

22 APR 2024

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-TKL/788 |
| | Date Received 收到日期 | 22 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)

Weisheng Transportation & Enterprises Company Limited 威盛運輸企業有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B(Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 11,942 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,094 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) | N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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 12/04/2024 (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 16/04/2024 (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，或有關係的鄉事委員會[&]

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 Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated 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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

| | | | |
|---|--------|------|---|
| Proposed uncovered land area 擬議露天土地面積 | 11,395 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 547 | sq.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 | N/A | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 1,094 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 1,094 | sq.m | <input checked="" type="checkbox"/> About 約 |

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT | |
|-----------|--|----------------------------|------------------------------|-----------------------|--|
| B1 | SITE OFFICE, STAFF REST ROOM, WASHROOM AND GUARDROOM | 547 m ² (ABOUT) | 1,094 m ² (ABOUT) | 8 m (ABOUT)(2-STOREY) | |
| TOTAL | | 547 m ² (ABOUT) | 1,094 m ² (ABOUT) | | |

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 | 7 |
| 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 | 16 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | |
| Others (Please Specify) 其他 (請列明) | 15 (Container Vehicle / Tractor) |
| | 10 (Container Trailer) |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

| | |
|------------------------------------|--|
| Taxi Spaces 的士車位 | |
| Coach Spaces 旅遊巴車位 | |
| Light Goods Vehicle Spaces 輕型貨車車位 | |
| Medium Goods Vehicle Spaces 中型貨車車位 | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | |
| Others (Please Specify) 其他 (請列明) | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Ping Che Road via a local access</u> <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 type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input 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 11,942 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1.9 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| (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 | <div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> |
| (f) Renewal period sought 要求的續期期間 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

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

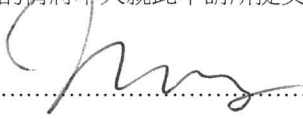
Please refer to the planning statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Matthew NG

Name in Block Letters
姓名（請以正楷填寫）

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

Planning and Development Manager

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

MRTPI, MPPI, CMPI

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

17/04/2024

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B(Part), and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories |
| Site area 地盤面積 | 11,942 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 |
| Zoning 地帶 | "Agriculture" zone |
| 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 <u>3</u> <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 Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land |

| | | | |
|--|--|--|---|
| (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 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,094 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 1 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | N/A | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 8 (about) | 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 | 5 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 48 |
| | 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) Container Vehicle / Tractor Container Trailer | | 7 (PC) 16 (MGV) 15 10 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | N/A |
| | 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) | | |

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

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

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

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND**

**LOTS 9 S.A (PART), 9 S.B (PART), 10 S.A, 10 S.B (PART) AND 11 (PART) IN D.D. 84,
TA KWU LING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant: Weisheng Transportation & Enterprises Company Limited

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the *Town Planning Ordinance* (Cap. 131)(the Ordinance) to use *Various Lots in D.D. 84, Ta Kwu Ling, New Territories* (the Site) for **‘Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’** (the proposed development).
- The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. The Site occupies an area of 11,942 m² (about). One structure is proposed at the Site for site office, staff rest room, washroom and guardroom with total GFA of 1,094 m² (about), the remaining area are designated for parking spaces and circulation area.
- The Site is accessible from Ping Che Road via a local access. The operation hours of the Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant’s original business premises are affected by the development of Kwu Tung North New Development Area (KTN NDA).
 - The applicant has spent effort in identifying suitable site for relocation.
 - The applied use is the same as the affected business premises in Kwu Tung.
 - The proposed development is not incompatible with surrounding land uses.
 - The proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “AGR” zone.
- Details of development parameters are as follows:

| | |
|------------------------------|-------------------------------|
| Application Site Area | 11,942 m ² (about) |
| Covered Area | 547 m ² (about) |
| Uncovered Area | 11,395 m ² (about) |
| | |
| Plot Ratio | 0.09 (about) |
| Site Coverage | 5% (about) |
| | |
| Number of Structure | 1 |
| Total GFA | 1,094 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 1,094 m ² (about) |
| | |
| Building Height | 8 m (about) |
| No. of Storey | 2 |

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界打鼓嶺丈量約份第 84 約多個地段的規劃申請，於上述地段作「擬議臨時中型貨車及貨櫃車拖頭／拖架停車場連附屬設施（為期 3 年）及相關填土工程」。
- 申請地點所在的地區在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「農業」地帶。申請地盤面積為 11,942 平方米（約）。申請地點將設有 1 座構築物作場地辦公室、員工休息室、洗手間及保安室，構築物的總樓面面積合共為 1,094 平方米（約），其餘地方將預留作停車位及流轉空間。
- 申請地點可從坪輦路經一條小路前往。擬議發展的作業時間為星期一至六上午七時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府古洞北新發展區發展影響。
 - 申請人已致力尋找合適的地方搬遷。
 - 擬議發展與申請人在古洞受影響的處所用途一致。
 - 擬議發展與周邊地方的用途並非不協調。
 - 擬議發展屬臨時性質，不會影響「農業」用途地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

| | |
|-----------|---------------|
| 申請地盤面積： | 11,942 平方米（約） |
| 上蓋總面積： | 547 平方米（約） |
| 露天地方面積： | 11,395 平方米（約） |
| | |
| 地積比率： | 0.09（約） |
| 上蓋覆蓋率： | 5%（約） |
| | |
| 樓宇數目： | 1 座 |
| 總樓面面積 | 1,094 平方米（約） |
| 住用總樓面面積： | 不適用 |
| 非住用總樓面面積： | 1,094 平方米（約） |
| | |
| 構築物高度： | 8 米（約） |
| 構築物層數： | 2 層 |

1) INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by *Weisheng Transportation & Enterprises Company Limited*¹ (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant seeks planning permission from the Board to use the Site for '**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development). The Site currently falls within an area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, 'container vehicle park' is not a column 1 nor 2 use within the "AGR" zone, hence, requires planning permission from the Board. Furthermore, filling of land within "AGR" zone also requires prior permission from the Board. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 13, Appendices I and II**). Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

¹ The applicant, *Weisheng Transportation Enterprises Company Limited* is a subsidiary of *The Motor Transport Company of Guangdong and Hong Kong Limited* (i.e the applicant of the original business premises in Kwu Tung under S.16 planning application No. A/KTN/82)

2) JUSTIFICATIONS

Affected by the Implementation of KTN NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in Kwu Tung due to land resumption to pave way for the development of KTN NDA (**Plans 4 to 6**). The applicant had been operating at the business premises in Kwu Tung with valid planning permissions² since the 1990s. The latest application (No. A/KTN/82) for 'Temporary Medium Goods Vehicle and Container Tractor / Trailer Park' was approved by the Board on a temporary basis of 3 years in 2022.
- 2.2 The applicant's original premises currently falls within area zoned as "Residential (Group B)" ("R(B)"), 'Government, Institution or Community' ("GIC"), "Green Belt" ("GB") and area shown as 'Road' on the Approved KTN OZP No. S/KTN/4 (**Plan 5**). According to the implementation program of the development of KTN NDA, the applicant's original business premises fall within sites under the 'Remaining Phase Development' (**Plan 6**). As the land where the premises will be developed for road, residential and GIC uses upon the completion of the KTN NDA, the concerned parcel of land will be resumed and reverted to the Government in 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

Applicant's Effort in Identifying Suitable Site for Relocation

- 2.3 Whilst the applicant has spent effort to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small/big (**Appendix I and Plan 7**). After a lengthy site search process, the Site was identified for relocation due to its close proximity to the Heung Yuen Wai Highway, as well as it is only located at approximately 10.5 km from the original business premises in Kwu Tung (**Plans 1 and 7**).

Applied Use Is the Same as the Affected Business in Kwu Tung

- 2.4 The proposed development involves of parking of private car (PC), medium goods vehicle (MGV), container vehicle / tractor (CV/T) and container trailer (CT), as well as two low-rise structures to support the daily operation of the Site. The applied use is the same as the affected business premises in Kwu Tung, which is intended to alleviate the pressing demand for parking spaces for commercial vehicles, approval of the application would better facilitate cross-boundary trade between Mainland China and Hong Kong, China. The major development parameters of the Site (i.e. site area, gross floor area (GFA), number of parking spaces etc.) are similar to the applicant's original premises in Kwu Tung (**Plans 4 to 6 and Appendix II**).

² Approved S.16 planning applications Nos. A/DPA/NE-KTN/24, A/NE-KTN/64, A/NE-KTN/98, A/NE-KTN/118, A/NE-KTN/136, A/NE-KTN/157, A/KTN/16, A/KTN/53 and A/KTN/82

The Proposed Development is Not Incompatible with Surrounding Land Use

- 2.5 The Site is currently vacant and covered by vegetation. The Site is surrounded by open storage yards and sites occupied by temporary structures for warehouses, logistics centres and workshops, hence, the proposed development is considered not incompatible with the surrounding land uses.

Approval of the Application Would Not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.6 Although majority of the Site falls within area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14, the proposed development is intended to facilitate the relocation of the affected business premises in Kwu Tung due to land resumption to pave way for the development of KTN NDA. The special background of the application should be considered on its individual merit, which approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3) SITE CONTEXT

Site Location

- 3.1 The Site is in close vicinity of Ping Che Road. It is located at approximately about 2km south of the Heung Yuen Wai Highway; about 2.5km south of the Heung Yuen Wai Control Point; 7.4 km (about) north of the New Territories Circular Road and about 10.5km northeast from the original business premises in Kwu Tung (**Plan 7**).

Accessibility

- 3.2 The Site is accessible from Ping Che Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently unfenced, vacant and covered by vegetation. The site levels of the Site vary from +8.3 mPD to +8.9 mPD (about) (**Plan 11**).

Surrounding Area

- 3.4 The Site is mainly surrounded by open storage yards, sites occupied by temporary structures for warehouses, logistics centres, workshop, vacant/unused land covered by vegetation, land areas covered by hard-paving and woodland (**Plans 1 and 9**).
- 3.5 To its immediate north are some vacant land covered by vegetation. To its further north are some open storage yards, site occupied by temporary structures for workshop and vacant land covered vegetation and hard-paving.
- 3.6 To its immediate east are the local access connecting the Site to Ping Che Road and sites occupied by temporary structures for workshop and warehouses. To its further east are Ta Kwu Ling Playground, Ping Che Road and the office of the Ta Kwu Ling District Rural Committee.
- 3.7 To its immediate south are some vacant land covered by vegetation. To its further south are Tai Po Tin Village, land covered by vegetation and woodland.
- 3.8 To its immediate west is the existing Ping Yuen River. To its further west are some open storage yards, site occupied by temporary structures for workshops, warehouses, animal boarding establishment, vacant land covered by vegetations and woodland.

4) PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, 'container vehicle park' is not a column 1 nor 2 use within the "AGR", hence, requires planning permission from the Board.

Planning Intentions of the "AGR" Zone

- 4.2 This planning intention of the subject "AGR" 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.*

Filling of Land Restrictions

- 4.3 According to the Remarks of the subject "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 or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

Previous Application

- 4.4 There is no previously approved S.16 application in respect of the Site.

Similar Application

- 4.5 There is no similar approved application for 'container vehicle park' within the same "AGR" zone.

Town Planning Board Guideline No. (TPB PG-No.) 13G

- 4.6 According to the TPB PG-No. 13G on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance', the applied use (i.e. container vehicle park) is a considered as port back-up uses, hence, this guideline is relevant.
- 4.7 Minor portion of the Site falls within category 2 area, while the remaining area of the Site falls within category 3 area (**Plan 8**). *Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not*

acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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.

Land Status

- 4.8 The Site falls on Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, with total land area of 11,942 m² (i.e. Old Schedule Lots held under the Block Government Lease) (**Plan 3**). The subject private lots are owned by Tso Tong, individuals and company, the ownership details are shown at **Table 1** below:

Table 1 - Land Ownership of the Private Lots

| Private Lot in D.D. 84 | | Ownership |
|------------------------|--------|-------------|
| 1 | 9 S.A | Tso Tong |
| 2 | 9 S.B | Company |
| 3 | 10 S.A | Individuals |
| 4 | 10 S.B | |
| 5 | 11 | |

- 4.9 Since there is the restriction that no structure is allowed to be erected at the Site without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structures at the Site. No structure is proposed for domestic use.

5) DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site occupies an area of 11,942 m² (about) (**Plan 3**). Details of development parameters are shown at **Table 2** below.

Table 2 - Major Development Parameters

| | |
|------------------------------|-------------------------------|
| Application Site Area | 11,942 m ² (about) |
| Covered Area | 547 m ² (about) |
| Uncovered Area | 11,395 m ² (about) |
| | |
| Plot Ratio | 0.09(about) |
| Site Coverage | 5 % (about) |
| | |
| Number of Structure | 1 |
| Total GFA | 1,094 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 1,094 m ² (about) |
| | |
| Building Height | 8 m (about) |
| No. of Storey | 2 |

- 5.2 One 2-storey structure is proposed at the Site for site office, staff rest room, washroom and guardroom with total GFA of 1,094 m² (about), the remaining area is designated for parking spaces for PC, MGV, CV/T and CT and circulation area (**Plan 10**). Details of structures are shown at **Table 3** below:

Table 3 – Details of Structures

| Structure | Use | Covered Area | Gross Floor Area | Building Height |
|--------------|---|----------------------------------|------------------------------------|-------------------------|
| B1 | Site Office, Staff Rest Room and Washroom | 547 m ² (about) | 1,094 m ² (about) | 8 m (about) 2-Storey |
| Total | | 547 m² (about) | 1,094 m² (about) | - |

Filling of Land at the Site

- 5.3 The Site is proposed to be filled wholly with concrete of not more than 1.9 m (in depth) with site levels of +10.2mPD for site formation of structures, parking spaces and circulation area. As heavy loading of structures and vehicles would compact the existing soiled ground, concrete site formation is required to support the operational needs and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and reinstate the Site

to an amenity area after the planning approval period.

Operation mode

- 5.4 The Site will be used as vehicle park for parking of the company's fleets (i.e. MG/V, CV/T and CT) to support the cross-boundary trade. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- 5.5 It is estimated that the Site would be able to accommodate not more than 40 staff. The site office is intended to provide indoor workspace for administrative staff, while the staff rest room is intended to provide covered resting area for drivers³. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

No Adverse Traffic Impact

- 5.6 The Site is accessible from Ping Che Road via a local access (**Plan 1**). One 9 m ingress/egress is proposed at the southeast part of the Site (**Plan 10**). A total of 48 parking spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 4 - Parking Provisions

| Type of Space | No. of Space |
|--|--------------|
| Private Car Parking Space - 2.5 m (W) x 5 m (L) | 7 |
| MG/V Parking Space - 3.5 m (W) x 11 m (L) | 16 |
| CV/T Parking Space - 3.5 m (W) x 16 m (L) | 15 |
| CT Parking Space - 3.5 m (W) x 16 m (L) | 10 |
| Total: | 48 |

- 5.7 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plans 12 and 13**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 5** below), adverse traffic impact should not be anticipated.

³ No indoor space is proposed for domestic/residential use.

Table 5: Trip Generation and Attraction of the Proposed Development

| Time Period | Trip Generation and Attraction | | | | | | |
|--|--------------------------------|-----|-----|-----|------|-----|----------------|
| | PC | | MGV | | CV/T | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (07:00 – 08:00) | 3 | 0 | 0 | 7 | 0 | 5 | 15 |
| Trips at <u>PM peak</u> per hour (16:00 – 17:00) | 2 | 1 | 6 | 1 | 6 | 1 | 17 |
| Traffic trip per hour (average) | 2 | 2 | 1 | 1 | 0.5 | 0.5 | 7 |

- 5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located at approximately 300m south of the Site at Ping Che Road with frequent bus services. Details of public transport serving the Site are shown at **Table 6** and below:

Table 6: Public Transport Serving the Site

| Route No. | Termination Points | | Frequency |
|----------------|--------------------------------|----------------------|---------------------|
| Franchised Bus | | | |
| 79K | Ta Kwu Ling (Tsung Yuen Ha) | Sheung Shui Terminus | 20 to 30 minutes |

Source: HKeMobility

No Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 2/23* to minimize the impact to the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be

sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site sewage system with the Site, i.e. the use of soakaway system for sewage treatment. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been obtained from the Board.

- 5.12 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or silt on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6) CONCLUSION

- 6.1 The proposed development is intended to facilitate the relocation of the applicant's original business premises affected by the remaining phase of the KTN NDA development. Whilst the applicant has tried to relocate its premises to a number of alternative sites in New Territories, those sites were considered not suitable or impracticable. The location of the Site is considered suitable for relocation as it is located at approximately 10.5 km from the applicant's affected premises in Kwu Tung and is in close vicinity of Heung Yuen Wai Control Point and Heung Yuen Wai Highway.
- 6.2 The applied use is the same as the affected business premises in Kwu Tung. Although majority of falls within area zoned as "AGR", there is no active agricultural use within the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories. Given that the application is intended to facilitate the development of KTN NDA, approval of the current application would speed up and echo with government's development strategies in the New Territories.
- 6.3 The proposed development is also considered not incompatible with surrounding land uses which is dominated by open storage yards and sites occupied by temporary structures for logistics centre, warehouse and workshop. Although the Site falls within category 3 area under TPB PG-No. 13G, the applicant's original premises will be resumed by the Government to facilitate the implementation of KTN NDA, approval of the current application would not set an undesirable precedent within the subject category 3 area and should be considered on an individual merit given its special background of the Site.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning permission has been obtained from the Board. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

April 2024

APPENDICES

| | |
|--------------------|--|
| Appendix I | Details of Alternative Sites for Relocation |
| Appendix II | Comparison Table Showing the Differences Between the Original Business Premises and the Application Site |

Appendix I – Alternative Site Options for Relocation of the Applicant's Original Premises

| Alternative Site / Application Site | Site 1 | Site 2 | Site 3 | Site 4 | Site 5 | Application Site |
|--|---|--|--|---|--|---|
| Location | Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories | Various Lots in D.D. 93, Ma Tso Lung, New Territories | Various Lots in D.D. 93, Ma Tso Lung, New Territories | Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories | Various Lots in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories | Various Lots in D.D. 84, Ta Kwu Ling, New Territories |
| Site Area | 3,930 m ² (about) | 30,190 m ² (about) | 5,500 m ² (about) | 540 m ² (about) | 13,320 m ² (about) | 11,942 m ² (about) |
| Accessibility | Accessible from Wang Ping Shan South Road via a local access | Accessible from Ma Tso Lung Road via a local access | Accessible from Ma Tso Lung Road via a local access | Accessible from Kam Shui Road via a local access | Accessible from Nim Wan Road via a local access | Accessible from Ping Che Road via a local access |
| Distance from Original Premises | 9.3 km (about) from the original premises | 3.6 km (about) from the original premises | 4.2 km (about) from the original premises | 13.91 km (about) from the original premises | 25.5 km (about) from the original premises | 12.5 km (about) from the original premises |
| Outline Zoning Plan | Approved Ngau Tam Mei OZP No. S/YL-NTM/12 & Approved Kam Tin North OZP No. S/YL-KTN/11 | Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3 | Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3 | Approved Shek Kong OZP No. S/YL-SK/9 | Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9 | Approved Ta Kwu Ling OZP No. S/NE-TKL/14 |
| Zoning | "Village Type Development", "Comprehensive Development Area" & "Conservation Area" | "Conservation Area (1)" | "Conservation Area (1)" | "Village Type Development" | "Coastal Protection Area" | "Agriculture" |
| Existing Condition | Hard paved and occupied by temporary structures | Mostly vacant, covered by vegetation and occupied by fishpond. | Vacant and covered by vegetation | Vacant and covered by temporary structures | Occupied by temporary structures and fishponds | Generally flat, partially covered by vegetation and occupied by vacant temporary structures |
| Surrounding Area | Surrounded by vehicle repair workshop, holiday camp site, and residential use | Surrounded by vegetation, pond, some GIC uses and residential use | Surrounded by vegetation, pond, some GIC uses and residential use | Surrounded by residential development, some GIC uses and temporary structures for plant nursery | Surrounded by fishpond and some temporary structures | Surrounded by vehicle park, temporary structures for storage, warehouse and workshop uses; and vacant land covered by vegetation and hard-paving |
| Suitability for Relocation | <u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 62.8% <u>smaller</u> than the original premises - Falls within the "Conservation Area" zone - Tree felling is required - Nearby residential development - Not compatible with the surrounding area | <u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 185.5% <u>larger</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area | <u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 47.9% <u>smaller</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area | <u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 95% <u>smaller</u> than the original premises - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area | <u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 25.9% <u>larger</u> than the original premises - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area | <u>Suitable</u> for relocation: <ul style="list-style-type: none"> - Similar in site area - Not incompatible with the surrounding area - In close vicinity of Heung Yuen Wai Highway and Heung Yuen Wai Boundary Control Point |

Appendix II – Comparison table showing the difference between the original business premises in Kwu Tung and the current application

| Development Parameters | Original Premises (a) | Current Application (b) | Difference (b)-(a) | |
|-------------------------------------|---|---|-----------------------|-----------------|
| Site Area | 10,573 m ² (about), incl. 416 m ² of GL | 11,942 m ² (about) | +1,369 m ² | +13% |
| Covered Area | 740 m ² (about) | 547 m ² (about) | -193 m ² | -27% |
| Uncovered Area | 9,833 m ² (about) | 11,395 m ² (about) | +1,562 m ² | +16% |
| | | | | |
| Plot Ratio | 0.11 (about) | 0.09 (about) | -0.02 | -18% |
| Site Coverage | 7% (about) | 5% (about) | -2% | -28% |
| | | | | |
| No. of Structure | 12 | 1 | -10 | -83% |
| Gross Floor Area | 1,133 m ² (about) | 1,094 m ² (about) | -47 m ² | -4.1% |
| - Domestic | N/A | N/A | | |
| - Non-Domestic | 1,133 m ² (about) | 1,094 m ² (about) | -47 m ² | -4.1% |
| Building Height | 1.22 m – 6.8 m (about) | 8 m (about) | +1.2-1.78m | +17.6 - 146% |
| No. of Storey | 1-2 | 2 | - | |
| | | | | |
| Operation Hours | Monday to Saturday 08:00 – 19:00 (No Operation on Sunday and Public Holiday) | Monday to Saturday 07:00 – 19:00 (No Operation on Sunday and Public Holiday) | + 1 hour, +9% | |
| No. of Private Car Parking Space | 5 | 7 | +2 | +40% |

Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 84, Ta Kwu Ling, New Territories

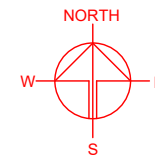
| | | | | |
|---|----|----|----|------|
| No. of Medium Goods Vehicle Parking Space | 10 | 16 | +6 | +60% |
| No. of Container Vehicle/Tractor Parking Space | 20 | 15 | -5 | -25% |
| No. of Container Trailer Parking Spaces | 14 | 10 | -4 | -29% |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

9.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

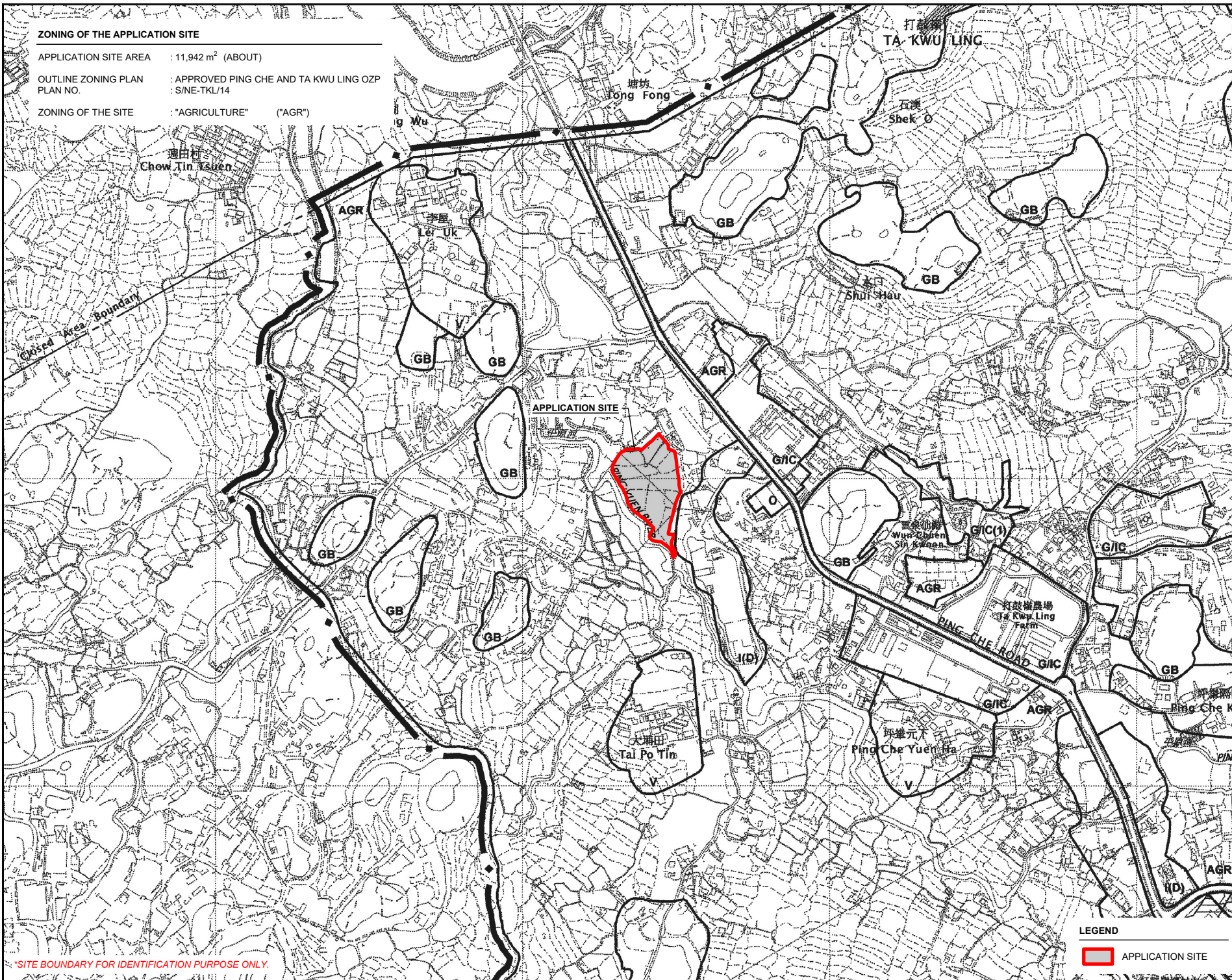
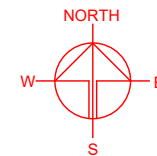


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
PLAN NO. : S/NE-TKL/14
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

9.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

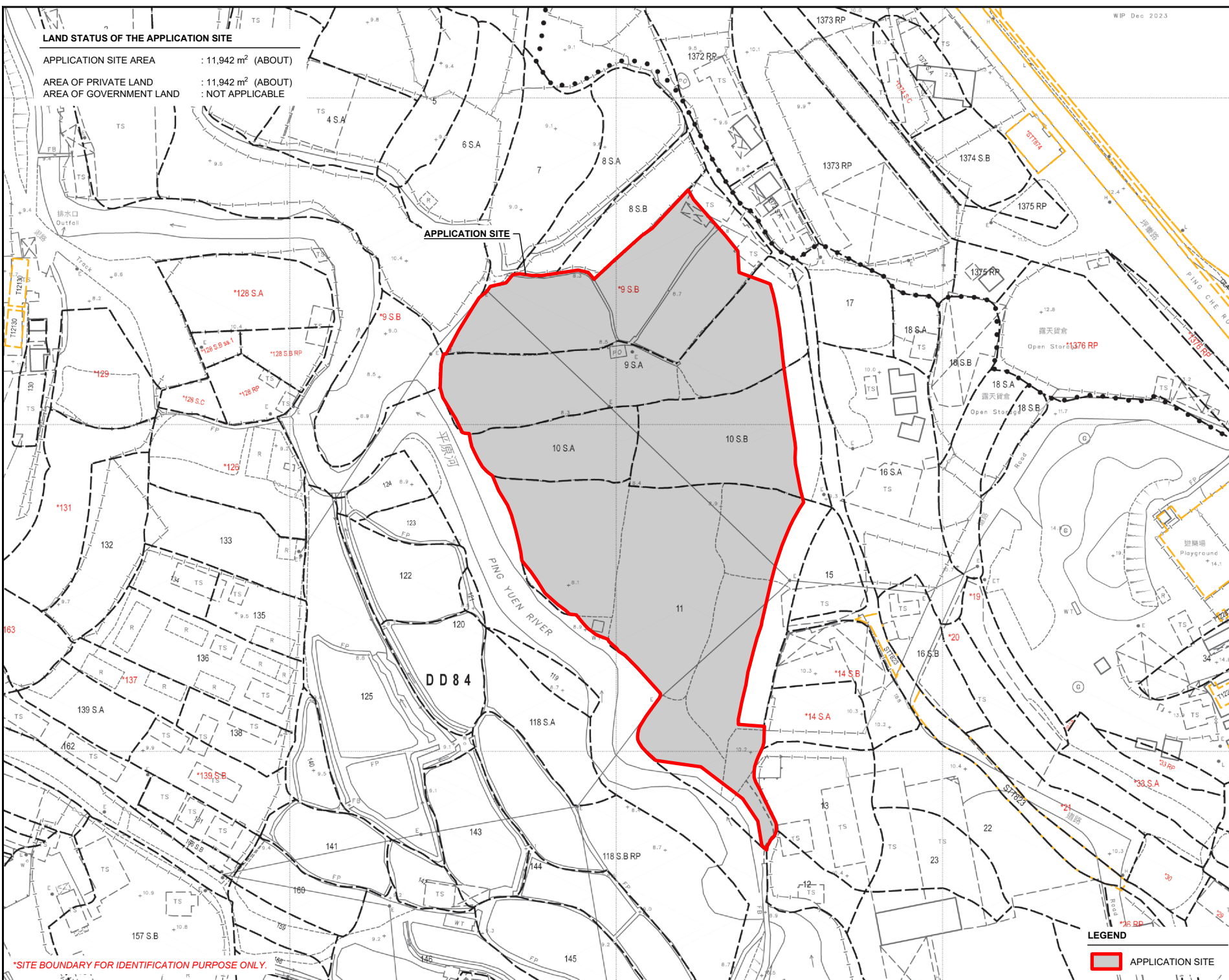
PLAN 2

VER.

001

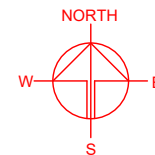
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)
 AREA OF PRIVATE LAND : 11,942 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

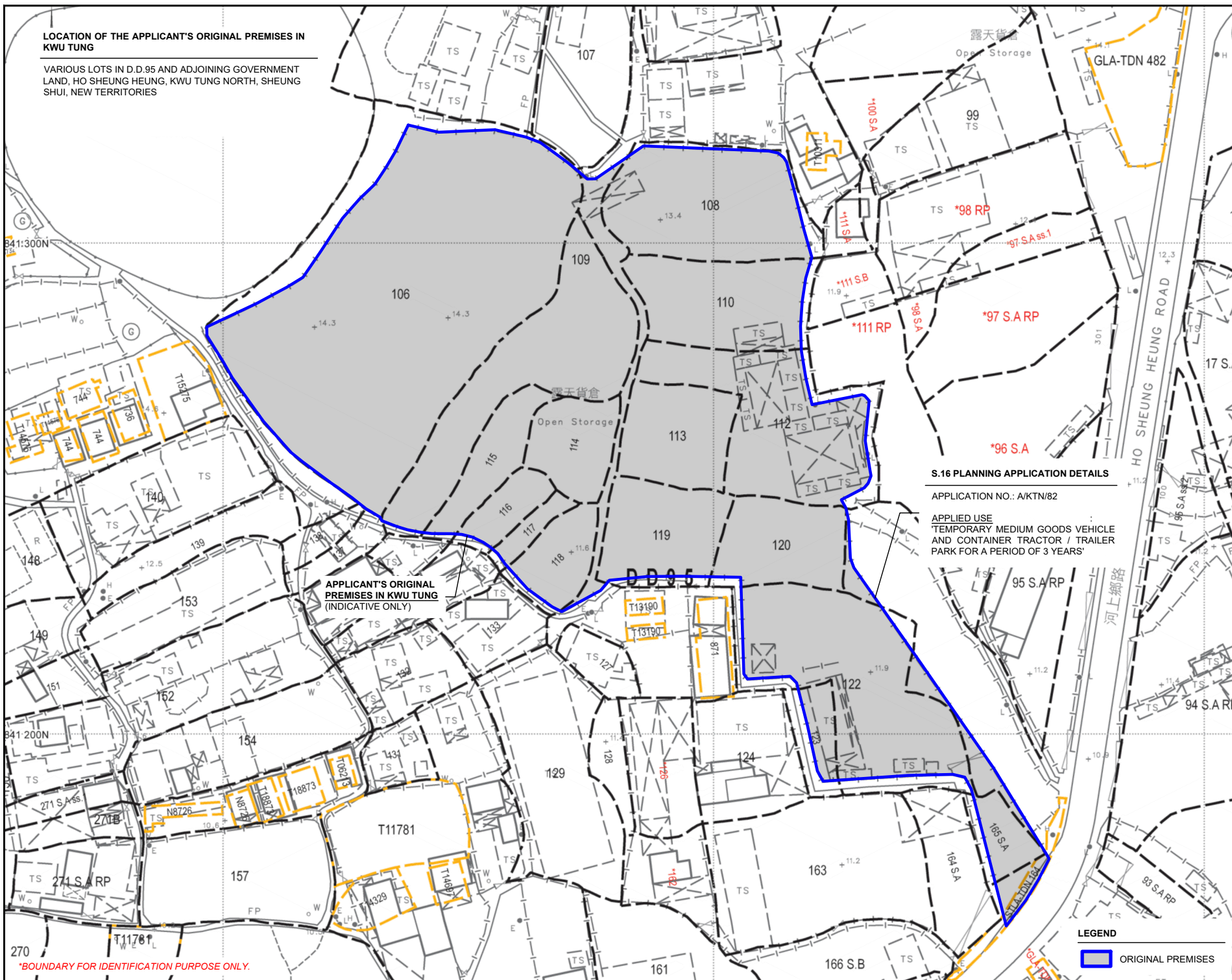
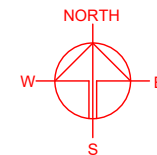
LEGEND
 [Grey Square] APPLICATION SITE
 [Red Line] SITE BOUNDARY



| | |
|---|----------|
| PLANNING CONSULTANT | |
| | |
| PROJECT | |
| PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND | |
| SITE LOCATION | |
| VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES | |
| SCALE | |
| 1 : 1500 @ A4 | |
| DRAWN BY | DATE |
| MN | 9.4.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| LAND STATUS OF THE SITE | |
| DWG NO. | VER. |
| PLAN 3 | 001 |

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

VARIOUS LOTS IN D.D.95 AND ADJOINING GOVERNMENT LAND, HO SHEUNG HEUNG, KWU TUNG NORTH, SHEUNG SHUI, NEW TERRITORIES



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/KTN/82

APPLIED USE :
TEMPORARY MEDIUM GOODS VEHICLE
AND CONTAINER TRACTOR / TRAILER
PARK FOR A PERIOD OF 3 YEARS'

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

PLAN 4

VER.

001

LEGEND

ORIGINAL PREMISES

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG NORTH

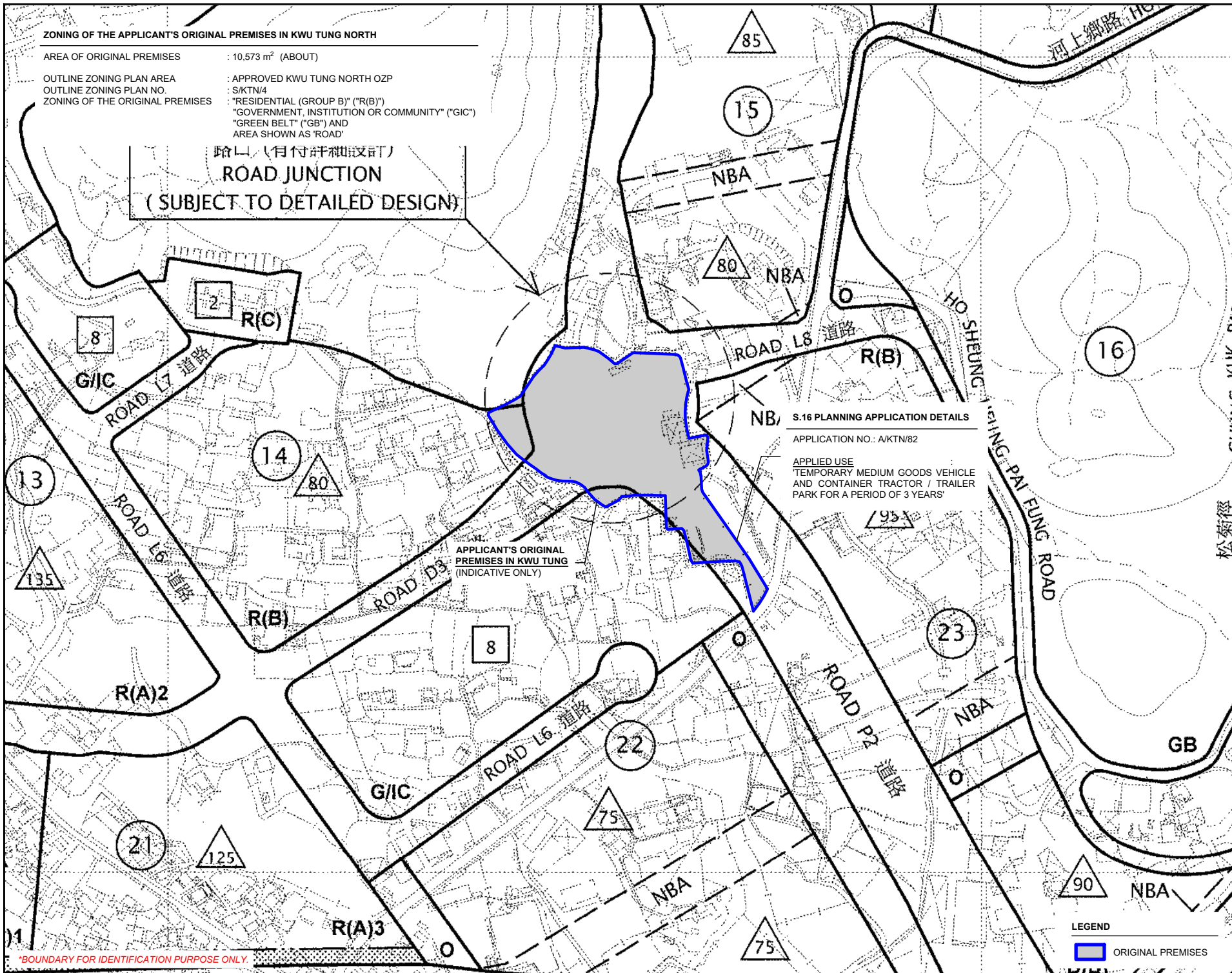
AREA OF ORIGINAL PREMISES : 10,573 m² (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED KWU TUNG NORTH OZP

OUTLINE ZONING PLAN NO. : S/KTN/4

ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP B)" ("R(B)")
"GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")
"GREEN BELT" ("GB") AND
AREA SHOWN AS "ROAD"

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

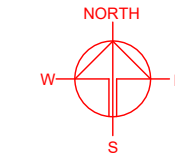


S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/KTN/82

APPLIED USE
TEMPORARY MEDIUM GOODS VEHICLE
AND CONTAINER TRACTOR / TRAILER
PARK FOR A PERIOD OF 3 YEARS

APPLICANT'S ORIGINAL
PREMISES IN KWU TUNG
(INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING PLAN)

DWG NO.

PLAN 5

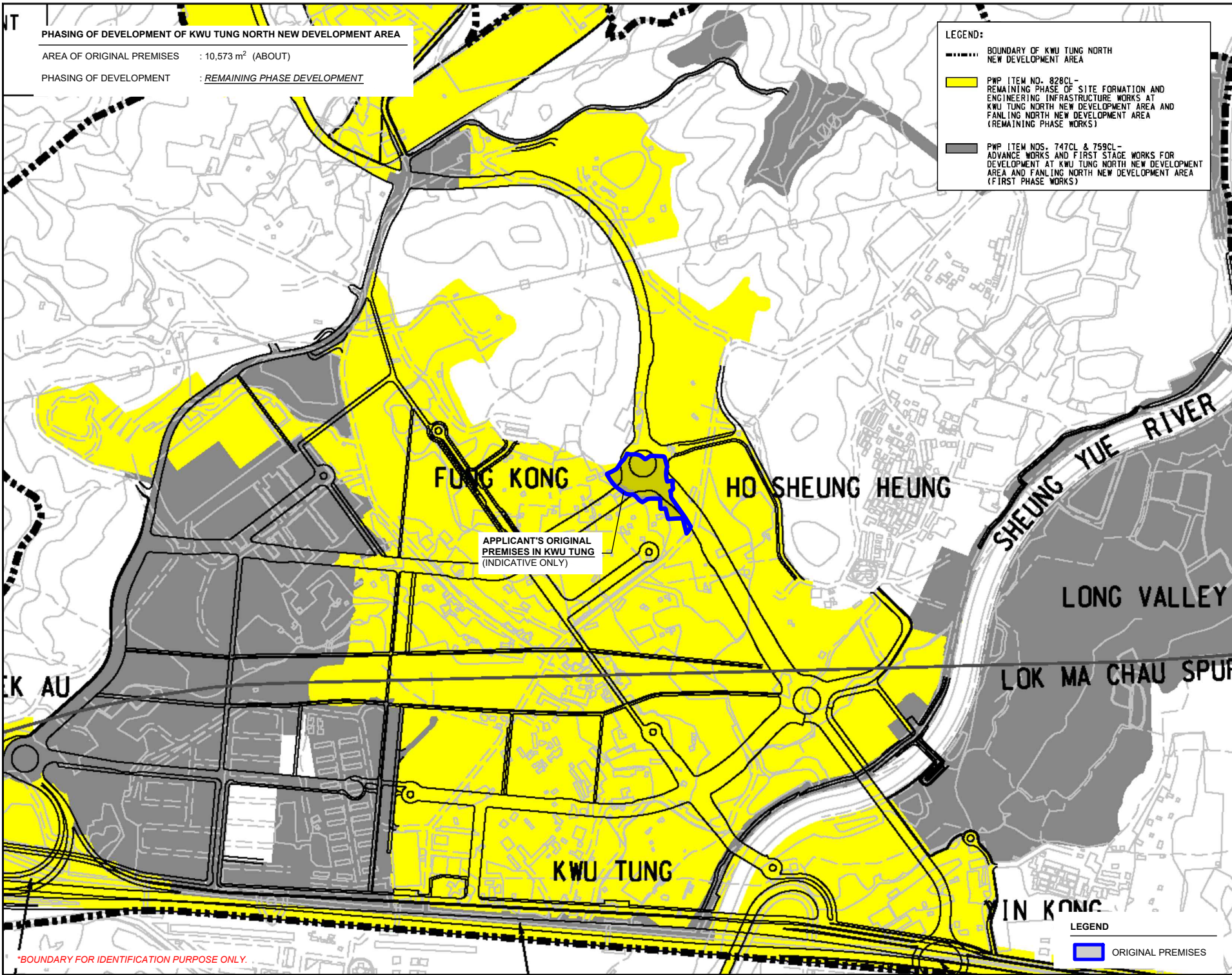
VER.

001

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PHASING OF DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA

AREA OF ORIGINAL PREMISES : 10,573 m² (ABOUT)

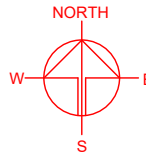
PHASING OF DEVELOPMENT : REMAINING PHASE DEVELOPMENT

LEGEND:

--- BOUNDARY OF KWU TUNG NORTH NEW DEVELOPMENT AREA

■ PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)

■ PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE

1 : 10000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

■ ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

KTN NDA PHASING PLAN

DWG NO.

PLAN 6

VER.

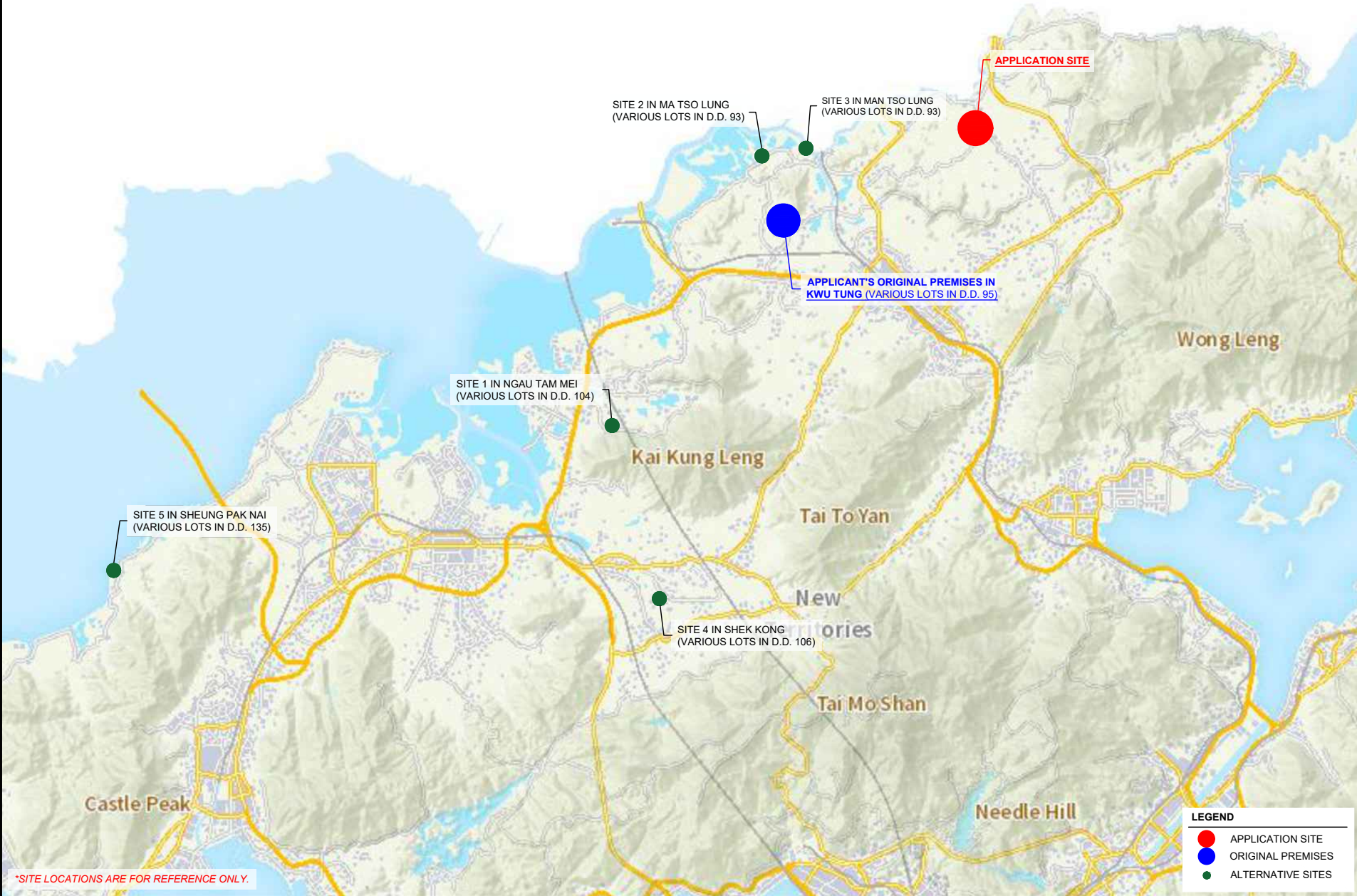
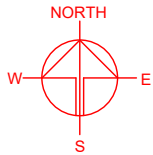
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND,
KWU TUNG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 84, TA KWU LING, NEW TERRITORIES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 9.4.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 7

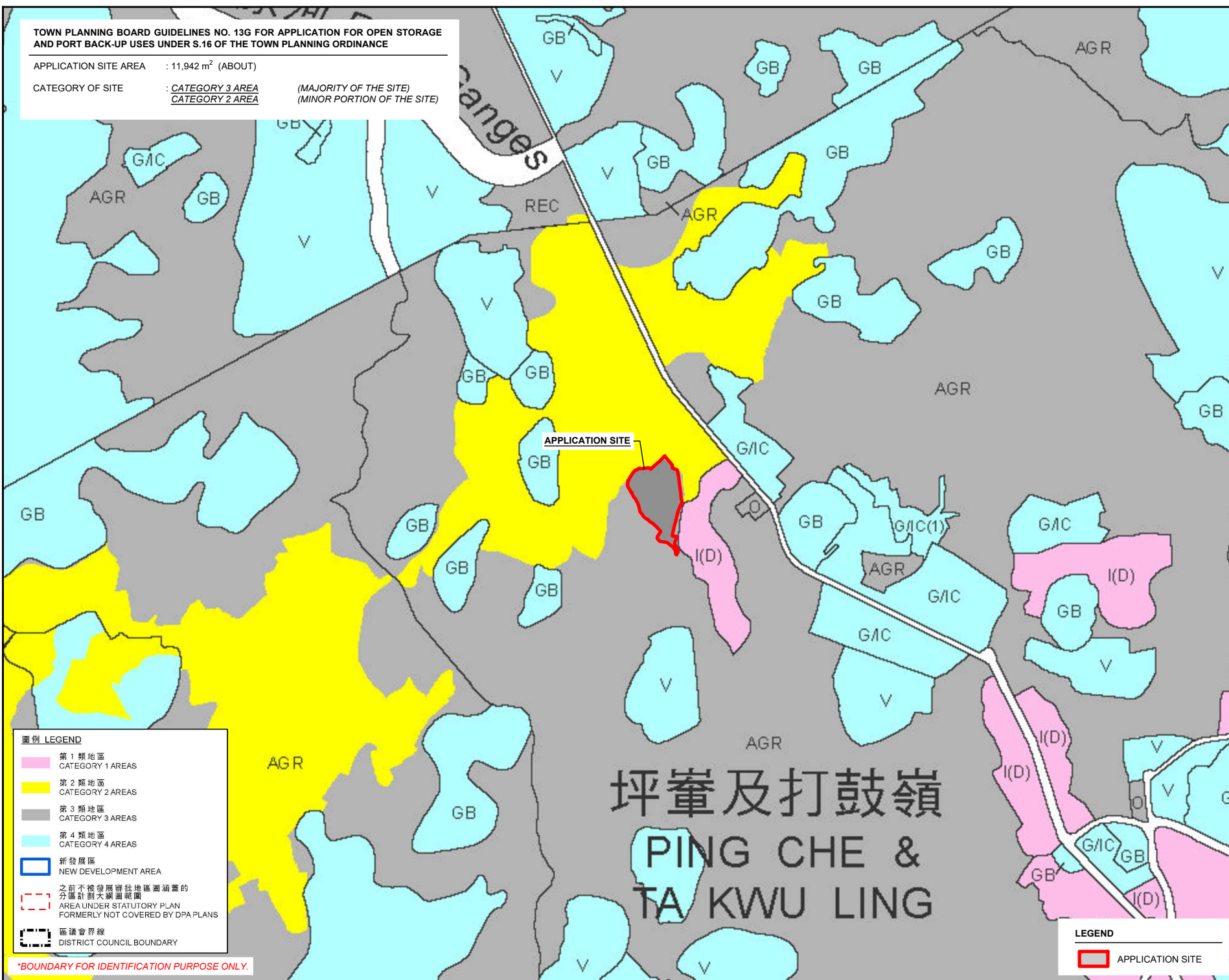
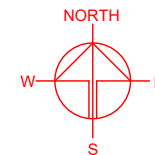
VER.

001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE
AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA (MAJORITY OF THE SITE)
CATEGORY 2 AREA (MINOR PORTION OF THE SITE)



圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS

新發展區
NEW DEVELOPMENT AREA

之前不被發展審批地區圖涵蓋的
分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS

區議會界線
DISTRICT COUNCIL BOUNDARY

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1: 10000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG. NO.

PLAN 8

VER.

001

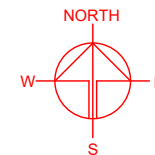
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

AERIAL PHOTO NO. : E183964C

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



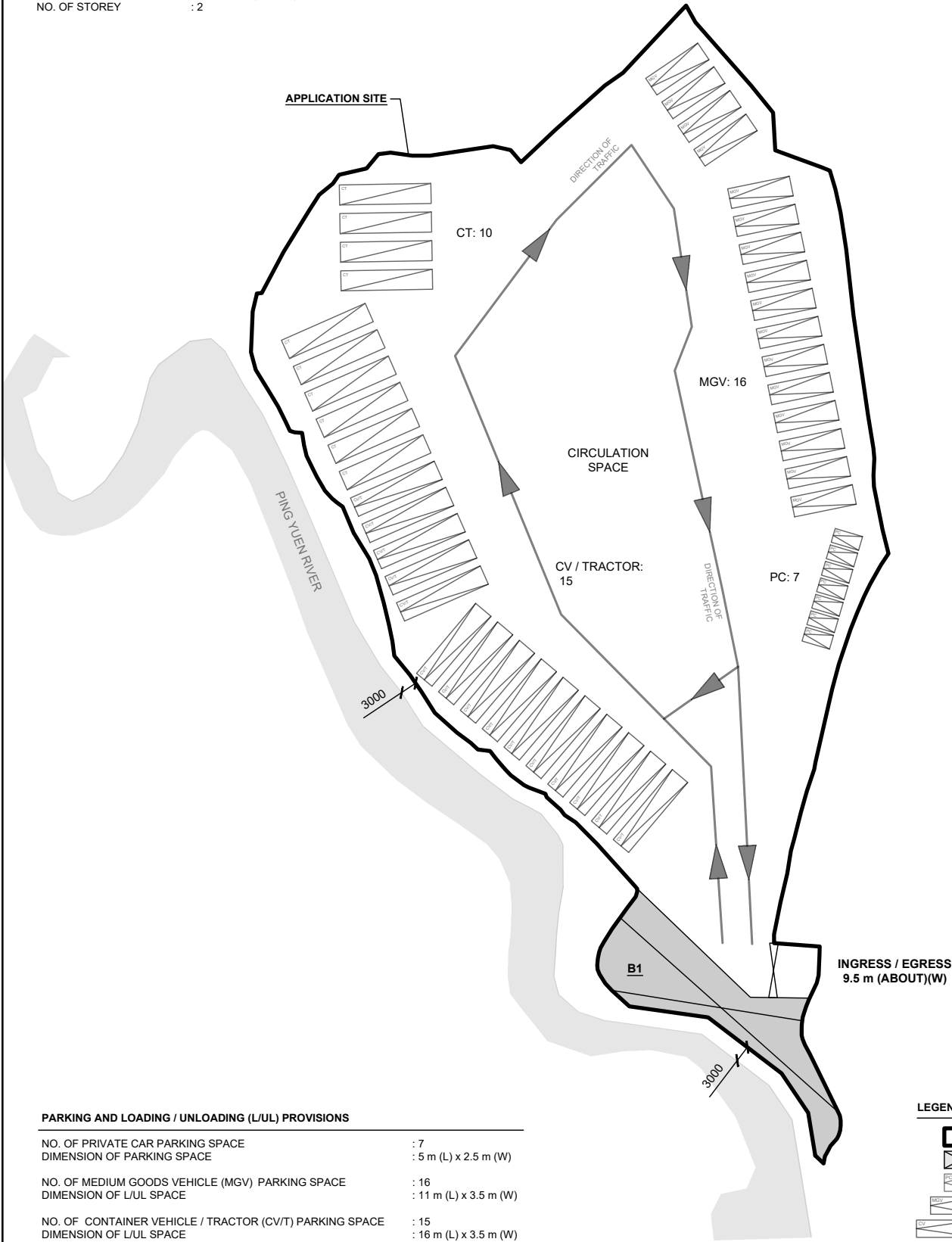
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 11,942 m ² | (ABOUT) |
| COVERED AREA | : 547 m ² | (ABOUT) |
| UNCOVERED AREA | : 11,395 m ² | (ABOUT) |
| PLOT RATIO | : 0.09 | (ABOUT) |
| SITE COVERAGE | : 5 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 1,094 m ² | (ABOUT) |
| TOTAL GFA | : 1,094 m ² | (ABOUT) |
| BUILDING HEIGHT | : 8 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|--|----------------------------|------------------------------|-----------------------|
| B1 | SITE OFFICE, STAFF REST ROOM, WASHROOM AND GUARDROOM | 547 m ² (ABOUT) | 1,094 m ² (ABOUT) | 8 m (ABOUT)(2-STOREY) |
| TOTAL | | 547 m ² (ABOUT) | 1,094 m ² (ABOUT) | |



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 7 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE | : 16 |
| DIMENSION OF L/UL SPACE | : 11 m (L) x 3.5 m (W) |
| NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE | : 15 |
| DIMENSION OF L/UL SPACE | : 16 m (L) x 3.5 m (W) |
| NO. OF CONTAINER TRAILER (CT) PARKING SPACE | : 10 |
| DIMENSION OF L/UL SPACE | : 16 m (L) x 3.5 m (W) |

LEGEND

| | |
|--|----------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | PARKING SPACE (MGV) |
| | PARKING SPACE (CV/T) |
| | PARKING SPACE (CT) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 84, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

9.4.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 10

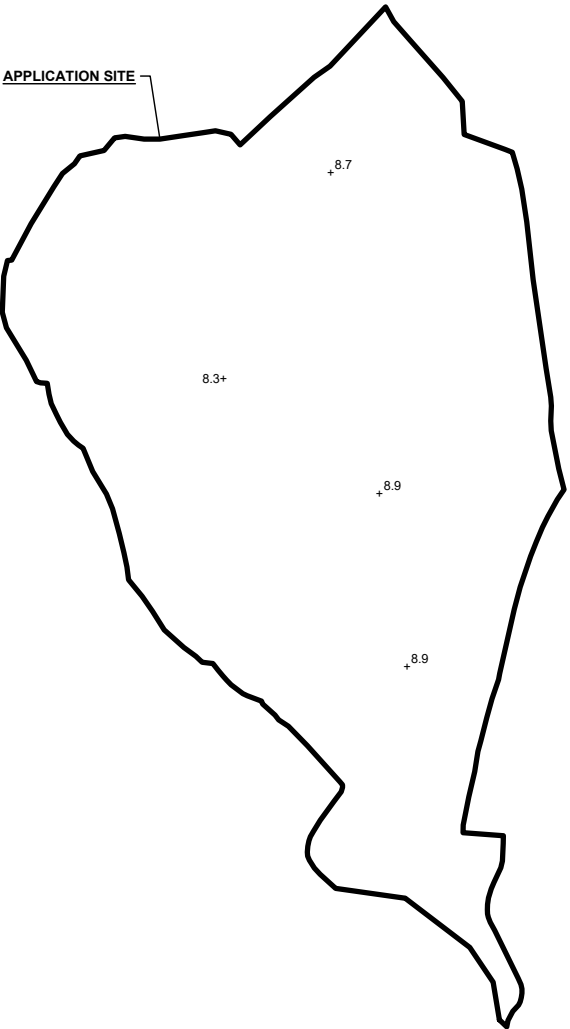
VER.

001





EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)
EXISTING SITE LEVELS : +8.3 mPD - 8.9 mPD (ABOUT)



LEGEND

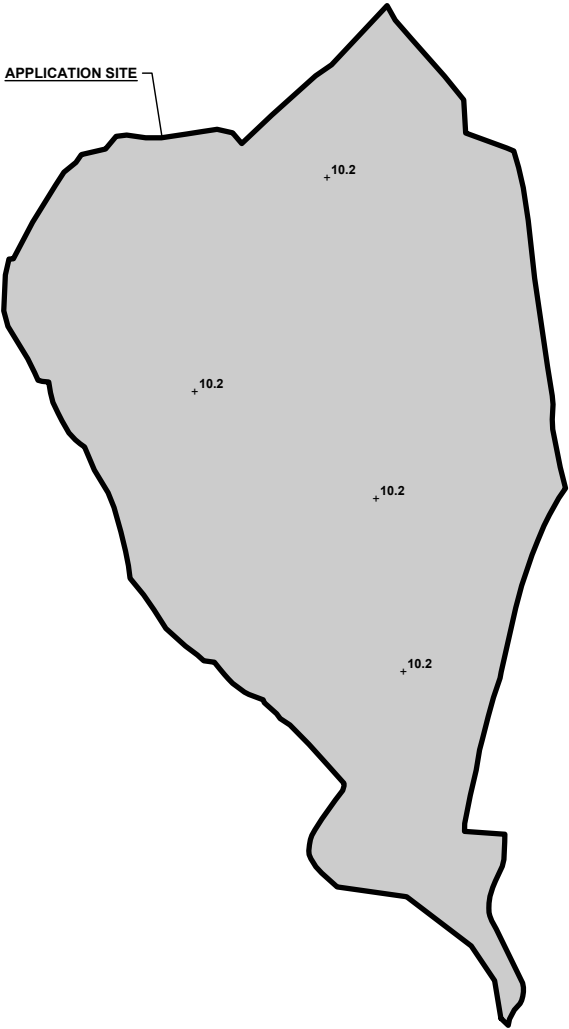
 APPLICATION SITE
 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.




PROPOSED FILLING OF LAND AT THE APPLICATION SITE

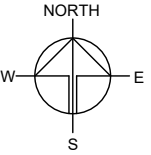
APPLICATION SITE AREA : 11,942 m² (ABOUT)

MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 1.9 m
PROPOSED SITE LEVELS : +10.2 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
PARKING SPACES AND CIRCULATION AREA



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

| | |
|-------------|----------|
| DRAWN BY | DATE |
| MN | 9.4.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

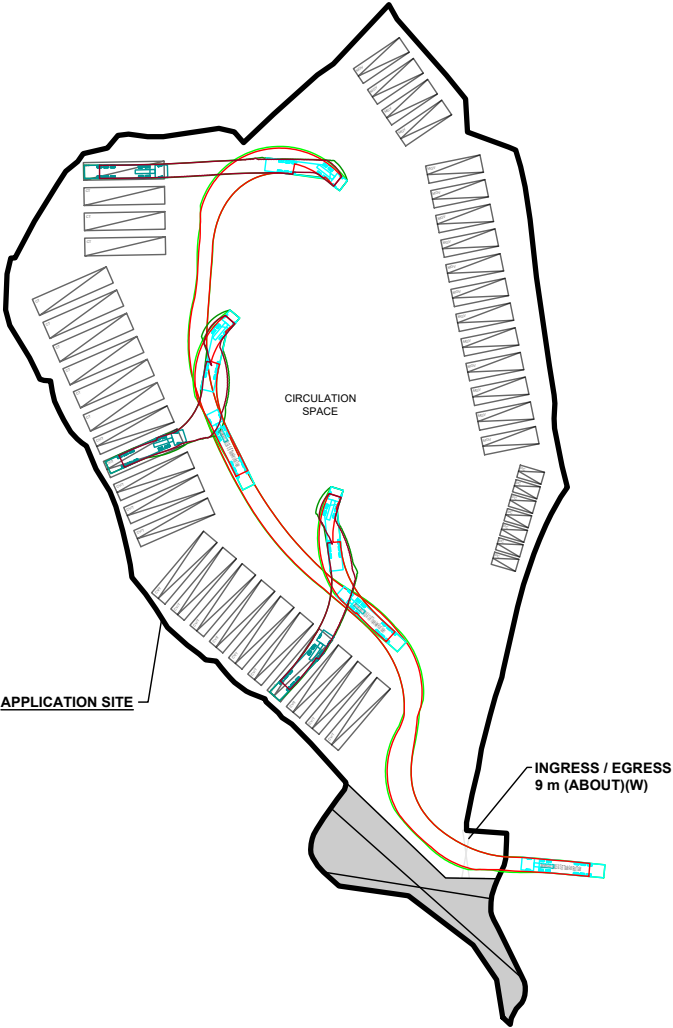
DWG. TITLE
FILLING OF LAND

| | |
|--------------------|-------------|
| DWG NO. PLAN 11 | VER. 001 |
|--------------------|-------------|

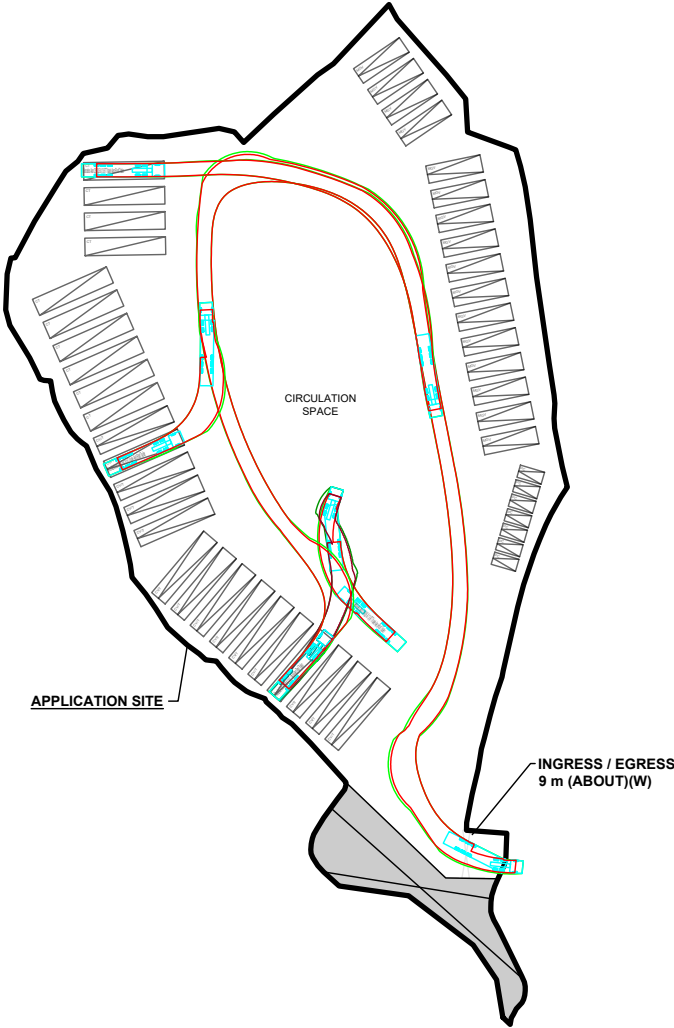
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

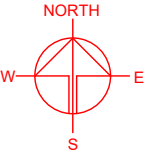


FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

| LEGEND | |
|--------|-----------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | PARKING SPACE (MGV) |
| | PARKING SPACE (CV/T) |
| | PARKING SPACE (CT) |
| | INGRESS / EGRESS |
| | CONTAINER VEHICLE |
| | SWEPT PATH OF VEHICLE |



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

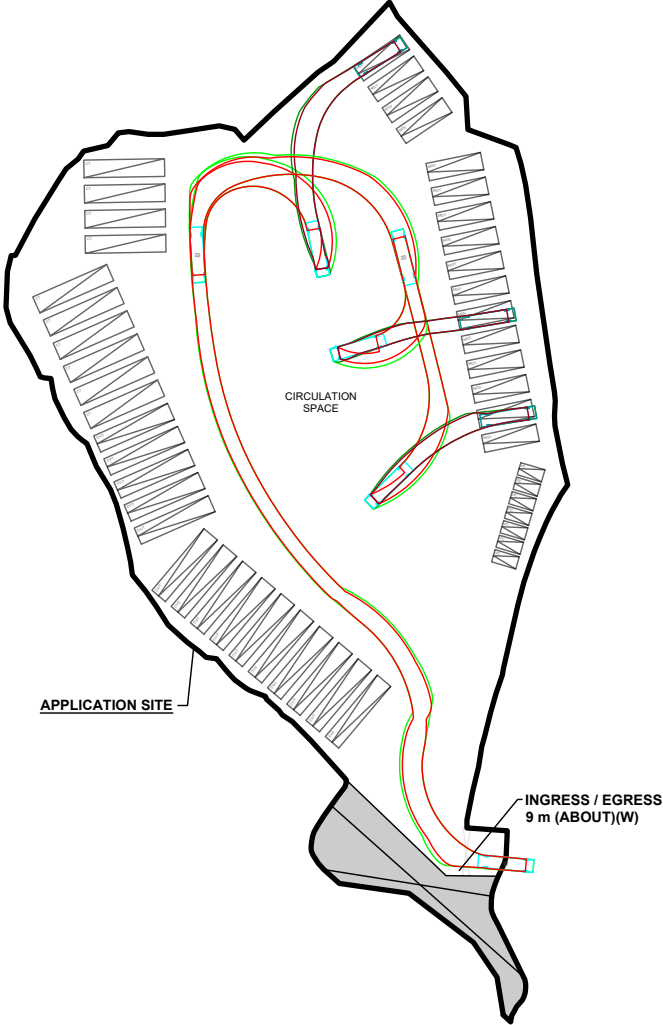
SITE LOCATION
VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

| | |
|--|------------------|
| SCALE 1 : 1500 @ A4 | |
| DRAWN BY MN | DATE 9.4.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE SWEPT PATH ANALYSIS (CV) | |
| DWG NO. PLAN 12 | VER. 001 |

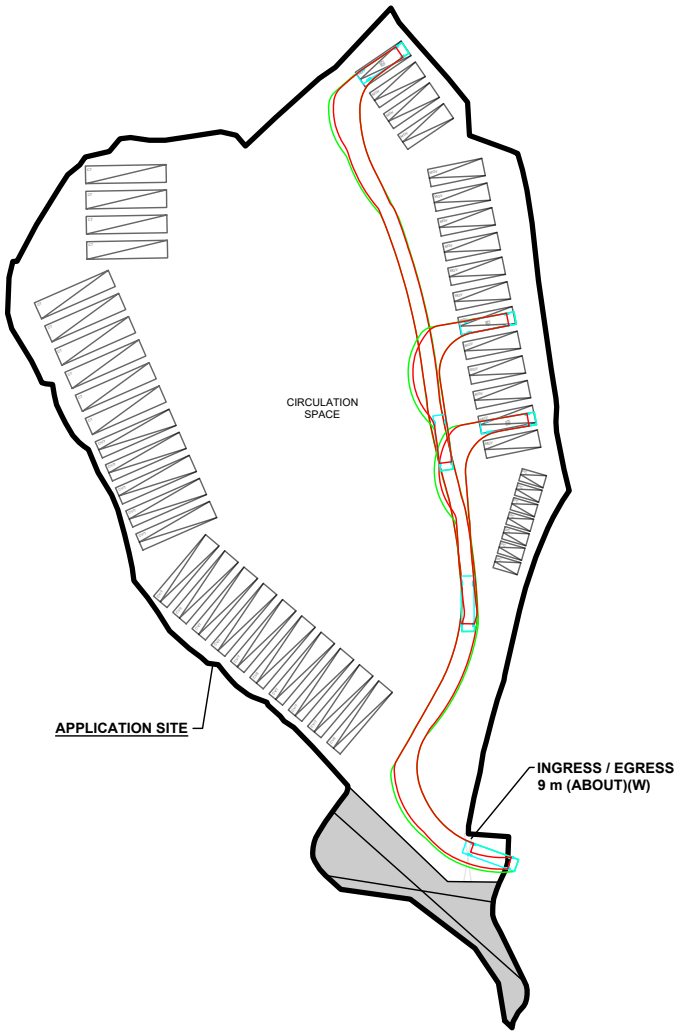
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



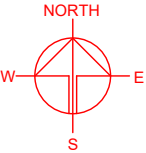
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (MGV)
- PARKING SPACE (CV/T)
- PARKING SPACE (CT)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

| | |
|---|------------------|
| SCALE 1 : 1500 @ A4 | |
| DRAWN BY MN | DATE 9.4.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE SWEPT PATH ANALYSIS (MGV) | |
| DWG NO. PLAN 13 | VER. 001 |

Our Ref.: DD84 Lot 9 & VL
Your Ref.: TPB/A/NE-TKL/755

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

By Email

13 June 2024

Dear Sir,

1st Further Information

**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary
Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 84, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/755)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at (852) 2339 0884 / christianchim@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/STN, Pland

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

email: sswlee@pland.gov.hk)
email: kyyleung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 84, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/755)

(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|--|---|---|
| 1. Comments of the Secretary for Development (SDEV) | | |
| (a) | To facilitate our consideration, the applicant should be requested to submit further information to demonstrate that he is the business operator of the existing operation at the site affected by the KTN NDA development. | <p>The original business premise in Kwu Tung for ‘<i>Temporary Medium Goods Vehicle and Container Tractor / Trailer Park</i>’ uses, has been operated by <i>The Motor Transport Company of Guangdong and Hong Kong Limited</i> since 1994. The original business premises is also the subject of 9 approved S.16 planning applications, within which the latest application (No. A/KTN/82) for the same use was approved by the Town Planning Board (the Board) on a temporary basis for a period of 3 years in 2022.</p> <p>The original business premises was later rented by the applicant of the current application, i.e. <i>Weisheng Transportation & Enterprisers Company Limited</i> for the applied use since 2014 (Annex I). The applicant is therefore authorized by <i>The Motor Transport Company of Guangdong and Hong Kong Limited</i> to operate the business premises in Kwu Tung.</p> <p>The current application is to facilitate the relocation of a brownfield operation for the applied use in Kwu Tung, which will be displayed by the Remaining Phase development of the Kwu Tung North New Development Area (KTN</p> |

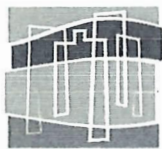
| | | |
|---|--|--|
| | | NDA) (Annex II). The applicant intends to make use of application site (the Site) for reprovisioning of the concerned operations. |
| 2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) | | |
| (a) | <p><u>From agricultural perspective</u></p> <p>The subject site falls within the “AGR” zone with part of the site being used for farming. 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 openfield 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>Although the Site falls within area zoned as “AGR”, the Site is currently unfenced and vacant. The proposed use is considered not incompatible with surrounding land uses which is dominated by open storage yards, logistics centre and warehouse uses along Ping Che Road. In addition, the proposed development is intended to facilitate the relocation of the applicant’s affected business premises in Kwu Tung due to land resumption to pave way for the development of KTN NDA, the special background of the application should be considered on individual merit and approval of the current application would not set an undesirable precedent within the “AGR” zone.</p> |
| (b) | <p><u>From nature conservation perspective</u></p> <p>The subject site is partly abandoned. Ping Yuen River is located adjacent to the southwestern boundary of the subject site. The applicant should clarify whether Ping Yuen River will be affected by the proposed use during the construction and operation stage and advise if there is any measures to avoid adverse impact to the Ping Yuen River nearby.</p> | <p>Fencing will be erected along the site boundary to avoid the watercourse from reaching. At least 3 m set back and sandbags will be placed along the southwestern portion of the Site during the planning approval period to avoid any disturbance.</p> <p>The applicant will also implement good site practices so as not to pollute the Ping Yuen River to the southwest of the Site. The applicant will reinstate the Site upon the expiration of the planning approval period.</p> |
| 3. Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) | | |
| (a) | <p>It is noted that the proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities on a 3-year basis and Associated Filling of Land (the subject development) is</p> | <p>Noted. The application is only on a temporary basis and the applicant agreed to be moved out during the land resumption stage of the development of New Territories North (NTN) New Town. The proposed use would be terminated</p> |

| | | |
|---|---|--|
| | located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021. 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, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works. | if the Government resume the Site for clearance, construction, and relevant works. |
| 4. Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) | | |
| (a) | We have no comment on the captioned planning application. Please note that the access road adjacent to the site is not maintained by HyD. | Noted. |
| 5. Comments of the Commissioner for Transport (C for T) | | |
| (a) | The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated by the development will not cause substantial traffic impact to the surrounding road network; | Traffic count surveys were conducted at the key locations on 29/5/2024 (Wednesday) PM and 30/5/2024 (Thursday) AM with survey period of 07:00 – 10:00 and 16:00 – 19:00. The AM and PM peak hours are identified to occur at 08:00 – 09:00 and 17:00 – 18:00 respectively. The results of the survey have shown that all the link flows in the vicinity of the application site (the Site) would be operating within capacity during the AM and PM peak hour even with the estimated peak hours trips from the proposed development (Annexes III and IV). |

| | | |
|--|--|---|
| (b) | The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; | The Site will be used as vehicle park for parking of the company's fleets to support the cross-boundary trade, hence, parking spaces will not be rented to the general public. To facilitate the smooth entry of vehicles to the Site, an ingress/egress gate with vehicle detection sensors will be implemented to initiate the pre-opening sequence based on the detection of the approaching vehicles. Staff will also be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure no queuing of vehicle outside the Site. Furthermore, sufficient passing areas are also provided along the local access connecting the Site to Ping Che Road, therefore, queuing of vehicle outside the Site will not be anticipated (Annex V). |
| (c) | The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and | Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site. |
| (d) | The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party. | Noted. |
| 6. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) | | |
| (a) | Flooding incidents have been recorded in the area in the vicinity of the application site. The applicant should submit Drainage Impact Assessment (DIA) for the site to demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of stream course and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being eroded and flooded. | A drainage layout plan, with provision of peripheral u-channels, catchpits and storage tank, is submitted by the applicant to mitigate adverse drainage impact generated by the proposed development (Annex VI). The applicant will submit a drainage impact assessment (DIA) to the satisfaction of CE/MN, DSD after planning approval has been granted by the Town Planning Board (the Board). The applicant will commence the construction works or operations, including site formation works, only after the DIA is considered |

| | | |
|-----|--|---------------------------|
| | The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division. | acceptable by CE/MN, DSD. |
| (b) | The application site is in the vicinity of the existing Ping Yuen River to the west of the application site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the Ping Yuen River 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 my satisfaction. | |
| (c) | No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD. | |
| (d) | The applicant should be reminded to minimize the possible adverse environmental impacts on the existing watercourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development. | |
| (e) | 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 proposed development. | |

| | | |
|-----|---|--|
| (f) | <p>The potential drainage impact is considered substantial under the development. The applicant should demonstrate and clarify if there is insurmountable drainage problem out of the development including but not limited to:</p> <ol style="list-style-type: none">1. diversion for existing flow paths within the site;2. site formation level and impacts on existing overland flow;3. assessment of the catchment areas and potential drainage impacts out of increasing of impermeable surfaces;4. checking of the capacity and condition of the existing drainage downstream; and5. mitigation measures to compensate the drainage impact, e.g. drainage facilities and storage tank. Assessments to justify the size of channel and storage tank are required. | |
|-----|---|--|



R-RICHES
PLANNING LIMITED

COPY

盈卓
規劃
有限公司

新界上水龍琛路 39 號
上水廣場 15 樓 1501 至 1510 室
地政總署
新發展區組

有關受新界古洞北新發展區及粉嶺北新發展區餘下階段發展計劃影響

向地政總署提出“特惠補償申請”及提交資料

新界上水古洞北河上鄉

丈量約份第 95 約地段第 106 號、第 108-110 號、第 112-120 號、
第 122 號及第 165 號 A 分段

敬啟者

我們 盈卓規劃有限公司 R-RICHES PLANNING LIMITED 受標題地段在地業務經營者 威盛運輸企業有限公司 WEISHENG TRANSPORTATION & ENTERPRISES CO. LIMITED (以下簡稱“威盛運輸”) 委托，向地政總署提出有關上述標題地段的受新發展區影響 (古洞北新發展區及粉嶺北新發展區餘下階段發展計劃) 之在地經營業務特惠補償申請。“威盛運輸”並已委托測量師進行測量，以方便貴署計算相關特惠補償事項，有關測量報告正在準備中，將於稍後補交至貴署。

上述標題在地業務經營者特惠補償申請人“威盛運輸”從 2014 年起於上述地段一直經營之今，“威盛運輸”並於較早前委托本公司為規劃顧問，向城市規劃委員會提出申請搬遷上述地點到新地點以繼續經營其業務。故此申請人冀盡快獲得特惠補償，並盡快於新地點進行基建設施，致力配合政府發展計劃得以順利展開。

如有任何疑問，可聯絡本公司負責人鄧先生 (電話:2339 0884) 或 黃小姐 (電話: [REDACTED])。

現隨此信件附上申請人向貴署申領特惠補償的相關文件:

- 在地業務經營者之租約
- 在地業務經營者之商業登記證
- 在地業務經營者之公司註冊證
- 在地業務經營者之現有短期租約及短期豁免書
- 申請人授權顧問公司之授權書



代辦人: R-riches Planning Limited

日期: 2024 年 1 月 24 日



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884

(852) [REDACTED]



(852) 2323 3662



gracewong@r-riches.com.hk

古洞车场使用协议

甲方：粤港汽车运输联营有限公司（出租方）

乙方：威盛运输企业有限公司（承租方）

经友好协商，甲乙双方就使用古洞车场（下称“车场”）及相关设施一事达成以下协议：

1、甲方将位于香港上水河上乡路 107 号古洞车场及部分设施（车场约 70%的面积及部分设施）提供给乙方使用，包含二层写字楼连消防设施一座，司机生活区组合货柜屋一套，保安岗亭两座，洗车池一个（建筑物清单详见附表）。

2、使用期限自 2014 年 8 月 1 日起至 2024 年 7 月 31 日止。

3、使用期限首年免费，自第二年起即 2015 年 8 月起，每月

乙方须在每月 25 日前向甲方指定银行缴交当月场地使用费。

4、车场最多可同时停放 49 条 40 呎拖架，3 条 20 呎拖架，18 辆吨车，20 辆拖头，10 辆大巴，乙方不得超出车场最大容纳能力使用。

5、甲方车场继续保留维修车间及车槽（在使用期限内由甲乙双方共同使用，但甲方享有优先使用权）、配件库和修理人员宿舍，并保留 10 个巴士停车位，用于甲方车辆停放。

6、甲方有权根据业务的需要，在古洞车场空间增置货柜，



乙方应予以配合。

7、古洞车场及其相关设施的维护和保养由乙方负责。

8、乙方不得擅自改变场地的用途，若须改建或增加建筑，须符合香港政府相关法例规定并取得甲方同意，费用由乙方承担。

9、乙方须作出应尽的努力，保持与车场邻里的友好关系。

10、乙方须负责车场的保安、防火、安全等责任，并保证必要的投入。

11、甲方原有的古洞车场保安合同由乙方继续履行，自本协议有效期终止。期间保安费用由乙方承担，合约期满后，乙方可自行决定是否续约，但乙方必须确保车场拥有适当的安保措施。

12、车场的政府续牌、消防年审由乙方负责，甲方提供协助，相关费用由乙方承担。

13、如使用期间车场因政府或发展商工程需要征地或搬迁的，又或是车场续期不获批准的，甲方须及时告知乙方，乙方在获知信息后自行负责相关业务的转移和安排。如上述情况涉及搬迁津贴（包括特惠津贴）等，按香港政府规定处理。

14、车场已获得香港运输署和环保署的批准，成为甲方淘汰车辆的拆车场，香港古洞车场的拆车资质归属甲方所有，并由甲方每年向香港运输署和环保署进行续期申请。

15、在使用有效期内，如乙方出现连续三个月拖欠甲方场地使用费，甲方可以单方面中止本协议，乙方必须无条件退还车场，甲方不需要给乙方任何补偿。并有权追索相关的欠款。

16、本协议是以双方各自《承包经营合同》为基础，两者互相依存。如《承包经营合同》中止或解除，则本协议随之中止或解除。乙方必须无条件退还车场，甲方不需要给乙方任何补偿。

甲方：粤港汽车运输联营有限公司

银行名称：中国银行（香港）有限公司

银行帐号：

代表：

乙方：威盛运输企业有限公司

银行名称：中国银行（香港）有限公司

银行帐号：

代表：

日期：二〇一四年七月三十日

签约地：香港

電話 Tel: 3547 0706
 圖文傳真 Fax: 3547 0756
 電郵地址 Email: lcp1@landsd.gov.hk
 本署檔號 Our Ref: () in LD NDA/POL/8/1/378
 來函檔號 Your Ref:

來函請註明本署檔號
 Please quote our reference in your reply



地政總署
 新發展區組
 NEW DEVELOPMENT AREA SECTION
 LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
 We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室
 Units 1501-10, Level 15, Landmark North,
 39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

香港新界
 錦田吉慶圍236號
 盈匯坊D座
 R-riches Planning Limited

郵寄及現場張貼

鄧先生/黃小姐:

古洞北／粉嶺北新發展區餘下階段發展

丈量約份第95約地段第106號、第108號、第109號、第110號、第112號、第113號、第114號、第115號、第116號、第117號、第118號、第119號、第120號、第122號及、第123號及第165號A分段

露天／戶外業務清拆編號：X16/311-366

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年4月2日或之前向本辦事處提供下列文件（如適用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
 (c) 香港公司註冊證書

- (2) 有關業務在2014年1月16日至今的營運單據：

- | | |
|-------------|------------|
| (a) 報稅單或繳稅單 | (b) 營業損益表 |
| (c) 火險保單單據 | (d) 僱員保險單據 |
| (e) 器材保養單據 | (f) 商業登記證 |
| (g) 供電單據 | (h) 電話單據 |
| (i) 供水單據 | (j) 資訊服務單據 |

(3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電：3547 0706與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(林雄傑



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年3月19日

Annex III – Result of The Traffic Count Survey**1) Existing Nearby Road Network**

- 1.1 The application site (the Site) is accessible from Ping Che Road via the aforesaid local access.
- 1.2 The existing local access that connects the Site to Ping Che Road is a village track. Ping Che Road is district distributor which provides major access for traffic commuting to/from Ta Kwu Ling and other areas of North East New Territories.

2) Existing Traffic Flows with the Proposed Development

- 2.1 In order to gain understanding of the existing traffic condition of the vicinity of the Site, traffic count surveys were conducted at the key locations on 29/5/2024 (Wednesday) PM and 30/5/2024 (Thursday) AM with survey period of 07:00 – 10:00 and 16:00 – 19:00. The AM and PM peak hours are identified to occur at 08:00 – 09:00 and 17:00 – 18:00 respectively. The survey results are shown at **Tables 1 and 2** below and **Figures 1 and 2**:

Table 1: 2024 Peak Hour Junction Capacity Performance (w/o the proposed development)

| Junction No. | Location | DFC for AM Peak | DFC for PM Peak |
|--------------|------------------------------|-------------------|-------------------|
| J1 | Ping Che Road / Local Access | 0.04 [#] | 0.03 [#] |

[#]Please refer to the junction capacity performance calculation at **Annex IV**.

Table 2: 2024 Peak Hour Road Link Performance (w/o the proposed development)

| Link No. | Location | Direction | Design Capacity | AM Peak | | PM Peak | |
|----------|---------------|-----------|-----------------|--------------------------------|------|-------------------|------|
| | | | | Flows [#] (veh/hr) | P/Df | Flows (veh/hr) | P/Df |
| L1 | Ping Che Road | NB | 400* | 193 | 0.48 | 183 | 0.46 |
| | | SB | 400* | 184 | 0.46 | 175 | 0.44 |
| L2 | Ping Che Road | NB | 400* | 195 | 0.49 | 185 | 0.46 |
| | | SB | 400* | 185 | 0.46 | 176 | 0.44 |
| L3 | Local Access | 2-way | 100 | 37 | 0.37 | 31 | 0.31 |

*According to TPDM 2.4.1.1, the design flow of a 2-lane single carriageway may be taken as 800 veh/h

[#]According to TPDM 2.3.1.1, flow (vehicle/hr) has been converted to passenger car units

- 2.2 The traffic count results indicate that the key link flows in the vicinity of the proposed development are currently operating within capacity during the AM and PM peak hour.

3) Trip Generation and Attraction of the Proposed Development

- 3.1 The current application is intended to facilitate the relocation of an existing 'Medium Goods Vehicle and Container Tractor/Trailer Park' (approved under S.16 planning application No. A/KTN/82), which is affected by land resumption to facilitate the development of Kwu North North New Development Area.

- 3.2 Based on the approved scheme of A/KTN/82, a total of 49 parking spaces are provided at the original premises. While a total of 48 parking spaces are proposed at the Site, hence, the trip generation and attraction of the original premises and the current application should be very similar. According to the applicant, the below **Table 3** is the actual trip generation and attraction of the original premises in Kwu Tung at 08:00 – 09:00 and 17:00 – 18:00, which could be adopted as the estimated trip generation and attraction of the proposed development.

Table 3: Trip Generation and Attraction of the Proposed Development

| Time Period | Trip Generation and Attraction | | | | | | |
|---------------------------|--------------------------------|-----|-----|-----|------|-----|----------------|
| | PC | | MGV | | CV/T | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trips at 08:00 – 09:00 | 4 | 0 | 0 | 2 | 0 | 3 | 9 |
| Trips at 17:00 – 18:00 | 0 | 4 | 2 | 0 | 3 | 0 | 9 |

#According to TPDM 2.3.1.1, flow of vehicle has been converted to passenger car units

4) Future Traffic Situation with the Proposed Development

- 4.1 Based on the results of the traffic count survey on the existing peak hours traffic flows with the accumulation of the estimated peak hour traffic generation and attraction by the proposed development, the peak hour traffic flows with the proposed development are shown at **Tables 4 and 5** below and **Figure 2**:

Table 4: 2024 Peak Hour Junction Capacity Performance (with the proposed development)

| Junction No. | Location | DFC for AM Peak | DFC for PM Peak |
|--------------|------------------------------|--------------------------|--------------------------|
| J1 | Ping Che Road / Local Access | <u>0.05</u> [#] | <u>0.04</u> [#] |

#Please refer to the junction capacity performance calculation at **Annex II**.

Table 5: 2024 Peak Hour Road Link Performance (with the proposed development)

| Link No. | Location | Direction | Design Capacity | AM Peak | | PM Peak | |
|----------|---------------|-----------|-----------------|--------------------|-------------|--------------------|-------------|
| | | | | Flows (veh/hr) | P/Df | Flows (veh/hr) | P/Df |
| L1 | Ping Che Road | NB | 400* | <u>193</u> (+5) | <u>0.48</u> | 183 | 0.41 |
| | | SB | 400* | 184 | 0.41 | <u>180</u> (+5) | <u>0.45</u> |
| L2 | Ping Che Road | NB | 400* | <u>199</u> (+4) | <u>0.50</u> | 185 | 0.42 |
| | | SB | 400* | 185 | 0.41 | <u>180</u> (+4) | <u>0.45</u> |
| L3 | Local Access | 2-way | 100 | <u>46</u> (+9) | <u>0.46</u> | <u>40</u> (+9) | <u>0.40</u> |

*According to TPDM 2.4.1.1, the design flow of a 2-lane single carriageway may be taken as 800 veh/h

- 4.2 As advised by the applicant, goods vehicle would likely enter/leave the Site from/towards Heung Yuen Wai Highway, while private car would likely enter/leave the Site from/towards Sha Tau Kok Road (Ma Mei Ha). Therefore, vehicular trips are added to respective road links at AM and PM peak.
- 4.3 The results shown at **Tables 4, 5** and **Annex II** indicate that all the link flows in the vicinity of the proposed development would be operating within capacity during the AM and PM peak hour even with the estimated peak hours trips from the proposed development.
- 4.4 Furthermore, passing areas are also provided along the local access connecting the Site to Ping Che Road, hence, adverse traffic impact arisen from the proposed development to the surrounding road network should not be anticipated (**Annex III**).

Figure 1 – Observed 2024 Peak Hour Traffic Flows (without the Proposed Development)

1) The AM and PM peak hours are identified to occur at 08:00 – 09:00 and 17:00 – 18:00 respectively.

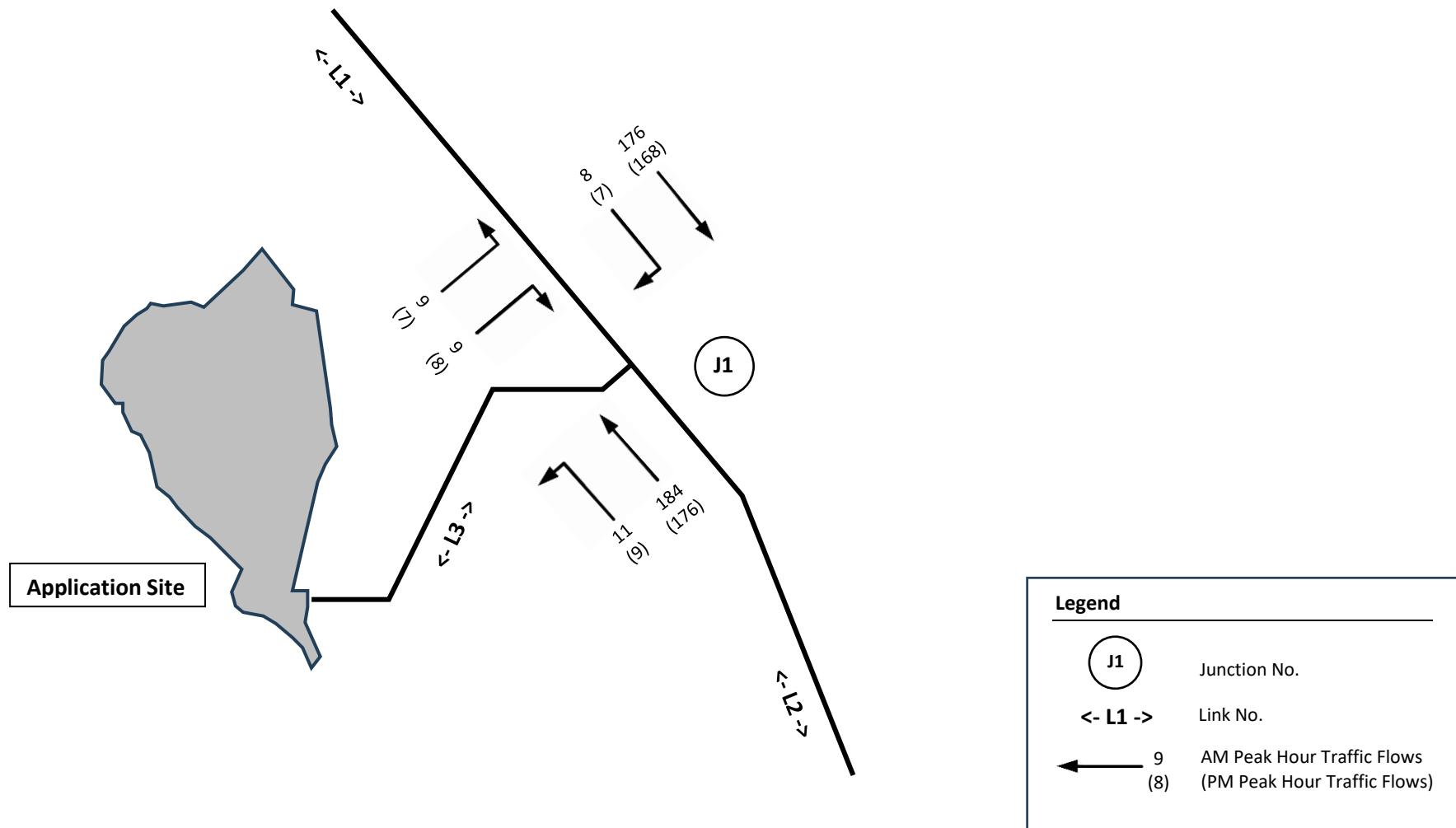
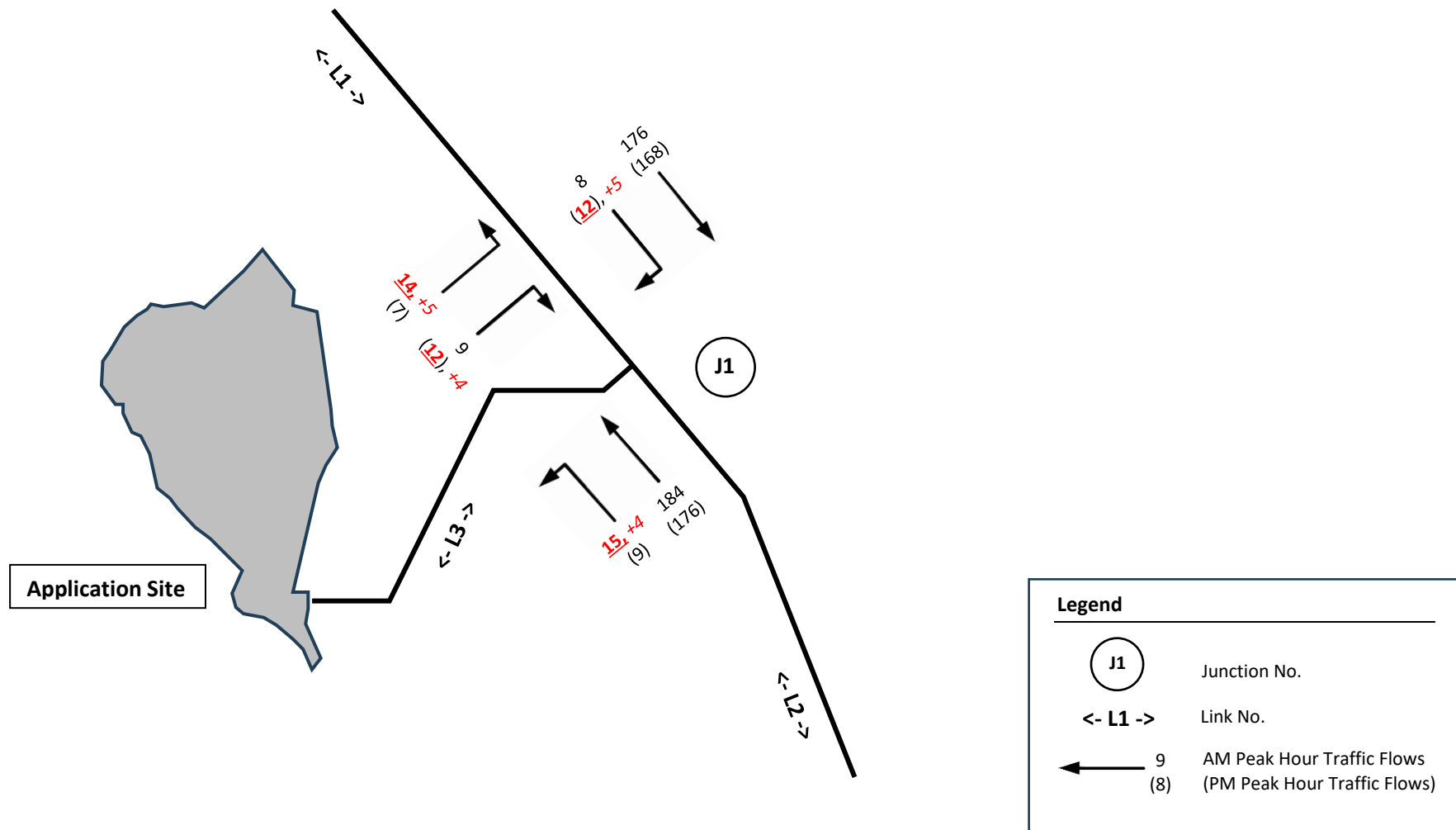


Figure 2 – Future 2024 Peak Hour Traffic Flows (with the Proposed Development)

1) The AM and PM peak hours are identified to occur at 08:00 – 09:00 and 17:00 – 18:00 respectively.



Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories
S.16 Planning Application No. A/NE-TKL/755

Priority Junction Calculation

2024 AM Peak (w/o the proposed development)

Geomatic details:

Major Road (Arm A)

| | | | |
|-------|---|-----|--------|
| W | = | 6.3 | metres |
| W cr | = | 0 | metres |
| q a-b | = | 11 | pcu/hr |
| q a-c | = | 184 | pcu/hr |

Major Road (Arm C)

| | | | |
|--------|---|-----|--------|
| W c-b | = | 3.1 | metres |
| Vr c-b | = | 22 | metres |
| q c-a | = | 176 | pcu/hr |
| q c-b | = | 8 | pcu/hr |

Minor Road (Arm B)

| | | | |
|--------|---|-----|--------|
| W b-a | = | 3 | metres |
| W b-c | = | 3 | metres |
| VI b-a | = | 105 | metres |
| Vr b-a | = | 62 | metres |
| Vr b-c | = | 62 | metres |
| q b-a | = | 9 | pcu/hr |
| q b-c | = | 9 | pcu/hr |

Geometric factors:

| | | |
|---|---|--------|
| D | = | 0.8659 |
| E | = | 0.8899 |
| F | = | 0.8647 |
| Y | = | 0.7827 |

The capacity of movement:

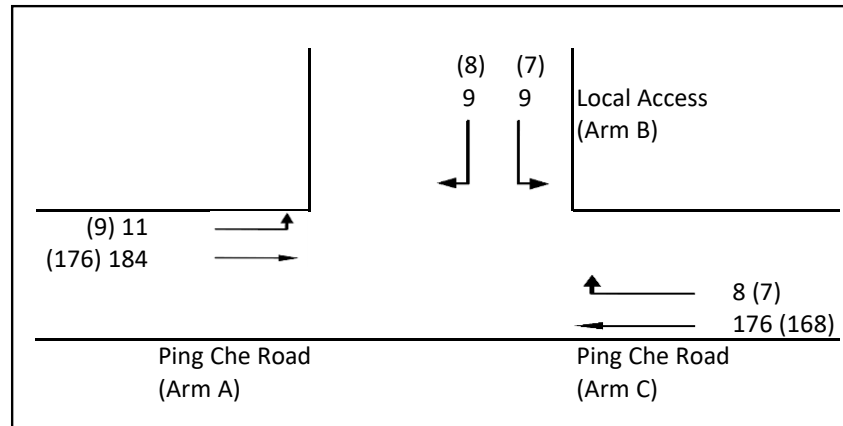
| | | |
|--------|---|----------|
| Q b-a | = | 466.3031 |
| Q b-c | = | 615.2175 |
| Q c-b | = | 596.1376 |
| Q b-ac | = | 466.3031 |

Comparison of design flow to capacity:

| | | |
|-----------------------|---|--------|
| DFC b-a | = | 0.0193 |
| DFC b-c | = | 0.0146 |
| DFC c-b | = | 0.0134 |
| DFC b-ac (share lane) | = | 0.0386 |

Total flow = 397 pcu/hr

Critical DFC = 0.04



| | | |
|--------|---|---|
| W | = | Major Road Width |
| W cr | = | Central Reserve Width |
| W b-a | = | Lane width available to vehicle waiting in stream b-a |
| W b-c | = | Lane width available to vehicle waiting in stream b-c |
| W c-b | = | Lane width available to vehicle waiting in stream c-b |
| VI b-a | = | Visibility to the left for vehicles waiting in steam b-a |
| Vr b-a | = | Visibility to the right for vehicles waiting in steam b-a |
| Vr b-c | = | Visibility to the right for vehicles waiting in steam b-c |
| Vr c-b | = | Visibility to the right for vehicles waiting in steam c-b |

| | | |
|---|---|---------------------|
| D | = | Stream-specific B-A |
| E | = | Stream-specific B-C |
| F | = | Stream-specific C-B |
| Y | = | (1-0.0345W) |

Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories
S.16 Planning Application No. A/NE-TKL/755

Priority Junction Calculation

2024 PM Peak (w/o the proposed development)

Geomatic details:

Major Road (Arm A)

| | | | |
|-------|---|-----|--------|
| W | = | 6.3 | metres |
| W cr | = | 0 | metres |
| q a-b | = | 9 | pcu/hr |
| q a-c | = | 176 | pcu/hr |

Major Road (Arm C)

| | | | |
|--------|---|-----|--------|
| W c-b | = | 3.1 | metres |
| Vr c-b | = | 22 | metres |
| q c-a | = | 168 | pcu/hr |
| q c-b | = | 7 | pcu/hr |

Minor Road (Arm B)

| | | | |
|--------|---|-----|--------|
| W b-a | = | 3 | metres |
| W b-c | = | 3 | metres |
| VI b-a | = | 105 | metres |
| Vr b-a | = | 62 | metres |
| Vr b-c | = | 62 | metres |
| q b-a | = | 8 | pcu/hr |
| q b-c | = | 7 | pcu/hr |

Geometric factors:

| | | |
|---|---|--------|
| D | = | 0.8659 |
| E | = | 0.8899 |
| F | = | 0.8647 |
| Y | = | 0.7827 |

The capacity of movement:

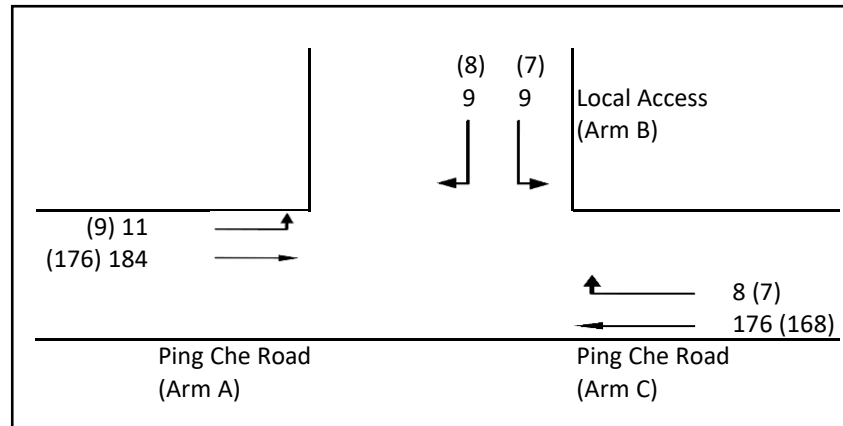
| | | |
|--------|---|----------|
| Q b-a | = | 470.0655 |
| Q b-c | = | 617.4462 |
| Q c-b | = | 598.6009 |
| Q b-ac | = | 470.0655 |

Comparison of design flow to capacity:

| | | |
|-----------------------|---|--------|
| DFC b-a | = | 0.0170 |
| DFC b-c | = | 0.0113 |
| DFC c-b | = | 0.0117 |
| DFC b-ac (share lane) | = | 0.0319 |

Total flow = 375 pcu/hr

Critical DFC = 0.03



| | | |
|--------|---|---|
| W | = | Major Road Width |
| W cr | = | Central Reserve Width |
| W b-a | = | Lane width available to vehicle waiting in stream b-a |
| W b-c | = | Lane width available to vehicle waiting in stream b-c |
| W c-b | = | Lane width available to vehicle waiting in stream c-b |
| VI b-a | = | Visibility to the left for vehicles waiting in steam b-a |
| Vr b-a | = | Visibility to the right for vehicles waiting in steam b-a |
| Vr b-c | = | Visibility to the right for vehicles waiting in steam b-c |
| Vr c-b | = | Visibility to the right for vehicles waiting in steam c-b |

| | | |
|---|---|---------------------|
| D | = | Stream-specific B-A |
| E | = | Stream-specific B-C |
| F | = | Stream-specific C-B |
| Y | = | (1-0.0345W) |

Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories
S.16 Planning Application No. A/NE-TKL/755

Priority Junction Calculation

2024 AM Peak (with the proposed development)

Geomatic details:

Major Road (Arm A)

| | | | |
|-------|---|-----------|--------|
| W | = | 6.3 | metres |
| W cr | = | 0 | metres |
| q a-b | = | <u>15</u> | pcu/hr |
| q a-c | = | 184 | pcu/hr |

Major Road (Arm C)

| | | | |
|--------|---|-----|--------|
| W c-b | = | 3.1 | metres |
| Vr c-b | = | 22 | metres |
| q c-a | = | 176 | pcu/hr |
| q c-b | = | 8 | pcu/hr |

Minor Road (Arm B)

| | | | |
|--------|---|-----------|--------|
| W b-a | = | 3 | metres |
| W b-c | = | 3 | metres |
| VI b-a | = | 105 | metres |
| Vr b-a | = | 62 | metres |
| Vr b-c | = | 62 | metres |
| q b-a | = | 9 | pcu/hr |
| q b-c | = | <u>14</u> | pcu/hr |

Geometric factors:

| | | |
|---|---|--------|
| D | = | 0.8659 |
| E | = | 0.8899 |
| F | = | 0.8647 |
| Y | = | 0.7827 |

The capacity of movement:

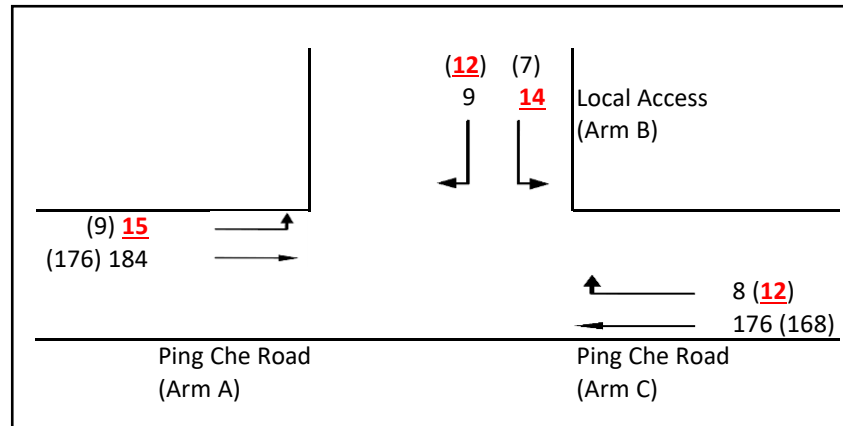
| | | |
|--------|---|----------|
| Q b-a | = | 465.9127 |
| Q b-c | = | 614.8163 |
| Q c-b | = | 595.1523 |
| Q b-ac | = | 465.9127 |

Comparison of design flow to capacity:

| | | |
|-----------------------|---|--------|
| DFC b-a | = | 0.0193 |
| DFC b-c | = | 0.0228 |
| DFC c-b | = | 0.0134 |
| DFC b-ac (share lane) | = | 0.0494 |

Total flow = 406 pcu/hr

Critical DFC = 0.05



| | | |
|--------|---|--|
| W | = | Major Road Width |
| W cr | = | Central Reserve Width |
| W b-a | = | Lane width available to vehicle waiting in stream b-a |
| W b-c | = | Lane width available to vehicle waiting in stream b-c |
| W c-b | = | Lane width available to vehicle waiting in stream c-b |
| VI b-a | = | Visibility to the left for vehicles waiting in stream b-a |
| Vr b-a | = | Visibility to the right for vehicles waiting in stream b-a |
| Vr b-c | = | Visibility to the right for vehicles waiting in stream b-c |
| Vr c-b | = | Visibility to the right for vehicles waiting in stream c-b |

| | | |
|---|---|---------------------|
| D | = | Stream-specific B-A |
| E | = | Stream-specific B-C |
| F | = | Stream-specific C-B |
| Y | = | (1-0.0345W) |

Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories
S.16 Planning Application No. A/NE-TKL/755

Priority Junction Calculation

2024 PM Peak (with the proposed development)

Geomatic details:

Major Road (Arm A)

| | | | |
|-------|---|-----|--------|
| W | = | 6.3 | metres |
| W cr | = | 0 | metres |
| q a-b | = | 9 | pcu/hr |
| q a-c | = | 176 | pcu/hr |

Major Road (Arm C)

| | | | |
|--------|---|-----------|--------|
| W c-b | = | 3.1 | metres |
| Vr c-b | = | 22 | metres |
| q c-a | = | 168 | pcu/hr |
| q c-b | = | <u>12</u> | pcu/hr |

Minor Road (Arm B)

| | | | |
|--------|---|-----------|--------|
| W b-a | = | 3 | metres |
| W b-c | = | 3 | metres |
| VI b-a | = | 105 | metres |
| Vr b-a | = | 62 | metres |
| Vr b-c | = | 62 | metres |
| q b-a | = | <u>12</u> | pcu/hr |
| q b-c | = | 7 | pcu/hr |

Geometric factors:

| | | |
|---|---|--------|
| D | = | 0.8659 |
| E | = | 0.8899 |
| F | = | 0.8647 |
| Y | = | 0.7827 |

The capacity of movement:

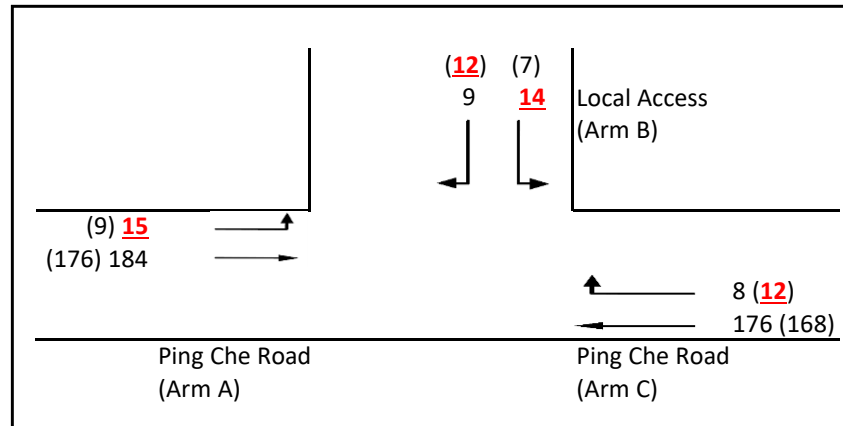
| | | |
|--------|---|----------|
| Q b-a | = | 468.3035 |
| Q b-c | = | 617.4462 |
| Q c-b | = | 598.6009 |
| Q b-ac | = | 468.3035 |

Comparison of design flow to capacity:

| | | |
|-----------------------|---|--------|
| DFC b-a | = | 0.0256 |
| DFC b-c | = | 0.0113 |
| DFC c-b | = | 0.0200 |
| DFC b-ac (share lane) | = | 0.0406 |

Total flow = 384 pcu/hr

Critical DFC = 0.04

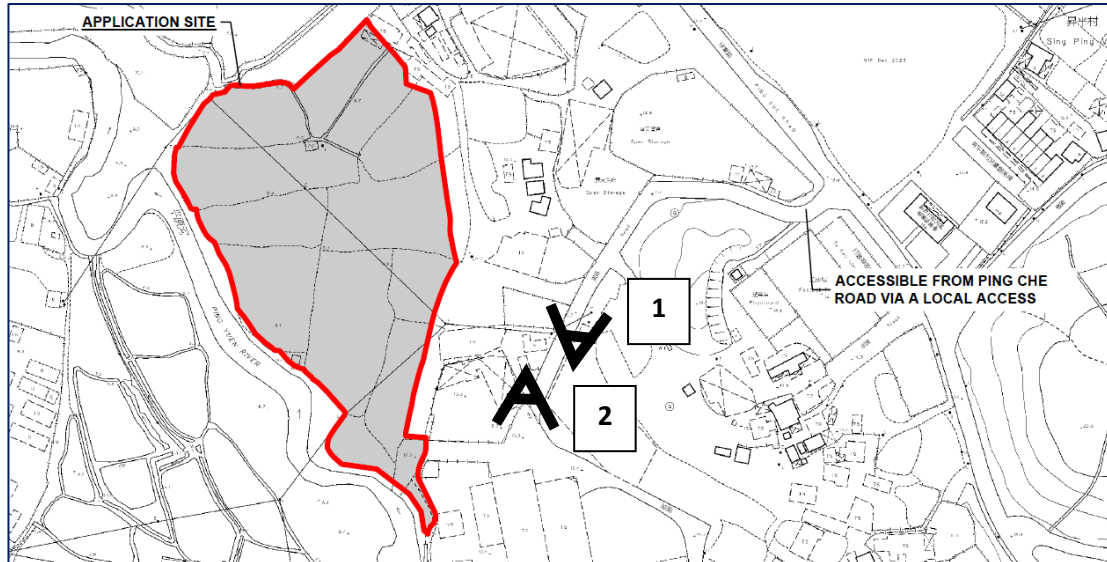


| | | |
|--------|---|---|
| W | = | Major Road Width |
| W cr | = | Central Reserve Width |
| W b-a | = | Lane width available to vehicle waiting in stream b-a |
| W b-c | = | Lane width available to vehicle waiting in stream b-c |
| W c-b | = | Lane width available to vehicle waiting in stream c-b |
| VI b-a | = | Visibility to the left for vehicles waiting in steam b-a |
| Vr b-a | = | Visibility to the right for vehicles waiting in steam b-a |
| Vr b-c | = | Visibility to the right for vehicles waiting in steam b-c |
| Vr c-b | = | Visibility to the right for vehicles waiting in steam c-b |

| | | |
|---|---|---------------------|
| D | = | Stream-specific B-A |
| E | = | Stream-specific B-C |
| F | = | Stream-specific C-B |
| Y | = | (1-0.0345W) |

Annex V – Passing Areas at the Local Access

- (i) Adequate passing areas are also provided along the local access connecting the Site to Ping Che Road, details are as follows:



PROPOSED DRAINAGE LAYOUT PLAN FOR S.16
PLANNING APPLICATION NO. A/NE-TKL/755

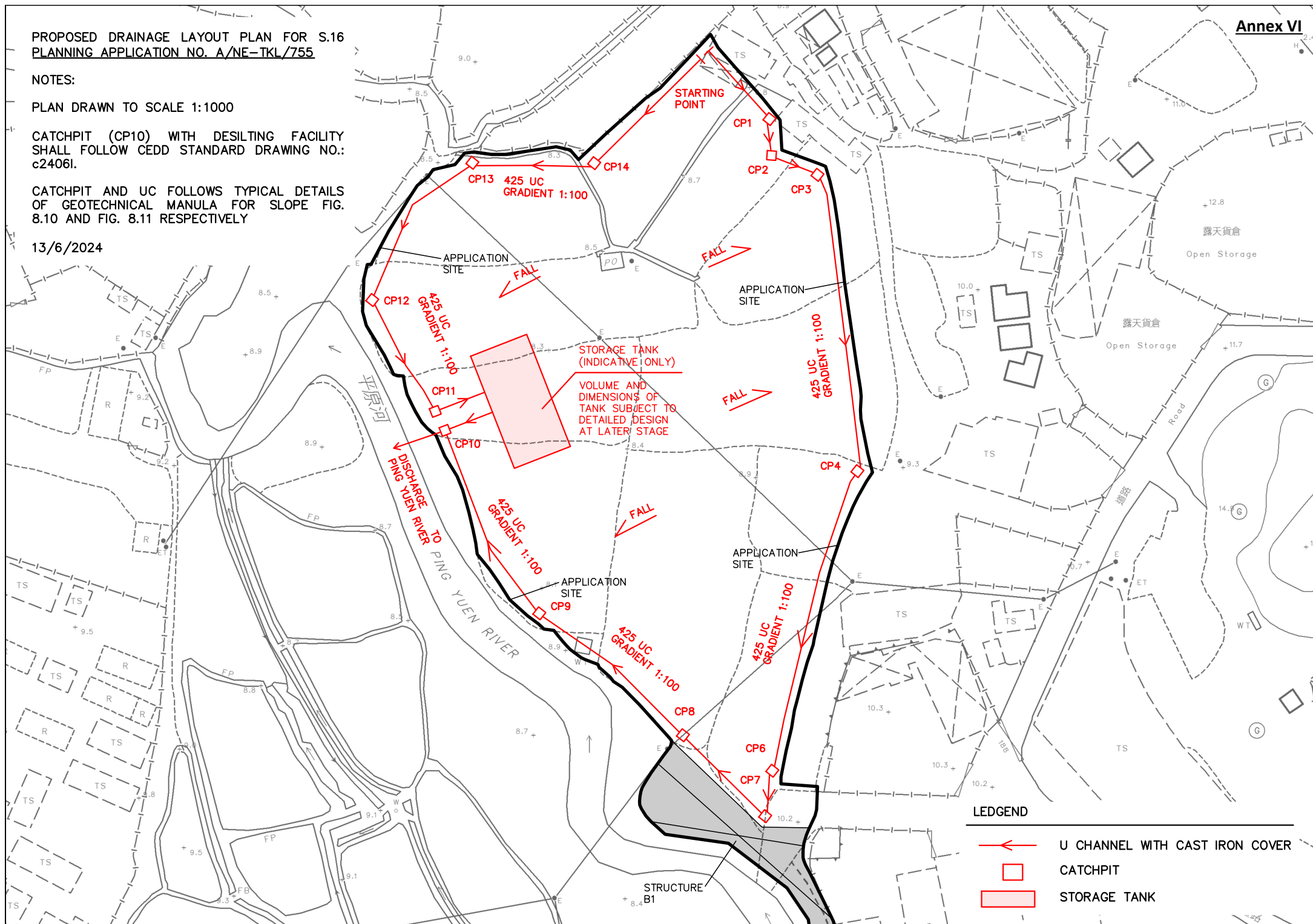
NOTES:

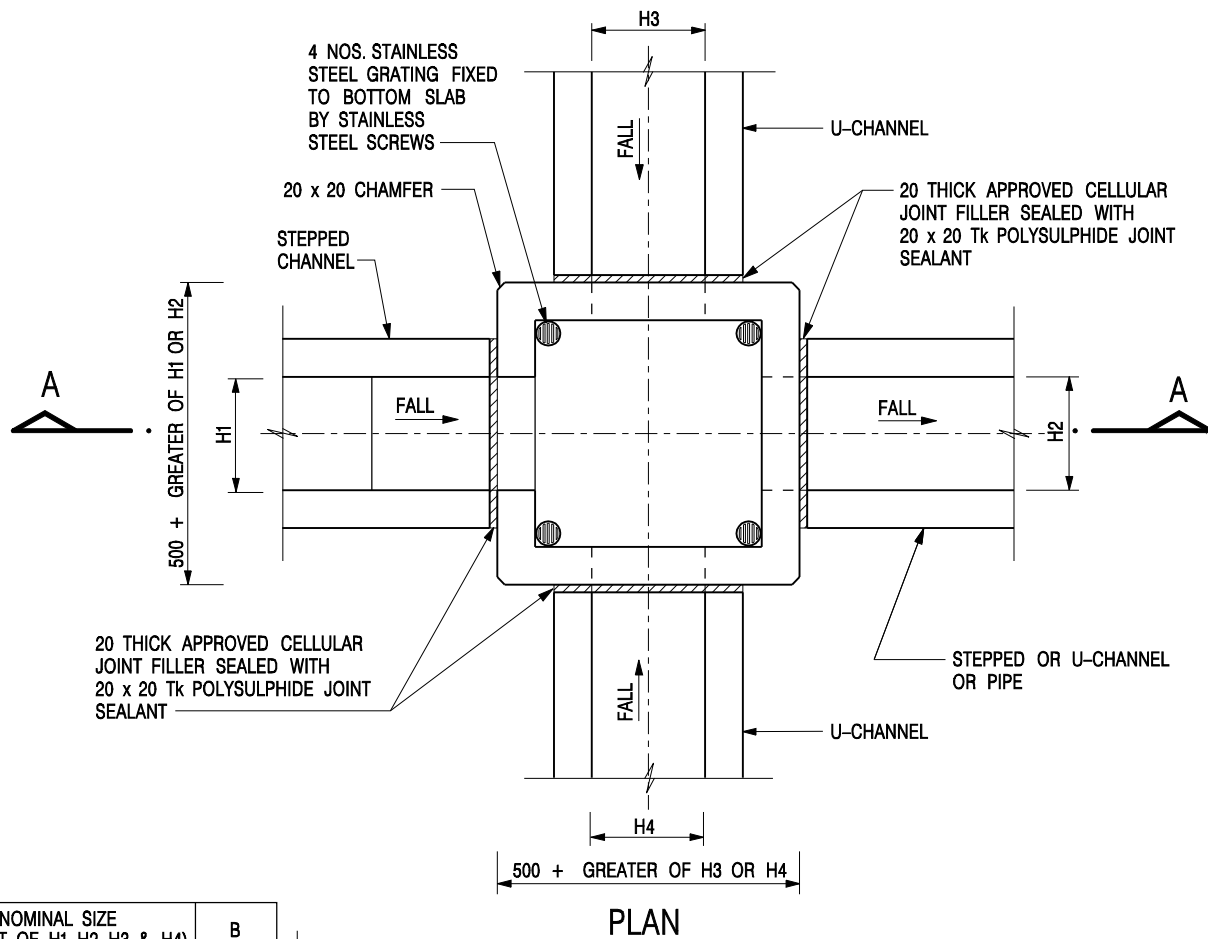
PLAN DRAWN TO SCALE 1:1000

CATCHPIT (CP10) WITH DESILTING FACILITY
SHALL FOLLOW CEDD STANDARD DRAWING NO.:
c2406I.

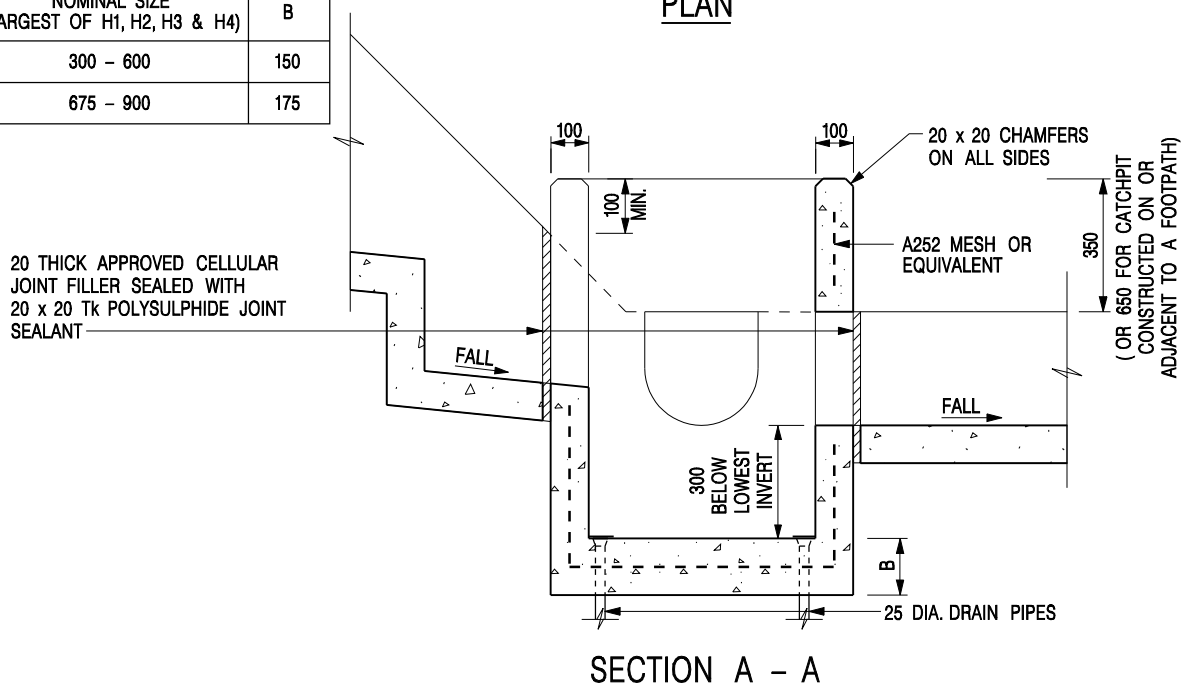
CATCHPIT AND UC FOLLOWS TYPICAL DETAILS
OF GEOTECHNICAL MANULA FOR SLOPE FIG.
8.10 AND FIG. 8.11 RESPECTIVELY

13/6/2024






| NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4) | B |
|--|-----|
| 300 - 600 | 150 |
| 675 - 900 | 175 |

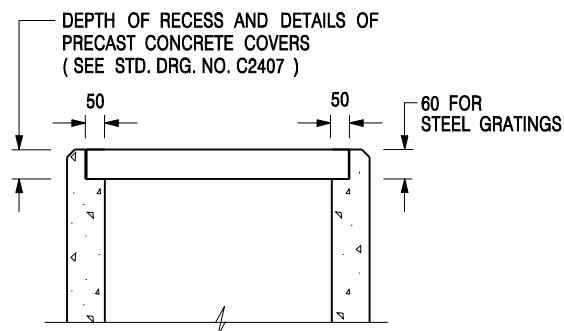


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

| | | | |
|---|-------------------------|---|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
|  CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT | | SCALE 1 : 20 DATE JAN 1991 | |
| | | DRAWING NO. C2406 /1 | |



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

| | | | |
|-------------|-------------------------|------------------|-------------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

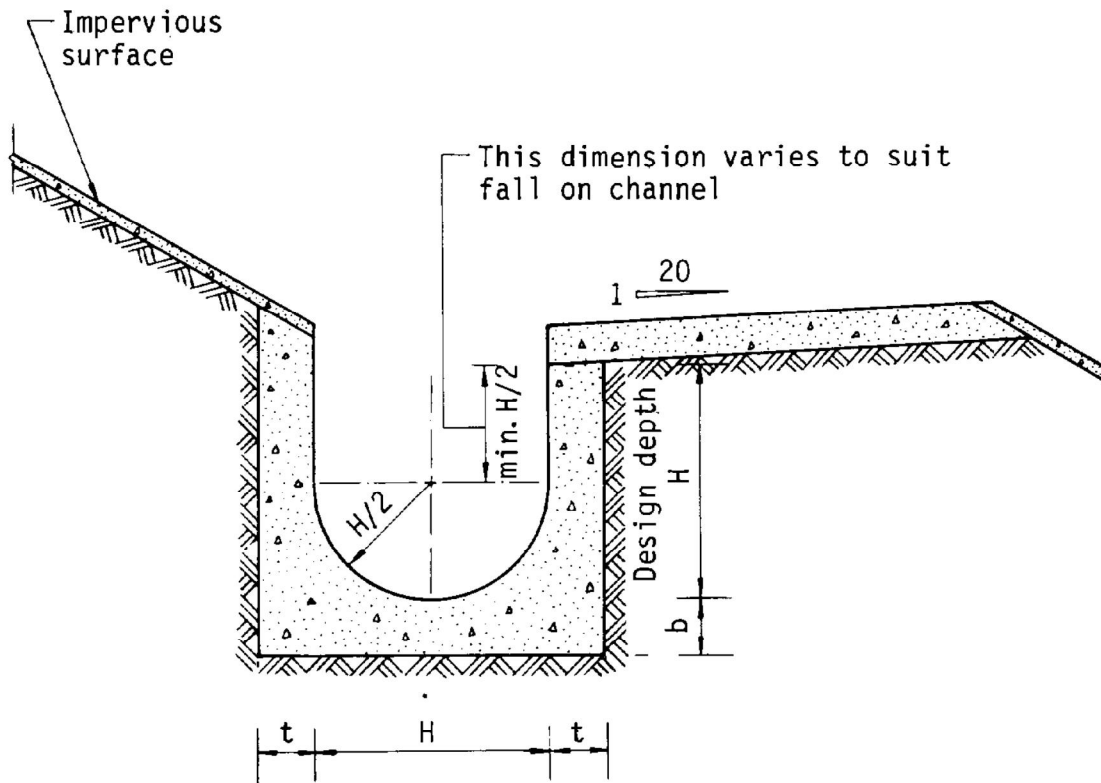
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

| Nominal size of channel H (mm) | Thickness t (mm) | Thickness b (mm) |
|--------------------------------|------------------|------------------|
| 225 to 600 | 150 | 150 |
| 675 to 1200 | 175 | 225 |

Figure 8.11 - Typical U-channel Details

Our Ref.: DD84 Lot 9 & VL
Your Ref.: TPB/A/NE-TKL/755

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

By Email

14 June 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary
Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 84, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/755)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at (852) 2339 0884 / christianchim@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/STN, PlanD

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

email: sswlee@pland.gov.hk)
email: kyyleung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Medium Goods Vehicle and Container Tractor / Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 84, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/755)

- (i) The original business premises in Kwu Tung (i.e. Application No. A/KTN/82) were resumed and reverted to the Government on 12 April 2024 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) – Resumption of Land for PWP Item No. 7828CL (Annex I).
- (ii) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out within the Site at any time during the planning approval period.
- (iii) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|--|--|---|
| 1. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) | | |
| (a) | The application site comprises Old Schedule Agriculture Lots held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site. | Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Town Planning Board (the Board). The unauthorised structures erected on the concerned lots will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme. |
| (b) | <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structures within the said private lot covered by the planning application</u></p> <p>There is unauthorized structure on Lot No. 9 S.B in D.D.84. As access is not available, the above mentioned unauthorised structures may not be exhaustive. The lot owners should immediately rectify the lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without further notice.</p> | |

| | | |
|-----|--|---|
| (c) | <p>The following irregularities <u>not</u> covered by the subject application have been detected by this office:</p> <p><u>Unauthorised structures within the said private lot not covered by the planning application</u></p> <p>There are unauthorised structures within Lot Nos. 9 S.A and 9 S.B in D.D. 84, which are not covered by the subject planning application but covered by another planning application (No. A/NE-TKL/757) referred to this office for comments on 3 May 2024. The access is also not available, the above mentioned unauthorised structure may not be exhaustive. 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> | Noted. |
| (d) | <p>The STW application (if submitted) referred in para.5 below will be considered on Lot basis. There is no information provided to show the subject planning is related to planning application (No. A/NE-TKL/757) mentioned in para.3 above. The graphical division of the lot submitted in the 2 separate planning application may create complication to the STW application(s) and the Applicant should resolve the complication in submitting the STW application(s).</p> | <p>The applicant will consult the applicant of planning application (No. A/NE-TKL/757) to resolve the complication in submitting the STW application(s) after planning approval has been obtained from the Board.</p> |
| (e) | <p>The lot owners shall <u>either</u> (i) remove the unauthorised structures or provide any evidence for these are tolerated structures; <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 required, apply to this office for an STW to permit the structures erected/to be erected. The applications for STW will be considered by the Government in</p> | <p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p> |

| | | |
|-----|---|---|
| | its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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 for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered. | |
| (f) | The applicant should comply with all the land filling requirements imposed by relevant Government department. GL should not be disturbed unless with prior approval. | Noted. The applicant will comply with all the land filling requirements imposed by relevant Government department. No GL will be disturbed. |

G.N. 158

LANDS DEPARTMENT

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)
(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NO. 7828CL
REMAINING PHASE OF SITE FORMATION AND
ENGINEERING INFRASTRUCTURE WORKS
AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND
FANLING NORTH NEW DEVELOPMENT AREA
KWU TUNG NORTH NEW DEVELOPMENT AREA
(ROAD WORKS)

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as ‘the Ordinance’) directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 4 (Portion), 6 RP (Portion) [formerly known as 6 (Portion)], 8 RP [formerly known as 8 (Portion)], 12 RP [formerly known as 12 (Portion)], 14 S.B [formerly known as 14 (Portion)], 16 S.A ss.2 (Portion), 16 S.A ss.3 (Portion), 16 S.A ss.5 (Portion), 16 S.A ss.6 (Portion), 16 S.A ss.7 (Portion), 16 S.A ss.14 (Portion), 16 S.A RP (Portion), 28 (Portion), 29 (Portion), 31 (Portion), 32 (Portion), 33 (Portion), 34 (Portion), 37 (Portion), 38 S.A (Portion), 38 S.B (Portion), 38 RP (Portion), 39 S.A (Portion) [formerly known as 39 (Portion)], 41 (Portion), 44 (Portion), 45 (Portion), 48 (Portion), 49 (Portion), 50 (Portion), 51, 52 (Portion), 53 (Portion), 54, 55 (Portion), 56, 57, 58 (Portion), 59 (Portion), 60 S.A, 60 RP, 61 (Portion), 62 (Portion), 65 (Portion), 66 (Portion), 81 (Portion), 82 (Portion), 83 (Portion), 84 (Portion), 85 (Portion), 86 (Portion), 87 (Portion), 88 (Portion), 89 (Portion), 90 (Portion), 91 (Portion), 93 S.A RP, 94 S.A RP (Portion), 95 S.A RP (Portion), 96 S.A (Portion), 98 RP (Portion), 99 (Portion), 100 S.A (Portion) [formerly known as 100 (Portion)], 102 (Portion), 104 (Portion), 106 (Portion), 107, 108, 109, 110, 111 S.A (Portion), 111 S.B (Portion), 111 RP (Portion), 112 (Portion), 113, 114, 115, 116, 117, 118 (Portion), 119 (Portion), 120, 122 (Portion), 123 (Portion), 124 (Portion), 132 (Portion), 133 (Portion), 134, 136, 137, 138, 139 (Portion), 145 (Portion), 150 (Portion), 151 (Portion), 152 (Portion), 153 (Portion), 154 (Portion), 161 (Portion), 163 (Portion), 164 S.A (Portion), 165 S.A, 172 (Portion), 195 S.A RP (Portion), 197 S.A (Portion), 198 RP (Portion), 201 S.A (Portion), 202, 203 (Portion), 204 (Portion), 205 (Portion), 207 (Portion), 208 S.A (Portion), 208 S.B (Portion), 208 RP (Portion), 222 S.A RP (Portion), 231 S.B RP (Portion), 233 S.A (Portion), 234 S.A ss.1 (Portion), 235 S.A ss.1 (Portion), 236 S.A RP (Portion), 237 S.B (Portion) [also known as 237B (Portion); and also known as 237 (Portion)], 238 (Portion), 240 (Portion), 241 (Portion), 245 (Portion), 247 (Portion), 249 (Portion), 252 (Portion), 253 (Portion), 255 (Portion), 256 (Portion), 259 (Portion), 260, 268 (Portion), 270 (Portion), 271 S.A ss.1, 271 S.A RP (Portion), 271B [also known as 271(B); and also known as 271 S.B], 272 (Portion), 276 (Portion), 279, 280 (Portion), 283 (Portion), 289 (Portion), 292 S.A (Portion), 292 RP (Portion), 306 (Portion), 308 (Portion), 328 RP (Portion), 329 (Portion), 335 S.A (Portion), 335 RP (Portion), 337 (Portion), 346 S.A (Portion), 346 S.B (Portion), 349 (Portion), 719 RP (Portion), 720 RP (Portion), 722 RP (Portion), 725 RP (Portion), 726 RP (Portion), 727 RP (Portion), 728 S.G ss.1 RP, 728 S.G RP (Portion), 740 RP (Portion), 741 (Portion), 742 S.A (Portion), 742 RP (Portion), 745 RP (Portion), 751 (Portion), 752 (Portion), 755 S.D (Portion), 755 RP (Portion), 757 RP (Portion), 759 S.A (Portion), 759 S.C (Portion), 759 RP (Portion), 761 S.A (Portion), 761 S.C (Portion), 762 S.C (Portion), 774 S.A (Portion), 776 S.A RP (Portion), 815 RP (Portion), 816 S.A ss.1 (Portion), 816 S.A RP (Portion), 820 RP (Portion), 821 RP (Portion), 822 S.B ss.3 (Portion), 822 S.B RP (Portion), 824 (Portion), 825 (Portion), 827 (Portion), 829 (Portion), 830 (Portion), 831 S.A (Portion), 831 S.B (Portion), 841 (Portion), 851 (Portion), 852 RP (Portion), 853 (Portion), 856 S.B [formerly known as 856 (Portion)], 866 RP [formerly known as 866 RP (Portion)], 868 RP [formerly known as 868 RP (Portion)], 869 RP [formerly known as 869 (Portion)], 870 RP [formerly known as 870 (Portion)], 872 S.B (Portion) [formerly known as 872 (Portion)], 873 RP (Portion) [formerly known as 873 (Portion)], 874 RP (Portion) [formerly known as 874 (Portion)], 875 (Portion), 876 (Portion), 877 (Portion), 878 (Portion), 879 (Portion), 887 (Portion), 888 RP (Portion), 889 (Portion), 890 (Portion), 891 (Portion), 892 (Portion), 893 (Portion), 910 RP

(Portion), 914 (Portion), 916 (Portion), 917 (Portion), 927 (Portion), 930 (Portion), 931 (Portion), 933 (Portion), 934 (Portion), 939 RP (Portion), 966 RP (Portion), 1004 RP (Portion) [formerly known as 1004 (Portion)], 1005 (Portion), 1007 RP (Portion) [formerly known as 1007 (Portion)], 1008 (Portion), 1009 RP (Portion) [formerly known as 1009 (Portion)], 1010 RP [formerly known as 1010 (Portion)], 1013 RP [formerly known as 1013 (Portion)], 1014 S.B [formerly known as 1014 (Portion)], 1015 S.B [formerly known as 1015 (Portion)], 1016 (Portion), 1017 (Portion), 1018 RP (Portion), 1019 (Portion), 1971 (Portion) and 1994 (Portion) all in Demarcation District No. 95; and

Lots Nos. 834 RP (Portion), 839 S.B (Portion), 839 S.C ss.1 (Portion), 839 S.C RP (Portion) and 839 RP (Portion) all in Demarcation District No. 96.

and shown coloured orange on the Resumption Plan No. DNM5321 and Modification Resumption Plan No. DNM5353 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5385 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 7828 published on 29 December 2023 and 5 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

| <i>Offices</i> | <i>Opening Hours (except on public holidays)</i> |
|---|--|
| Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong | Monday to Friday 9.00 a.m. to 7.00 p.m. |
| North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories | |
| District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories | Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m. |
| District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories | |

This notice was affixed on or near the said land on 11 January 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 11 April 2024, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 12 April 2024.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted *via* one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to (gazettetlb@tlb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

11 January 2024

Joanne LOU Chief Estate Surveyor/New Development Area

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses

(TPB PG-No. 13G)

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

environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

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

Previous S.16 Application

Rejected Application

| Application No. | Uses/ Development | Date of Consideration | Rejection Reasons |
|------------------------|---|------------------------------|--------------------------|
| A/NE-TKL/308 | Proposed Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years | 6.6.2008 | R1 |

Rejection Reasons

- R1 The application did not comply with the TPB Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been granted to the application site and there were adverse departmental comments and local objection to the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Medium Goods Vehicle and Container
Tractor/Trailer Park with Ancillary Facilities in the vicinity of the Application Site,
in the Ta Kwu Ling Area**

Approved Application

| Application No. | Uses/ Development | Date of Consideration |
|------------------------|---|----------------------------------|
| A/NE-TKL/687 | Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land | 24.12.2021 |

Government Departments' General Comments

1. Traffic

Comments of Commissioner for Transport (C for T):

- no comment on the application upon reviewing the Further Information (FI) submitted by the applicant (**Appendix Ia**); and
- approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval and maintenance of the implemented traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board shall be imposed.

2. Landscape

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

- the site is located in an area of miscellaneous rural fringe landscape character comprising open storages, temporary structures, vegetated areas, farmlands, tree clusters, open storage yards at the north and woodlands within the “Green Belt” zones at the west. The proposed use under this application is considered not incompatible with its surrounding environment; and
- the site is vacant with few undersized trees of common species observed at the northern boundary of the site. Several piles of felled tree branches and scattered burnt plants were observed and vegetation within the site have been cleared. Impact on the landscape resources within the site has been taken place. Further significant adverse impact on the existing landscape resources within the site is not anticipated.

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 the satisfaction of the D of FS.

4. Project Interface

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

- it is noted that the proposed temporary medium goods vehicle and container tractor/trailer park with ancillary facilities on a 3-year basis and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under

the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021. 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, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

5. Other Departments

The following government departments have no comments on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Chief Building Surveyor/New Territories West, Buildings Department; and
- (c) Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

(a) to note the following 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 application site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorized structures within the said private lot covered by the planning application

there is unauthorized structure on Lot 9 S.B in D.D. 84. As access is not available, the above mentioned unauthorized structure may not be exhaustive. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iii) the following irregularity not covered by the subject planning application has been detected by his office:

Unauthorized structure within the said private lot not covered by the planning application

there are unauthorized structures within Lots. 9 S.A and 9 S.B in D.D. 84 not covered by the subject planning application but covered by another planning application (No. A/NE-TKL/757) referred to his office for comments on 3 May 2024. The access is also not available, the above mentioned unauthorized structure may not be exhaustive. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iv) the STW application (if submitted) referred in (v) below will be considered on Lot basis. There is no information provided to show the subject planning application is related to planning application No. A/NE-TKL757 mentioned in (iii) above. The graphical division of the lot submitted in the two separate planning applications may create complication to the STW application(s) and the applicant should resolve the complication in submitting the STW application(s);
- (v) the lot owners shall either (i) remove the unauthorized structures or provide evidence to demonstrate they are tolerated structures; or (ii) include the unauthorized structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a 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 for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and

- (vi) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.
- (b) 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.
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between Ping Che Road and the Site is not managed by TD and the applicant should seek comment from the responsible party.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimize potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test;
 - (iii) 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) (ETWB TC(Works)) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” for the land filling works during construction phase; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Chief Town Planner/ Urban Design and 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 should seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (f) 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. In addition, the applicant should also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
 - the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
 - it is noted that a new structure had been proposed in the application. Before any new building works are to be carried out on the application site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access,

private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

- (h) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary medium goods vehicle and container tractor/trailer park with ancillary facilities and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021. 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, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-TKL/755

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見

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

簽署 Signature



日期 Date

2024.5.3

From: [REDACTED]
Sent: 2024-05-20 星期一 03:15:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/755 DD 84 Ta Kwu Ling

A/NE-TKL/755

Lots 9 S.A (Part), 9 S.B (Part), 10 S.A (Part), 10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling
Site area: About 11,942sq.m

Zoning : "Agriculture"

Applied development: 48 Medium Goods Vehicle and Container Tractor/Trailer Park / **Filling of Land**

Dear TPB Members,

753 was withdrawn, back with a variation on the footprint.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 19 April 2024 3:09 AM HKT
Subject: A/NE-TKL/753 DD 84 Ta Kwu Ling

A/NE-TKL/716 (SHOULD READ 753)

Lots 9 S.A (Part), 9 S.B (Part), 10 S.A (Part), 10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling

Site area: About 11,399.23sq.m

Zoning : "Agriculture" and "Industrial (Group D)"

Applied development: 48 Medium Goods Vehicle and Container Tractor/Trailer Park /
Filling of Land

Dear TPB Members,

716 was withdrawn, back with a much larger site.

Strong Objections. The true intention is clearly a large brownfield storage operation. The dimensions are problematic, almost 300sq.mts per vehicle. An average container is 40 feet in length, 12mts. The site is close to the Ping Yuen River. Filling in so much land will have an impact on the drainage capacity of the district.

The district has considerable farming activity, including suppliers of fresh vegetables. The government has pledged to increase the quantity of local production. This is essential when interruptions to supplies from external resources are subject to the impact of climate

change. Headlines today read "Heavy Rain And Hailstorm Wreck Havoc In South China's Guangdong Province"

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 February 2023 3:11 AM HKT
Subject: A/NE-TKL/716 DD 84 Ta Kwu Ling

A/NE-TKL/716

Lot 11 in D.D. 84, Ta Kwu Ling

Site area : About 5,823.23sq.m

Zoning : "Agriculture" and "Industrial (Group D)"

Applied development: Open Storage of Construction Materials / 11 Vehicle Parking

Dear TPB Members,

This is part of a larger site with a similar application

373rd RNTPC MEETING ON 6.6.2008 A/NE-TKL/308

After deliberation, the Committee decided to reject the application and the reason was that it did not comply with the TPB Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been granted to the application site and there were adverse departmental comments and local objection to the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

While the application was rejected, the operation went ahead. Members should question why it appears that no enforcement action has been taken for so many years. Yet another example of rule of law being applicable only to Kowloon and HK Island?

There is considerable agricultural activity in the area. The majority of the site is zoned for farming. Members should reject the application on the same grounds as in 2008.

Mary Mulvihill

From: [REDACTED]
Sent: 2024-05-21 星期二 10:40:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Comments on the Section 16 Application No. A/NE-TKL/755
Attachment: TPB20240521(TKL755).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
[REDACTED]

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

21st May 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-TKL/755

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the draft Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14, the planning intention of AGR zone “*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*”. From the figures in the application, it seems that the entire site is covered by structures. Meanwhile, the aerial photo (Figure 1) demonstrates that there are agricultural activities in the northern periphery of the application site. No sufficient details are available to demonstrate how these measures can ensure protection of agricultural land. We do not think such plan is in line with the planning intention.

2. Not in line with TPB Guideline PG-No. 13G

According to TPB Guideline PG-No. 13G, “Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or



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relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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". While most the subject site falls within Category 3 areas, this planning application also fails to demonstrate that the proposed use, even in temporary, would pose no adverse environmental impacts (mentioned in next section). We opine that it does not comply with the TPB PG-No. 13G Guideline.

3. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: The entire site would be filled no more than 1.9m for medium goods vehicle and container tractor/trailer park. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: No details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed land filling activity would largely change the hydrology of the site, and such change would affect the adjacent temporary uses.
- Disturbance on natural stream: The application site is located very close to a natural stream (Figure 2). No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase. Regarding the proposed staff washroom, we cannot see any details such as design; collection, treatment and disposal of sewage, and so on. We especially worry that it is very close to the natural stream. Leaking of human sewage can cause serious environmental and hygiene problems.

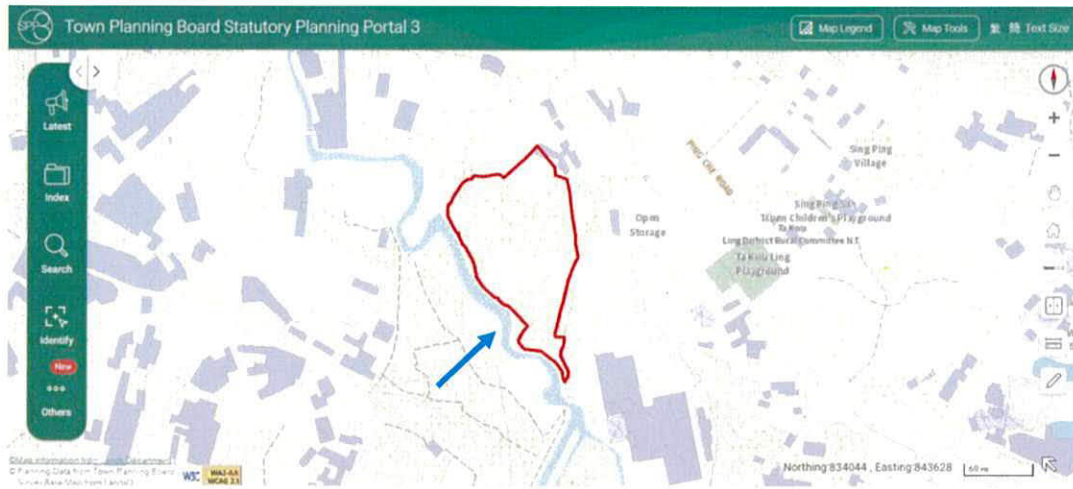
Yours faithfully,

The Conservancy Association

Figure 1 The aerial photo demonstrates that there are agricultural activities (circled in yellow) in the northern periphery of the application site (marked in red)
[Extracted from the planning application: Drawings/Plans]



Figure 2 The application site (marked in red) is located very close to a natural stream (blue arrow)



From: [REDACTED]
Sent: 2024-05-21 星期二 21:22:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 240521 s16 SK 371.pdf; 240521 s16 KTN 1012c.pdf; 240521 s16 TKL 755.pdf

Dear Sir/ Madam,

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

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

21st May, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/NE-TKL/755)**

1. We refer to the captioned.
2. The application site is entirely within Agriculture (AGR) zone. We would like the Board to look at an aerial photo (**Figure 1**) showing the site and its surroundings (extracted from the Town Planning Board Statutory Planning Portal 3 website).
3. We urge the Board to seriously investigate:
 - Whether the site is now largely covered with vegetation
 - Whether the site or part of the site is used for agricultural purposes
 - Whether the surroundings of the site are largely under/ suitable for agricultural use
 - Whether the site is still arable
4. The proposed use is unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject this application.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Figure 1. Aerial photo showing the site (indicated by the red line) and its surroundings.

