

2024年04月8日
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。

This document is received on - 8 APR 2024
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

2400706

15/3

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/704
	Date Received 收到日期	-8 APR 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)

Anson Technology 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)

LCH Planning & Development Consultants 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)	Demarcation District No. 83 Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) and adjoining Government Land
(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 2,730 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,300 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)	570 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 and Agriculture
(f) Current use(s) 現時用途	Warehouse, Workshop and Storage (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 ...14/03/2024... (DD/MM/YYYY), this application involves a total of ...3... “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 ...2... “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)
2	D.D. No. 83 Lot. Nos. 77s.A, 82s.A, 82 RP, 83	15/03/2024

(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	Proposed Temporary Workshop and Warehouse and Ancillary Office for a period of 3 years and Proposed Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,080sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,650sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
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	3,300sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,300sq.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) Refer to Planning Statement Report	
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	2
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	4
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 9am to 6pm in Weekdays and Occasionally 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)) Local Track Road <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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Refer to Planning Statement Report 																															
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 335 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<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) 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>Not applicable</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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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。

Refer to Planning Statement Report

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

HO JOSEPH JUNIOR.....

DIRECTOR.....

Name in Block Letters
姓名（請以正楷填寫）

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

LCH Planning & Development Consultants Limited

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

Date 日期

15/03/2024

(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。)

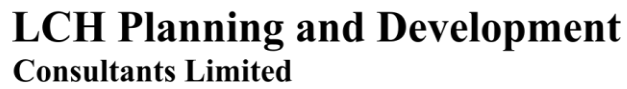
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Demarcation District No. 83 Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) and adjoining Government Land 丈量約份第 83 約地段第 77 號 A 分段(部份)、78 號 B 分段(部份)、82 號 A 分段、82 號 B 分段、82 號餘段、83 號(部份)和毗連政府土地
Site area 地盤面積	2,730 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 570 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 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	Open Storage and Agriculture 露天貯物及農業
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Workshop and Warehouse with Ancillary Office for a period of 3 Years and Proposed Filling of Land 擬議臨時工場及貨倉連附屬辦公室，為期 3 年，及擬議填土工程

(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	3,300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.21 <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	1	
(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	15	m 米 <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	61 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
Land Status Plan 土地類別圖		
Extract of Outline Zoning Plan No. S/NE-TKL/14 分區計劃大綱圖編號S/NE-TKL/14摘錄		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。



Supporting Planning Statement

March 2024
Report : Version 1.1



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for proposed temporary workshop and warehouse with ancillary office use for a period of 3 years and proposed filling of land ("**the Proposed Development**") at Kwan Tei North, Fanling ("**the Application Site**").

The Application Site falls within an area of "Open Storage" ("**OS**") and "Agriculture" ("**AGR**") zone on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 ("**the OZP**"). The Application Site falls entirely within the area of Categories 1 and 2 under Town Planning Board Planning Guidelines No. 13G. Upon completion of the Proposed Development, it comprises one structure with ancillary solar panels at the roof. With a site area of 2,730 sq.m., the proposed building has a height of 2-storey/15 m and a covered area of 1,650 sq.m.. It is proposed to have a filling of land for the Application Site by about 0.3m concrete in height.

This Application aims to provide simple warehouse and workshop facilities and cater the needs of the existing and future development in the New Territories North. The Proposed Development does not hinder the long-term planning intention of "OS" and "AGR" zones. Similar applications in the "OS" and "AGR" zones in the Kwan Tei area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve 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)

本規劃申請根據《城市規劃條例》第 16 條，就軍地北(下稱「**申請地點**」)的用地，向城市規劃委員會(下稱「**城規會**」)申請作擬議臨時工場和貨倉連附屬辦公室用途，為期 3 年，及擬議填土(下稱「**擬議發展**」)。

申請地點現時於《坪輦及打鼓嶺分區計劃大綱圖編號 S/NE-TKL/14》(下稱「**大綱圖**」)劃作「露天貯物」和「農業」地帶，並位於《城規會規劃指引編號 13G》的第一類和第二類地區。擬議發展包括一個兩層高的構築物作為工場和貨倉以及附屬辦公室用途，構築物的頂部設有附屬太陽能電池板。申請場地面積約 2,730 平方米，擬議構築物的高度約 15 米，覆蓋面積約為 1,650 平方米。申請地塊將會進行填土，深度將不多於 0.3 米。

申請旨在提供更多簡單工場和貨倉設施，以滿足新界北部現在和將來的發展需求。擬議發展不會妨礙軍地北「露天貯物」和「農業」地帶的長遠規劃意向。而且於軍地北的「露天貯物」和「農業」地帶亦已有不少相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed temporary workshop and warehouse with ancillary office use for a period of 3 years and proposed filling of land (hereinafter referred to as the “**Proposed Development**”) in Kwan Tei North, Fanling (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Open Storage” (“**OS**”) zone and “Agriculture” (“**AGR**”) zone on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”) (**Figure 2**).
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- 1.1.4 According to the Notes of the OZP for “AGR” zone, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 2,730 square metres ("sq.m."), including about 2,160 sq.m. of private land and about 570 sq.m. of the adjoining Government Land. The Application Site is paved with concrete and it has been accommodating workshop/storage uses in the past 20 years. Refer to **Annex 1** for the aerial photos of the Application Site.



Existing Run-in/out



Existing Storage in the Application Site



Existing Access



Existing Workshop in the Application Site

Diagram 1 Current Condition of the Application Site

- 2.1.2 The Application Site is attached to a local access road that connects the site to Sha Tau Kok Road – Lung Yeuk Tau. The site is located at the eastern area of Kwan Tei North which is also situated at the northwest of Sha Tau Kok Road – Lung Yeuk Tau and west of Ko Po North. Besides, there is a river known as Ng Tung River which is located further southeast of the Site.
- 2.1.3 **Figures 1 and 2** illustrate the location of the Application Site and its immediate vicinity.



- 2.1.4 The Application Site is located at the Kwan Tei North area in Ping Che and it was surrounded by warehouses, factories and temporary structures. A metal and marble workshop under approved application No. A/NE-TKL/209 is situated on the immediate northeast of the site. The vicinity is dominated by workshops/ warehouses.

2.2 Land Status

- 2.2.1 The Application Site falls partly within the boundary of part of Section A of Lot Nos. 77, part of Section B of 78, Section A of 82, Section B of 82, the Remaining Portion of 82, part of 83 and the adjoining Government Land in Demarcation District 83, Kwan Tei North ("**the Lots**") (**Figure 2**).
- 2.2.2 The Lots are subject to a Block Government Lease. Major portion of the Application Site is currently subject to a short term waiver for erection of structures. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots for the erection of temporary structure in different forms.
- 2.2.3 The Application Site involves adjoining Government Land (about 570 sq.m. or 21% of total application site) and would apply to Lands Department for a short term tenancy for the proposed development.
- 2.2.4 Latest boundary survey has revealed the actual boundary of the private lots. The latest survey would be submitted to the District Survey Office for registration, and this result has been adopted in this planning application to avoid future discrepancy.

2.3 Surrounding Context

- 2.3.1 Kwan Tei North is a sub-urban area located northeastern area in Fanling in the New Territories. The major uses of land are warehouses, open storage sites, factories and temporary structures, with a small number of residential dwellings and houses. There is a major road known as Sha Tau Kok Road in Fanling, and the major transportation mode is by minibuses, connecting Kwan Tei North to Fanling MTR station. The run-in and out is located at the northern boundary of the Applications Site, and the site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local access road.

2.4 Existing Warehouses and Factories in the Vicinity

- 2.4.1 The predominant uses in the vicinity at the north of the Application Site are warehouses and factories such as logistic companies and recycling centres which store goods and materials as well as engage in manufacturing and production activities. The concentration of warehouses and factories indicates the industrial nature of Kwan Tei North area and its significant role in supporting storage and supply chain activities.



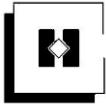
Diagram 2 Existing Warehouses and Factories in the Vicinity
(Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before)
(Source: HK GEODATA STORE and Planning Department, HKSAR Government)

2.5 Temporary Workshop and Warehouse

- 2.5.1 The Application Site covers an area of about 2,730 sq.m. The Proposed Development will consist of a 2-storey structure for workshop and warehouse purposes and ancillary office, with solar panels on top of the roof. The total covered area of the site is about 1,650 sq.m.. A total of four loading/unloading bay will be provided for Medium Goods Vehicles, and a total of two car parking spaces for private cars will also be provided.

Parameters	Proposed Development
Site Area	About 2,730 sq.m.
No. of Structures	1
Covered Area	About 1,650 sq.m.
Maximum Height of Structure	15 meters/ 2 storeys
Maximum Total Site Coverage	About 61%
Maximum Plot Ratio	About 1.21
No. of Parking Spaces for Private Cars	2
No. of Loading/ Unloading Bays for Medium Goods Vehicles	4

- 2.5.2 The proposed structure will be built with aluminium frame and corrugated steel. Most of the site is already hard-paved, so only a small scale of site formation works would be required. A 1.5 m metal fencing will be erected

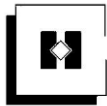


along the site boundary to separate the Application Site from the adjacent sites.

- 2.5.3 The Application Site is proposed to be filled by concrete of about 0.3 metre in height. Currently, a large portion of land for about 2,395 sq.m. has been filled, and a minor portion of land for about 335 sq.m. will be filled to tally with the existing paved site. The indicative layout plan of the Proposed Development is shown in **Annex 2** with the indicative land filling portion in **Annex 3**.

2.6 Operation Arrangement

- 2.6.1 The Proposed Development will operate from 9:00 am to 6:00 pm during weekdays and occasionally on weekends. During the operation hours, there will be an average of about 6 staff on the Application Site. The operation hours align with those of the nearby industrial establishments and open storage facilities.
- 2.6.2 Similar to the existing use, the Proposed Development will solely serve as workshop and storage purposes of non-polluting and non-dangerous goods with extension of covered area only. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated.
- 2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Open Storage” zone which comprises about 260 sq.m. (9.5%) and “Agriculture” zone which comprises about 2,470 sq.m. (90.5%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (**Figure 3**) (also known as the “OZP”). The planning intention of “OS” zone is *“intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses”* and the planning intention of “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes”*.
- 3.1.2 According to the Notes of the OZP, temporary use not exceeding a period of three years within “OS” zone is always permitted and that within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

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S/NE-TKL/14

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Asphalt Plant/Concrete Batching Plant
Eating Place (Canteen only)	Cargo Handling and Forwarding Facility
Government Refuse Collection Point	Cement Manufacturing
Government Use (not elsewhere specified)	Container Storage/Repair Yard
On-Farm Domestic Structure	Container Vehicle Park/Container Vehicle Repair Yard
Open Storage (not elsewhere specified)	Dangerous Goods Godown
Public Convenience	Eating Place (not elsewhere specified)
Public Utility Installation	Industrial Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Shop and Services (not elsewhere specified)
Vehicle Repair Workshop	Vehicle Stripping/Breaking Yard
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize 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.

(Source: Town Planning Board, HKSAR Government)



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S/NE-TKL/14

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Source: Town Planning Board, HKSAR Government)



3.1.3 According to the Notes of the OZP for “AGR” zone, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

3.1.4 Approval of this application on a temporary basis for a period of 3 years and proposed filling of land would not jeopardize the long-term planning intention of both the “OS” and “AGR” zones.

3.2 Existing Use in Nature

3.2.1 Planning Department has commissioned the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories – Feasibility Study” with a detail survey of brownfield operation in Hong Kong. According to the latest survey data, most of the application site has already undergone brownfield operation



Diagram 3 Existing Brownfield Operation in the Application Site

(Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before)

(Source: HK GEODATA STORE and Planning Department, HKSAR Government)

3.3 Falls within Category 1 and Category 2 Areas for open storage and port back-up uses

3.3.1 According to the Town Planning Board Planning Guidelines No. 13G which was revised in April 2023, the Application Site falls within Category 1 and Category 2 areas for open storage and port back-up uses.

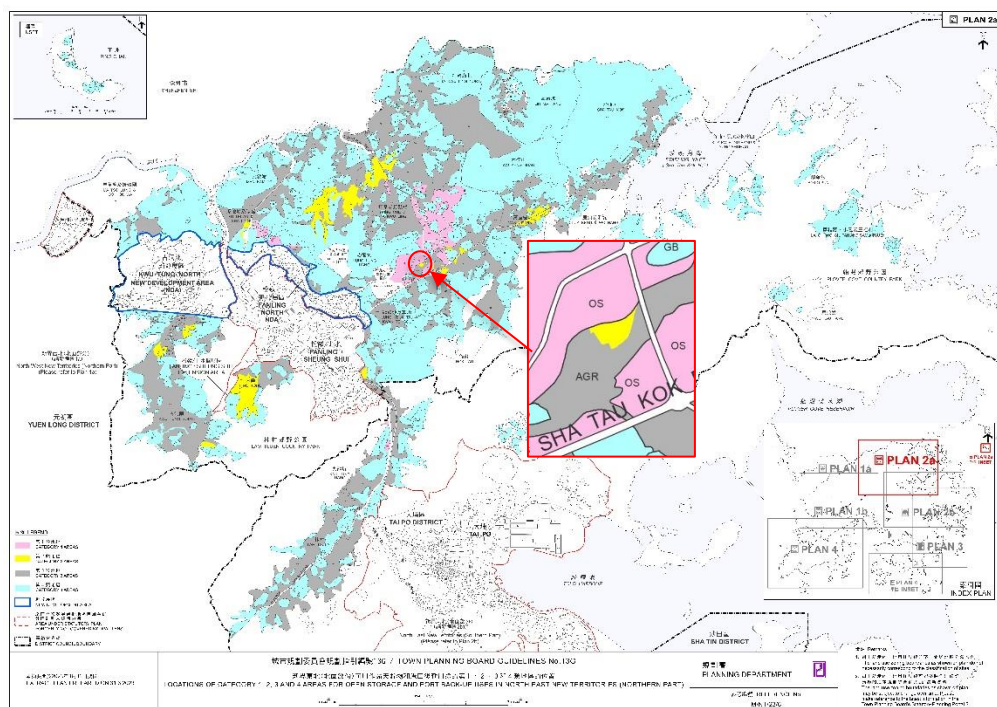


Diagram 4 Distribution of Category 1 and Category 2 Areas for Open Storage and Port Back-up Uses (Source: Planning Department, HKSAR Government)

3.3.2 As for Category 1 areas, they are considered “suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned “OS”, “OU(PBU)”, “Industrial” (“I”) or “I(D)” where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Apart from the above zones, other suitable sites in the North East and North West New Territories are included within this category. Generally, open storage/ port back-up uses are permitted of right under such zones...” Therefore, about 260 sq.m. of the Application Site which is zoned as “OS” that falls within Category 1 area is permitted to be used for open storage/ port back-up purposes, given that the Proposed Development does not involve container storage, storage of dangerous goods and container trailer/ tractor park which may cause significant environmental nuisance, safety hazard or transport problems.

3.3.3 As for Category 2 areas, there are considered as 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...Subject to no

adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years." Therefore, about 2,470 sq.m. of the Application Site which is zoned as "AGR" that falls within Category 2 area may be granted for temporary open storage use for a maximum period of 3 years, subject to the planning approval of the Board.

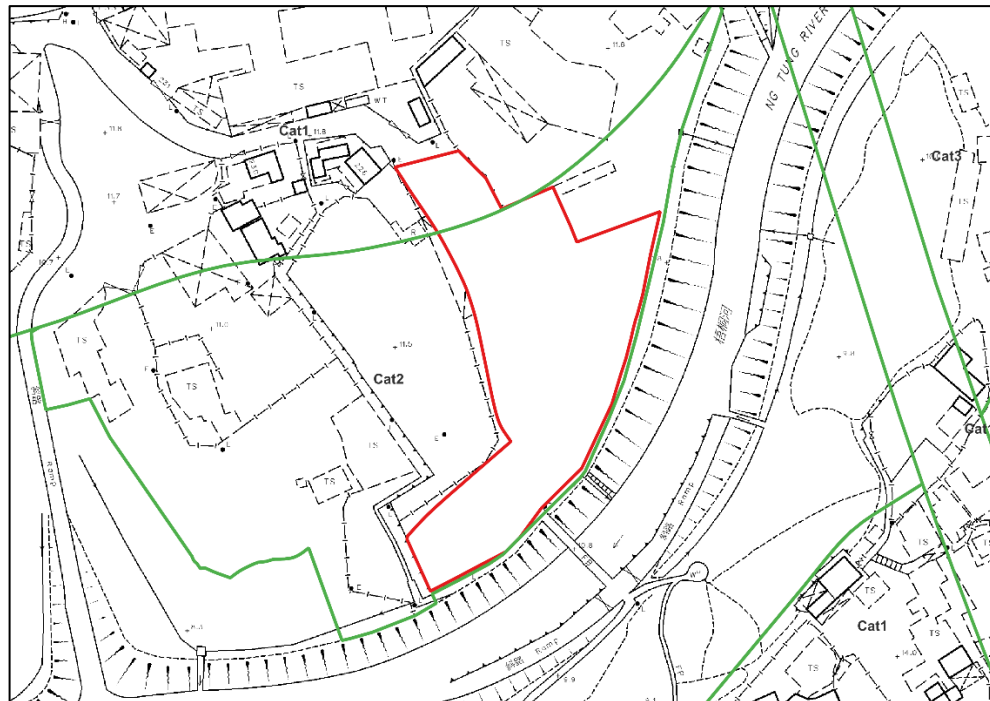


Diagram 5 Category 1 and Category 2 Areas for Open Storage and Port Back-up Uses within Application Site (Source: Planning Department and HK GEODATA STORE, HKSAR Government)

3.4 Future Development in the New Territories North

3.4.1 According to "Hong Kong 2030+ Study"¹, the Northern Metropolis Development Strategy involves four major zones in the Northern area of Hong Kong namely 'High-end Professional Services and Logistics Hub', 'I&T Zone', 'Boundary Commerce and Industry Zone' and 'Blue and Green Recreation, Tourism and Conservation Circle' which contribute to integration between Hong Kong and other cities in Greater Bay Area, the economic growth, innovation and technology, tourism as well as expansion of transport infrastructure, etc. Being the second economic engine of Hong Kong, the expansion in business and investment opportunities in the Northern Metropolis ensures long-term growth and enhances the overall competitiveness of Hong Kong.

¹ Planning Department as at October 2021
https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf



3.4.2 The Application Site is situated within the designated area for the New Territories North (NTN) New Town development, which is a part of Northern Metropolis Development Strategy. In addition to housing development plans in NTN New Town, a diverse range of economic activities has been proposed, such as industrial uses, innovative and technology, commercial/business and modern logistics. It is expected to accommodate an approximate population of at least 200,000 and generate about 130,000 job opportunities. The vision for the New Town entails creating a thriving and dynamic hub that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.

3.4.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. As the population as well as the economic and industrial activities continue to grow in the area, it become crucial to optimize the use of land resources for storage purposes in order to cater the evolving needs of the community.

3.5 Similar Approved Applications for Workshop, Warehouse and Open Storage

3.5.1 There are 7 similar applications approved by the Town Planning Board in 2023 which falls within “AGR” zone in the Ping Che and Ta Kwu Ling Outline Zoning Plan for Temporary Workshop, Warehouse and Open Storage uses.

Application No.	Applied Use	Decision
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	Approved with conditions on 19 May 2023
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	Approved with conditions on 19 May 2023
A/NE-TKL/734	Proposed Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	Approved with conditions on 11 August 2023
A/NE-TKL/724	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	Approved with conditions on 11 September 2023
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 11 September 2023



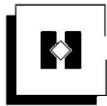
A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	Approved with conditions on 27 October 2023
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3.6 Drainage Consideration

- 3.6.1 Currently the Application Site is served by existing 400mm UC running along the eastern site boundary, and the existing drainage condition and pattern of the area will not be altered. The surface run-off of the Application Site will be discharged directly into the existing stormwater catchpit at the southern boundary of the Application Site, which is connected to Ng Tung River. Refer to **Annex 4** for the existing drainage connection.
- 3.6.2 Considering the intended use is solely for the intended purposes, the proposed development is not anticipated have any detrimental effects on drainage. Thus, the Proposed Development will not cause any adverse drainage impact onto the area.

3.7 Traffic Consideration

- 3.7.1 The Proposed Development comprises a total of 4 Medium Goods Vehicle loading/unloading bays which are intended solely for the purpose of delivering materials to meet operational needs. A manoeuvring space of 11.6 m will be provided to ensure sufficient turning space for Medium Goods Vehicles. Also, 2 private car parking spaces are included for the staff members. Only an average of 6 staff members will be arriving at the Application Site for operation. They will commute by public transport or private cars. There are also bus and minibus stops on Sha Tau Kok Road – Lung Yeuk Tau containing a total of 3 routes to Fanling Station is reachable within 5 minutes walking distance from the Application Site.
- 3.7.2 The ingress/egress located at the northern area of the Application Site is 9.3 m wide, which allows the vehicles to access to/from the local access road at the north of the site. As the Application Site is surrounded by warehouses and factories for storage and industrial purposes which do not attract visiting members, queuing up of vehicles at the ingress/egress is not anticipated due to the low traffic flow in the vicinity. Refer to **Annex 5** for the swept path analysis.
- 3.7.3 It is estimated that there will only be 1 roundtrips of Medium Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and



around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads.

Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Medium Goods Vehicles	2	2
Private Cars	2	2

3.8 Environmental Consideration

3.8.1 As the Proposed Development accommodates workshop and storage of non-polluting and non-dangerous goods, which is similar to the existing use, it is not expected to generate any contaminated waste or pollution. Besides, no complaint from environmental perspective has been received in the past years.

3.8.2 The Applicant will follow the relevant mitigation measures and requirements in the latest *“Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”* to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happened. No adverse environmental impact is anticipated.

3.8.3 There are currently some structures at the northeast of the Application Site. As revealed from our inspection, there is no residents living inside and these structures have been left vacant for a period of time. While there is no possible air and noise sensitive receivers adjacent to the Proposed Development, it is proposed to plant a row of trees in the northeast boundary. Besides, it is proposed to avoid door opening in the northern tip in order to avoid direct line of sight towards those vacant structures.



Diagram 6 Existing Vacant Structures in the Vicinity



3.9 Visual and Landscape Compatibility

- 3.9.1 The Application Site is situated in rural area which are surrounded by warehouses, temporary structures and workshop activities. The proposed warehouse and open storage use is compatible with the surrounding use and will not disturb the prevailing rural village landscape character. Existing trees of about 15 metres tall along the eastern boundary of the Application Site will be kept to maintain the landscape environment. The proposed structure with a maximum height of about 15 metres is visually compatible with the warehouses and factories in the vicinity. No adverse visual impact is anticipated. Refers to the **Annex 6** for the Photomontages.

4 PLANNING MERITS & JUSTIFICATIONS

4.1 Change in the Land Use Pattern of New Territories North

- 4.1.1 The Northern Metropolis Development Strategy envisions a substantial transformation in the land use pattern in the Northern area of Hong Kong to accommodate the future residential development and the four major zones. It involves converting the underutilized land resources for specific purposes and integration of urban and rural areas which maximize the potential for economic growth and sustainable development in the future metropolitan region.
- 4.1.2 The growth of economic and industrial activities in the northern region implies the need of warehouse and open storage facilities which offer a centralized location for storage of goods. Not only does it facilitate efficient logistics and supply chain management, but it also serves as a hub for businesses involved in warehousing and storage. The warehouse and storage use of the Application Site can support the development in the northern metropolitan region.

4.2 Compliance with Town Planning Board Guideline

- 4.2.1 The Proposed Development is complied with Town Planning Board Guideline No. 13G. It falls within Category 1 and Category 2 areas of open storage and port back-up uses. Category 1 areas are considered suitable for open storage and port-back up uses which are generally sited in areas zoned "OS", "OU(PBU)", "Industrial" ("I") or "I(D)", while Category 2 areas are areas affected by major upcoming infrastructural projects or areas within or close to clusters of open storage, and planning permission could be granted on a temporary basis up to a maximum period of 3 years.
- 4.2.2 As the Application Site is currently used as workshop and warehouse of non-polluting and non-dangerous activities and goods, it is not anticipated to cause any significant environmental nuisance, safety hazards or transport problems. Moreover, the Proposed Development would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding area.



4.3 Would Not Jeopardize the Long-term Planning Intention

- 4.3.1 Approval of the application on a temporary basis for a period of 3 years and the proposed filling of land would not jeopardize the long-term planning intention of the “OS” and “AGR” zones. Also, the site is currently predominated by workshop/ warehouse and storage uses and is mostly hard-paved which does not require extensive site formation work. Optimizing the use of underutilized land resources for storage purposes can effectively cater the future development needs in the northern region.

4.4 Supported by Previous Planning Approvals of Similar Applications

- 4.4.1 There has been changes in the planning context of the Application Site and the surrounding. The concerned area falls within Category 2 area under the latest version of the Town Planning Board Guideline No. 13G. However, the private lots of the Application Site has been using for workshop/ storage purposes for over 20 years.
- 4.4.2 There were seven similar applications of warehouse and/or open storage uses within the same “AGR” zone of Ta Kwu Ling and Ping Che Outline Zoning Plan (Nos. A/NE-TKL/714, 721, 734, 724, 737 and 735) approved with conditions on a temporary basis by the Rural and New Town Planning Committee in the past year. The aforesaid applications were subject to conditions such as implementation of drainage facilities, fire service installations and water supplies for firefighting.

4.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.5.1 The Proposed Development is visually compatible with the surrounding environment, which is mainly composed of warehouses, factories and temporary structures. There is no change to the sub-urban landscape character. Also, the existing trees within the Application Site will not be removed. Hence, no adverse visual and landscape impact is anticipated.

4.6 No Adverse Traffic Impact

- 4.6.1 The Proposed Development will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is minimal with an estimation of less than 4 roundtrips per peak operation hour, including both Medium Goods Vehicles and private cars. Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

4.7 No Adverse Environmental Impact

- 4.7.1 The Proposed Development will only accommodate simple manufacturing process and storage purpose of non-polluting and non-dangerous goods. No leakage of pollutant or contamination of water is anticipated.



- 4.7.2 The latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

4.8 No Adverse Drainage Impact

- 4.8.1 Currently the Application Site is served by existing 400mm UC running along the eastern site boundary. The surface-run off of the subject site will be diverted directly into the existing stormwater manhole attached to Ng Tung River. The existing drainage condition and pattern of the area will not be altered. Thus, no adverse drainage impact is anticipated.

5 CONCLUSION

- 5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no A51078 taken on 9.8.2000 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no RS02845 taken on 25.5.2010 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E093578C taken on 15.4.2020 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



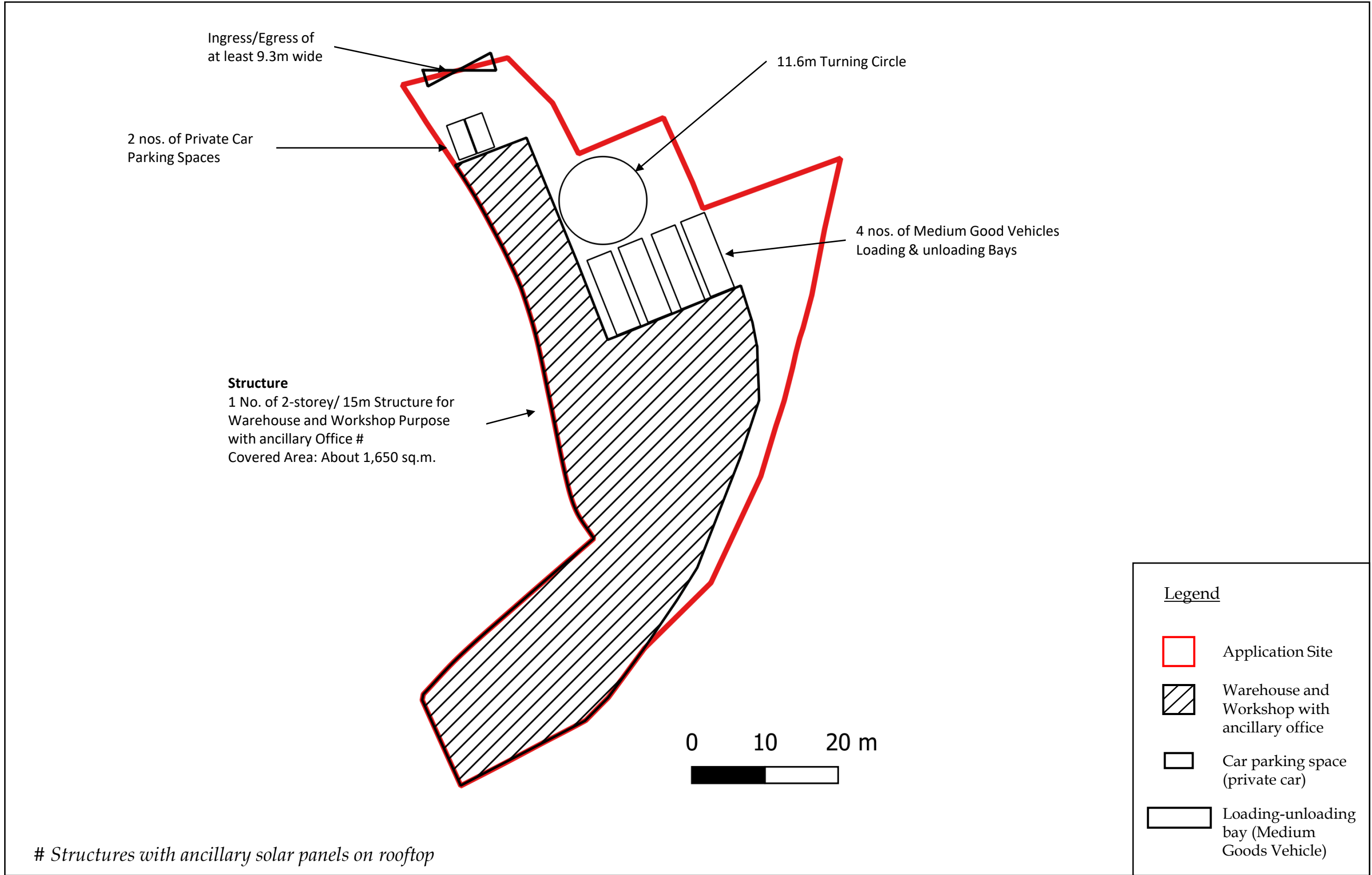
**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

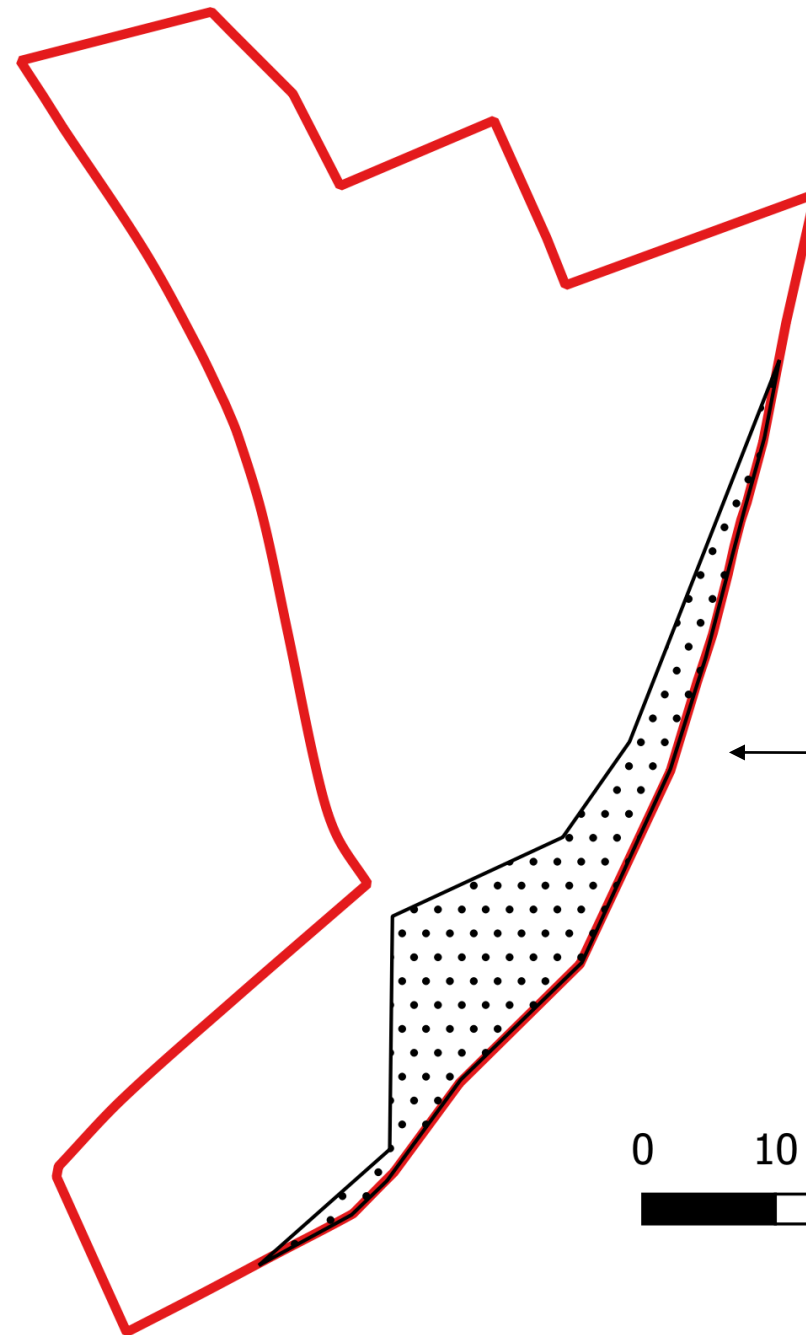
(Extracted based on Aerial Photo no E146440C taken on 19.1.2022 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

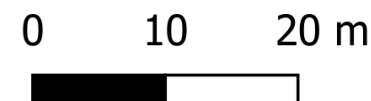
(Source: HK GEODATA STORE, HKSAR Government)



Structures with ancillary solar panels on rooftop



Proposed Land Filling
Filling of concrete for not
more than 0.3m in height
for about 335 sq.m.



Legend



Application Site



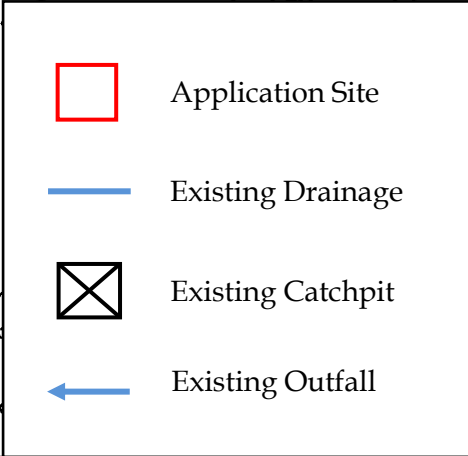
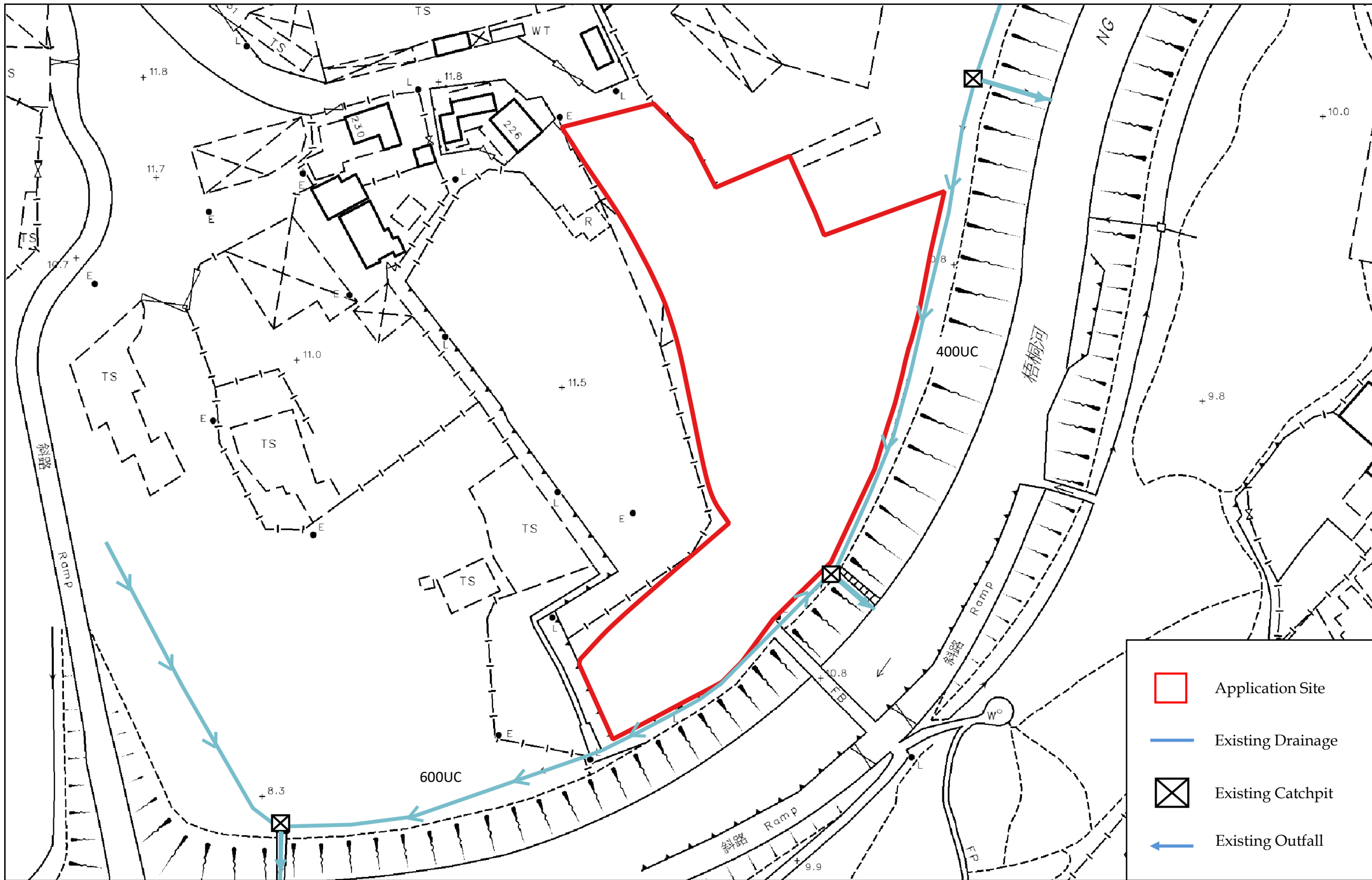
Proposed Land Fill



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Annex 3 : Proposed Land Filling

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

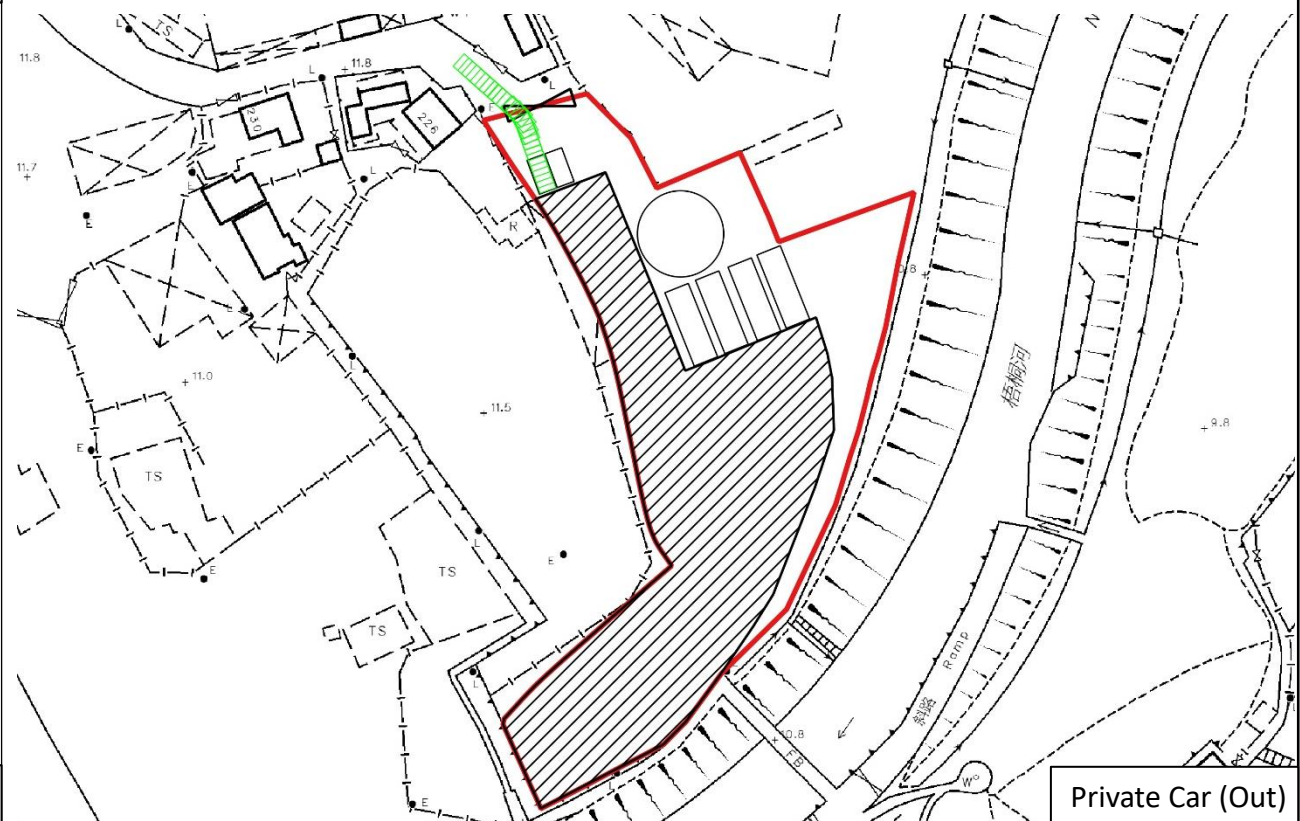
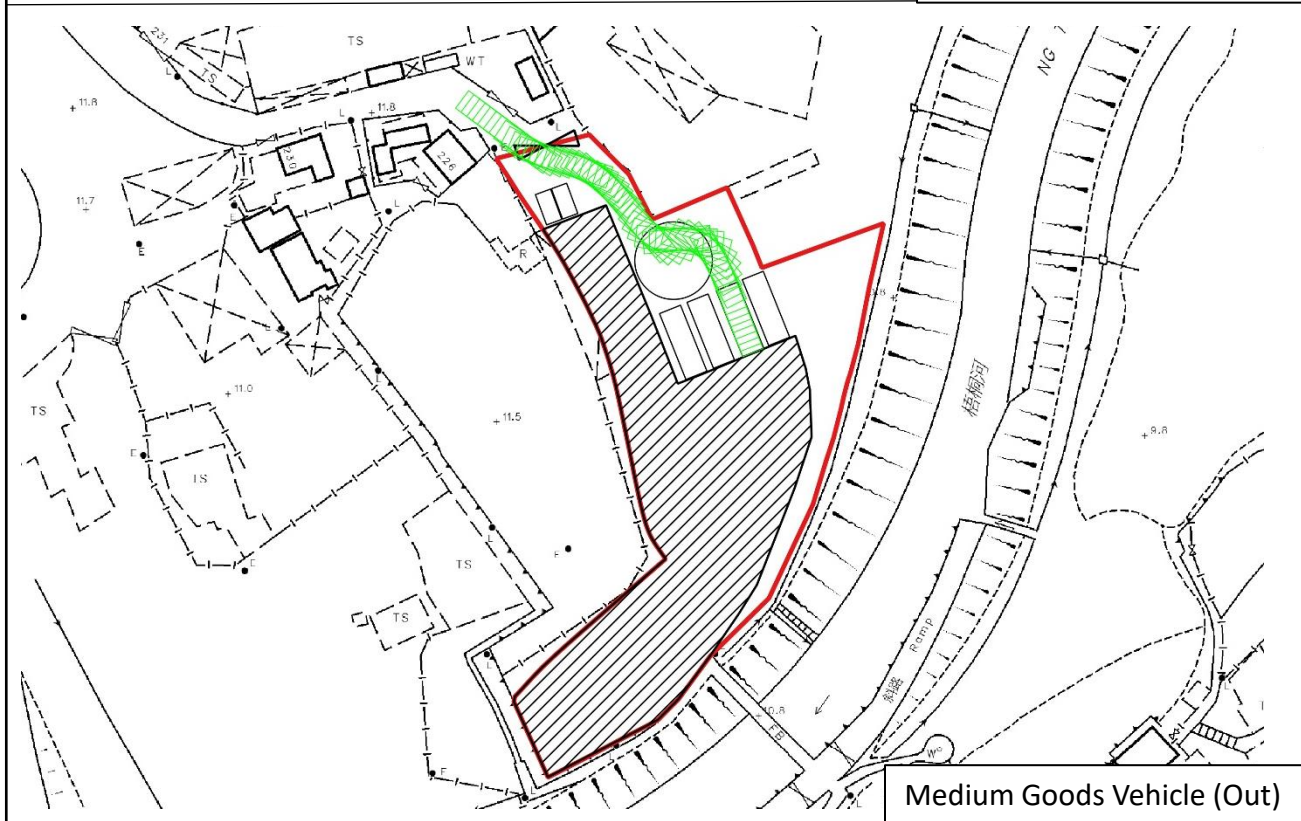
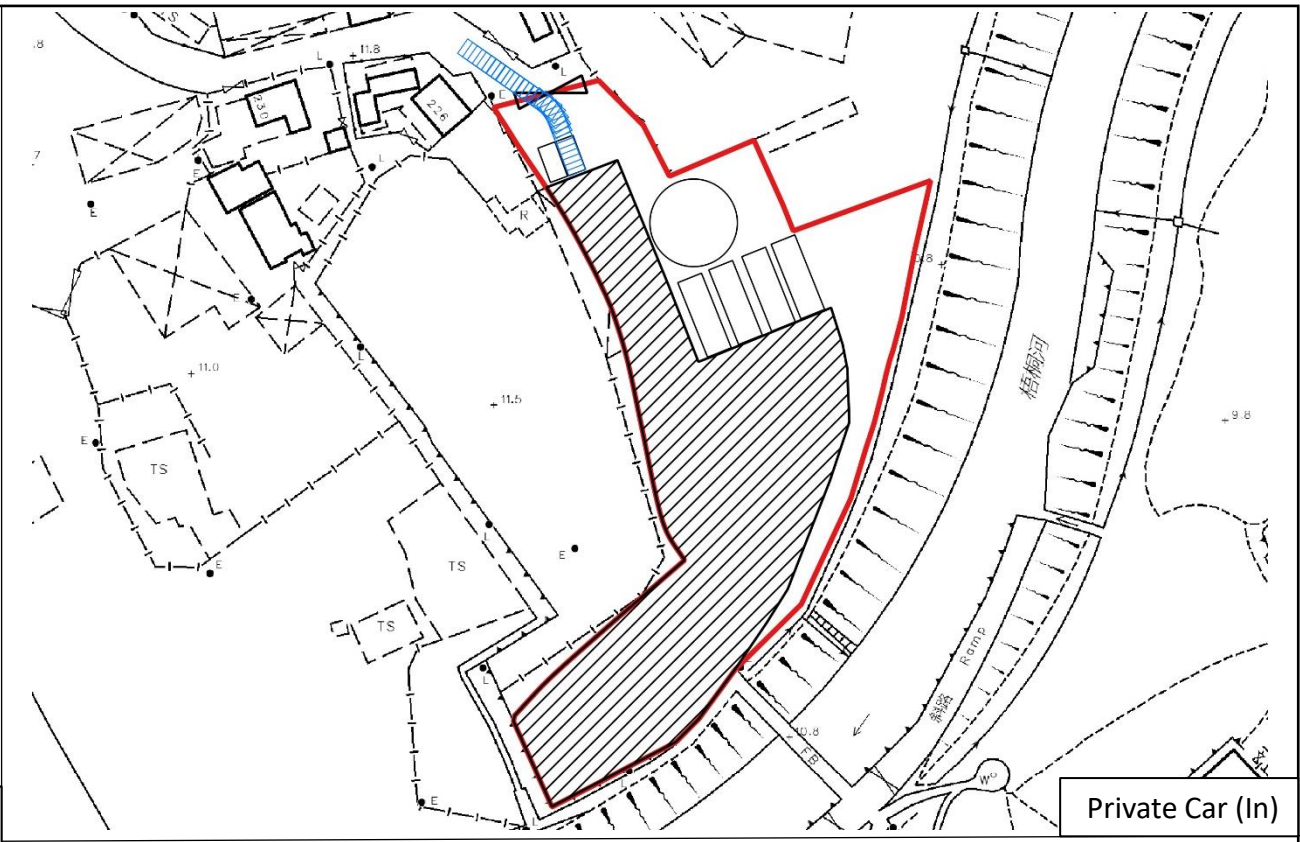
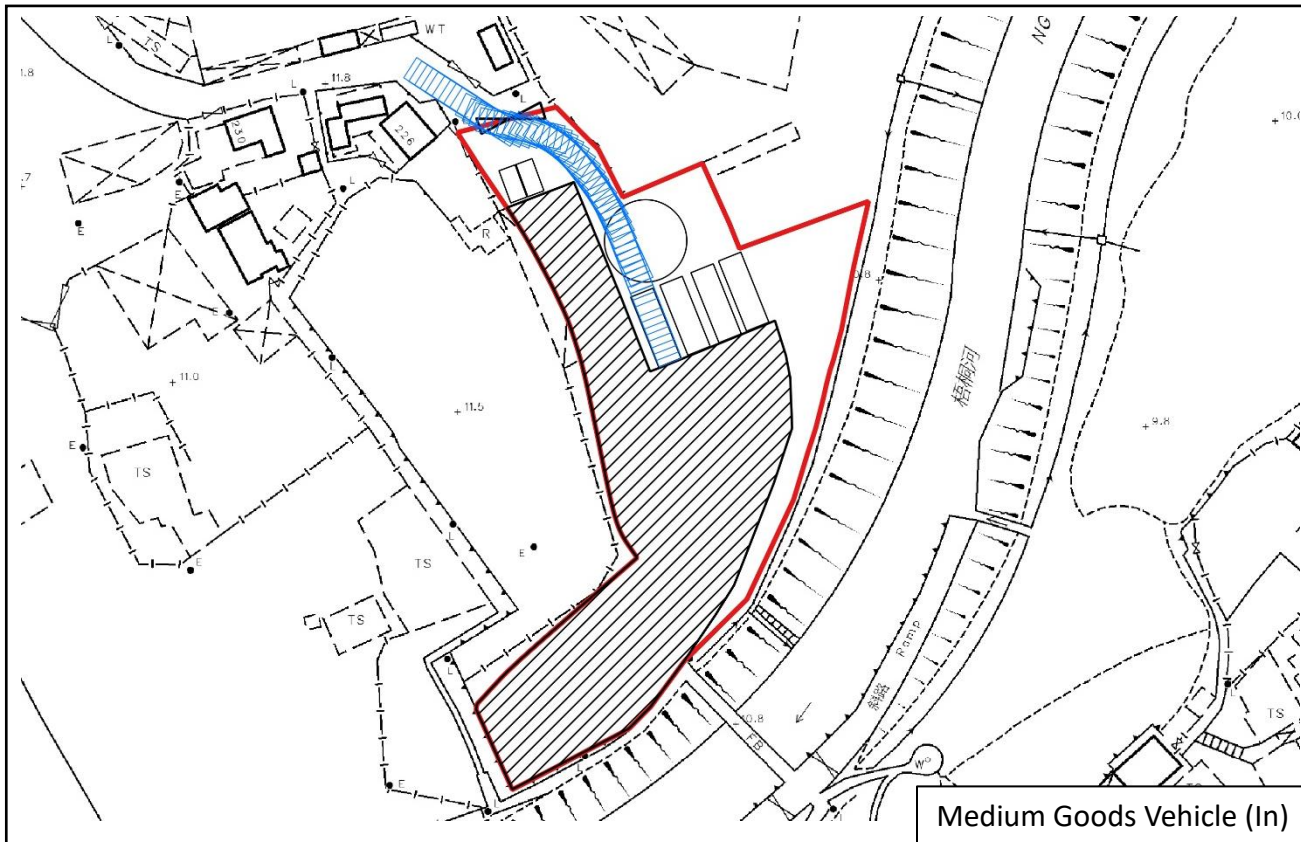


**LCH Planning and Development
Consultants Limited**

Annex 4 : Existing Drainage Connection

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



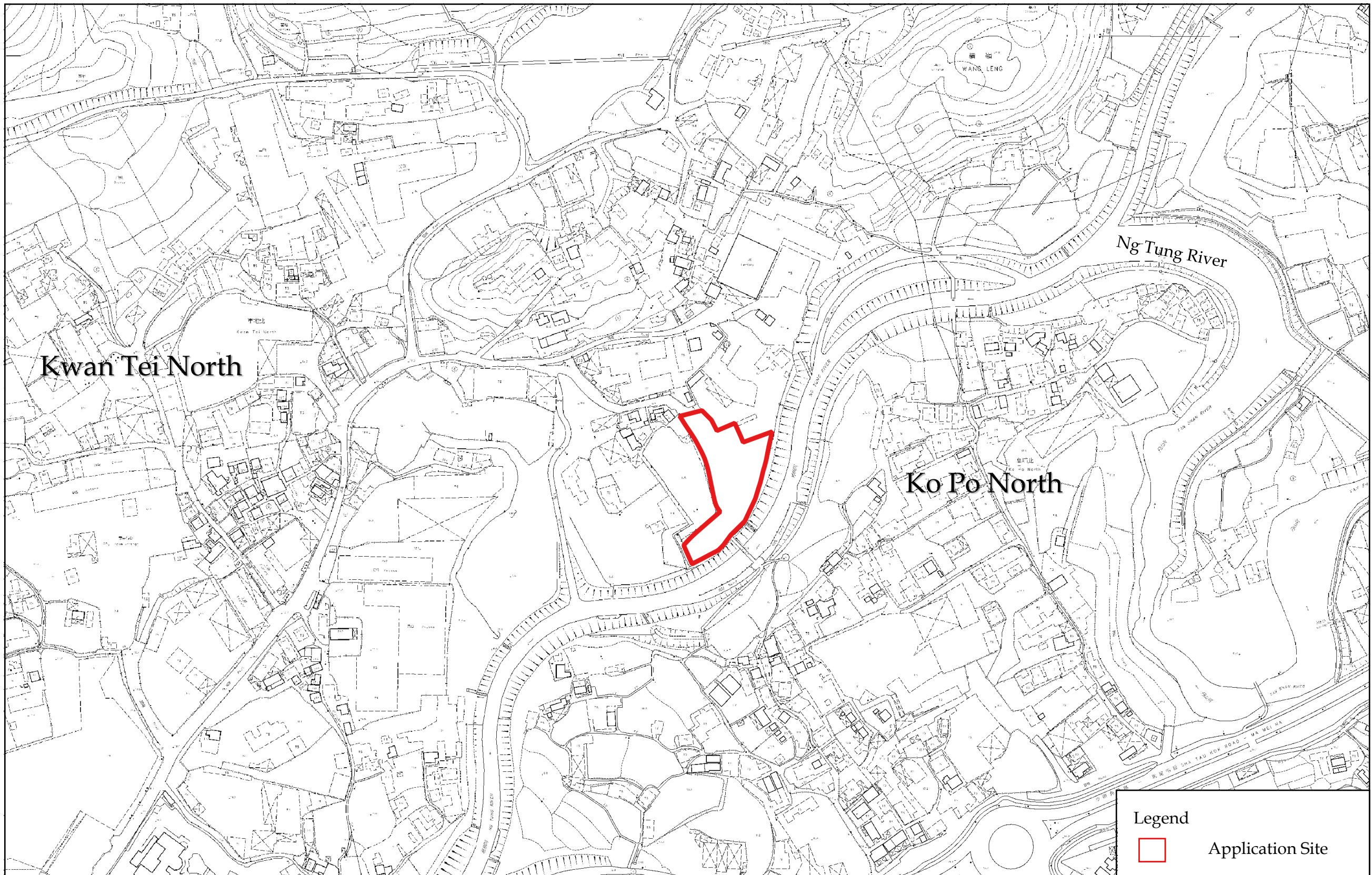
Proposed Development



**LCH Planning and Development
Consultants Limited**

Annex 6 : Photomontage

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling



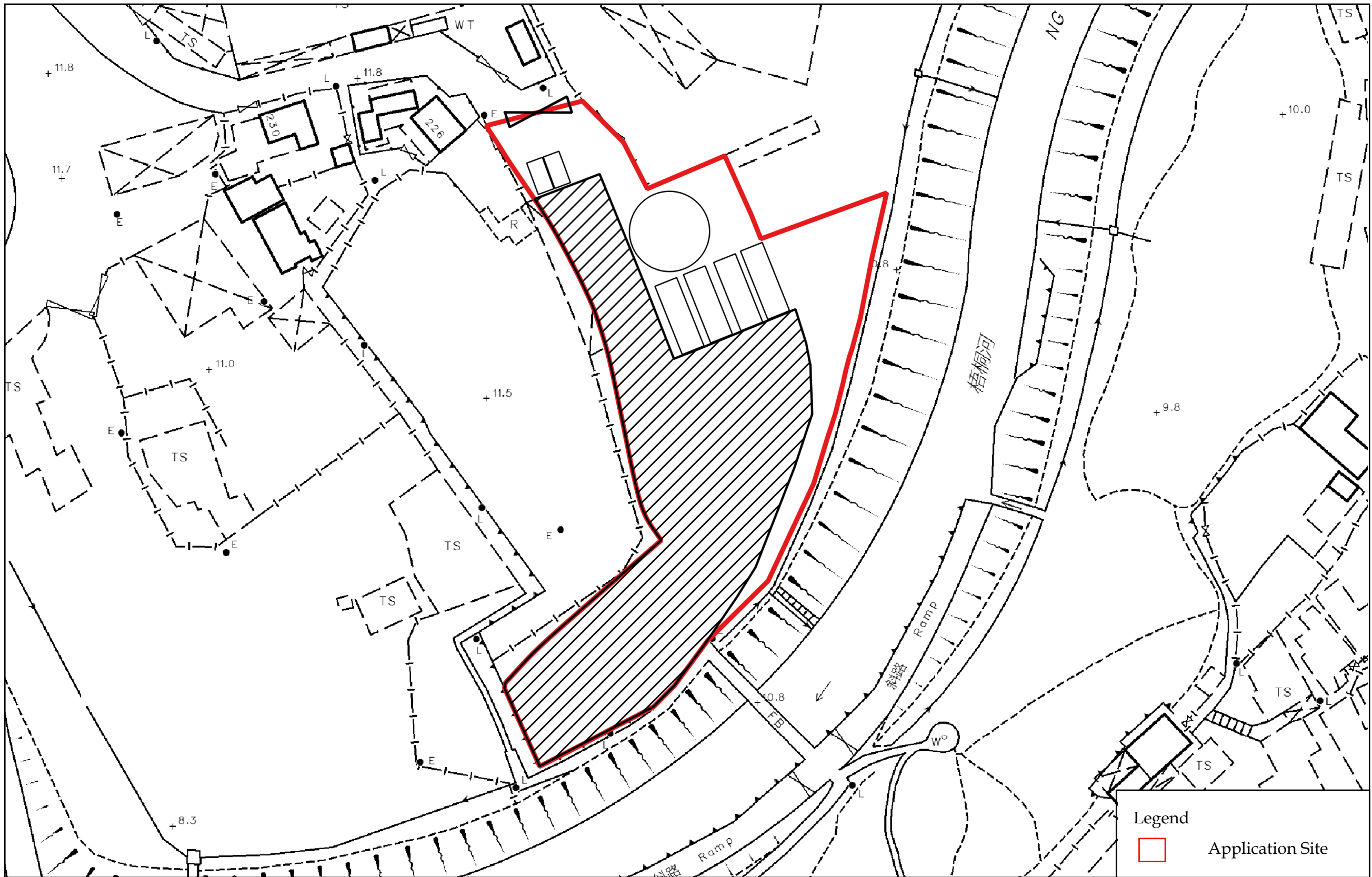
**LCH Planning and Development
Consultants Limited**

Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



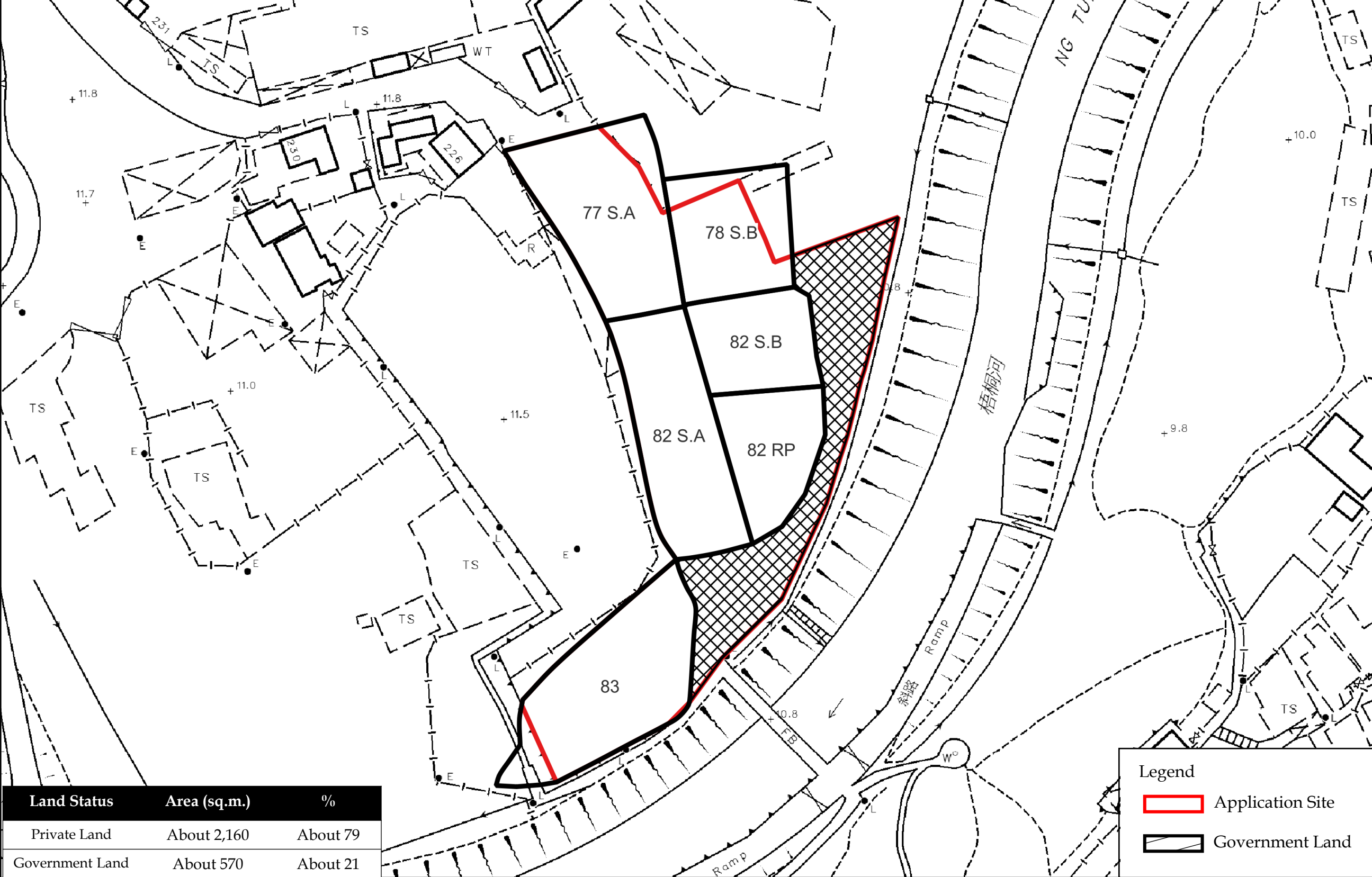
**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



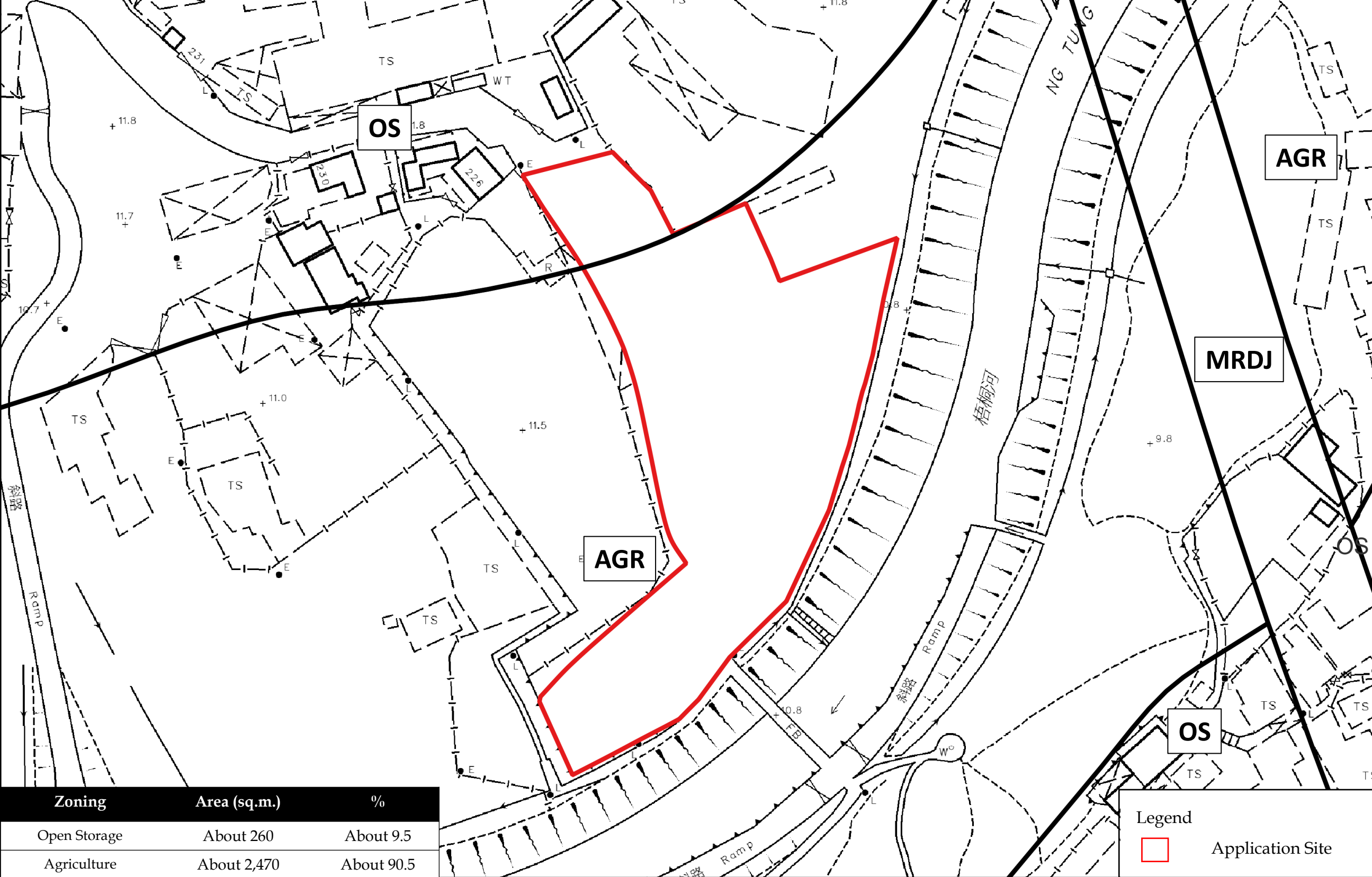
**LCH Planning and Development
Consultants Limited**

Figure 3 : Land Status Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Zoning	Area (sq.m.)	%
Open Storage	About 260	About 9.5
Agriculture	About 2,470	About 90.5



**LCH Planning and Development
Consultants Limited**

Figure 4 : Extract of Outline Zoning Plan No. S/NE-TKL/14

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



Our Ref.: PD2206001/06

Your Ref.:

6 August 2024

By Email

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

Dear Sir/Madam,

APPLICATION NO. A/NE-TKL/754 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental comments.

Should you require further information or have any query, please feel free to contact the undersigned or Emily Hui at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.
c.c. the Applicant

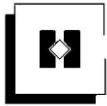
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Section 16 Application No. A/NE-TKL/754

Annex 1 - Response to Comments Table

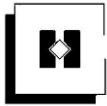
No.	Comments Received	Our Responses
1.	<i>Comments from Fanling District Rural Committee received on 6 May 2024</i>	
a	本會認為申請資料不詳及太空泛，屬那一範疇「臨時工場及貨倉」？及「相關填土工程」又是什麼？實際批作什麼用途？有疑問是貴處對上述標題申請有何睇法？清晰瞭解？本會暫不會對此資料不詳的申請作出意見，避免對雙方(申請人及粉嶺軍地北的鄉民)也不公平。若貴處有更詳盡資料，請轉發給本會。	<p>The Application Site has been used for workshop and storage uses since 1990 and the purpose of this Application is to continue the existing use and upgrade the existing storage facilities due to the rising demand for storage and warehouse facilities. The Proposed Development is in line with the Government's "Action Plan on Modern Logistics Development" and aims to satisfy the needs generated by the existing and future development in the Northern New Territories.</p> <p>The existing use on the Application Site remains unchanged and it will continue to store only non-polluting and non-dangerous goods. The proposed modification on the site will solely involve extension of covered areas and land filling works. While a substantial portion of the Application Site has already been filled by concrete, only a minor portion of land for about 335 sq.m. will be filled by concrete of about 0.3 metre in height under this Application to tally with the existing paved site.</p> <p>We also obtained support from the Fanling District Rural Committee. Please refer to the attached in <u>Appendix</u>.</p>
2.	<i>Comments from Environmental Protection Department received on 14 May 2024</i>	
b	According to the planning statement, about 6 staff would be on site. The applicant shall advise the sewage disposal means (e.g. connection to public sewer, septic tank and soakaway system, portable toilet) and the location of on-site sewage disposal facility (if applicable).	There will be portable toilet located adjoining the structure. The toilet should be maintained in a state that will not deter the workers from using them. The collected sewage/wastewater should be discharged into the foul sewer or transferred to the Government sewage treatment works by a licensed collector.



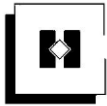
3.	<i>Comments from Agriculture, Fisheries and Conservation Department received on 14 May 2024</i>	
c	<p><u>From agricultural perspective</u> The subject site falls within the “AGR” and “OS” zones and is generally occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>The predominant uses in the vicinity of the Application Site are brownfield operations. They are warehouses and factories such as logistic companies and recycling centres which store goods and materials as well as engage in manufacturing and production activities. The Application Site is paved with concrete and has been accommodating workshop/storage uses in the past 20 years.</p> <p>Also, according to Town Planning Board Planning Guidelines No. 13G, the Application Site falls within both Category 1 and Category 2 areas for open storage and port back-up uses. The “AGR” zone falls within Category 2, which is considered as 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”. As long as concerns of departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years subject to the approval of the Town Planning Board.</p>
d	<p><u>From nature conservation perspective</u> The applicant should avoid impact to the Ng Tung River nearby during construction and operation of the proposed use should the application be approved.</p>	<p>Noted. Upon receiving planning permission from the Board, the Applicant would strictly follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact to the Ng Tung River.</p>
4.	<i>Comments from Urban Design and Landscape Section, Planning Department received on 14 May 2024</i>	
e	<p><u>Landscape Observations and Comments</u> With reference to the aerial photo of 2023, the site is located in an area of miscellaneous rural fringe landscapes character comprising of open storages and temporary</p>	<p>The Application Site is situated in rural area which is already surrounded by warehouses, temporary structures, and workshop activities. As the proposed warehouse structure will be kept to a maximum height of 15m,</p>



	<p>structures mainly within the “OS” zone, farmland and clusters of tree group. The proposed use under this application is considered not incompatible with its surrounding environment. According to our site record taken on 24.4.2024, this site is mainly hard paved with temporary structures and storage of materials. Existing trees of common species are observed along the southern and eastern site boundary and will be in conflict with the proposed warehouse structure. Noting that tree information, proposed tree treatment and landscape treatment/ mitigation measures are not provided, potential impact on the landscape resources cannot be reasonably ascertained.</p>	<p>similar to that of existing structures and trees, it will not generate additional landscape and visual impacts to the existing surrounding character.</p> <p>There are shrubs located in the concerned Government land. Besides, there are three existing tree groups mainly comprises of <i>Leucaena Leucocephala</i> that are situated along the southern and eastern site boundary are about 15m in height, with only one tree group of about 5 nos. of tree situated within the Application Site only. This species of trees is an invasive and exotic tree which is categorized as undesirable species.</p> <p>Refer to <u>Annex 7</u> for the Existing Tree Groups.</p> <p>For about the <i>Leucaena Leucocephala</i> tree group that is located along the southern boundary and another tree group that is located along the upper part of the eastern boundary, as they fall within the government land, they are maintained and managed by the Government. Therefore, they will be kept to maintain the existing landscape environment.</p> <p>For the remaining <i>Leucaena Leucocephala</i> tree group that located in the central part along the eastern boundary, which comprise around 5 number of the tree. These trees have poor form with low amenity value and therefore they will be felled. It is proposed to plant 5 number of <i>Elaeocarpus chinensis</i> along the boundary, providing plant spacing of about 3m to 5m and a soil depth of 1200mm.</p> <p>Please see the updated Proposed Land Filling and Tree Location at <u>Annex 3</u>.</p>
f	<p><u>Detailed Comments / Advisory Comments</u></p> <p>The applicant should provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatment and landscape treatment/</p>	<p>Noted.</p>



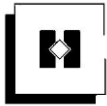
	mitigation measures for TPB's consideration.	
g	According to Annex 2 & 3 – Indicative Layout Plan and Proposed Land Filling, the proposed ingress/egress and extent of land filling are in close proximity to the existing trees within and along the site boundary. The applicant is reminded to offset the proposed works, e.g. ingress/egress, vehicular access, 1.5m metal fencing and extent of land filling, to avoid damage to the existing trees.	Noted. Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements and devise appropriate measures to avoid damage to the existing trees.
h	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	The concerned application does not involve the felling of any trees. Should any tree works be required, the Applicant would seek approval from relevant departments prior to commencement of the works.
5.	<i>Comments from Transport Department received on 14 May 2024</i>	
i	The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions	Only an average of 6 staff members will be arriving at the Application Site for operation. They will commute by public transport or private cars. It is estimated that there will only be 2 roundtrips of Medium Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction around the Application Site. Thus, it is not anticipated to have any adverse traffic impact to the nearby road links and junctions, such as Sha Tau Kok Road and Ping Che Road.
j	The applicant shall illustrate on the layout plan the size of the proposed parking provision and loading/unloading spaces of the site	Noted. The layout plan (<u>Annex 2</u>) is revised accordingly.



k	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to the subject site from Sha Tau Kok Road and exiting from the subject site to Sha Tau Kok Road, preferably using swept path analysis. The applicant shall also clarify whether the vehicles could leave the site with its head towards the vehicular entrance after head-in parking. Furthermore, the applicant shall also demonstrate the satisfactory manoeuvring of vehicles entering into and exiting from the east-most loading/unloading space.	<p>A turning circle with a diameter of 11.6m is provided within the Application Site, thus vehicles could leave the site with its head towards the vehicular entrance after head-in parking.</p> <p>Currently, there are medium goods vehicles entering and exiting the site for operational purpose which ensures the adequacy of the width of the road for the medium goods vehicles to access from Sha Tau Kok Road already.</p> <p>Having said that, the adjacent planning application No. A/NE-TKL/735 also utilise exactly the same local road to pass through Kwan Tei area to reach the Sha Tau Kok Road. It is noteworthy that Transport Department has no objection for this route as well.</p> <p>We have already demonstrated that there is satisfactory manoeuvring of vehicles entering to the subject site from the existing ingress/egress point to the local road. Transport Department also has no objection for planning application No. A/NE-TKL/735 to reach to Sha Tau Kok Road by the local road. It is affirmative that there is satisfactory manoeuvring of vehicles entering to the subject site from Sha Tau Kok Road and existing ingress/egress point from the subject site to Sha Tau Kok Road.</p>
l	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A "Pedestrian accident blackspot ahead" sign will be placed at the entrance of the site. A temporary staff station will also be placed at the entrance to manage traffic condition when the vehicle(s) enter and exit the site.
m	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant shall seek comment from the responsible party.	Well noted. The Applicant will contact the responsible party.
6.	<i>Comments from Lands Department received on 22 May 2024</i>	
n	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to	The site is currently being used for storage purpose. However, redevelopment of the structures erected on the Application Site and its covered area are proposed in this application. The unauthorized structures



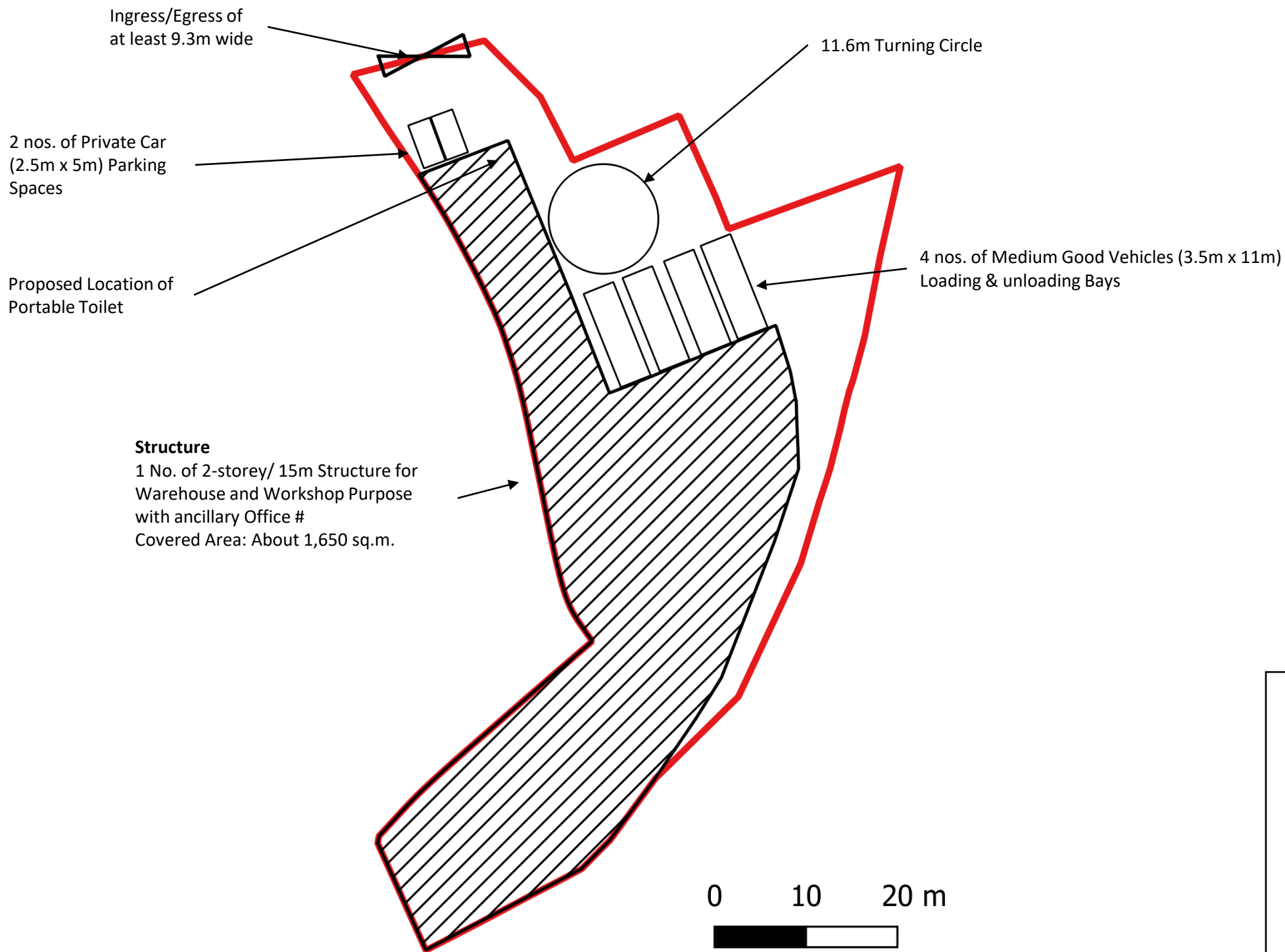
	<p>be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.</p> <p>Lot Nos. 77 S.A, 82 S.A, 82 RP in D.D. 83 is covered by a Short Term Wavier (STW) No. 772 for the purpose of a rolling mill. The applicant is not the STW holder.</p> <p>The application site is already being used for the uses under the application. The structures erected do not tally with the STW 772 nor the proposed layout plan of this application.</p>	<p>will be removed and the applicant will apply for STW for the proposed structure upon approval of the planning application.</p>
q	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>(a) Unauthorised structures within the said private lots covered by the planning application</p> <p>There are unauthorised structures on the private lots. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Well noted. The applicant is going to apply STW for all structures within the concerned private lots upon approval of this planning application.</p>
	<p>(b) Unlawful occupation of Government land adjoining the said private lots with unauthorised structures covered by the planning application</p> <p>Portion of the GL within the application site (about 570 m² as mentioned in the application form) has been illegally occupied with unauthorised structure without any</p>	<p>According to the digital orthophoto as attached in <u>Annex 8</u>, all existing structures are situated within the concerned private lots only and no unlawful structures erected on the government land is observed.</p> <p>Before the submission of the planning application, the latest land survey report has been submitted to Survey and Mapping Office to illustrate the</p>






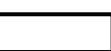
	<p>permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of Government Land (GL) which regularization would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>situation. Staff of the Lands Department are welcome to re-inspect the site for our clarification.</p>
r	<p>The following irregularity not covered by the subject planning application has been detected by this office:</p> <p><u>Unauthorised structures within the said private lots not covered by the planning application</u></p> <p>There are unauthorised structures within Lot Nos. 77 S.A and 78 S.B in D.D. 83 which is not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Redevelopment of the existing structures has been proposed in the subject planning application. The unauthorized structures will be removed and replaced by the proposed structures with a total covered area of about 1,650 sq.m. The proposed structures are covered by the subject application and STW will be applied for all the proposed structures.</p>
s	<p>The lot owners/applicant shall cease the illegal occupation of the GL and <u>either</u> (i) remove the unauthorised structures not covered by the subject planning application immediately; <u>or</u> (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid</p>	<p>According to the latest digital orthophoto as attached at Annex 8, all existing structures are situated within the concerned private lots only and no unlawful structures erected on the government land is observed.</p> <p>For the redevelopment of the structures erected on the Application Site, the location and dimension of the structure have been indicated and fully incorporated into our layout plan. Upon approval of this planning application, STW of the structure will be applied. Therefore, there shall not be any unauthorized structures.</p>



	<p>required, apply to this office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant 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 Government land. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.</p>	
t	<p>Unless and until the unauthorised structures and the unlawful occupation of Government land are duly rectified by the lot owners/applicant or the unauthorised structures not covered by the subject planning application are entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>Well noted and please refer to above responses.</p>



Legend

-  Application Site
-  Warehouse and Workshop with ancillary office
-  Car parking space (private car)
-  Loading-unloading bay (Medium Goods Vehicle)

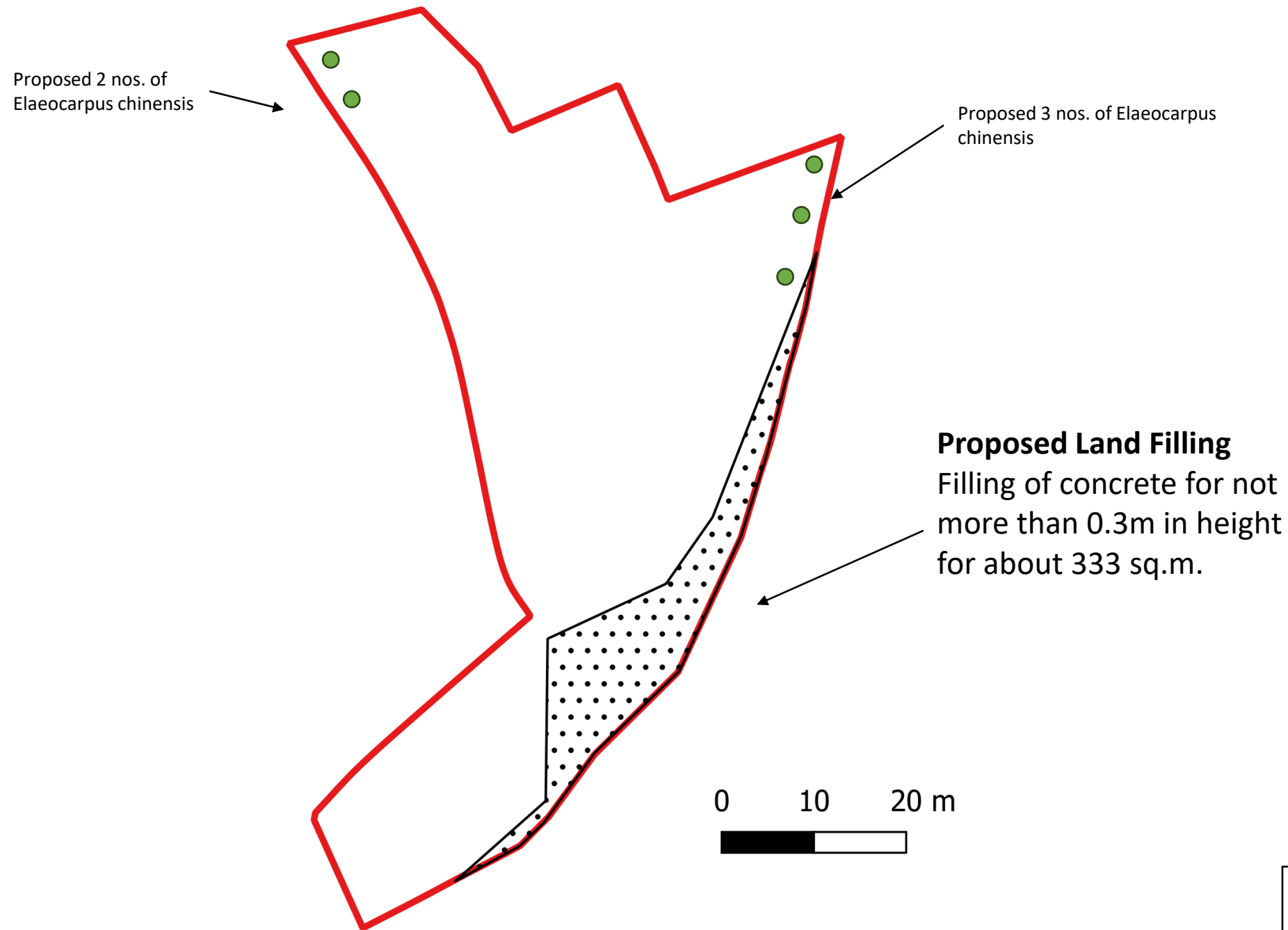
Structures with ancillary solar panels on rooftop and portable toilet adjoining the Structures



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Annex 2 : Indicative Layout Plan

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling



Legend

- Application Site
- Proposed Tree
- Proposed Land Fill



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Annex 3 : Proposed Land Filling and Tree Location

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling



Tree Group

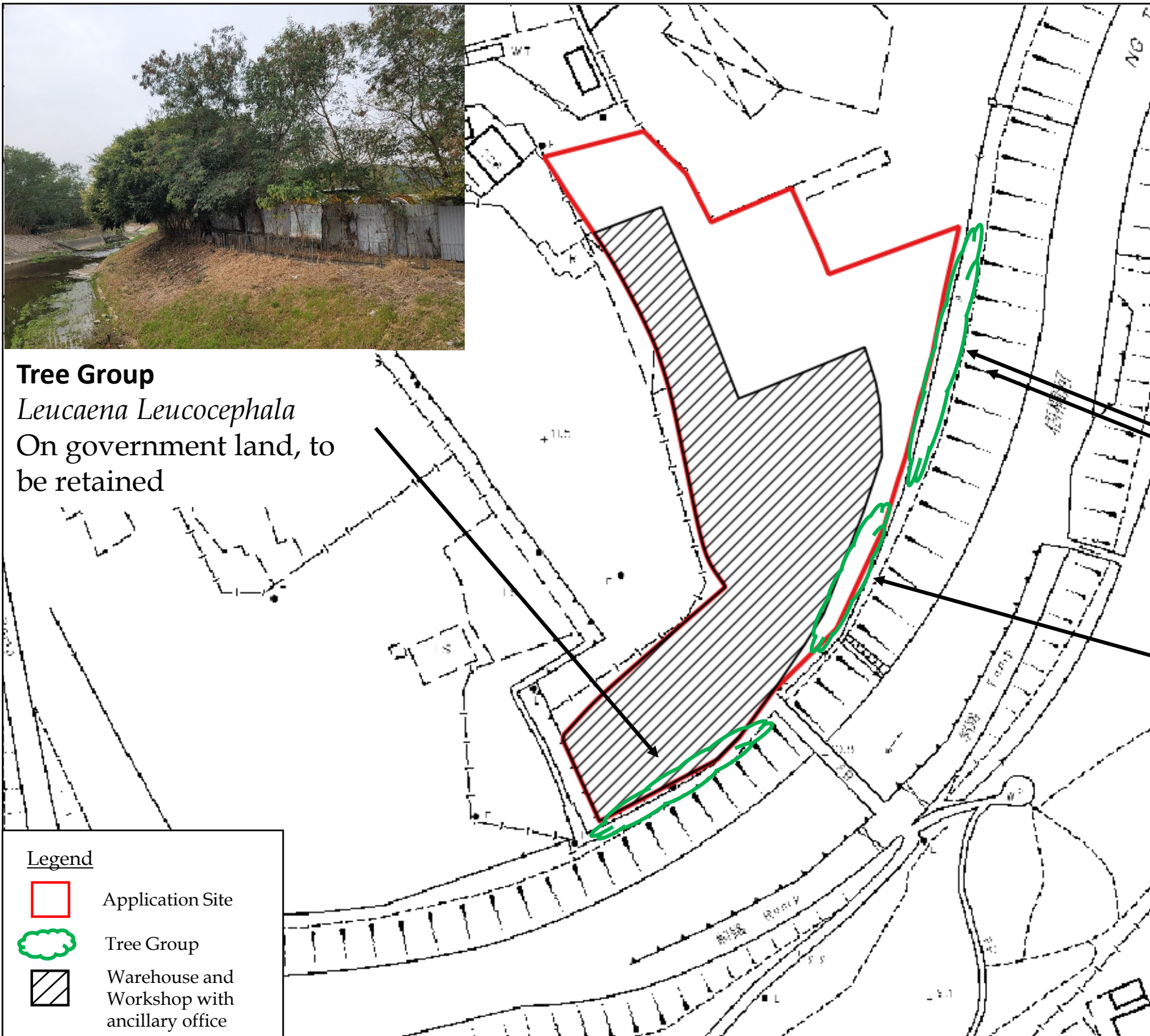
Leucaena Leucocephala
On government land, to
be retained






Tree Group

Leucaena Leucocephala
On government land, to
be retained

Tree Group of about 5 nos.
Leucaena Leucocephala
To be felled



Legend

-  Application Site
-  Tree Group
-  Warehouse and Workshop with ancillary office



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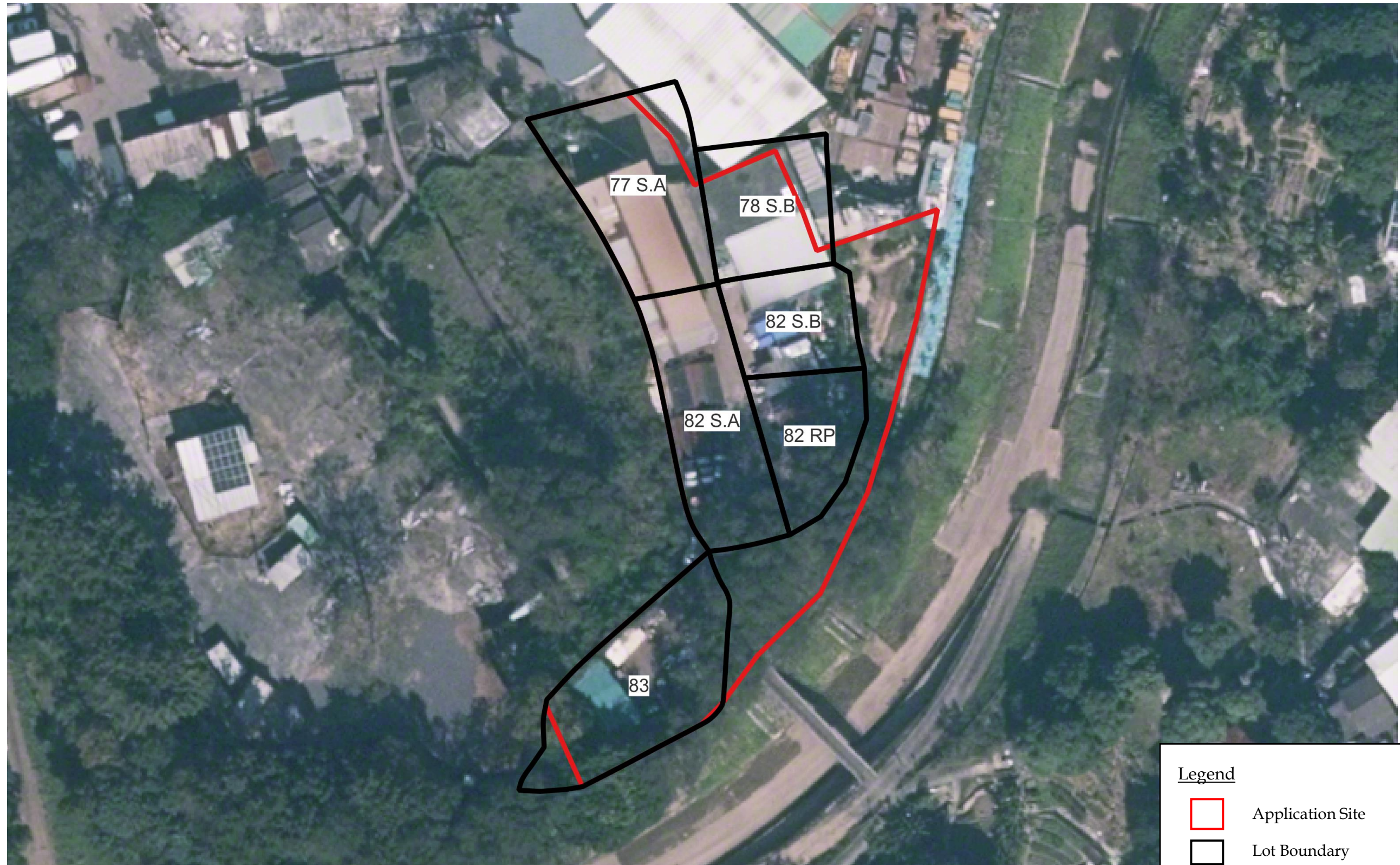
Annex 7 : Existing Tree Groups

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)





Legend



Application Site



Lot Boundary



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Annex 8 : Digital Orthophoto

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Structure not owned by Applicant



**LCH Planning and Development
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Annex 8 : Digital Orthophoto

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Our Ref.: PD2206001/08
Your Ref.: TPB/A/NE-TKL/754

21 November 2024

By Email

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

Dear Sir/Madam,

APPLICATION NO. A/NE-TKL/754 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Further Information

We refer to the comments regarding the captioned application. Please find attached our responses to departmental comments with related appendices.

Clarification on the Uses and the Structures

We would like to clarify that the warehouse and workshop will be used to store construction materials and equipment. Refer to the submitted Report on Lot Boundary, all structures of the Applicant fall within the concerned private lots only, with no unlawful structures erected on the Government land. All workshop activities, i.e. storage of construction materials and equipment, will be carried out within the structures.

Clarification on the Site Area/ Boundary

In regard to the latest survey result, while the site area remains at 2,730 sq.m., area of the concerned private lots and the government land are refined. Refer to the updated Figure 3 for information. The latest area information of the private land and government land involved are as follow:

Status	Original Submission	Update in view of the survey result	Changes
Private Land	About 2,160 sq.m.	About 2,123 sq.m.	- 37 sq.m.
Government Land	About 570 sq.m.	About 607 sq.m.	+ 37 sq.m.

Nevertheless, since this Further Information only technical clarification and responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32B, this Further Information should be exempted from publication and recounting requirements.





Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED]

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited



Junior Ho
Director

c.c. the Applicant

Encl.

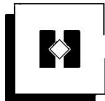
- Response to Comments Table
- A Set of Updated Figures and Annexes
- A Land Survey Record Plan Lots 77 S.A, 78 S.B, 82 S.A, 82 S.B, 82 RP and 83 in DD83
- A Letter from CK Lau Surveyors Limited
- A Report on Boundary Redefinition with Plans



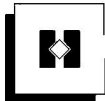
Section 16 Application No. A/NE-TKL/754

Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 13 September 2024</i>	
a	The applicant should demonstrate by swept path analysis that the vehicles could leave the site with its head towards the vehicular entrance with the aid of the 11.6m diameter turning circle after head-in parking.	A swept path analysis is provided in Annex 5 to demonstrate that the vehicles could leave the site with its head towards the vehicular entrance with the aid of the 11.6m diameter turning circle after head-in parking. Please refer to the updated Annex 5 for the swept path analysis.
b	As the subject site in this application and the site in Application No. A/NE-TKL/735 have different site entrances, the part of the local road close to the subject site in this application is not used by traffic flow entering/leaving the site in Application No. A/NE-TKL/735. The applicant should demonstrate by swept path analysis for the satisfactory maneuvering of vehicles along the concerned part of local road, as well as into/out of the concerned parking spaces from the proposed site entrance.	We have already demonstrated by a swept path analysis that there is satisfactory manoeuvring of vehicles entering to the subject site from Sha Tau Kok Road and existing ingress/egress point from the subject site to Sha Tau Kok Road. Please refer to the updated Annex 5 for the swept path analysis.
2.	<i>Comments from Planning Department received on 13 September 2024</i>	
c	Having reviewed the submitted RtC and submitted information, only 5 trees of undesirable species (i.e. Leucaena Leucocephala 銀合歡) were identified within the site along the eastern boundary and all of them will be felled. 5 nos. of new trees, Elaeocarpus chinensis 中華杜英, are proposed to be planted at the northern portion within the site.	Noted.



	Since all identified trees within the site are undesirable species, significant adverse impact on the existing landscape resources within the application site arising from the proposed use is not anticipated. We have no objection to the application from the landscape planning perspective.	
d	<u>Detailed Comments / Advisory Comments</u> The applicant is advised to indicate information (e.g. planting area with dimensions, minimum spacing and soil depths) for the proposed new trees in Annex 3 – Proposed Land Filling and Tree Location.	Well noted. The Proposed Land Filling and Tree Location under the updated Annex 3 is revised accordingly.
e	The applicant is advised to review if the space and site conditions are suitable for new tree plantings in particular reserve a minimum 1.2m net soil depth and sufficient spacing between tree crowns. Reference should be made to DEVB's proper planting practices and other relevant guidelines.	Noted. A minimum of 1.2 net soil depth is proposed, refer to the updated Annex 3 .
f	Re. your response to local comment relayed by HAD in the FI submission, please provide Chinese translation to facilitate HAD's further action.	<p>Please find the Chinese translation of our response to HAD's comments below.</p> <p>本申請場地自1990年以來一直用作工場及倉儲用途。由於對倉儲及貨倉設施的需求不斷增長，本申請的目的是繼續營運現有用途並同時升級現時的倉儲設施。建議發展項目符合政府公布的《現代物流發展行動綱領》，旨在滿足新界北部現有及未來物流發展的需要。申請場地的現有用途將不變，繼續只存放無污染、非危險物品。擬議的場地改造僅涉及擴大覆蓋範圍和填埋工程。雖然申請場地的很大一部分已經用混凝土填充，但還有一小部分土地（約335平方米）尚未填充。此申請提出將以約0.3公尺高的混凝土填充，以符合現有的鋪砌場地。我們也得到了粉嶺區鄉事委員會的支持。詳情請參閱附錄。</p>
g	Update on the operation hours, and clarify if there will be operation on Sunday and public holidays.	Well noted. The Proposed Development will operate from 9:00 am to 6:00 pm during weekdays and 9:00 am to 2:00 pm on Saturdays. There will not be operation on Sunday and public holidays.



h	Clarification of the uses involved in the proposed workshop and warehouse; (please specify the goods that you will store at the warehouse and the use of the workshop)	Construction materials and equipment will be stored in the proposed workshop and warehouse. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated. All workshop activities, i.e. storage of construction materials and equipment, will be carried out within the structures.
i	State that you apply for regularization of existing filling of land at the Site and the area of existing land filling which requires regularization	Well noted. The Proposed Land Filling and Tree Location in Annex 3 is revised accordingly.
j	Please indicate the access route from Sha Tau Kok Road – Lung Yeuk Tau to your Site	Please refer to new Annex 9 for the access route.
3.	<i>Comments from Lands Department received on 25 September 2024</i>	
k	The approach of first erection of unauthorised structures then regularisation should not be encouraged. The STW (if applied after obtaining the planning approval) will be considered for the Lot (i.e. the whole lot basis), therefore all unauthorised structures within the said private lots not covered by the subject planning application have to be removed as well. Regarding the unlawful occupation of Government land (GL), the applicant should provide the quoted land survey report to prove his declaration that "all existing structures are situated within the concerned private lots only and no unlawful structures erected on the Government land is observed". Illegal occupation of GL is not restricted to execution of structures but include occupation.	Noted. Applicant will apply STW for his structures within the concerned private lots upon approval of this planning application. Please refer to a letter from the Authorised Land Surveyor and a Report on Boundary Redefinition of Lots 77s.A, 78 s.B, 82 s.A, 82 s.B, 82 RP and 83 in D.D. 83, District North. All structures of the Applicant are within the concerned private lots only, and no unlawful structures are erected on the Government land.
l	The applicant should avoid impact to the Ng Tung River nearby during construction and operation of the proposed use should the application be approved.	Well noted.



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no A51078 taken on 9.8.2000 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no RS02845 taken on 25.5.2010 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E093578C taken on 15.4.2020 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



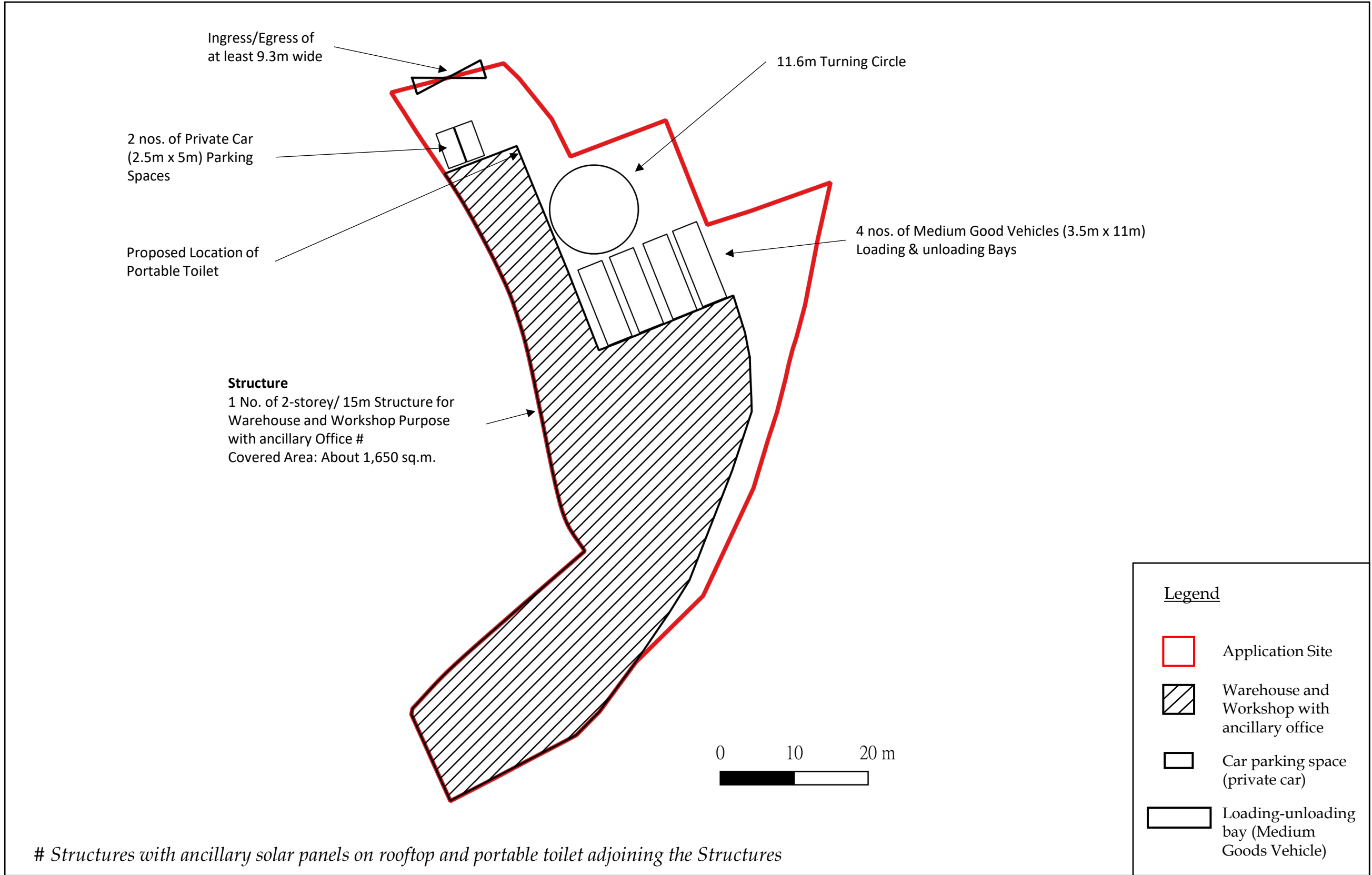
**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E146440C taken on 19.1.2022 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Structures with ancillary solar panels on rooftop and portable toilet adjoining the Structures



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Annex 2 : Indicative Layout Plan

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

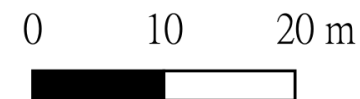
Proposed 2 nos. of
Elaeocarpus chinensis

Proposed 3 nos. of *Elaeocarpus*
chinensis




Information of *Elaeocarpus chinensis*

Size (Height x Spread x DBH (mm))	Minimum Spacing (mm)	Minimum Soil Depth (mm)
3500 x 1750 x 80	4000	1200

Proposed Land Filling
Filling of concrete for not
more than 0.3m in height
for about 333 sq.m.



Legend

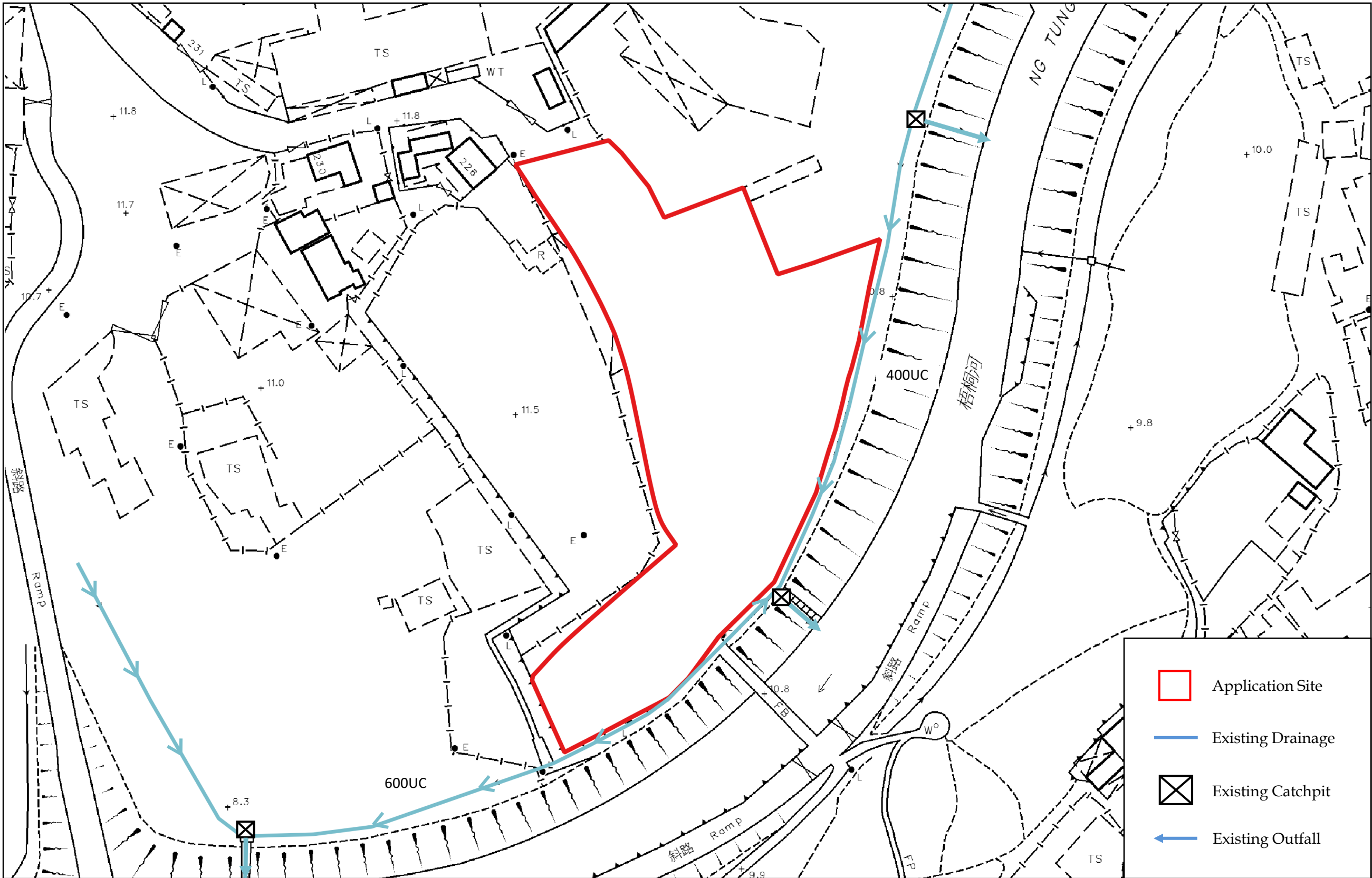
-  Application Site
-  Proposed Tree
-  Proposed Land Fill



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Consultants Limited**

Annex 3 : Proposed Land Filling and Tree Location

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

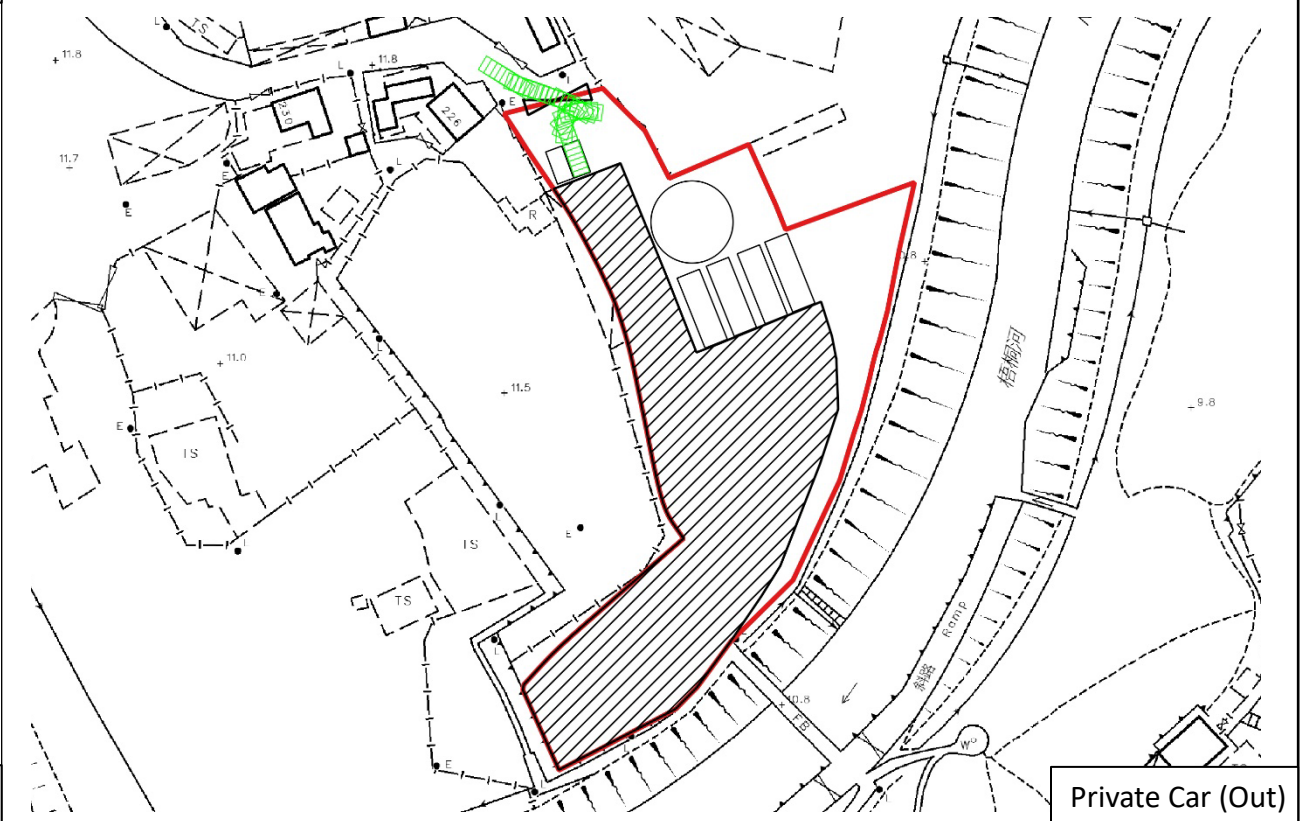
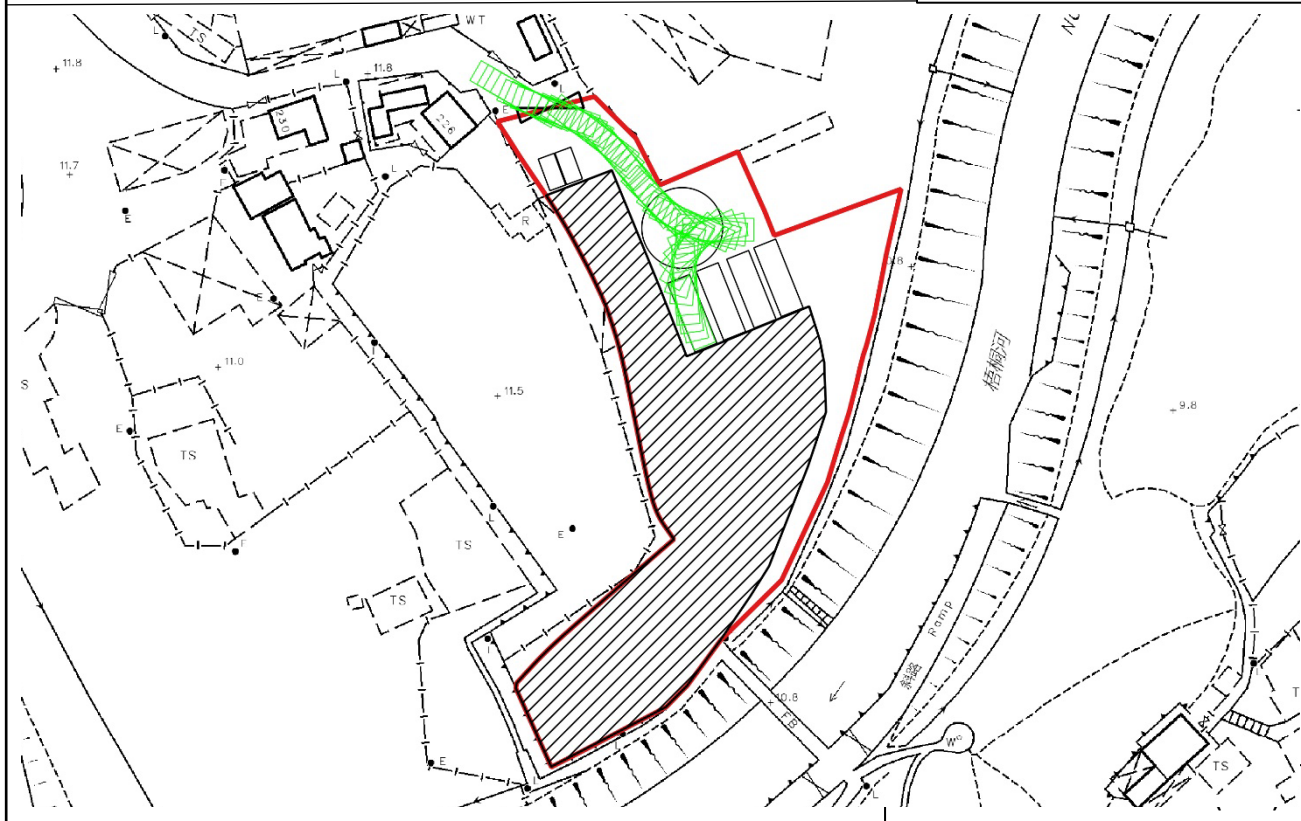
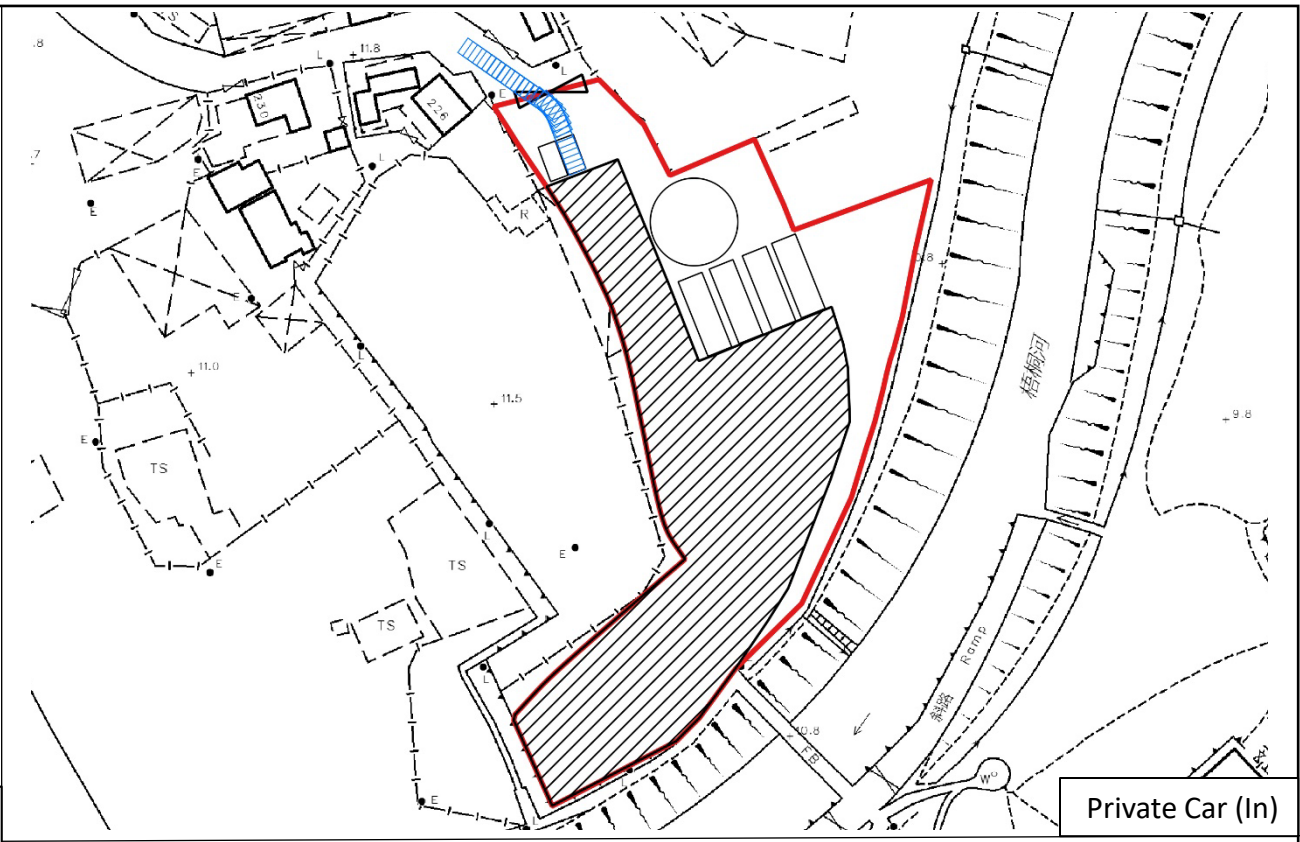
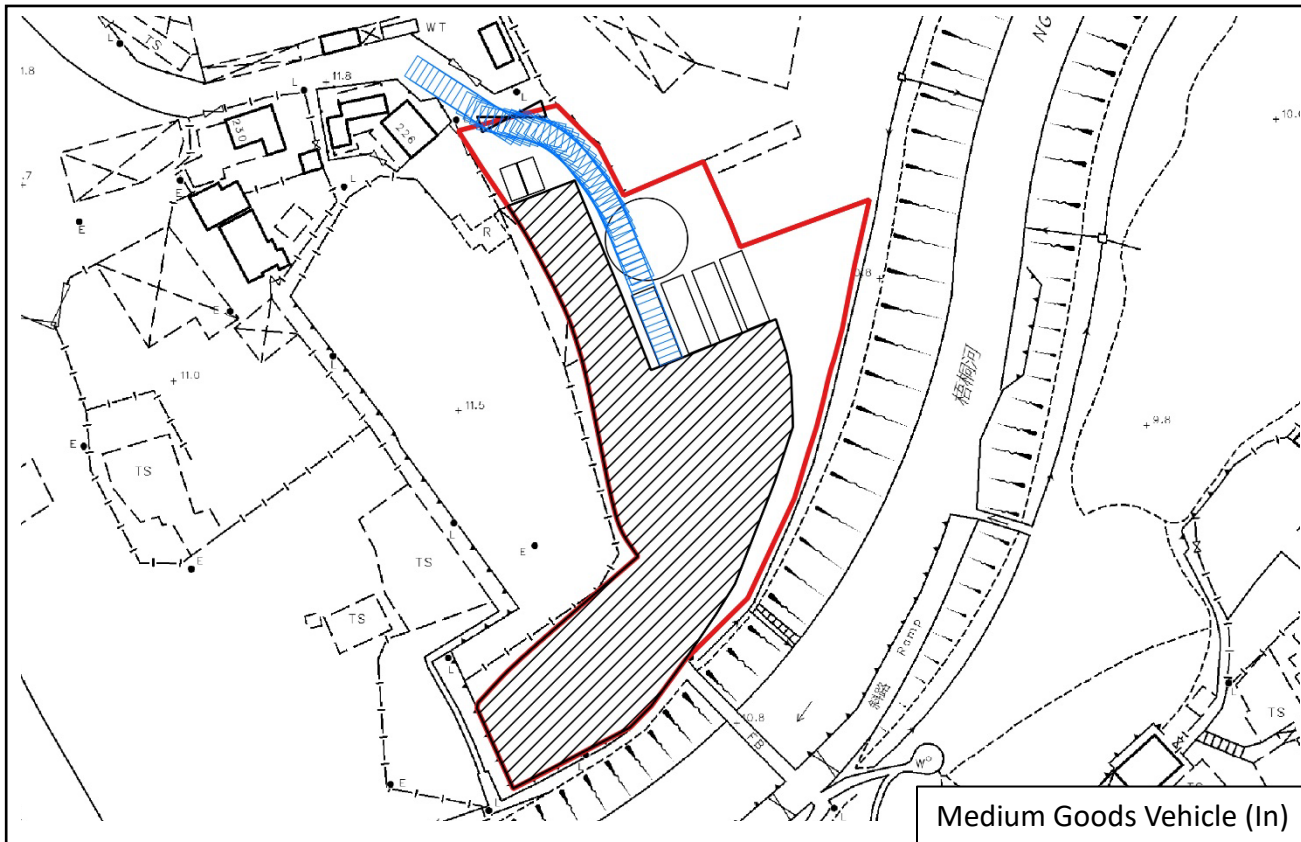


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Annex 4 : Existing Drainage Connection

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 5 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)

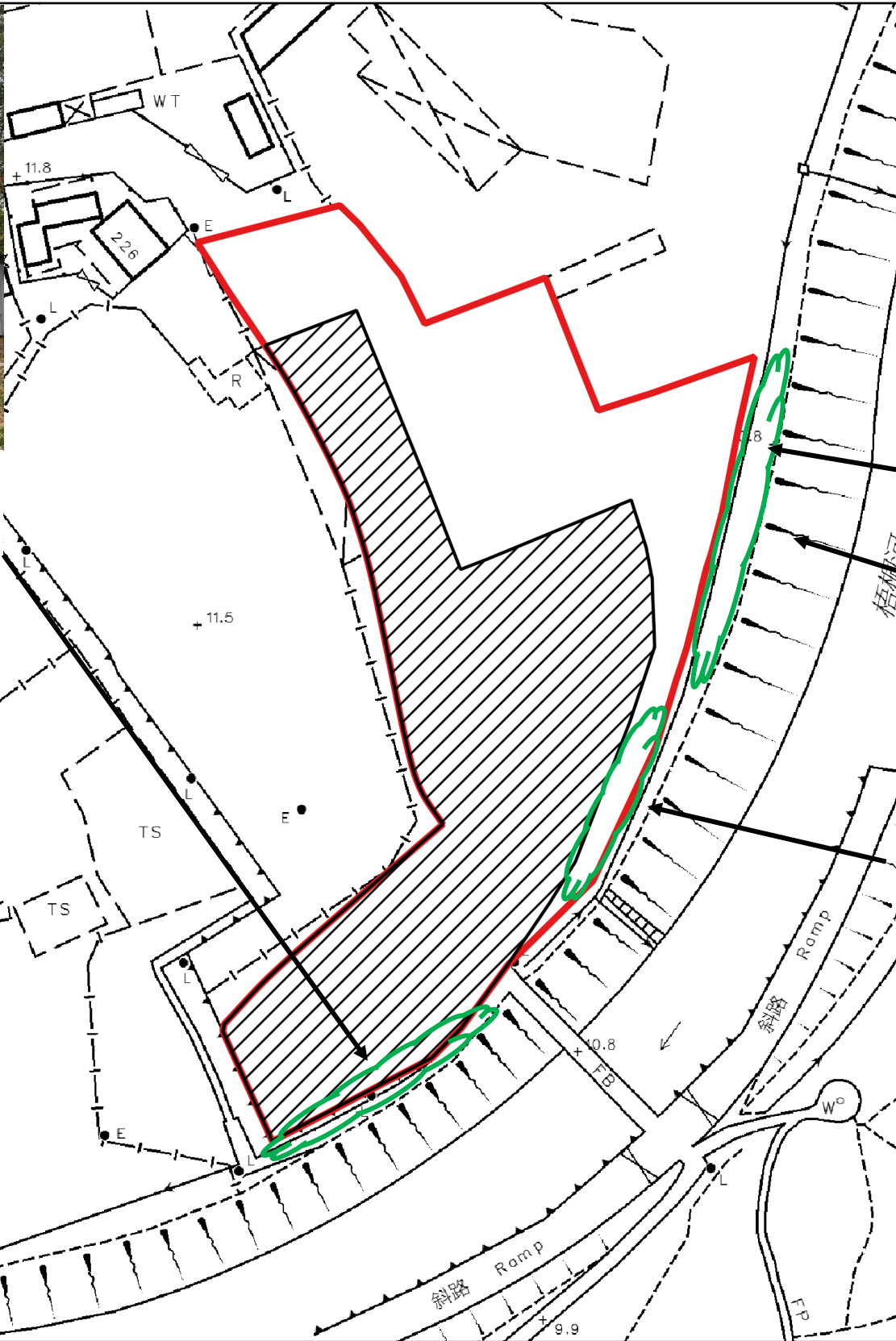
Proposed Development



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Annex 6 : Photomontage

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling




Tree Group
Leucaena Leucocephala
 On government land, to
 be retained

Tree Group
Leucaena Leucocephala
 On government land, to
 be retained

Tree Group of about 5 nos.
Leucaena Leucocephala
 To be felled

Legend

-  Application Site
-  Tree Group
-  Warehouse and Workshop with ancillary office

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 Consultants Limited**

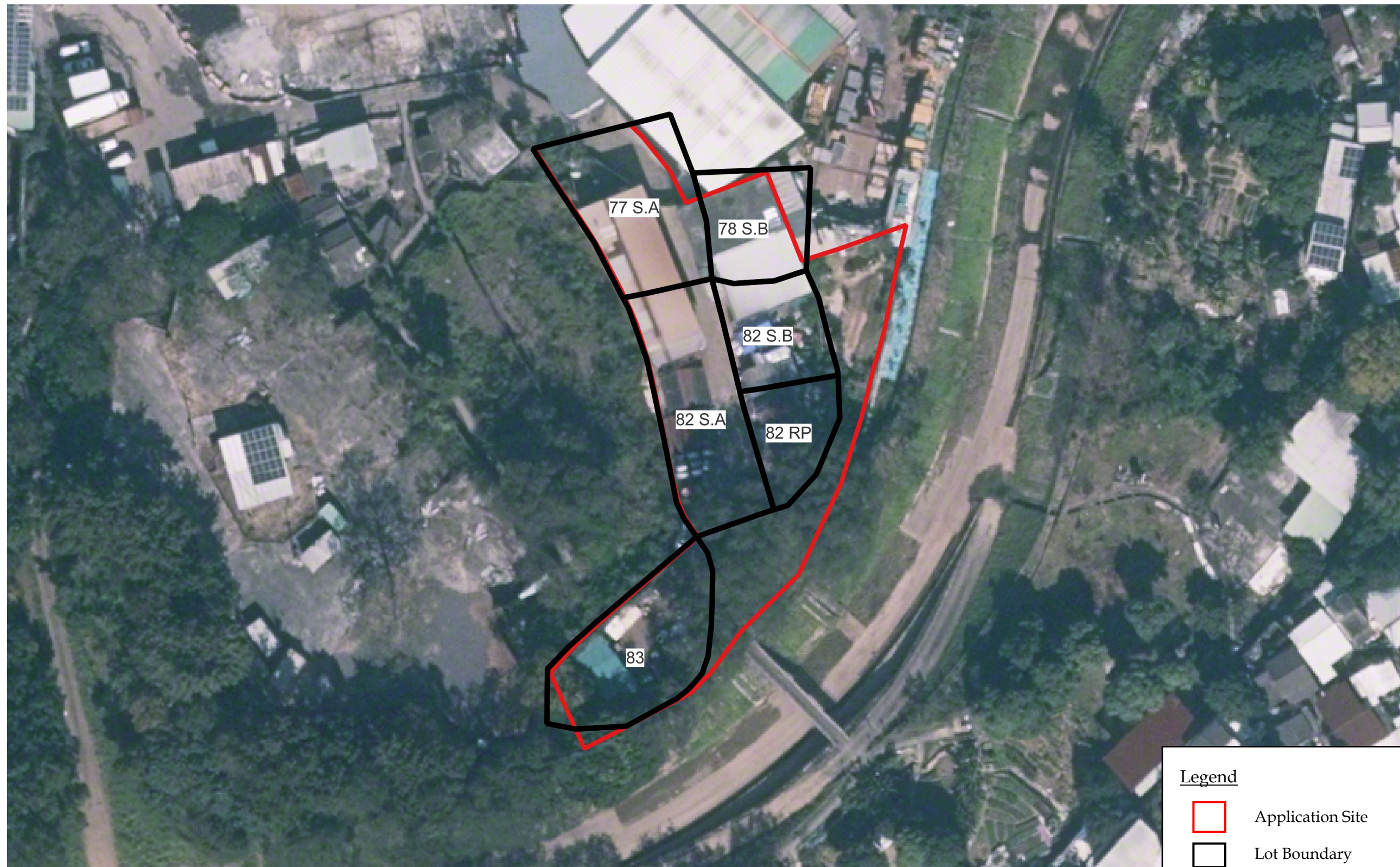
Annex 7 : Existing Tree Groups

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)





Legend



Application Site



Lot Boundary



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Annex 8 : Digital Orthophoto

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Structure not owned by Applicant



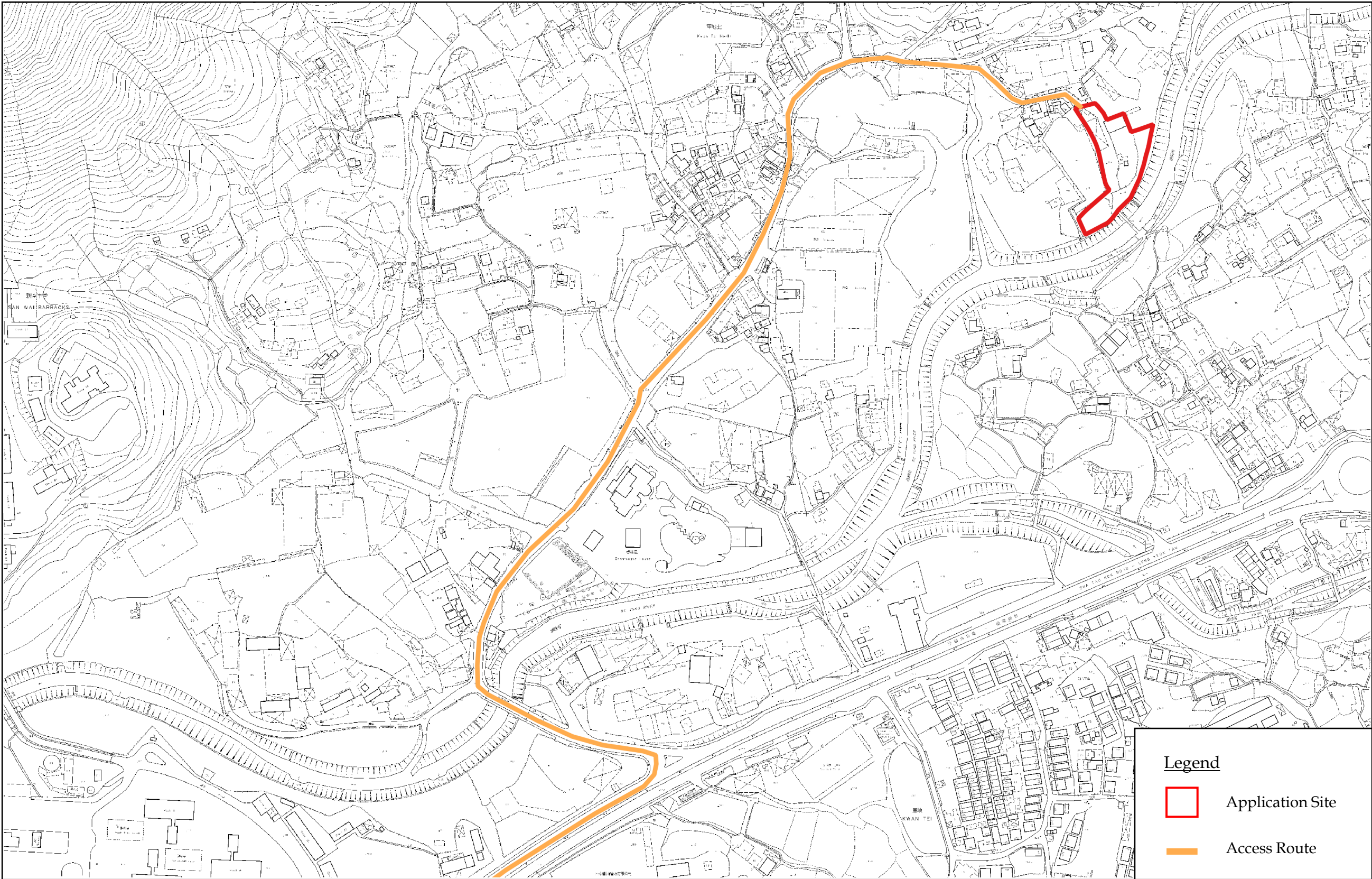
**LCH Planning and Development
Consultants Limited**

Annex 8 : Digital Orthophoto

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Legend



Application Site



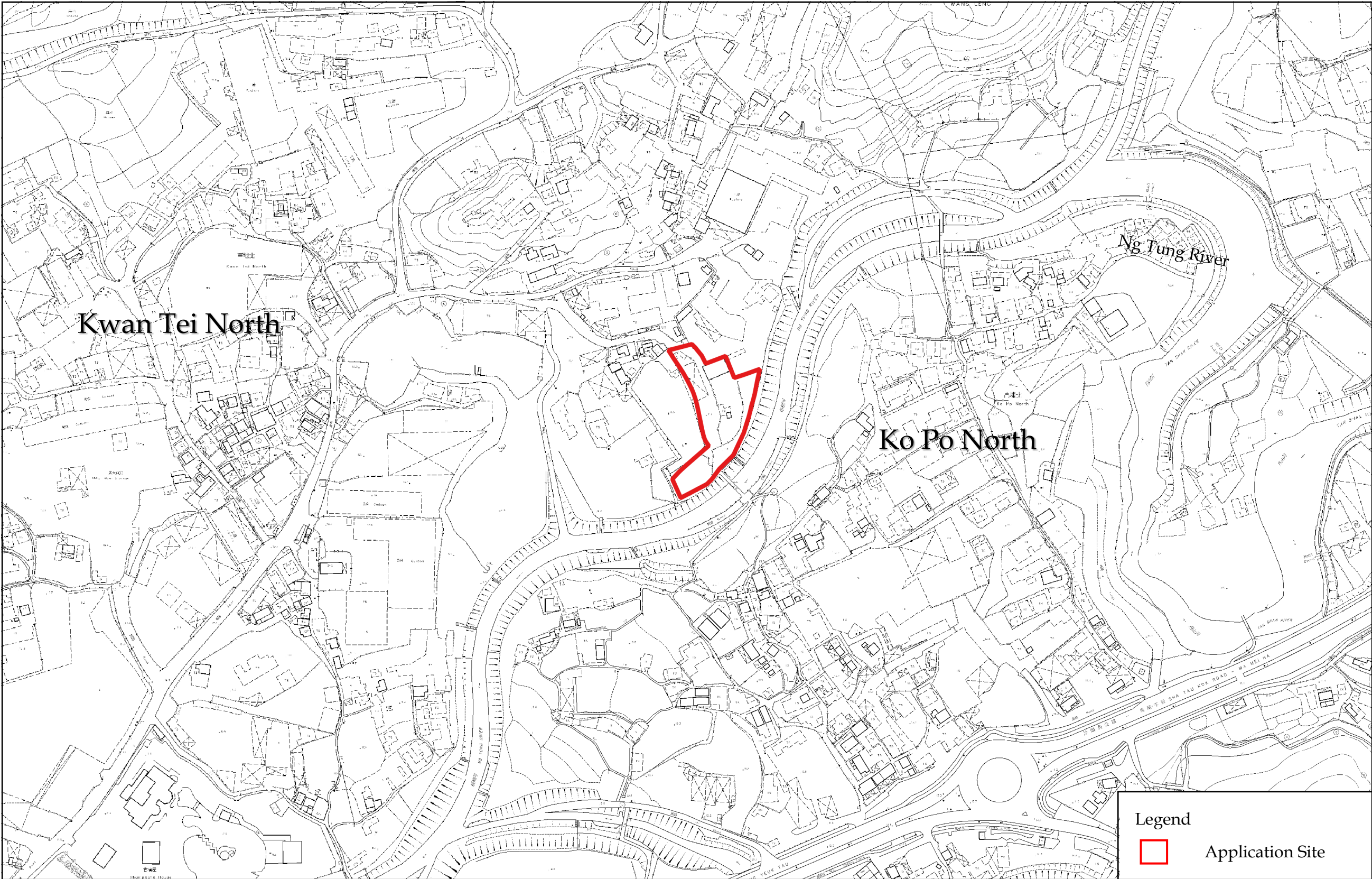
Access Route



**LCH Planning and Development
Consultants Limited**

Annex 9 : Access Route to and from Sha Tau Kok Road - Lung Yeuk Tau

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling



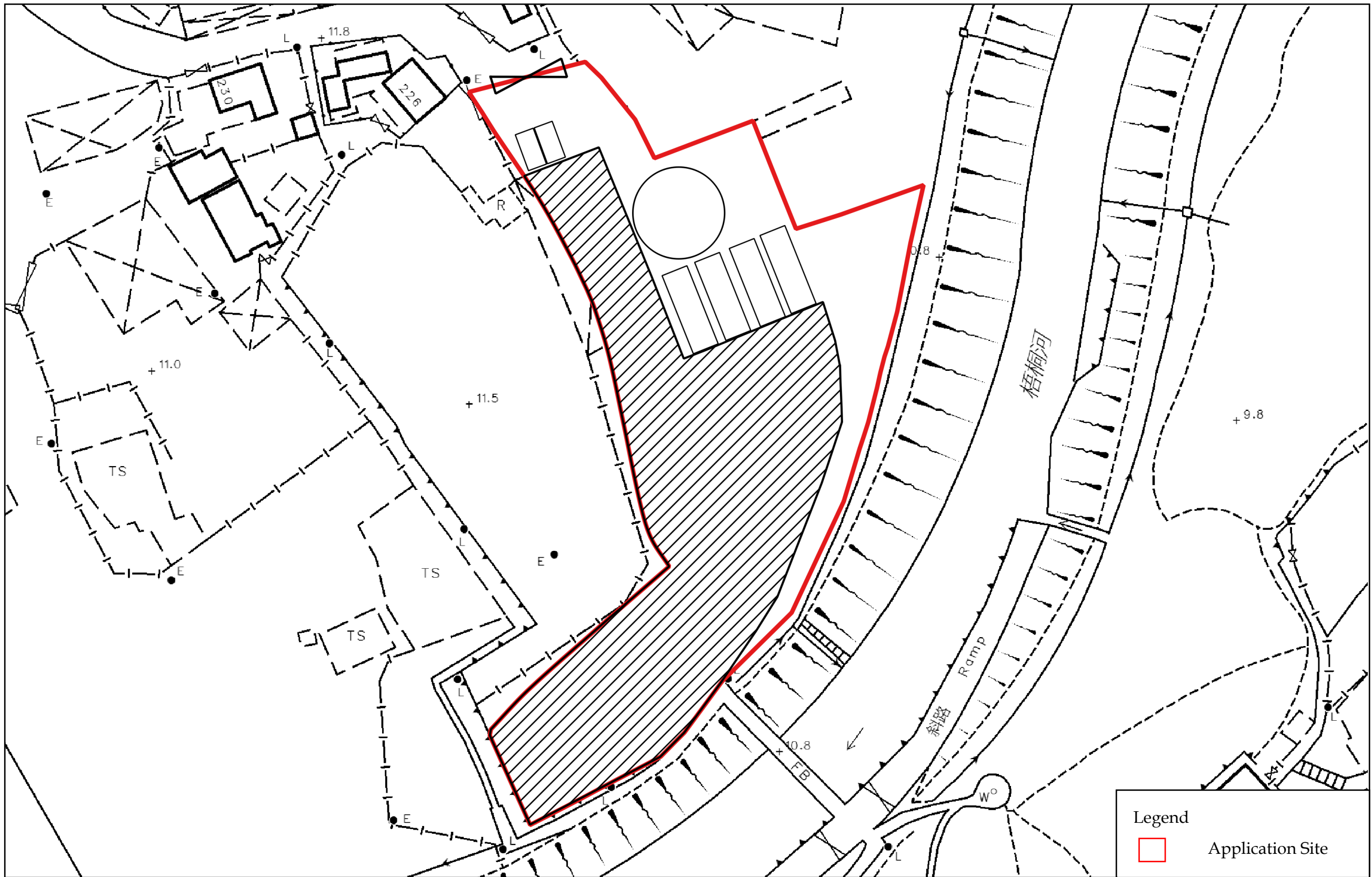
**LCH Planning and Development
Consultants Limited**

Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



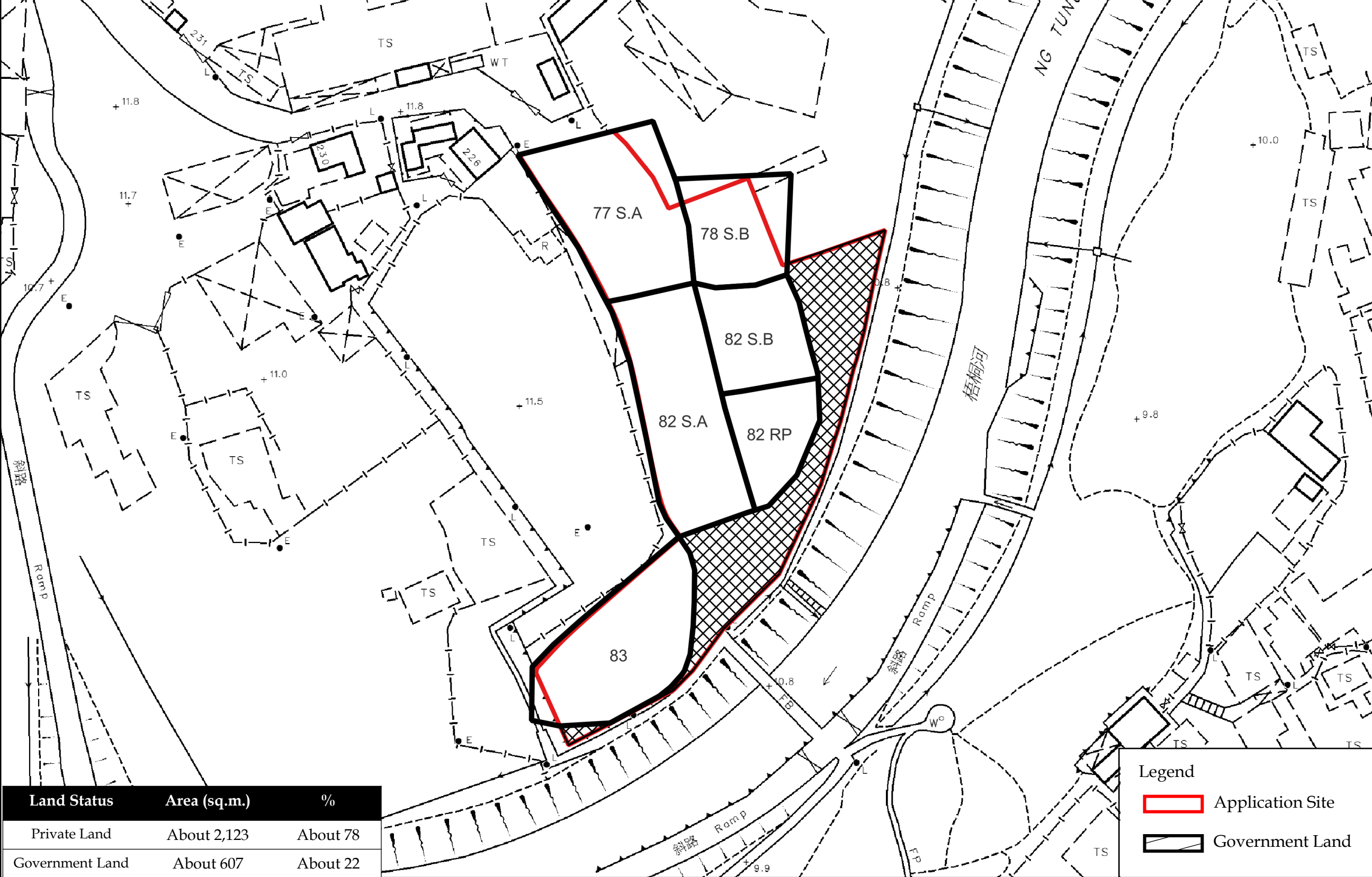
**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



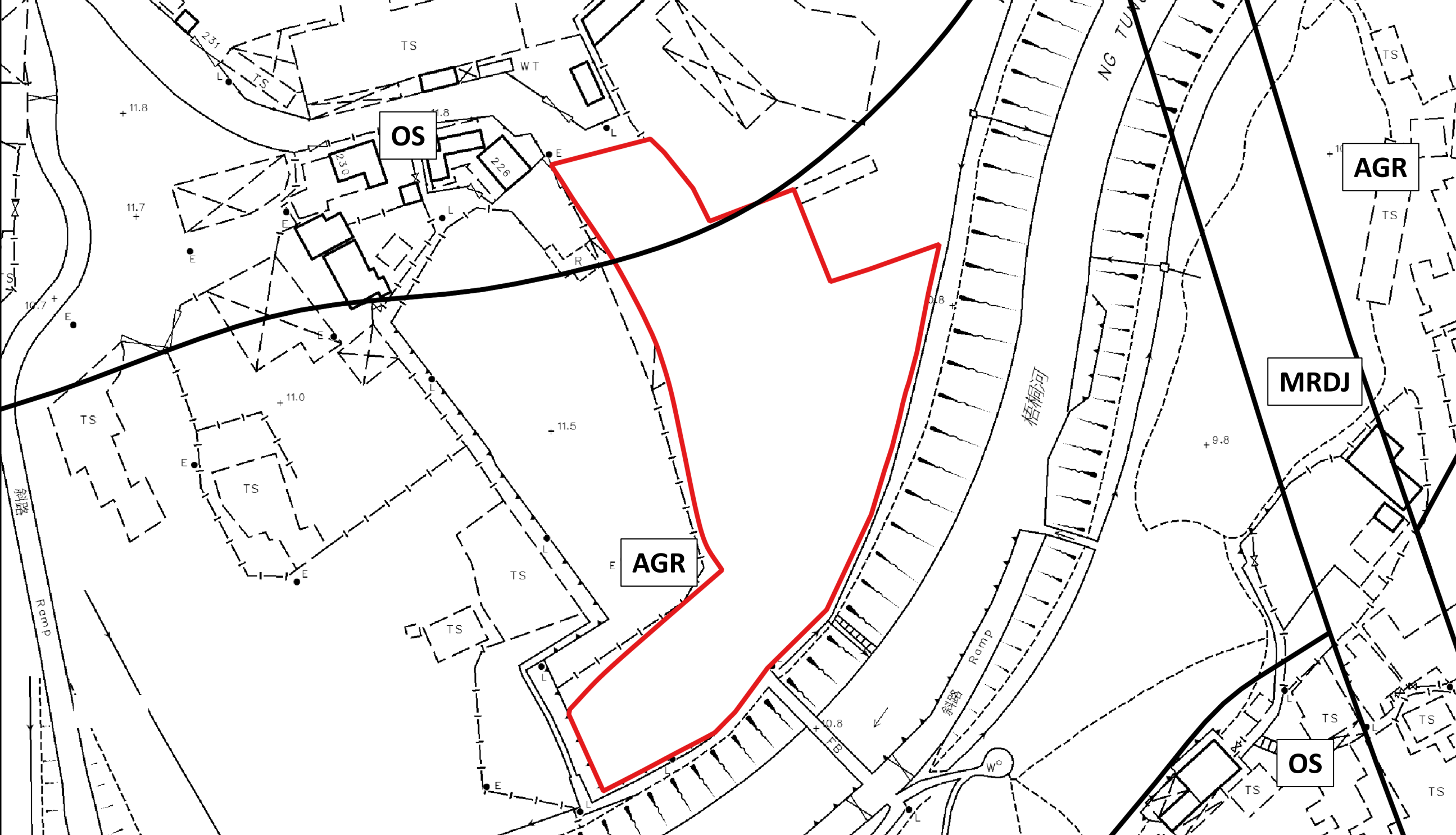
**LCH Planning and Development
Consultants Limited**

Figure 3 : Land Status Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Zoning	Area (sq.m.)	%
Open Storage	About 260	About 9.5
Agriculture	About 2,470	About 90.5

Legend

Application Site



**LCH Planning and Development
Consultants Limited**

Figure 4 : Extract of Outline Zoning Plan No. S/NE-TKL/14

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors · Professional Surveyors

Land Boundary Surveys · Land Subdivision · Land Planning & Development

Date: 1-11-2024

Fax: 3012 9968

**District Lands Office, North
6th floor, North District Government Offices,
3 Pik Fung Road, Fanling,
New Territories
(Attention: Mr. FAN Ming Fai)**

Dear Mr. FAN,

**Re.: Lots 77 S.A, 78 S.B, 82 S.A, 82 S.B, 82 RP and 83
in DD 83, District North**

Refer to the comments from Lands Department concerning the occupations on Government Land, we would like to response as follow :-

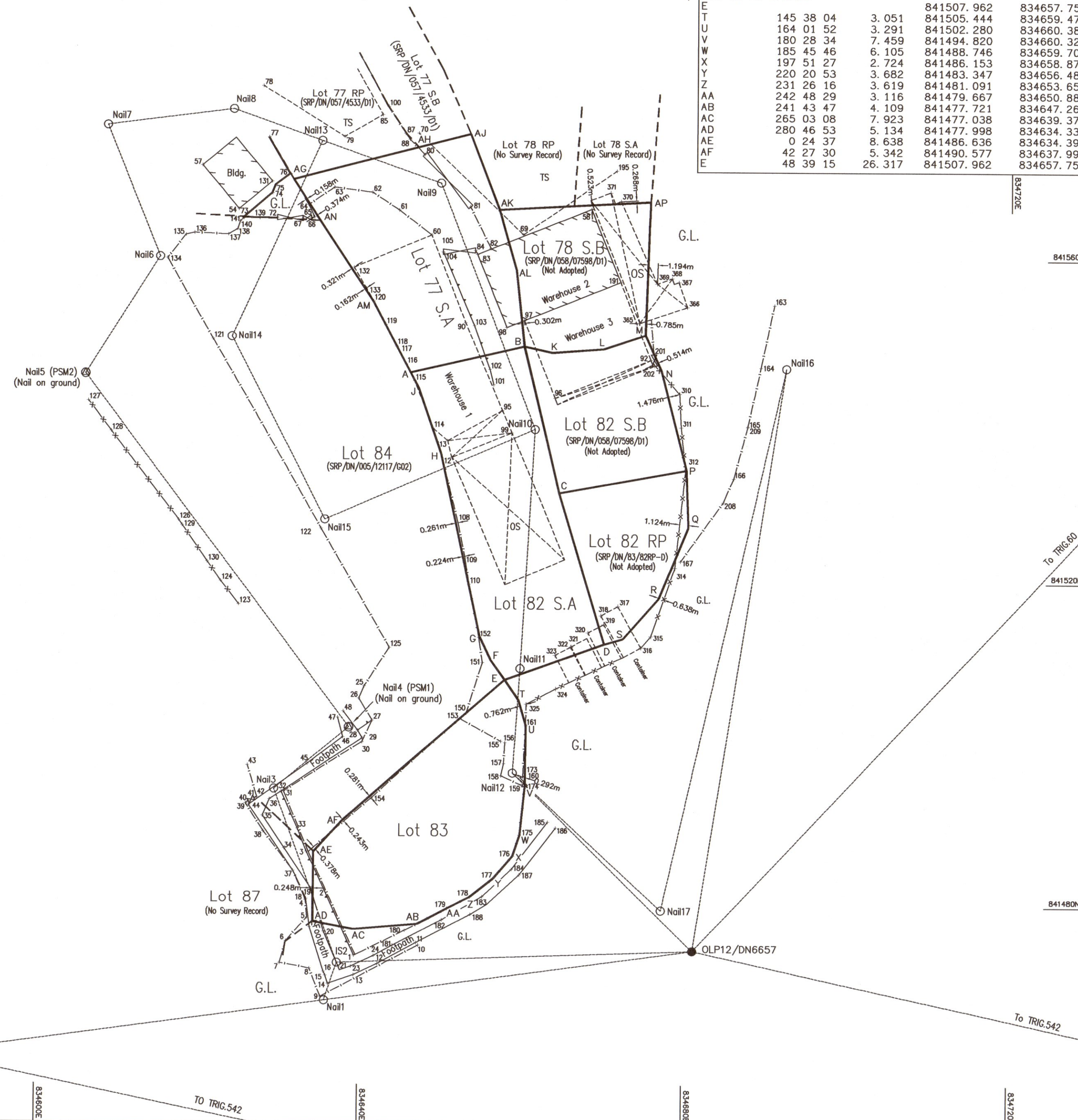
All the structures are erected on private Lots and not on the Government Land, except a portion of an open-sided structure on the east side of Lot 78 S.B (as shown by points 365 to 371 on the attached Survey Record Plan no. SRP/DN/058/09230/D1). Our clients assert that the open-sided structure does not belong to them and a significant portion encroaches onto Lot 78 S.B. Furthermore, the southeast side of the structure extends on Government Land.

For the planning part, it is not our scope.

Should you have any enquires, please feel free to contact our Mr. Ivan Wat or the undersigned at [REDACTED].

Yours sincerely,

C K Lau
Authorized Land Surveyor




Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 83 in D.D. 83				
E			841507.962	834657.756
T	145 38 04	3.051	841505.444	834659.478
U	164 01 52	3.291	841502.280	834660.383
V	180 28 34	7.459	841494.820	834660.321
W	185 45 46	6.105	841488.746	834659.708
X	197 51 27	2.724	841486.153	834658.873
Y	220 20 53	3.682	841483.347	834656.489
Z	231 26 16	3.619	841481.091	834653.659
AA	242 48 29	3.116	841479.667	834650.887
AB	241 43 47	4.109	841477.721	834647.268
AC	265 03 08	7.923	841477.038	834639.375
AD	280 46 53	5.134	841477.998	834634.331
AE	0 24 37	8.638	841486.636	834634.393
AF	42 27 30	5.342	841490.577	834637.999
E	48 39 15	26.317	841507.962	834657.756

Notes:				
SUBJECT LOT COORDINATES & DIMENSIONS:				
Boundary Point	Bearing	Distance in metres	Northing	Easting
Lot 77 S.A in D.D. 83				
AG			841569.756	834631.409
AH	75 18 33	15.963	841573.804	834646.850
AJ	75 18 33	6.561	841575.468	834653.196
AK	159 05 35	10.008	841566.119	834656.767
AL	163 57 05	7.732	841558.688	834658.905
B	173 47 35	9.554	841549.190	834659.938
A	256 50 20	14.296	841545.935	834646.017
AM	332 08 02	9.851	841554.643	834641.413
AN	326 26 42	12.006	841564.648	834634.777
AG	326 36 03	6.118	841569.756	834631.409
Lot 78 S.B in D.D. 83				
AK			841566.119	834656.767
AP	86 52 54	18.796	841567.141	834675.536
M	181 56 09	16.517	841550.633	834674.978
L	251 27 47	5.418	841548.911	834669.841
K	265 35 40	6.454	841548.415	834663.406
B	282 35 43	3.554	841549.190	834659.938
AL	353 47 35	9.554	841558.688	834658.905
AK	343 57 05	7.732	841566.119	834656.767
Lot 82 S.A in D.D. 83				
A			841545.935	834646.017
B	76 50 20	14.296	841549.190	834659.938
C	166 20 41	18.664	841531.054	834664.344
D	162 54 06	19.524	841512.393	834670.084
E	250 13 56	13.100	841507.962	834657.756
F	324 38 19	3.062	841510.459	834655.984
G	334 55 27	3.166	841513.327	834654.642
H	347 55 15	23.124	841535.939	834649.803
J	341 02 03	8.566	841544.040	834647.019
A	332 08 02	2.143	841545.935	834646.017
Lot 82 S.B in D.D. 83				
B			841549.190	834659.938
K	102 35 43	3.554	841548.415	834663.406
L	85 35 40	6.454	841548.911	834669.841
M	71 27 47	5.418	841550.633	834674.978
N	155 26 52	4.749	841546.313	834676.951
P	165 35 40	12.767	841533.948	834680.128
C	259 36 37	16.047	841531.054	834664.344
B	346 20 41	18.664	841549.190	834659.938
Lot 82 RP in D.D. 83				
C			841531.054	834664.344
P	79 36 37	16.047	841533.948	834680.128
Q	177 41 40	7.094	841526.859	834680.413
R	202 27 03	9.510	841518.069	834676.781
S	221 17 45	6.677	841513.053	834672.375
D	253 54 43	2.384	841512.393	834670.084
C	342 54 06	19.524	841531.054	834664.344
LOT/SECTION		AREA		
LOT 77 S.A IN D.D.83		508.1	sq.m.	(About)
LOT 78 S.B IN D.D.83		290.5	sq.m.	(About)
LOT 82 S.A IN D.D.83		530.2	sq.m.	(About)
LOT 82 S.B IN D.D.83		271.4	sq.m.	(About)
LOT 82 RP IN D.D.83		217.7	sq.m.	(About)
LOT 83 IN D.D.83		484.2	sq.m.	(About)

I, Lau Chi Kwong an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the .20th. day of . . Sep. . . 2024. .

Dated this .23rd. day of . . Oct. . . 2024. .


Authorized Land Surveyor

Survey District : North
Date of Survey : Sep., 2024
Scale 1:400 Field Bk: CF0897b
Survey Sheet No.: 3-SW-4A
Reference SRP's : SRP/DN/058/07598/D1
SRP/DN/005/12117/G02

PLAN OF LOTS 77 S.A, 78 S.B, 82 S.A, 82 S.B, 82 RP & 83
IN D.D. 83

FOR OFFICIAL USE

Survey Record Plan No. : SRP/DN/058/09230/D1(1 of 2)

[illegible]



Our Ref.: PD2206001/09
Your Ref.: TPB/A/NE-TKL/754

3 December 2024

By Email

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

Dear Sir/Madam,

APPLICATION NO. A/NE-TKL/754 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Further Information

We refer to the comments regarding the captioned application. Please find attached our responses to departmental comments with related appendices.

Nevertheless, since this Further Information only technical clarification and responses to comments without changing the scheme, and there is no major change in the assumption and methodologies, findings and proposed mitigation measures, according to TPB PG-No. 32B, this Further Information should be exempted from publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited


Junior Ho
Director

c.c. the Applicant

Encl.

- Response to Comments Table
- Annex 5 - Swept Path Analysis





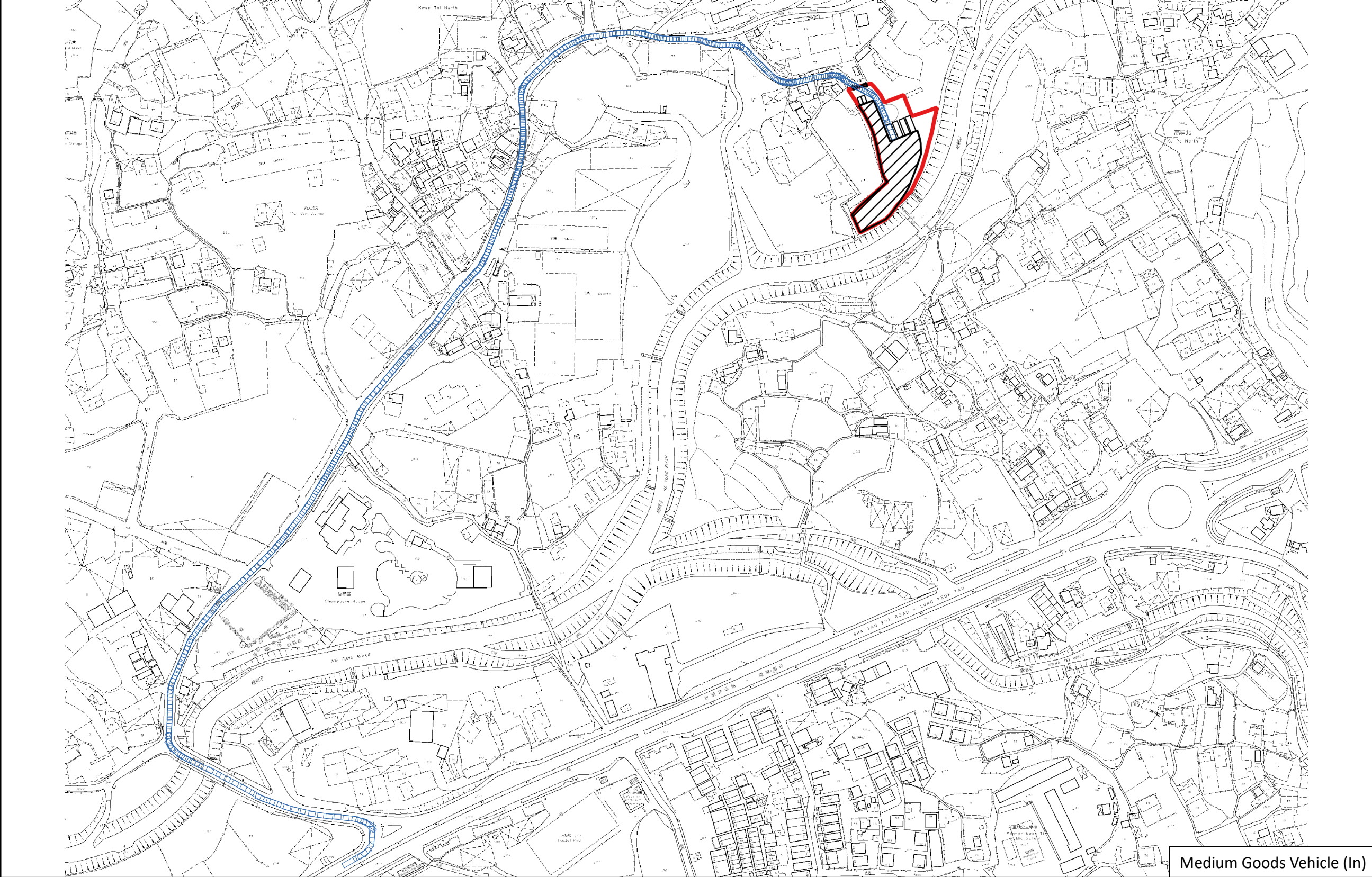
Section 16 Application No. A/NE-TKL/754

Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 2 December 2024</i>	
a	The applicant should supplement the swept paths between the site entrance and Sha Tau Kok Road.	Noted. The swept path analysis is updated accordingly.
2.	<i>Comments from Lands Department received on 2 December 2024</i>	
b	According to the attached ALS's letter/report, "All the structures are erected on private Lots and not on the Government land, except a portion of an open-sided structure on the east side of Lot 78 S.B. furthermore, the southeast side of the structure extends on Government land". The lot owners/applicants should immediately cease the illegal occupation of Government land as demanded.	<p>Regarding the open-sided structure on the east side of Lot 78 s.B, please note that this is the structure of the occupier on the government land which is suspected to extend toward Lot 78 s.B. The major portion of the structure sits on the government land which a tiny portion suspects to be extended to the Applicant's lot. It is noted that the occupiers of Lot 78s.A and 78 RP would access this structure.</p> <p>The Applicant would like the Lands Department to take action to rectify any illegal occupation of government land.</p> <p>There is no structure on the southeast side towards the Government Land. There are only certain containers temporarily locate along the site boundary, and shall be removed if it is confirmed that they are located on the Government land.</p> <p>Upon completion of the proposed development, the Applicant has no plan to erect any structures on Lot 78 S.B., therefore, the Applicant is not going to apply any short term waiver for Lot 78 S.B. It is given to understand that the short term waiver will be granted on individual lot basis. The Applicant will only apply</p>



		short term waivers on Lot 77 s.A, 82 s.A, 82 s.B, 82 RP and 83 only.
c	Except the variation of the area of Government land involved [i.e. revised from 570m2 to 607m2 (about)], our comments and objection as contained earlier in the same series remain valid.	Noted.



Medium Goods Vehicle (In)

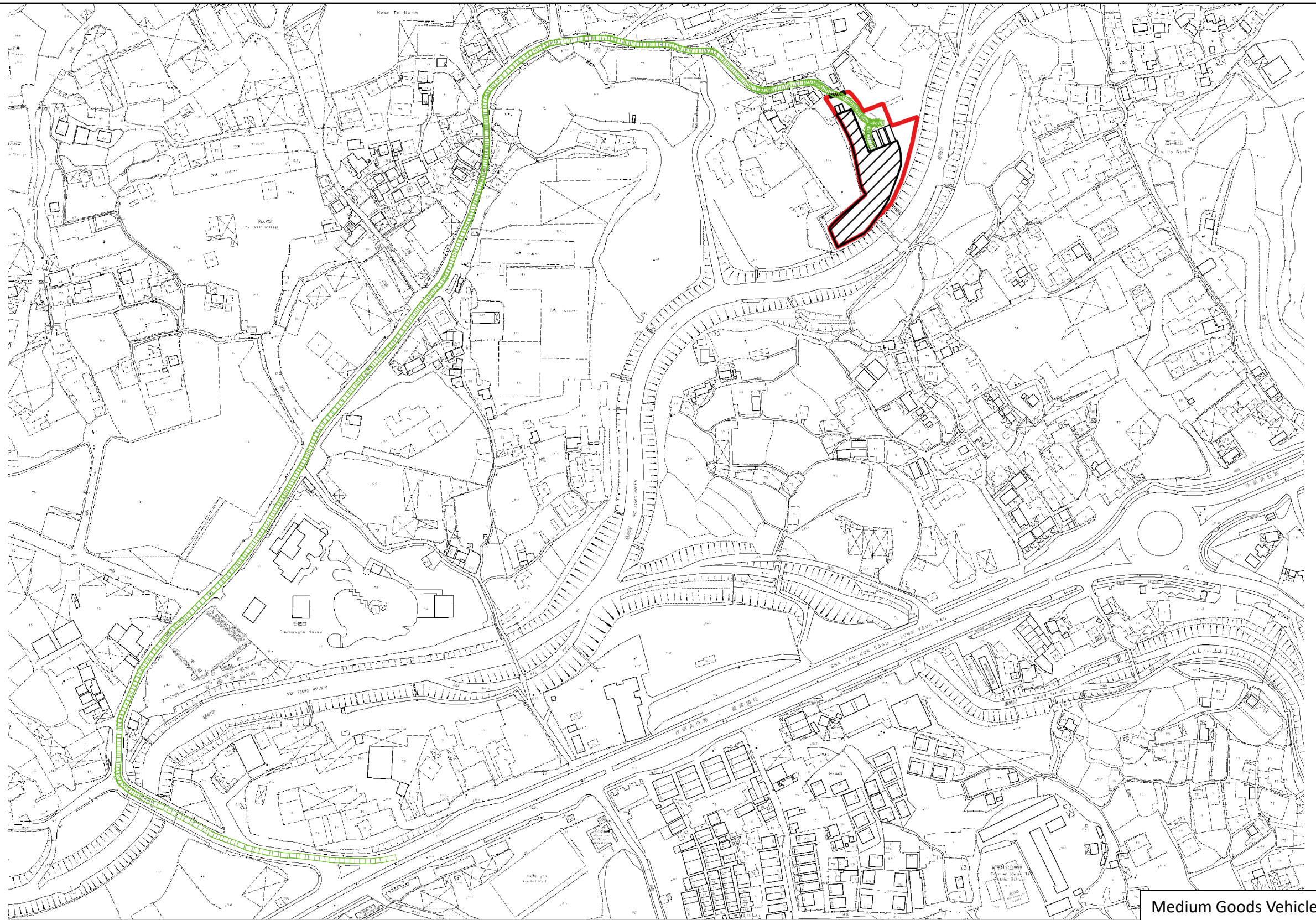


**LCH Planning and Development
Consultants Limited**

Annex 5 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



Medium Goods Vehicle (Out)

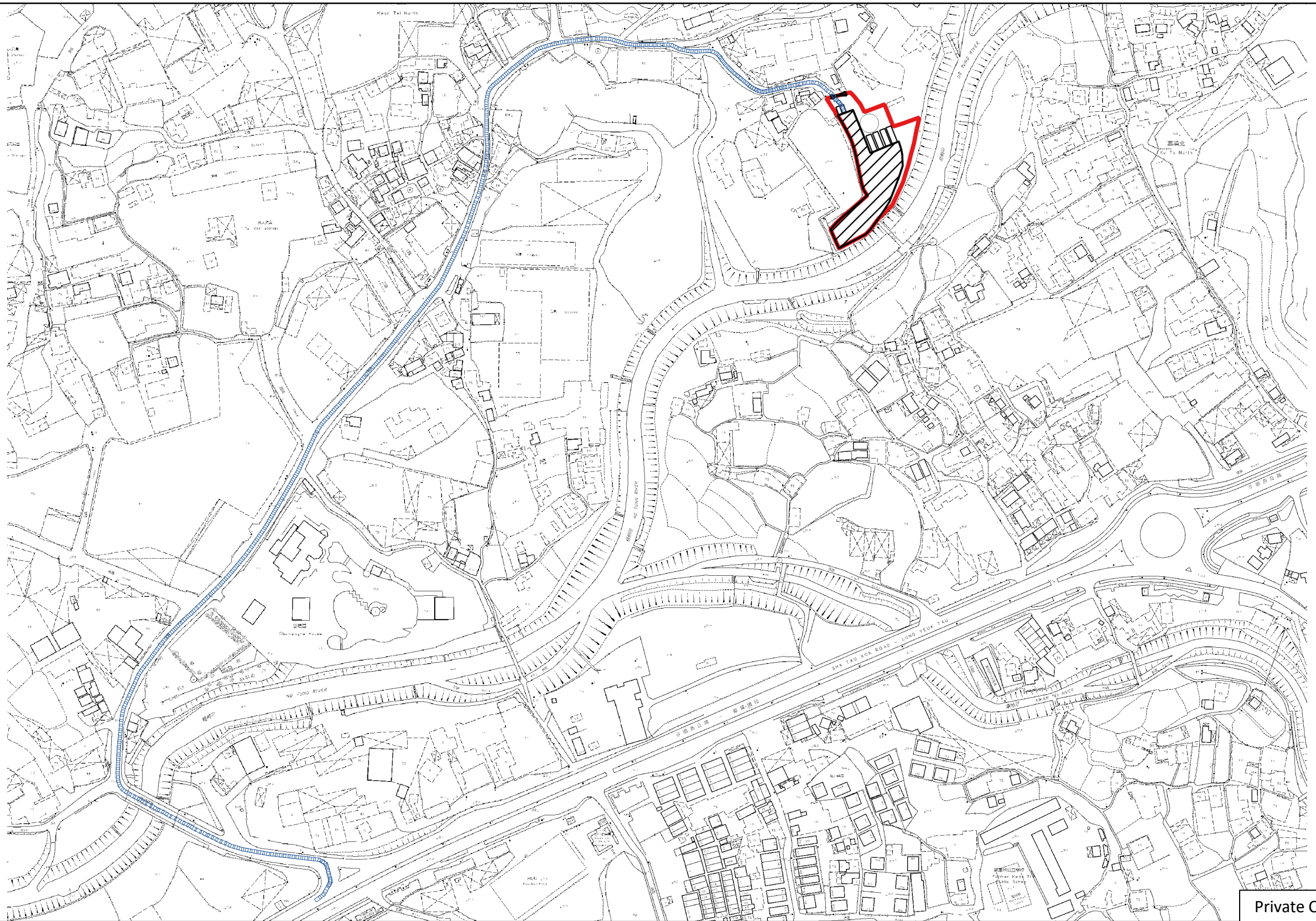


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Annex 5 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 5 : Swept Path Analysis

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(Source: HK GEODATA STORE, HKSAR Government)



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Annex 5 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse and Workshop with Ancillary Office for a period of 3 Years and Proposed Filling of Land at Lot Nos. 77 s.A (part), 78 s.B (part), 82 s.A, 82 s.B, 82 RP and 83 (part) in D.D. 83 and adjoining Government Land at Kwan Tei North, Fanling

(Source: HK GEODATA STORE, HKSAR Government)

**Similar S.16 Applications for Temporary Warehouse and Workshop and Ancillary Office
in the vicinity of the application site within/partly within the “Agriculture” zone**

Approved Applications

	Application No.	Uses/ Development	Date of Consideration
1.	A/NE-TKL/597 ^{*1}	Temporary Warehouse for Storage of Spare Parts for a Period of 3 Years	22.2.2019 (Revoked on 22.3.2021)
2.	A/NE-TKL/633 ^{*2}	Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years	26.5.2020 (Revoked on 26.10.2022)
3.	A/NE-TKL/676 ^{*1}	Temporary Warehouse for Storage of Metals for a Period of 3 Years	24.12.2021 (Revoked on 24.9.2023)
4.	A/NE-TKL/715 ^{*2}	Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years	13.10.2023
5.	A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	27.10.2023

Remarks

^{*1}: Applications No. A/NE-TKL/597 and A/NE-TKL/676 involve the same site.

^{*2}: Applications No. A/NE-TKL/633 and A/NE-TKL/715 involve the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is located in the close proximity of Ng Tung River. Should the application be approved, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of existing Ng Tung River. All the proposed works in the vicinity of the steamcourse 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 her satisfaction;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied uses; and
- her advisory comments are set out in **Appendix IV**.

2. Landscape

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

- no objection to the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes character comprising open storages and temporary structures mainly within the “Open Storage” zone, farmland and tree clusters. The applied uses under the application are considered not incompatible with its surrounding environment. According to the site record taken on 24.4.2024, the Site is mainly hard paved with temporary structures and storage of materials. Existing trees of common species are observed along the southern and eastern site boundary and will be in conflict with the proposed warehouse structure;
- having reviewed the submission in **Appendix Ib**, only five trees of undesirable species (i.e. *Leucaena Leucocephala* 銀合歡) were identified within the Site along the eastern boundary and all of them will be felled. Five new trees, *Elaeocarpus chinensis* 中華杜英, are proposed to be planted at the northern portion within the Site. Since all identified trees within the Site are undesirable species, significant adverse impact on the existing landscape resources within the Site arising from the applied uses is not anticipated; and
- her advisory comments are set out in **Appendix IV**.

3. 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 his satisfaction; and
- his advisory comments are set out in **Appendix IV**.

4. Project Interface

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

- it is noted that the applied uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study 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, subject to the land use planning in the P&E Study, the applied uses, if approved, may need to be vacated for the site formation works.

5. Building Matters

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

- no objection to the application;
- it is noted that one structure is proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are set out in **Appendix IV**.

6. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CTE/NTE, HyD);
and
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) 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) Lots 77 S.A, 82 S.A and 82 RP in D.D. 83 are covered by Short Term Waiver (STW) No. 772 for the purpose of a rolling mill. The applicant is not the STW holder;
 - (iii) the structures erected do not tally with the STW No. 772 nor the proposed layout plan of the application;
 - (iv) the following irregularities covered by the planning application have been detected by her office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the private lots. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

portion of the GL within the Site (about 607m² as mentioned in **Appendix Ib**) has been illegally occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (v) the following irregularity not covered by the planning application has been detected by her office:

unauthorised structures within the said private lots not covered by the planning application

there are unauthorised structures within Lots 77 S.A and 78 S.B in D.D. 83 which are not covered by the planning application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (vi) the approach of first erection of unauthorised structures then regularisation should not be encouraged. The STW (if applied after obtaining the planning approval) will be considered for the lot (i.e. the whole lot basis), therefore all unauthorised structures within the said private lots not covered by the planning application have to be removed as well. Illegal occupation of GL is not restricted to execution of structures but include occupation;
- (vii) the statement in **Appendix Ic**, "...occupier on the GL which is suspected to extend toward Lot 78 S.B. The major portion of the structure sits on the GL which a tiny portion suspected to be extended to the applicant's lot." is not correct. The Authorised Land Surveyor (ALS) report provided by the applicant is self-explanatory (**Appendix Ib**). The applicant's statement of "There is no structure on the southeast side towards the GL..." is not consistent with the ALS's letter/ report;
- (viii) STW would be considered on whole lot basis. Application by such partitioning approach is not acceptable. The registered lot owners / applicant shall cease the illegal occupation of the GL and either (i) remove the unauthorised structures not covered by the planning application immediately; or (ii) include the unauthorised structures in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for STW to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant 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. Besides, given the applied uses are temporary in nature, only erection of temporary structures will be considered; and
- (ix) the lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways

Department (CHE/NTE, HyD) that the access road adjacent to the Site is not maintained by HyD;

- (e) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department. The applicant shall seek comment from the responsible party;
- (f) 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 Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) the applicant should observe the Water Pollution Control Ordinance and follow the mitigation measures as required under Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 “Protection of natural streams/ivers from adverse impacts arising from construction works” for the land filling works during construction phase;
 - (iii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses 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 are duly certified by an Authorised Person (AP); and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid impact on Ng Tung River nearby during construction and operation of the applied uses;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is located in the close proximity of Ng Tung River. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of existing Ng Tung River. All the proposed works in the vicinity of the steamcourse 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 her satisfaction;
 - (ii) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the applied uses; and
 - (iii) the applicant is advised the following general requirements in the drainage proposal:

- surface channel with grating covers should be provided along the site boundary;
- 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;
- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- 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;
- 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;
- 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;
- 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 passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works.
- 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;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLON and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and

- 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;
- (i) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works such as pruning, transplanting and felling from relevant authority prior to commencement of the works;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
 - (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/existing FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that one structure is proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorised Building Works (UBW) under the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - 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;
 - 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;
 - if the existing structures (not being a New Territories Exempted House) are erected on

leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by BD 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 Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- 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 in respect of disposal of foul water and surface water respectively;
- site formation works are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the coordinator for the proposed site formation in accordance with the BO; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

- (l) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study 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, subject to the land use planning in the P&E Study, the applied uses may need to be vacated for the site formation works.

Appendix V of RNTPC
Paper No. A/NE-TKL/754B

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

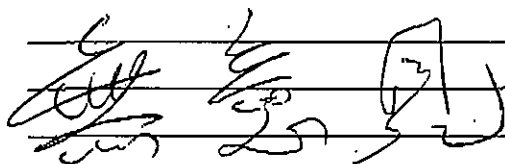
電郵：tpbpd@pland.gov.hk

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

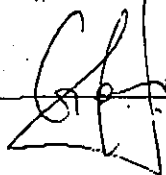
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates**A/NE-TKL/754****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

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

侯志強

簽署 Signature



日期 Date

2024.4.19

From: [REDACTED]
Sent: 2024-05-05 星期日 02:48:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/754 DD 83 Kwan Tei North

A/NE-TKL/754

Lots 77 S.A (Part), 78 S.B (Part), 82 S.A, 82 S.B, 82 RP and 83 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling

Site area: About 2,730sq.m Includes Government Land of about 570sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Workshop and Warehouse / 6 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections, the majority of the site is zoned Agriculture. There are extensive Open Storage designated lots adjoining.

No history of approvals yet the Applicant states that "The Application Site is proposed to be filled by concrete of about 0.3 metre in height. Currently, a large portion of land for about 2,395sq.m. has been filled, and a minor portion of land for about 335sq.m. will be filled to tally with the existing paved site."

So Government Land has been illegally filled in. How can a government dept like PlanD justify recommending approval for this application when government land has been illegally occupied?

The justification that there is need for facilities like this is ridiculous as there has been a significant fall in both retail and port activity and worldwide economic conditions indicate that this trend will accelerate.

There is therefore no justification to give a stamp of legitimacy to the extension of the Open Storage footprint. In addition, current weather conditions underline the importance of leaving land uncovered in order to facilitate natural drainage between areas that have fully filled in.

Mary Mulvihill