

**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	
	Date Received 收到日期	

- 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
Wu Kuen 胡權 (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
Fotton ELA Architects Ltd. 李兆民建築師有限公司 (Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 965RP(Part) & 966RP in D.D.82 Ping Che Road, Ping Che North District, N.T.
(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 1636.02..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 852.44..... 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) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>APPROVED PING CHE AND TA KWU LING OUTLINE ZONING PLAN NO. S/NE-TKL/14</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"AGR"</p>
<p>(f) Current use(s) 現時用途</p>	<p>Temporary Open Storage for Waste Paper, Waste Plastics and Waste Metal Cans for recycling and Workshop for Recycling</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

(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 type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否 <input type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/NE-TKL /671
(b) Date of approval 獲批給許可的日期	<u>09/07/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>09/07/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage for Waste Paper, Waste Plastics and Waste Metal Cans for recycling and Workshop for Recycling

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）。

The proposed uses of the subject site under planning reference no. A/NE-TKL/671 was approved on 09.07.2021.

There are in principle no changes to the application parameters and usages under this application.

The proposed details of operations will remain unchanged as listed below:

1. The Site will continue to operate from 8:00 am to 6:30 pm from every Monday to Saturday. It will be closed on Sundays and Public Holidays.
2. The Site will continue to be used as Open Storage for waste paper, waste plastic and waste metal cans.
3. The Site will also continue to be used as a workshop for recycling materials.
4. There will be no change in the number of vehicular trips.

The Site is solely used for temporary storage of recyclable materials which is considered as a green industry and should be supported from the environmental point of view.

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 Signed with recognised e-signature
Signer: KC LEE Applicant 申請人 / Authorised Agent 獲授權代理人
Project Manager

Name 姓名 Position (if applicable) 職位 (如適用)

Professional Qualification(s) 專業資格 Member 會員 / Fellow of 資深會員

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

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Fotton ELA Architects Ltd. 李兆民建築師有限公司

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

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- 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 also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 965RP(Part) & 966RP in D.D.82 Ping Che Road, Ping Che North District, N.T.		
Site area 地盤面積	1636.02 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input 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	"AGR"		
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Open Storage for Waste Paper, Waste Plastics and Waste Metal Cans for recycling and Workshop for Recycling		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	852.44 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

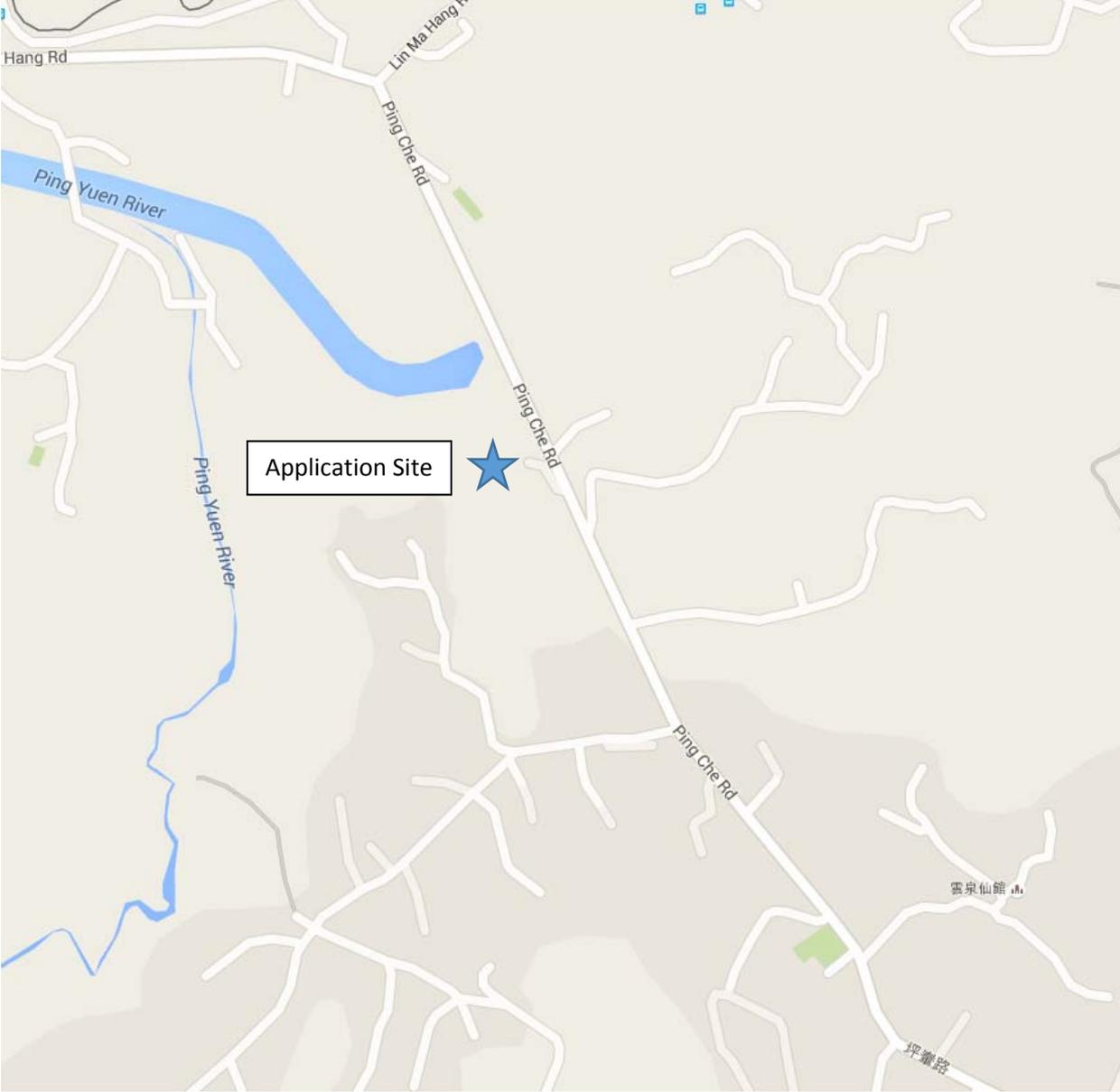
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	6
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	Private Car Parking Spaces 私家車車位	1
	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	1
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車位	1
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	

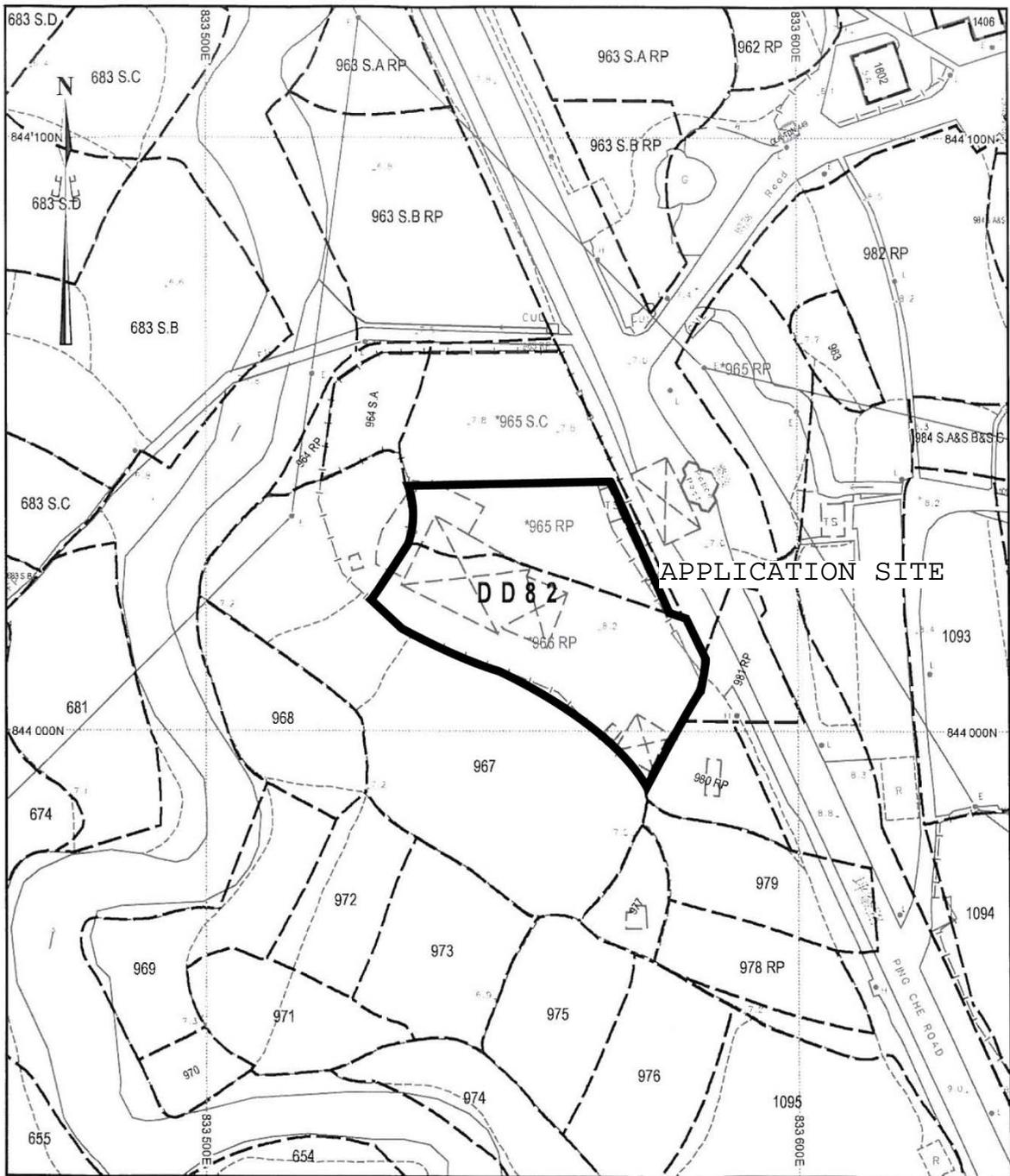
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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）		
<u>Existing Drainage Layout and Photographic Record, FS Layout Plan, Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Forms FS251</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

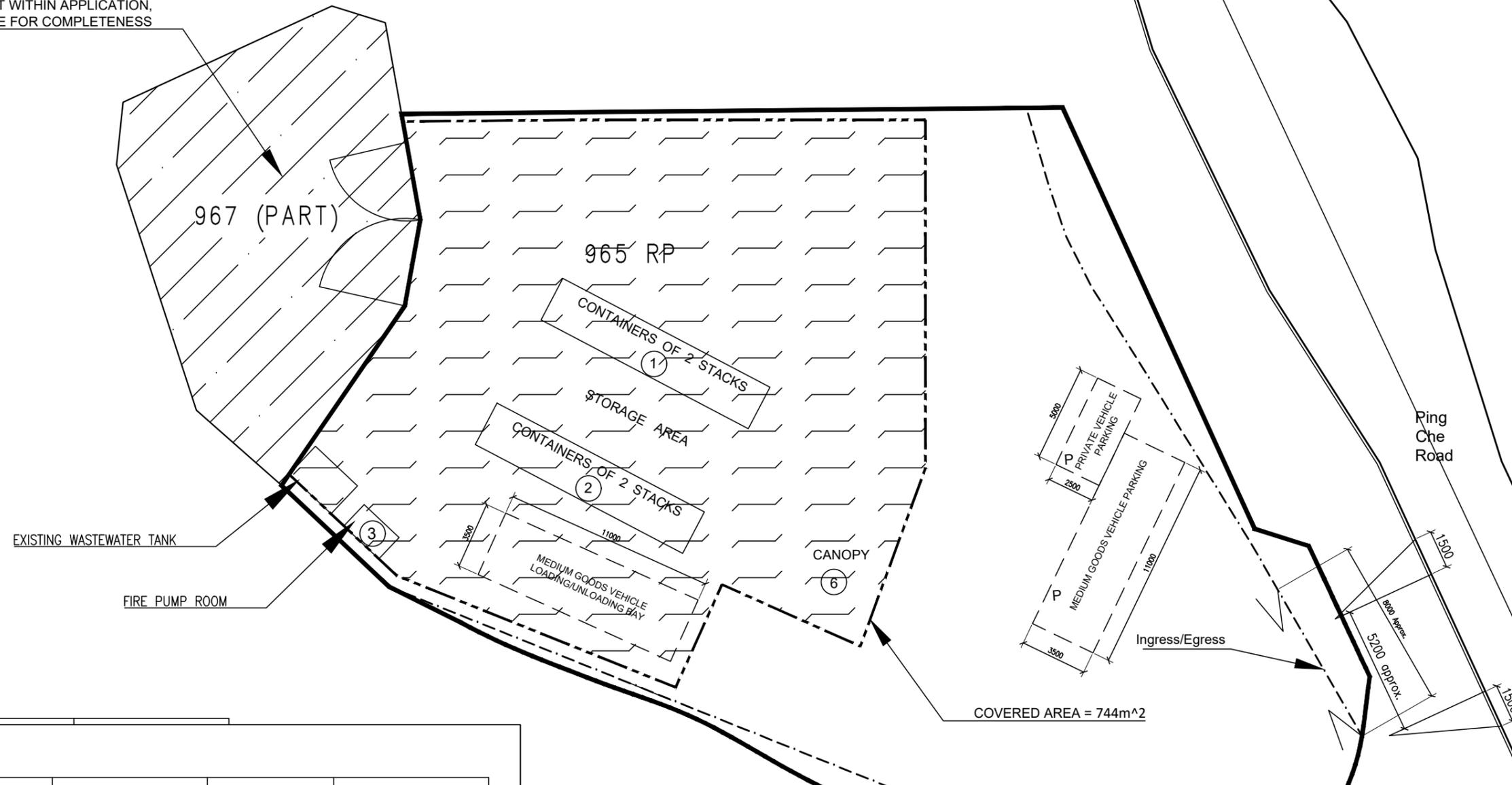
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Location Plans





AREA NOT WITHIN APPLICATION,
IT IS SHOWN HERE FOR COMPLETENESS



Item	Structure	Dimensions	Covered Area	Enclosed Non-domestic Area
1	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
2	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
3	Fire Pump Room	2.4m (L) x 2.1m (W) x 2.3m (H)	5.04m ²	5.04m ²
4	Electricity Meter Room	1.8 (L) x 1.8(W) x 2.6m (H)	3.24m ²	3.24m ²
5	Unused space with Canopy	6.8 (L) X 7m (W) (Headroom Around 4.4m)	47.6m ²	47.6m ²
6	Storage Area with Canopy	Headroom Around 5m	744m ² (measured programatically)	744-(28.8*2+5.04) = 681.36m ²

B.D. Ref.No.	
F.S.D. Ref.No.	
U.S.D. Ref.No.	

Rev.	Date	Description
B	2NOV17	Added Private Car Parking
C	13MAY21	General Revision
D	13MAY21	General Revision
E	24MAY21	Added Ingress/Egress Width
E	17APR24	Edited Ingress/Egress

Rev.	Date	Description
CLIENT		

ALL MEASUREMENT MUST BE CHECKED AT THE SITE - DO NOT SCALE. DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.

SIGNATURE FOR SUBMISSION

FOTTON KLA ARCHITECTS LTD.
李兆民建築師有限公司

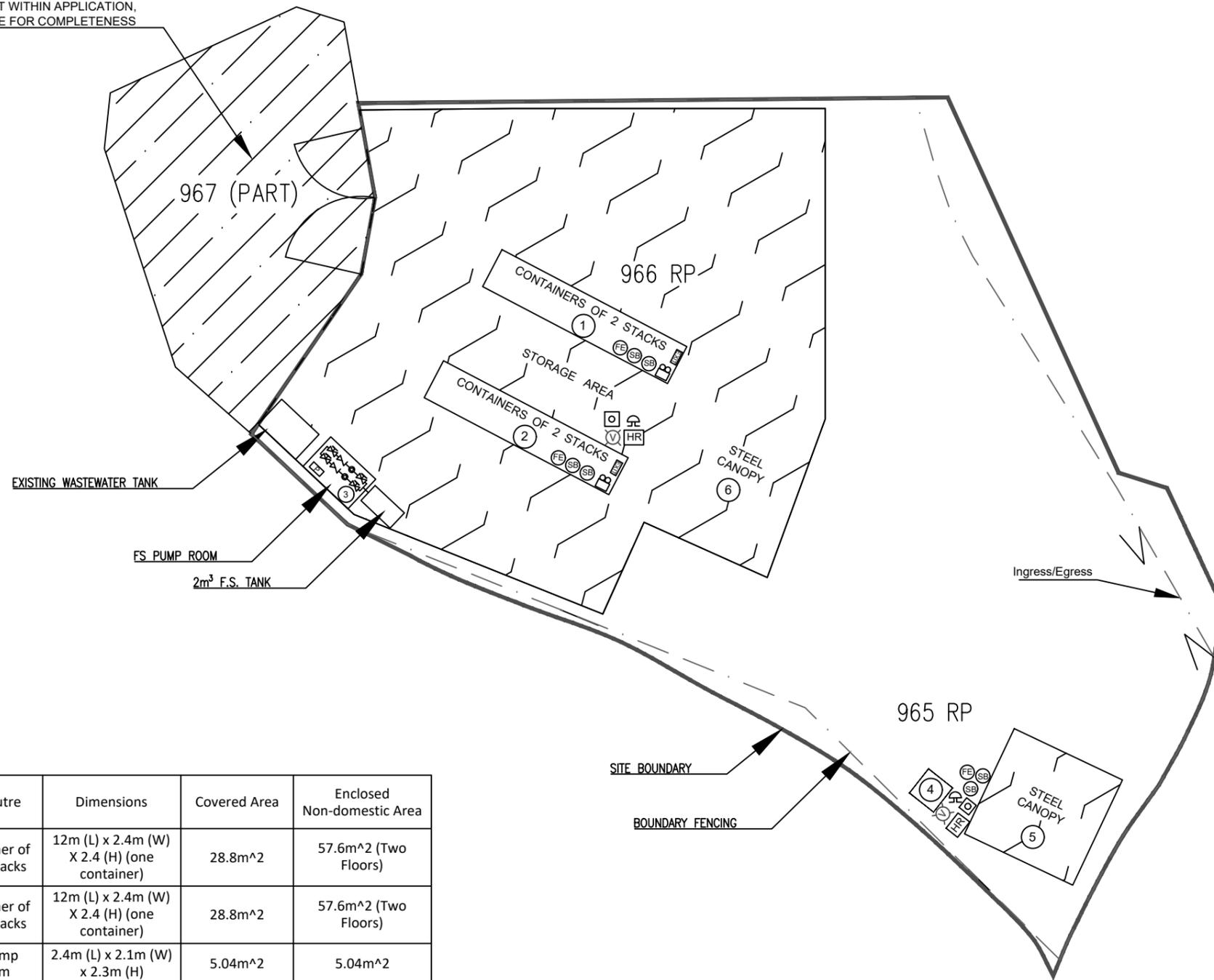
PROJECT NO.	
SCALE	1:250

Project Title
S16 APPLICATION IN DD82 LOT 965RP (PART) AND 966RP

Drawing Title
EXISTING SITE LAYOUT

Drawing No.	Rev.
LO-01	F

AREA NOT WITHIN APPLICATION,
IT IS SHOWN HERE FOR COMPLETENESS



Item	Structure	Dimensions	Covered Area	Enclosed Non-domestic Area
1	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
2	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
3	FS Pump Room	2.4m (L) x 2.1m (W) x 2.3m (H)	5.04m ²	5.04m ²
4	Switch Room	1.8 (L) x 1.8(W) x 2.6m (H)	3.24m ²	3.24m ²
5	Unused Open Space with Canopy	6.8 (L) X 7m (W) (Headroom Around 4.4m)	47.6m ²	47.6m ²
6	Open Storage Area with Canopy	Headroom Around 5m	516m ² (measured programatically)	744-(28.8*2+5.04) = 681m ²

F.S. Note

(a) Sufficient Emergency lighting shall be provided throughout the entire buildings in accordance with BS5266: Part 1 and BS EN 1838.

(b) Sufficient directional and Exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.

(c) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839: Part 1 : 1988 and FSD Circular Letter 1 / 2002. One actuation point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/ visual warning device initiation.

(d) A modified hose reel system supplied by a 2 cubic meter FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The FS water tank, pump room and hose reel shall be clearly marked on plans.

(e) Portable hand-operated approved appliances shall be provided as required by occupancy and shall be clearly indicated on plans.

LEGEND

HR	HOSE REEL SET
□	BREAK GLASS
⊕	ALARM BELL
⊙	FLASH LIGHT
⊞	EMERGENCY LIGHT
EXIT	EXIT SIGN
⊙	F.S. PUMP
⊞	GATE VALVE
⊞	CHECK VALVE
P	CONTROL PANEL
⊙	5KG CO ₂ F.E.
⊙	Sand Bucket

B.D. Ref.No.	
F.S.D.Ref.No.	
U.S.D.Ref.No.	

A	10SEP2018	Added Extinguisher Amended FS Tank Capacity
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Rev.	Date	Description
CLIENT		

ALL MEASUREMENT MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.

SIGNATURE FOR SUBMISSION

POTTON ILA ARCHITECTS LTD.
李兆良建築師有限公司

PROJECT NO.	
SCALE	1:300

2018 Sept 4

Project Title
Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years in "Agriculture" Zone in Lots 965 RP (Part) and 966 RP in D.D. 82, Ping Che Road, Ping Che, New Territories
Ref.: TPB/A/NE-TKL/564

Drawing Title
F.S. Layout Plan

Drawing No.	Rev.
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FS-01 A

Photographic Record



Photo 1

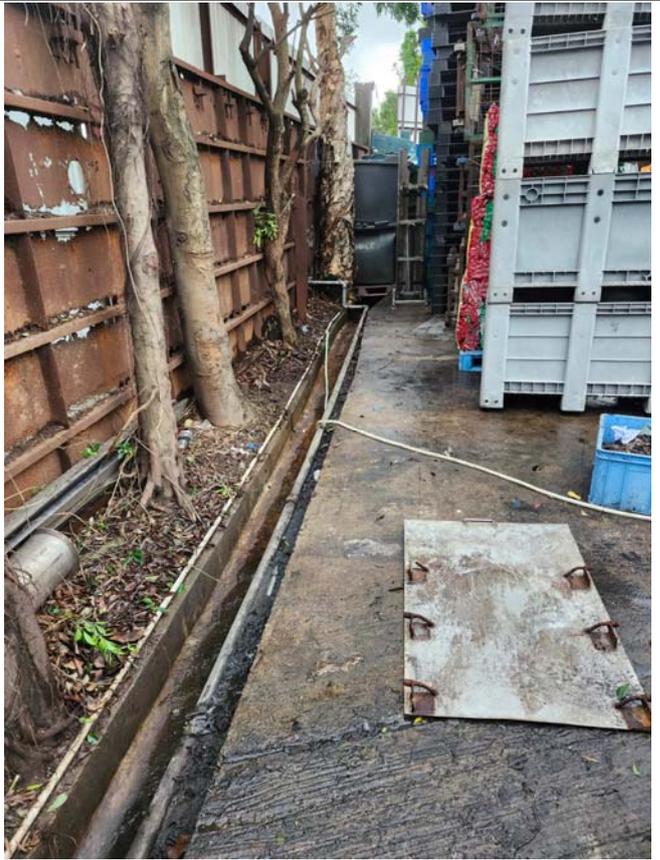


Photo 2

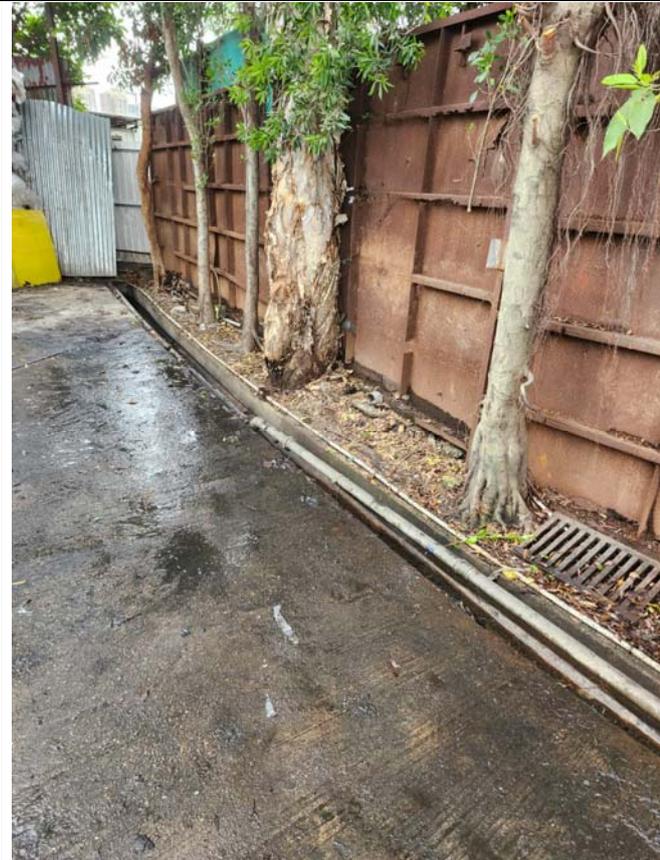


Photo 3



Photo 4

Photographic Record



Photo 5



Photo 6

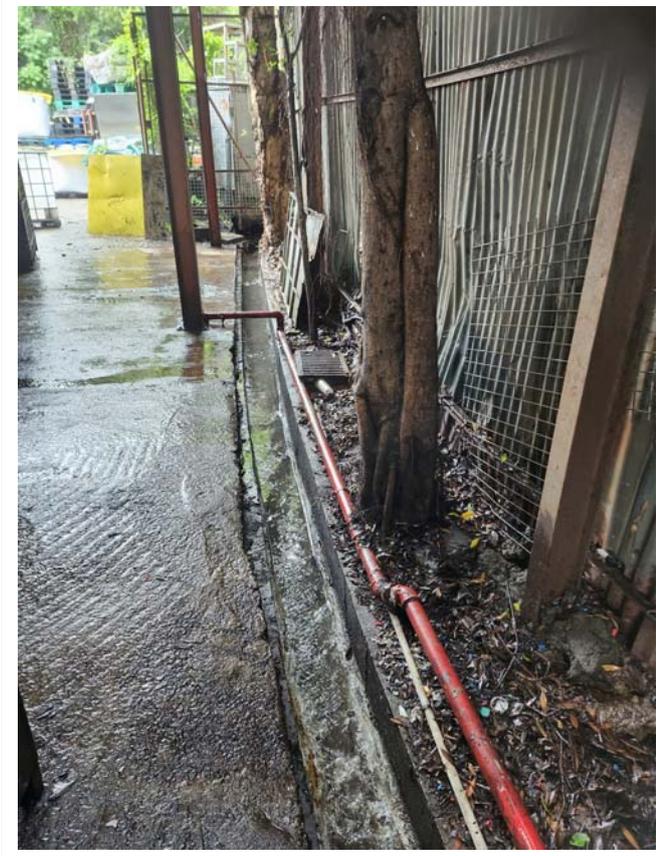


Photo 7



Photo 8

Photographic Record



Photo 9

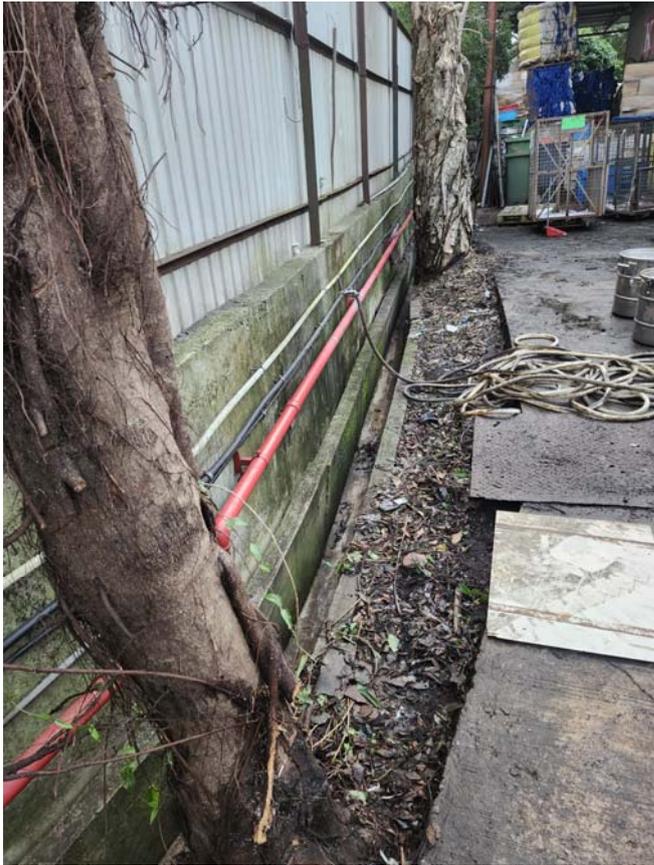


Photo 10



Photo 11

Photographic Record

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 9121499

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client: 顧客姓名: 權記塑膠原料廠

Name of Building: 樓宇名稱: LOTS 965 RP (PART) AND 966 RP IN D.D

Street No./Town Lot: 門牌號數/市地段: 82 Street/Road/Estate Name: 街道/屋苑名稱: PING CHE ROAD

Block: 座: District: 分區: PING CHE Area: 地區: HK 香港 K 九龍 NT 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社福

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
24	Portable Fire Extinguisher	G/F: 消防泵房 近配電箱 近破碎機	更換 5Kg Co2 F.E 共 3 支	Conforms with F.S.D. requirements	30/12/2023

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized Signature: 授權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

For FSD use only:

Inspected

Key-in

Verified

Signature: [Redacted]

Name: BUT CHI SING

FSD/RC No.: RC3/304

Company Name: S & L ENGINEERING SERVICES LTD.

Telephone: [Redacted]

Date: 08/01/2024

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9388504

FSD Ref.:
消防處編號

Name of Client: 權記塑膠原料廠
顧客姓名

Name of Building: LOTS 965 RP (PART) AND 966 RP IN D.D. 82
樓宇名稱

Street No./Town Lot: Street/Road/Estate Name: PING CHE ROAD
門牌號數/市地段 街道/屋苑名稱

Block: District: PING CHE Area: HK K NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
11	Emergency Lightings	G/F	Conforms with F.S.D. requirements (Defects see part 3)	06/12/2023	05/12/2024
12	Exit Signs	G/F	Conforms with F.S.D. requirements		
13	MFA Systems	G/F	Conforms with F.S.D. requirements (Defects see part 3)		
16	HR Systems	G/F	Conforms with F.S.D. requirements		
35	Others Flash Lighting System	G/F	Conforms with F.S.D. requirements		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改装/修理/检查工作

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11 13	Emergency Lighting MFA System	G/F G/F	緊急照明灯失效 充電箱內後備電池失效 警鐘失效	需更換 需更換 需更換

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature: [Signature]

Name: CHOW HON FAI

FSD/RC No.: RC1/141 RC2/270

Company Name: S & L ENGINEERING SERVICES LTD.

Telephone: [Redacted]

Date: 14/12/2023

For FSD use only:

Inspected

Key-in

Verified

Urgent Return receipt Expand Group Restricted Prevent Copy

Katie Yuet Yee LEUNG/PLAND

From: Info Fotton Ela <[REDACTED]>
Sent: Monday, June 17, 2024 6:08 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Submission of Further Information for Application A/NE/TKL-758

Dear Sir/Madam,

I write to withdraw my submission of the further information for the captioned sent to you on 14 Jun 2024 and submit the following as a substitution:

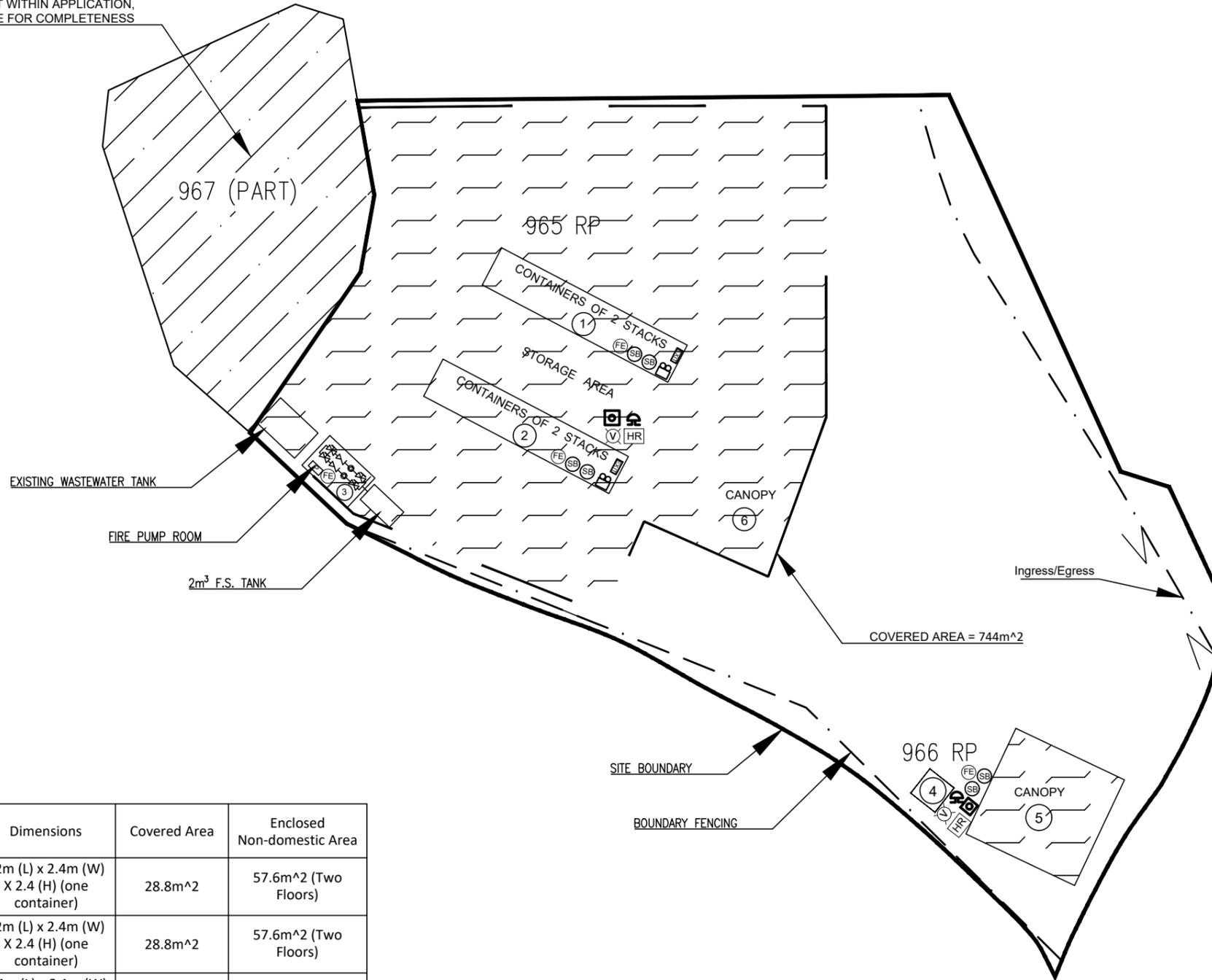
1. drawing FS-01 Rev. D to replace drawing FS-01 Rev. A submitted.

Should you have any queries, please do not hesitate to contact me.

Regards,

KC LEE

AREA NOT WITHIN APPLICATION,
IT IS SHOWN HERE FOR COMPLETENESS



Item	Structure	Dimensions	Covered Area	Enclosed Non-domestic Area
1	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
2	Container of Two Stacks	12m (L) x 2.4m (W) X 2.4 (H) (one container)	28.8m ²	57.6m ² (Two Floors)
3	Fire Pump Room	2.4m (L) x 2.1m (W) x 2.3m (H)	5.04m ²	5.04m ²
4	Electricity Meter Room	1.8 (L) x 1.8(W) x 2.6m (H)	3.24m ²	3.24m ²
5	Unused space with Canopy	6.8 (L) X 7m (W) (Headroom Around 4.4m)	47.6m ²	47.6m ²
6	4-side Open Storage Area with Canopy	Headroom Around 5m	744m ² (measured programatically)	744-(28.8*2+5.04) = 681.36m ²

F.S. Note

- (a) Sufficient Emergency lighting shall be provided throughout the entire buildings in accordance with BS5266: Part 1 and BS EN 1838.
- (b) Sufficient directional and Exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (c) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839: Part 1: 2002 + A2: 2008 and FSD Circular Letter No. 1/2009. One actuation point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (d) A modified hose reel system supplied by a 2 cubic meter FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The FS water tank, pump room and hose reel shall be clearly marked on plans.
- (e) Portable hand-operated approved appliances shall be provided as required by occupancy and shall be clearly indicated on plans.
- (f) Secondary power supply for FSI will be provided (with the pump system fed before the main switch and the fire alarm fed by a 5A battery from charger panel).

LEGEND

HR	HOSE REEL SET
☐	BREAK GLASS
🔔	ALARM BELL
⚡	FLASH LIGHT
🚪	EMERGENCY LIGHT
EXIT	EXIT SIGN
⊙	F.S. PUMP
⊠	GATE VALVE
⊡	CHECK VALVE
📺	CONTROL PANEL
⊕	5KG CO ₂ F.E.
⊖	Sand Bucket

B.D. Ref.No.	
F.S.D.Ref.No.	
U.S.D.Ref.No.	

A	10SEP2018	Added Extinguisher Amended FS Tank Capacity
B	24MAY2021	Table and FS Notes Updated
C	25JUN2021	FS Notes Updated
D	28Dec2021	Added Extinguisher

Rev.	Date	Description
CLIENT		

ALL MEASUREMENT MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.

SIGNATURE FOR SUBMISSION

FOTTON ELA ARCHITECTS LTD.
李兆民建築師有限公司

PROJECT NO.	
SCALE	1:300

Project Title
Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years in "Agriculture" Zone in Lots 965 RP (Part) and 966 RP in D.D. 82, Ping Che Road, Ping Che, New Territories
Ref: TPB/A/NE-TKL/564

Drawing Title
F.S. Layout Plan

Drawing No.	Rev.
-------------	------

FS-01 D

Urgent Return receipt Expand Group Restricted Prevent Copy

Katie Yuet Yee LEUNG/PLAND

寄件者: Info Fotton Ela <[REDACTED]>
寄件日期: 2024年06月18日星期二 10:41
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: Submission of Further Information for Application A/NE/TKL-758

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir/Madam,

In addition to my previous email, please also find my response to the following comments from UD&L as follows:

Comments from UD&L (Contact person: Ms. Catrina CHAN; Tel.: 3565 3953)

The applicant should confirm whether the existing trees within the site would be preserved and maintained during the application period.

Our Response

Please be confirmed that the existing trees within the site will be preserved and maintained during the application period.

Should you have any further questions, please do not hesitate to contact me.

Best regards,

KC LEE

Urgent Return receipt Expand Group Restricted Prevent Copy

Katie Yuet Yee LEUNG/PLAND

寄件者: Info Fotton Ela <[REDACTED]>
寄件日期: 2024年06月24日星期一 10:45
收件者: tpbbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: Submission of Further Information for Application A/NE/TKL-758
類別: Internet Email

Dear Sir/Madam,

Further to my previous emails, I write to submit the Further Information below for your information and considerations:

1. The run-in out as constructed and complied with the requirements in the previous application (A/NE-TKL/671) will be maintained during the application period.
2. To clarify the use(s) of each structure as drawn on drawing Existing Site Layout no. LO-01 Rev. F, please consider the following:
 - 2.1 Structures 1 and 2 - Two converted-container structures for office and storage uses;
 - 2.2 Structure 3 - Fire pump room;
 - 2.3 Structure 4 - Electricity Meter Room;
 - 2.4 Structure 5 - Unused Canopy
 - 2.5 Structure 6 - Canopy for temporary storage and ancillary workshop uses covering structures 1, 2 and 3
3. In response to the comments from DLO/N, please find our responses below:
 - 3.1 The structures erected will be rectified and tally with the previously approved planning application (A/NE-TKL/671) and the proposed layout plan;
 - 3.2 STW will be applied accordingly to permit the structures erected.

Should you have any queries, please do not hesitate to contact me.

Regards,

KC LEE

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

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

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

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

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.

2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications

Approved Applications

Application No.	Proposed Developments	Date of Consideration
A/NE-TKL/157	Proposed Temporary Open Storage of Building Materials for a Period of 3 Years	22.6.2001 (<i>on review</i>) (revoked on 22.3.2002)
A/NE-TKL/219	Proposed Temporary Open Storage of Building Materials for a Period of 3 Years	11.10.2002 (revoked on 11.4.2003)
A/NE-TKL/241	Temporary Open Storage of Building Materials for a Period of 3 Years	19.9.2003
A/NE-TKL/295	Temporary Open Storage of Building Materials for a Period of 3 Years	13.4.2007
A/NE-TKL/334	Renewal of Planning Approval for Temporary Open Storage of Building Materials for a Period of 3 Years	5.3.2010
A/NE-TKL/460	Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013 (revoked on 13.6.2015)
A/NE-TKL/564	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	4.5.2018 (revoked on 4.10.2020)
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-TKL/20	Temporary Plastic Workshop for a period of 12 months	11.10.1996 (<i>on review</i>)	R1-R5

Rejection Reasons

- R1 The plastic workshop under application was not in line with the planning intention of the “Agriculture” zoning which was to retain and safeguard agricultural land, farms and fish ponds within the Ta Kwu Ling area which had been one of the established agricultural bases in North East New Territories. There was no strong justification to merit a departure from such planning intention even on a temporary basis.
- R2 The plastic workshop was not compatible with the surrounding land uses which were predominantly agricultural and rural in character.
- R3 There was inadequate information to show that the plastic workshop could not be accommodated in flatted factories in planned industrial areas.
- R4 The plastic workshop was located within the “flood fringe” of River Ganges and would obstruct the flood flow and reduce the flood storage capacity of the river.
- R5 The approval of the application would set an undesirable precedent for other similar applications.

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

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-TKL/622* ¹	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019
A/NE-TKL/642* ²	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15.9.2020
A/NE-TKL/672	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	9.7.2021
A/NE-TKL/684	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years until 19.10.2024	24.9.2021
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022
A/NE-TKL/707* ¹	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023

A/NE-TKL/724 ^{*3}	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 4.12.2023)
A/NE-TKL/734 ^{*2}	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	11.8.2023
A/NE-TKL/745 ^{*3}	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.3.2024

Rejected Application

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

Remarks

*¹: The site of applications No. A/NE-TKL/622 and A/NE-TKL/707 involve the same site.

*²: The site of applications No. A/NE-TKL/642 and A/NE-TKL/734 involve the same site.

*³: The site of applications No. A/NE-TKL/724, A/NE-TKL/745 and the rejected application No. A/NE-TKL/625 involve the same site.

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicants failed to demonstrate in the submission that the development would not cause adverse traffic impact on the surrounding areas.
- R3 The application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.

Government Departments' General Comments

1. Traffic

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

- noting that the development parameters of the current application remain unchanged from the last approved application, he has no comments on the subject application from traffic engineering viewpoint.

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

- the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Sha Ping Che Road should be commented and approved by TD;
- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drains.

2. Drainage

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

- he has no objection to the application from the public drainage point of view; and
- should the application be approved, condition should be included to request the applicant to maintain the existing drainage facilities properly and rectify them if they are found inadequate/ineffective during operation.

3. Landscape

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

- she has no objection to the application from the landscape planning perspective;
- the Site is located in an area of rural inland plains landscape character comprising vegetated areas, tree clusters, farmlands, Small Houses within the “Village Type Development” zone, open storages and temporary structures. Compared with the aerial photo of 2021 and 2023, there is no significant change in the landscape character since the last planning application (No. A/NE-TKL/671) was approved; and
- the Site is hard paved and currently used as temporary open storage. Existing trees are observed at the periphery within the Site. Compared with the last approved planning application (No. A/NE-TKL/671), there is no change in the development layout under the current application. Further significant adverse impact on the existing landscape resources within the Site is not anticipated.

4. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from the agriculture and nature conservation perspective.

5. Building Matters

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

- he has no adverse comment on the application; and
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

6. Project Interface

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

- it is noted that the applied use on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant should be reminded that subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works.

7. Local Views

Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD) are as follows:

- three members of the North District Council (NDC) supports the application, one of them indicates that the application would support environmental protection works;
- four members of the NDC and the Resident Representative of Lei Uk indicate no comment; and
- Ta Kwu Ling District Rural Committee, the Chairlady of Fung Shui Area Committee, 13 members of the NDC, the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Tong Fong, the IIR and the RR of Fung Wong Wu and the IIR of Lei Uk do not reply.

8. Other Departments

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

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the application site (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 is granted to the Site;
- (ii) the Site is already being used for the similar uses under the application. The structures erected do not tally with the previously approved planning application (No. A/NE-TKL/671) nor the proposed layout plan of this application;
- (iii) the following irregularities covered by the subject planning application have been detected by her office:

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

LandsD has reservation on the planning application since there are unauthorized structures on the private lots which are already subject of lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

- (iv) the following irregularities not covered by the subject planning application have been detected by her office:

Unauthorized structures extended from the said private lots not covered by the planning application

- there are unauthorized structures extended from the said private lots to adjoining lots (Lots 967 and 980 RP in D.D. 82) not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - for unauthorized structures extended from the application lots to adjoining lots (i.e. Lots No. 967 and 980 RP in D.D. 82) not covered by the subject planning application, Short Term Waiver (STW) cannot be processed before rectification;
- (v) the lot owners/applicant shall either (i) remove the unauthorized structure not covered by the subject planning application immediately; 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 her office for a STW to permit the structures 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 approach of first erection of unauthorized structures then regularisation should not be encouraged;

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

- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to 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; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

- (i) the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Ping Che Road should be commented and approved by Transport Department (TD);
- (ii) the run-in/ out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the existing drainage facilities should be maintained properly and rectified if found inadequate/ineffective during operation;
- (ii) the development and the drainage facilities implemented on the Site should not obstruct overland flow/surface runoff and any existing drainage facilities; and
- (iii) the applicant shall be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the implemented drainage system;

(e) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provide with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the Regulation 41D of the B(P)R;
 - (ii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) it is noted that the application involves six structures. Before any new building works are to be carried out on the 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;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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 Site under the BO;
 - (v) 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;
 - (vi) 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;
 - (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (viii) 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, etc will be formulated at the formal building plan submission stage;
- (f) to note the comment of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the 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 authority prior to commencement of the works; and
- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and the P&E Study already commenced on

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

**Appendix VIII of RNTPC
Paper No. A/NE-TKL/758**

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

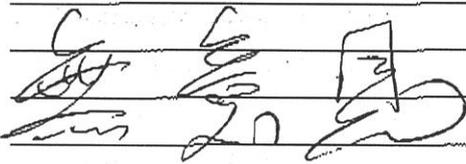
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/758

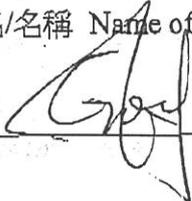
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.5.17