

2024年 6月 6日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

6 JUN 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

2401304

23/5

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TKL/761
	Date Received 收到日期	6 JUN 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)

Most Powerful Limited 溢勁有限公司

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 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, 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 2,255 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input 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 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」[#]遞送要求同意書[&]

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
2/5/2024 - 16/5/2024 (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 20/5/2024 (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 Open Storage of Construction Material and Machinery 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,255sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/Asq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/Asq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/Asq.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) N/A	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 2 (LGV) Medium Goods Vehicle Spaces 中型貨車車位 1 (MGV) 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 Mondays to Saturdays from 08:00 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)) Accessible from Ping Che Road via a local access <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) <input type="checkbox"/>	
	No 否		
(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 2,255 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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 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"/>

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

(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="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="flex: 1;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <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： </div> <div style="flex: 2;"> _____ _____ _____ </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="flex: 2;"> _____ _____ _____ </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> <div style="flex: 2;"> _____ _____ </div> </div>
(f) Renewal period sought 要求的續期期間	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> year(s) 年 </div> <div style="flex: 2;"> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> month(s) 個月 </div> <div style="flex: 2;"> </div> </div>

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）。

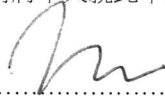
Please refer to the supplementary statement.

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



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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) 機構名稱及印章（如適用）



Date 日期

20/5/2024

(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 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Ta Kwu Ling, New Territories
Site area 地盤面積	2,255 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 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 Open Storage of Construction Material and Machinery 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	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
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	N/A % <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 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) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3 2 (LGV) 1 (MGV)

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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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"/>
Location Plan, Plan showing the zoning/land status of the application site,		
Swept path analysis, Filling of Land of the Application Site, TPB PG-13G - Application Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for storage of construction material (i.e. scaffold, bricks, tiles, column, screws etc.) and machinery (i.e. tamping rammer, generator, elevated platform etc.) in order to support the construction industry for the development in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-TKL/14, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within "AGR" zone, the Site is currently vacant with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various sites occupied by port back-up uses are also located at the north and west (across Ping Che Road) of the Site, the proposed development is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 2,255 m² (about). No structure is proposed at the Site (**Plan 5**). The operation hours of Site are Monday to Saturday from 08:00 to 19:00. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	2,255 m ² (about)
Covered Area	Not applicable
Uncovered Area	2,255 m ² (about)

- 3.2 The Site has already been hard-paved wholly with concrete (of not more than 0.2m in depth) for open storage use and circulation area (**Plan 6**). The extent of the land filling area has been kept to minimal to meet the operational need of the Site. No further filling of land will be carried out at the Site by the applicant after planning permission has been granted from the Board. The applicant will reinstate the Site to an amenity area after the planning approval.
- 3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 3 loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – L/UL Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.4 LGV and MGV will be deployed for transportation of construction materials and machinery to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plans 7 and 8**). As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	LGV		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 9:00)	2	1	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	2	0	1	4
Traffic trip per hour (average)	1	1	1	1	4

- 3.5 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction materials would be stored at the designated storage area (i.e. about 1,263 m²) during the planning approval period. 2.5m high solid metal wall will be erected along the site boundary to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 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. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and FSIs proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

May 2024

LIST OF PLANS

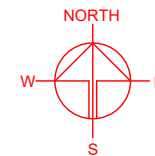
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Filling of Land of the Application Site
Plan 7	Swept Path Analysis (MGV)
Plan 8	Swept Path Analysis (LGV)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,255 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

16.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

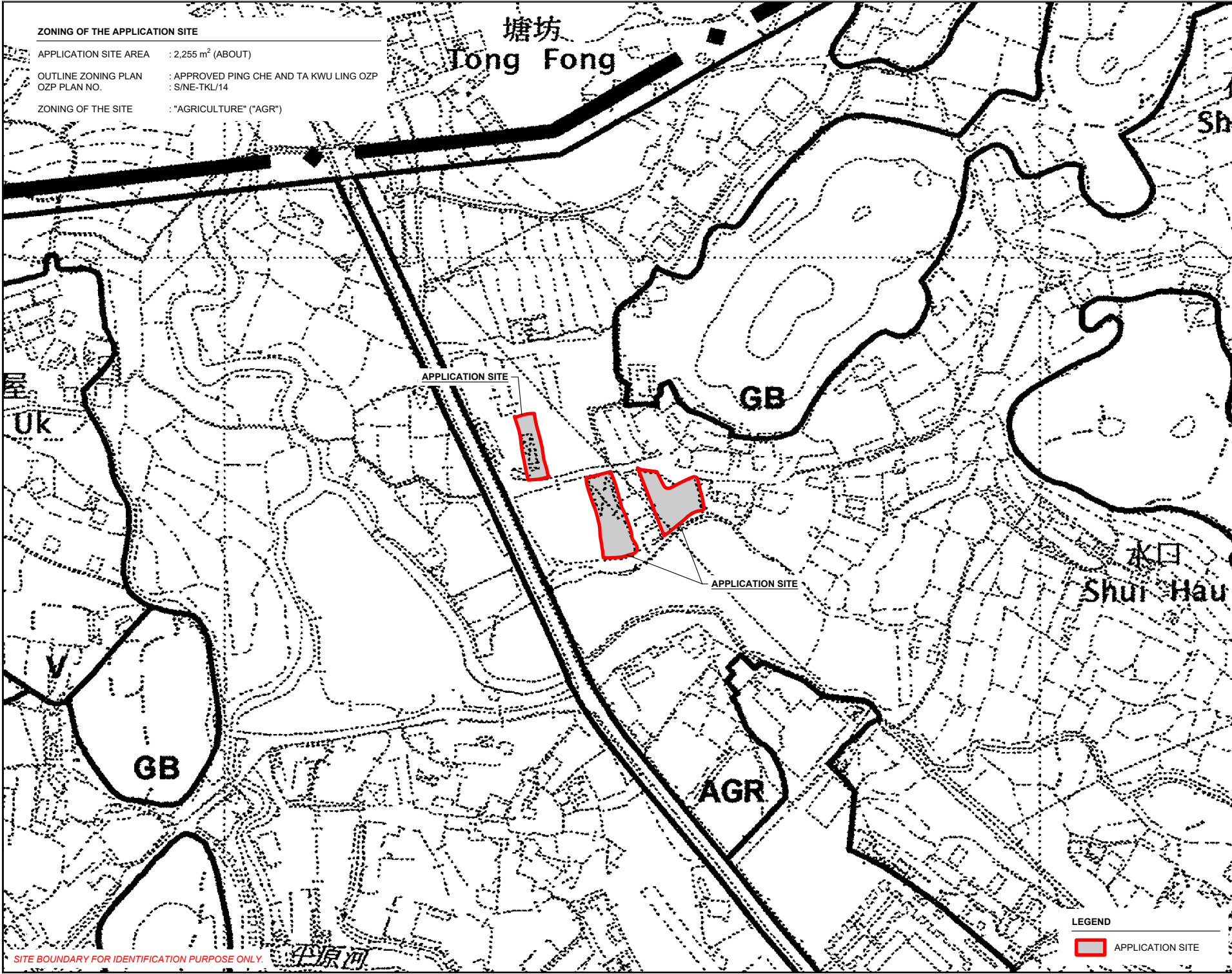
LOCATION PLAN

DWG NO.

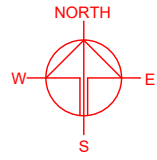
PLAN 1

VER.

001



ZONING OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 2,255 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED PING CHE AND TA KWU LING OZP : S/NE-TKL/14
ZONING OF THE SITE	: "AGRICULTURE" ("AGR")



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 **R-Riches**
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 16.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

LEGEND

 APPLICATION SITE

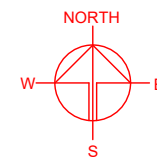
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

APPLICATION SITE AREA : 2,255 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



APPLICATION SITE

APPLICATION SITE

PING CHE ROAD

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

16.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-13G

DWG NO.

PLAN 4

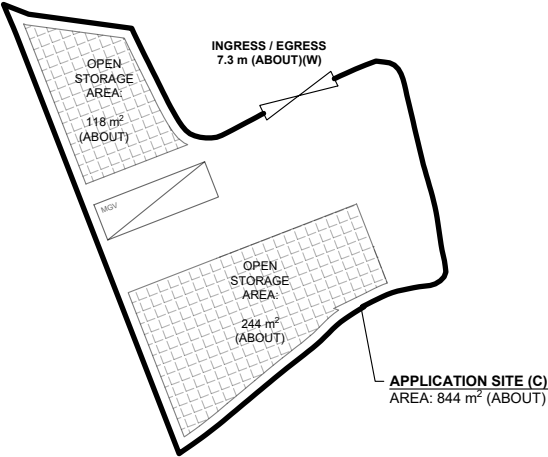
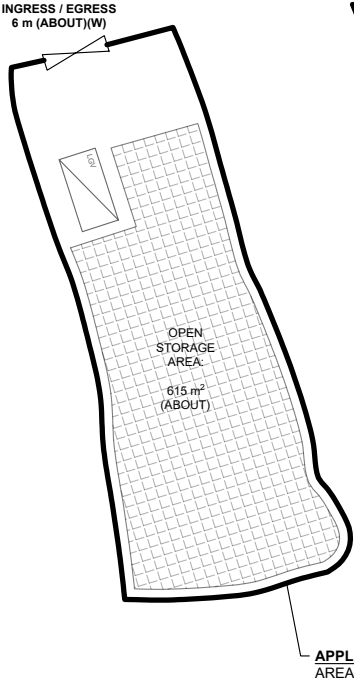
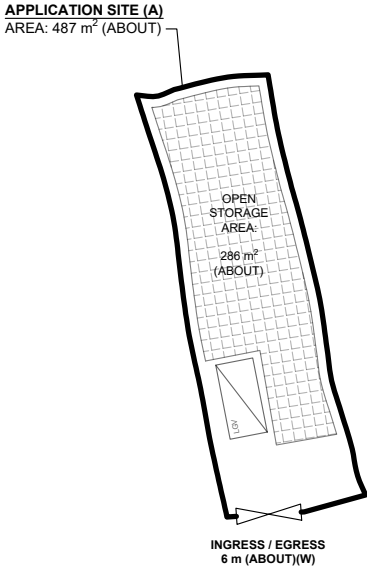
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,255 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 2,255 m² (ABOUT)

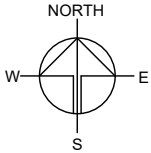
* NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 11 m (L) X 3.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 16.5.2024

CHECKED BY DATE

APPROVED BY DATE

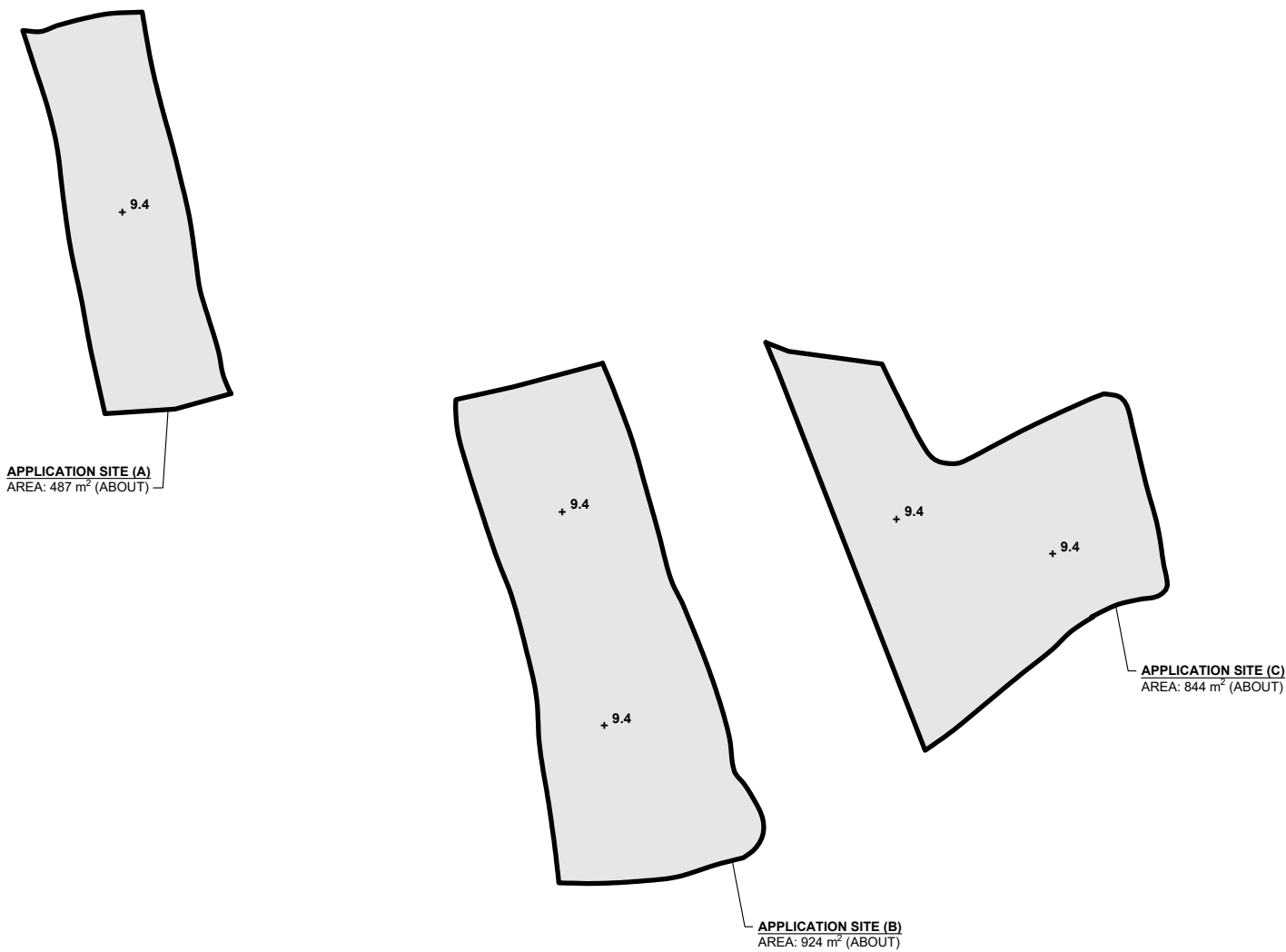
DWG. TITLE
LAYOUT PLAN

DWG NO. VER.
PLAN 5 001

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 2,255 m ²	(ABOUT)
COVERED BY STRUCTURE	: NOT APPLICABLE	(ABOUT)
EXISTING FILLED AREA	: 2,255 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: LOADING / UNLOADING SPACE, OPEN STORAGE AND CIRCULATION AREA	

THE APPLICATION SITES HAVE ALREADY BEEN HARD-PAVED. **NO** FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING APPROVAL HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.



LEGEND	
	APPLICATION SITE
	LAND FILLING AREA
+9.4	EXISTING SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 00 @ A4

DRAWN BY	DATE
MN	16.5.2024
REVISED BY	DATE
APPROVED BY	DATE

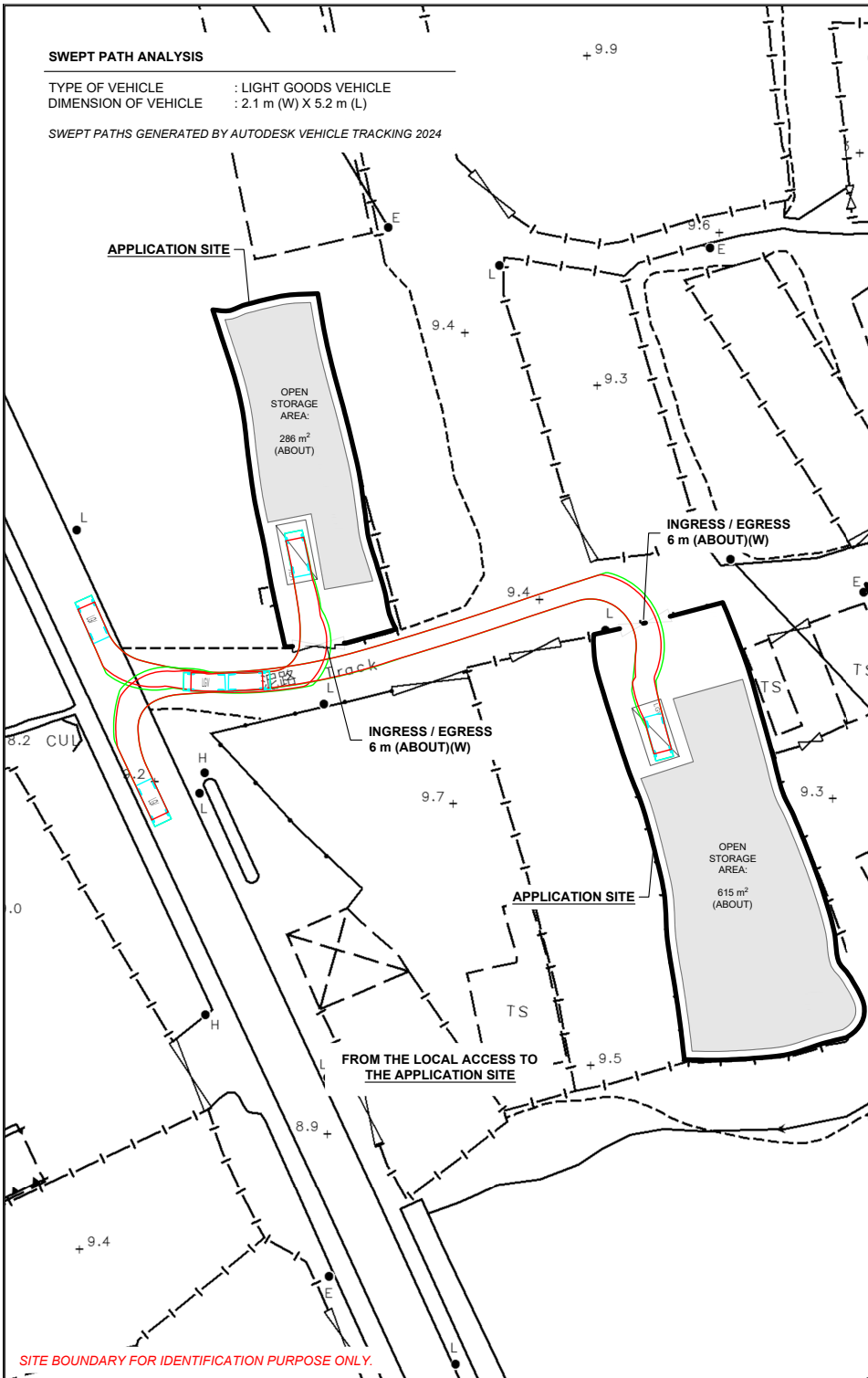
DWG. TITLE
FILLING OF LAND AREA
DWG NO.
PLAN 6

VER.
001

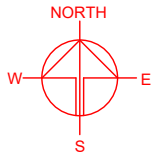
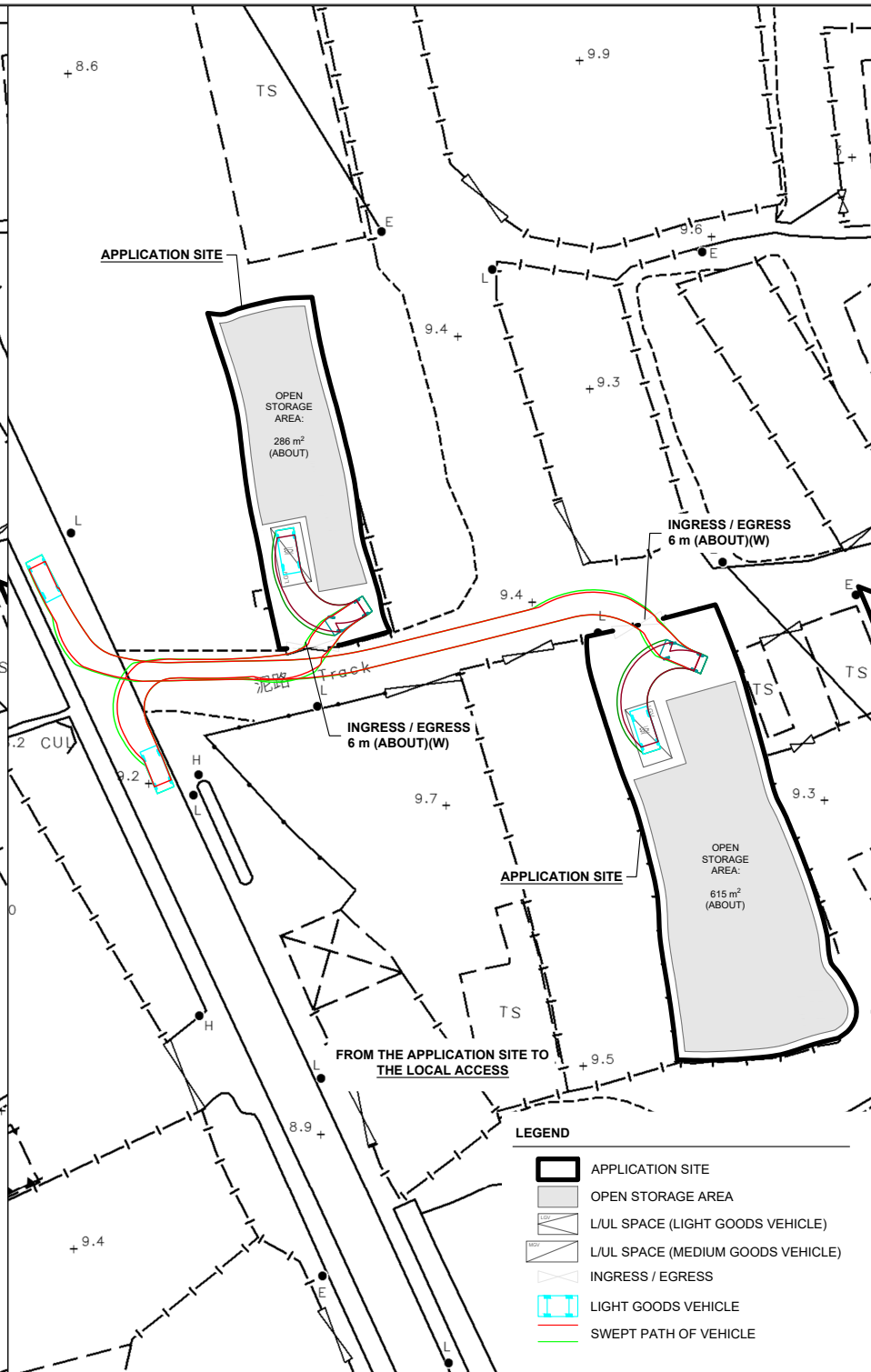
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2024



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

16.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

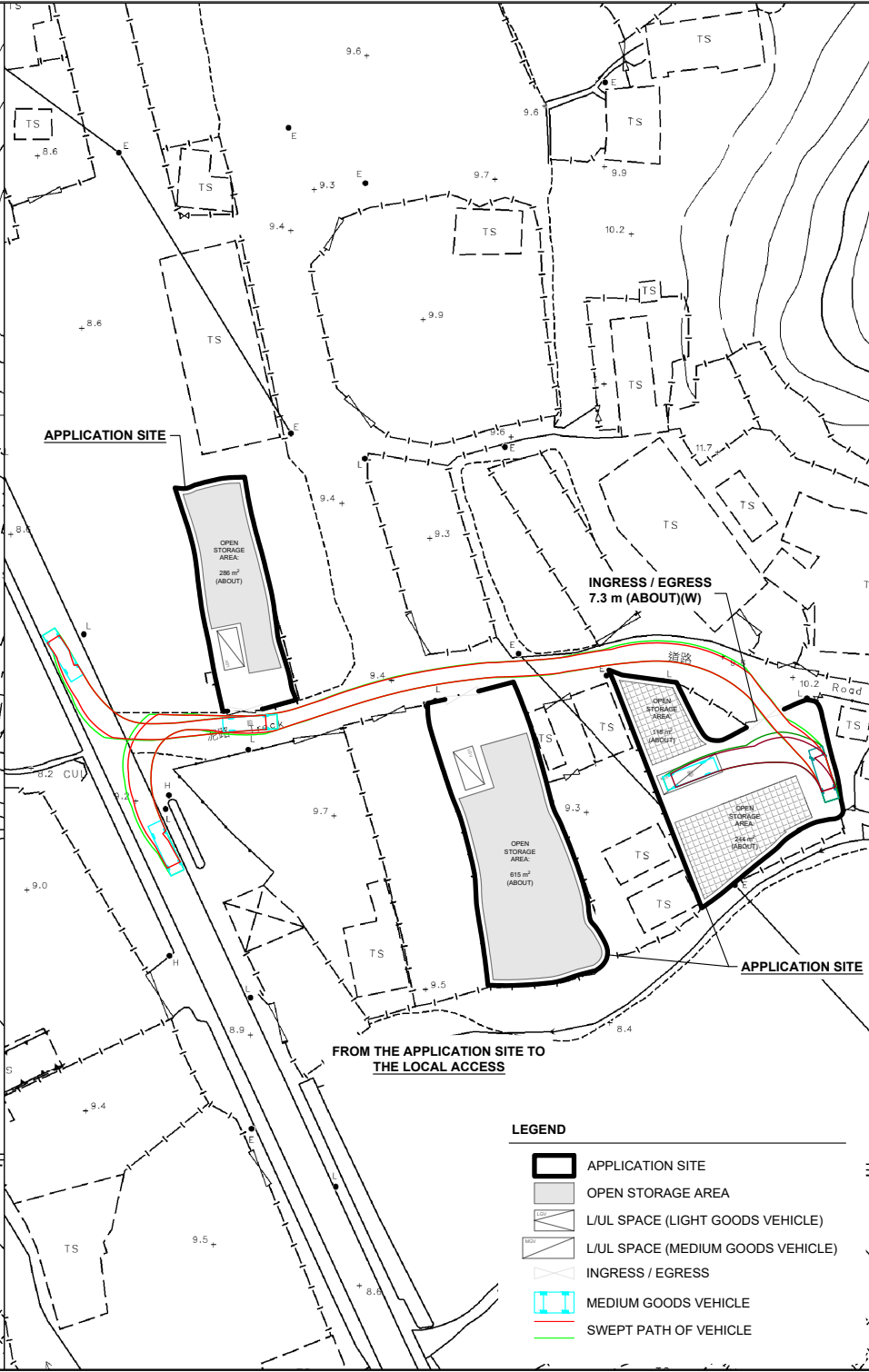
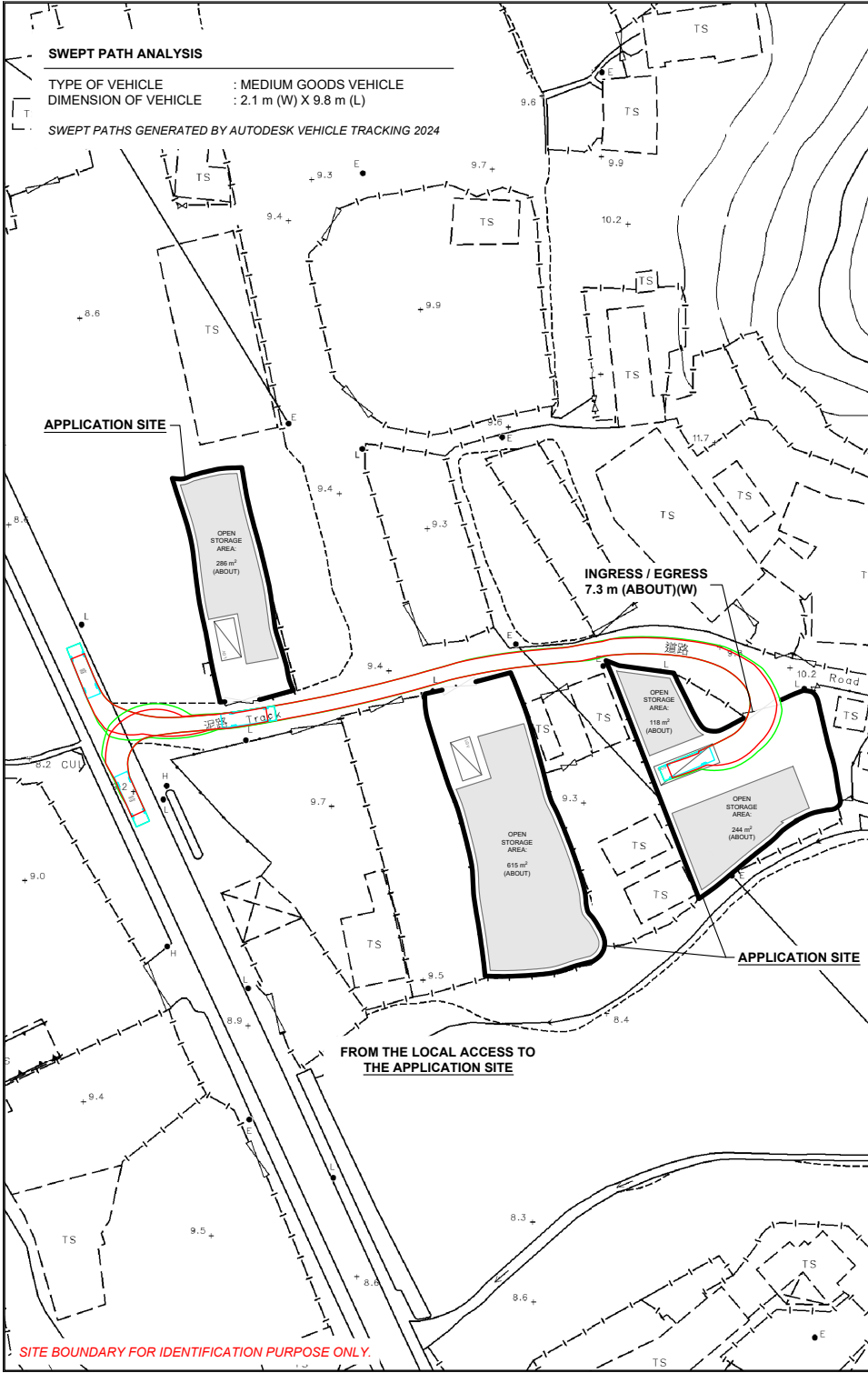
SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 7

VER.

001



NORTH

W E
S

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY
MN

DATE
5.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (MGV)

DWG NO.
PLAN 8

VER.
001



顧問有限公司
盈卓物業

Our Ref.: DD82 Lot 1114 & VL
Your Ref.: TPB/A/NE-TKL/761

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

By Email

7 August 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/761)

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. Danny NG [REDACTED] 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.: Mr. Timothy WU
(Attn.: Ms. Katie LEUNG

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



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/761)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site	As the application site (the Site) is proposed for 'open storage' use with no shopfront, no visitor is anticipated at the Site and only the applicant's fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, queuing of vehicles outside the Site will not be anticipated. Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that no queuing of vehicle outside the Site at any time during the planning approval period.
(b)	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. 'Beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(c)	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.
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Flooding complaints have been recorded based on our records. It is revealed that the area adjoining the application site is subject to overland flows and/or regular flooding.	A drainage proposal is prepared by the applicant to mitigate the flooding susceptibility of the area (Annex I). According to the result of the drainage proposal, with

	Unless the applicant can submit satisfactory drainage proposal to mitigate the flooding susceptibility of the area to my satisfaction, I do not support the application.	the implementation of the proposed drainage system, adverse drainage impact to the surrounding area is <u>not</u> anticipated.
(b)	The site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development.	Majority of the Site is proposed of 'open storage' use, while the remaining area is proposed for circulation of vehicles. Please be informed that no structure and washroom is proposed at the Site, therefore, adverse sewerage impact to the surrounding area should not be anticipated.

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

(a)	The subject site falls within the "AGR" zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	The Site has been left vacant for decades without agricultural use. Although agricultural infrastructures are available in the vicinity of the Site, portion of the Site has been hard-paved, which is considered not suitable for agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land in the New Territories and would not frustrate the long-term planning intention of the "Agriculture" zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
-----	--	--

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

Comments received on 23/07/2024

(a)	Having reviewed the submitted RtC by the applicant, it is noted that there is no old and valuable tree or protected species identified within the site. All existing trees within the site are proposed to be felled, however, no information and proposed treatment on existing trees are provided. 4 nos. of new trees (i.e. Senna surattensis) are proposed along the east and west periphery boundary of the site C as shown in Annex II – Landscape Proposal.	A revised landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex II).
-----	--	--

(b)	The applicant is advised to provide basic information (e.g. numbers, species, size, general conditions and tree photos) on existing trees within and along the site boundary, and proposed tree treatments for TPB's consideration.	
(c)	Annex II Landscape Proposal – "1" is indicated at "No. of new trees will be planted" and is inconsistent with the illustration of trees (i.e. N1 to N4) on plan. Please review and rectify.	It is revised accordingly.
(d)	The applicant is advised to provide larger tree pit (i.e. around 1.2m (W) x 1.2m (L) x 1.2m (D)) to sustain the growth of new trees wherever appropriate. As tree N2 and N3 are close to each other, the applicant is advised to provide continuous soil trench/planter for better root growth.	Larger tree pit (i.e. around 1.2m (W) x 1.2m (L) x 1.2m (D)) will be provided to sustain the growth of new trees. Continuous soil trench for tree N2 and N3 will also be provided for better root growth.
(e)	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.
Comments received on 08/07/2024		
(a)	<p><u>Landscape Observations and Comments</u></p> <p>With reference to the aerial photo of 2023, the application site is located in an area of rural inland plains landscape character comprising of open storages, temporary structures, vegetated areas, clusters of tree groups, and woodlands within the "Green Belt" zones at the northeast. Based on our site records taken on 20.6.2024, the portion of application site to the west is mainly occupied by self-seeded vegetation, wild grasses and some temporary structures.</p>	<p>According to our site visit conducted in June 2024, no old and valuable tree or protected species has been identified at the Site. Due to the proposed hard-paving works for open storage and circulation purpose, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.</p> <p>A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development</p>

	<p>The portion of application site in the middle is covered by self-seeded vegetation, wild grasses and trees of undesirable and common species. The portion of application site to the east is mostly hard paved with some trees of common species within site boundary. A medium to large sized tree, <i>Celtis sinensis</i>, is observed at the western periphery of the eastern site. However, tree information, proposed tree treatment and landscape treatment/mitigation measures are not provided. Potential impact on the landscape resources cannot be reasonably ascertained.</p>	<p>(Annex II). 4 new trees (N1 to N4) are proposed to be planted along the east and west periphery boundary of Site C as indicated on plan, to minimise adverse visual impact to the adjoining receivers. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>
(b)	<p>Detailed Comment / Advisory Comment</p> <p>The applicant is advised to provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatments and mitigation measures for TPB's consideration.</p>	
(c)	<p>According to the application form and Plan 6, the entire application site is proposed to be filled with concrete. The applicant is advised to review the extent of land filling to avoid damage to the existing trees as far as practicable.</p>	
(d)	<p>With reference to Para. 3.5 of the Supplementary Statement, 2.5m high solid metal wall are proposed along the site boundary. The applicant is reminded to offset the proposed metal wall from the existing trees to avoid damage to the trees.</p>	
(e)	<p>The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant</p>	

	departments prior to commencement of the works.	
5. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(a)	She has adverse comments on the application.	Noted. The unauthorized structures erected on the concerned lot (i.e. Lot 1110 S.A in D.D.82) will be demolished by the applicant after planning approval has been obtained from the Town Planning Board to facilitate the proposed scheme. The applicant will strictly follow the proposed scheme, no structure will be erected on the application site during the planning approval period.
(b)	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 application site.	
(c)	Her office noted that no structure is proposed in the subject planning application but unauthorized structures are erected on the Site as mentioned below:	
(d)	The following irregularity covered by the subject planning application has been detected by her office: Unauthorized structures within Lot No. 1110 S.A in D.D 82 covered by the planning application.	
(e)	LandsD has reservation on the planning application since there are unauthorized structures on Lot No. 1110 S.A in D.D 82 which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD.	

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories
Drainage Proposal

Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

Drainage Proposal

Jul 2024

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.
- 1.1.2 This Drainage Proposal aim to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Sites are in vicinity of Ping Che Road. It has a total area of about 2,255m². The sites are already fully paved. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing site ground levels are +9.4 mPD. The site is proposed to maintain the current site levels.
- 1.2.3 There is an existing U-channel at the south of Site A. An existing stream is running from east to the west at the south of Site B and Site C. Existing Drainage Plan are shown in **Figure 2** for reference.
- 1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 2,255 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	2,255
- Site A (m ²)	487
- Site B (m ²)	924
- Site C (m ²)	844

Table 1 - Key Development Parameters

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum_No.1_2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4. Proposed Drainage System

4.1. Proposed UChannel

- 4.1.1 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The U-channels are proposed to be connect and discharge to existing channel/stream. The design calculations of proposed UChannels are shown in **Appendix A**.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.3 The reference standard drawings of drains are shown in **Appendix C**.

5. Conclusion

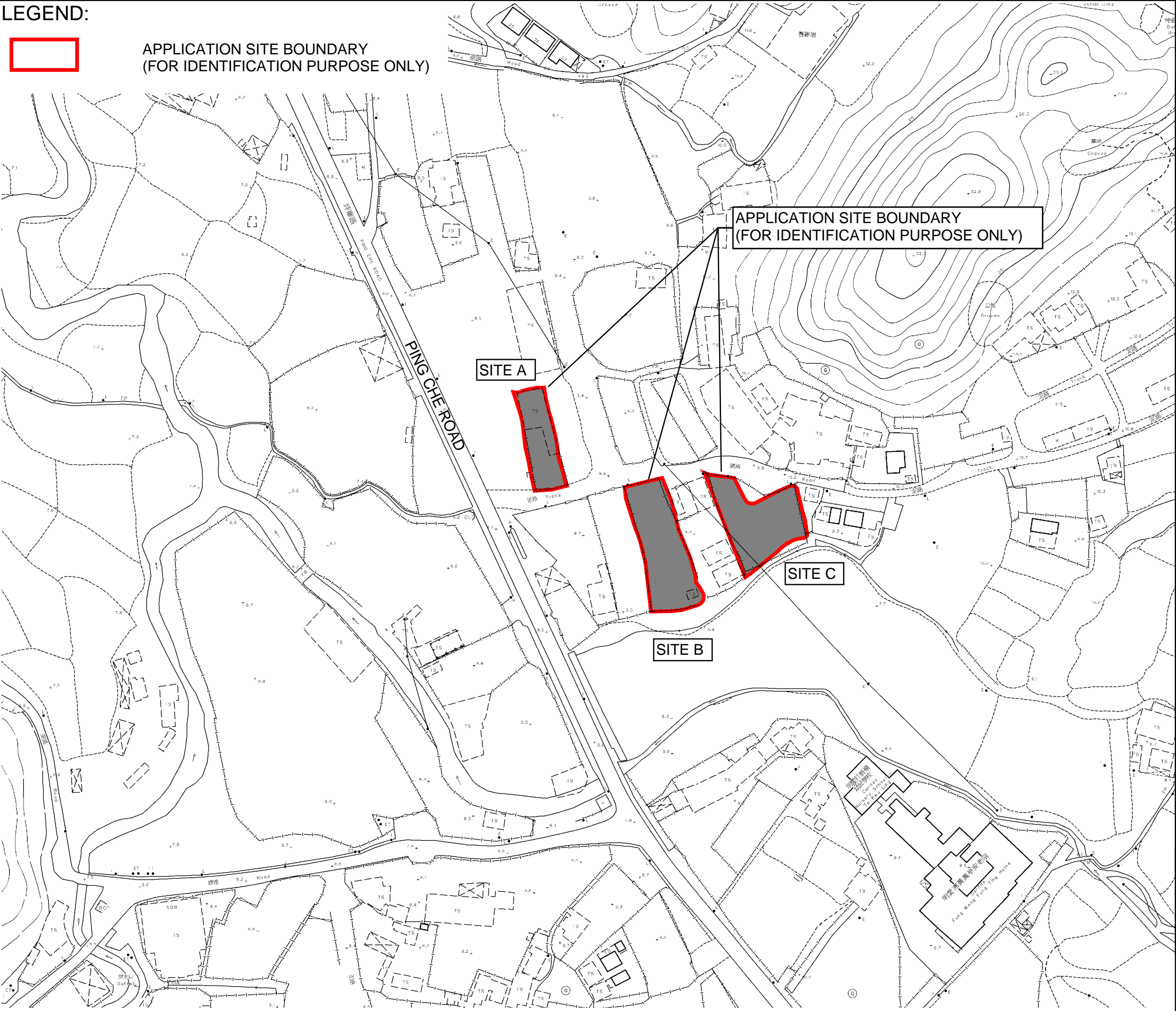
- 5.1.1 Drainage study has been conducted for the Proposed Development. With implementation of proposed drainage system, no adverse drainage impact is anticipated.

- End of Text -

FIGURES

LEGEND:

 APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

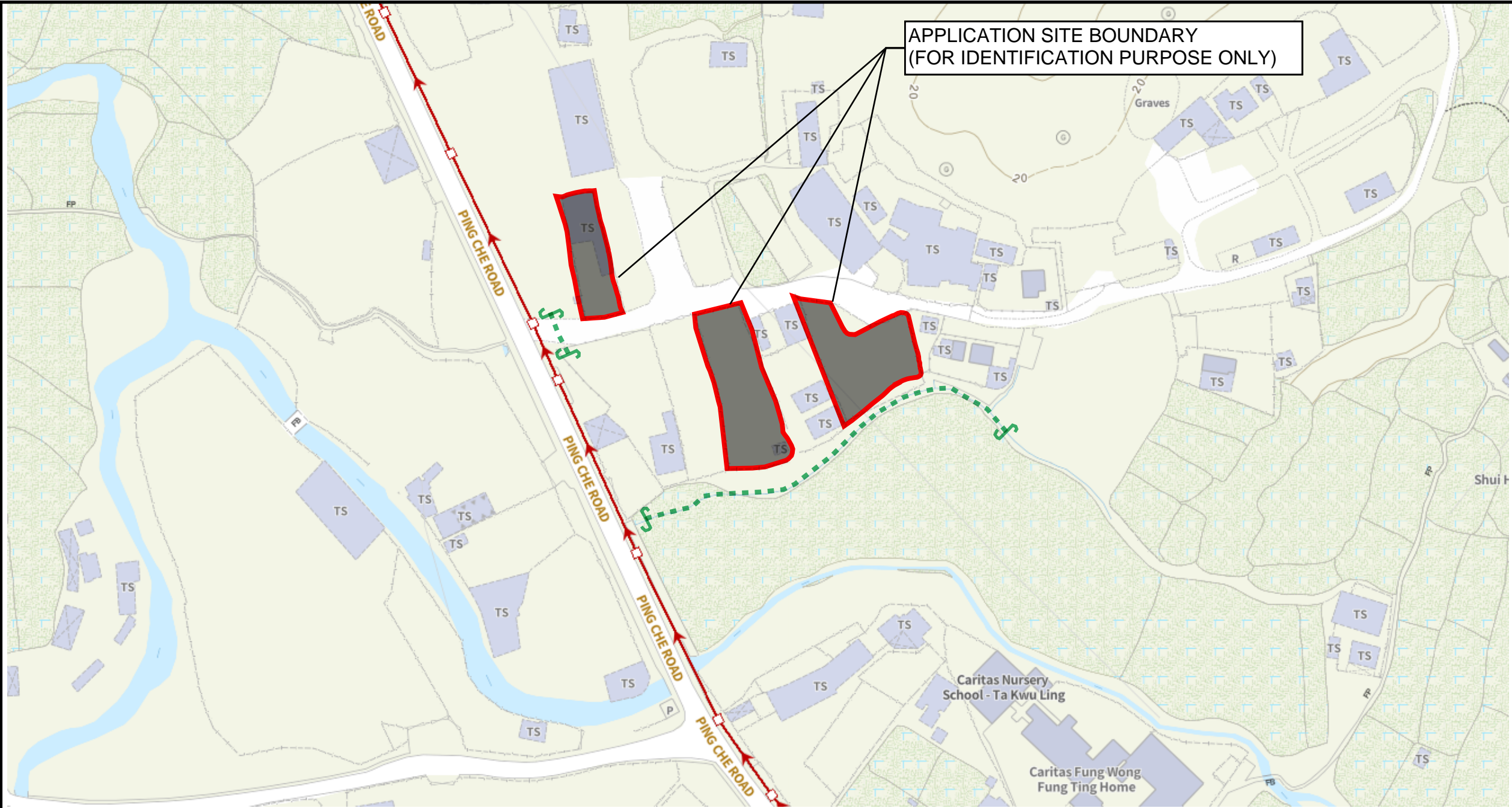


PROJECT:
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Facilities for a Period of 3 Years
and Associated Filling of Land in
“Agriculture” Zone, Various Lots
in D.D. 82, Ta Kwu Ling, New
Territories

REV	DESCRIPTION	DATE
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DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



PROJECT:
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LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		EXISTING CHANNEL/STREAM
	Pipe (Sewer)		Sand Trap		

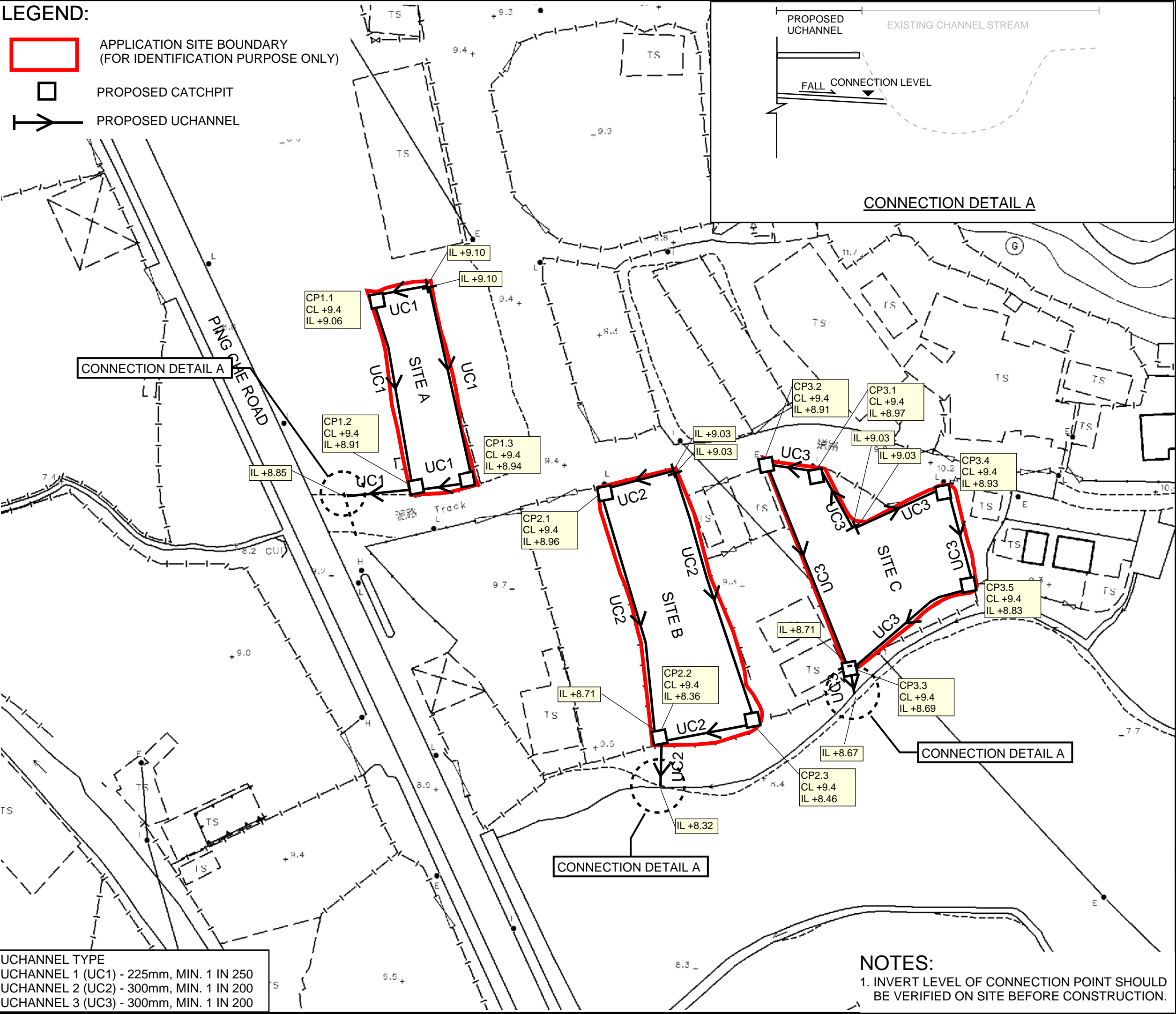
REV	DESCRIPTION	DATE
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DRAWING TITLE
**EXISTING DRAINAGE
PLAN**

DRAWING NUMBER
FIGURE 2

LEGEND:

- APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)
- PROPOSED CATCHPIT
- PROPOSED UCHANNEL



PROJECT:
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

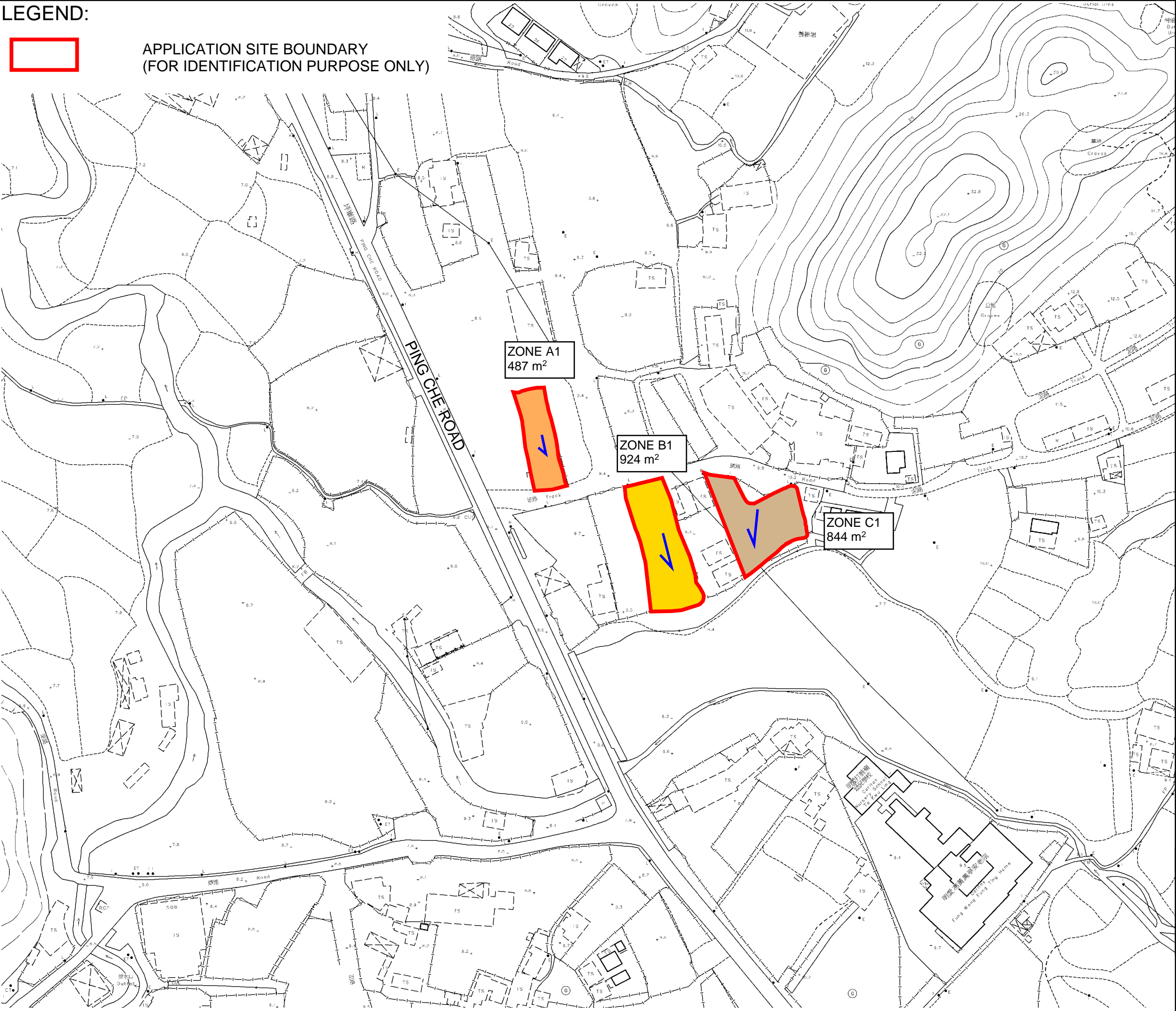
- UCHANNEL TYPE
- UCHANNEL 1 (UC1) - 225mm, MIN. 1 IN 250
 - UCHANNEL 2 (UC2) - 300mm, MIN. 1 IN 200
 - UCHANNEL 3 (UC3) - 300mm, MIN. 1 IN 200

NOTES:
1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

REV	DESCRIPTION	DATE
DRAWING TITLE PROPOSED DRAINAGE SYSTEM		
DRAWING NUMBER FIGURE 3		

LEGEND:

 APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)



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REV	DESCRIPTION	DATE
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DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4

APPENDIX

Appendix A - Channel Design Calculation

U Channel 1 (Zone A1)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	487 =		487	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	487 x 0.95 + 0 x 0.35 =		463	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 463 x 189 / 1000000 =		0.024	m3/s

$$i = \frac{a}{(t_d + b)^c}$$

U Channel				
Channel Size			225	(mm)
Gradient		1 in	250	
Area	$\pi \times 0.23^2 / 8 + 0.23 \times 0.23 / 2 =$		0.045	(m2)
Wetted Perimeter	$\pi \times 0.23 / 2 + 0.23 / 2 \times 2 =$		0.578	(m)
R	$0.045 / 0.578 =$		0.104	(m)
Velocity			0.72	m/s
Capacity			0.033	m3/s

Utilization 0.024 / 0.033 = 74.42 % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone A2)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	924 =		924	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	924 x 0.95 + 0 x 0.35 =		878	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 0 x 189 / 1000000 =		0.046	m3/s

$$i = \frac{a}{(t_d + b)^c}$$

U Channel				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	$\pi \times 0.3^2 / 8 + 0.3 \times 0.3 / 2 =$		0.080	(m2)
Wetted Perimeter	$\pi \times 0.3 / 2 + 0.3 / 2 \times 2 =$		0.771	(m)
R	$0.08 / 0.771 =$		0.104	(m)
Velocity			0.98	m/s
Capacity			0.079	m3/s

Utilization 0.046 / 0.079 = 58.64 % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone A3)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	844 =		844	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	844 x 0.95 + 0 x 0.35 =		802	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 802 x 189 / 1000000 =		0.042	m3/s

$$i = \frac{a}{(t_d + b)^c}$$

U Channel				
Channel Size			300	(mm)
Gradient		1 in	200	
Area	$\pi \times 0.3^2 / 8 + 0.3 \times 0.3 / 2 =$		0.080	(m2)
Wetted Perimeter	$\pi \times 0.3 / 2 + 0.3 / 2 \times 2 =$		0.771	(m)
R	$0.08 / 0.771 =$		0.104	(m)
Velocity			0.98	m/s
Capacity			0.079	m3/s

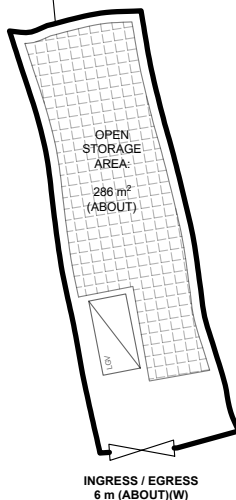
Utilization 0.042 / 0.079 = 53.57 % OK (less than 90%, for 10% siltation allowance)

DEVELOPMENT PARAMETERS

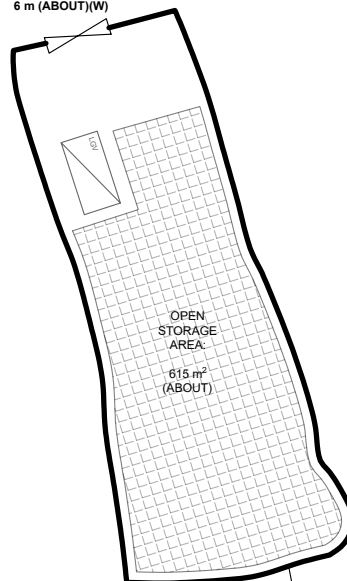
APPLICATION SITE AREA : 2,255 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 2,255 m² (ABOUT)

* NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE

APPLICATION SITE (A)
AREA: 487 m² (ABOUT)

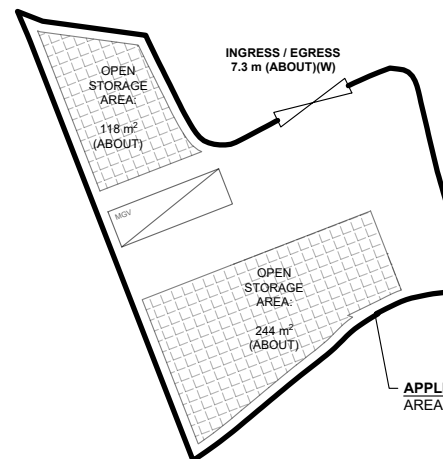


INGRESS / EGRESS
6 m (ABOUT)(W)



APPLICATION SITE (B)
AREA: 924 m² (ABOUT)

INGRESS / EGRESS
7.3 m (ABOUT)(W)



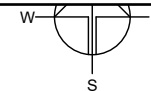
APPLICATION SITE (C)
AREA: 844 m² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 11 m (L) X 3.5 m (W)

Appendix B - Proposed Development Layout Plan



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
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SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 16.5.2024

CHECKED BY DATE

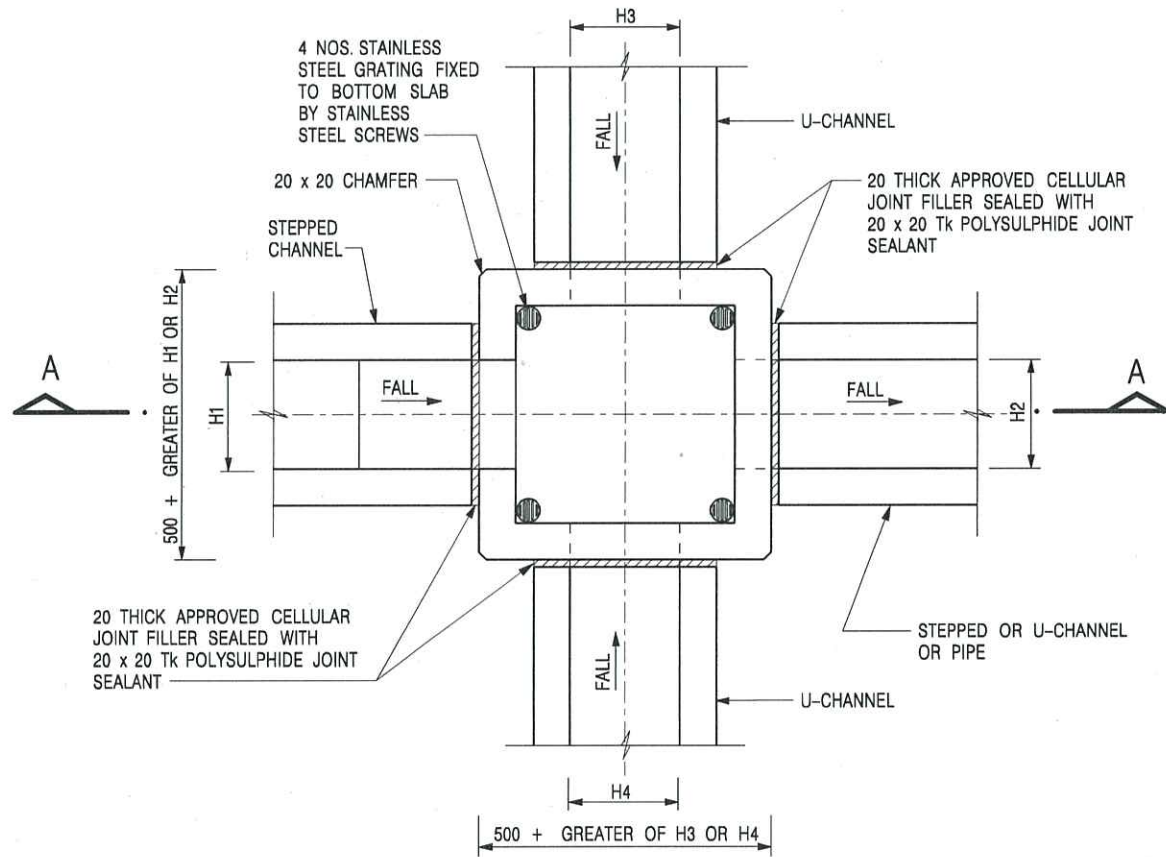
APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

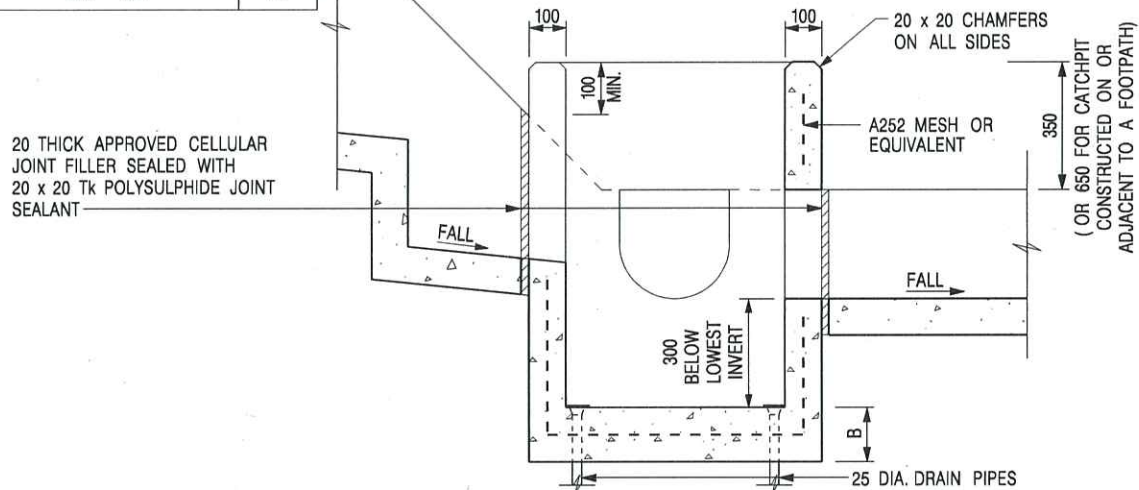
DWG NO. PLAN 5 VER. 001

Appendix C - Reference Drawings



PLAN

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



SECTION A - A

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



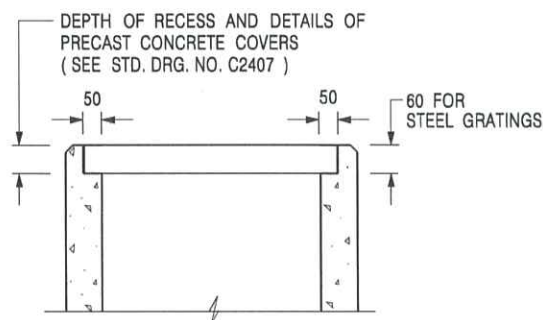
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



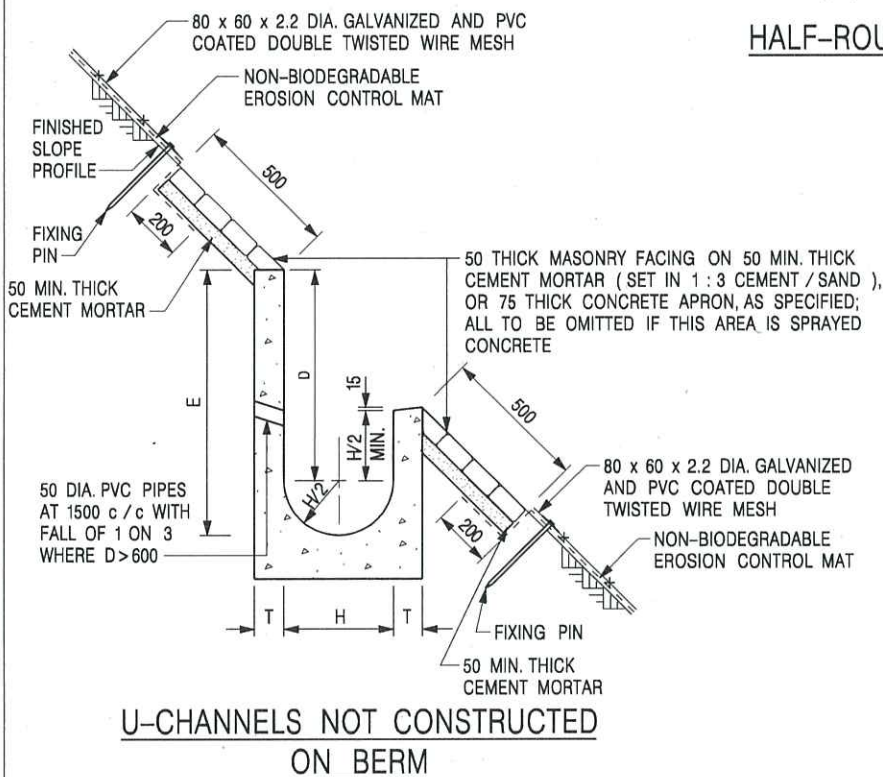
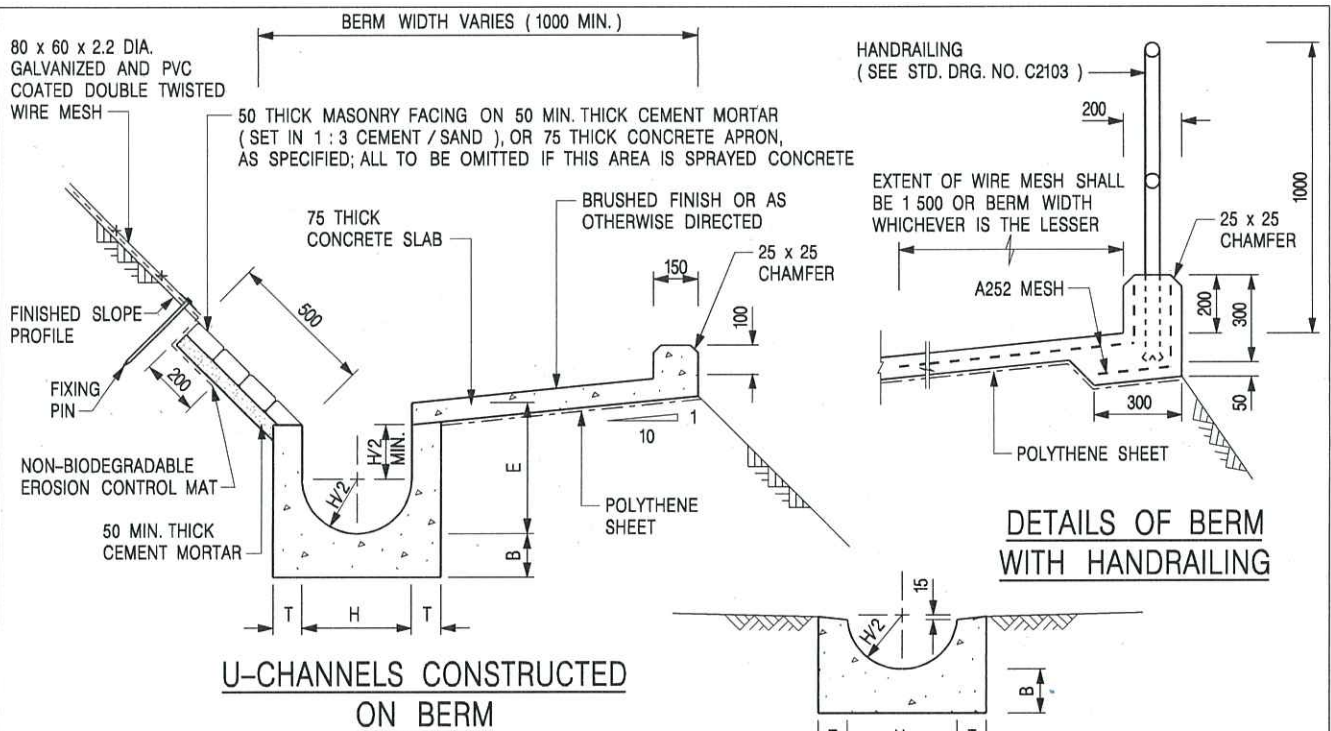
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



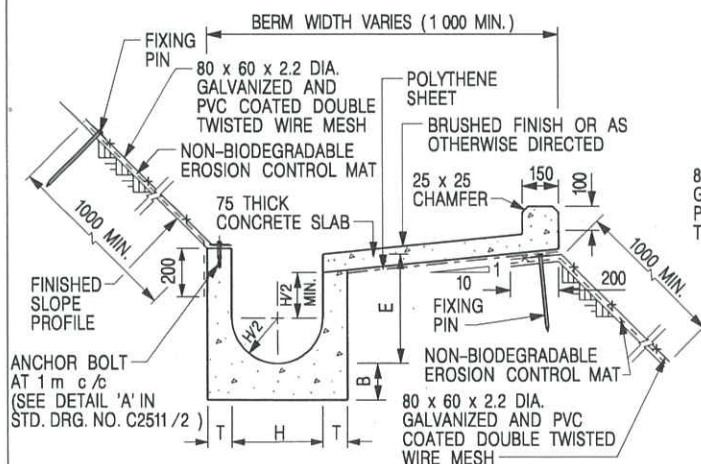
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

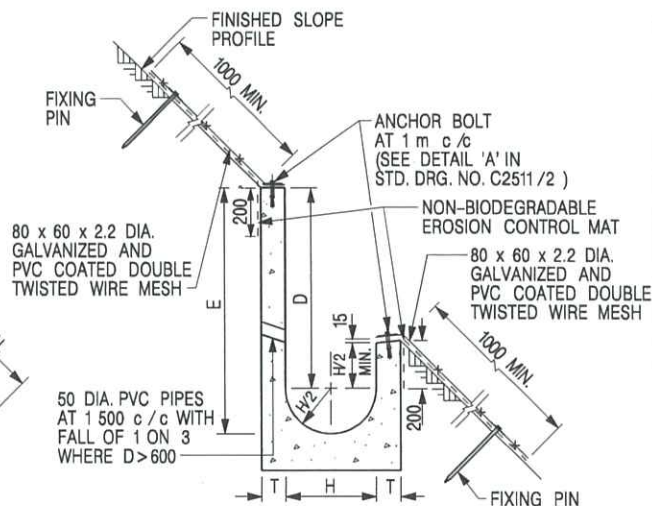
DRAWING NO.

DATE JAN 1991

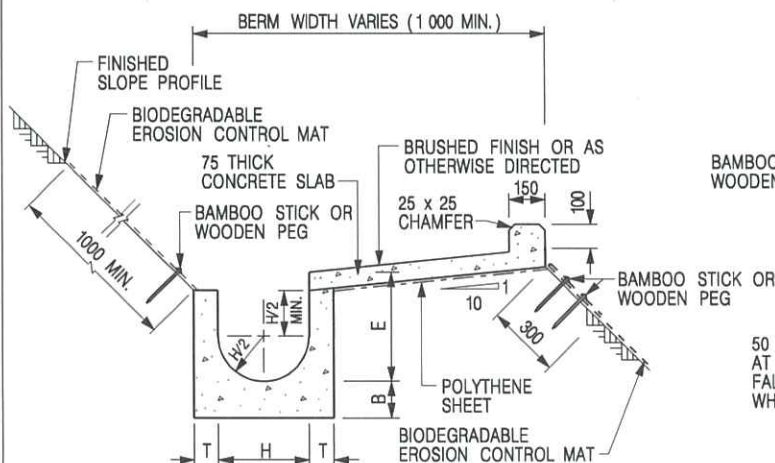
C2409I



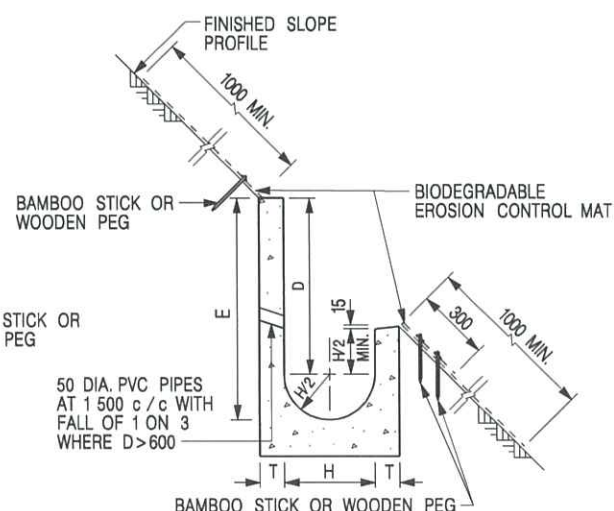
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



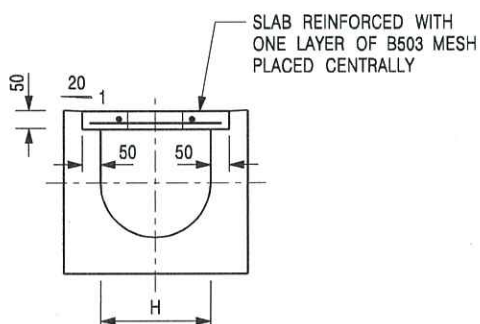
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

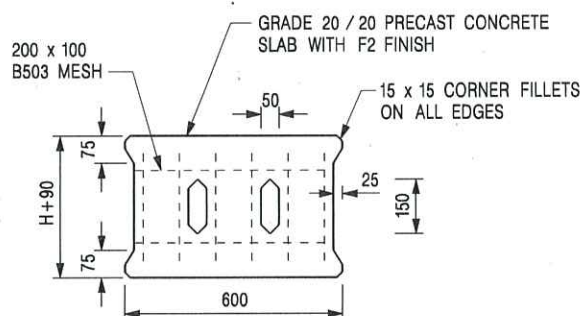
DRAWING NO.

DATE JAN 1991

C24101



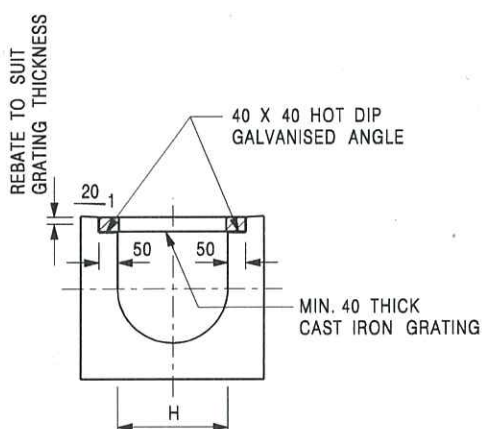
TYPICAL SECTION



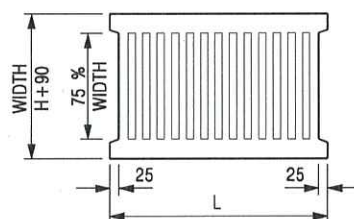
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

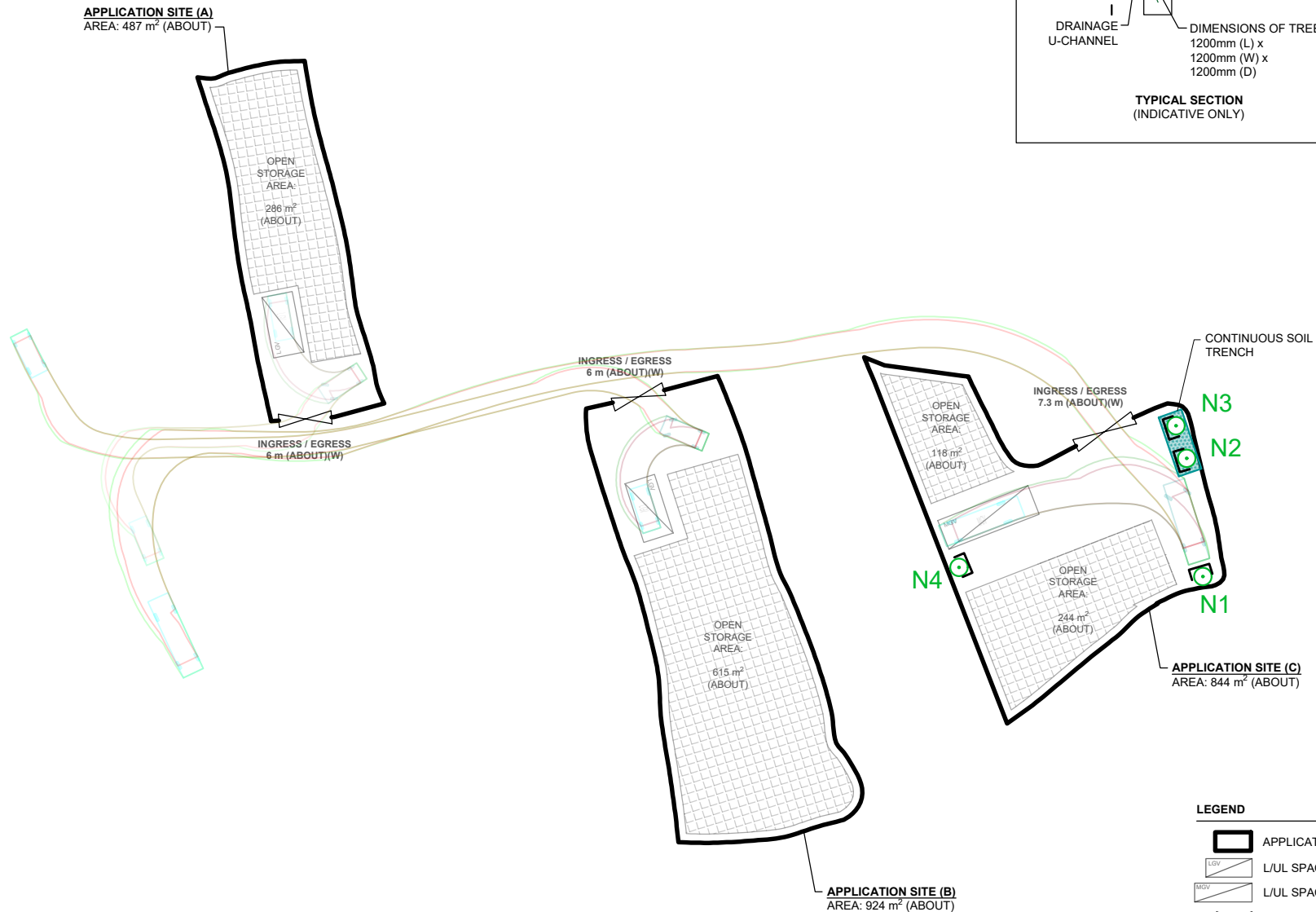
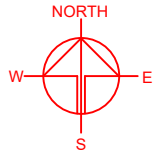
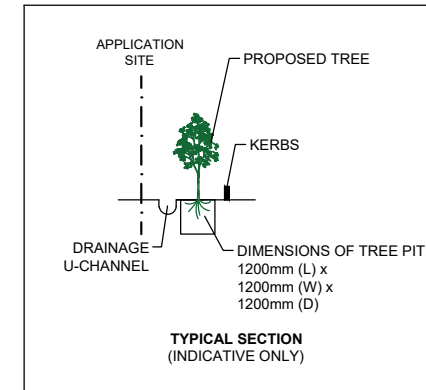
DRAWING NO.

C2412E

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 2,255 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 2,255 m² (ABOUT)

NO. OF NEW TREES WILL BE PLANTED : 4 (N1 TO N4)
 SPECIES OF NEW TREES : *SENNA SURATTENSIS*
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT MORE THAN 4 m
 DIMENSION OF TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

- APPLICATION SITE
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM/LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE
- PROPOSED NEW TREES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY
LT

DATE
16.7.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.
ANNEX II

VER.
001



顧問有限公司
盈卓物業

Our Ref.: DD82 Lot 1114 & VL
Your Ref.: TPB/A/NE-TKL/761

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

By Email

9 October 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/761)

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. Danny NG [REDACTED] 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.: Mr. Timothy WU
(Attn.: Ms. Katie LEUNG

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



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/761)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	Having reviewed the revised landscape proposal (Annex II), larger tree pits (i.e. 1.2m (W) x 1.2m (L) x 1.2m(D)) are provided for the 4 nos. of proposed new trees and continuous soil trench are provided for new trees N2 and N3. However, tree information and proposed tree treatment on existing trees are not provided. Potential impact on the landscape resources cannot be reasonably ascertained.	According to the tree survey conducted on 11.9.2024 and 25.9.2024, a total of <u>21</u> nos. of trees were identified within the Site (Annex I). No Old and Valuable Trees (OVTs) or protected species has been identified in accordance with the Development Bureau (DevB) TCW No. 5/2020 – Registration and Preservation of OVTs and the Forests and Countryside Ordinance respectively. Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.
(b)	Our previous comment in RtC item 4(b) remains valid. The applicant is advised to provide basic information (e.g. numbers, species, size, general conditions and tree photos) on existing trees within and along the site boundary, and proposed tree treatments for TPB's consideration.	<p>Among the 21 nos. of identified trees, 18 <i>Leucaena leucocephala</i> are recorded. According to Legislative Council's 2020 discussion on managing invasive alien species¹, Agriculture, Fisheries and Conservation Department (AFCD) has recognized <i>Leucaena leucocephala</i> as one of the major invasive alien species in Hong Kong. The proposed tree felling is therefore deemed necessary.</p> <p>A revised landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex II). <u>3</u> new trees (N1 to N3), with</p>

¹ LC Paper No. CB(1)461/19-20(4), Legislative Council Panel on Environmental Affairs Control of Invasive Alien Species, source: <https://www.legco.gov.hk/yr19-20/english/panels/ea/papers/ea20200427cb1-461-4-e.pdf>

		continuous soil trench, are proposed to be planted along the east periphery boundary of the Site to compensate for the loss of trees. All these new trees within the Site will be maintained by the applicant during the planning approval period.
(c)	Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.

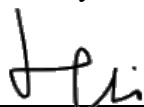
Tree Survey Report

Date of Survey: 11th, 25th September 2024

Location:

Various Lots in D.D. 82, Ta Kwu Ling, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 25th September 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 11th, 25th September 2024. Plants with DBH less than 95mm were not recorded in the survey.

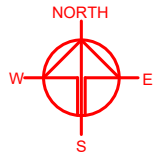
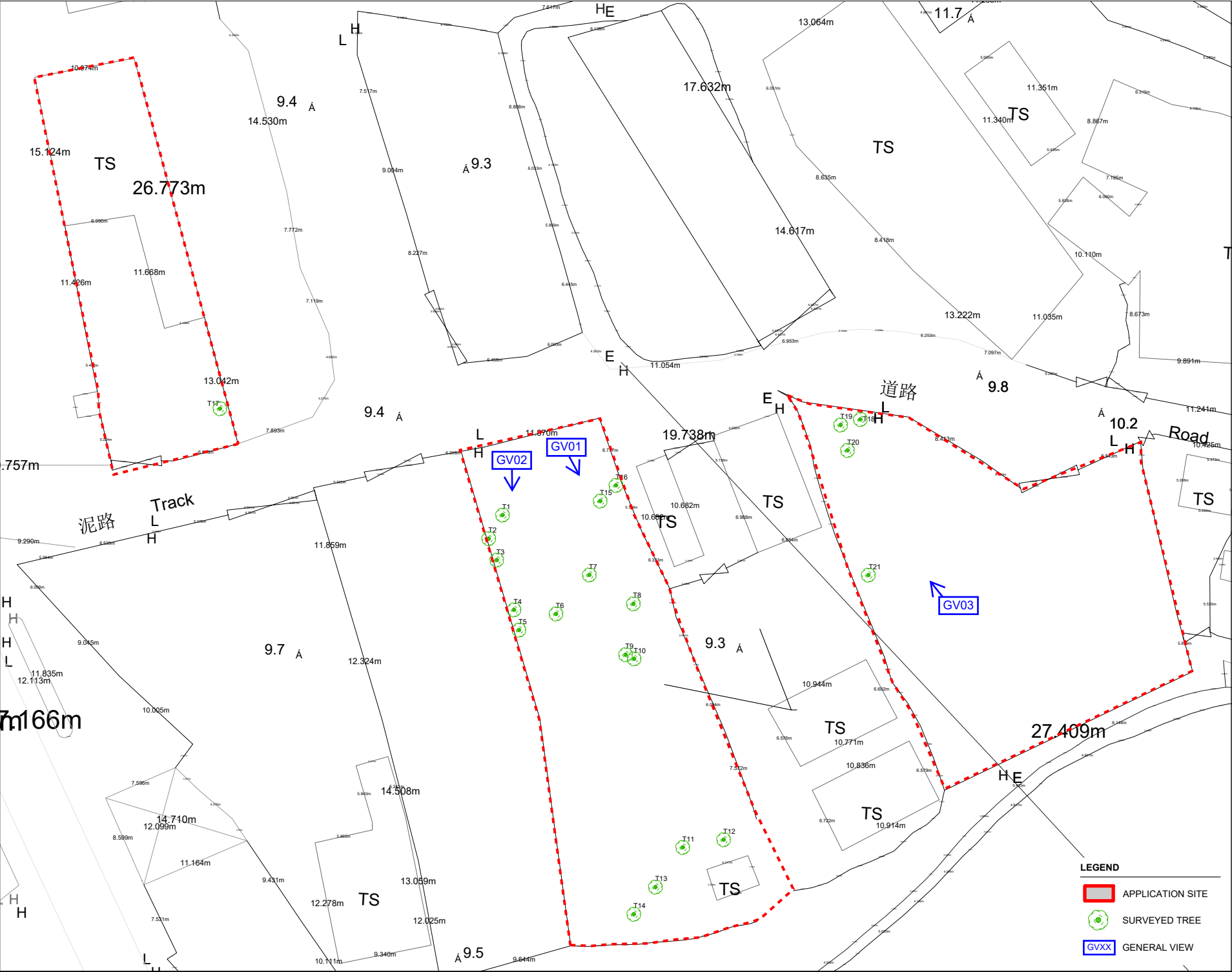
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 82, Ta Kwu Ling, New Territories.

At the time of inspection on 11th, 25th September 2024, **21 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

KYU

DATE

11.09.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TREE SURVEY PLAN

DWG NO.

TSP

VER.

0

LEGEND



APPLICATION SITE



SURVEYED TREE



GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots in D.D. 82, Ta Kwu Ling, New Territories
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 11, 25 September 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	8.0	95	4.0	Low	Poor	Poor	Poor	Low	invasive species
T2	<i>Leucaena leucocephala</i>	銀合歡	8.0	205	6.0	Low	Poor	Poor	Poor	Low	invasive species, multi-trunks
T3	<i>Leucaena leucocephala</i>	銀合歡	8.0	140	6.0	Low	Poor	Poor	Poor	Low	invasive species, multi-trunks
T4	<i>Leucaena leucocephala</i>	銀合歡	4.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species
T5	<i>Leucaena leucocephala</i>	銀合歡	4.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species
T6	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T7	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	3.0	Low	Poor	Poor	Poor	Low	invasive species
T8	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T9	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T10	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T11	<i>Leucaena leucocephala</i>	銀合歡	6.0	100	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T12	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T13	<i>Leucaena leucocephala</i>	銀合歡	5.0	110	6.0	Low	Poor	Poor	Poor	Low	invasive species
T14	<i>Leucaena leucocephala</i>	銀合歡	7.0	110	3.0	Low	Poor	Poor	Poor	Low	invasive species
T15	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T16	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T17	<i>Mangifera indica</i>	芒果	4.0	110	2.0	Med	Fair	Fair	Fair	Low	
T18	<i>Leucaena leucocephala</i>	銀合歡	10.0	280	5.0	Low	Poor	Poor	Poor	Low	invasive species, climber
T19	<i>Celtis sinensis</i>	朴樹	7.0	280	2.0	Low	Fair	Fair	Poor	Low	restricted root
T20	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	1.0	Low	Poor	Poor	Poor	Low	invasive species, climber, leaning
T21	<i>Celtis sinensis</i>	朴樹	10.0	450	10.0	Low	Fair	Fair	Poor	Low	restricted root

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View

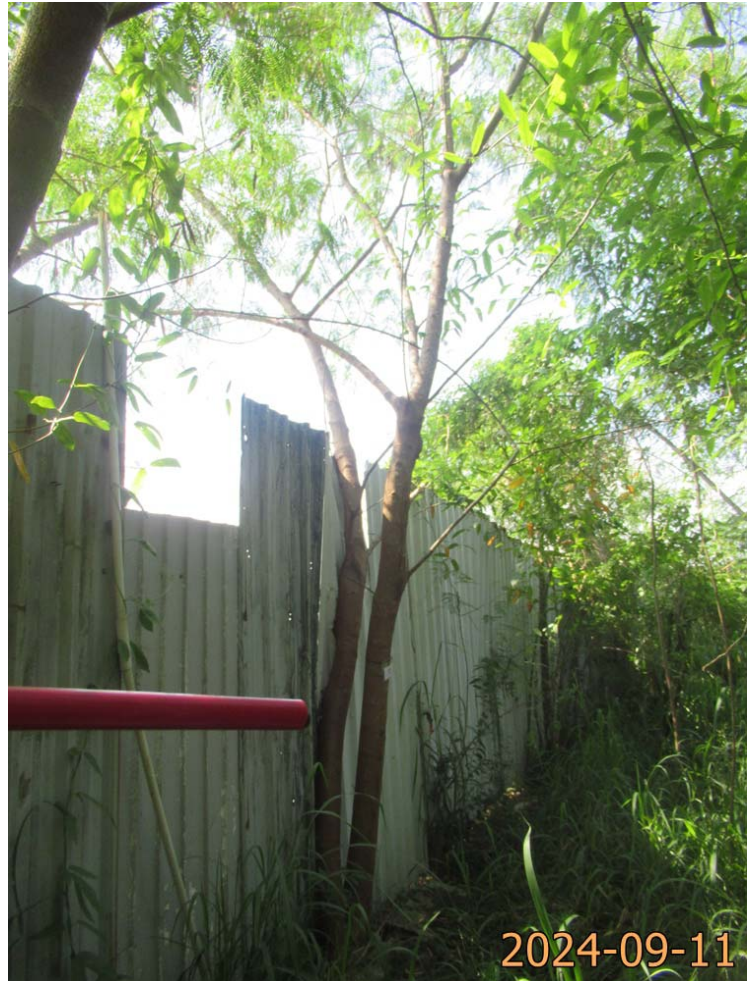


General view 03

Photo Records



T1 (Overview)



T2 (Overview)

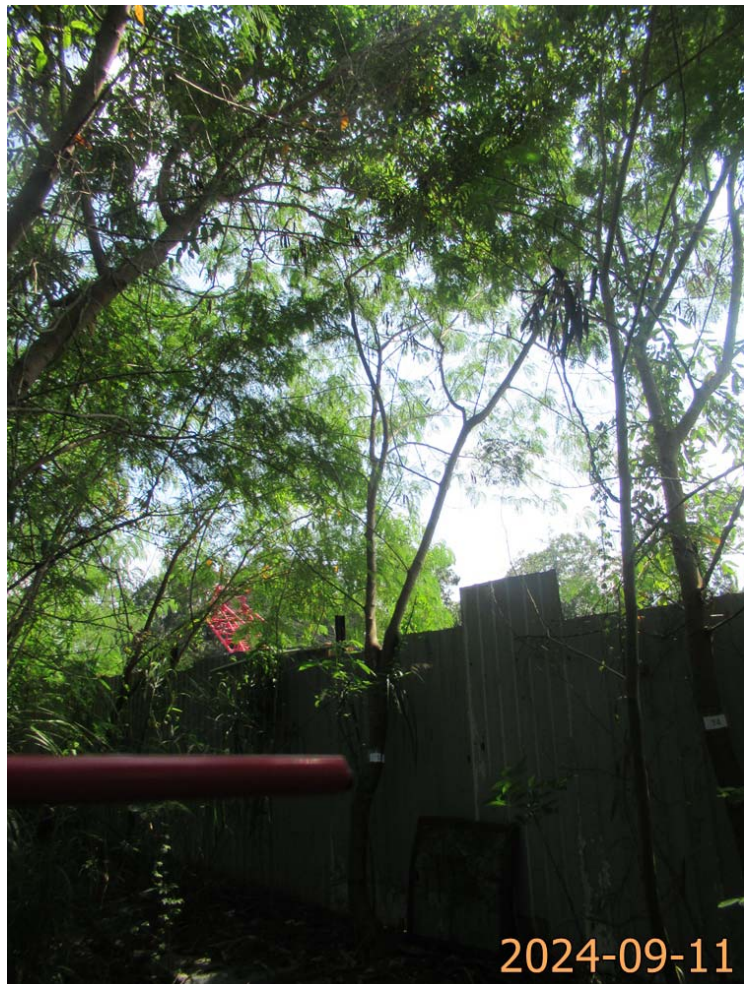


T3 (Overview)



T4 (Overview)

Photo Records



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)

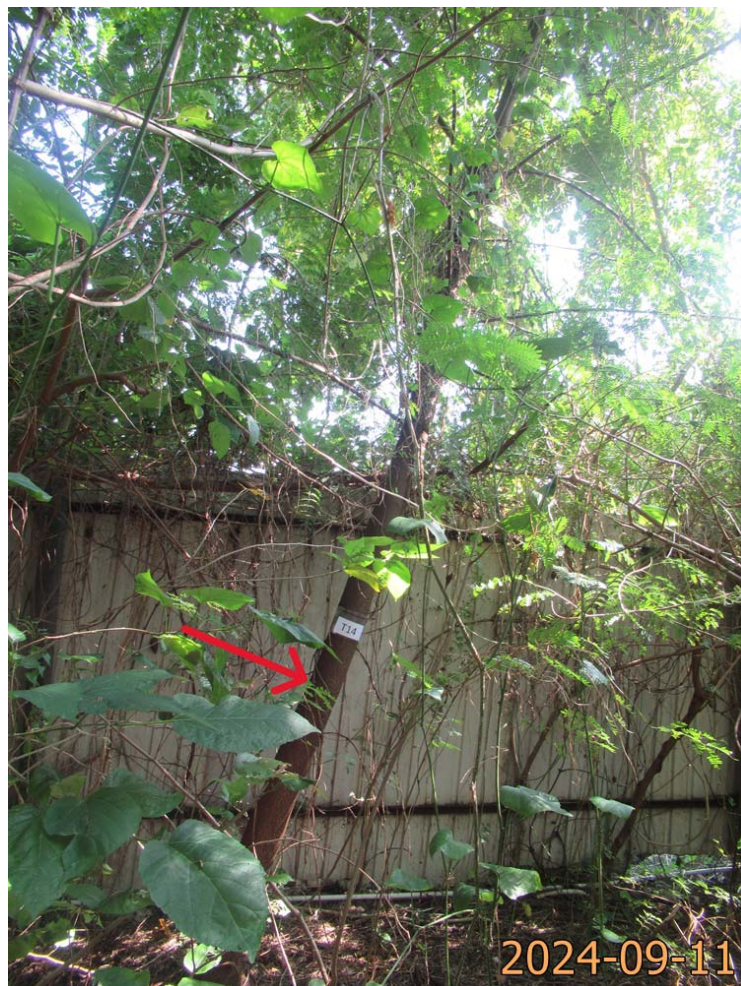


T12 (Overview)

Photo Records



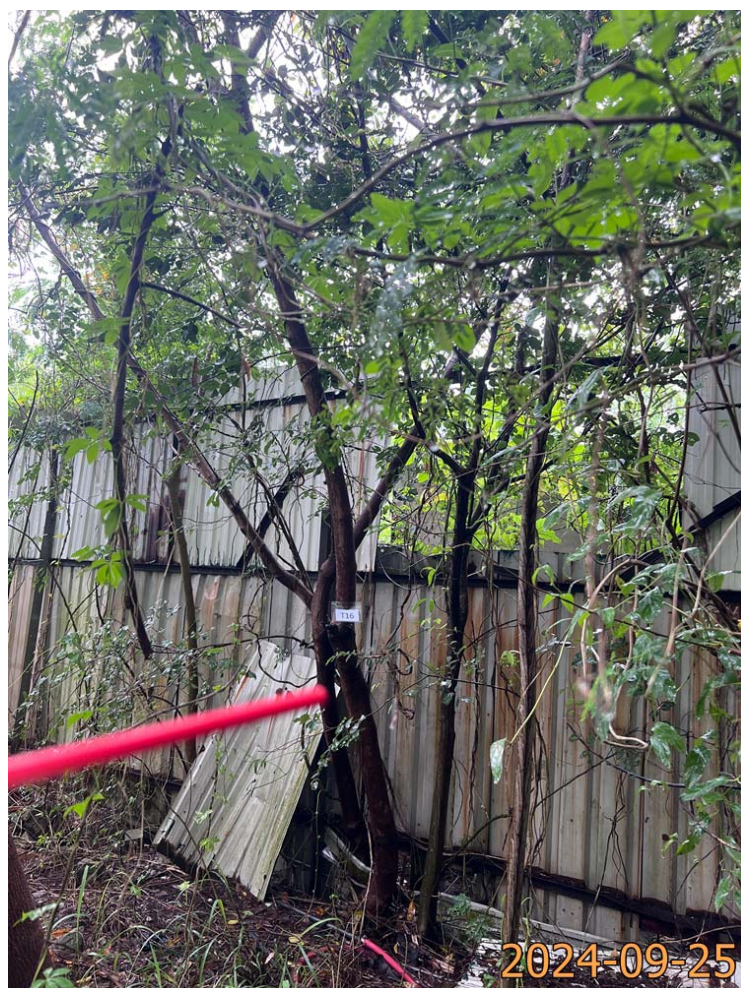
T13 (Overview)



T14 (Overview)



T15 (Overview)



T16 (Overview)

Photo Records



T17 (Overview)



T18 (Overview)



T19 (Overview)



T20 (Overview)

Photo Records

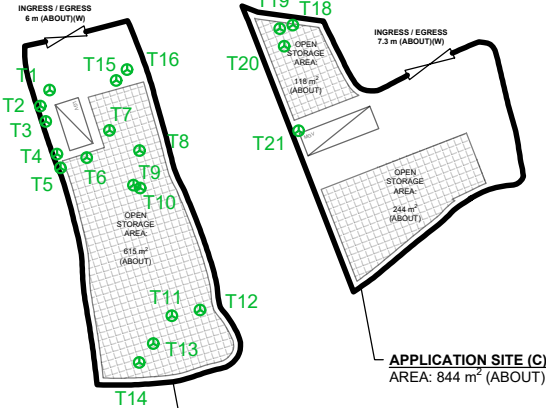
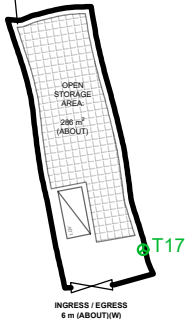


T21 (Overview)

LANDSCAPE PROPOSAL

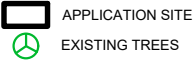
APPLICATION SITE AREA	: 2,255 m ²	(ABOUT)
NO. OF EXISTING TREES	: 21	(T1 TO T21)
TREE SPECIES	: <i>LEUCAENA LEUCOCEPHALA</i> (T1 TO T16, T18, T20) : <i>MANGIFERA INDICA</i> (T17) : <i>CELTIS SINENSIS</i> (T19)	
NO. OF TREES TO BE FELLED	: 21	(T1 TO T21)

APPLICATION SITE (A)
AREA: 487 m² (ABOUT)



APPLICATION SITE (B)
AREA: 924 m² (ABOUT)

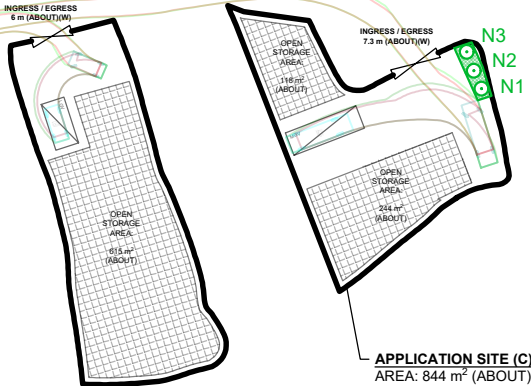
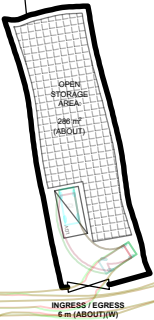
LEGEND



LANDSCAPE PROPOSAL

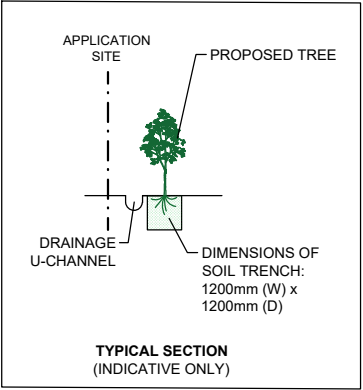
APPLICATION SITE AREA	: 2,255 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 2,255 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 1	(N1 TO N9)
SPECIES OF NEW TREES	: <i>SENNA SURATTENSIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	

APPLICATION SITE (A)
AREA: 487 m² (ABOUT)

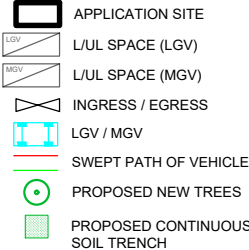


APPLICATION SITE (C)
AREA: 844 m² (ABOUT)

APPLICATION SITE (B)
AREA: 924 m² (ABOUT)

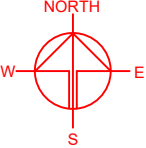


LEGEND



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1100 @ A4

DRAWN BY

LT

DATE

12.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX II

VER.

001



顧問有限公司
盈卓物業

Our Ref.: DD82 Lot 1114 & VL
Your Ref.: TPB/A/NE-TKL/761

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

By Email

17 October 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/761)

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. Danny NG [REDACTED] 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.: Mr. Timothy WU
(Attn.: Ms. Katie LEUNG

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



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Material and Machinery with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/761)

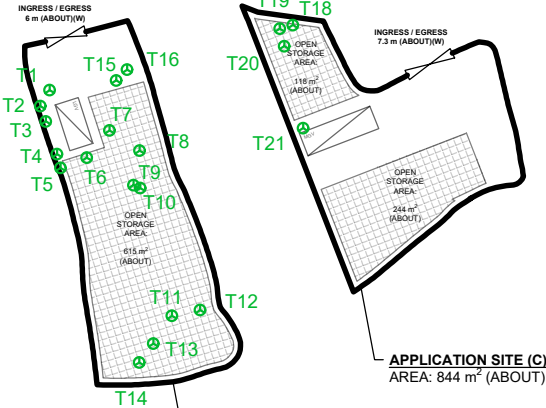
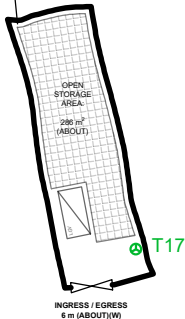
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	Having reviewed the submitted RtC and supplementary information, 21 nos. of trees including 18 nos. of undesirable species (i.e. <i>Leucaena leucocephala</i>) and no old and valuable trees (OVTs) or protected species are identified within the application site. According to the revised Landscape Proposal (Annex II), 3 nos. of new trees (i.e. N1 to N3) with continuous soil trench are proposed at the eastern boundary to compensate the loss of trees.	Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the application site (the Site). 3 new trees (i.e. N1 to N3) with continuous soil trench are proposed at the eastern boundary of the Site to compensate the loss of trees (Annex I).
(b)	The applicant is advised to adjust or revise the layout of the proposed development to preserve existing trees, e.g. T17 and T21, at the periphery of site as far as practicable	
(c)	Annex II – Tree number, T21, is missing at “ <i>Celtis sinensis</i> ” of “No. of existing trees tree species”.	It is revised accordingly (Annex I).
(d)	Annex II – “No. of new trees will be planted” should be 3 (N1 to N3). Please review and rectify	It is revised accordingly (Annex I).
(e)	Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,255 m ²	(ABOUT)
NO. OF EXISTING TREES	: 21	(T1 TO T21)
TREE SPECIES	: <i>LEUCAENA LEUCOCEPHALA</i> (T1 TO T16, T18, T20) : <i>MANGIFERA INDICA</i> (T17) : <i>CELTIS SINENSIS</i> (T19, T21)	
NO. OF TREES TO BE FELLED	: 21	(T1 TO T21)

APPLICATION SITE (A)
AREA: 487 m² (ABOUT)



APPLICATION SITE (B)
AREA: 924 m² (ABOUT)

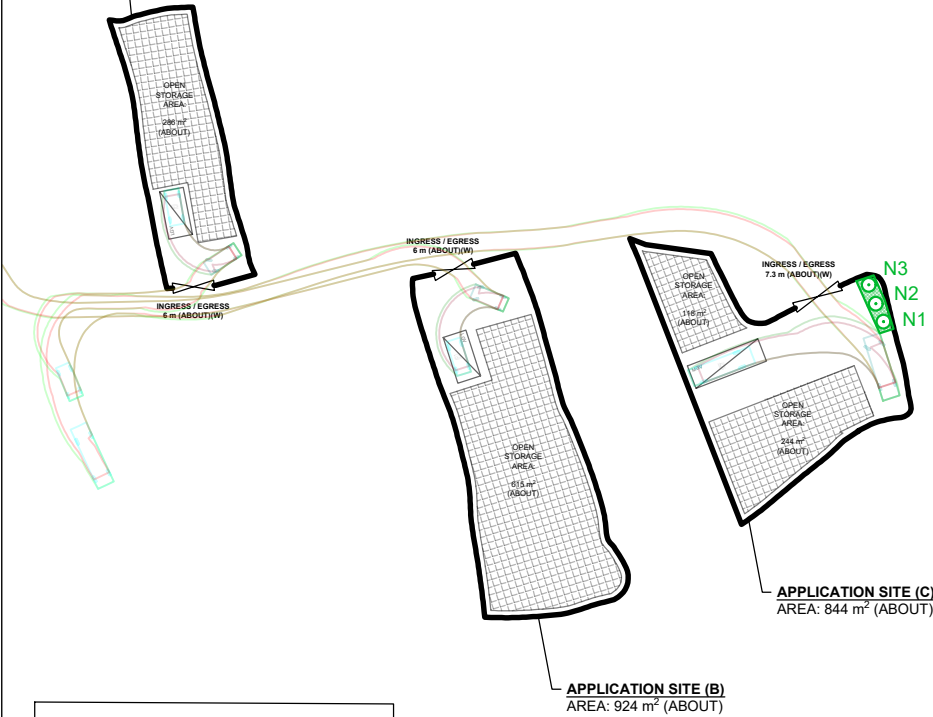
LEGEND

- APPLICATION SITE
- EXISTING TREES

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,255 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 2,255 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 3	(N1 TO N3)
SPECIES OF NEW TREES	: <i>SENNA SURATTENSIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	

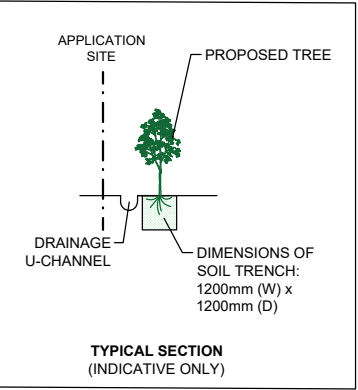
APPLICATION SITE (A)
AREA: 487 m² (ABOUT)



APPLICATION SITE (B)
AREA: 924 m² (ABOUT)

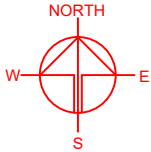
LEGEND

- APPLICATION SITE
- L/V/L SPACE (LGV)
- L/V/L SPACE (MGV)
- INGRESS / EGRESS
- LGV / MGV
- SWEPT PATH OF VEHICLE
- PROPOSED NEW TREES
- PROPOSED CONTINUOUS SOIL TRENCH



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1100 @ A4

DRAWN BY

LT

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12.8.2024

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DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX I

VER.

001

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

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-TKL/698 ^{*1}	Proposed Filling of Land for Agricultural Use	14.10.2022

Remarks:

- ^{*1} : Application Nos. A/NE-TKL/698 and A/NE-TKL/638 (rejected application) are in same location.

Rejected Application

Application No.	Proposed Use	Date of Consideration	Rejection Reasons
A/NE-TKL/638 ^{*1}	Proposed Temporary Warehouse and Office for a Period of 3 Years	15.5.2020	R1 - R2

Remarks:

- ^{*1} : Application Nos. A/NE-TKL/698 and A/NE-TKL/638 (rejected application) are in same location.

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” zone, which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the development would have no adverse traffic impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Open Storage
in the vicinity of the application site within “Agriculture” Zone
in the Ping Che & Ta Kwu Ling Area in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/642 [#]	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
2.	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
3.	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 (revoked on 18.9.2023)
4.	A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
5.	A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023
6.	A/NE-TKL/724 [%]	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (revoked on 4.12.2023)
7.	A/NE-TKL/734 [#]	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
8.	A/NE-TKL/743 ^{\$}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
9.	A/NE-TKL/745 [%]	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024

10.	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
11.	A/NE-TKL/758 ^{&}	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	5.7.2024
12.	A/NE-TKL/762 [@]	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024
13.	A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024

Remarks

- # : Application Nos. A/NE-TKL/642 and A/NE-TKL/734 involve the same site.
- & : Application Nos. A/NE-TKL/671 and A/NE-TKL/758 involve the same site.
- \$: Application Nos. A/NE-TKL/743 and A/NE-TKL/690 (rejected application) involve the same site.
- % : Application Nos. A/NE-TKL/724 and A/NE-TKL/745 involve the same site.
- @ : Application Nos. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.

Rejected Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-TKL/641	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	1.9.2020	R1-R3
A/NE-TKL/690 ^{\$}	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1,R4

Remarks

^{\$} : Application Nos. A/NE-TKL/690 and A/NE-TKL/743 (approved application) involve the same site.

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.
- R3. The application did not comply with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance 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.
- R4. The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- she has no comment on the application;
- should the application be approved, approval condition should be imposed to request the applicant to implement the proposed traffic management measures within 9 months from the date of planning approval to her satisfaction; and
- the proposed vehicular access between Ping Che Road and the application site (the Site) is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party.

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

- no comment on the application; and
- the access road adjacent to the Site is not maintained by HyD.

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 viewpoint;
- he has no comment on the submitted drainage proposal. Should the application be approved, a condition should be included to request the applicant to implement the accepted drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
- the drainage system shall be maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation;
- the Site is in an area where no public sewerage connection is available; and
- his detailed comments are at **Appendix VI**.

3. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, an approval condition shall be added to request the applicant to provide fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction; and
- his advisory comments are at **Appendix VI**.

4. **Landscape**

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

- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising open storages, temporary structures, vegetated areas, clusters of tree groups, and woodlands within the “GB” zone at the northeast. Based on the site records taken on 20.6.2024, the western portion of the Site is mainly occupied by self-seeded vegetation, wild grasses and some temporary structures. The middle portion of the Site is covered by self-seeded vegetation, wild grasses and trees of undesirable and common species. The eastern portion of the Site is mostly hard-paved with some trees of common species within site boundary. A medium to large sized tree, *Celtis sinensis*, is observed at the western periphery of the eastern portion;
- all 21 trees including 18 undesirable species (i.e. *Leucaena leucocephala*) within the Site are proposed to be felled. Three new trees with continuous soil trench are proposed at the eastern boundary to compensate the loss of trees. Significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated;
- the proposed use is considered not entirely incompatible its surrounding environment; and
- her advisory comments are at **Appendix VI**.

5. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

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 (GL) is granted to the Site;
 - (ii) the following irregularity covered by this planning application has been detected by her office:

unauthorised structures within Lot No. 1110 S.A in D.D. 82 covered by this planning application

there are unauthorised structures on Lot No 1110 S.A in D.D. 82 which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD; and
 - (iii) 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 Commissioner for Transport (C for T) that the proposed vehicular access between Ping Che Road and the Site is not managed by Transport Department and the applicant should seek comments from the responsible party;
- (c) 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;
- (d) to note the comments 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 is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) flooding complaints have been recorded based on his records. It is revealed that the area adjoining the Site is subject to overland flows and/or regular flooding;
 - (ii) the Site is in an area where no public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
 - (iii) the existing discharge location to which the applicant proposed to discharge the storm water from the Site is not maintained by his office. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works;

- (iv) the drainage system should be rectified if they are found inadequate/ineffective during operation;
 - (v) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (vi) the formation levels and fall direction of the Site and the areas in the vicinity should be clearly shown on the plan for reference;
 - (vii) the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the lots. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (viii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
 - (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any times during or after the works;
 - (x) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense;
 - (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
 - (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xiii) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
 - (xiv) the applicant is required to provide the sectional views of the Site in two different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the Site, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Site for reference; and
 - (xv) as usual, the Government should be empowered to inspect conditions of the private drainage system (including the petrol interceptor) and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints);
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;

- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of 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:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - the "Good Practice Guidelines for Open Storage" at **Appendix VIa** should be adhered to;
 - (ii) to address the approval condition on the provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comment of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use 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. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks : Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

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

1

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

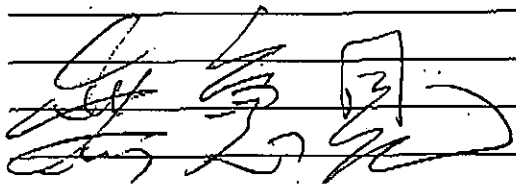
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/761

意見詳情 (如有需要，請另頁說明)

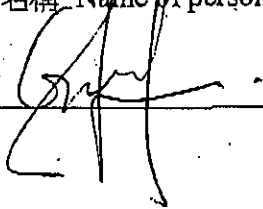
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2024.6.21

From: [REDACTED]
Sent: 2024-06-30 星期日 03:21:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/761 DD 82 Tong Fung, Ping Che Road

A/NE-TKL/761

Lots 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area: About 2,225sq.m

Zoning: "Agriculture"

Applied use: Open Storage Construction Materials / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Some of the lots are part of withdrawn 654 for the same use in 2021 and an approved filling of land for Agriculture use.

A few years ago government depts respected their own rules and regulations, dumping waste on farmland was not encouraged and open storage is not listed as a permitted Col 2 use. But in recent years expediency has been accepted as the guiding principle and now the ordinances are meaningless.

Despite not having approval, the open storage operation went ahead and no action was taken with regard to failure to use Lot 1110S.A. for agricultural use.

No doubt this application will be streamlined and rubberstamped. Another shameful example of how the process has been corrupted.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 26, 2021 3:26:35 AM
Subject: A/NE-TKL/654 DD 82 Tong FunG, Ping Che Road

A/NE-TKL/654

Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part), 1114 (Part) and 1115 (Part) in D.D. 82, Tong Fung, Ping Che Road, Ta Kwu Ling

Site area : About 5,376sq.m

Zoning : "Agriculture"

Applied use : Open Storage of Construction Material/ **Filling of Land** / 6 Vehicle Parking

Dear TPB Members,

Strong objections. There is no history of approval for brownfield use on these lots and according to Google Maps some of the lots are still covered in natural vegetation. PlanD can advise if there has been recent destruction of habitat.

There is farming activity nearby so enforcement action should be taken against unapproved land use.

There are hundreds of hectares of trashed land and brownfield in NT. There is no justification to allow and encourage further creation of brownfield. Close by there are a number of already paved over sites that could be used for this operation.

Applicant claims there would be no adverse impact. Seriously. Dumping mounds of construction waste on arable land will not contaminate it? There is a home for the elderly close by. The Caritas Fung Wong Fung Ting Road with 120 residents. They enjoy a garden. Having construction waste blowing into the home is certainly not acceptable:

<https://www.elderlyinfo.swd.gov.hk/en/content/caritas-fung-wong-fung-ting-home-part-5-rch-supplementary-information>

The current health crisis and disruption to cross border and international transport has demonstrated the need for Hong Kong to retain a certain level of local produce production. In addition President Xi has recently spoken out about the need to conserve good land and to increase self-sufficiency in the production of agriculture produce.

Clearly under the recent drastic changes to the supervision and management of Hong Kong, both the authorities and advisory boards have a duty to refer to policy initiatives when making decisions.

Agriculture land is intended for the production of crops not brownfield. Applications like this are the first step in 'Destroy to Build' process where the land is incrementally trashed to justify development. Members cannot approve further destruction of habitat and the extension of brownfield.

Mary Mulvihill

3

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

A/NE-TKL/761 Received on 07/08/2024

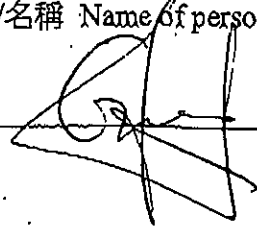
意見詳情 (如有需要，請另頁說明)

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

23 AUG 2024

From:
Sent: 2024-09-06 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-TKL/761
Attachment: TPB20240906(TKL761).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

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

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

6th September 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/761

The Conservancy Association OBJECTS to the captioned application.

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

According to the approved Ta Kwu Ling (No. S/NE-TKL/14) Outline Zoning Plan (OZP), the planning intention of 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”*. It seems that the entire site under this application would be paved by concrete again. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.

2. Adverse environmental impact

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

- No plans on land recovery: Although the applicant stated in the planning statement that the site will be reinstated to an amenity area after the planning approval, no details are available to illustrate how the land would be recovered after the proposed temporary use.



長春社 Since 1968

The Conservancy Association

- Potential adverse drainage impact: No sufficient details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.
- Potential environmental nuisance on local dwellings: It is noted that domestic structures can be spotted close to the application site. According to the “Code of Practice on Handling the Handling Aspects of Temporary Uses and Open Storage Sites”, the proposed temporary use should not be supported as there are residential buildings within 100m from the boundary of the site. Medium Goods Vehicle is also considered as “heavy vehicles” in the Code and we are concerned that potential environmental nuisance would be resulted due to the temporary use.

Yours faithfully,
The Conservancy Association

From:
Sent: 2024-09-06 星期五 02:30:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-TKL/761 DD 82 Tong Fung, Ping Che Road

Dear TPB Members,

There are a number of adverse comments from govt depts, including a reference to unauthorized structures.

If this application is streamlined, then there are serious issues of negligence on the part of PlanD and TPB re failure to operate within the stipulated guidelines.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 30 June 2024 3:21 AM HKT
Subject: A/NE-TKL/761 DD 82 Tong Fung, Ping Che Road

A/NE-TKL/761

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