

This document is received on 11 JUN 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401385

4/6

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/762
	Date Received 收到日期	11 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)

Ms. CHAN Wai Lam 陳蔚藍

Mr. CHAN Ho Chuen 陳焯傳

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)	Lot 207 in D.D. 84, Ping Che, 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 1,649 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,121 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input 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	Warehouse and Open Storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 720sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 929sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,121sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,121sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	565 m ² (ABOUT)	NOT EXCEEDING 8 m (*2-STORY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED LUL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (*2-STORY)
TOTAL		929 m ² (ABOUT)	1,121 m ² (ABOUT)	

*ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STORY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STORY.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 2

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) 1 (Container Vehicle)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 07:00 to 19:00, no operation on Sunday and public holiday																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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"/>																																					
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 1,649 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.3 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 <input type="checkbox"/>																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>						
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					

	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)
.....	
.....	
.....	
.....	
.....	

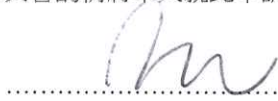
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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) 機構名稱及蓋章（如適用）



Date 日期

31/05/2024

(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

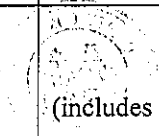
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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	Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 1,649 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
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	<div style="margin-bottom: 10px;"> <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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,121 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	8	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	56 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (Container Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>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, Drainage Proposal, FSIs Proposal</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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 applicants seek planning permission from the Town Planning Board (the Board) to use *Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, this has stimulated the demand for construction materials in Hong Kong. In view of this, the applicant would like to use the Site for storage of construction materials to alleviate the pressing demand of construction material, as well as to support the development of the Northern Metropolis.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14. According to the Notes of the OZP, 'warehouse' and 'open storage' uses are not a column one nor two uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**). Furthermore, filling of land also required planning permission from the Board.
- 2.2 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by open storage yards and sites occupied by temporary structures for warehouse and workshop uses; hence, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the "AGR" zone and better utilize deserted agricultural land in the New Territories.
- 2.3 The Site currently falls entirely within Category 2 area according to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G), which the Site is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, similar S.16 planning applications for similar uses within the same "AGR" zone were previously approved by the Board in 2023. The latest application (No. A/NE-TKL/714) for the same 'open storage' use was approved by the Board on a temporary basis of 3 years on 19/05/2023. Therefore, approval of the current application is in line with the Board's previous decisions and

would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is also the subject of a previous S.16 planning application (No. A/NE-TKL/695) for 'temporary open storage and warehouse for storage of timber and wooden parts' submitted by the same applicants as the current application, which was approved by the Board on a temporary basis of 3 years in 2022, hence, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.
- 2.5 When compared with the previous application, the building height, GFA, covered area, plot ratio and no. of parking spaces are increased to meet the operational need while the site area and number of structures remain unchanged. The applicants submitted drainage and fire service installations (FSIs) proposals to support the current application (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,649 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. Two 2-storey structures are proposed at the Site for warehouse for storage of construction materials, covered loading/unloading (L/UL) area, site office and washroom with total GFA of 1,121 m² (about) (**Plan 5**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' and 'open storage' uses 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	1,649 m ² (about)
Covered Area	929 m ² (about)
Uncovered Area	720 m ² (about)
Plot Ratio	0.68 (about)
Site Coverage	56 % (about)
Number of Structure	2
Total GFA	1,121 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,121 m ² (about)

Building Height	Not exceeding 8 m
No. of Storey	2

- 3.2 The proposed warehouse/open storage are intended for storage/open storage of construction materials (i.e. timber, tiles, pipes, bricks etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period. The open storage activities would only take place in the designated area (i.e. about 96m²) within the Site at any time during the planning approval period (**Plan 5**).
- 3.3 The Site has already been filled wholly with concrete of not more than 0.3 m (about) in depth for site formation of structures, parking space, loading/unloading (L/UL) spaces and circulation area (**Plan 6**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and the extent of filling has been kept to minimal. The applicants will strictly follow the proposed scheme and no further filling of land will be carried out at the Site during the planning approval period. The applicants will reinstate the Site to an amenity area after the planning approval period.
- 3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 Private car parking spaces are provided for staff to commute to the Site. CV is deployed for transportation of construction materials to be stored at the Site, hence, L/UL spaces for the aforesaid vehicle is provided (**Plan 5**). Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the nearby road

network should not be anticipated.

Table 3 –Trip Generation and Attraction of the Site

Time Period	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

- 3.6 The applicants will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicants 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 any time during the planning approval period. The applicants will follow the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicants, i.e. submission of drainage and FSI proposals to mitigate any adverse impact arising from the proposed development (**Appendices I to II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Warehouse and Open Storage of Construction Material 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
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal

Proposed Temporary Warehouse and Open Storage
of Construction Material with Ancillary Facilities for
a Period of 3 Years and Associated Filling of Land at
Lot 207 in D.D. 84, Ta Kwu Ling, N.T.

Drainage Proposal

Appendix I

May 2024

Table of Content

1.	Introduction	1
1.1	Background	1
1.2	The Site	1
2.	Development Proposal.....	2
2.1	The Proposed Development	2
3.	Assessment Criteria	2
4.	Design Review of Existing Drainage System	5
5.	Conclusion	5

List of Table

Table 1 - Key Development Parameters	2
Table 2– Design Return Periods under SDM	2

List of Figure

Figure 1 – Site Location Plan

Figure 2 - Existing Drainage Plan

Figure 3 – Existing Drainage System

Figure 4 – Catchment Plan

List of Appendix

Appendix A – Design Review of Existing Drainage System

Appendix B - Development Layout Plan

1. Introduction

1.1 Background

- 1.1.1 With reference to the approval on planning application of A/NE-TKL/695, in which the application seeks planning permission for proposed temporary open storage and warehouse for storage of timber and wooden parts for a period of 3 years at the development site.
- 1.1.2 This Drainage Proposal aim to discharge/fulfil the planning approval condition (c) and to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Development Site was situated beside a village road at Ta Kwu Ling, North Distract. It has an area of about 1,649 m². The existing site is fully paved. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing ground level of the site is approx. +11.6 mPD and it is intended to maintain the same level at the proposed development site.
- 1.2.3 There is an existing 400 mm width channel at perimeter of development site. At the north of the site, beside the local village road and unused agricultural land, there is an existing channel and stream with size upto approx.. 2.2m width at downstream. Existing Drainage Plan and Site Photo of existing channel/stream 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 1,649 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)	1,649
Paved Area (m ²)	1,649
Assume all proposed site area as paved area for assessment purpose	

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 village drainage system intended to collect runoff from the internal site. 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 North District Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	1157.7
b	=	19.04
c	=	0.597

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:

- Paved Area: $C = 0.95$
- 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:

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

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. Design Review of Existing Drainage System

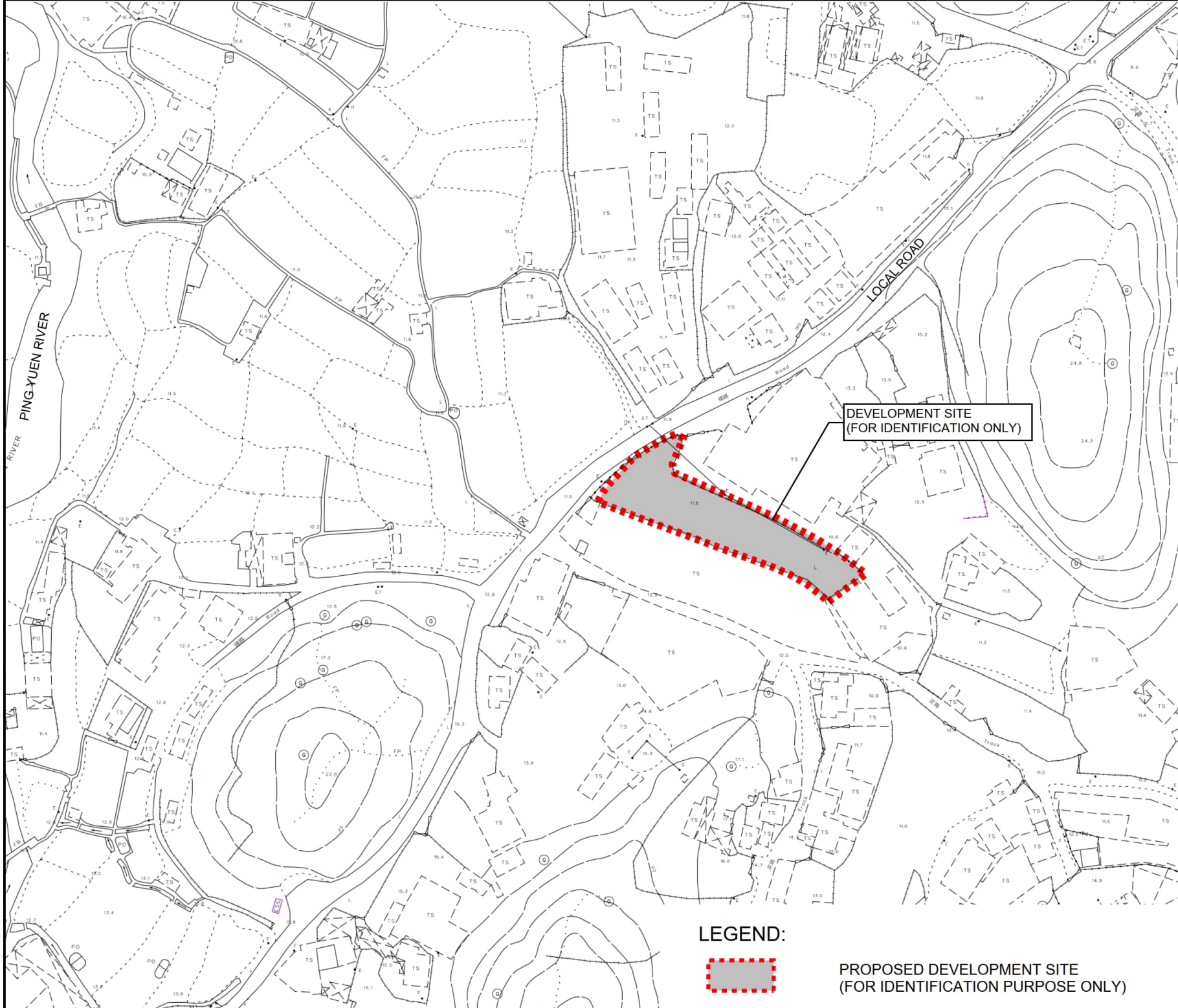
- 4.1.1 As the existing site area is fully paved, there is no additional runoff generated from the development site.
- 4.1.2 There is existing 400mm (W) (gradient 1 in 200) channels at the perimeter of the site as shown in **Figure 2**. The site runoff is discharging to an existing channel/stream (approx. 2.2m (W), gradient 1 in 150) at the north of the site.
- 4.1.3 The alignment, size and gradient of the existing drains are shown in **Figure 3**. The site and nearby area is generally flat. For capacity check of existing channel/stream, additional min. 15m area around the site (Zone E3 in Figure 4) was added to the catchment plan for assessment purpose. The catchment plan is shown in **Figure 4**.
- 4.1.4 The Design review of the existing 400mm channels are shown in **Appendix A**.

5. Conclusion

- 5.1.1 A drainage review has been conducted for the Proposed Development. As the existing site area is fully paved, there is no additional runoff generated from/drainage impact due to the development site.
- 5.1.2 The surface runoff from the Development Site will be collected by the existing drains and discharged to the existing channel/stream beside local road. The design review in Appendix A demonstrated that the utilization of existing drains is less than 70%.
- 5.1.2 With the existing drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of Text -

FIGURES



PROJECT:
Proposed Temporary
Warehouse and Open Storage
of Construction Material with
Ancillary Facilities for a Period
of 3 Years and Associated Filling
of Land at Lot 207 in D.D. 84, Ta
Kwu Ling, N.T.

DEVELOPMENT SITE
(FOR IDENTIFICATION ONLY)

LEGEND:



PROPOSED DEVELOPMENT SITE
(FOR IDENTIFICATION PURPOSE ONLY)

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
SITE LOCATION PLAN

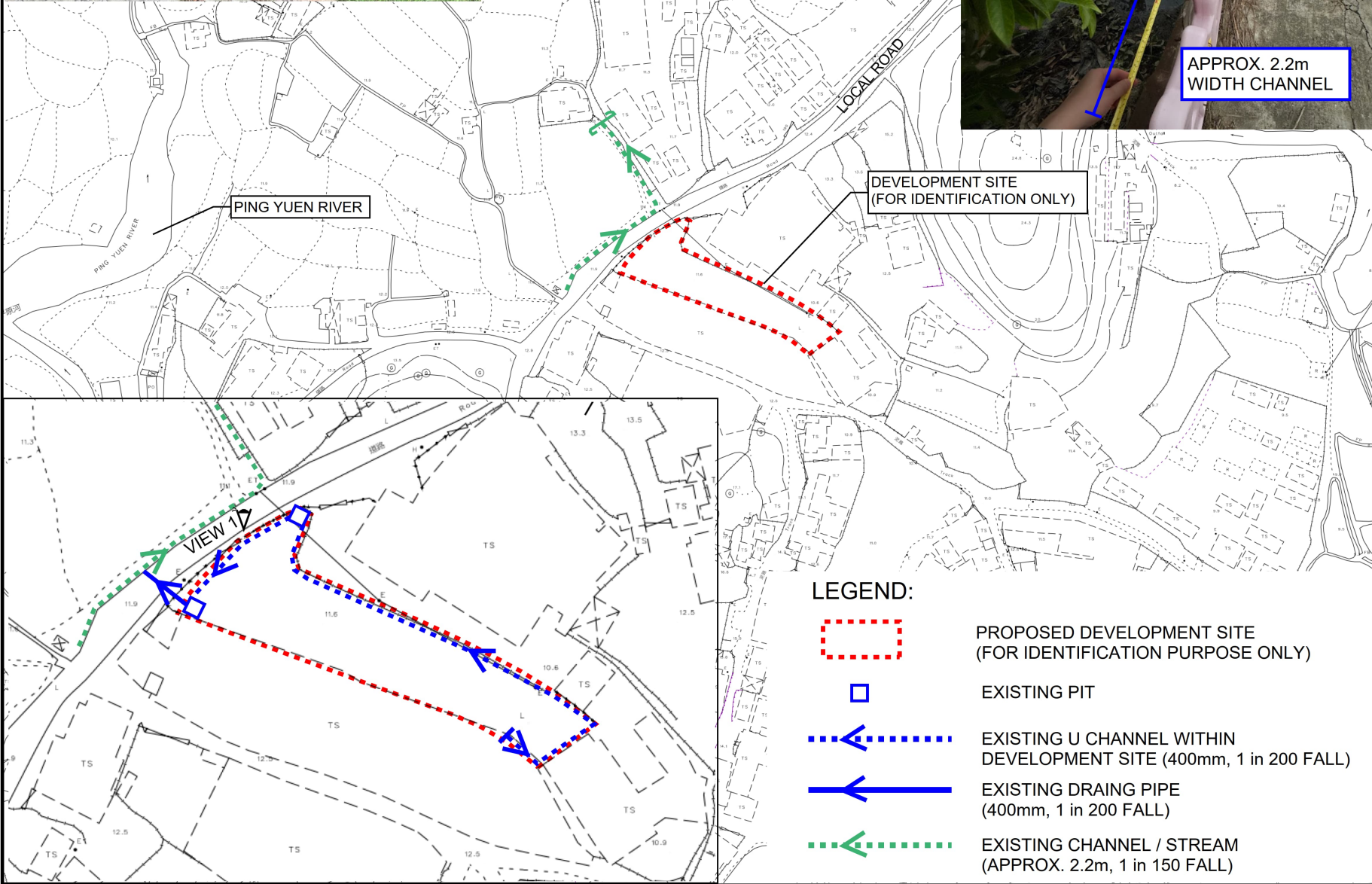
DRAWING NUMBER
FIGURE 1



VIEW 1 - EXISTING CHANNEL/STREAM



APPROX. 2.2m
WIDTH CHANNEL



DEVELOPMENT SITE
(FOR IDENTIFICATION ONLY)

PING YUEN RIVER

EXISTING CHANNEL/STREAM

LEGEND:

- PROPOSED DEVELOPMENT SITE (FOR IDENTIFICATION PURPOSE ONLY)
- EXISTING PIT
- EXISTING U CHANNEL WITHIN DEVELOPMENT SITE (400mm, 1 in 200 FALL)
- EXISTING DRAINING PIPE (400mm, 1 in 200 FALL)
- EXISTING CHANNEL / STREAM (APPROX. 2.2m, 1 in 150 FALL)

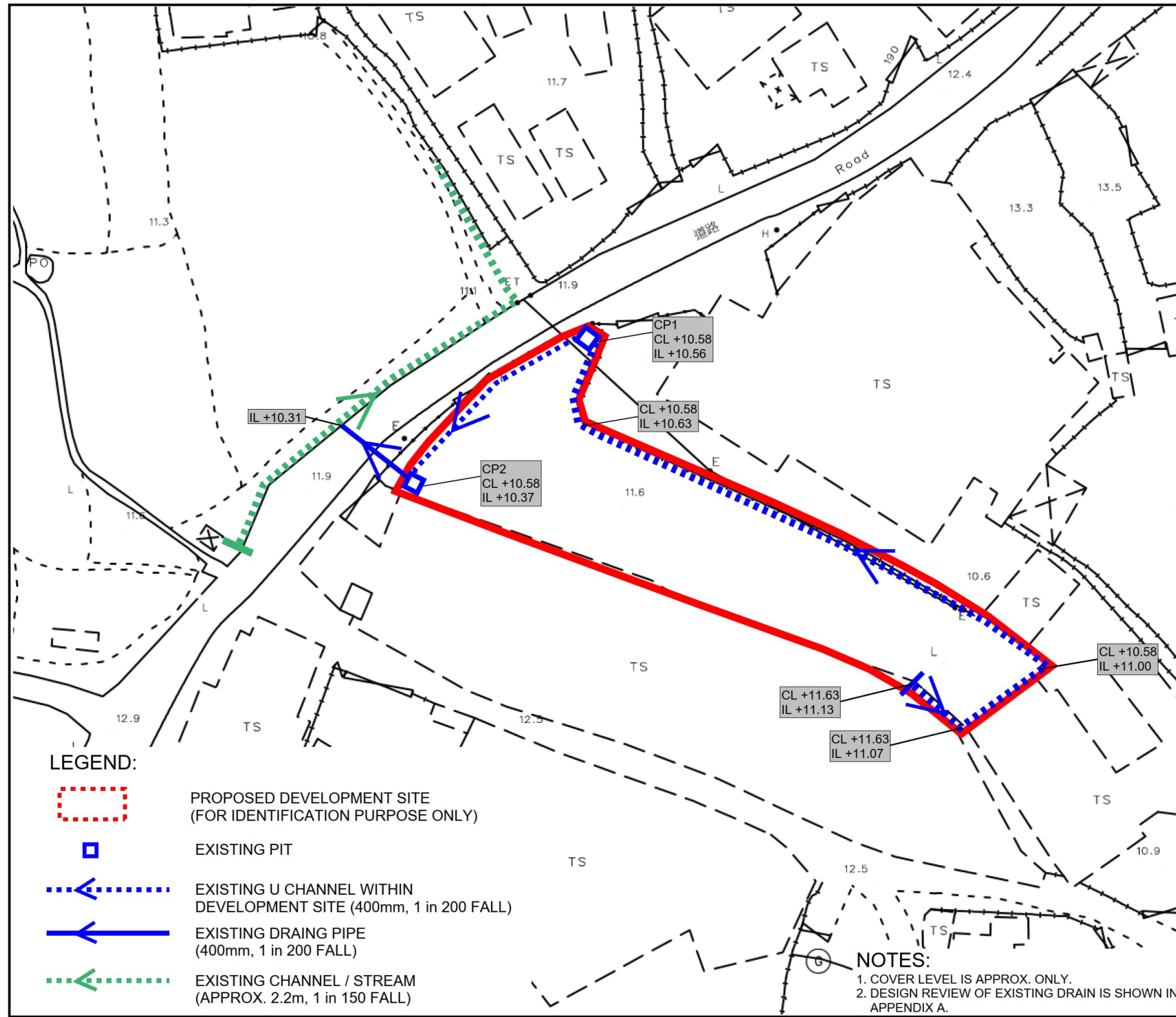
PROJECT:
Proposed Temporary
Warehouse and Open Storage
of Construction Material with
Ancillary Facilities for a Period
of 3 Years and Associated Filling
of Land at Lot 207 in D.D. 84, Ta
Kwu Ling, N.T.

REV	DESCRIPTION	DATE
-----	-------------	------






DRAWING TITLE
EXISTING DRAINAGE
PLAN

DRAWING NUMBER
FIGURE 2

PROJECT:
Proposed Temporary
Warehouse and Open Storage
of Construction Material with
Ancillary Facilities for a Period
of 3 Years and Associated Filling
of Land at Lot 207 in D.D. 84, Ta
Kwu Ling, N.T.



LEGEND:

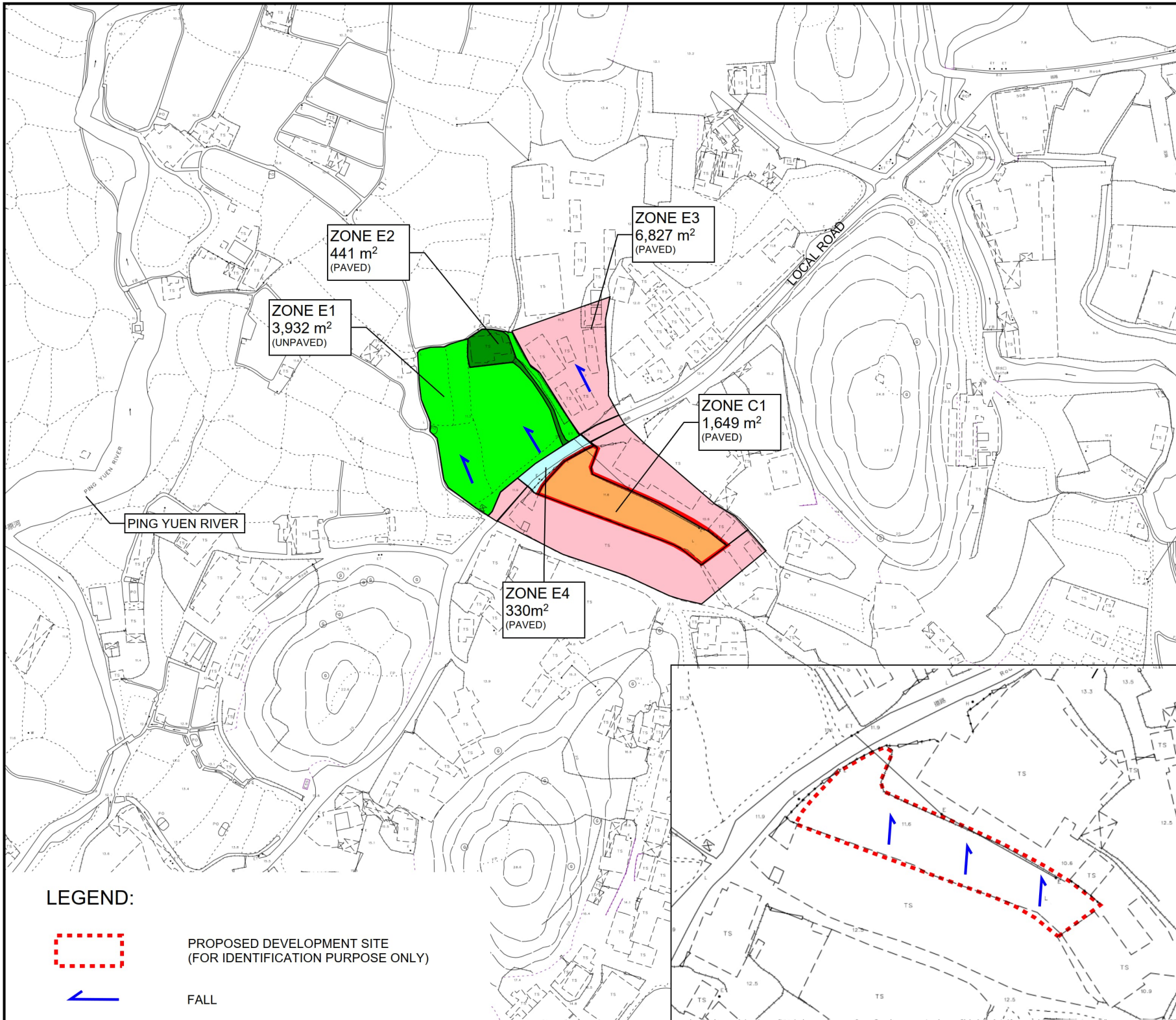
-  PROPOSED DEVELOPMENT SITE
(FOR IDENTIFICATION PURPOSE ONLY)
-  EXISTING PIT
-  EXISTING U CHANNEL WITHIN
DEVELOPMENT SITE (400mm, 1 in 200 FALL)
-  EXISTING DRAINING PIPE
(400mm, 1 in 200 FALL)
-  EXISTING CHANNEL / STREAM
(APPROX. 2.2m, 1 in 150 FALL)

NOTES:
1. COVER LEVEL IS APPROX. ONLY.
2. DESIGN REVIEW OF EXISTING DRAIN IS SHOWN IN
APPENDIX A.

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
**EXISTING DRAINAGE
SYSTEM**

DRAWING NUMBER
FIGURE 3



PROJECT:
Proposed Temporary
Warehouse and Open Storage
of Construction Material with
Ancillary Facilities for a Period
of 3 Years and Associated Filling
of Land at Lot 207 in D.D. 84, Ta
Kwu Ling, N.T.

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4

APPENDIX

Appendix A - Design Review of Existing Drainage System

Existing U Channel 1 (Zone C1 + E4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	330 + 1649 =		1979	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	1979 x 0.95 + 0 x 0.35 =		1880	(m2)
Rainfall Intensity, I *			173	mm/hr
Design Discharge Rate, Q	0.278 x 1880 x 173 / 1000000 =		0.091	m3/s

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

U Channel				
Channel Size		1 in	400	(mm)
Gradient			200	
Velocity			1.35	m/s
Capacity			0.193	m3/s

Utilization

= 0.091 / 0.193

= 46.85 %

OK (less than 90%, for 10% siltation allowance)

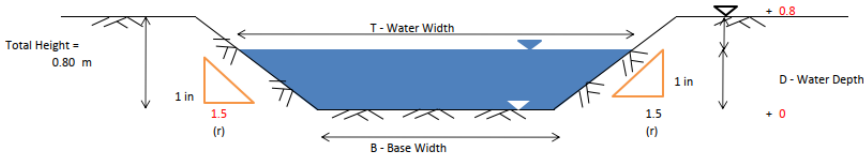
Existing Channel/ Stream (Zone C1 + E1 + E2 + E3 + E4)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	8806 =		8806	(m2)
Unpaved Area	3932 =		3932	(m2)
Total Equivalent Area	8806 x 0.95 + 3932 x 0.35 =		9742	(m2)
Rainfall Intensity, I *			173	mm/hr
Design Discharge Rate, Q	0.278 x 3932 x 173 / 1000000 =		0.470	m3/s

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

Manning's to estimate Capacity

Checking of Capacity of Trapezoidal Channel



Scenario & Case	Assumed Water Depth (m)	Water Width (m)	Base Width (m)	Area (m²)	Wetted Perimeter (m)	Hydraulic Radius (m)	Manning's Roughness n	Friction Slope S _f (1 in)	Velocity (m/s)	Capacity
A	D ₁	T	B	A ₁	P ₁	R ₁	n	S _f	V ₁	Q ₁
	0.50	2.10	0.6	0.68	2.40	0.28	0.035	150	1.0006	0.675
Utilization = 0.47 / 0.675										

OK

(less than 90%, for 10% siltation allowance)

Design Review of Existing 400mm Pipe

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area*			1979	m2
Unpaved Area*			0	m2
Total Equivalent Area			1880	m2
Rainfall Intensity			173	mm/hr
Design Discharge Rate			0.091	m3/s

Pipe Design				
Pipe Size		400	mm	
Gradient		1 in	200	
Velocity			1.54	m/s
Capacity			0.193	m3/s

Utilization

= 46.97 %

OK (less than 90%, for 10% siltation allowance)

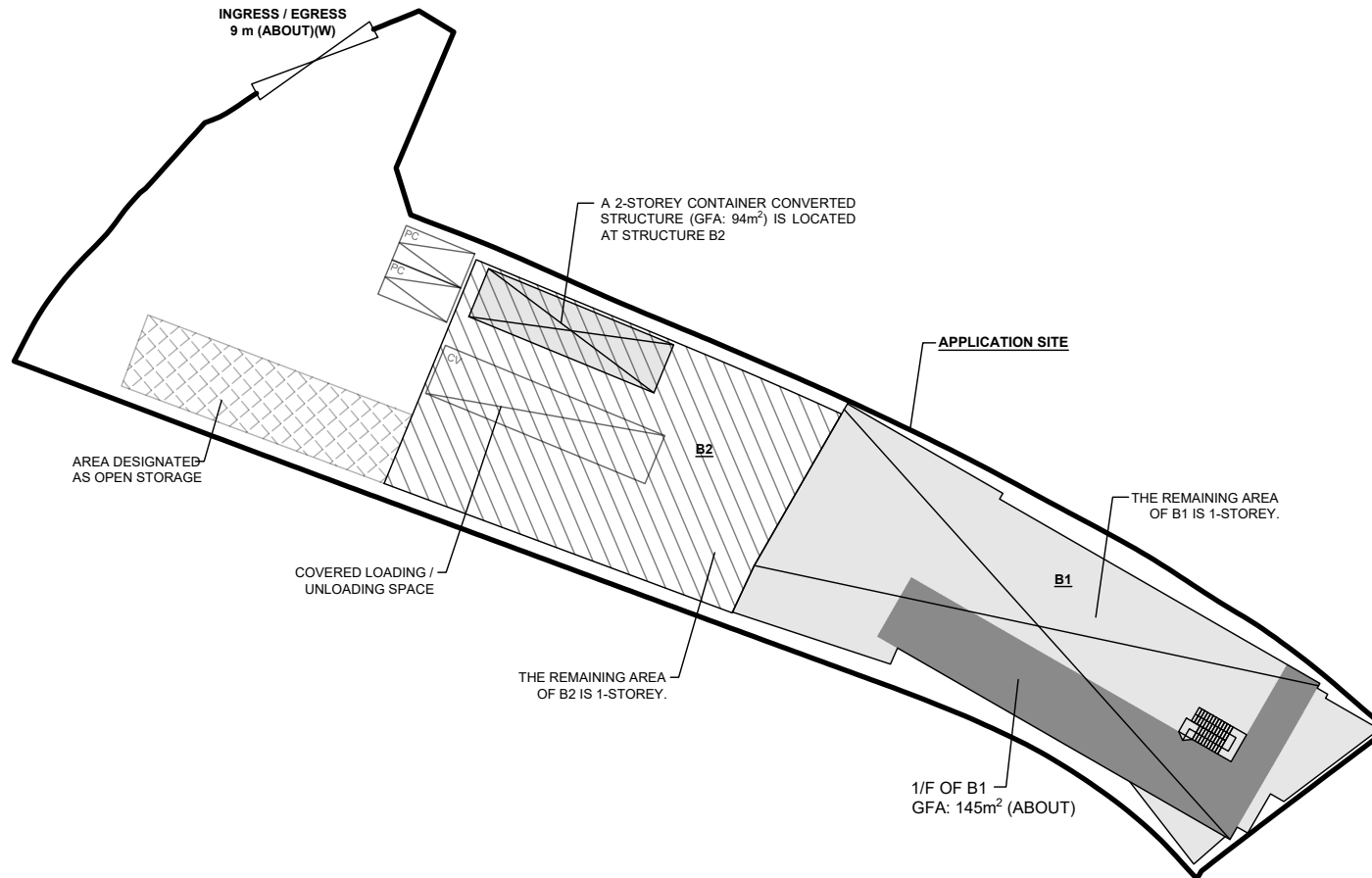
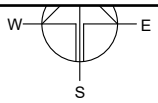
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,649 m ²	(ABOUT)
COVERED AREA	: 929 m ²	(ABOUT)
UNCOVERED AREA	: 720 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,121 m ²	(ABOUT)
TOTAL GFA	: 1,121 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 8 m	
NO. OF STOREY	: 2	

STRUCTURE

B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	665 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
TOTAL		929 m ² (ABOUT)	1,121 m ² (ABOUT)	

*ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	STRUCTURE (SHED)
	STRUCTURE (ENCLOSED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

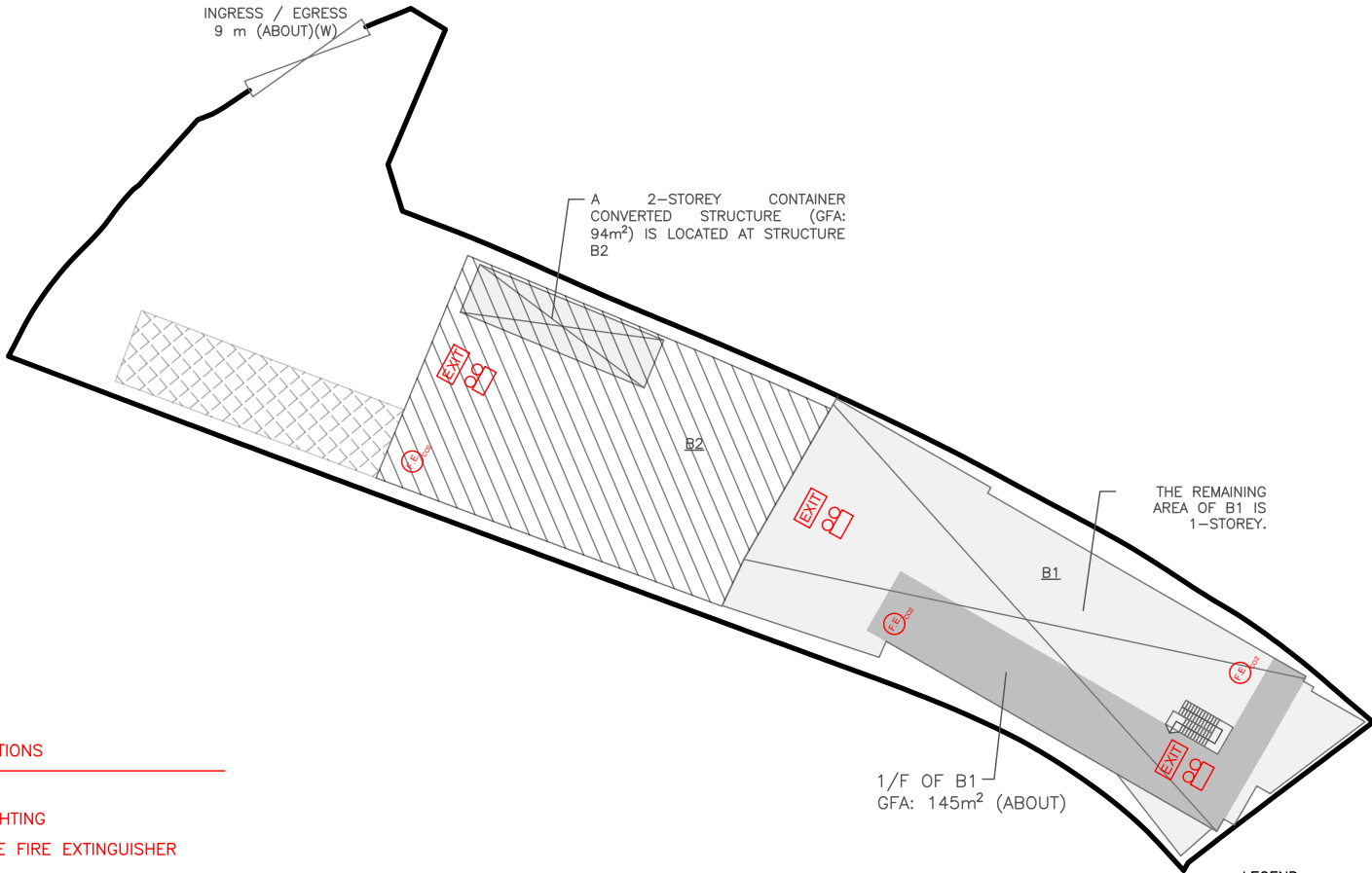
DRAWN BY	MN	DATE	14.5.2024
REVISED BY		DATE	
APPROVED BY		DATE	
DWG. TITLE			
LAYOUT PLAN			
DWG NO.	PLAN 4	VER.	001

DEVELOPMENT PARAMETERS




APPLICATION SITE AREA	:	1,649 m ²	(ABOUT)
COVERED AREA	:	929 m ²	(ABOUT)
UNCOVERED AREA	:	720 m ²	(ABOUT)
PLOT RATIO	:	0.68	(ABOUT)
SITE COVERAGE	:	56 %	(ABOUT)
NO. OF STRUCTURE	:	2	
DOMESTIC GFA	:	NOT APPLICABLE	
NON-DOMESTIC GFA	:	1,121 m ²	(ABOUT)
TOTAL GFA	:	1,121 m ²	(ABOUT)
BUILDING HEIGHT	:	NOT EXCEEDING 8 m	
NO. OF STOREY	:	2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	665 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
TOTAL		929 m ² (ABOUT)	1,121 m ² (ABOUT)	

#ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.










FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHTING
-  5 KG CO2 TYPE FIRE EXTINGUISHER

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	:	2
DIMENSION OF PARKING SPACE	:	5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	:	1
DIMENSION OF L/UL SPACE	:	16 m (L) x 3.5 m (W)

LEGEND

-  APPLICATION SITE
-  OPEN STORAGE AREA
-  STRUCTURE (SHED)
-  STRUCTURE (ENCLOSED)
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (CV)
-  INGRESS / EGRESS

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

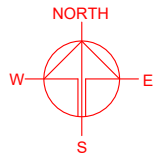
ACCESSIBLE FROM TAI TONG
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE,
TA KWU LING, NEW
TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY

MN

DATE

14.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

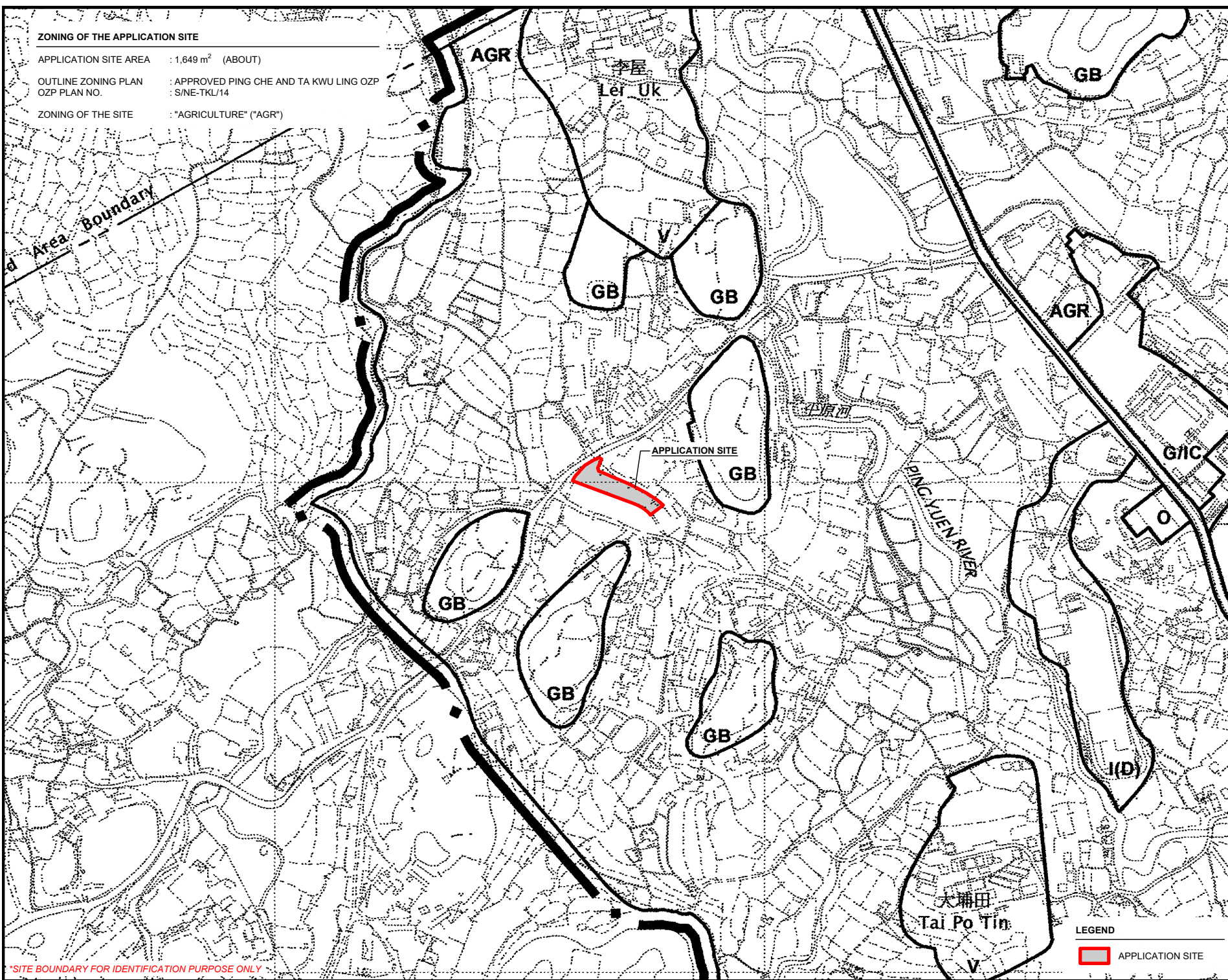
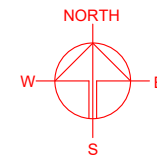
VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 OZP PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



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

SITE LOCATION
 LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY
 MN

DATE
 14.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
 ZONING OF THE SITE

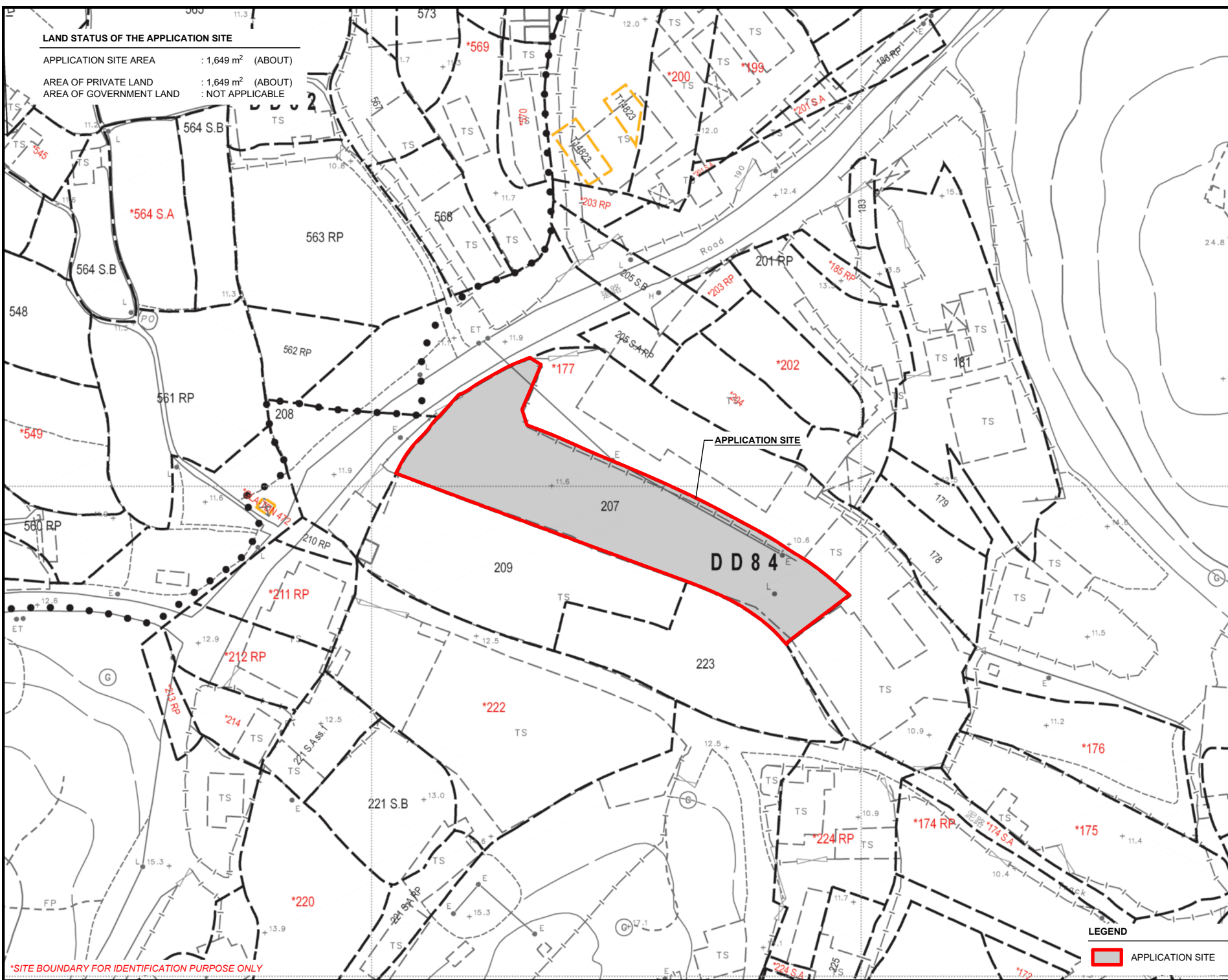
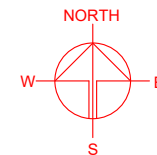
DWG NO.
 PLAN 2

VER.
 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,649 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

14.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

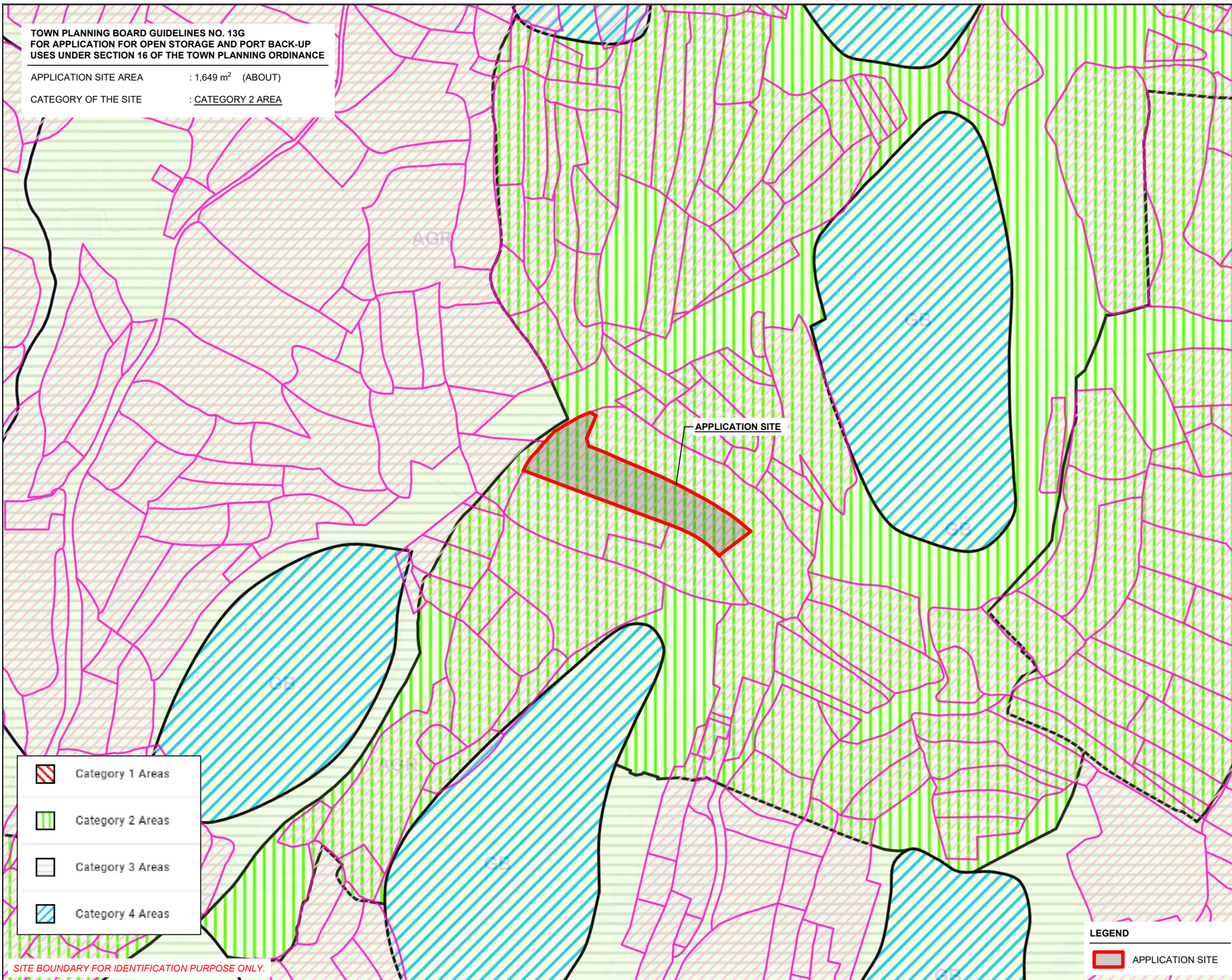
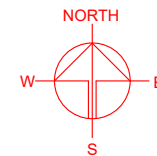
VER.

001

**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 : 1,649 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



-  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 WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 14.5.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

TPB PG-NO. 13G

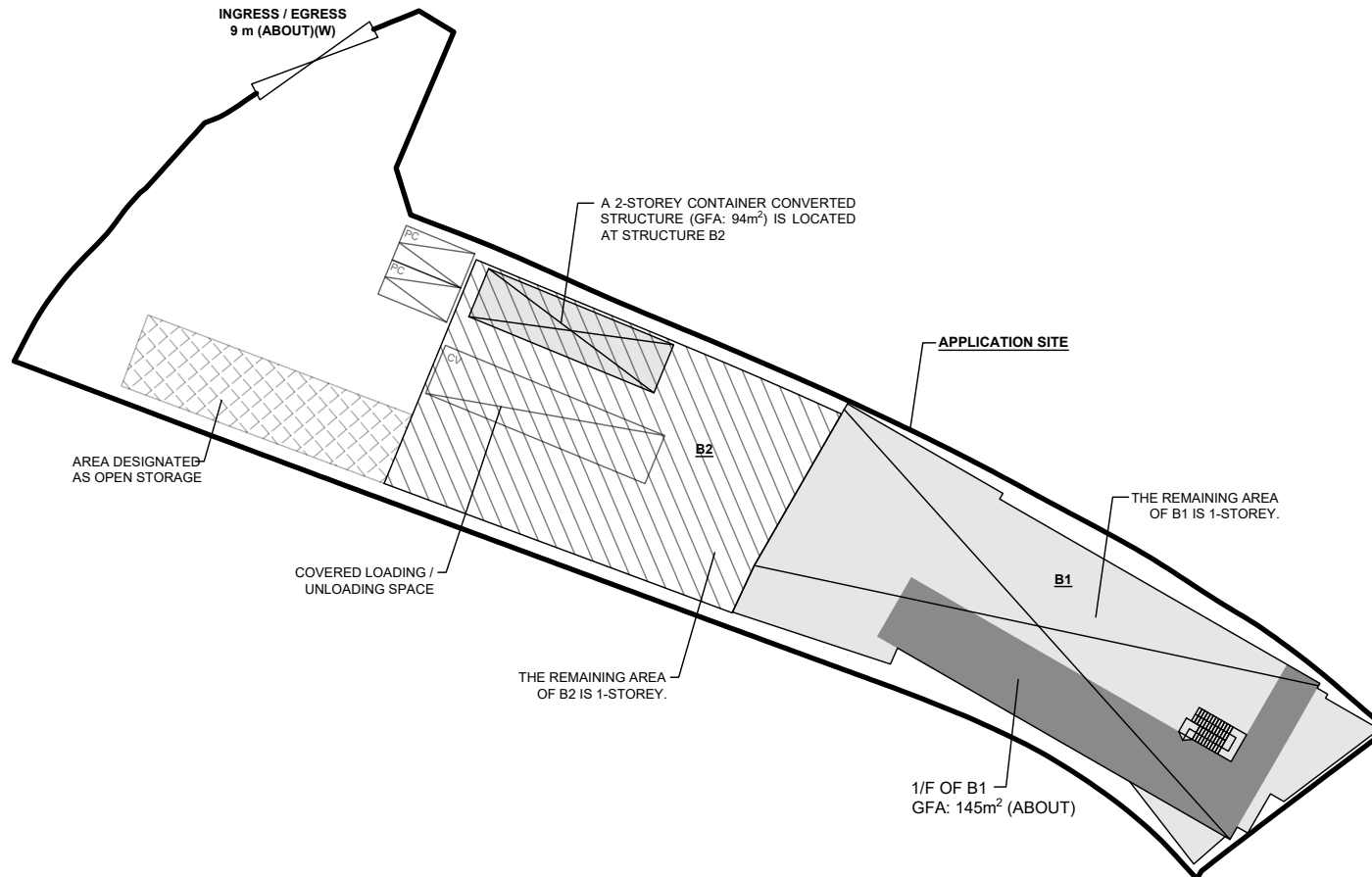
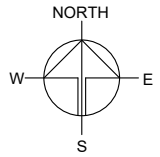
DWG NO. PLAN 4 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,649 m ²	(ABOUT)
COVERED AREA	: 929 m ²	(ABOUT)
UNCOVERED AREA	: 720 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,121 m ²	(ABOUT)
TOTAL GFA	: 1,121 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 8 m	
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	665 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
TOTAL		929 m ² (ABOUT)	1,121 m ² (ABOUT)	

*ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	STRUCTURE (SHED)
	STRUCTURE (ENCLOSED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

14.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

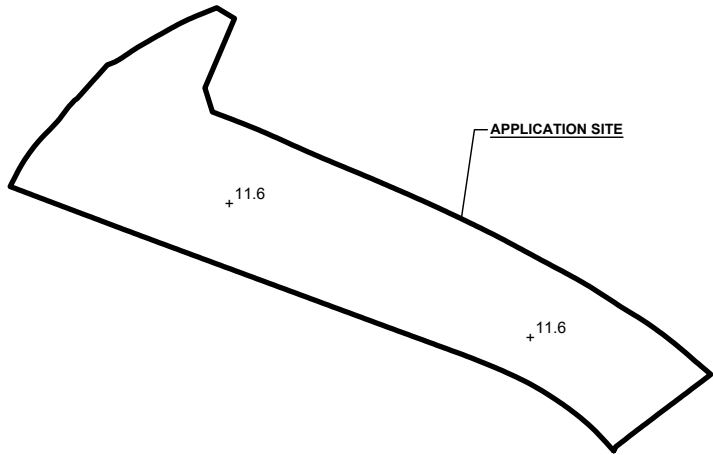
PLAN 5

VER.


001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 1,649 m² (ABOUT)
SITE LEVEL : +11.6 mPD (ABOUT)



LEGEND

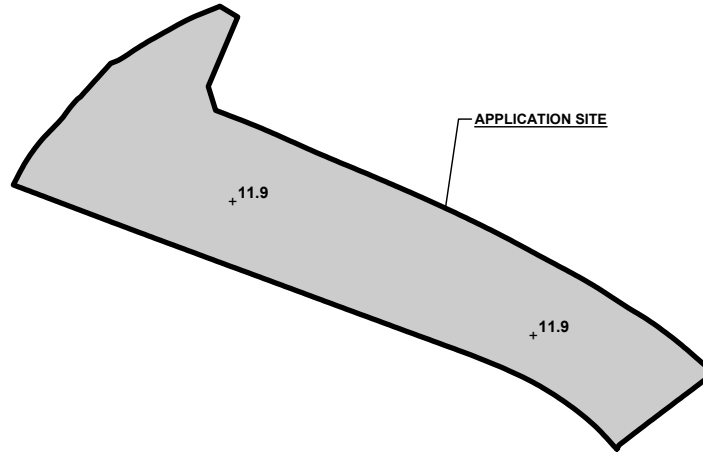
 APPLICATION SITE
+11.6 SITE LEVEL BEFORE LAND FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



EXISTING FILLED AREA OF THE APPLICATION SITE

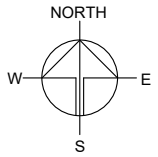
APPLICATION SITE AREA : 1,649 m² (ABOUT)
COVERED BY STRUCTURE : 929 m² (ABOUT)
EXISTING FILLING OF LAND AREA : 1,649 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.3 m
PROPOSED SITE LEVELS : +11.9 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

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



LEGEND

 APPLICATION SITE
 EXISTING FILLED AREA
+11.9 EXISTING FILLED LEVELS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 14.5.2024

REVISED BY DATE

APPROVED BY DATE

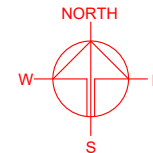
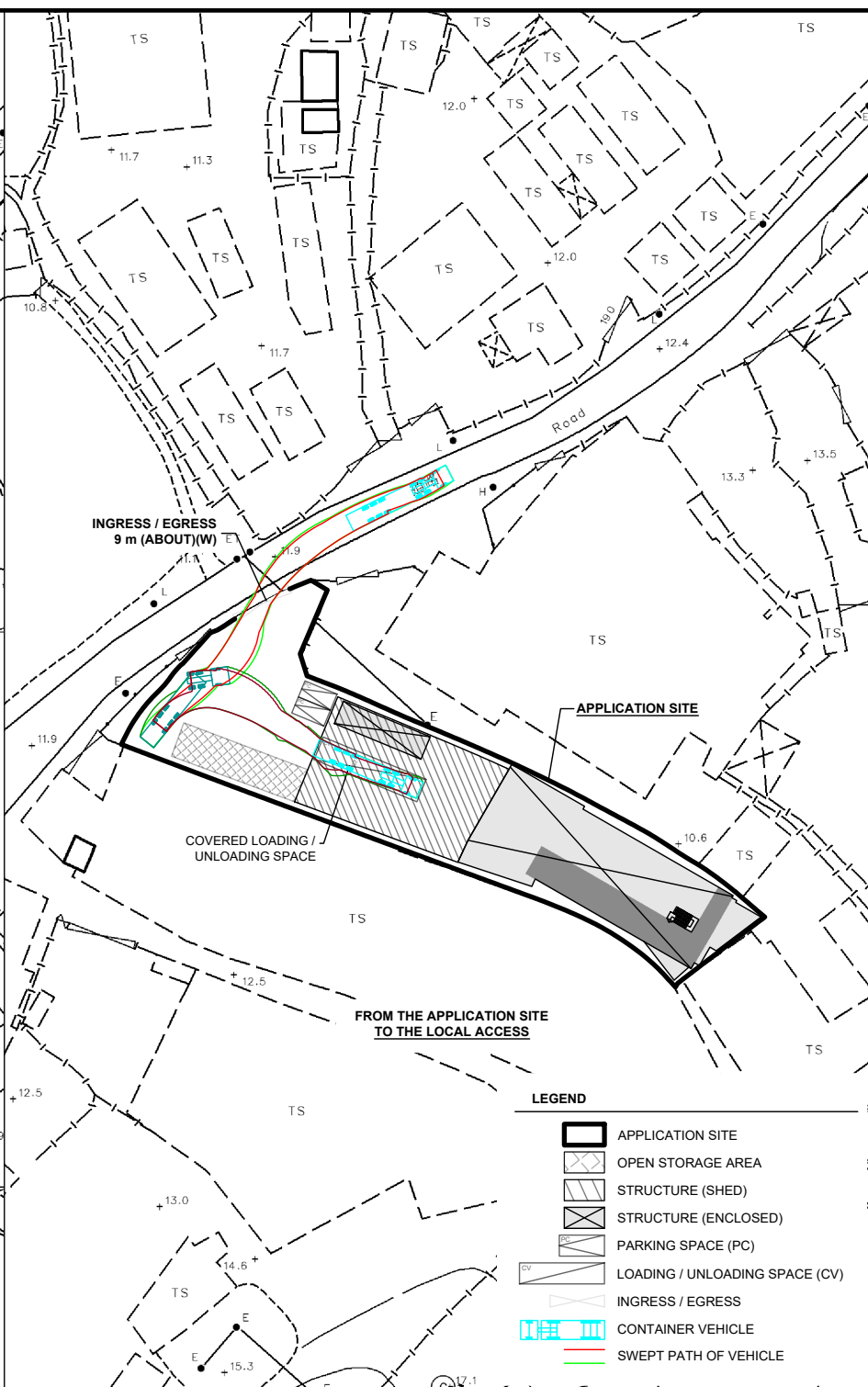
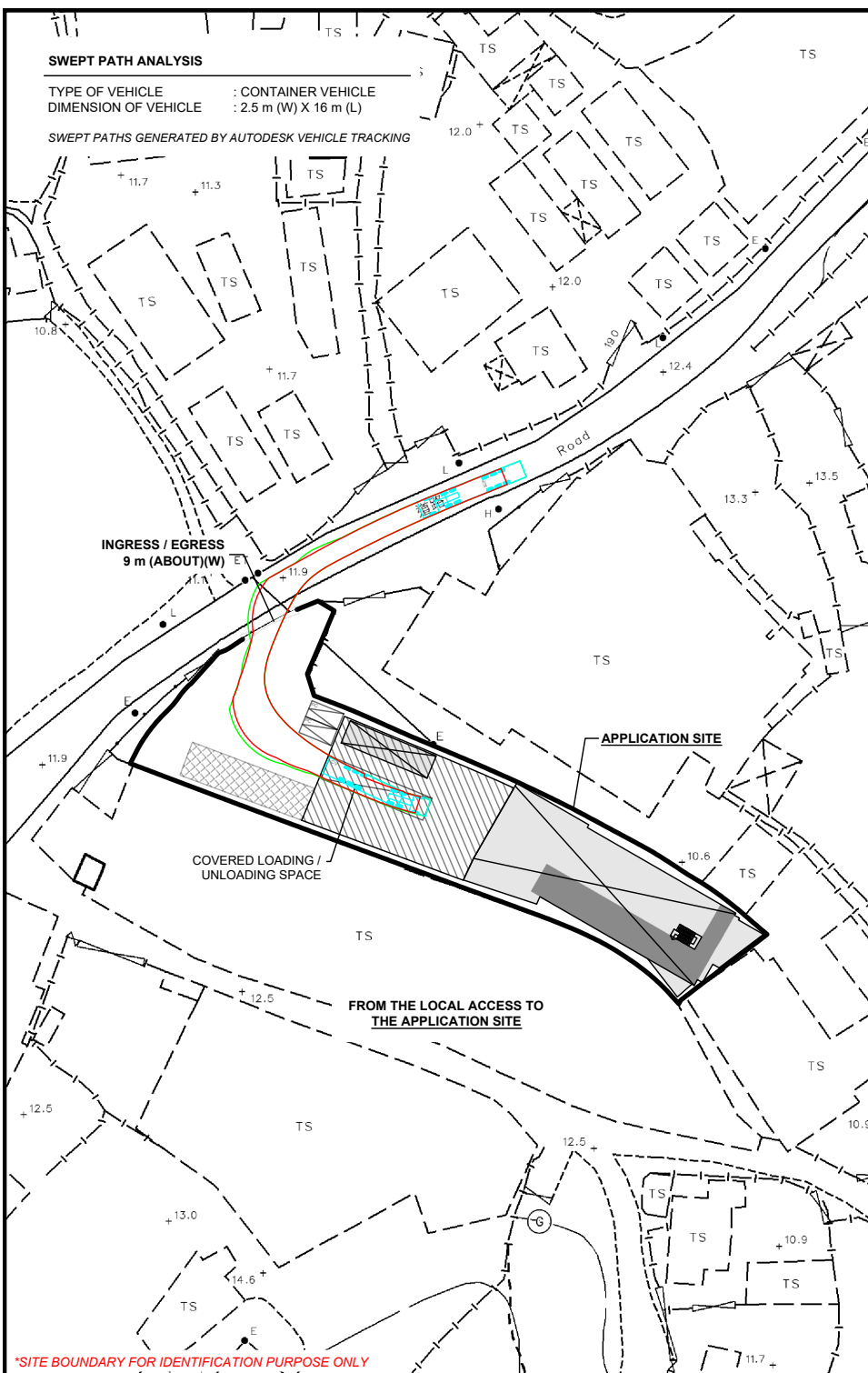
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 6 VER. 001

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

14.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEEP PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- STRUCTURE (SHED)
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

Our Ref.: DD84 Lot 207
Your Ref.: TPB/A/NE-TKL/762

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

By Email

13 June 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary
Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/762)

We are writing to submit supplementary information (i.e. *a revised fire service installations proposal*) to support the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/STN, PlanD

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

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



Our Ref.: DD84 Lot 207
Your Ref.: TPB/A/NE-TKL/762

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

By Email

23 July 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary
Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/762)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/STN, PlanD

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

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



Responses-to-Comments

**Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/762)

- (i) The application site (the Site) is the subject of a previous application (No. A/NE-TKL/695) for ‘temporary open storage and warehouse for storage of timber and wooden parts’ submitted by the different consultant on behalf of the applicants as the current application, which was approved by the Board on a temporary basis of 3 years in 2022. However, the applicants did not aware the specified time limit for the approval conditions, as a result, the applicants failed to comply with the approval conditions in respect of the provision of fire service installations (FSIs) and drainage facilities within the Site, which caused the revocation of the previous application on 18/09/2023. In support of the current application, the applicants submitted a FSIs and a drainage proposal to mitigate any adverse impact arising from the proposed development. The applicants will make effort to comply with all relevant conditions after planning approval has been granted by the Town Planning Board (the Board).
- (ii) A revised plan showing the access road connecting the Site and Ping Che Road is provided (**Plan 1**).
- (iii) 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 Site is proposed for ‘warehouse’ and ‘open storage’ uses 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 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. 'Stop and give way' and '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 Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PLaND)		
Comments received on 18/07/2024		
(a)	Having reviewed the submitted RtC by the applicant, four existing trees (i.e. Terminalia mantaly 小葉欖仁) within the site are proposed to be felled due to in conflict with the proposed structures and there is insufficient space for tree growth.	A landscape proposal is provided by the applicant to transplant the four existing trees within the Site (Plan 2). The existing trees will be transplanted along the northwest periphery of the Site. All these trees will be maintained by the applicant during the planning approval period.
(b)	The applicant is advised to review the proposed layout plan to preserve the existing trees within the site as far as practicable. Proposed mitigation measures, if any, should be provided for TPB's consideration.	
(c)	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.	
Comments received on 12/07/2024		
(a)	<u>Landscape Observations and Comments</u> With reference to the aerial photo of 2023, the site is located in an area of miscellaneous rural fringe landscapes character comprising of temporary structures, active farmlands and woodland within the "GB" zones. There is no significant change in the landscape	According to our site visit conducted in May 2024, no old and valuable trees or protected species have been identified at the Site. Due to the four existing trees (i.e. terminalia neotaliala) are in conflict with the structure within the Site and there is insufficient space for healthy tree growth, all existing trees will be affected and none

	<p>character since the last planning application was approved. The proposed use under this application is considered not incompatible with its surrounding environment. Based on DPO's site photos taken on 28.6.2024, the site is hard paved and partly occupied by a temporary structure. Four existing trees of common species are observed within the site. Since no information on the existing trees within the site, proposed tree treatment and landscape treatment/mitigation measures is provided, potential impact on the existing landscape resources cannot be ascertained.</p>	<p>of the existing trees are proposed to be retained at the Site.</p>
(b)	<p><u>Detailed Comments/ Advisory Comments</u></p> <p>The applicant is advised to provide information on the existing trees within the application site including locations, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration</p>	
(c)	<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 authority prior to commencement of the works.</p>	<p>Noted.</p>
3. Comments of the Director of Agricultures, Fisheries and Conservation (DAFC)		
(a)	<p>The subject site falls within the "AGR" zone and is generally occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by open storage yards and sites occupied by temporary structures for warehouse and workshop uses; hence, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the "AGR" zone and better utilize deserted agricultural land in</p>

		the New Territories. The applicants will reinstate the Site to an amenity area after the planning approval period.
4. Comments of the Director of Fire Services (D of FS)		
(a)	Please clarify whether the 1/F of B1 will be covered by sprinkler system.	Please be clarified that the 1/F of structure B1 will be covered by sprinkler system as shown in the revised FSIs proposal (Annex I).
5. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(a)	No objection to the application.	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Board.
(b)	The Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	
(c)	The Site is currently already being used for the applied use.	
(d)	<p>The following irregularity covered by the subject planning application has been detected by her office:</p> <p><u>Unauthorized structures within the said private lot covered by the planning application</u></p> <p>There are unauthorized structures on the private lot. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and</p>	
(e)	If the planning application is approved, the lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structure erected/to be erected within the said private lot. The application for STW will be	

	<p>considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorized structures were erected and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.</p>	
--	---	--

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE
ROAD VIA A LOCAL ACCESS

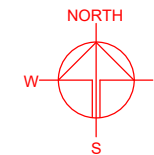
APPLICATION SITE

LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE,
TA KWU LING, NEW
TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY

MN

DATE

14.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

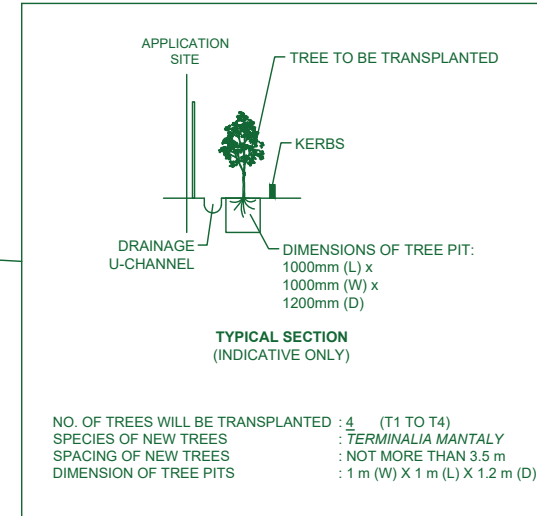
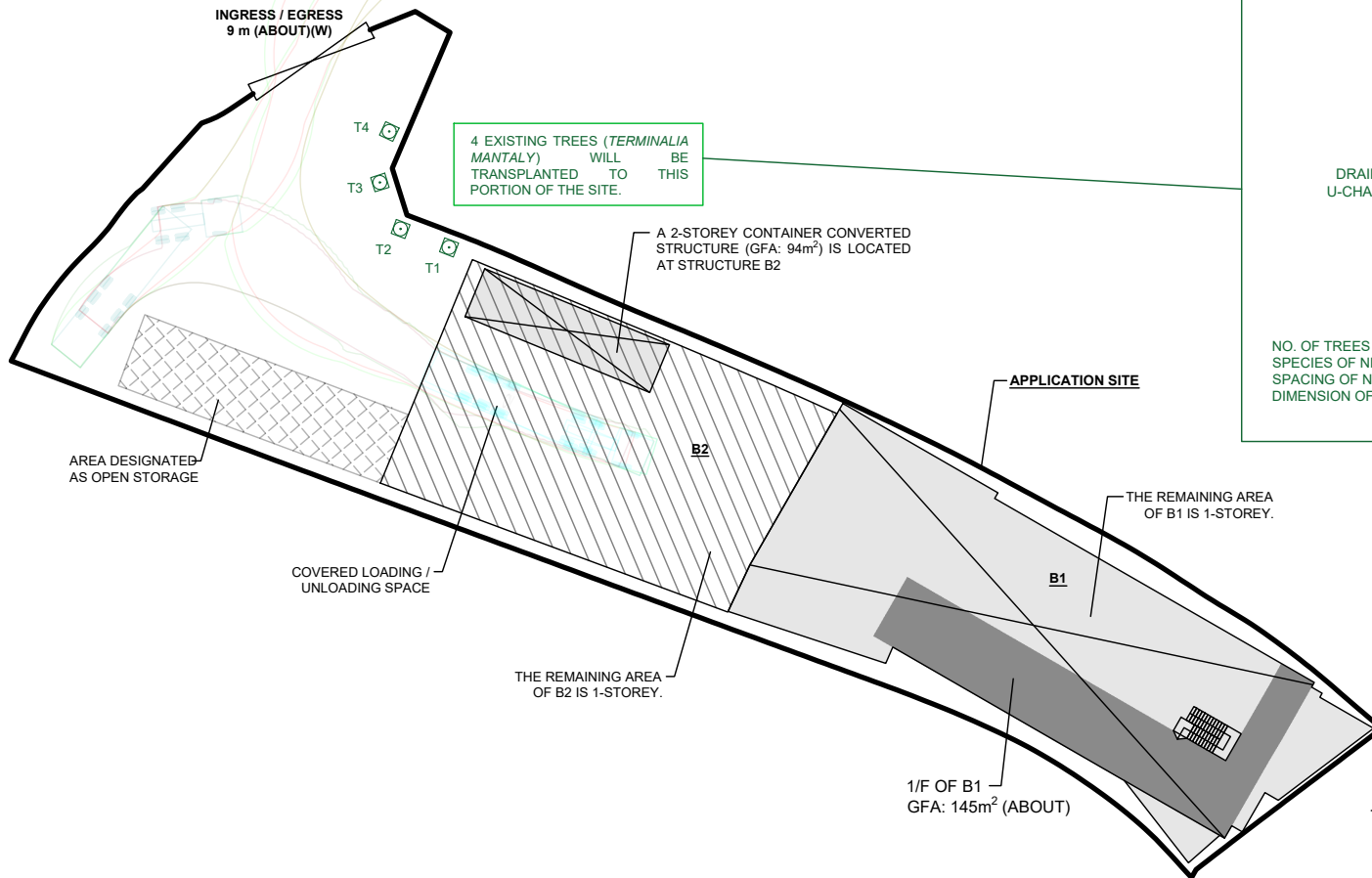
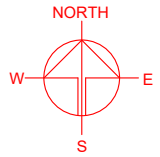
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,649 m ²	(ABOUT)
COVERED AREA	: 929 m ²	(ABOUT)
UNCOVERED AREA	: 720 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,121 m ²	(ABOUT)
TOTAL GFA	: 1,121 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 8 m	
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	665 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
TOTAL		929 m ² (ABOUT)	1,121 m ² (ABOUT)	

*ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	STRUCTURE (SHED)
	STRUCTURE (ENCLOSED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS
	EXISTING TREES TO BE TRANSPLANTED

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

23.7.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

PLAN 2

VER.

002

Previous S.16 Application

Approved Application

Application No.	Proposed Developments	Date of Consideration
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)

**Similar s.16 Applications for Warehouse and Open Storage of
Construction Materials with Ancillary Facilities
within/partly within the Same “Agriculture” Zone in the
Ping Che & Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/622*	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019
A/NE-TKL/642 [#]	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	15.9.2020
A/NE-TKL/671 ^{&}	Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	9.7.2021
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
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023
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)
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

A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023
A/NE-TKL/745 [%]	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.3.2024
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024
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

Remarks

- #: The application nos. A/NE-TKL/642 and A/NE-TKL/734 involve the same site.
- *: The application nos. A/NE-TKL/622 & A/NE-TKL/707 involves the same site.
- &: The application nos. A/NE-TKL/671 & A/NE-TKL/758 involves the same site.
- %; The application nos. A/NE-TKL/724, A/NE-TKL/745 and A/NE-TKL/625 (rejected application) involved the same site.

Rejected Application

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/NE-TKL/625 [%]	Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years	4.10.2019	R1-R3

Remarks

[%] : The application nos. A/NE-TKL/625, A/NE-TKL/724 (approved application) & A/NE-TKL/745 (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 application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.
- R3. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- having reviewed the Further Information (FI) (**Appendix Ib**), she has no further comment on the application from traffic engineering viewpoint;
- the approval conditions on the implementation of traffic management measures as proposed by the applicants within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board, and the implemented traffic management measures shall be maintained at all time during the planning approval period are suggested; and
- the vehicular access between Ping Che Road and the application (the Site) is not managed by the Transport Department. The applicants should seek comment from the responsible party.

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

- the proposed access arrangement of the Site should be commented and approved by the Transport Department;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- the access road connecting the Site with the nearby public road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site.

2. Drainage

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

- no in-principle objection to the application from public drainage perspective;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
- should the application be approved, conditions should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- no objection for the applicants to address the comments on submitted drainage proposal in next stage. His comments on the submitted drainage proposal are set out at **Appendix V**.

3. Landscape

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

- having reviewed the FI (**Appendix Ib**), she has no further comment on the application from landscape planning perspective;
- the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, active farmlands and woodland within the “Green Belt” zones in the vicinity of the Site. There is no significant change in the landscape character since the last planning application (No. A/NE-TKL/695) was approved. The proposed use under this application is considered not incompatible with its surrounding environment. Based on the site photos, the Site is hard-paved and partly occupied by a temporary structure. Four existing trees of common species are observed within the Site (**Plan A-2**);
- 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. The applicant is also advised to provide continuous soil trench/ planter for better root growth; and
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations being provided to the satisfaction of the D of FS;
- having considered the nature of open storage, approval condition of provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the D of FS shall be added. To address this approval condition, the applicants are advised to submit a valid fire certificate (FS 251) to this Department for approval;
- the applicants are reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- his advisory comments are set out at **Appendix VI**.

5. Project Interface

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

- the proposed temporary warehouse and open storage of construction material with ancillary facilities on a three-year basis and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021. While the implementation programme of NTN

New Town 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. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

6. Other Departments

- The following government departments have no comments on the application:
 - (a) Chief Engineer/Construction, Water Supplies Department; and
 - (b) Chief Building Surveyor/New Territories West, Buildings Department.

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 the subject planning application has been detected by her office:

Unauthorized structures within the private lot covered by the planning application

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

- (iii) if the planning application is approved, the lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structure erected/to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorized structures were erected and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimize potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorized Person; and
 - (iii) it is the obligation of the applicants to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Commissioner for Transport that the vehicular access between Ping Che Road and the Site is not managed by the Transport Department and the applicants should seek comment from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

- (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site;
- (e) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations are anticipated to be required. The applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicants should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) the applicants are reminded that to adhere to the “Good Practice Guidelines for Open Storage Sites” at **Appendix Va**;
 - (iv) to address the approval condition on the provision of fire extinguisher(s), the applicants should submit a valid fire certificate (FS 251) to his department for approval; and
 - (v) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the applicants should 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. The applicants should also provide continuous soil trench/ planter for better root growth; and
 - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) his comments on the submitted drainage proposal are as follows:
 - (i) para 1.2.2 - Please clarify if landfilling works will be carried out under the development and if increment of impermeable surface area is anticipated. Please provide the future site formation levels to justify the flow path and demarcation of the effective catchment area. The applicants are reminded to consider the future structures/construction plants which could alter the ideal flow path;

- (ii) surface channel with grating covers should be provided along the site boundary;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with trap should be provided;
 - (vi) photos should be submitted clearly showing the current conditions of the area within and around the site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan. In particular, please provide photos for the downstream existing streamcourse proposed for drainage connection;
 - (vii) the applicants should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicants should also ensure that the flow from this site will not overload the existing drainage system;
 - (viii) the applicants are reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD unless justified not necessary;
 - (ix) the applicants are 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 applicants shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (xi) the applicants shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xii) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
 - (xiii) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners; and
 - (xiv) the applicants should make good all the adjacent affected areas upon the completion of the drainage works;
- (h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
- the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;

- the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
 - it is noted that 2 new structures had been proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicants' attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - the applicants' attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage; and
- (i) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed temporary warehouse and open storage of construction material with ancillary facilities on a three-year basis and associated filling of land (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021. While the implementation programme of NTN New Town 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. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

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

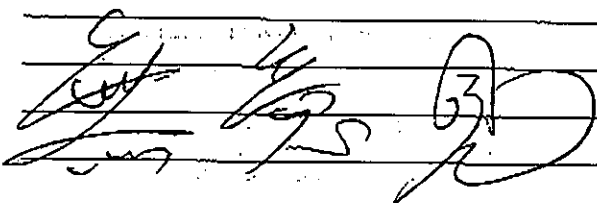
By Fax : 2877 0245 or 2522 8426

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/762

意見詳情 (如有需要，請另頁說明)

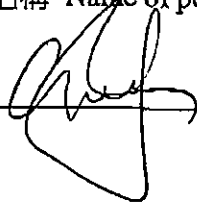
Details of the Comment (use separate sheet if necessary)



「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: 2024-07-08 星期一 02:58:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/762 DD 84 Ping Che

A/NE-TKL/762

Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling

Site area: About 1,649.1sq.m

Zoning: "Agriculture"

Applied use: Warehouse and Open Storage of Construction Material / 3 Vehicle Parking

Dear TPB Members,

695 revoked for failure to fulfill numerous conditions but the operation continued.

Of course, because failure to fulfill conditions brings no consequences.

That PlanD recommends and members roll over these applications indicates a complete disregard for the rule of law blah blah we are bomarded with on a daily basis.

Application should be rejected as it poses a danger to both the workers on site and the local community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 13 February 2022 2:27 AM HKT
Subject: A/NE-TKL/695 DD 84 Ping Che

Dear TPB Members,

693 withdrawn but the Applicant's own image and notes show that the site is paved over, without approval.

This week we have had scenes of shelves in supermarkets stripped bare of produce because of issues at the border and a further reduction in the number of flights coming into our airport.

Going forward Hong Kong has to recognize that a certain amount of local food production is not just desirable, it is essential as the world faces greater incertainties going forward.

Singapore with little or no land resources "aims to increase local production to achieve a goal of "30 by 30", which is to produce 30% of Singapore's nutritional needs locally by 2030, up from less than 10% today."

Hong Kong must adopt a similar policy. AG land that is not scheduled to be developed into essential housing must be protected and uses incompatible with the zoning phased out. There should be a moratorium on approval of applications with no previous history.

Mary Mulvihill.

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 12 January 2022 1:45 AM CST
Subject: A/NE-TKL/693 DD 84 Ping Che

A/NE-TKL/693

Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling

Site area : About 1,649.1sq.m

Zoning : "Agriculture"

Applied use : Open Storage and Warehouse for Timber / 2 Vehicle Parking

Dear TPB Members,

While the site has been stripped of vegetation and is between two structures, this is not good reason to approve the application. There is no previous history so any operation is illegal. In addition there is extensive agricultural activity close by so the area should be gradually reinstated from brownfield to its intended use. Hong Kong in line with Central Government policy has to ensure that a certain amount of local produce is available to cope with unexpected circumstances.

Mary Mulvihill