

18 MAR 2024

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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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NL-TKL/751
	Date Received 收到日期	18 MAR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Kam Hing Realty Resources Limited
錦興物業拓展有限公司

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

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

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 664.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 394.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 527.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

6

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-TKL</u> / <u>662</u>
(b) Date of approval 獲批給許可的日期	<u>14/05/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>18/05/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Proposed Temporary Container Vehicle Repair Yard for a Period of 3 Years
(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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></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。

Refer to Appendix I

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


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

Lau Tak Francis

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

MRTPI, FRICS, RPS(GP)

Others 其他

on behalf of
代表

Goldrich Planners and Surveyors Limited


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

Date 日期

8/3/2014

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories
Site area 地盤面積	664.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 527.6 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	"Open Storage" ("OS")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Proposed Temporary Container Vehicle Repair Yard 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	394.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	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	50.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Container Vehicle Repairing Spaces</u> _____		4 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Tree Preservation and Landscape Plan, Implemented Drainage Proposal & Implemented FSI Proposal</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

Executive Summary

1. The application site (the Site) is on Lot No. 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories.
2. The site area is about 664.4 m², including Government Land of about 527.6 m².
3. The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14.
4. The application is for renewal of planning approval for ‘Proposed Temporary Container Vehicle Repair Yard’ for a period of 3 years. According to the Notes of the OZP, ‘Container Vehicle Repair Yard’ is a Column 2 use within the “OS” zone on the OZP requiring planning permission from the Town Planning Board (the Board), which may be permitted with or without conditions.
5. A total of 3 temporary structures are provided for storerooms and open shed uses. The gross floor area is about 394.1 m².
6. A total of 4 nos. of container vehicle repair space are provided at the Site.
7. Operation hours are from 7 a.m. to 7 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.
8. The Site is the subject 7 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
9. Compared with the last approval, the applied use, development parameters and layout of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界坪輦橫嶺丈量約份第 76 約地段第 2159 號（部分）和毗鄰政府土地。
2. 申請地點的面積約 664.4 平方米，包括約 527.6 平方米的政府土地。
3. 申請地點在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「露天貯物」地帶。
4. 規劃許可續期的申請用途為「擬議臨時貨櫃車修理場」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，「貨櫃車修理場」在大綱圖上的「露天貯物」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供 3 個臨時構築物作儲物室及開放棚架用途，總樓面面積約 394.1 平方米。
6. 申請地點提供 4 個貨櫃車修理空間。
7. 營運時間為星期一至六上午 7 時至下午 7 時，星期日及公眾假期休息。
8. 申請地點曾獲城市規劃委員會批給 7 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
9. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Kam Hing Realty Resources Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Proposed Temporary Container Vehicle Repair Yard’ for a period of 3 years (“the Development”) at Lot No. 2159 (Part) in D.D. 76, Wang Leng, Ping Che, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 2159 (Part) in D.D. 76, Wang Leng, Ping Che, New Territories. It is accessible from Ping Che Road via a local access leading to the Site.
3. The site area is about 664.4 m², including Government Land of about 527.6 m².
4. The Site is the subject of a previous application No. A/NE-TKL/662 for the same applied use, submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Planning Context

5. The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (the “OZP”) No. S/NE-TKL/14.
6. The planning intention of the “OS” zone is primarily for the provision of 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.
7. The applied use is a Column 2 use within the “OS” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OS” zone.

TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) and ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) are relevant to the application.
10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.
11. With reference to TPB PG-No. 13G, ‘Container Vehicle Repair Yard’ use is defined as a port back-up use. The Site falls within Category 1 area which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas.

Development Parameters (Plans 3 and 4)

12. The following table summarises the details of the structures on site:

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storeys
1	Repair Workshop Open Shed	274.1*	334.1	6	1
1a	Container-converted storerooms	30/storey	covered by structure 1	5	2
1b	Container-converted storerooms	30/storey			
Total		<u>394.1</u>	<u>334.1</u>		
		Plot Ratio	Site Coverage		
		0.59	50.3%		

* the overlapped area (120 m²) of structures 1a & 1b is excluded from structure 1

13. Operation hours are from 7 a.m. to 7 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.
14. A total of 4 nos. of container vehicle repair space are provided at the Site. All vehicle repair activities will be carried out beneath the open shed, which allows 4 container vehicles to be repaired at the same time.

Previous Applications

15. The Site, in part or in whole, is the subject of 7 previous applications approved by the Committee for various vehicle repairing workshop and warehouse uses submitted by the same applicant:

Application No.	Applied Use	Date of Approval
A/NE-TKL/91	Heavy Vehicle Repair Workshop	11.9.1998
A/NE-TKL/133	Heavy Vehicle Repair Workshop for a Temporary Period of 3 Years	17.12.1999
A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop for a Period of 3 Years	3.8.2001
A/NE-TKL/321	Warehouse and Container Vehicle Repair Yard	21.8.2009
A/NE-TKL/387	Renewal of Planning Approval for Temporary Warehouse and Container Vehicle Repair Yard for a Period of 3 Years	10.8.2012
A/NE-TKL/584	Temporary Container Vehicle Repair Yard for a Period of 3 Years	18.5.2018
A/NE-TKL/662	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years	14.5.2021

16. The previous applications were approved mainly on considerations that the development was in line with the planning intention of “OS” zone; complied with the then TPB PG-No. 13E/F; not incompatible with the surrounding land uses; previous approvals were granted; no adverse comments from relevant departments; and approval conditions were complied with.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
18. The previous approval no. A/NE-TKL/662 for the same applied use submitted by the same applicant was approved by the Committee on 14.5.2021. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Similar Applications

19. There are 4 applications of similar uses approved by the Committee straddling the “OS” zone on the OZP:

Application No.	Applied Use	Date of Approval
A/NE-TKL/376	Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office & Electricity Transformer Station and Lavatory for a Period of 3 Years	18.11.2011

A/NE-TKL/481	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	17.10.2014
A/NE-TKL/602	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	19.10.2018
A/NE-TKL/684	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	24.9.2021

20. The similar applications were approved by the Committee between 2011 and 2021 on considerations that they generally in line with the planning intention of “OS” zone; complied with the then TPB PG-No. 13E/F; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
21. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

22. The Development involves the erection of temporary structures. The Site falls within the “OS” zone and the applied use is considered compatible with surrounding land uses which are mainly open storages, workshops and warehouses. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.
23. Existing trees and landscape planting will continue to be maintained at all times (**Plan 5**).

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. No operation during nighttime, Sundays and public holidays are allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Drainage

26. The drainage works (**Plan 6**) were completed to the satisfaction of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) on 20.12.2018 under previous application no. A/NE-TKL/584 (**Annex 1a**).
27. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/NE-TKL/584 & 662. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 23.8.2022 (**Annex 1b**).
28. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/NE-TKL/662.

Fire Safety

29. The fire service installations (FSI) proposal (**Plan 7**) was accepted by the Director of Fire Services (D of FS) under previous application no. A/NE-TKL/662. The subsequent FSI implementation was accepted by D of FS on 22.3.2022 (**Annex 2**).
30. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
31. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/NE-TKL/662.

Traffic

32. The southern periphery of the Site adjoins the adjacent workshop owned by the Applicant.
33. 4 nos. of container vehicle repair space are provided at the Site. All vehicle repair activities will be carried out beneath the open shed, which allows 4 container vehicles to be repaired at the same time.
34. The trip attraction and generation rates are approximately 1 to 2 trips per week. The Development operates on an appointment basis, and it has not caused adverse traffic impacts to the adjacent areas and road network throughout the previous approval period.

- End -

規劃署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference BS181088/18100/NL
本署檔號 Our Reference () in TPB/A/NE-TKL/584
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Ample Surveyor Services Limited
Room 1601A, 16/F, Peninsula Square
18 Sung On Street
Hung Hom, Kowloon
(Attn.: Mr. LEE Hoi Tat, Nathan)

By Post and Fax ()

20 December 2018

Dear Mr. LEE,

**Temporary Container Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land,
Wang Leng, Ping Che, New Territories**

(Compliance with Approval Condition (e) for Application No. A/NE-TKL/584)

I refer to your submission received on 14.11.2018 enclosing revised drainage proposal for compliance with approval condition (e) on the submission of drainage proposal of the captioned planning permission.

The Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. C. L. WONG; Tel.: 2300 1433) has been consulted on your submission and has no comment on your submission. As such, approval condition (e) is considered complied with.

Please proceed to implement the accepted drainage proposal for the compliance with approval condition (f). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection

Should you have other queries, please feel free to contact Ms. Michelle CHAN (Tel: 2158 6391) of this Department.

Yours faithfully,

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

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

本函檔號 Your Reference :
本署檔號 Our Reference : () in TPB/A/NE-TKL/662
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax ()
23 August 2022

GoldRich Planners and Surveyors Limited
Room E, 8/F, Keader Centre
129 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Container
Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land, Wang Leng, Ping Che**

(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/662)

I refer to your submission dated 14.4.2022 for compliance with approval condition (f) in relation to the submission of a condition record of the existing drainage facilities implemented under planning application No. A/NE-TKL/584 on the site under the captioned planning application. Interim replies were sent to you on 26.5.2022, 7.7.2022 and 18.8.2022.

Director of Drainage Services (Contact person: Mr. Marcus CHENG; Tel. No.: 2300 1407) has been consulted and advised that approval condition (f) is considered complied with.

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

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
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1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference :
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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2158 6220)

22 March 2022

GoldRich Planners and Surveyors Limited
Room E, 8/F, Keader Centre
129 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Container
Vehicle Repair Yard for a Period of 3 Years in "Open Storage" Zone,
Lot 2159 (Part) in D.D. 76 and Adjoining Government Land, Wang Leng, Ping Che**

(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKL/662)

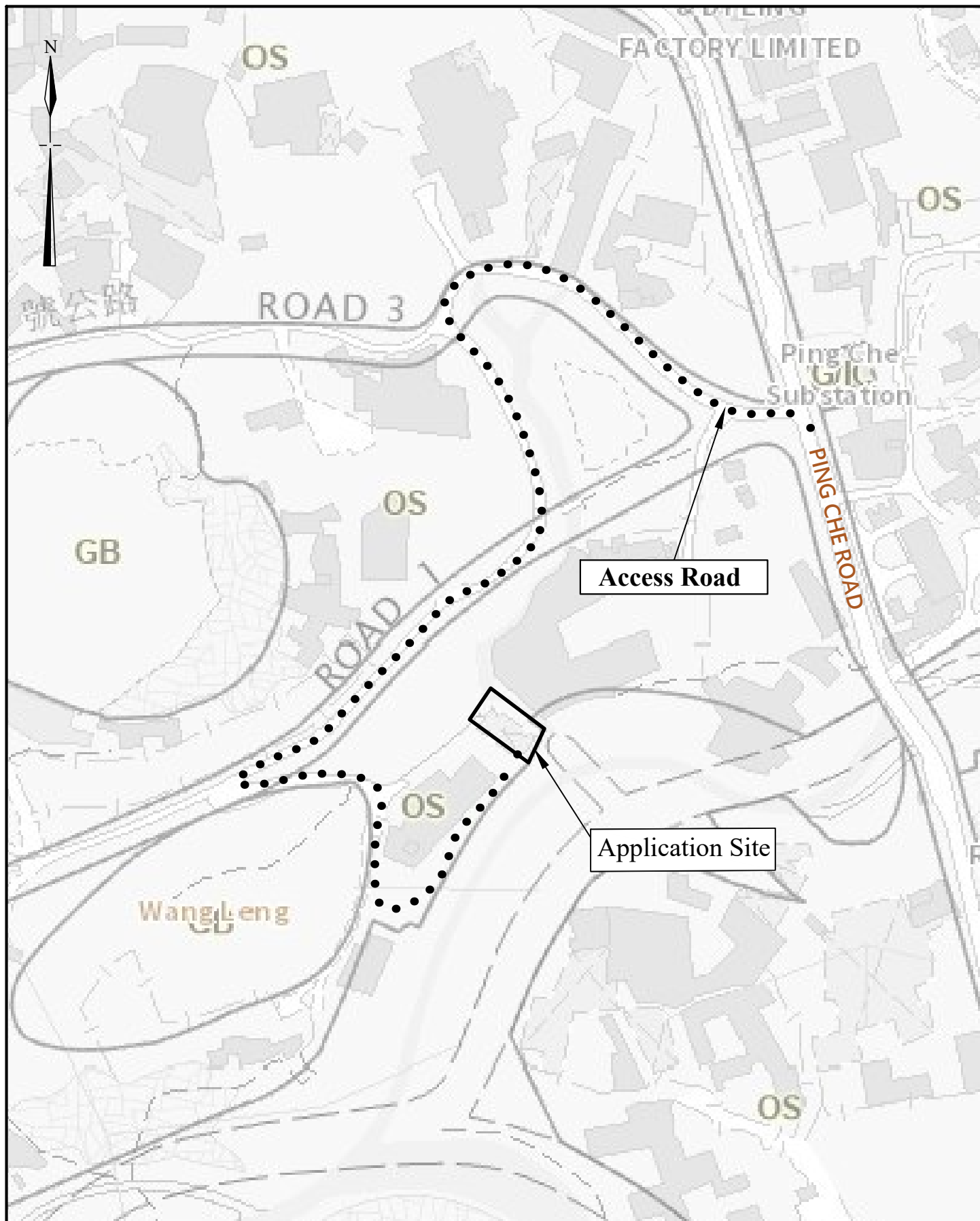
I refer to your submission dated 18.11.2021 for compliance with approval condition (e) in relation to the implementation of the proposal for fire services installations and water supplies for firefighting under the captioned planning application. An interim reply was sent to you on 31.12.2021.

Director of Fire Services (Contact person: Mr. LI Leong-kiu; Tel. No.: 2733 7781) has been consulted and advised that approval condition (e) is considered complied with.

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

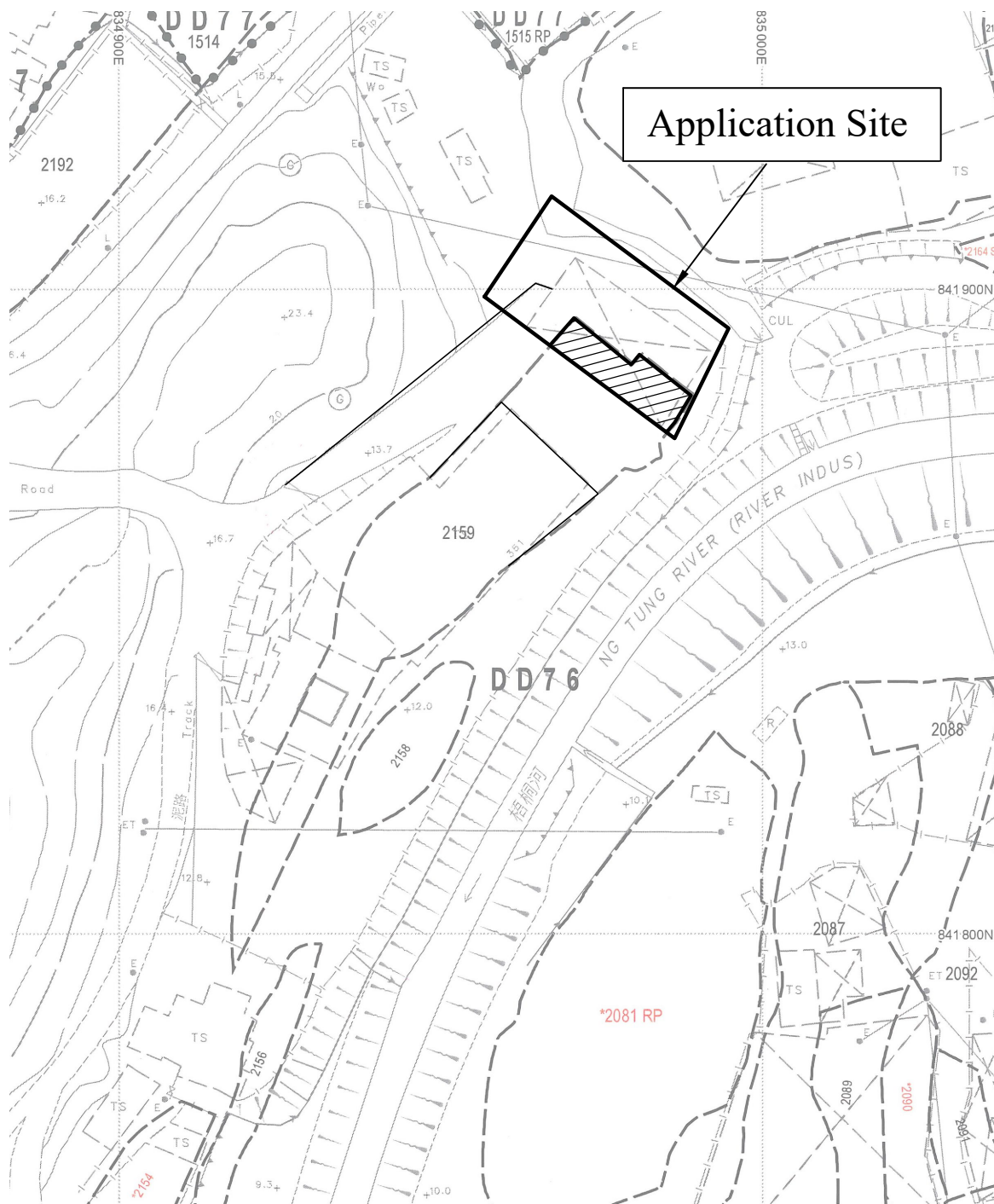
Yours faithfully,



(Margaret CHAN)
for Director of Planning



Extracted from Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Not to Scale	Location Plan Lot 2159 (Part) in D.D. 76 and Adjoining Government Land Wang Leng, Ping Che, New Territories	Goldrich Planners & Surveyors Ltd.
February 2024		Plan 1 (P 10105)



	Private Land	136.8m ²
	Government Land	527.6m ²
Total:		664.4m ²

1:1000

Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

February 2024

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

**Plan 2
(P 10105)**

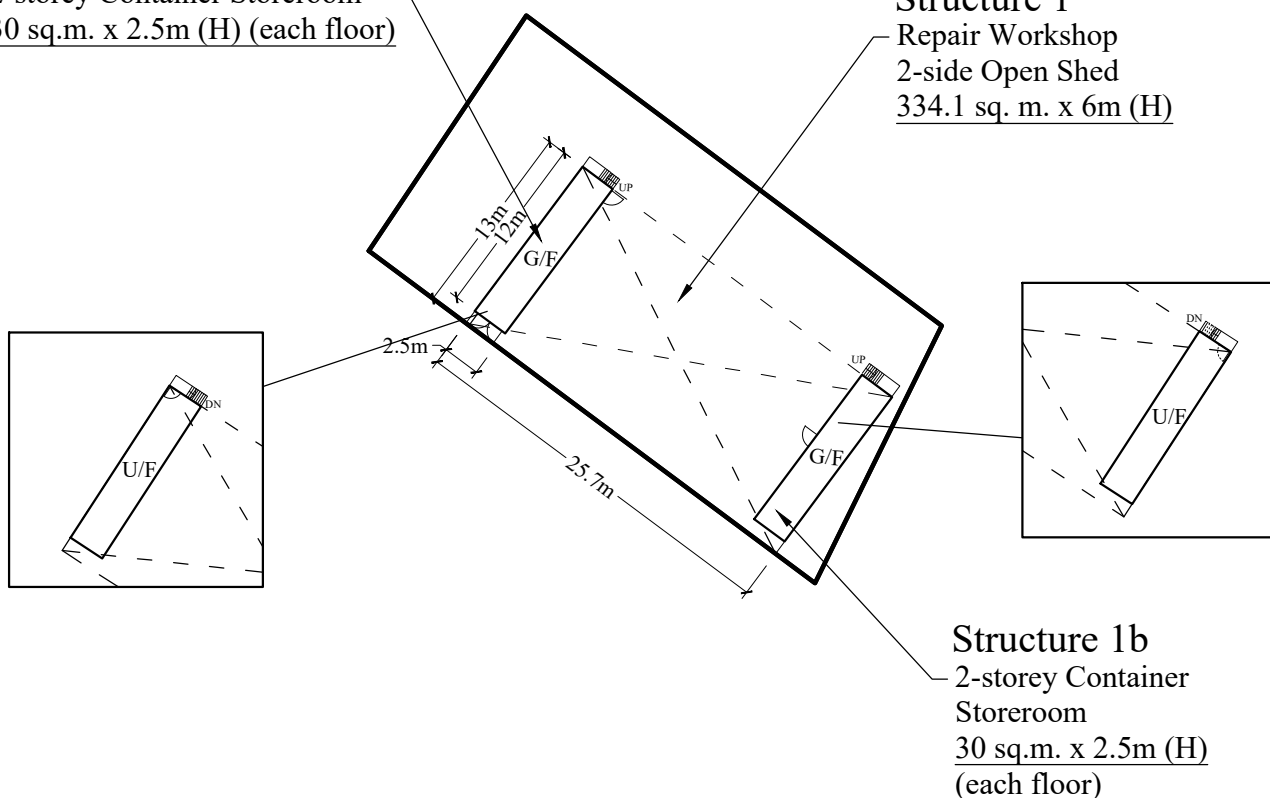


Structure 1a

2-storey Container Storeroom
30 sq.m. x 2.5m (H) (each floor)

Structure 1

Repair Workshop
2-side Open Shed
334.1 sq. m. x 6m (H)



Structure 1b

2-storey Container Storeroom
30 sq.m. x 2.5m (H) (each floor)

Site Area (about) : 664.4 m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Repair workshop open shed	334.1 m ²	274.1 m ²	1	6m
1a	Container-converted storerooms	Beneath the open shed	60 m ²	2	5m
1b			60 m ²		
Total		<u>334.1 m²</u>	<u>394.1 m²</u>		

1 : 500

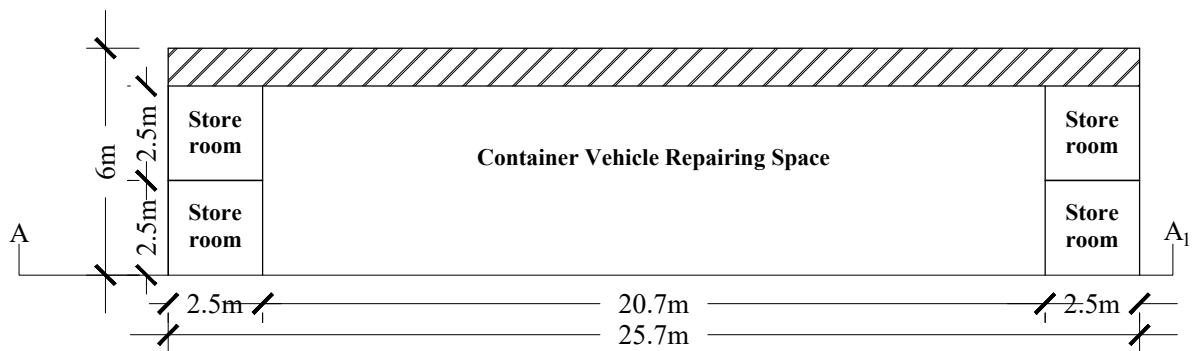
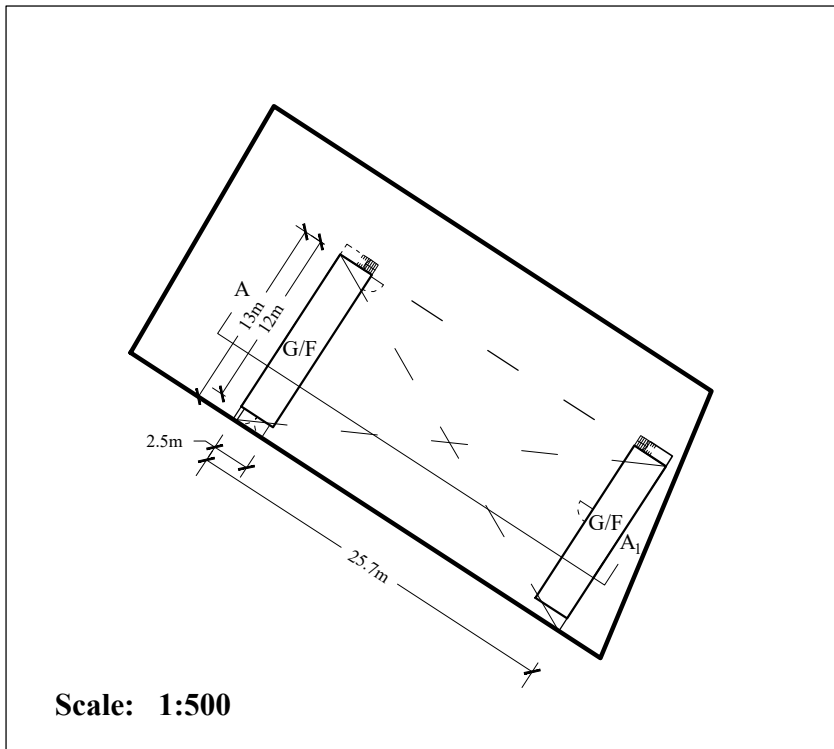
Layout Plan

Goldrich Planners & Surveyors Ltd.

February 2024

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

Plan 3
(P 10105)



1:200

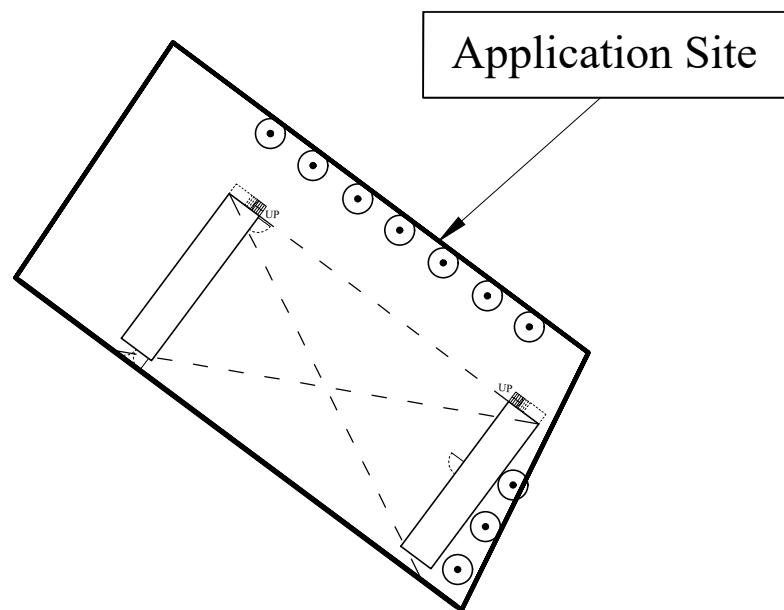
February 2024

Section Plan

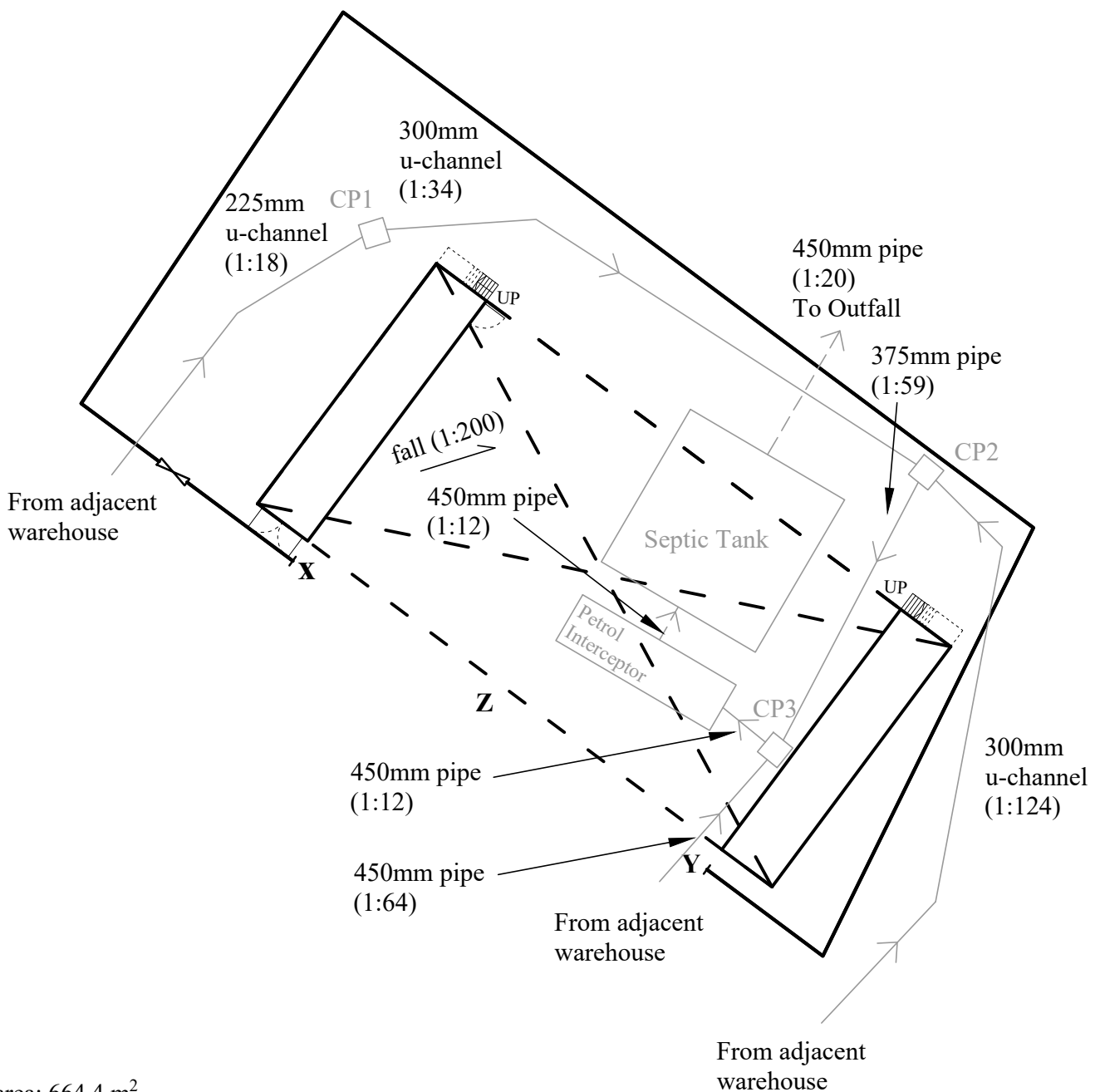
Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4
(P 10105)



	Species	Spacing (Centre to Centre)	Size (Height)	Quantity
Existing Trees	○ Ficus Microcarpa (細葉榕)	4m	2.75m	10
1 : 500	Trees Preservation and Landscape Plan Lot 2159 (Part) in D.D. 76 and Adjoining Government Land Wang Leng, Ping Che, New Territories		Goldrich Planners & Surveyors Ltd.	
February 2024			Plan 5 (P 10105)	



Legend

Ingress/ egress: x and y through z

- existing catchpit
- > existing u-channel
- > existing underground pipe

Catchpit	G.L. (mPD)	I.L. (mPD)
CP 1	12.20	11.70
CP 2	11.76	11.00
CP 3	11.90	10.80

1:250

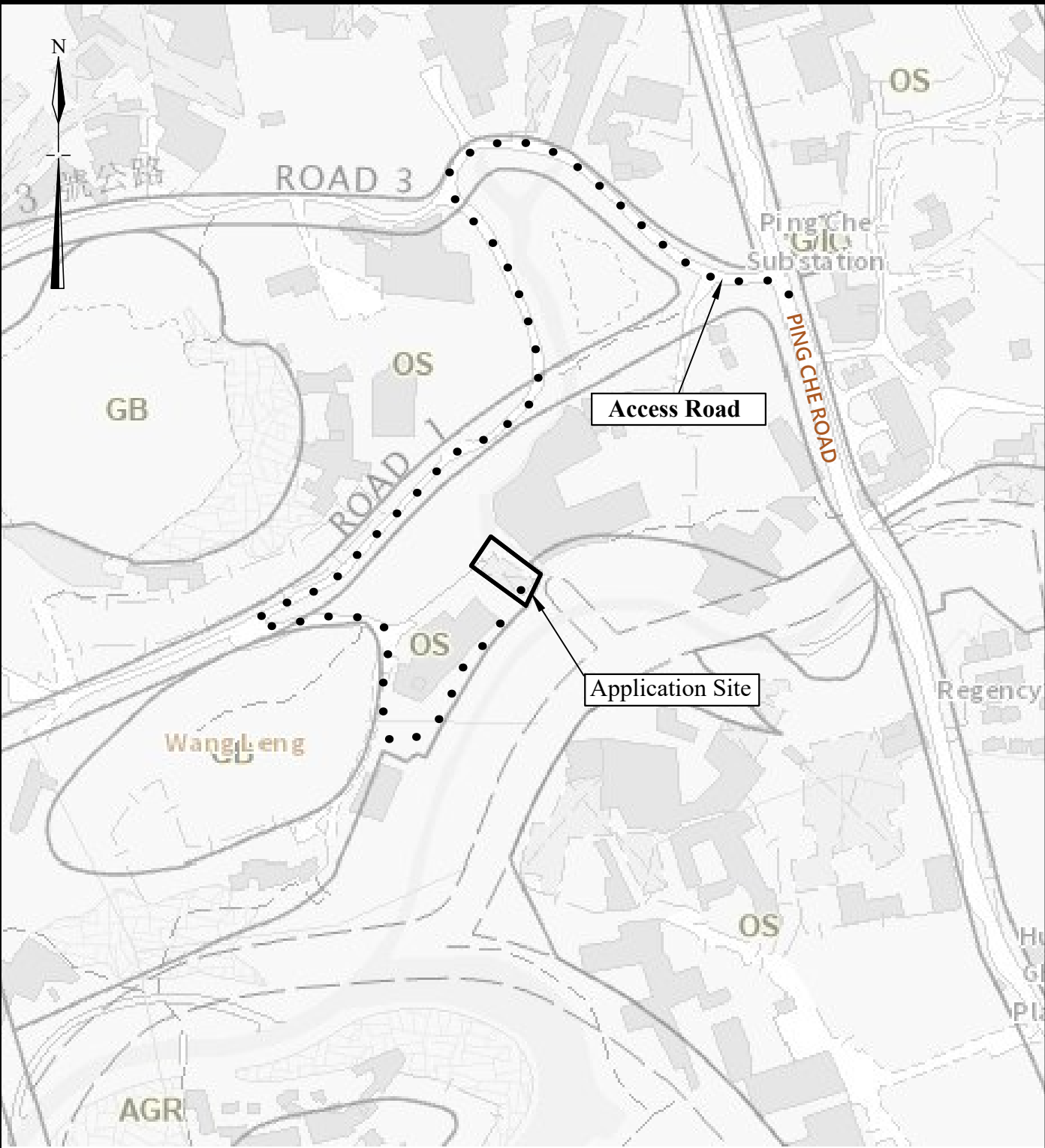
**Accepted and Implemented Drainage Proposal
under Previous Application No. A/NE-TKL/662**

**Goldrich Planners &
Surveyors Ltd.**

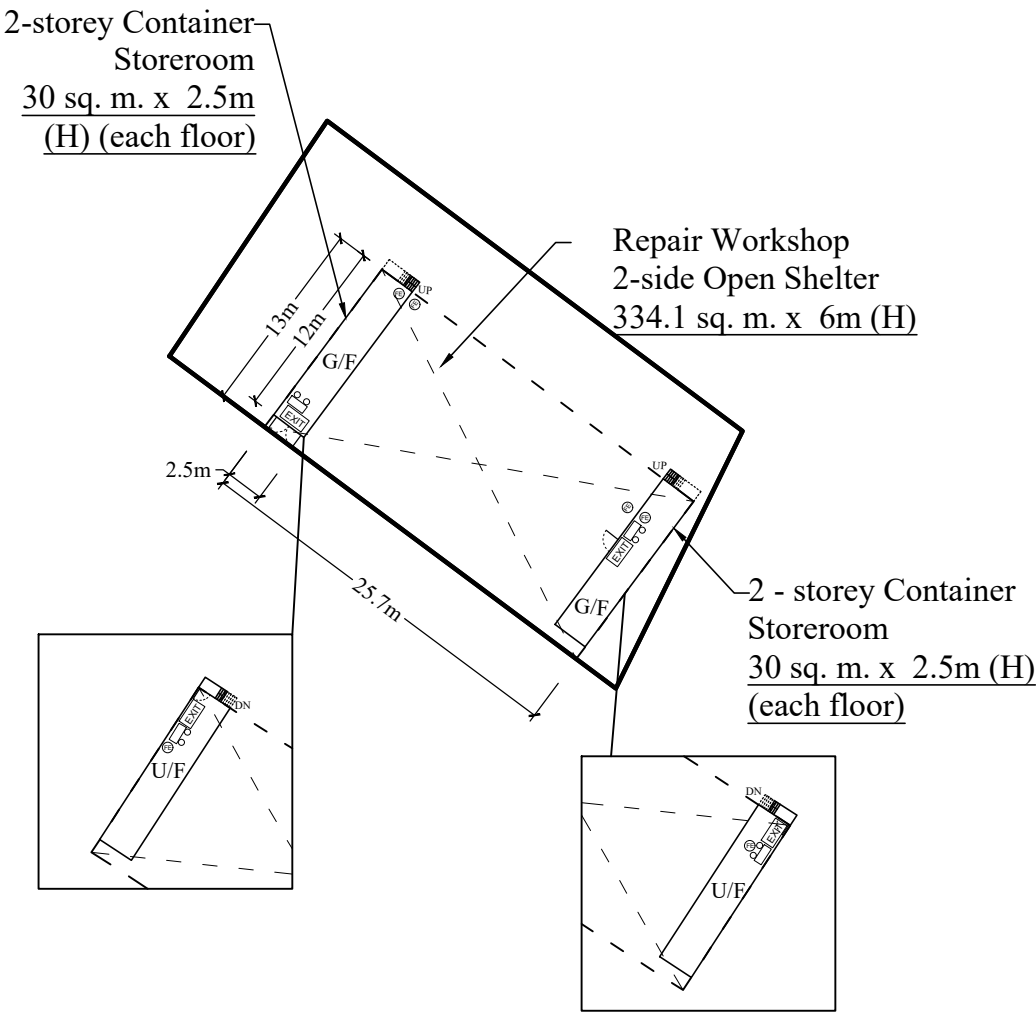
February 2024

Lot 2159 (Part) in D.D. 76
and Adjoining Government Land
Wang Leng, Ping Che, New Territories

**Plan 6
(P 10105)**



Location Plan (N.T.S)



- FS NOTES:**
- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
 - (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
 - (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

REMARK:

- Legend :**
- (FE) 5.0kg CO2 Gas type Fire Extinguisher x6
 - (EXIT) Exit sign x4
 - (EL) Emergency Light x4

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) [REDACTED]

Fax. 傳真: [REDACTED]

E-mail 電郵: [REDACTED]

Your Ref.: A/NE-TKL/751

Our Ref.: P10105/TL24187

15 April 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Renewal of Planning Approval for Temporary Container Vehicle Repair Yard
for a Period of 3 Years in "Open Storage" Zone, Lot No. 2159 (Part) in D.D. 76 and
Adjoining Government Land, Wang Leng, Ping Che, New Territories
(Application No. A/NE-TKL/751)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department (Contact person: Ms. Katie LEUNG, Tel.: 2158 6239) via e-mail dated 12.4.2024 for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/STN, PlanD

(Attn.: Ms. Sheren LEE / Ms. Katie LEUNG)

By E-mail only

Further Information for Planning Application No. A/NE-TKL/751**Response-to-Comment****Comments from Lands Department received on 12.4.2024**

Contact person: Mr. M. F. LAI (Tel.: 2675 1745)

I.	Comments	Responses
1.	There are unauthorised structures on the private lot. The lot owner should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. The Applicant will rectify the irregularity by submitting a Short Term Waiver (STW) application to the Lands Department (LandsD) as soon as possible upon receiving relevant planning approval from the Board.
2.	Part of the application site is Government Land (GL) which has been occupied with unauthorised structures without permission.	Noted. The Applicant will rectify the irregularity by submitting a Short Term Tenancy (STT) application to the LandsD as soon as possible upon receiving relevant planning approval from the Board.
3.	There are unauthorised structures within majority of the said private lot area, which is not covered by the subject planning application. The low owner should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	<p>The said portion of the private lot adjoining the Site is currently used as a warehouse (excluding dangerous goods). According to the Notes of the Outline Zoning Plan (OZP), ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 1 use within the “Open Storage” (“OS”) zone, which is always permitted and does not require planning approval from the Board. As such, it is not required to cover the said portion of the private lot in a planning application.</p> <p>Meanwhile, the Applicant has noted that the lease breaches should be rectified/regularised as soon as possible. As such, STW Application will be submitted to the LandsD upon receiving relevant planning approval from the Board.</p>

4.	<p>The GL adjoining the private lot has been fenced off and occupied with unauthorised structures without permission. The GL occupied is not included in the application. Please clarify the extent of the application site with the applicant.</p>	<p>The GL adjoining the private lot is currently used as a warehouse (excluding dangerous goods). According to the Notes of the OZP, 'Warehouse (excluding Dangerous Goods Godown)' is a Column 1 use within the "OS" zone, which is always permitted and does not require planning approval from the Board. As such, it is not required to include the said portion of GL in a planning application.</p> <p>Meanwhile, the Applicant has noted that the GL adjoining the private lot is being used without permission and such irregularity should be rectified/regularised as soon as possible. As such, STT application will be submitted to LandsD upon receiving relevant planning approval from the Board.</p>
----	---	--

- END -

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) [REDACTED]

Fax. 傳真: (852) [REDACTED]

E-mail 電郵: [REDACTED]

Your Ref.: A/NE-TKL/751

Our Ref.: P10105/TL24188

23 April 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of 2nd Further Information (FI)

**Renewal of Planning Approval for Temporary Container Vehicle Repair Yard
for a Period of 3 Years in “Open Storage” Zone, Lot No. 2159 (Part) in D.D. 76 and
Adjoining Government Land, Wang Leng, Ping Che, New Territories
(Application No. A/NE-TKL/751)**

We write to submit FI in response to comments from the Lands Department and Fire Services Department conveyed by the Planning Department (Contact person: Ms. Katie LEUNG, Tel.: 2158 6239) via e-mails dated 16.4.2024 for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/STN, PlanD

(Attn.: Ms. Sheren LEE / Ms. Katie LEUNG)

By E-mail only

Further Information (2) for Planning Application No. A/NE-TKL/751**Response-to-Comment****Comments from Lands Department received on 16.4.2024**

Contact person: Mr. Ken HO (Tel.: 2675 1777) / Mr. Stephen LI (Tel.: 2675 1546)

I.	Comments	Responses
1.	<p>Items 3 & 4 of the applicant's R-t-c dated 15.4.2024 claimed that "the authorised structures within majority of the application lot and the adjoining GL are currently used as a warehouse (excluding dangerous goods).</p> <p>According to the Notes of the OZP, 'Warehouse (excluding Dangerous Goods Godown)' is a Column 1 use within the "OS" zone, which is always permitted and does not require planning approval from the Board" which appears for PlanD's attention instead of LandsD.</p>	<p>The statement serves to clarify the extent of the application site as per the request in item 5 of LandsD's comments "<i>the following irregularities not covered by the subject planning application have been detected by this office... please clarify the extent of the application site</i>" dated 12.4.2024.</p> <p>The existing developments within LandsD's concerned area outside the application site (see Plan 8) are Column 1 uses within the "OS" zone, which are always permitted and do not require planning approval from the Board. As such, the said irregularities detected by LandsD outside the application site were therefore not covered by the subject application. Please refer to site photos enclosed in Appendix I.</p> <p>Concerning the STW/STT requirement of the Site and its adjoining land parcel, the Applicant submitted an STW/STT application to DLO/N on 21.8.2018. The Applicant thought that all required documents, including the layout plan and development parameters, had been already included in the planning application approved on 1.6.2018. Hence, the Applicant did not aware that he was required to submit further information to DLO/N.</p> <p>Besides, the clerical staff who oversaw the administrative matter had left the Applicant's company in 2021. Due to the miscommunication during the handover, the Applicant did not realise or might have missed some important information, including the STW/STT application. Given its logistic nature, the Applicant's business had gone through several difficult moments from 2020 to 2023</p>

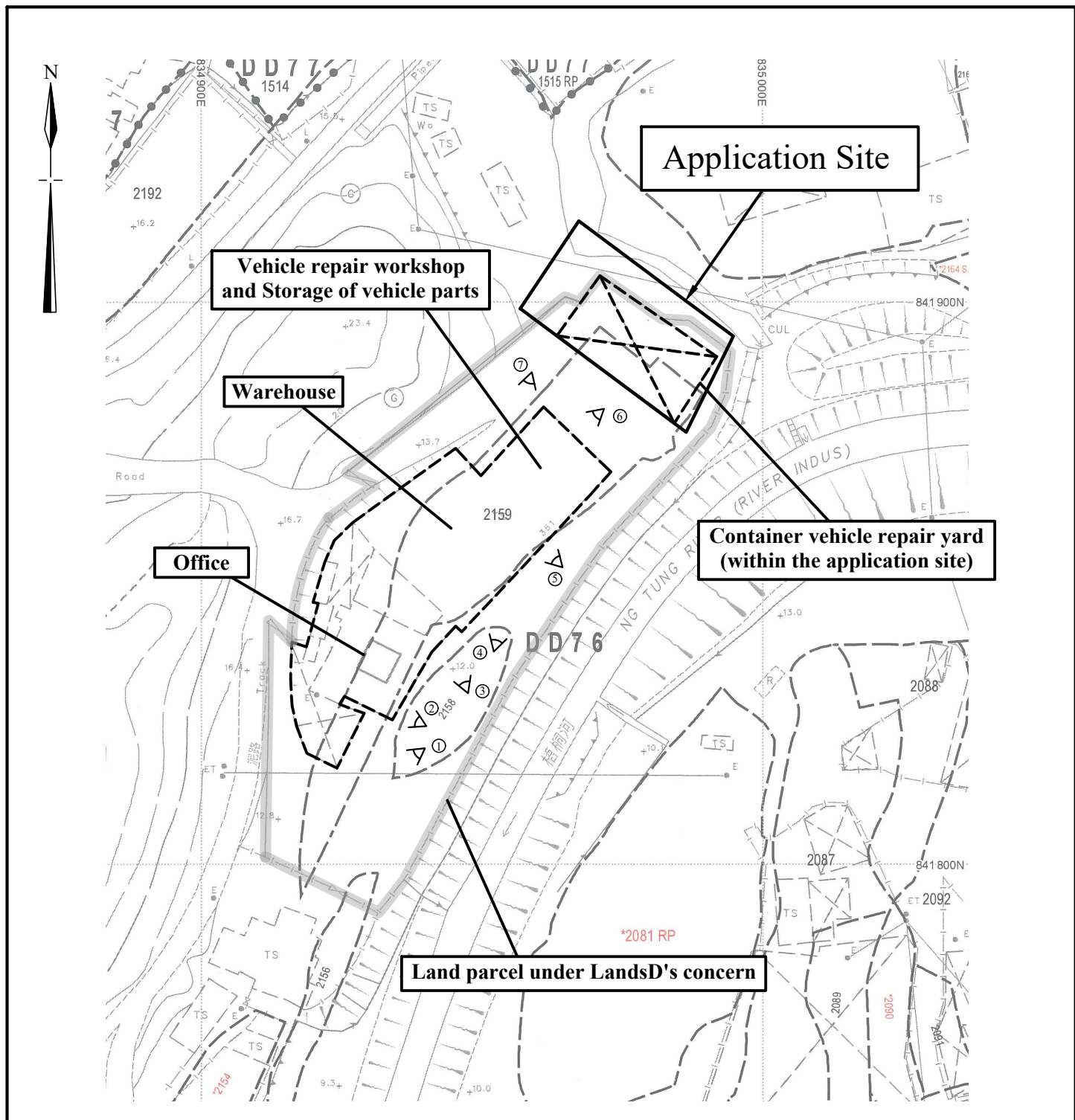
		<p>due to the prolonged pause for cross-border logistics traffic. The logistic business was eventually shut down in 2022 whilst the warehouse and vehicle repair yard businesses are still struggling to survive.</p> <p>The Applicant reaffirms to undertake that he will submit STW and STT applications for the entire land parcel to DLO/N upon receiving relevant approval for the subject application.</p>
2.	<p>Site inspection conducted by staff of this office on 5.4.2024 revealed that the application lot and the adjoining GL are seem being used for the uses under the application instead of warehouse use. Please clarify the correctness of the applicant's responses before we could provide our comment on the F.I.</p>	<p>The existing developments outside the application site (see Plan 8) currently comprise a warehouse, a site office, a vehicle repair workshop and open storage of vehicle parts, which are Column 1 uses within the "OS" zone i.e. always permitted uses. No container vehicle repairing operations are carried out outside the application site.</p> <p>Please refer to site photos enclosed in Appendix I.</p>

Comments from Fire Services Department received on 16.4.2024

Contact person: Mr. Herbert WAH (Tel.: 2733 5844)

II.	Comments	Responses
1.	Full set of valid FS251 covering all the FSIs implemented on the application site	Valid FS251 are enclosed in Appendix II .
2.	Statement/undertaking to confirm whether there is no change in the layout and proposed uses as compared with the previous application.	It is to confirm that the applied use, development parameters and layout of the current application remain unchanged as compared with the previous approval.

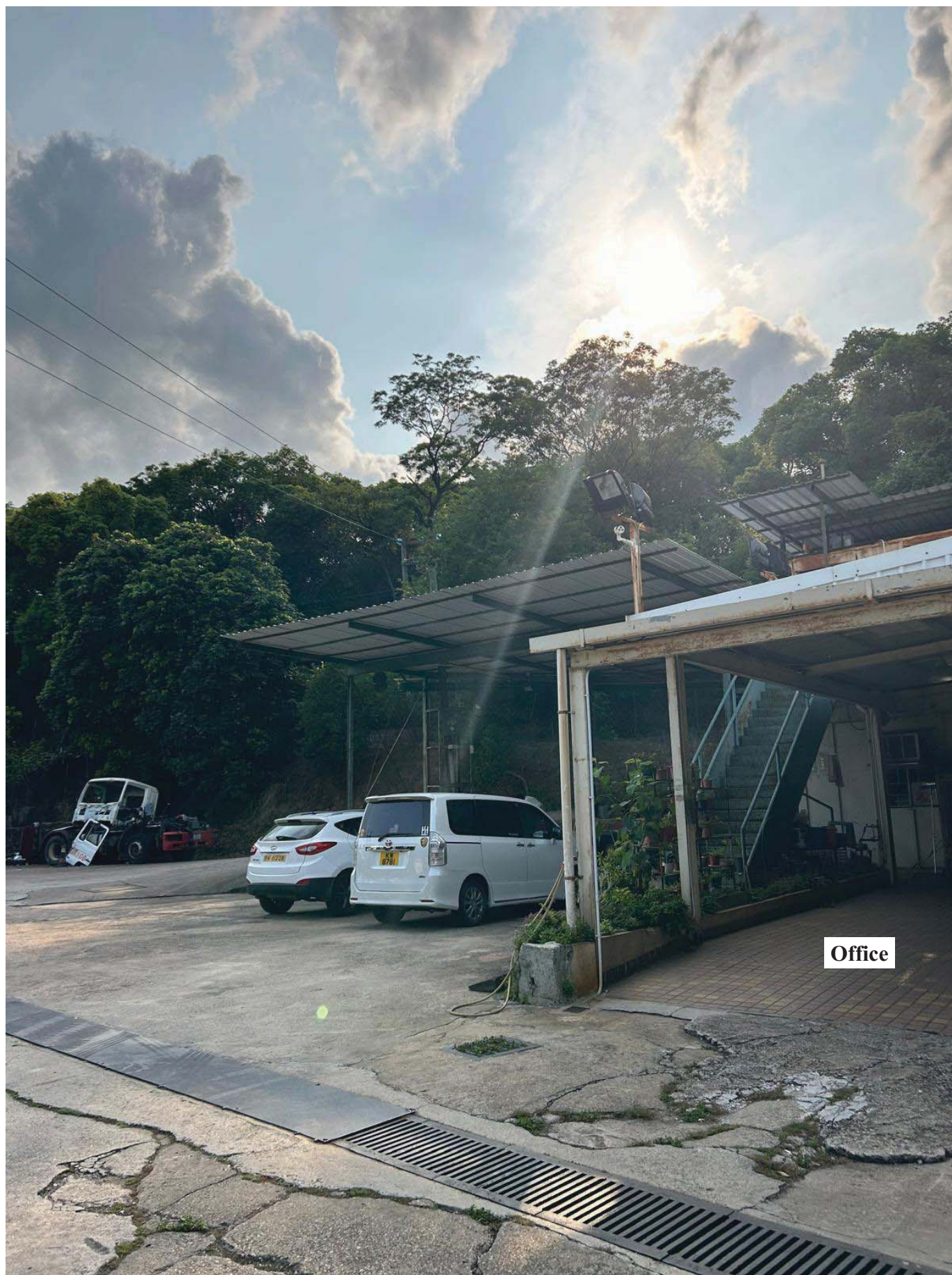
- END -



Legend

◁ Viewpoint of site photographs

1:1000	Site Conditions of the Site and its Adjoining Area Lot 2159 (Part) in D.D. 76 and Adjoining Government Land Wang Leng, Ping Che, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 8 (P 10105)



Viewpoint 1



Viewpoint 2



Viewpoint 3



Warehouse

Viewpoint 4



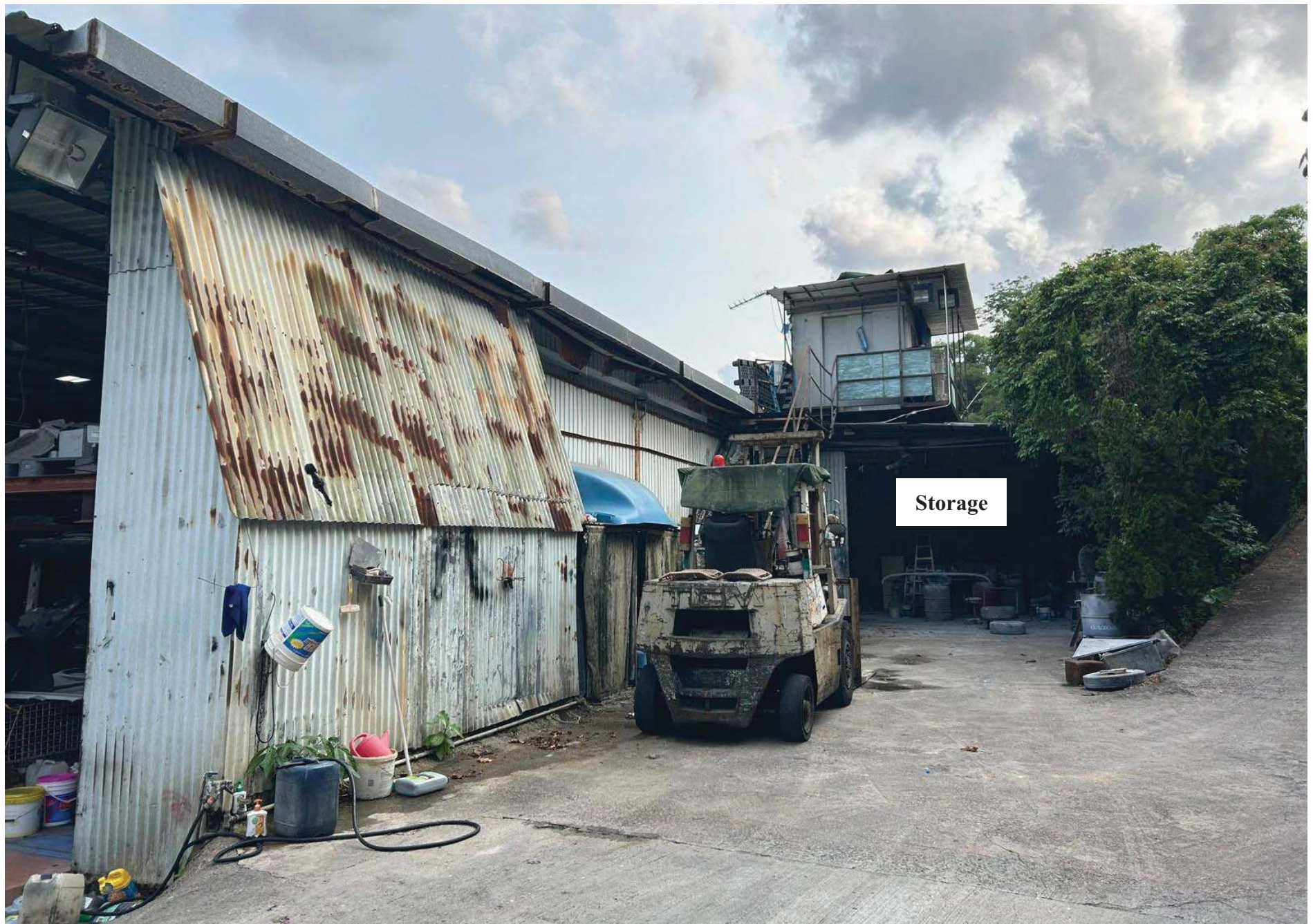
Warehouse

Viewpoint 5



**Vehicle repair workshop
(excluding container vehicle)
and storage of vehicle parts**

Viewpoint 6



Viewpoint 7

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9313295

FSD Ref.: _____

消防處檔號

Name of Client:

顧客姓名

China & HK Motoring Services Co Ltd.

Name of Building:

樓宇名稱

Lots 2158 and 2159(Part)

Street No./Town Lot:

門牌號數/市地段

in D.D. 76 and adjoining

Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Wang Leng

Block:

座

District:

分區

Ping Che

Area:

地區

☐ HK☐ K☒ NT

香港

九龍

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒 17 x 5Kg CO2 滅火筒	13 x G/F & 4 x U/F	符合消防處規例	8-Apr-2024	7-Apr-2025
25	6 個 x 防火沙筒連沙	G/F	符合消防處規例 (包括第三部)	8-Apr-2024	7-Apr-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	手提滅火筒 7 x 5Kg CO2 滅火筒	5 x G/F & 2 x U/F	使用達到五年 使用達到五年	需要水壓測試/更換 需要水壓測試/更換
25	3 x 防火沙筒連沙	G/F	損壞	需要更換

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Chan Siu Fung, Loris

FSD/RC No.:

消防處註冊號碼

RC3 / 0896

Company Name:

公司名稱

Chan Siu Fung, Loris

Telephone:

聯絡電話

Date:

日期

9-Apr-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9313297

FSD Ref.: _____
消防處檔號

Name of Client:

顧客姓名

China & HK Motoring Services Co Ltd.

Name of Building:

樓宇名稱

Lots 2158 and 2159(Part)

Street No./Town Lot:

門牌號數/市地段

in D.D. 76 and adjoining
Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Wang Leng

Block:

座

District:

分區

Ping Che

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
無			無		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	手提滅火筒 7 x 5Kg CO2 滅火筒	5 x G/F & 2 x U/F	檢查及更換 檢查及更換	符合消防處規例 符合消防處規例	19-Apr-2024 19-Apr-2024
25	3 x 防火沙筒連沙	G/F	檢查及更換	符合消防處規例	19-Apr-2024
Regarding to FS251 A9313295					

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9397541

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

China & HK Motoring Services Co Ltd.

Name of Building:

樓宇名稱

Lots 2158 and 2159(Part) in

Street No./Town Lot:

門牌號數/市地段

D.D. 76 and adjoining
Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Wang Leng

Block:

座

District:

分區

Ping Che

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	18 x 應急照明燈	14 x G/F & 4 x U/F	符合消防處規例	8-Apr-2024	7-Apr-2025
12	17 x 出口指示牌	13 x G/F & 4 x U/F	符合消防處規例	8-Apr-2024	7-Apr-2025
13	火警警報系統(包括以下) 6 x 消防火警手動操控掣 6 x 警鐘	G/F	符合消防處規例	8-Apr-2024	7-Apr-2025
16	消防喉轆系統(包括以下) 5 x 消防喉轆, 2 x 消防泵 及 容量 2 立方米消防水缸	G/F	符合消防處規例	8-Apr-2024	7-Apr-2025

(包括第二部)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
無			無		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	2 x 應急照明燈	2 x G/F	損壞	需要更換
12	3 x 出口指示牌	3 x G/F	損壞	需要更換

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name:

姓名

Fong Ka Ho

FSD/RC No.:

消防處註冊號碼

RC1/0467, RC2/0638

Company Name:

公司名稱

Fong's Building
Services Ltd

Telephone:

聯絡電話

Date:

日期

9-Apr-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9397543

FSD Ref.: _____
消防處檔號

Name of Client :

顧客姓名

China & HK Motoring Services Co Ltd.

Name of Building :

樓宇名稱

Lots 2158 and 2159(Part) in

Street No./Town Lot : D.D. 76 and adjoining

門牌號數/市地段 Government Land

Street/Road/Estate Name :

街道/屋苑名稱

Wang Leng

Block :

座

District :

分區

Ping Che

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
無			無		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	2 x 應急照明燈	2 x G/F	測量及更換及更換	符合消防處規例	19-Apr-2024
12	3 x 出口指示牌	3 x G/F	測量及更換及更換	符合消防處規例	19-Apr-2024
Regarding to FS251 A9397541					

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
無			無	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
受權人簽署

Name :

姓名

Fong Ka Ho

FSD/RC No. :

消防處註冊號碼

RC1/0467, RC2/0638

Company Name :

公司名稱

Fong's Building
Services Ltd

Telephone :

聯絡電話

Date :

日期

20-Apr-2024

Inspected

Key-in

Verified

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

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

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

**Relevant Extracts of Town Planning Board Guidelines No. 34D on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

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

Previous S.16 Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-TKL/91	Heavy Vehicle Repair Workshop	30.10.1998 (approved for a period of 12 months)
A/NE-TKL/133	Heavy Vehicle Repair Workshop for a Temporary Period of 3 Years	17.12.1999 (revoked on 17.3.2001)
A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop for a Period of 3 Years	3.8.2001
A/NE-TKL/321	Warehouse and Container Vehicle Repair Yard	21.8.2009
A/NE-TKL/387	Renewal of Planning Approval for Temporary “Warehouse and Container Vehicle Repair Yard” Use for a Period of 3 Years	10.8.2012
A/NE-TKL/584	Temporary Container Vehicle Repair Yard for a Period of 3 Years	18.5.2018
A/NE-TKL/662	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years	14.5.2021

**Similar S.16 Applications for Temporary Vehicle Repair Workshop
in the vicinity of the application site partly within the “Open Storage” zone
in the Ping Che and Ta Kwu Ling Area**

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/684	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years until 19.10.2024	24.9.2021

Government Departments' General Comments

1. Traffic

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

- no comments on the subject application from the traffic engineering viewpoint provided that the layout of the current planning renewal application is the same as the layout of the last application approved by the Town Planning Board on 14.5.2021; and
- in response to Project Manager (North), North Development Office of Civil Engineering and Development Department's comment, as the renewal of the planning approval is just for three years, it is unlikely to have any effect to the renewal of the current application from traffic engineering point of view if the construction works/land acquisition in the proposed Northern Metropolis Highway and the proposed Northeast New Territories Line do not fall within these three years.

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.

Comments of the Chief Engineer/Rail Development Division 1-1, HyD (CE/RD1-1, HyD):

- no adverse comment on the application considering the temporary nature of vehicle parking and repairing services of the application; and
- the Site may have interface with the Northeast New Territories Line (NENTL) mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint which was promulgated by the Government in December.

2. Drainage

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

- he has no objection to the application from the public drainage point of view; and
- should the application be approved, conditions should be included to request the applicant to submit a condition record of the existing drainage facilities implemented under planning application No. A/NE-TKL/662 on the Site within 3 months from the date of commencement of the renewed planning approval, and the existing drainage facilities should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation.

3. Agriculture

- considering that the previous application for the same use as the current application was approved, he has no comment on the application for renewal of the planning approval from the

nature conservation point of view.

4. Project Interface

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

- it is noted that the temporary container vehicle repair yard on a 3-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant should be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works; and
- as the subject development is located near the proposed Northern Metropolis Highway and the proposed Northeast New Territories Line, you may wish to consult TD and RDO as appropriate. He has no further supplement if TD and HyD don't have any adverse comment.

5. Other Departments

- The following government departments have no objection to/comments on the application:
 - (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (b) Director of Fire Services, Fire Services Department (D of FS).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site comprises Old Schedule Agricultural Lot 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;
 - (ii) part of the application lot is covered by a MOT No. 37244 and LoA No. 4345 for erection of agricultural structures. His office reserves the rights to take enforcement action for irregularities and cancel the MOT/LoA as appropriate;
 - (iii) the application site and its extensive adjoining area are already being used for the uses under the application. Applications for Short Term Waiver (STW) and Short Term Tenancy (STT) could not be processed in 2022 due to no response by the lot owner to provide the required information;
 - (iv) the following irregularities covered by the subject planning application have been detected by his office:
 - i. Unauthorized structures within the said private lot covered by the planning application

There are unauthorized structures on the private lot. The lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - ii. Unlawful occupation of GL adjoining the said private lot with unauthorized structures covered by the planning application

80% of the application site is GL (about 527.6 m² as mentioned in the application form) which has been illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.
 - (v) the following irregularities not covered by the subject planning application have been detected by his office:
 - i. Unauthorized structures within the said private lot not covered by the planning application

There are extensive unauthorized structures forming part and parcel of the “container vehicle repair yard” within majority of the said private lot area which is not covered by the subject planning application. The lot owner should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

ii. Unlawful occupation of GL not covered by the planning application

The GL (about 524 m²) adjoining the private lot has been fenced off and illegally occupied with unauthorized structures without any permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice

- (vi) the lot owner shall either (i) remove the unauthorized structures and cease the illegal occupation of the GL immediately; or (ii) include the unauthorized structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for STW and STT to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee i.e. back rent/fee since first occupation as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL; and
- (vii) unless and until the unauthorized structures and the unlawful occupation of GL are duly rectified by the lot owner or entirely included in the subject planning application, his office objects to the application and it must be brought to the attention of the Board when they consider the application.

(b) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;
- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

(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 Director of Fire Services (D of FS) that:

- (i) please be advised that the installation/ maintenance/ modification/ repair work of fire service installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of the general building plans;

(e) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if any new building works are proposed, the applicant's attention is drawn to the following points under the Buildings Ordinance (BO):

- (i) the site shall be provide with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the Regulation 41D of the B(P)R;
- (ii) the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (v) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (vi) formal submission under the BO is required for any proposed new works, including any temporary structures, drainage works, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and /or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be formulated at the formal building plan submission stage;

(f) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and the P&E Study already commenced on

29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence the applicant should be reminded that subject to the land use planning in the P&E Study, the subject developments, if approved, may need to be vacated for the site formation works; and

- (g) to note the comments of the Chief Engineer/Rail Development 1-1, Highways Department (CE/RD1-1, HyD) that the Site may have interface with the Northeast New Territories Line mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint which was promulgated by the Government in December.

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

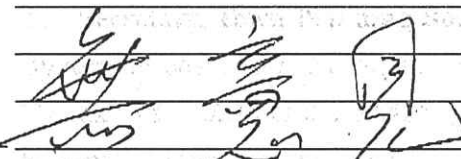
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/751

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2024.4.2