，懇請城市規劃委員會(下稱「城規會」)批准位於新界粉嶺軍地北丈量約份第 83 約地段第 86 號(部分)、第 87 號和第 89 號和毗連的政府土地作擬議臨時「倉庫」及「露天貯物用地」存放回收物料(為期三年)(下稱「擬議發展」)。申請地點位於《坪輦及打鼓嶺分區大綱核准圖編號 S/NE-TKL/14》的「露天貯物」(佔申請地點總面積 13%)及「農業」(佔申請地點總面積 87%)地帶之內。根據核准圖有關「露天貯物」地帶的註釋，「倉庫(危險品倉庫除外)」及「露天貯物(未另有列明者)」屬於第一欄用途，為經常准許的用途。而位於「農業」地帶的註釋則顯示「倉庫(危險品倉庫除外)」及「露天貯物(未另有列明者)」均不屬於第一及第二欄的用途。然而根據核准圖的註釋，「任何土地或建築物的臨時用途或發展，如為期不超過三年，可向城市規劃委員會申請規劃許可。」申請人遂向城規會遞交是次規劃申請。

申請範圍地點面積約 4044.9 平方米，包括約 152.9 平方米(佔總面積 3.8%)的政府土地，並將設有 3 個 1 層(高度不超過 6 米)的臨時簷篷及貨倉以及 1 個現存的 2 層高的農地住用構築物(高度約為 6 米)。2 層高的農地住用構築物將會用作附屬辦公室。申請地點將提供三個私家車車位及一個重型貨車上落貨車位。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。申請地點可以從沙頭角道經小路前往。

擬議之臨時設施有充分的理據支持，包括以下規劃考量因素：

- 擬議發展支援政府的都市固體廢物管理政策；
- 擬議發展符合城市規劃委員會規劃指引編號 13G；
- 擬議發展項目不會妨礙「農業」用地的長遠規劃意向；
- 擬議發展項目不會妨礙新界北新市鎮的長遠發展和規劃；
- 擬議發展申請之用途與附近之發展相容；以及
- 擬議發展不會為附近環境帶來不良的交通、景觀、視覺、排水和噪音影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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## **1. INTRODUCTION**

### **1.1 Background & Purpose**

1.1.1 We have been commissioned by the Applicant to prepare and submit, on their behalf, this planning application for Temporary Warehouse and Open Storage of Recycling Materials ("the Proposed Development") at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories ("the Site") under Section 16 of the Town Planning Ordinance ("the Ordinance").

1.1.2 The Site falls within an area zoned as "Open Storage" ("OS") (about 13% of the Site) and "Agriculture" ("AGR") (about 87% of the Site) under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("the OZP"). According to the Notes of the OZP, while 'Warehouse (excluding Dangerous Goods Godown)' and 'Open Storage' are Column 1 uses in the "OS" zone, which are always permitted, both uses are neither Column 1 nor Column 2 uses in the "AGR" zone. However, the covering Notes of the OZP states that *"temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Town Planning Board ("the Board") may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission"*. A planning application is therefore submitted by the Applicant.

1.1.3 The purpose of this planning application is to seek approval from the Board on behalf of the Applicant for the establishment of a Temporary Warehouse and Open Storage for Recycling Materials for a Period of 3 Years at the Site.

### **1.2 Structure of the Planning Statement**

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.

1.2.2 Chapter 1 is the above introduction outlining the purpose of the current application. Chapter 2 gives the background details of the Site in terms of the current land-use characteristics and the surrounding developments. Chapter 3 provides an overview of the planning context of the Site. Chapter 4 explains the development proposal and technical aspects of the Proposed Development. Finally, justifications for approval of the application are provided in Chapter 5, and the planning submission is summarised in Chapter 6.

## 2. THE SITE AND ITS SURROUNDINGS

### 2.1 Current Condition of the Site

- 2.1.1 The Site occupies an area of 4,044.9m<sup>2</sup>, which includes approximately 152.9m<sup>2</sup> of Government Land (about 3.8% of the Site). It is located in Kwan Tei North in Ping Che, north of the Sha Tau Kok Road (Lung Yeuk Tau) and Ng Tung River. Figure 1 shows the location of the Site. The Site is accessible from Sha Tau Kok Road via a local access road.

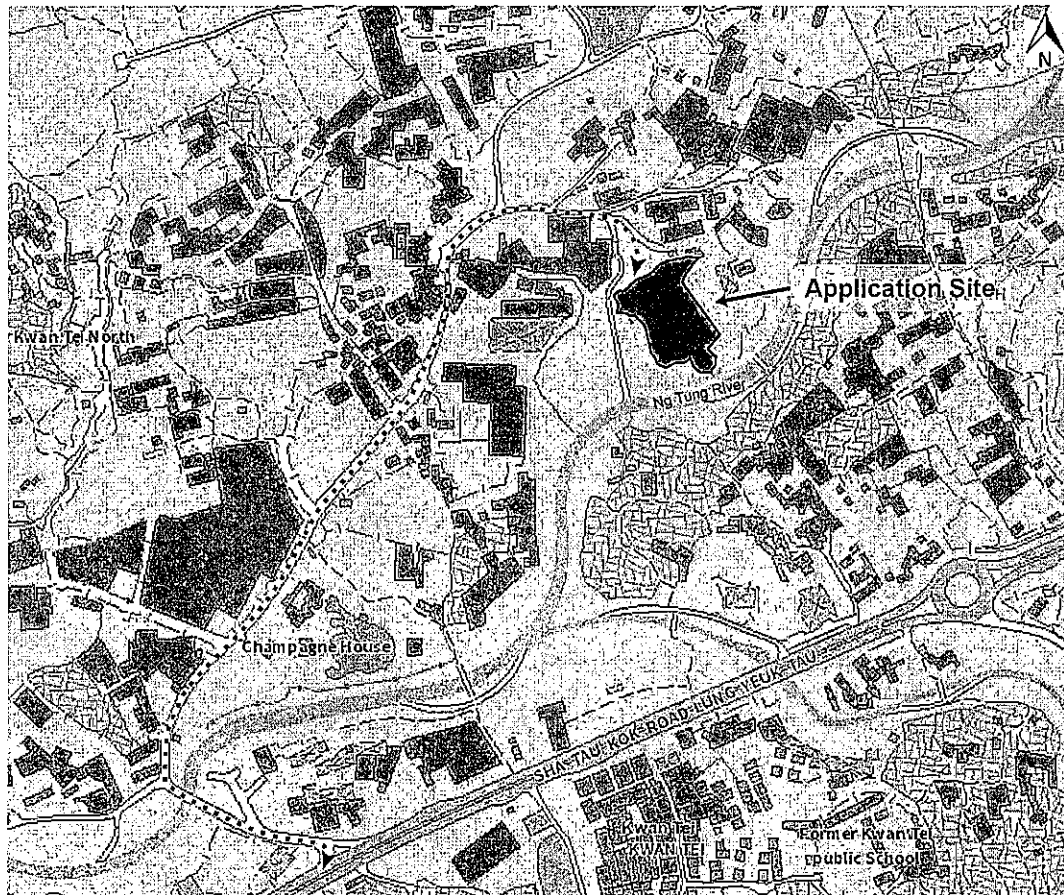


Figure 1 Location Plan (for indicative purposes only)

- 2.1.2 The Site was originally used for farming purposes and featured a two storeys on-farm domestic structure. It is currently hard paved and mostly vacant. Part of the Site fell within the "OS" zone is currently in operation with canopy and stored recycled materials.

### 2.2 Surrounding Context

- 2.2.1 The surrounding areas predominantly consist of warehouses, workshops, open storage facilities and vacant lands that extended across Kwan Tei North. To the east and west of the Site are warehouses, workshops, storage facilities and open storage sites. To its immediate north is a vacant government land serving as public access. To its immediate south is the Ng Tung River.

## 2.3 Site Status

- 2.3.1 The Site covers Lot No. 86 (Part), the entire Lots Nos. 87 and 89 in D.D. 83 and the Adjoining Government Land (Figure 2). The Applicant has notified the current landowners about the Planning Application.

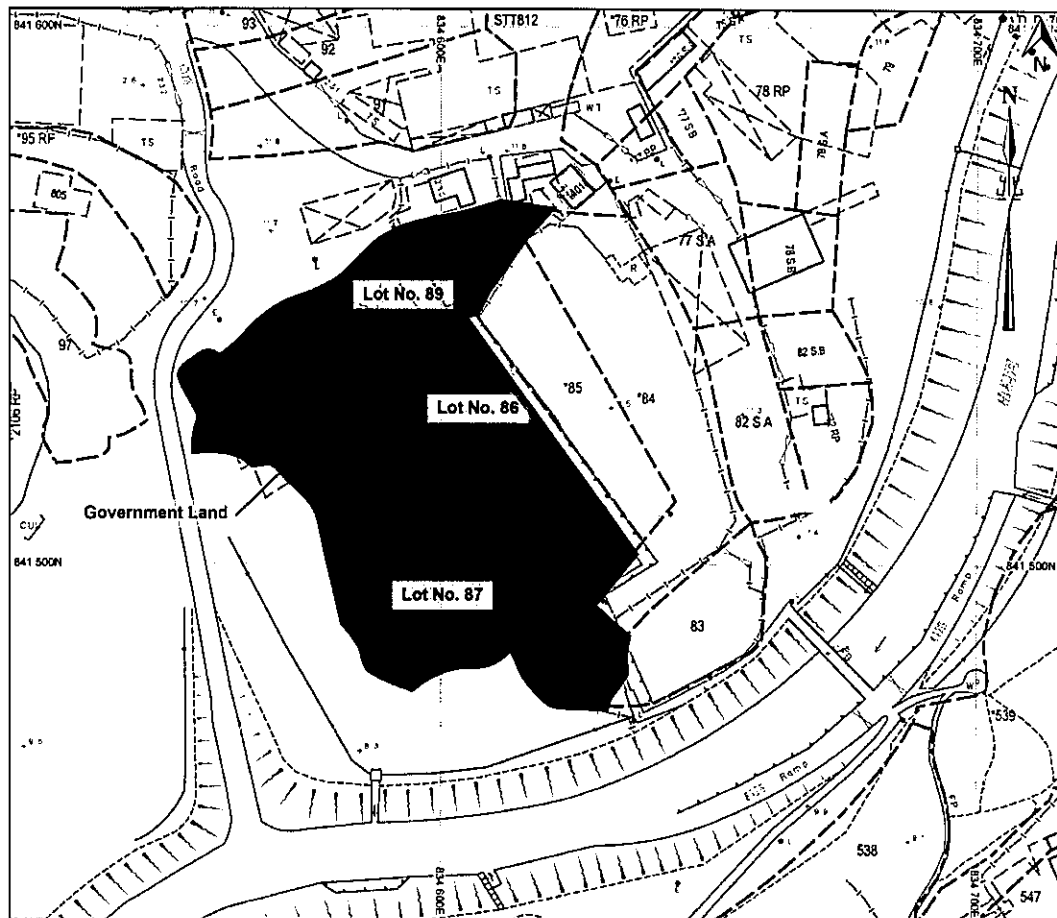


Figure 2 The Site on Lot Index Plan (Source: Lands Department)

### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

- 3.1.1 The Site straddles two zonings. The northern part of Lot No. 89 is zoned as "OS" occupying about 13% of the total site area, while the southern part of Lot No. 89, Lot No. 86 (Part), the entire Lot No. 87 and the Government Land are zoned as "AGR" (about 87% of the Site) according to the OZP.
- 3.1.2 The "OS" zone is primarily intended to provide *"land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises."* On the other hand, "AGR" zone is *"intended primarily to retain and safeguard good quality agricultural land / farm / fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*.
- 3.1.3 Although 'Open Storage' and 'Warehouse' are neither Column 1 nor Column 2 uses of the "AGR" zone, they are Column 1 uses of the "OS" zone, which are always permitted. Considering the temporary nature of the Proposed Development, the Board may grant planning permission (with or without conditions) for a maximum period of 3 years under section 16 of the TPO. Hence, a sympathetic consideration is therefore sought.

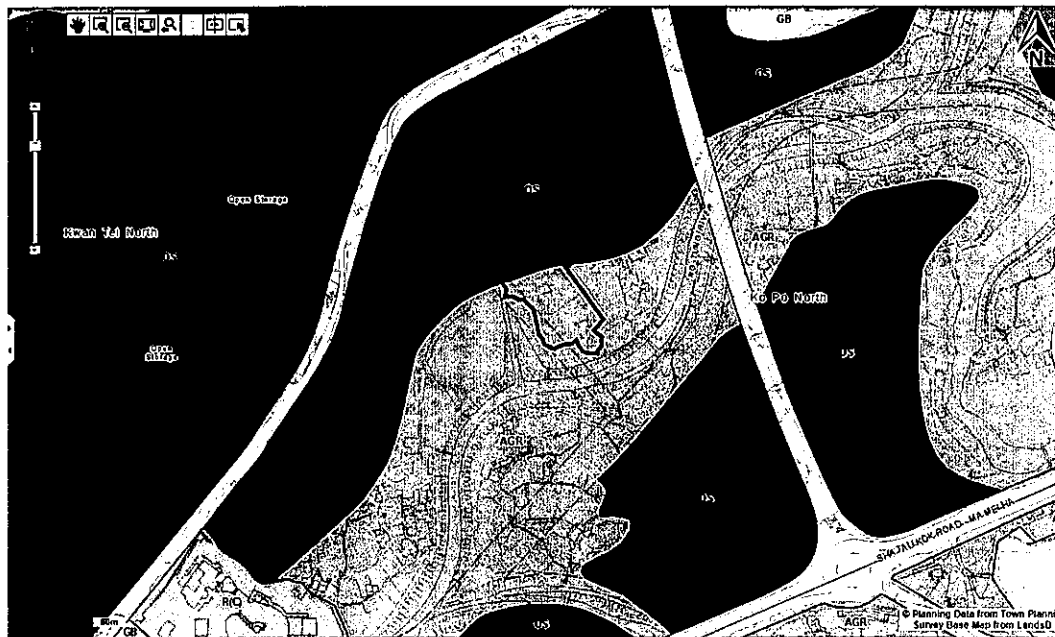


Figure 3 Extract of the OZP (Source: Statutory Planning Portal)

#### 3.2 Town Planning Board Guideline

- 3.2.1 The Site falls within Category 1 and 2 areas under the recently revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses ("TPB PG-No.13G") promulgated by the Board in April 2023. Category 1 areas are *"areas considered suitable for open storage and port back-up uses... Favourable consideration will normally be given to applications within these areas, subject to no adverse department*



*comments and local concerns*". Therefore, the Proposed Development is considered suitable for the 'Category 1' area.

- 3.2.2 On the other hand, Category 2 areas are *"areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses. In addition, the areas should not be subject to high flooding risk...Planning permission could be granted on a temporary basis up to a maximum period of three 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"*.

### 3.3 Long-Term Planning of the New Territories North Development

- 3.3.1 Proposed in the Northern Metropolis Development Strategy for the Policy Address 2021 by the Chief Executive, the Site falls within the premises of the New Territories North ("NTN") New Town. The NTN New Town is designated to accommodate residential population and create new job opportunities in various development nodes, including the extension of Northern Link and other ancillary facilities. As suggested in the Final Recommendation of the "Hong Kong 2030+ Study", the NTN New Town will also be optimised for a range of economic uses, including industrial uses, innovation and technology, commercial/business and modern logistics.

### 3.4 Similar Planning Applications for Open Storage and Warehouse

- 3.4.1 There are six precedent cases for proposed warehouses in the Ping Che and Ta Kwu Ling OZP within the "AGR" zone approved by the Board in the past 5 years. The list of similar applications is shown in Table 1 below.

**Table 1 Approved Applications of the Similar Use in "AGR" Zone in the Past 5 Years on the Same OZP**

No.	Application No.	Applied Use	Decision by the Board
1	A/NE-TKL/527	Temporary Warehouse for Storage of Metal Parts with Ancillary Parking of Vehicles for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.1.2016 (Revoked on 22.2.2018)
2	A/NE-TKL/597	Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis on 22.02.2019 (Revoked on 22.03.2021)
3	A/NE-TKL/655	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.5.2021
4	A/NE-TKL/676	Temporary Warehouse for Storage of Metals for a Period of 3 Years	Approved with condition(s) on a temporary basis on 24.12.2021
5	A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18.3.2022
6	A/NE-TKL/702	Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 26.8.2022

- 3.4.2 The aforementioned applications are within the "AGR" zone in the same OZP. They were approved with or without conditions by the Board, mainly based on the following considerations: the proposed use was not entirely incompatible with the surrounding land uses; the application complied with the then TPB PG-No. 13E/F as there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments and the implementation of approval conditions.
- 3.4.3 After careful consideration to identify a suitable site that would meet the anticipated approval conditions, the Applicant will commit to promptly implementing the necessary measures in compliance with any possible approval conditions from the Board.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

- 4.1.1 The Proposed Development, as shown in the Layout Plan in **Appendix 1**, consists of 2 open structures (canopies), an enclosed temporary structure for warehouse, an existing on-farm domestic structure to be converted into an ancillary office, 3 private car parking spaces and 1 Loading/Unloading Bay for Heavy Goods Vehicles. The essential development parameters of the Proposed Development are summarised in **Table 2** below.

**Table 2 Major Development Parameters**

Parameters	Proposed Use
<b>Site Area</b>	About 4,044.9m <sup>2</sup> (including about 152.9m <sup>2</sup> of Government Land)
<b>Total Covered Area</b> (Individual Structure Height) Canopy (Structures 1 & 2) Warehouse (Structure 3) Ancillary Office (existing on-farm domestic structure) (Structure 4)	About 1,437.1m <sup>2</sup> (Maximum building height not more than 6m) About 388.1m <sup>2</sup> (not more than 6m) About 933.7m <sup>2</sup> (not more than 6m) About 115.3m <sup>2</sup> (not more than 6m)
<b>No. of Structures</b>	4
<b>Enclosed Structures</b>	2 (warehouse and ancillary office)
<b>No. of Storey</b>	1 storey (for Structure 1 to 3); 2 storeys (for Structure 4)
<b>No. of Parking Spaces for Private Car</b>	3
<b>No. of Loading/Unloading Space for Heavy Goods Vehicle (16m x 3.5m)</b>	1
<b>No. of Staff on Site (Average)</b>	2

- 4.1.2 The proposed structures will be built with aluminium frame and corrugated steel. The Site is currently well-paved. No site formation works or excavation of land would be required for the Proposed Development. A 1.8m high wire metal fence will be erected along the site boundary to separate it from the neighbouring site. Details refer to **Appendix 1**.

### 4.2 Operation Arrangement

- 4.2.1 The operation hours for the Proposed Development are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will be carried out at weekends and on public holidays. An average of 2 staff members are anticipated during the operation hours. The operation hours are in line with the nearby industrial uses and open storage facilities. No sales activities will be conducted on the Site.
- 4.2.2 The Applicant will strictly comply with all relevant licensing requirements regarding fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

### 4.3 Traffic Arrangements

- 4.3.1 Vehicular access to the Site utilises an existing track off Sha Tau Kok Road (Lung Yeuk Tau), with traffic approaching from either from Lung Shan Tunnel of Heung Yuen Wai Highway or Wo Hap Shek Interchange via Jockey Club Road. The Proposed Development will provide a total of 1 loading/unloading space for heavy goods vehicles ("HGVs") and 3 car parking spaces for staff to meet the operational needs. Vehicles will enter and/or exit the Site through the designated ingress/egress point, as shown in **Appendix 1**. The

Site is surrounded by warehouses with low traffic. Therefore, queueing of vehicles outside the Site will unlikely result.

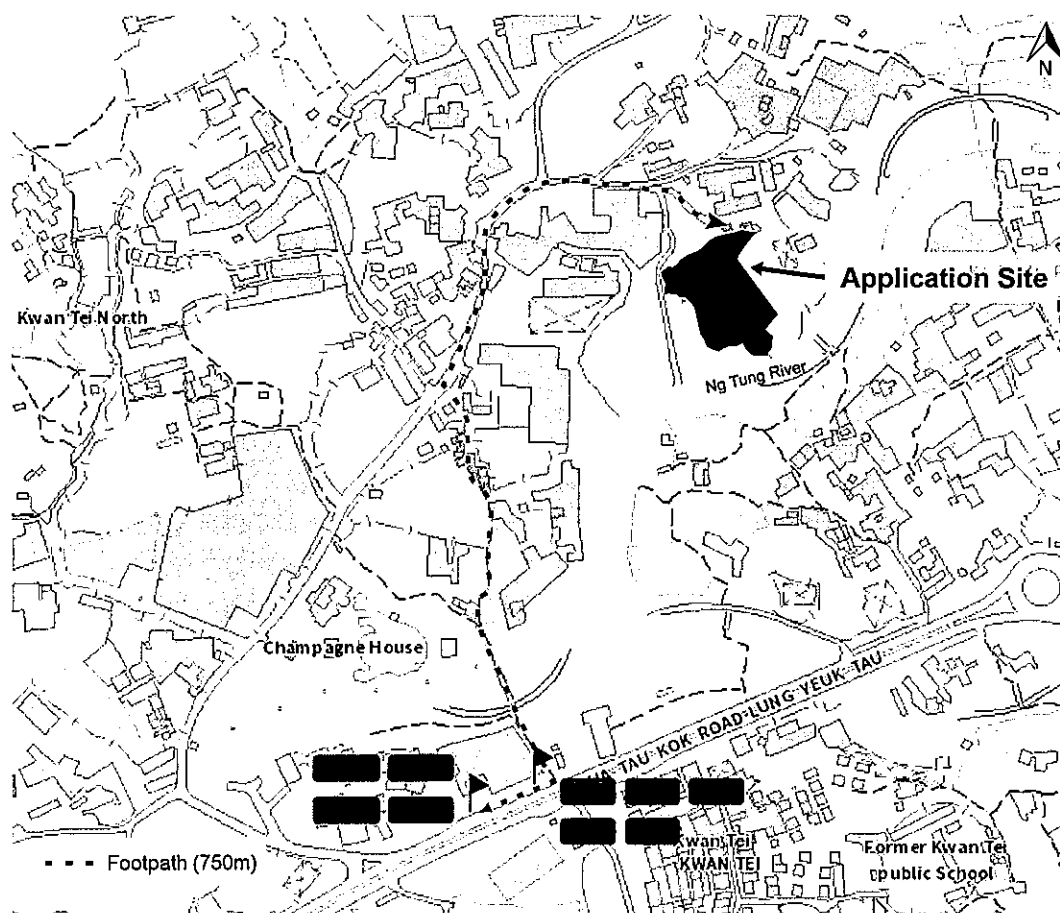
- 4.3.2 The Proposed Development is expected to have an insignificant traffic impact on the adjacent road network. There will only be 2-3 roundtrips on average per week for delivering the recycled materials. The estimated maximum traffic attraction and generation of the Proposed Development are minimal (Table 5 refers). Thus, no adverse impact on Sha Tau Kok Road (Lung Yeuk Tau) and local access road is anticipated.

**Table 3 Estimated Traffic Figures for the Proposed Development**

Type of Vehicles	Average No. of Vehicles / Day	Maximum No. of Vehicles / Day
No. of HGV (in)	0.6	1
No. of HGV (out)	0.6	1

Note: The number of traffic attraction and generation of the Proposed Development are 9 am to 6 pm from Mondays to Fridays (excluding weekends and public holidays).

- 4.3.3 While the HGV parking space is exclusively for operational use, the staff will commute by either public transport or private car. The Proposed Development is served by numerous franchised bus routes and public minibuses operating within 750m (i.e., about 9 minutes of walking), which is connected via a local footpath (Figure 4 refers).



**Figure 4 Public Transit Facilities (for indicative purposes only)**

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Supporting Government's Policy for Municipal Solid Waste Management**

- 5.1.1 The Proposed Development aligns with the government's overall policy direction for waste management. In accordance with the Waste Blueprint for Hong Kong 2035 ("the Blueprint"), the government aims to achieve the goals of "Waste Reduction", "Resources Circulation" and "Zero Landfill". Recycling plays a vital role in transforming recyclable waste into usable resources and reducing the amount of waste sent to landfills, thereby contributing to the objectives of the Blueprint. The Proposed Development serves as an essential infrastructure supporting the midstream operation of the recycling industry in Hong Kong and facilitates the storage and redistribution of recycling material for further processing.

### **5.2 In Compliance with Town Planning Board Guideline ("TPG PG-No.13G")**

- 5.2.1 The Proposed Development is in compliance with the TPB PG-No.13G. According to the guideline, the Site is situated within the Category 1 and Category 2 areas, which are considered not incompatible with open storage and port back-up uses. The Guideline states that *"Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas (Category 1 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"*.
- 5.2.2 For Category 2 areas, the guideline specifies that *"Planning permission could be granted on a temporary basis up to a maximum period of three years"* when there is *"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"*. In addition, there are no upcoming infrastructural projects affecting the Site within the next 3 years, and the Applicant is committed to implementing necessary measures in compliance with any possible approval conditions from the Board. The Proposed Development is therefore compliant with the TPB PG-No.13G and is considered suitable for the Site.

### **5.3 The Proposed Development Will Not Jeopardise the Long-Term Planning Intention of "AGR" Zone**

- 5.3.1 Although the Proposed Development primarily falls within the "AGR" zone on the OZP, its temporary nature will not undermine the long-term planning intention of the "AGR" zone. The approval period of up to 3 years provides flexibility for the Board to assess the circumstance and future development needs. Upon the expiration of the approval period, the Applicant will need to submit a fresh Section 16 planning application, and the decision regarding the continuation of the development will always rest with the Board. Therefore, the maximum period of three years for the Proposed Development would not jeopardise the long-term planning intention of the "AGR" zone.

### **5.4 The Proposed Development Will Not Jeopardise the Long-Term Development and Planning of NTN New Town**

- 5.4.1 While the development direction surrounding the Site is duly noted, it is important to note that the development of NTN New Town is still in its preliminary inception stages, and the official scheme is currently speculative. CEDD has recently commissioned the Planning and Engineering Study of NTN New Town and

Man Kam To in November 2021, with an estimated study period of about 36 months. The study will be followed by the subsequent statutory plan making process, other technical studies, as well as the construction of necessary infrastructure. Considering these factors, it is expected that the development of NTN New Town may not be realised for at least another 10 years. Therefore, the proposed 3-year period for the development of the warehouse and open storage would not jeopardise the long-term planning of the Site, or any ongoing developments currently in place around the Site.

## **5.5 Not Incompatible with the Surrounding Uses**

- 5.5.1 The Proposed Development is compatible with the surrounding uses. The Site is surrounded by rural areas intermixed with warehouses, storage and vacant/operating open storage facilities. Given the rural character of the surrounding areas, the Proposed Development is not incompatible with the surrounding areas.

## **5.6 No Adverse Traffic, Landscape, Visual, Drainage and Noise Impacts are Anticipated**

- 5.6.1 The Proposed Development would not result in any unfavourable changes to surrounding areas. Due to the limited frequency of vehicle movements associated with the in/out, adverse traffic impacts are not expected. The Site is already paved, and no tree will need to be removed. A drainage proposal will be submitted to prevent surface water from flowing from the Site to the nearby public roads, should the Application be approved by the Board. The proposed structures within the existing storage yard will not result in notable changes to the Site, and the Proposed Development is not expected to generate any landscape and visual impacts.
- 5.6.2 Additionally, the Proposed Development is non-polluting and would not generate any contaminated waste. The warehouse operation will not create drainage and sound impacts in its surroundings, making the Proposed Development technically feasible. The applicant will diligently commit to implementing the necessary measures in compliance with any possible approval conditions from the Board.

## **6. CONCLUSION**

6.1.1 This Planning Statement serves to provide information and planning justifications in support of the Proposed Development. As detailed in the previous chapters, the Proposed Development is well justified on the grounds that:

- The Proposed Development aligns with the government's policy in support of the waste management strategy. The Proposed Development supports Government's Policy for Municipal Solid Waste Management;
- The Proposed Development complies with Town Planning Board Guideline (TPG PG-No.13G);
- The Proposed Development will not jeopardise the planning intention of the "AGR" zone;
- The Proposed Development will not jeopardise the Long-Term Development and Planning of NTN New Town;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage and noise impacts.

6.1.2 To conclude, we sincerely wish that the Board can give sympathetic consideration to this Application.

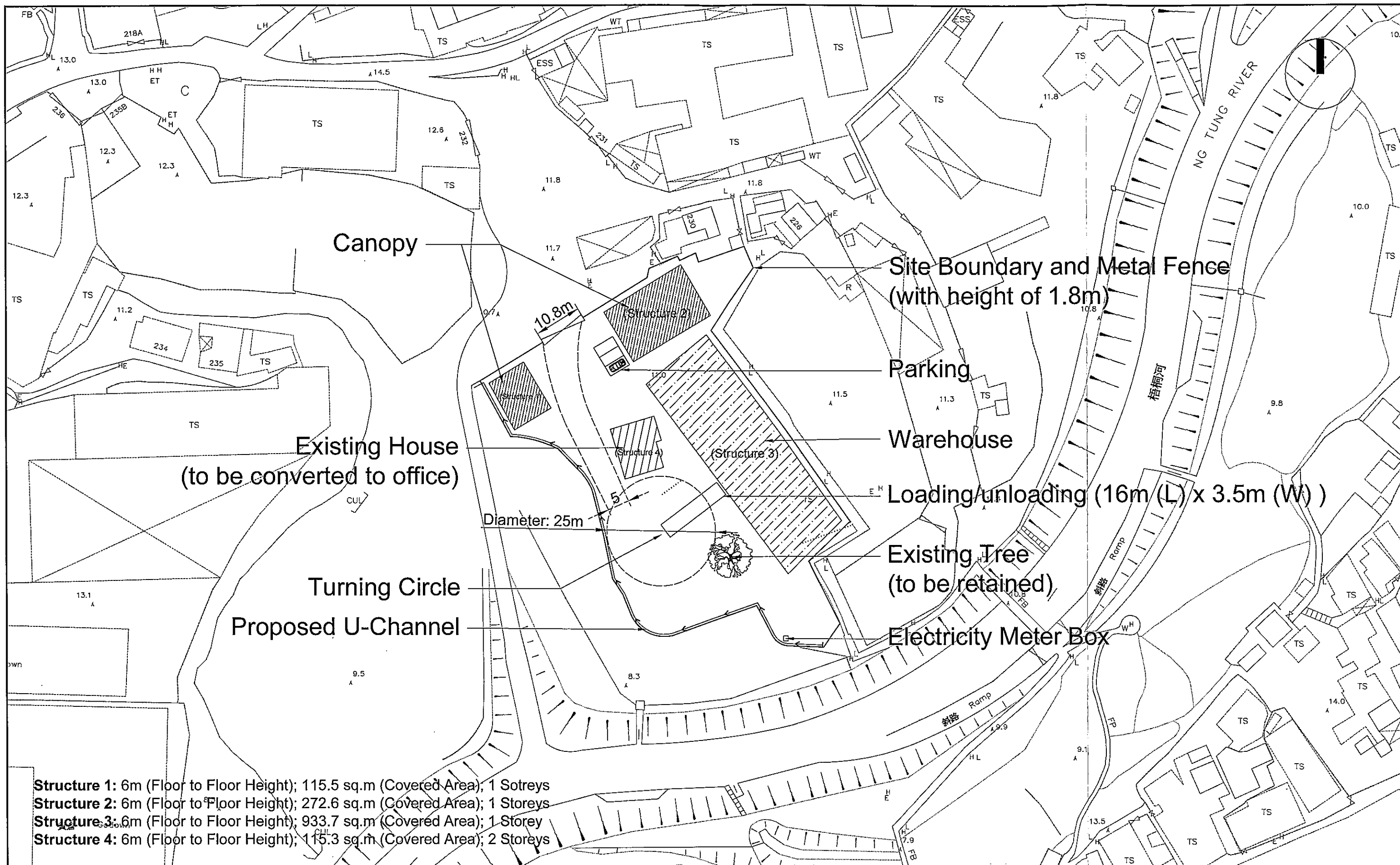
*June 2023*  
*PlanPlus Consultancy Limited*


## Appendix 1

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### Layout Plan





	PROJECT		GENERAL NOTES		JOB NO. PLG-10140	
	Section 16 Planning Application for Proposed Temporary Warehouse for a Period of 3 Years in "Agriculture" and "Open Storage" zones at Lot Nos. 86 (Part), 87, 89 in D.D. 83				DWG NO. -	
	DRAWING TITLE				SCALE	REV.
	20230515_PLG-10140_Design_drawings				1:800 @ A3	-
				DRAWN	DATE	
				WL	20230515	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1552.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用 <input checked="" type="checkbox"/>	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.5 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1



RE: Revised Layout Plan - A/NE-TKL/73515/08/2023 14:19  
From: Moon Kok  
To: "mwlau@pland.gov.hk" <mwlau@pland.gov.hk>  
Cc: Wilson LAW  
File Ref:  
History:  
This message has been forwarded.

Dear Markie,

Attached please find the updated layout plan for your further processing. Thank you very much.

 [20230815 design drawing\\_new.pdf](#)

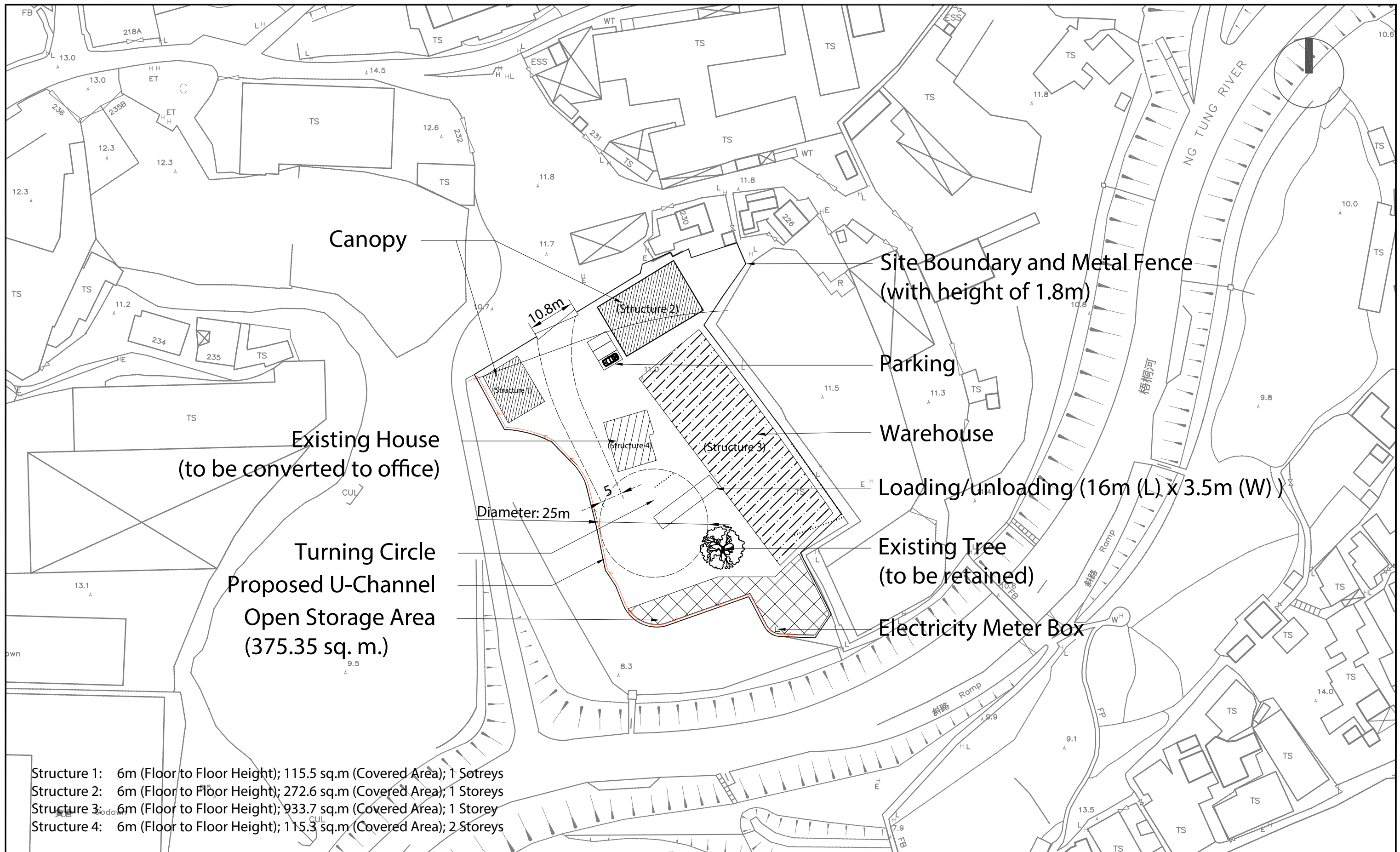
Best Regards,

**Moon Kok**

Town Planning Assistant

Be carbon conscious. Please consider our environment before printing this email.

[Folder Ref.: PLG-10140]



Structure 1: 6m (Floor to Floor Height); 115.5 sq.m (Covered Area); 1 Storeys  
Structure 2: 6m (Floor to Floor Height); 272.6 sq.m (Covered Area); 1 Storeys  
Structure 3: 6m (Floor to Floor Height); 933.7 sq.m (Covered Area); 1 Storey  
Structure 4: 6m (Floor to Floor Height); 115.3 sq.m (Covered Area); 2 Storeys

	PROJECT	GENERAL NOTES -	JOB NO. PLG-10140	
	Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years in "Agriculture" and "Open Storage" zones at Lot Nos. 86, 87, 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories		DWG NO. -	
	DRAWING TITLE		SCALE	REV.
	20230516_PLG-10140_Design_drawings		1:800 @ A3	-
			DRAWN WL	DATE 20230815



Date : 16 August 2023  
Our Ref. : PPC/PLG/10140/L03

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

**Planning Application No. A/NE-TKL/735 under Section 16 of the Town Planning Ordinance**

**Submission for Further Information 1**

We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit the Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1 –Swept Path Analysis**

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



Kennith Chan  
Managing Director

Encl. - As above  
c.c -Ms. LEE Si Wai, Sheren (Town Plnr/North 3), Mr. YU Wai Kin, Nicol (Town Plnr/Tai Po 1) – by email



**Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

## **Further Information 1**

Prepared by  
Planning Consultant : PlanPlus Consultancy Limited

**August 2023**  
Reference : PPC-PLG-10140

### Responses-to-Comments

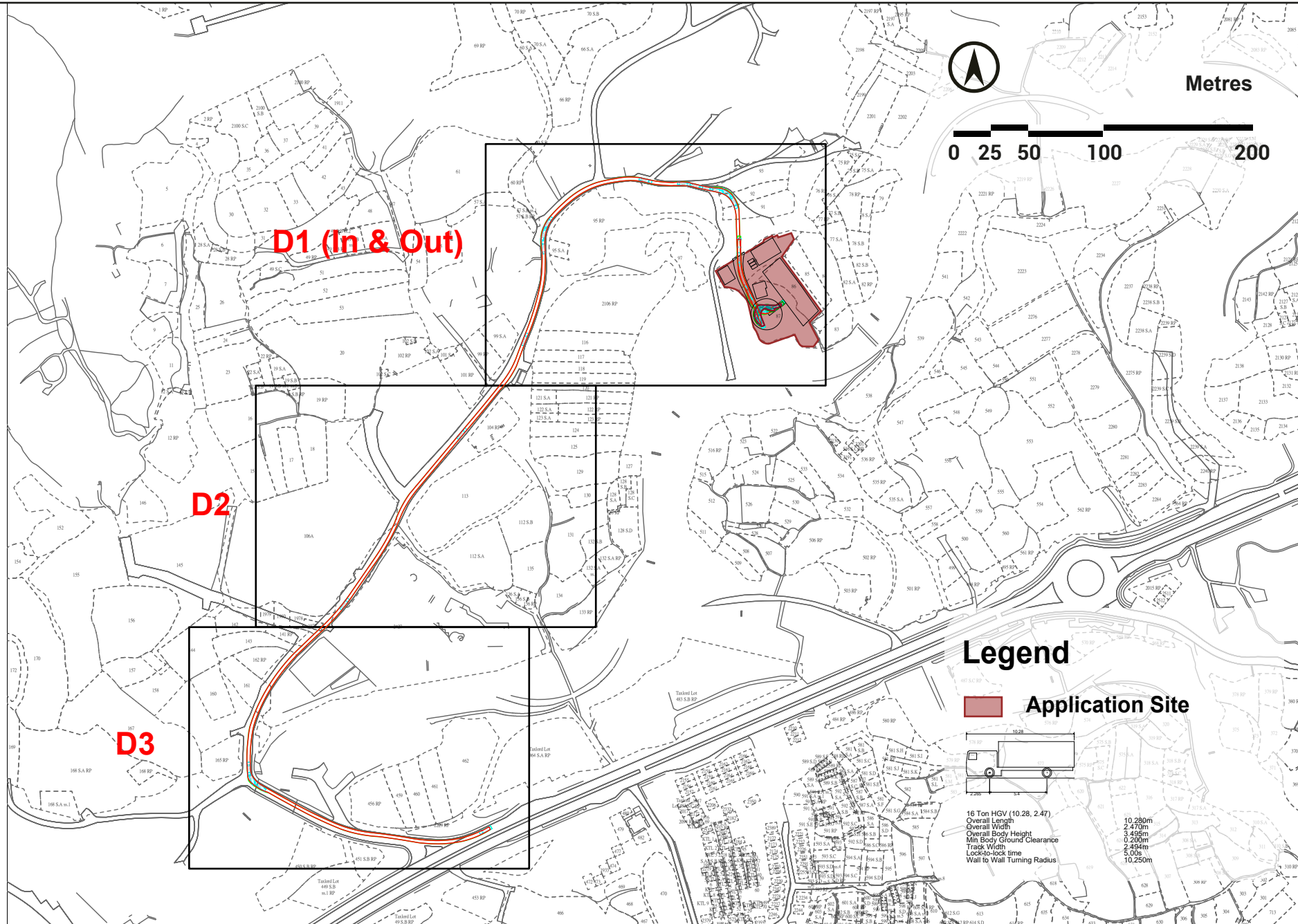
Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Environment Protection Department (Received on 10.8.2023)</b>		
1.	According to the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP), the application should not be supported as there are residential buildings within 100m from the boundary of the application site and the use of heavy vehicle is involved. Environmental nuisance is anticipated.	Noted. The Applicant is willing to use the medium good vehicle to mitigate the potential nuisances to the surrounding area. Furthermore, operation hours will be confined to weekdays from 9am to 6pm exclusively, no operation will be carried out at weekends and on public holidays. The <u>maximum</u> number of vehicles will be limited to 1 round trip per day.
<b>2. Comments from Transport Department (Received on 16.8.2023)</b>		
1.	The applicant shall advise the dimension of the goods vehicles, demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site to and from access road, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Noted. Please refer to the <b>Annex 1</b> .
2.	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	There is sufficient space for manoeuvring of vehicles within the application site and a front yard of 14m from ingress / egress to the local track is provided as a loading and unloading area, passing bay and waiting space for vehicles going in/ out of the application site.  Queuing back of vehicles at the local road connecting Sha Tau Kok Road - Lung Yeuk Tau Road is not anticipated in view of the low traffic volume, existing front yard at the entrance.
3.	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety	To improve the safety of pedestrians at the access point of the application site, road signs are proposed at the junction's westwards to the application site. The signs alert drivers and pedestrians to proceed cautiously. The applicant will also ensure the operators to drive their vehicles in a restricted speed to ensure road safety in the vicinity of the application site.
4.	The vehicular access between Sha Tau Kok Road (Lung Yeuk Tau) and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.


Annex 1

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Swept Path Analysis





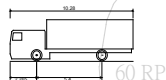
	<b>PROJECT</b> Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]
	<b>DRAWING TITLE</b> Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau

<b>GENERAL NOTES</b> -
---------------------------

<b>JOB NO.</b> PLG-10140	<b>DWG NO.</b> -
<b>SCALE</b> NTS	<b>REV.</b> -
<b>DRAWN</b> KW	<b>DATE</b> 20230808

# Legend

Application Site



16 Ton HGV (10.28, 2.47)  
Overall Length  
Overall Width  
Overall Body Height  
Max Body Ground Clearance  
Track Width  
Lock-to-lock time  
Wait to Wait Turning Radius

10.280m  
2.470m  
3.450m  
0.250m  
5.05m  
10.250m  
10.250m

57 S.B vs.1  
57 S.B RP

95 S.A

95 RP

97

2106 RP

99 S.A

116

117

118

119



Metres

0 10 20 40 80

76 RP

92

91

77 R

85

84

86

87

## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D1(In)

## GENERAL NOTES

-

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

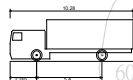
REV.  
-

DRAWN  
KW

DATE  
20230808

# Legend

Application Site

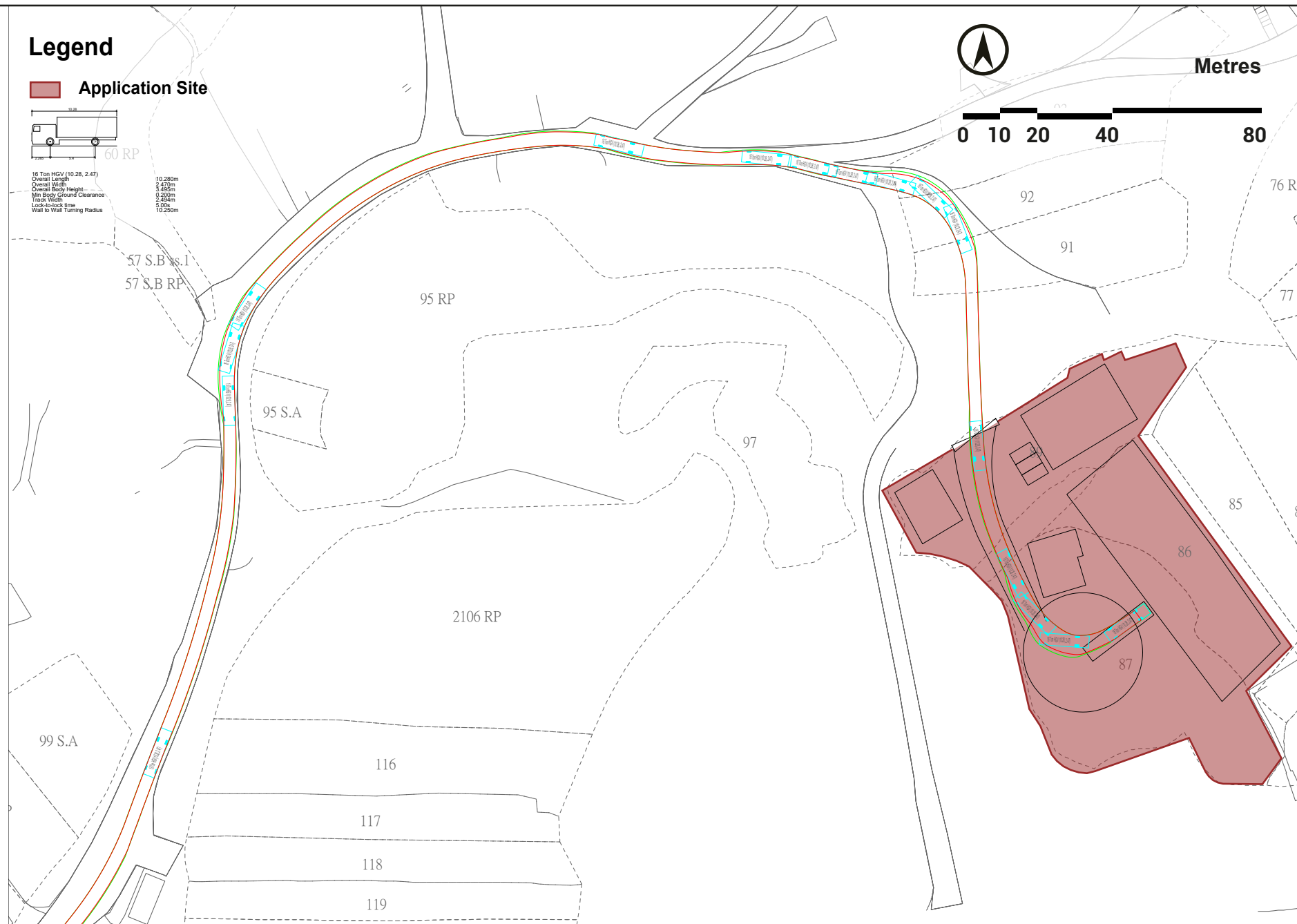


16 Ton HGV (10.28, 2.47)  
Overall Length  
Overall Width  
Overall Body Height  
Max Body Ground Clearance  
Track Width  
Lock-to-lock time  
Wait to Wait Turning Radius

10.280m  
2.470m  
3.450m  
0.250m  
2.040m  
5.00s  
10.250m



Metres



## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from Sha Tau Kok Road - Lung Yeuk Tau to the Application Site D1(Out

## GENERAL NOTES

-

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

REV.  
-

DRAWN  
KW

DATE  
20230808



## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D2

## GENERAL NOTES

-

JOB NO. PLG-10140

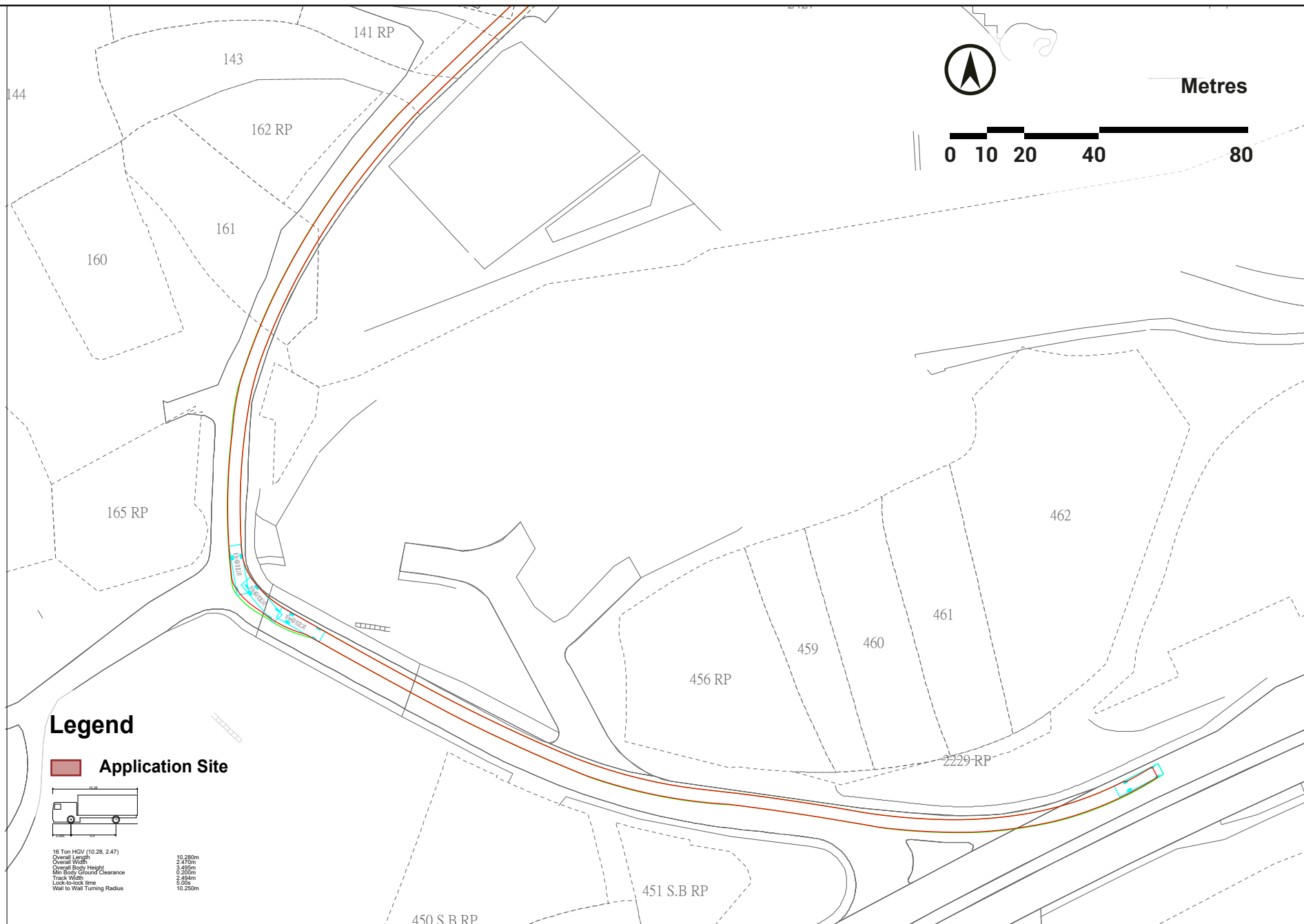
DWG NO. -

SCALE  
NTS

REV.  
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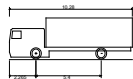
DRAWN  
KW

DATE  
20230808



## Legend

Application Site



16 Ton HGV (10.28, 2.47)  
Overall Length 10.280m  
Overall Width 2.475m  
Overall Body Height 3.495m  
Min Body Ground Clearance 0.245m  
Track Width 5.684m  
Lock-to-lock time 10.250m  
Wait to Wait Turning Radius 10.250m

## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D3

## GENERAL NOTES

-

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

REV.  
-

DRAWN  
KW

DATE  
20230808





Date : 28 August 2023  
Our Ref. : PPC/PLG/10140/L05

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

**Planning Application No. A/NE-TKL/735 under Section 16 of the Town Planning Ordinance**

**Submission for Further Information 2**


We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application and hereby submit the Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1 – Replacement Pages for Planning Statement and Attachments**

The above submissions do not result in a material change of the nature of the captioned application and serve only as a minor clarification. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

  
Kenneth Chan  
Managing Director

Encl. - As above  
c.c - Ms. LEE Si Wai, Sheren (Town Plnr/North 3), Mr. AU Wing Leuk, Markie (Town Planning Grad/North 3) – by email

### Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
<b>1.</b>	<b>Comments from Lands Department (Received on 22.8.2023)</b>	
1.	The application site comprises Old Schedule 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 application site.	Noted.
2.	LandsD has reservation on the planning application since there are unauthorized structures erected on the private lots which are already subject to lease enforcement action according to the case priority. The lot owners should immediately rectify the lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without separate notice.	Noted. The warned unauthorized structures, which are subject to lease enforcement action on Lot 86 in D.D. 83, were removed in 2018. The landowner(s) have liaised with LandsD to update the current conditions of the Site and have sought to remove the warning letter registration at the Land Registry.
3.	No consent is given for inclusion of GL (about 152.9 m2) mentioned in 3(c) of the application form) in the application site. The GL within the application 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.	Noted. Relevant land applications will be submitted by the Applicant after the planning stage.
4.	Lot No. 89 in D.D. 83 is covered by Letter of Approval ("LOA") No. 5630 and Modification of Tenancy ("MOT") No. 38619 for erection of temporary structures. This office reserves the rights to take enforcement action for irregularities and cancel the LOA/MOT as appropriate.	Noted. All irregularities will be addressed through relevant land applications after the planning stage.

## **Annex 1**

---

Replacement Pages for Planning Statement and Attachments



## **EXECUTIVE SUMMARY**

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) on behalf of HING SHING ENGINEERING & TRADING CO. LIMITED (“**the Applicant**”) in support of a Section 16 planning application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years (“**the Proposed Development**”) at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the adjoining Government Land, Kwan Tei North, Fanling, New Territories (“**the Site**”). The Site falls within the “Open Storage” (“**OS**”) zone (about 13% of the Site) and “Agricultural” (“**AGR**”) zone (about 87% of the Site) according to the Approved Ping Che And Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”). According to the Notes of the OZP, while ‘Warehouse (excluding Dangerous Goods Godown)’ and ‘Open Storage’ are Column 1 uses in the “OS” zone, which are always permitted, both uses are neither Column 1 nor Column 2 uses in the “AGR” zone. Nevertheless, the covering Notes of the OZP states that “*temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission*”. A planning application is therefore submitted by the Applicant for the Proposed Development on a temporary basis of maximum 3 years.

The Site has a total area of about 4,044.9m<sup>2</sup>, including approximately 152.9m<sup>2</sup> of Government Land (about 3.8% of the Site), to be occupied by 3 one-storey temporary structures (with maximum building height not more than 6m) and an existing on-farm domestic structure (with a building height of about 6m), which had been previously left vacant and expect to be converted into an ancillary office. The Site will provide 3 parking spaces for private cars and a loading/unloading space for medium goods vehicles (“**MGVs**”). The operation hours of the Proposed Development will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays. The Site can be accessed from Sha Tau Kok Road via a local track.

The Proposed Development is fully supported by the planning justifications below:

- The Proposed Development supports Government’s Policy for Municipal Solid Waste Management;
- The Proposed Development is in compliance with Town Planning Board Guidelines (“**TPG PG-No.13G**”);
- The Proposed Development will not jeopardise the long-term Planning Intention of “AGR” zone and the development of New Territories North New Town;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage and noise impacts.

Based on the above justifications, we sincerely hope that the Board can give sympathetic consideration to this Application.

### 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表興盛工程貿易有限公司 (下稱「申請人」)，根據《城市規劃條例》第 16 條，懇請城市規劃委員會 (下稱「城規會」) 批准位於新界粉嶺軍地北丈量約份第 83 約地段第 86 號 (部分)、第 87 號和第 89 號和毗連的政府土地作擬議臨時「倉庫」及「露天貯物用地」存放回收物料 (為期三年) (下稱「擬議發展」)。申請地點位於《坪輦及打鼓嶺分區大綱核准圖編號 S/NE-TKL/14》的「露天貯物」(佔申請地點總面積 13%) 及「農業」(佔申請地點總面積 87%) 地帶之內。根據核准圖有關「露天貯物」地帶的註釋，「倉庫 (危險品倉庫除外)」及「露天貯物 (未另有列明者)」屬於第一欄用途，為經常准許的用途。而位於「農業」地帶的註釋則顯示「倉庫 (危險品倉庫除外)」及「露天貯物 (未另有列明者)」均不屬於第一及第二欄的用途。然而根據核准圖的註釋，「任何土地或建築物的臨時用途或發展，如為期不超過三年，可向城市規劃委員會申請規劃許可。」申請人遂向城規會遞交是次規劃申請。

申請範圍地點面積約 4044.9 平方米，包括約 152.9 平方米(佔總面積 3.8%)的政府土地，並將設有 3 個 1 層(高度不超過 6 米)的臨時簷篷及貨倉以及 1 個現存的 2 層高的農地住用構築物(高度約為 6 米)。2 層高的農地住用構築物將會用作附屬辦公室。申請地點將提供三個私家車車位及一個中型貨車上落貨車位。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。申請地點可以從沙頭角道經小路前往。

擬議之臨時設施有充分的理據支持，包括以下規劃考量因素：

- 擬議發展支援政府的都市固體廢物管理政策；
- 擬議發展符合城市規劃委員會規劃指引編號 13G；
- 擬議發展項目不會妨礙「農業」用地的長遠規劃意向；
- 擬議發展項目不會妨礙新界北新市鎮的長遠發展和規劃；
- 擬議發展申請之用途與附近之發展相容；以及
- 擬議發展不會為附近環境帶來不良的交通、景觀、視覺、排水和噪音影響。

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

- 4.1.1 The Proposed Development, as shown in the Layout Plan in **Appendix 1**, consists of 2 open structures (canopies), an enclosed temporary structure for warehouse, an existing on-farm domestic structure to be converted into an ancillary office, 3 private car parking spaces and 1 loading/unloading bay for MGW. The essential development parameters of the Proposed Development are summarised in **Table 2** below.

**Table 2 Major Development Parameters**

Parameters	Proposed Use
<b>Site Area</b>	About 4,044.9m <sup>2</sup> (including about 152.9m <sup>2</sup> of Government Land)
<b>Total Covered Area</b> (Individual Structure Height) Canopy (Structures 1 & 2) Warehouse (Structure 3) Ancillary Office (existing on-farm domestic structure) (Structure 4)	About 1,437.1m <sup>2</sup> (Maximum building height not more than 6m) About 388.1m <sup>2</sup> (not more than 6m) About 933.7m <sup>2</sup> (not more than 6m) About 115.3m <sup>2</sup> (not more than 6m)
<b>No. of Structures</b>	4
<b>Enclosed Structures</b>	2 (warehouse and ancillary office)
<b>No. of Storey</b>	1 storey (for Structure 1 to 3); 2 storeys (for Structure 4)
<b>No. of Parking Spaces for Private Car</b>	3
<b>No. of Loading/Unloading Bay for Medium Goods Vehicle (11m x 3.5m)</b>	1
<b>No. of Staff on Site (Average)</b>	2

- 4.1.2 The proposed structures will be built with aluminium frame and corrugated steel. The Site is currently well-paved. No site formation works or excavation of land would be required for the Proposed Development. A 1.8m high wire metal fence will be erected along the site boundary to separate it from the neighbouring site. Details refer to **Appendix 1**.

### 4.2 Operation Arrangement

- 4.2.1 The operation hours for the Proposed Development are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will be carried out at weekends and on public holidays. An average of 2 staff members are anticipated during the operation hours. The operation hours are in line with the nearby industrial uses and open storage facilities. No sales activities will be conducted on the Site.
- 4.2.2 The Applicant will strictly comply with all relevant licensing requirements regarding fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

### 4.3 Traffic Arrangements

- 4.3.1 Vehicular access to the Site utilises an existing track off Sha Tau Kok Road (Lung Yeuk Tau), with traffic approaching from either from Lung Shan Tunnel of Heung Yuen Wai Highway or Wo Hap Shek Interchange via Jockey Club Road. The Proposed Development will provide a total of 1 loading/unloading bay for MGW and 3 car parking spaces for staff to meet the operational needs. Vehicles will enter and/or exit the Site through the designated ingress/egress point, as shown in **Appendix 1**. The Site is surrounded by warehouses with low traffic. Therefore, queueing of vehicles outside the Site will unlikely result.

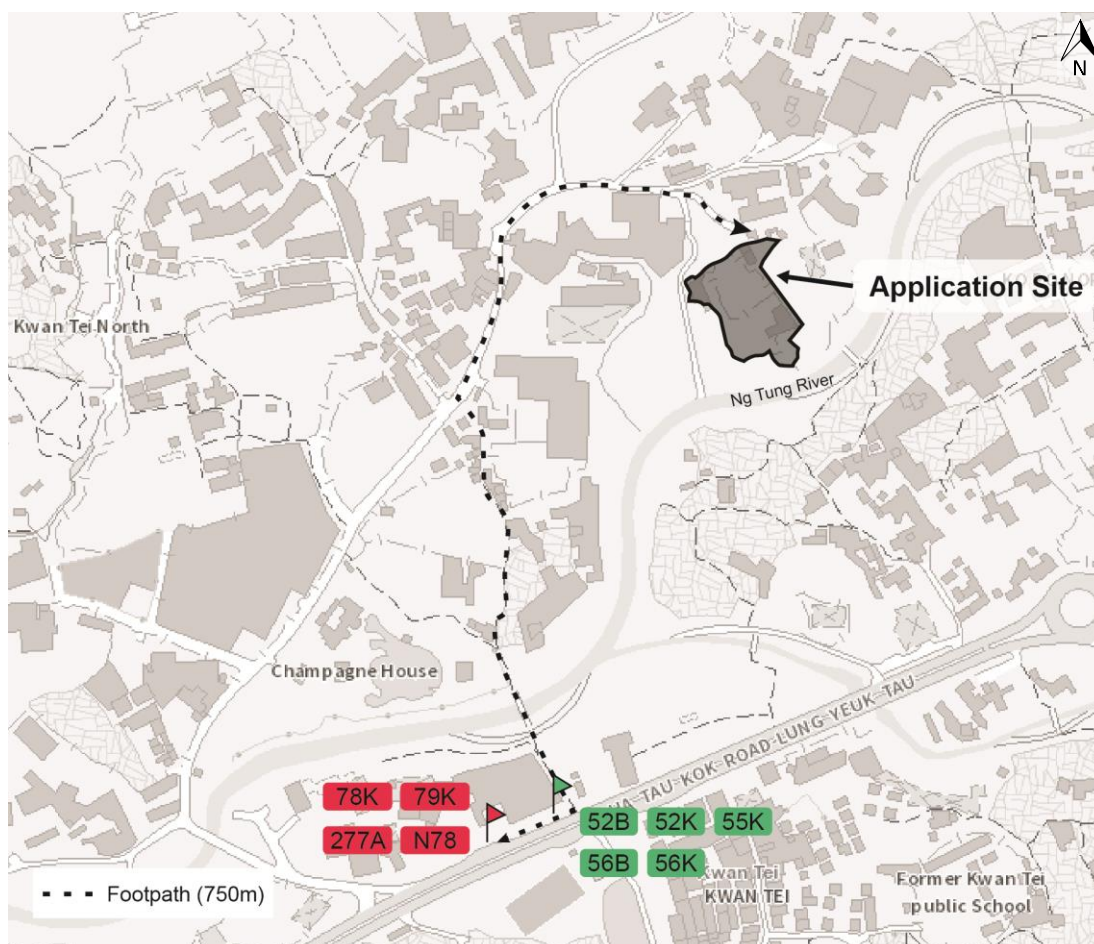
- 4.3.2 The Proposed Development is expected to have an insignificant traffic impact on the adjacent road network. There will only be 2-3 roundtrips on average per week for delivering the recycled materials. The estimated maximum traffic attraction and generation of the Proposed Development are minimal (**Table 5** refers). Thus, no adverse impact on Sha Tau Kok Road (Lung Yeuk Tau) and local access road is anticipated.

**Table 3 Estimated Traffic Figures for the Proposed Development**

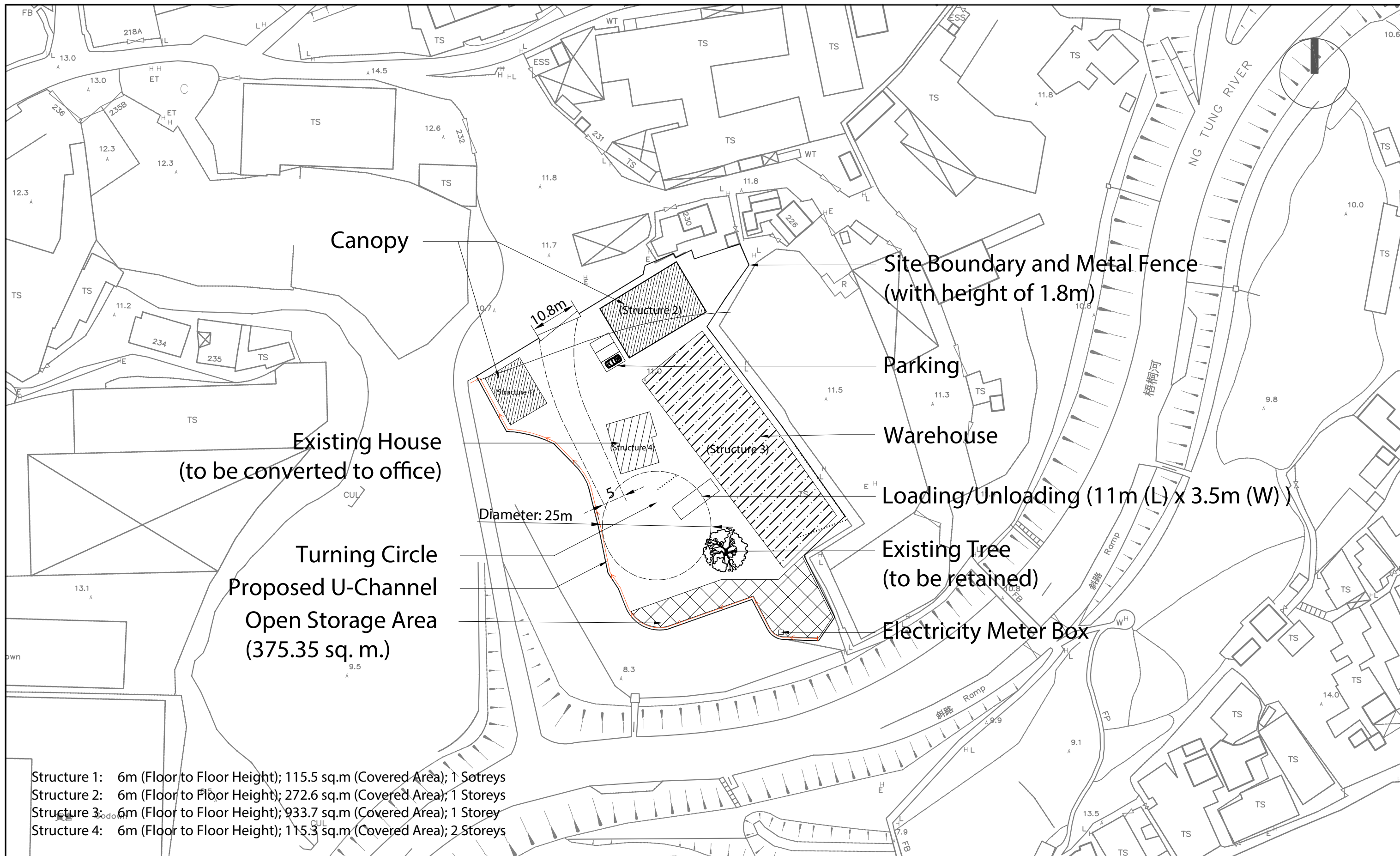
Type of Vehicles	Average No. of Vehicles / Day	Maximum No. of Vehicles / Day
No. of MGV (in)	0.6	1
No. of MGV (out)	0.6	1

Note: The number of traffic attraction and generation of the Proposed Development are 9 am to 6 pm from Mondays to Fridays (excluding weekends and public holidays).

- 4.3.3 While the MGV parking space is exclusively for operational use, the staff will commute by either public transport or private car. The Proposed Development is served by numerous franchised bus routes and public minibuses operating within 750m (i.e., about 9 minutes of walking), which is connected via a local footpath (**Figure 4** refers).



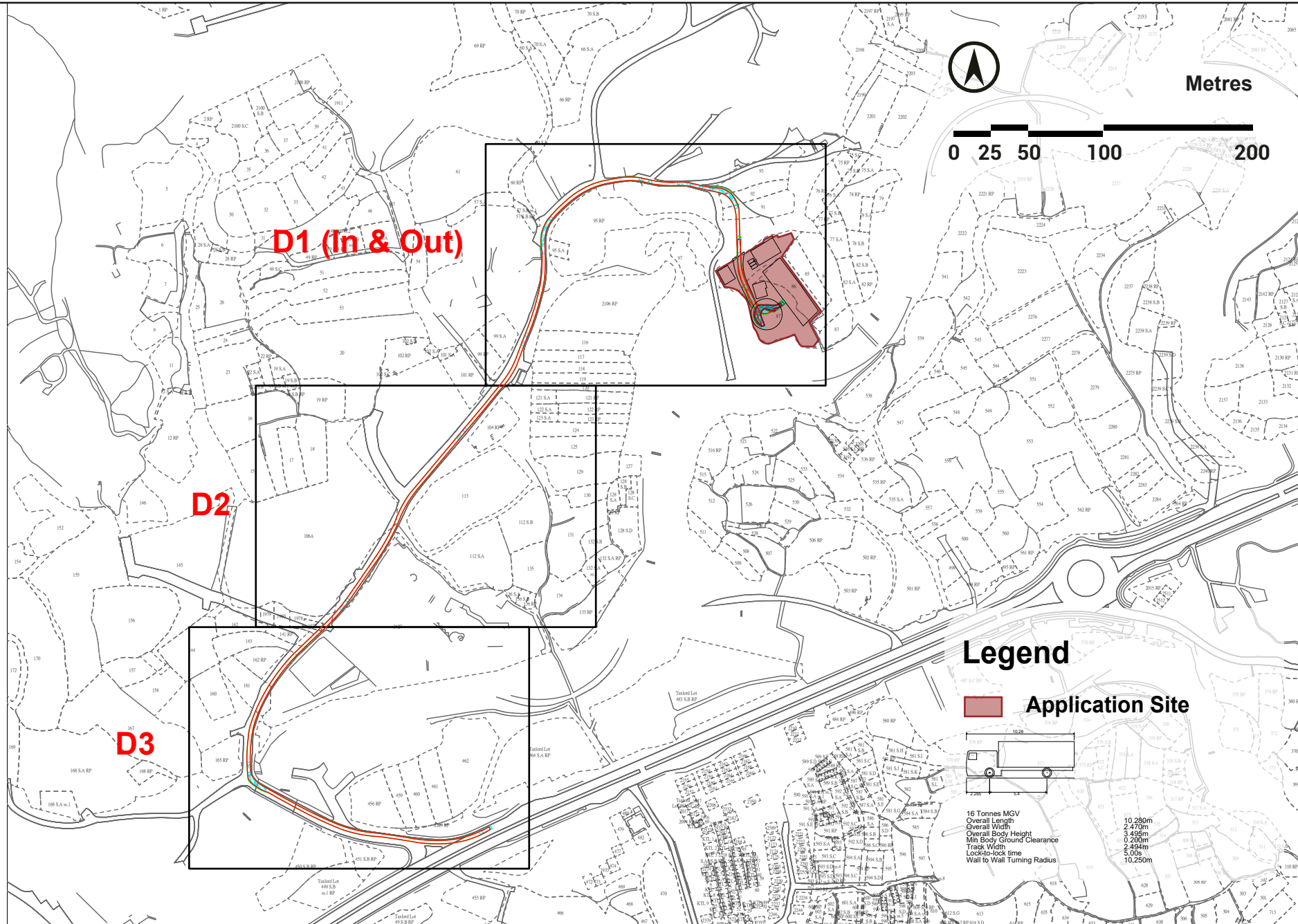
**Figure 4 Public Transit Facilities** (for indicative purposes only)




- Structure 1: 6m (Floor to Floor Height); 115.5 sq.m (Covered Area); 1 Storeys
- Structure 2: 6m (Floor to Floor Height); 272.6 sq.m (Covered Area); 1 Storeys
- Structure 3: 6m (Floor to Floor Height); 933.7 sq.m (Covered Area); 1 Storey
- Structure 4: 6m (Floor to Floor Height); 115.3 sq.m (Covered Area); 2 Storeys

	PROJECT	GENERAL NOTES		JOB NO. PLG-10140	
	Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years in "Agriculture" and "Open Storage" zones at Lot Nos. 86, 87, 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories			DWG NO. -	
	DRAWING TITLE			SCALE 1:800 @ A3	REV. -
	20230516_PLG-10140_Design_drawings			DRAWN WL	DATE 20230815





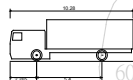
	<b>PROJECT</b> Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]
	<b>DRAWING TITLE</b> Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau

<b>GENERAL NOTES</b> - Source of MGTV dimension: 16 tonnes FUSO FIGHTER (for Indicative purpose only)
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<b>JOB NO.</b> PLG-10140	<b>DWG NO.</b> -
<b>SCALE</b> NTS	<b>REV.</b> -
<b>DRAWN</b> KW	<b>DATE</b> 20230821

# Legend

Application Site

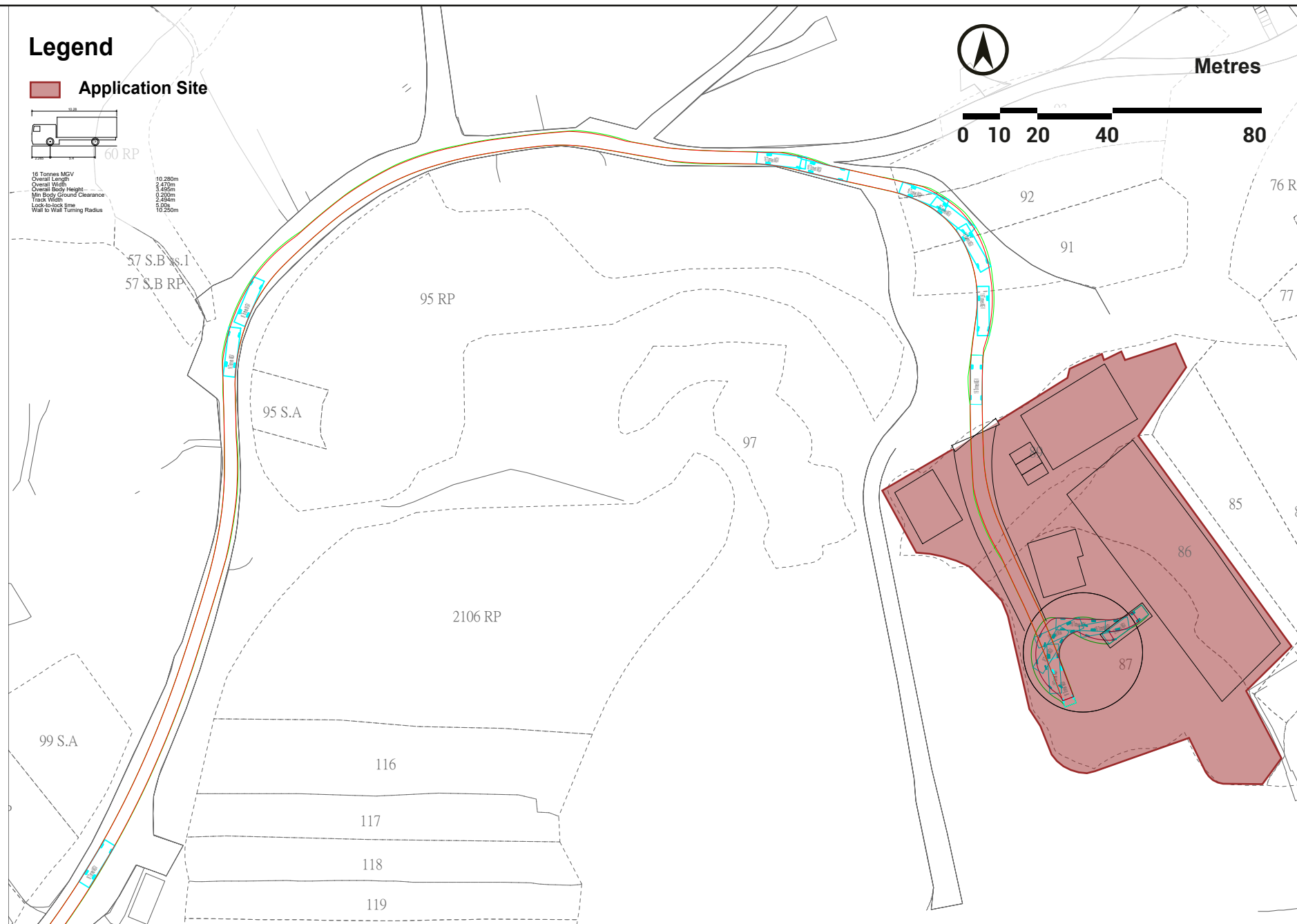


16 Tonnes MGW  
Overall Length  
10.28m  
Overall Width  
2.47m  
Overall Body Height  
3.45m  
Max Body Ground Clearance  
0.25m  
Track Width  
2.44m  
Lock-to-lock time  
5.05s  
Wait to Wait Turning Radius  
10.250m



Metres

0 10 20 40 80



## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D1(In)

## GENERAL NOTES

- Source of MGW dimension: 16 tonnes FUSO FIGHTER  
(for Indicative purpose only)

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

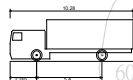
REV.  
-

DRAWN  
KW

DATE  
20230821

# Legend

Application Site



16 Tonnes MGW  
Overall Length  
10.28m  
Overall Width  
2.47m  
Overall Body Height  
3.45m  
Max Body Ground Clearance  
0.25m  
Track Width  
2.44m  
Lock-to-lock time  
5.05s  
Wait to Wait Turning Radius  
10.250m



Metres

0 10 20 40 80



## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from Sha Tau Kok Road - Lung Yeuk Tau to the Application Site D1(Out

## GENERAL NOTES

- Source of MGW dimension: 16 tonnes FUSO FIGHTER  
(for Indicative purpose only)

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

REV.  
-

DRAWN  
KW

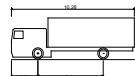
DATE  
20230821





## Legend

Application Site



16 Tonnes MG/V  
Overall Length 10.280m  
Overall Width 2.475m  
Overall Body Height 3.405m  
Min Body Ground Clearance 0.200m  
Track Width 2.694m  
Lock-to-lock time 5.08s  
Wheel to Wheel Turning Radius 10.290m

## PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

## DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D2

## GENERAL NOTES

- Source of MG/V dimension: 16 tonnes FUSO FIGHTER  
(for Indicative purpose only)

JOB NO. PLG-10140

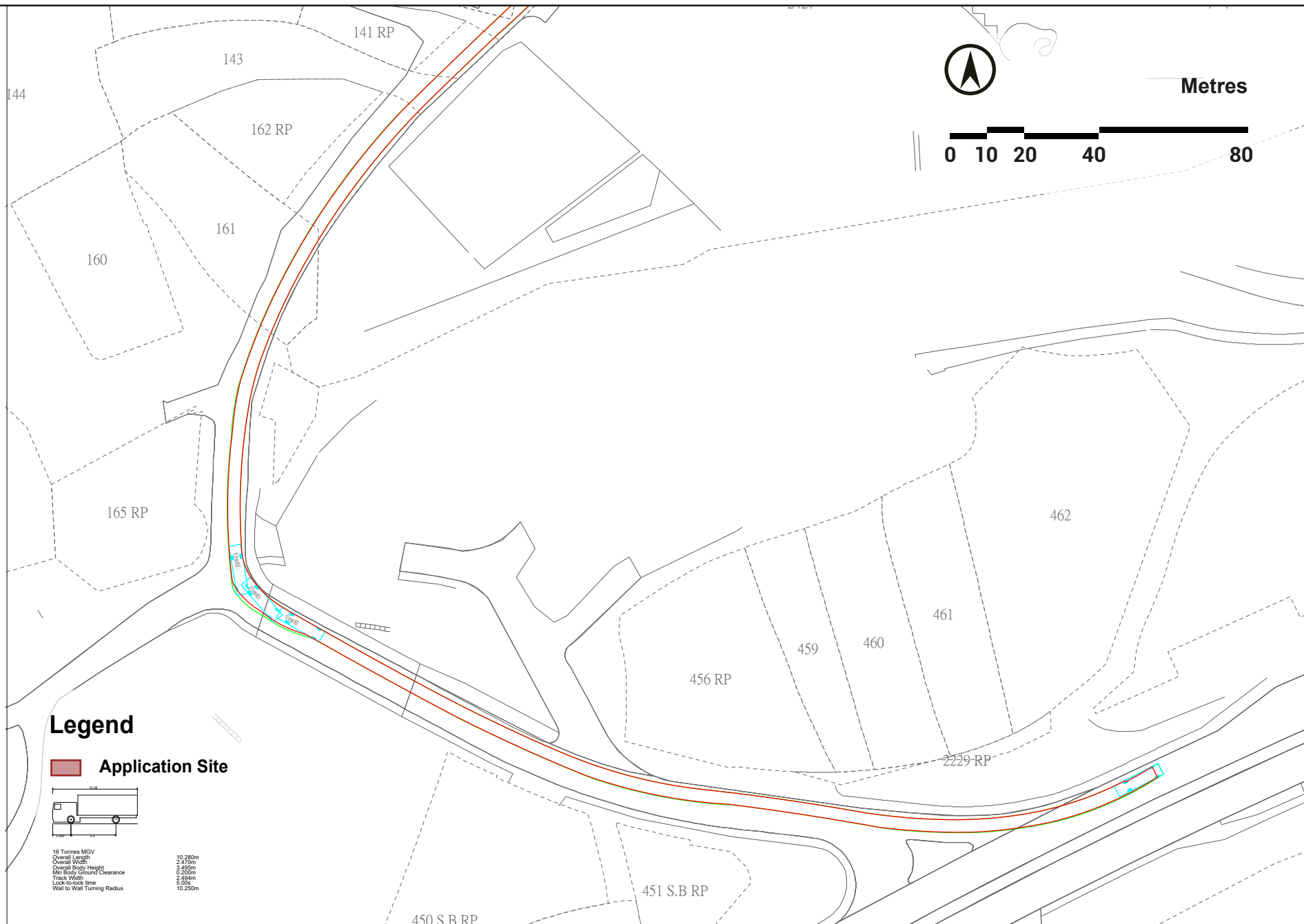
DWG NO. -

SCALE  
NTS

REV.  
-

DRAWN  
KW

DATE  
20230821



#### PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

#### DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D3

#### GENERAL NOTES

- Source of MG/V dimension: 16 tonnes FUSO FIGHTER  
 (for Indicative purpose only)

JOB NO. PLG-10140

DWG NO. -

SCALE  
NTS

REV.  
-

DRAWN  
KW

DATE  
20230821

Date : 6 October 2023  
Our Ref. : PPC/PLG/10140/L06

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

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

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**Planning Application No. A/NE-TKL/735 under Section 16 of the Town Planning Ordinance**

**Submission for Further Information 3**

We refer to the departmental comments received via Fanling and Sheung Shui District Planning Office, Planning Department in respect of the captioned application. We are writing to submit the attached Responses to Comment Table, being the Further Information ("FI") in support of the Planning Application, for the Town Planning Board's ("the Board") consideration.

The above submissions do not result in a material change of the nature of the captioned application and serve only as a minor clarification. Thus, this FI should be accepted by the Secretary of the Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



---

Kennith Chan  
Managing Director

Encl. - As above

c.c -Ms. LEE Si Wai, Sheren (Town Plnr/North 3), Mr. AU Wing Leuk, Markie (Town Planning Grad/North 3) – by email

**Responses-to-Comments**

Item	Departmental Comments	Applicant's Responses
1.	<b>Comments from Lands Department (Received on 6.10.2023)</b>	
1.	Despite the applicant indicated in the "Responses-to-Comments" (R-t-C) Table that the unauthorized structure(s) erected on Lot No. 86 in D.D. 83 had been demolished, site inspection revealed that unauthorized structures erected on the Lot Nos. 87 and 89 in D.D. 83 remained on site. The R-t-C is not factually correct. The lot 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;	Noted. The applicant will actively liaise with Lands Department to submit Short-term Wavier application(s) for the subject lots once the planning permission is granted.
2.	Apart from the above, our comments remain valid.	Noted.