

此文件於2024年07月26日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 26 JUL 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TEC/769
	Date Received 收到日期	26 JUL 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)

Great Rise Development Limited

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

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

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 778 (part), 783 (part) and 784 (part) in D.D. 77 and adjoining Government Land, Peng Che, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,466 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,815 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) 61 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" and "Agriculture"
(f) Current use(s) 現時用途	Vehicle Repair Workshop for Lorry, Coach and Container Vehicle (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 24/06/2024 & 10/07/2024... (DD/MM/YYYY), this application involves a total of12..... "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 11 "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)
11 ✓	Lot 778 in D. D. 77 ✓ Tracking Ref.: SF 152 691 103 2983	22/07/2024

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

- ☐ has 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

Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 years

(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 1,751sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 1,715sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 10

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 1,815sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 1,815sq.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)

..Please refer to Table 2.1 of the Supporting Planning Statement.....

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

6

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)

6 Repair Bays for Lorry, Coach & Container Vehicle

2 Waiting Spaces for Lorry, Coach & Container Vehicle

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>There will be no impact to the existing trees within Site.</p> <p>For details, please refer to the Supporting Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the Supporting Planning Statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

LAM TSZ KWAN

SENIOR TOWN PLANNER

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☒ RPP 註冊專業規劃師 (RPP No. 372)

Others 其他

on behalf of

代表

KTA PLANNING LIMITED

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

Date 日期

24/07/2024

(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。

申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 778 (part), 783 (part) and 784 (part) in D.D. 77 and adjoining Government Land, Peng Che, N.T.
Site area 地盤面積	3,466 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 61 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	"Open Storage" and "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,815 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	49.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	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) _____ _____		6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
	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) <u>Repair Bays for Lorry, Coach & Container Vehicle</u> <u>Waiting Spaces for Lorry, Coach & Container Vehicle</u>		6 2

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

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

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

S16 PLANNING APPLICATION

Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14

**Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and
Container Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years,
in “Agriculture” and “Open Storage” Zones
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77
and Adjoining Government Land, Ping Che, New Territories**

SUPPORTING PLANNING STATEMENT

July 2024

Applicant:

Great Rise Development Limited

Prepared by:

KTA Planning Limited



S3010a/PS/V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

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Executive Summary

This Planning Application is prepared and submitted on behalf of Great Rise Development Limited ("the Applicant") to seek approval from Town Planning Board ("TPB") for Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years, at Lots 778 (part), 783 (part) and 784 (part) in D.D. 77 and Adjoining Government Land, Ping Che ("the Application Site"). The Application Site has an area of about 3,466m² (including about 61m² of Government land) and falls within area zoned "Agriculture" ("AGR") and "Open Storage" ("OS") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. .

The current Application is justified with the following reasons:

- the Application Site being close to the cross-border infrastructure is suitable location for vehicle repairing workshop;
- the Proposed Temporary Use is not pre-empting the long-term planning of the Northern Metropolis;
- the Proposed Temporary Use is not jeopardizing the planning intention of "AGR" zone as the Application Site has been involved in workshop and/or open storage use for over 20 years; and
- All planning conditions of the approved Application No. A/NE-TKL/684 have been fulfilled.
- No complaints on the operation have been received.

The period sought, i.e. 3 years, is the same as the original validity period. In view of the above, we sincerely request the TPB to give favourable consideration to the captioned renewal application.

行政摘要

是次規劃申請是代表申請人 Great Rise Development Limited 向城市規劃委員會（「城規會」）就位於坪輦丈量約份第 77 約地段第 778 號（部分）、783 號（部分）及第 784 號（部分）和毗連政府土地（「申請地點」）擬議作「臨時貨車、旅遊巴士及貨櫃車維修工場連附屬辦公室及電力變壓站」用途提交申請，為期三年。申請地點面積約 3,466 平方米，當中包括約 61 平方米政府土地；申請地點位於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 中的「露天貯物」及「農業」地帶之中。

是次規劃申請的理據如下：

- 申請地點鄰近跨境基建，適合用作汽車維修工場用途；
- 擬議臨時用途不會跟北部都會區的長遠規劃產生衝突；
- 擬議臨時用途不會違反「農業」地帶的規劃意向，因申請地點已用作工場及/或露天貯物用途超過 20 年；及
- 已批規劃申請編號 A/NE-TKL/684 的所以規劃許可條款已獲滿足。
- 從未就申請地點的營運接收到有關投訴。

擬議的續期期限為三年，與原有規劃許可所容許的期限相同。基於以上理由，懇請城規會批准以上規劃許可續期申請。

**Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and
Container Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years,
in “Agriculture” and “Open Storage” Zones
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77 and Adjoining Government Land,
Ping Che, N.T.**

1. INTRODUCTION

1.1 Purpose and Site Location

- 1.1.1 This Planning Statement is prepared and submitted on behalf of Great Rise Development Limited (“the Applicant”) to seek approval from Town Planning Board (“TPB”) for Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years. The Application Site is located at Lots 778 (part), 783 (part) and 784 (part) in D.D. 77 and Adjoining Government Land, Ping Che. **Figure 1.1** shows the Site is located in Ping Che, opposite to Kwu Tung Rural Committee Office and accessible via a local track branching off from Ping Che Road connected with Sha Tau Kok Road.
- 1.1.2 The same Applicant obtained approval for the same temporary uses under S16 Application No. A/NE-TKL/602 (dated 19.10.2018) and Application No. A/NE-TKL/684 (dated 19.10.2021). Application No. A/NE-TKL/684 was basically renewal of Application No. A/NE-TKL/602.
- 1.1.3 Subsequently, there has been updated lot boundary setting out by Lands Department since 2022 (i.e. lot boundaries of Lots 778 and 783 in D.D. 77 have been adjusted such that the site boundary of A/NE-TKL/684 has been shown to have encroached onto Lot 778), and there was site survey conducted by District Survey Office (DSO) on the structures within site in 2023. Therefore, for the current Application, the site boundary of the current Application has been adjusted and rationalized to include all the on-site structures within site and update the size of the structures to align with the survey result of DSO.
- 1.1.4 Other than the above, there have been no changes in the proposed use, types of vehicles for repairing, and scale of the repairing workshop. This will be further explained in the following sections.



Figure 1.1: Site Location Plan

1.2 Zoning Context

- 1.2.1 The Application Site of total site area of about 3,466m², with about 2,899m² (83.6%) situated on area zoned "Open Storage" ("OS") and about 567m² (16.4%) situated on area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline

Zoning Plan No. S/NE-TKL/14 (Figure 1.2 refers).

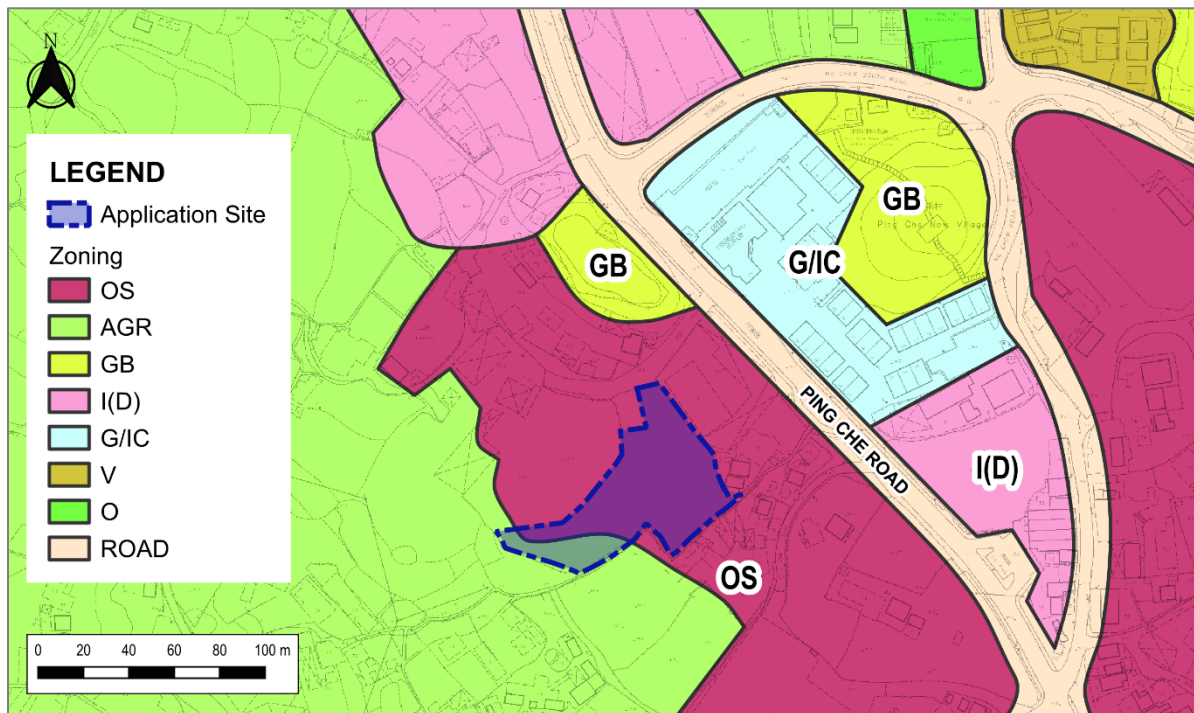


Figure 1.2: Zoning Context Plan (on Approved OZP No. S/NE-TKL/14)

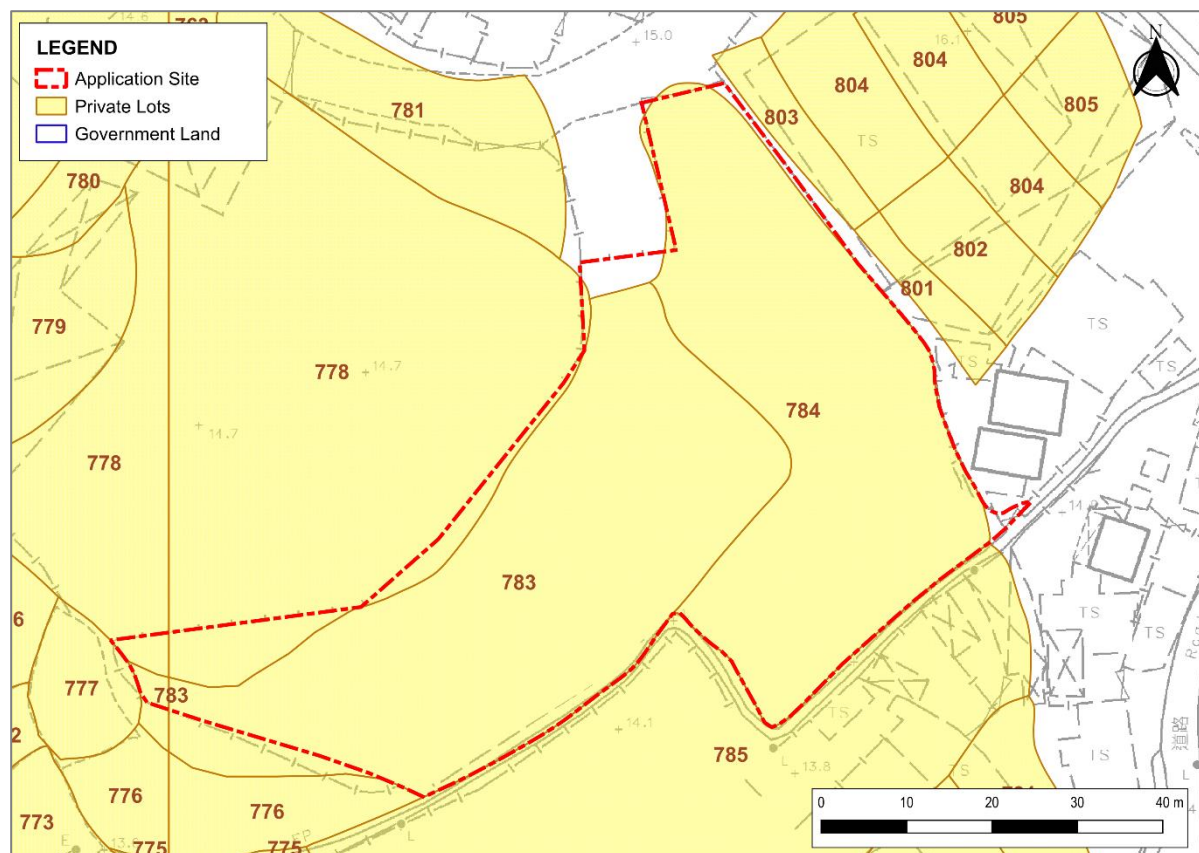


Figure 1.3: Land Status Plan

1.3 Land Status

- 1.3.1 The Application Site encroaches partly Lot 778, partly Lot 783 and partly 784 in D. D. 77 respectively, as well as adjoining Government land. The land area distribution is shown in **Table 1.1** below and land status plan is shown on **Figure 1.3**.

Table 1.1 : Land Status of the Site

Land Status (involved in the Site)	Owner	Area (approx.)
Lot 783	Applicant	1,703m ² (49.1%)
Lot 784	Applicant	1,512m ² (43.6%)
Lot 778	Third-Party	190m ² (5.5%)
Government Land	Government	61m ² (1.8%)
Total Site Area		3,466m ² (100%)

- 1.2.2 Lots 783 and 784 in D. D. 77 are solely owned by the Applicant, while Lot 778 in D.D. 77 is a third-party lot. The Applicant has sent notification to the owners of Lot 778 in D.D. 77 before submitting this Application.

1.3 Current Site Conditions

- 1.3.1 The Application Site has been being used as vehicle repairing workshop since the approval of Application No. A/NE-TKL/376 in 2011. Site photos of the current site are shown in **Figure 1.4**.



Entrance of the Site



Site Office



The Repairing Area



The Repairing Area

Figure 1.4: Site Photos

2. THE DEVELOPMENT PROPOSAL

2.1 The Development Proposal

2.1.1 The Application Site has an area of about 3,466m² (including about 61m² of Government land), which is exactly the same as that under Approved S16 Planning Application No. A/NE-TKL/684. The proposed development will comprise ten 1-2 storey structures with a total floor area of about 1,815m² for vehicle repair workshop, site offices, guard rooms, store room, toilet, electricity transformer station and pump room & water tank. The proposed site layout can be found in **Annex A** and the development proposal is summarized in the table below:

Table 2.1 : Summary of Development Proposal

No.	Structure	Proposed Use(s)	Covered Area	Non-domestic GFA	Approx. height	No. of storeys
Group 1 Temporary Structures						
1	Converted container #	Guard Room	9m ²	9m ²	3.8m	1
2	Converted container #	Guard Room	9m ²	9m ²	3.8m	1
3	Converted container #	Site Office	40m ²	40m ²	3.8m	1
4	Converted container #	Toilet	20m ²	20m ²	3.8m	1
Total #			144 m ²	144 m ²	3.8m	
Group 2 Temporary Structures						
5	Converted container	Site Office	100m ² *	200m ² *	6m	2
6	Corrugated metal sheets	Store Room	300m ²	300m ²	6m	1
7	Electricity Transformer Station	Electricity Transformer Station	63m ² *	63m ²	4.6m	1
8	Corrugated metal sheets	Vehicle Repair Workshop	950m ² *	950m ²	6.5m	1
Total #			1,525m ²	1,625m ²	7.4m	
Group 3 Temporary Structures						
9	Pump Room	Pump Room	34m ²	34m ²	5.6m	1
10	Water Tank	Water Tank	12m ²	12m ²	3.3m	1
Total			46m ²	46 m ²	N/A	
OVERALL			1,715m ²	1,815m ²		

Note:

The total Covered Area of that group of temporary structures is not directed added up by the above individual temporary structures, as the shelter above has a covered area larger than the group of temporary structures.

* Structure No. 5 (Site Office) has two storeys, such that the total non-domestic GFA of Group 2 Temporary Structures is the sum of the covered area of the shelter and the GFA of one storey of the site office.

2.2 Access Arrangement and Traffic Improvement Measures

2.2.1 The ingress / egress point is situated at the north of the Application Site, and the Application Site is served by paved vehicular track leading from Ping Che Road.

2.2.2 According to the result of the accepted Traffic Impact Assessment (TIA) report in support of Application No. A/NE-TKL/602 in 2018, the proposed traffic improvement measures include:

1. Provision of Flash Light Indicator at the workshop entrance to alert pedestrian while there is vehicle driving through that road section (which has been implemented and maintained);

2. Provision of delineated pedestrian passage along the road section between the Application Site and Ping Che Road for better pedestrian safety (which has been implemented and maintained);
3. Provision of 2 nos. of waiting spaces of lorry, coach and container vehicle within the Application Site (which has been implemented and maintained);
4. Provision of 6 nos. of car parking spaces at the government land at the northwestern corner near the entrance of the Application Site.

2.2.3 In order to implement the 4th measure suggested above, the Applicant has applied for short term tenancy (STT) application for that piece of government land. However, the STT application has not yet been approved. Now the Applicant intends to provide the 6 nos. of private car parking spaces (2.5m x 5m each) at the outdoor area of the Application Site. The swept path analysis of the previous application No. A/NE-TKL/602 in **Annex E** shows that the private car parking spaces are in no conflict with the manoeuvring of vehicles to and from the repairing area. The site photo (**Photo 2.1**) below shows that the Flash Light Indicator has been implemented.



Photo 2.1: The Flash Light Indicator at the Front Door

2.2.4 The implementation of traffic improvement measures was accepted vide approval letters from PlanD dated 5 August 2020 in **Annex E**.

2.3 Rationale of New Planning Application with Updated Lot Number and Amended Site Boundary

2.3.1 The four major areas of changes include:

- 1) As mentioned above, the Application No. A/NE-TKL/684 was merely a renewal application of A/NE-TKL/602 with identical application site boundary. Around the middle of 2023, the Applicant only got to know that the lot area of Lots 776, 778 and 783 in LandsD's record had been shifted, such that the existing water tank and pump house were found to partly encroach onto Lot 778. Therefore, in the new application, Lot 778 (part) has to be included, so as to maintain the

current operation.

- 2) Apart from the above portion, part of Lot 778 (along the existing fencing separating with the adjoining site) is included, which is indeed necessary for the manoeuvring of lorries, coach or container vehicles to and from the repairing bay (the westmost one) (swept path analysis of the previous application in **Annex E** refers).
 - 3) In the current Application, the Applicant has decided not to include the piece of Government land that the Applicant intended to apply for short term tenancy (STT) for private carparking spaces. Since the STT application process in the previous years was delayed due to various reasons and the Applicant indeed could include the six private carparking spaces within site, this part of Government land (in line with the existing fencing) is excluded in the current Application.
 - 4) Besides, some Government land along the northeastern boundary that the existing temporary structure has encroached onto is included. These are mainly for rationalization of the site boundary.
- 2.3.2 Comparison of the site boundaries between the previous Application No. A/NE-TKL/684 and the current Application is shown in **Figures 2.1 & 2.2** below.

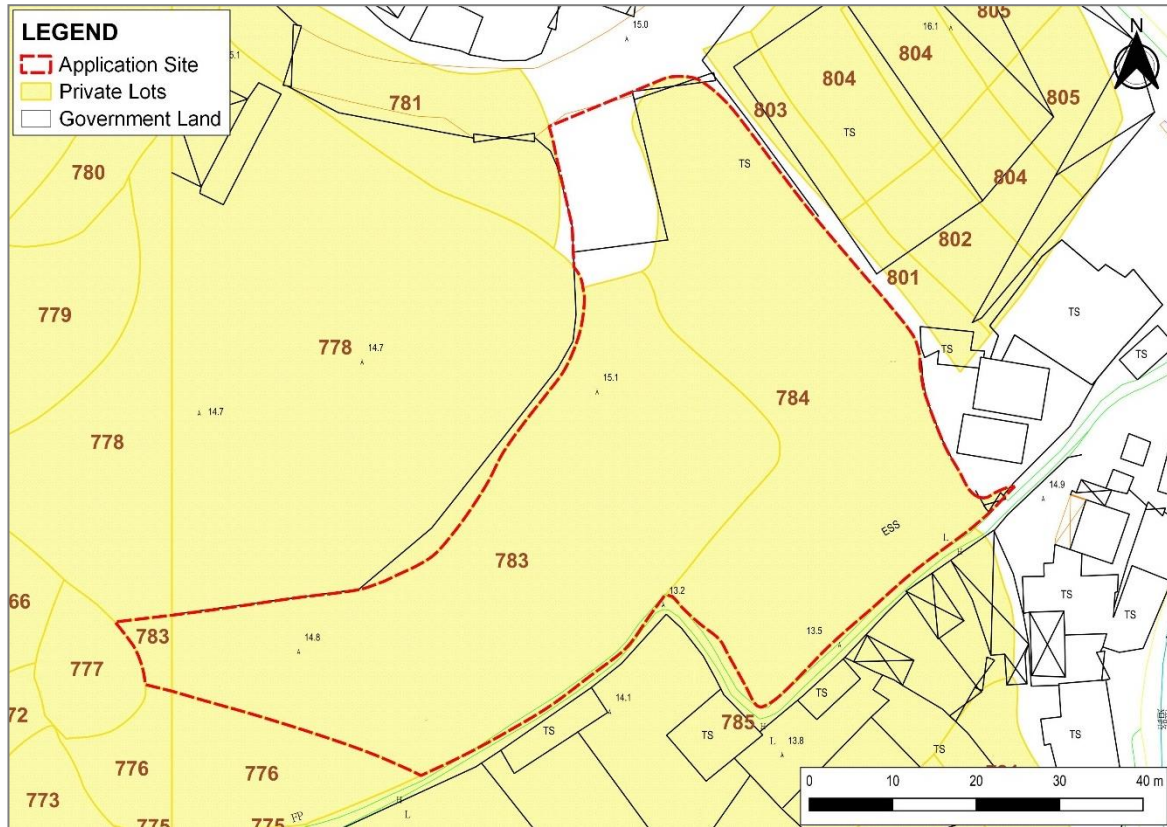


Figure 2.1 Application Site Boundary of A/NE-TKL/684

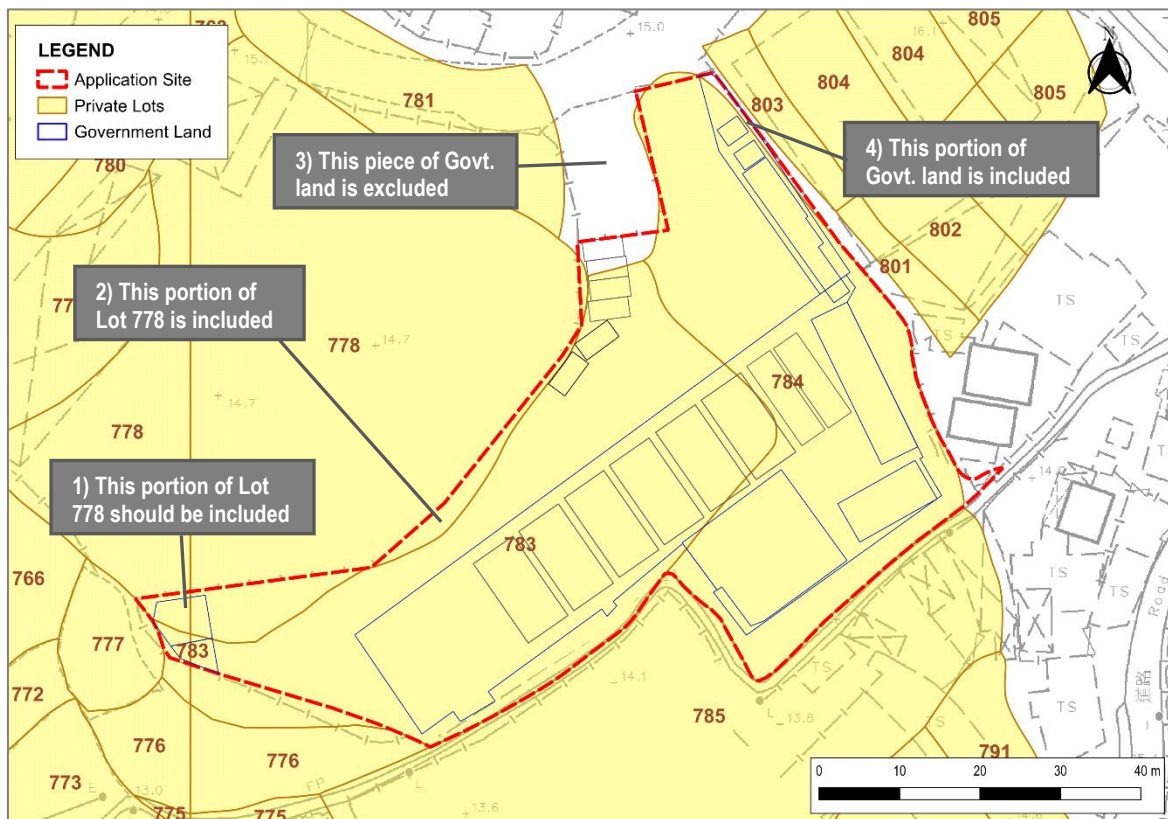


Figure 2.2 Application Site Boundary of the Current Application

3. COMPLIANCE WITH PLANNING CONDITIONS OF THE PREVIOUS PLANNING APPROVAL

3.1 Compliance with All Planning Conditions

3.1.1 The planning permission (Application No. A/NE-TKL/684) was subject to a number of planning conditions (**Annex B** refers). The Applicant has complied with the Approval Conditions (a) to (j) since 20 October 2021.

3.2 All Operation-related Planning Conditions

3.2.1 For operation and maintenance related planning conditions such as (a), (b), (c), (e) and (f), the followings have been enforced by the Applicant at the Application Site at all time:

- (a) no operation between 6:15p.m. and 9:00a.m. is allowed on the Site;
- (b) no operation on Sundays and public holidays is allowed on the Site;
- (c) the peripheral fencing shall be maintained on Site at all times;
- (e) all existing trees shall be maintained in good condition at all times;
- (f) the existing fire service installations implemented on the site should be maintained in efficient working order at all times.

3.2.2 **Annex C** presents the record photos of existing trees in the Application Site. The repairing workshop is still well equipped with fire extinguishers and automatic sprinkler system (**Photos 3.1 & 3.2** refer).



Photos 3.1 (Left) and 3.2 (Right): The Existing Fire Extinguishers and Automatic Sprinkler System

3.3 Drainage-related Planning Conditions (Approval Conditions (d) and (g))

- 3.3.1 The existing drainage facilities have been maintained at all time and Drainage Services Department had no comment to the condition record of the existing drainage facilities on Site (submitted on 20 October 2021) vide its letter dated 7 January 2022 (**Annex D** refers). Current site photos of the existing drainage facilities are also provided in **Annex D**.

4 PLANNING JUSTIFICATIONS

4.1 Suitable Location for Vehicle Repairing Workshop

- 4.1.1 Heung Yuen Wai Highway was opened in 2019, there is demand for repairing services for some cross-border vehicles nearby. While the Application Site is situated in Ping Che and close to Sha Tau Kok Road, temporary vehicle repair workshop use at the Application Site would be suitable to cater for such demand.

4.2 Not In Conflict with the Long-term Planning of the Northern Metropolis

- 4.2.1 The Application Site falls within the area planned for "Northern Metropolis" (NM) in which Ping Che area would generally be planned for New Territories North (NTN) New Town. Nevertheless, there is no solid program for the planned NTN New Town and thus the proposed temporary use will not be in conflict with the long-term planning of the Northern Metropolis.

4.3 Not Jeopardizing the Planning Intention of "AGR" Zone

- 4.3.1 Major part (about 83.6%) of the Application Site is zoned "OS" which is located in "Category 1 Area" according to Town Planning Board Guidelines No. 13G. "Category 1 Area" is considered suitable for open storage and port back-up uses. Only a small part in the southwestern portion of the Application Site (about 15.8%) is zoned "AGR" which is located in "Category 3 Area".
- 4.3.2 Although a small part in the southwestern portion of the Application Site is zoned "AGR", there has not been any agricultural activity at the Application Site since early 1990s. The Application Site has been involved in eleven previously approved planning applications for temporary uses since 1997¹. Those uses were mainly related to workshop and/or open storage. The Application Site has been used as temporary vehicle repair workshop since the S16 Application No. A/NE-TKL/376 was approved in 2011. Thus, the chance of rehabilitation for cultivation and other agricultural purposes is rather low.

¹ The approved planning applications involving the Application Site included: A/NE-TKL/46, A/NE-TKL/89, A/NE-TKL/127, A/NE-TKL/149, A/NE-TKL/242, A/NE-TKL/293, A/NE-TKL/345, A/NE-TKL/376, A/NE-TKL/481, A/NE-TKL/602 and A/NE-TKL/684.

4.4 All Planning Conditions of the Approved Planning Application No. A/NE-TKL/684 Fulfilled

- 4.4.1 All planning conditions under the previous Application (No. A/NE-TKL/684) have been complied with to the satisfaction of the relevant Government Departments. The Applicant would devote every effort to maintain and manage the existing conditions of the Application Site, and to ensure that no adverse impact onto the surrounding area would be resulted from the proposed uses at the Application Site.

4.5 No Complaints on the Operation Have Been Received

- 4.5.1 Since the Vehicle Repairing Workshop use took place at the Site in 2011, the Applicant has not received any complaint against the operation. As stated in Para. 11.4 of the Town Planning Board Paper of the previous Application No. A/NE-TKL/684, "there is no substantiated environmental complaint received in the past 3 years and the concern of DEP could be addressed through the stipulation of approval conditions restricting the operation hours of the Site".

Annex A

Site Layout Plan

LEGEND

 Application Site

Structures:

1. Guard Room
2. Guard Room
3. Site Office
4. Toilet
5. Site Office
6. Store Room
7. Electricity Transformer Station
8. Vehicle Repair Workshop
9. Pump Room
10. Water Tank

* 2 Waiting Spaces of 12m x 3.5m for Lorry, Coach and Container Vehicle

6 parking spaces of 5m x 2.5m each for private car

Vehicle Repair Workshop
(6 repair bays of 12m x 6m each for Lorry, Coach & Container Vehicle)

2 Waiting Spaces*

Waiting Space 1

Waiting Space 2



Site Layout Plan

Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years, in "Agriculture" and "Open Storage" Zones, Lots 778 (part), 783 (part) and 784 (part) in D.D.77 and Adjoining Government Land, Ping Che, N.T.

Annex A

Date: 15 July 2024

Annex B

**TPB Approval Letter of S16 Planning Application
No. A/NE-TKL/684**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post & Fax (3426 9737)

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKL/684

15 October 2021

KTA Planning Ltd.



(Attn.: Kenneth To / Camille Lam)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry,
Coach and Container Vehicle with Ancillary Office and Electricity Transformer
Station for a Period of 3 Years in "Open Storage" and "Agriculture" Zones,
Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che**

I refer to my letter to you dated 13.9.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 20.10.2021 until 19.10.2024 and is subject to the following conditions :

- (a) no operation between 6:15 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the peripheral fencing shall be maintained on site at all times during the planning approval period;
- (d) the existing drainage facilities should be maintained properly and those facilities if found inadequate or ineffective should be rectified during the planning approval period;
- (e) all existing trees shall be maintained in good condition at all times during the planning approval period;
- (f) the existing fire service installations implemented on the site should be maintained in efficient working order at all times;

- (g) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning period to the satisfaction of the Director of Drainage Services or the TPB by 20.1.2022;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if the planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the "Agriculture" portion of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 20.10.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 24.9.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 5.11.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,

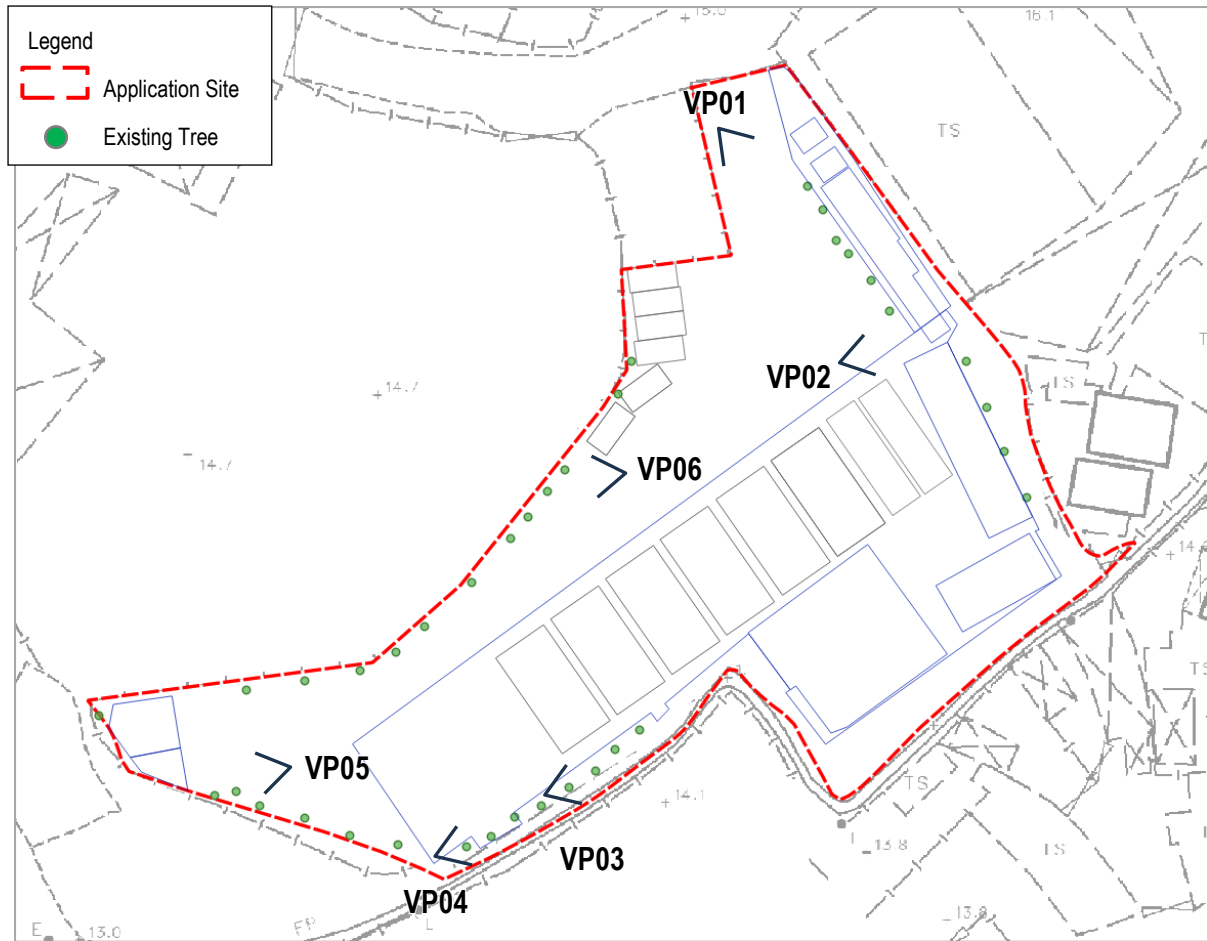


(Raymond KAN)
for Secretary, Town Planning Board

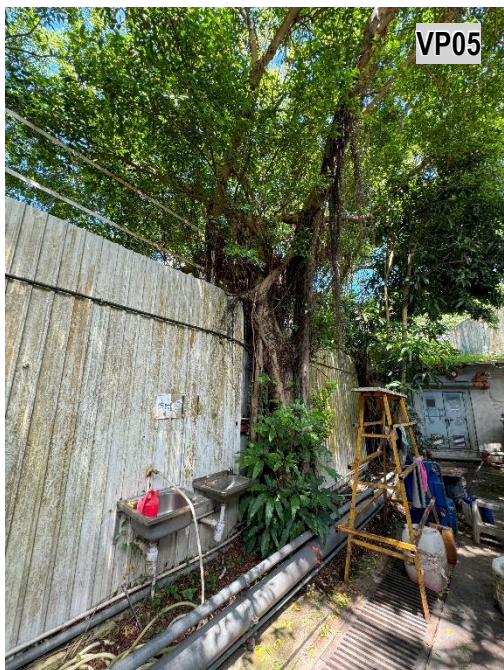
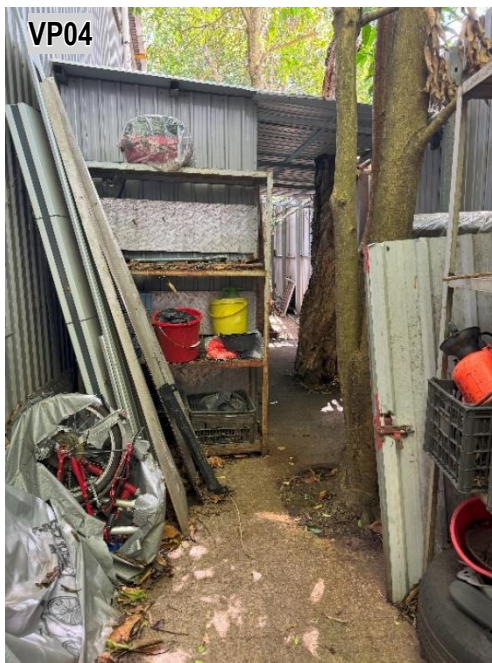
Annex C

Record Photos of Existing Trees within Site

ANNEX C – Record Photos of Existing Trees within Site



ANNEX C – Record Photos of Existing Trees within Site



Annex D

**Acceptance Letter of Compliance with Approval Condition (g)
of Planning Application No. A/NE-TKL/684
and Record Photos of Existing Drainage Facilities within Site**

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference :
本署檔號 Our Reference : () in TPB/A/NE-TKL/684
電話號碼 Tel. No. : 2158 6372
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (3426 9737)

KTA Planning Limited

7 January 2022

(Attn.: Ms. Camille LAM)

Dear Ms LAM,

Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lots 783 and 784 in D.D. 77 and Adjoining Government Land, Ping Che

(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKL/684)

I refer to your submission received by this office on 20.10.2021 for compliance with approval condition (g) in relation to the submission of a condition record of the existing drainage facilities under the captioned planning application. An interim reply was sent to you on 30.11.2021.

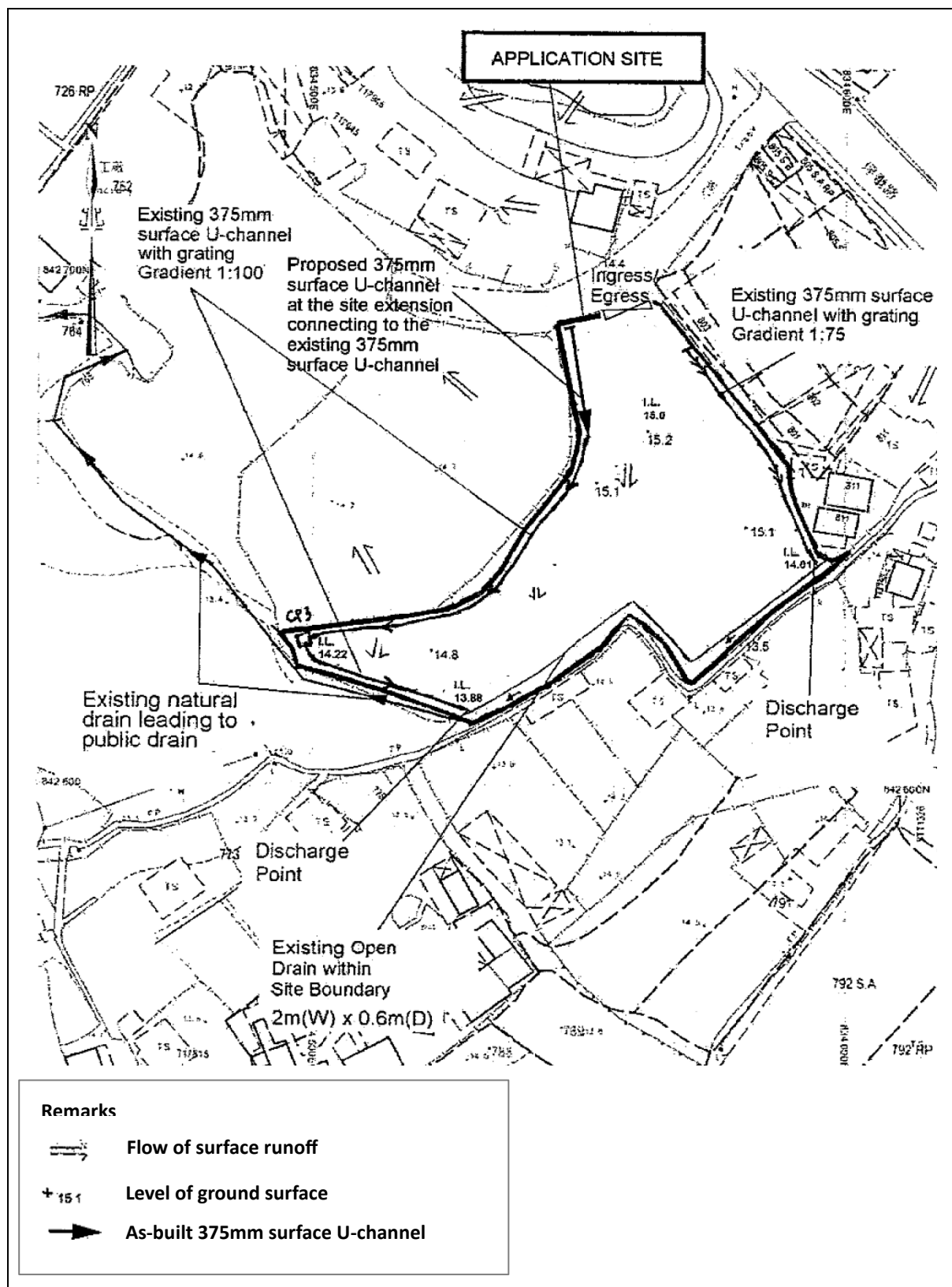
Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Marcus CHENG; Tel. No.: 2300 1407) has been consulted and advised that approval condition (g) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours sincerely,

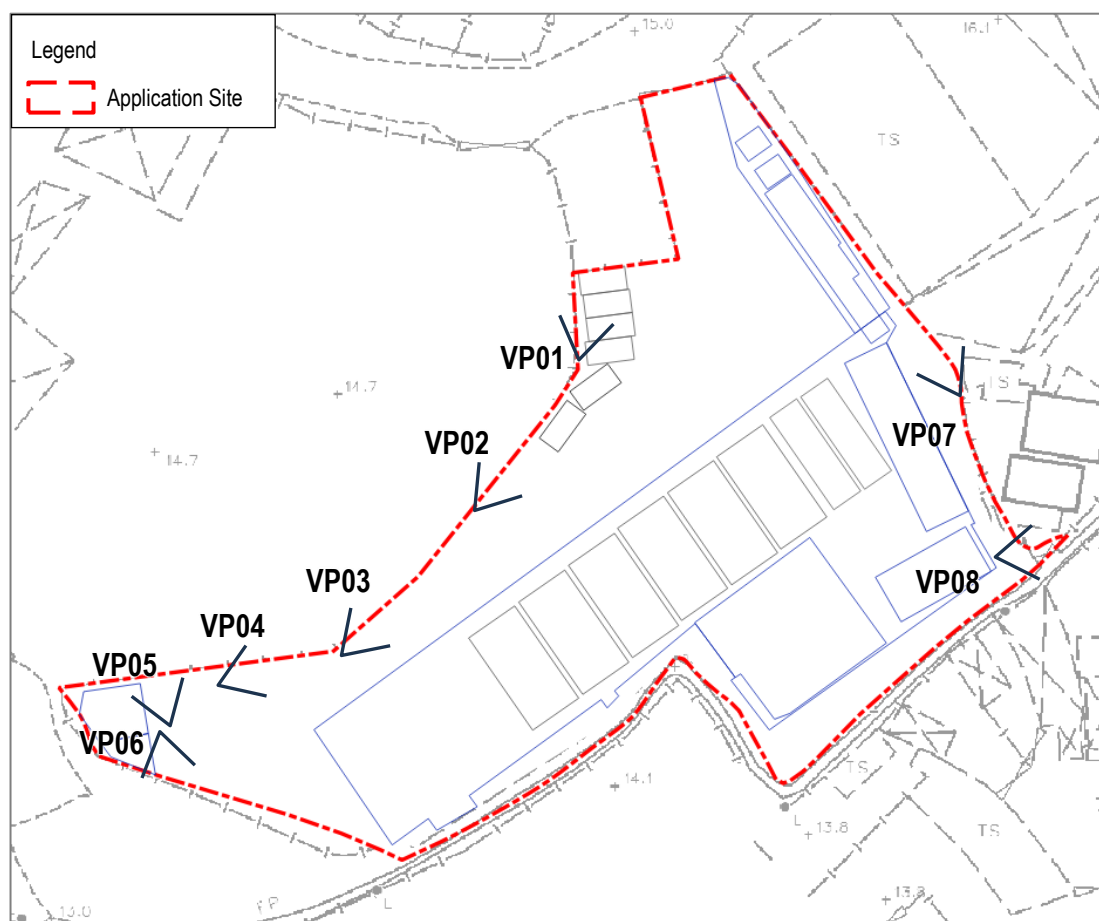
(Tony WU)
for and on behalf of
Director of Planning

ANNEX D – Record Photos of Existing Drawing Facilities within Site



Extract of Drainage Proposal under the Previous Application No. A/NE-TKL/602

ANNEX D – Record Photos of Existing Drawing Facilities within Site



Location of Viewpoint Images Taken in July 2024



ANNEX D – Record Photos of Existing Drawing Facilities within Site



ANNEX D – Record Photos of Existing Drawing Facilities within Site



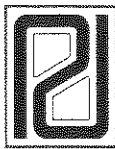
(Discharge Point)

Annex E

**Letter of Acceptance of the Implementation of
Traffic Improvement Measures by PlanD dated 5 Aug 2020 under
Application No. A/NE-TKL/602
and
Swept Path Analysis in Traffic Impact Assessment
under S16 Planning Application No. A/NE-TKL/602**

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓

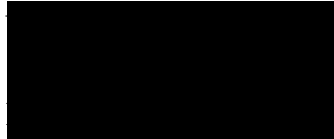


Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference S1330/DD77PC/18/010Lg
本署檔號 Our Reference () in TPB/A/NE-TKL/602
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Kenneth To & Associates Ltd.



(Attn.: Ms. Camille Lam)

By Post and Fax (3426 9737)

5 August 2020

Dear Mr. Lam,

**Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary
Office & Electricity Transformer Station for a Period of 3 Years
Lots 783 and 784 in D.D. 77 and Adjoining Government Land
Ping Che, New Territories**

(Compliance with Approval Condition (i) for Application No. A/NE-TKL/602)

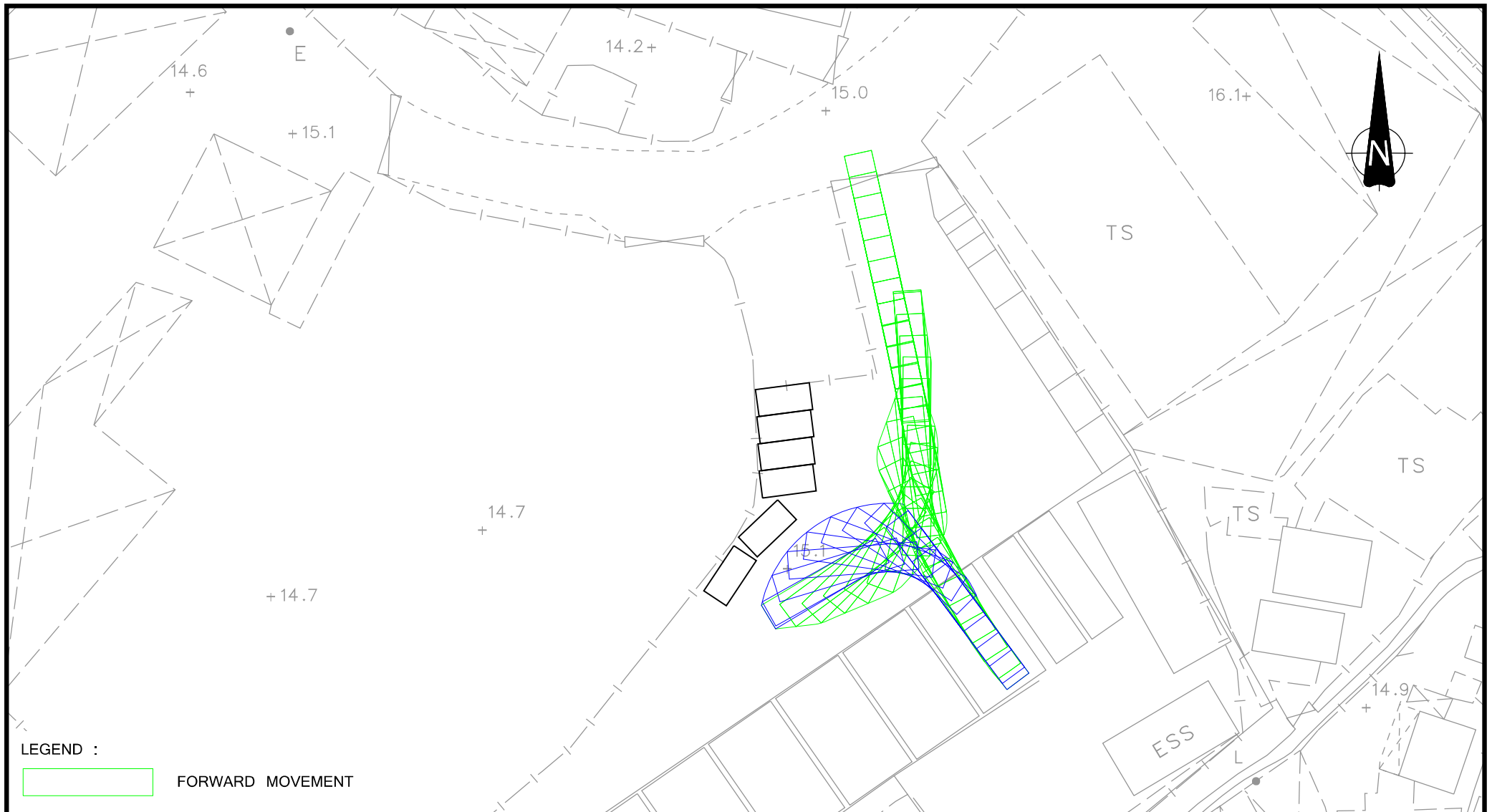
I refer to your submission dated 23.6.2020 for compliance with approval condition (i) in relation to the implementation of traffic improvement measures identified in the Traffic Impact Assessment of the captioned planning permission.


The Commissioner of Transport (Contact person: Ms. Jocelyn TSANG; Tel.: 2399 2405) has been consulted and advised that approval condition (i) is considered complied with. Nevertheless, the applicant is advised to use road markings instead of traffic cones to delineate the pedestrian passage way.

Should you have any queries, please feel free to contact Ms. Michelle CHAN of this department at 2158 6391.


Yours faithfully,

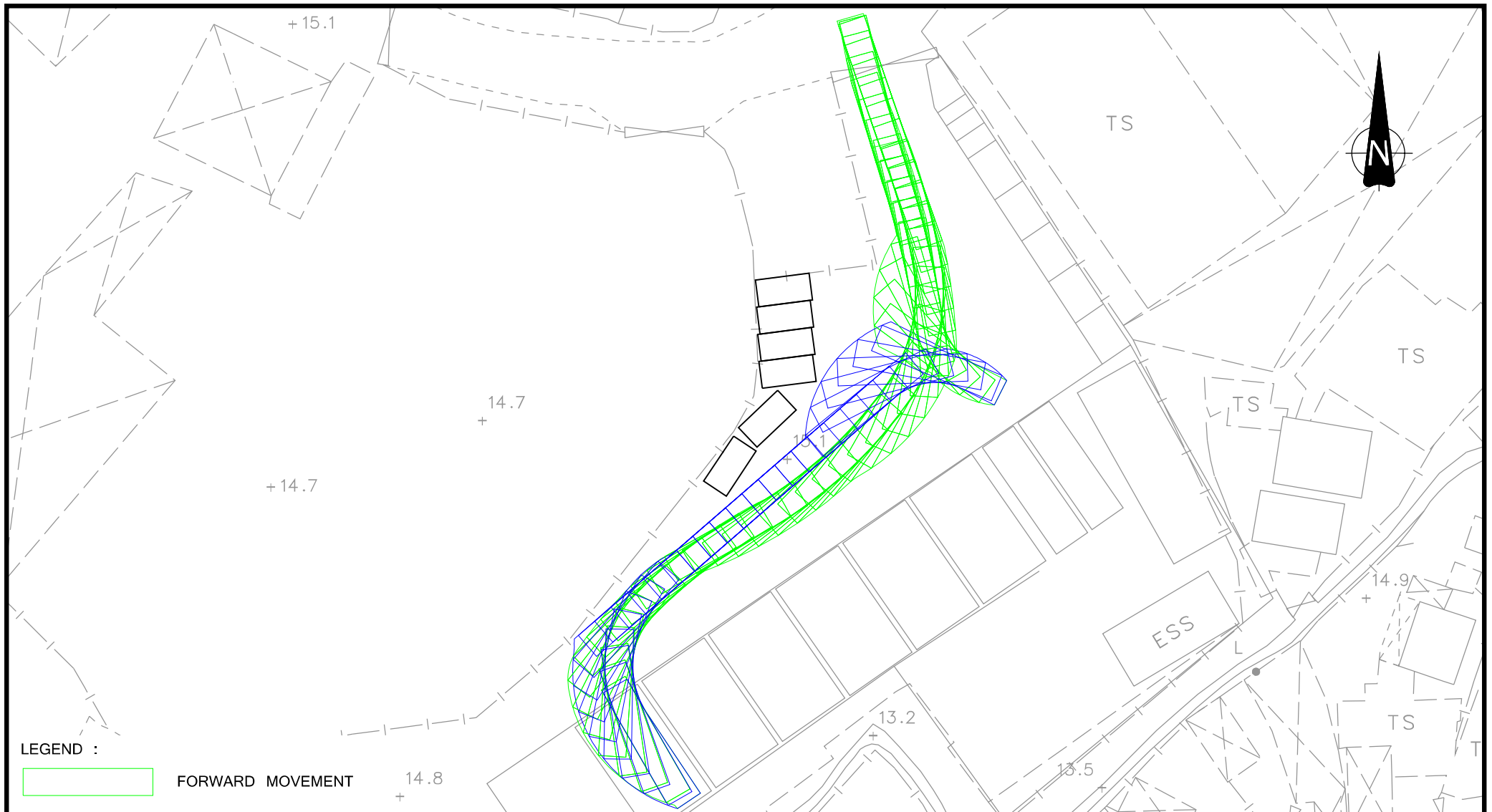
(Ms. Jessica CHU)
for and on behalf of
Director of Planning



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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date						
Project Title				Drawing Title													
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE													
Designed		CFC	Checked		WLP	Scale		1:500(A4)	Date			FEB 2018	Drawing No.		2	Rev.	




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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE							
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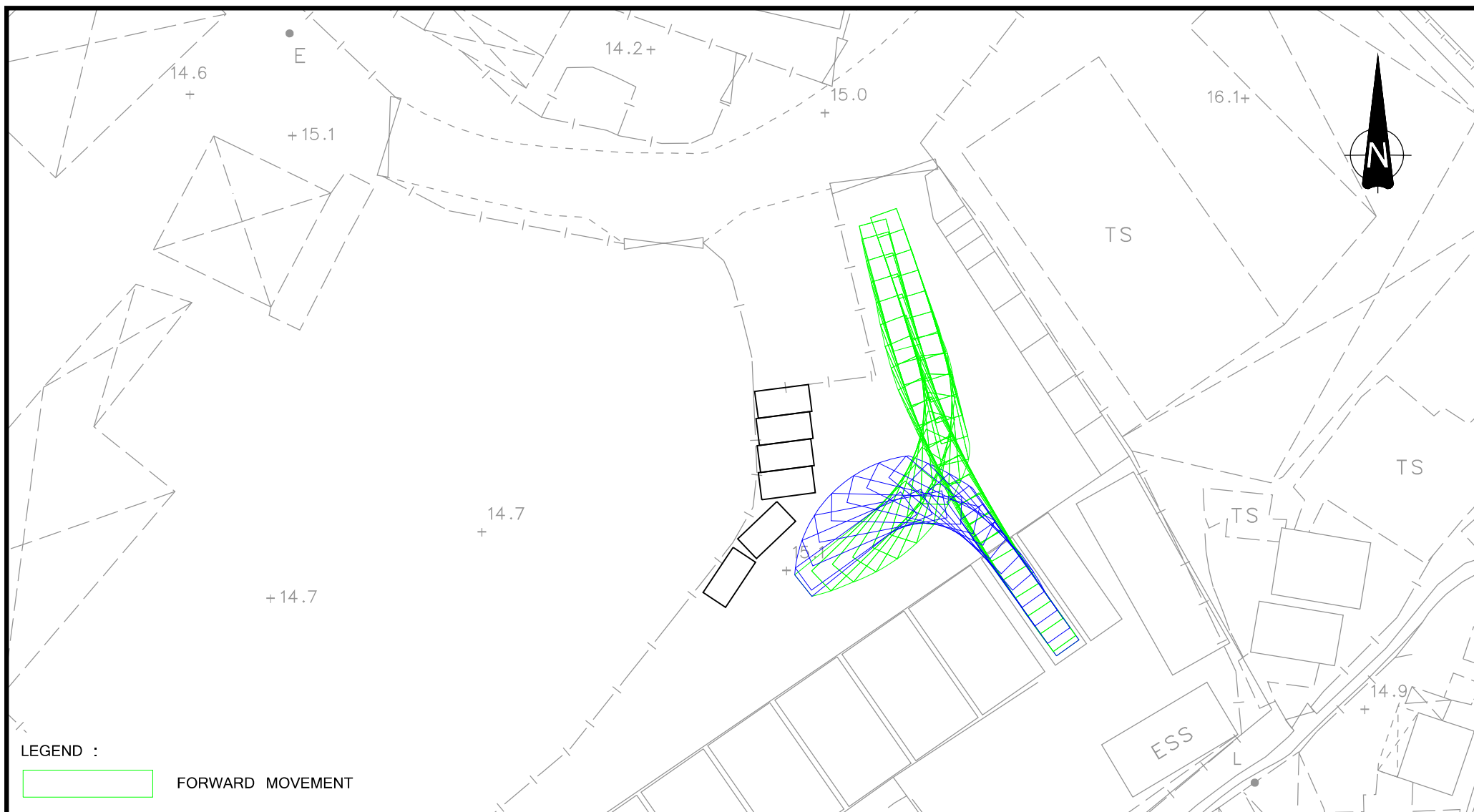



LEGEND :




FORWARD MOVEMENT

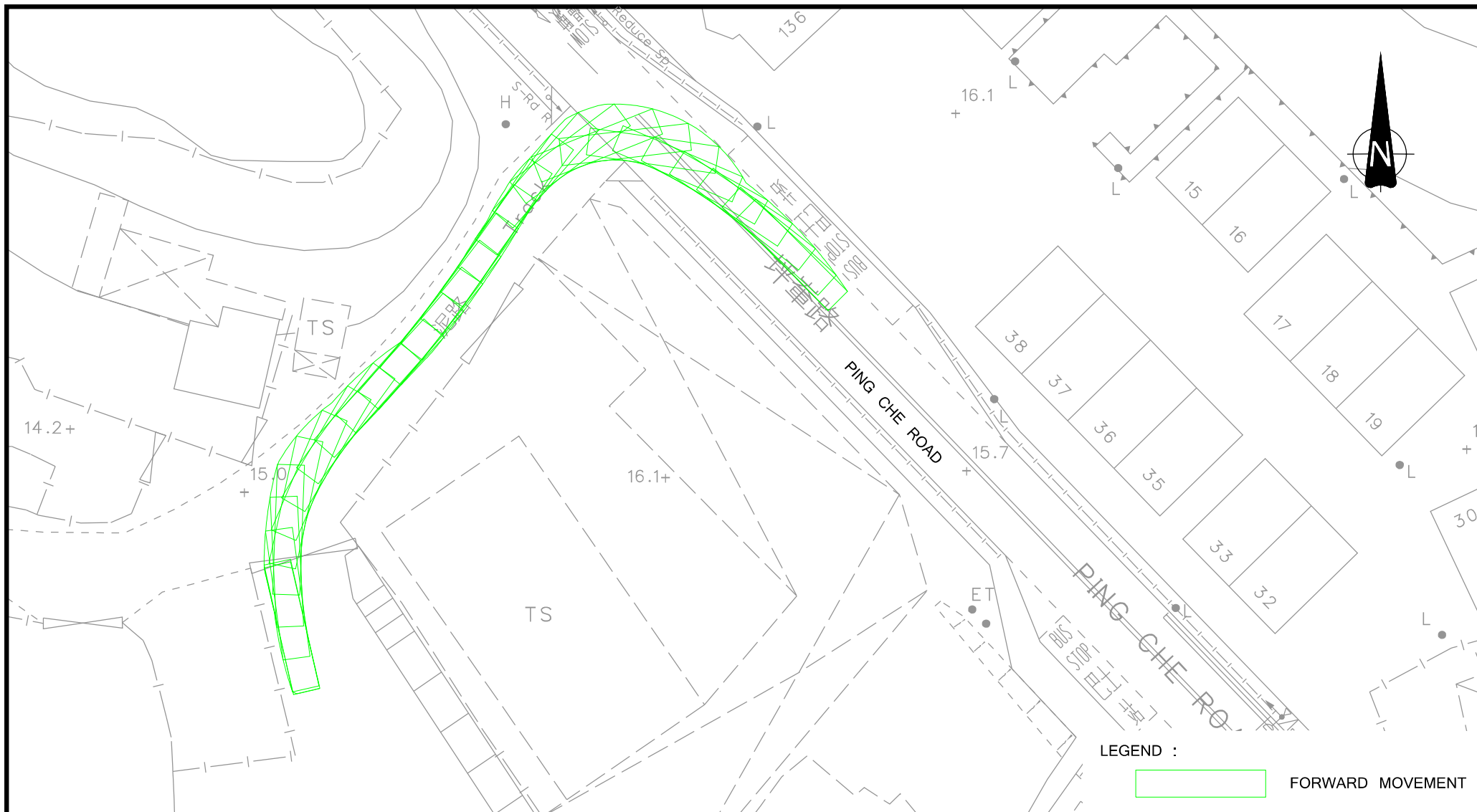
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PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE							
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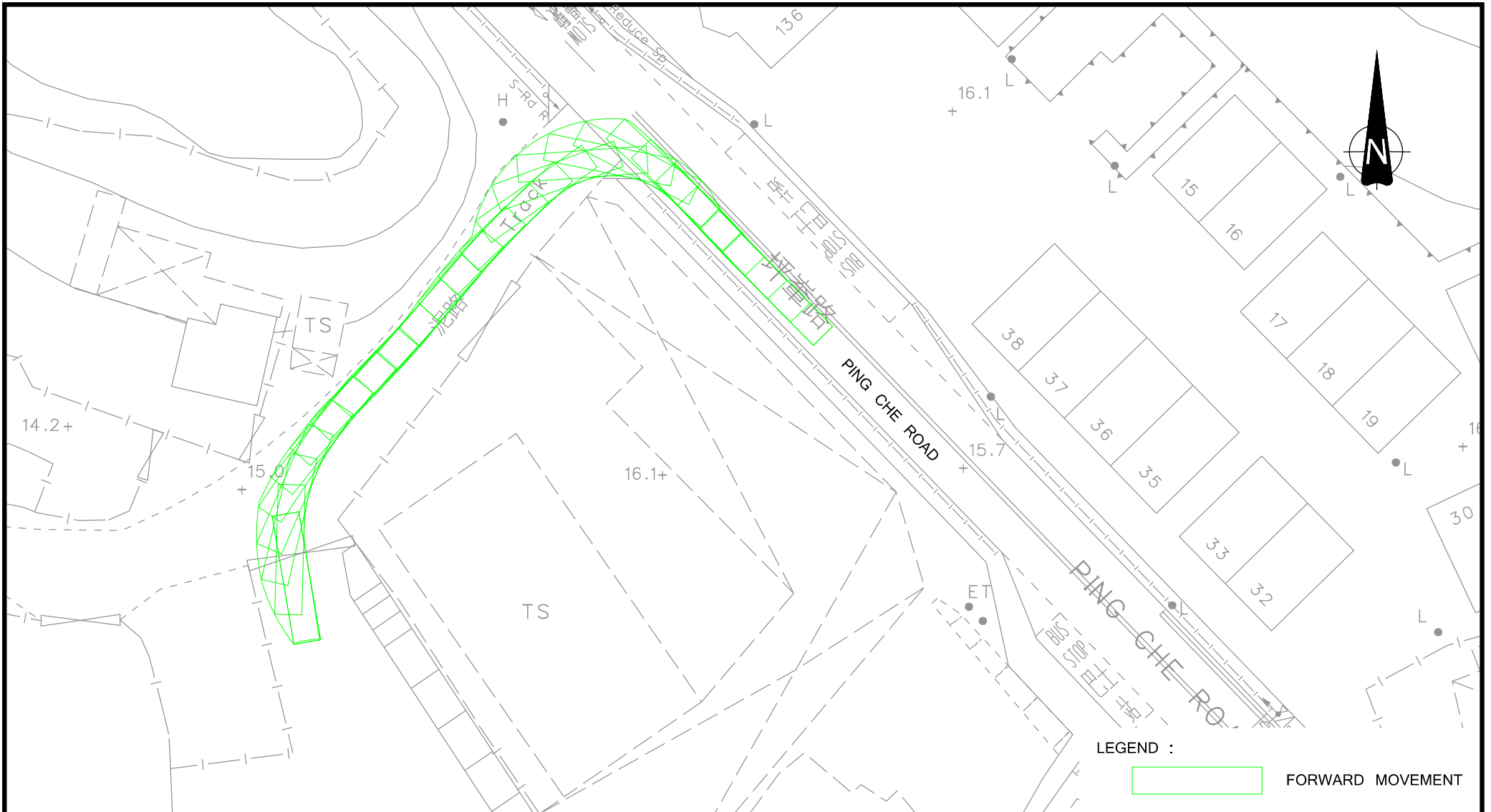
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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE							
Designed	CFC	Checked	WLP	Scale	1:500(A4)	Date	FEB 2018	Drawing No.	5		




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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				<div><div>SWEPT PATH ANALYSIS OF 12m LONG VEHICLE</div><div></div></div>							
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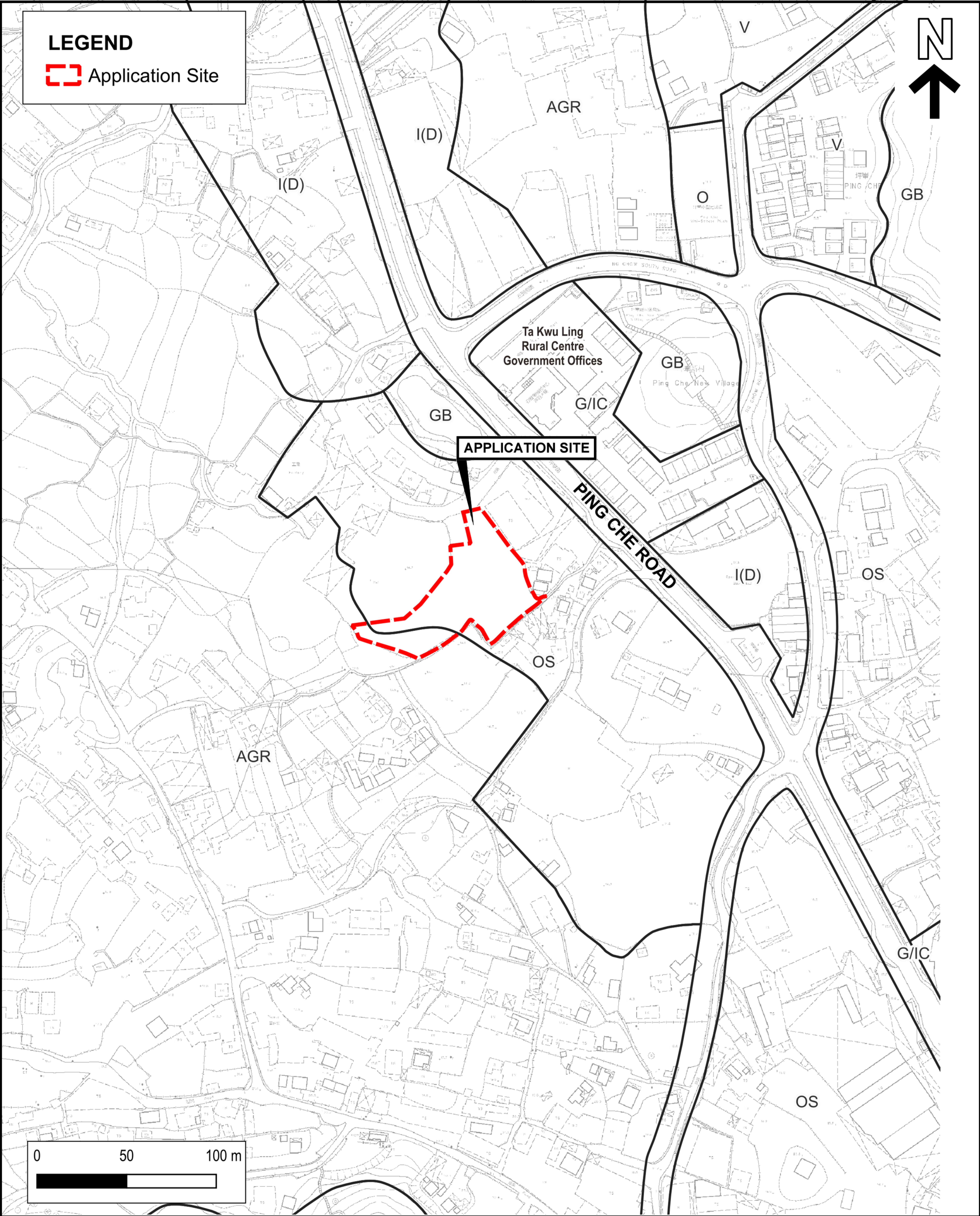


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Project Title				Drawing Title									
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE									
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LEGEND : FORWARD MOVEMENT

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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date		
Project Title				Drawing Title									
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR LORRY, COACH AND CONTAINER VEHICLE AT LOTS 783 & 784 IN D.D.77, PING CHE - TRAFFIC IMPROVEMENT MEASURES				SWEPT PATH ANALYSIS OF 12m LONG VEHICLE									
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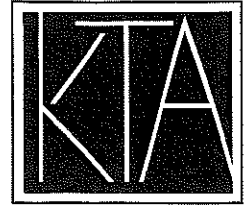
PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP FOR
LORRY, COACH AND CONTAINER VEHICLE WITH ANCILLARY
OFFICE AND ELECTRICITY TRANSFORMER STATION
FOR A PERIOD OF 3 YEARS,
IN "AGRICULTURE" AND "OPEN STORAGE" ZONES
LOTS 778 (PART), 783 (PART) AND 784 (PART) IN D.D. 77
AND ADJOINING GOVERNMENT LAND, PING CHE

PLAN 1

DATE: 11.7.2024



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3010a/DD77PC/24/002Lg

10 September 2024

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

Dear Sir/ Madam,

**Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container
Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77
and Adjoining Government Land, Ping Che, New Territories
(Section 16 Planning Application No. A/NE-TKL/769)
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application received by the Town Planning Board ("TPB") on 26 July 2024 and the departmental comments conveyed via Sha Tin, Tai Po and North District Planning Office, Planning Department on 3 September 2024.

In response to the departmental comments, we hereby submit this Further Information ("FI") No.1 consisting of a Response-to Comment Table for the TPB's consideration.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Camille LAM

Encl.

cc. the Applicant

KT/CL/vy



**Proposed Vehicle Repair Workshop for Lorry, Coach and Container Vehicle
with Ancillary Office and Electricity Transformer Station for a Period of 3 Years
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77
and Adjoining Government Land, Ping Che, New Territories
S.16A Planning Application No. A/NE-TKL/769
Further Information No.1**

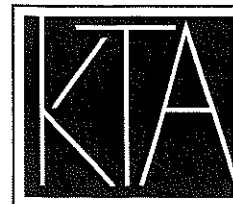
Departmental Comments Conveyed via Sha Tin, Tai Po and North District Planning Office

Items	Comments	Responses
1	Comments of the Chief Town Planning/Urban Design & Landscape, Planning Department (received on 3 September 2024)	
1.1	Para. 3.2.1(e) of the Planning Statement stated one of the complied conditions of the previous application (No. A/NE-TKL/684), "all existing trees shall be maintained in good condition at all times." The applicant should confirm whether the existing trees within the Site would be preserved or not.	Noted. The Applicant confirms that all the existing trees within the Site would be preserved.
2	Comments of the Chief Engineer/Mainland North, Drainage Services Department: (received on 3 September 2024)	
2.1	his site inspection on 23.8.2024 at the Site reveals the following irregularity of the existing drainage facilities. The applicant is requested to rectify: - tree roots and overgrown vegetation were observed at the U-channels; and - the manhole at the drainage outlet cannot be opened for inspection;	Noted. Taking into account DSD's comments during the first site inspection on 23.8.2024, the Applicant has rectified accordingly and invited DSD officers to re-conduct site inspection on 4.9.2024. The overgrown tree roots and vegetation had been cleared from the U-channels, and the manhole at the drainage outlet had been opened for inspection. It is understood that the DSD officers had no further adverse comments after site inspection on 4.9.2024.

Complied by: KTA Planning Limited

Date: 10 September 2024

File Ref: 20240910_S3010a_FI-1_R-to-C



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3010a/DD77PC/24/003Lg

12 September 2024

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

Dear Sir/ Madam,

**Proposed Temporary Vehicle Repair Workshop for Lorry, Coach and Container
Vehicle with Ancillary Office and Electricity Transformer Station
for a Period of 3 Years,
in "Agriculture" and "Open Storage" Zones
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77
and Adjoining Government Land, Ping Che, New Territories
(Section 16 Planning Application No. A/NE-TKL/769)
- Further Information No. 2 -**

Reference is made to the captioned S16 Planning Application received by the Town Planning Board ("TPB") on 26 July 2024 and the departmental comments from Lands Department conveyed via Sha Tin, Tai Po and North District Planning Office, Planning Department on 11 September 2024.

In response to the departmental comments, we hereby submit this Further Information ("FI") No. 2 consisting of a Response-to Comment Table for the TPB's consideration.

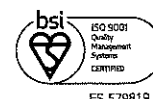
Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Camille LAM

Encl.

cc. the Applicant
KT/CL/vy



FS 579819

**Proposed Vehicle Repair Workshop for Lorry, Coach and Container Vehicle
with Ancillary Office and Electricity Transformer Station for a Period of 3 Years
Lots 778 (part), 783 (part) and 784 (part) in D.D. 77
and Adjoining Government Land, Ping Che, New Territories
S.16A Planning Application No. A/NE-TKL/769
Further Information No.2**

Departmental Comments Conveyed via Sha Tin, Tai Po and North District Planning Office

Items	Comments	Responses
1	Comments of the Lands Department (received on 11 September 2024)	
1.1	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted.
1.2	The application site is already being used for the uses under application.	Noted.
1.3	Lot Nos. 783 and 784 are covered by Short Term Waivers (STW) No. 1242 for the purpose of workshop and open storage of building materials and construction machine accessories. The use and the total site coverage of the existing structures erected on site had far exceeded the 1,010m ² permitted under the STW. This office reserved the rights to take enforcement action for the breach of STW.	Noted. After gaining the planning approval, the Applicant will apply modification of STW No. 1242 regarding the total site coverage of the existing structures erected on site, which shall be in line with the content under this S.16 Planning Application.
1.4	<p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p><u>Unlawful occupation of Government land adjoining the said private lots covered by the planning application</u></p> <p>No consent is given for inclusion of GL (about 61m² mentioned in the application form) in the application site. The Applicant should be reminded that any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land not cover by the planning application without further notice.</p>	Noted. After gaining the planning approval, the Applicant will apply to Lands Department for the use of the concerned Government land under Short Term Tenancy (STT).

Items	Comments	Responses
1.5	<p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structures within Lot No.778 in D.D. 77 not covered by the planning application</u></p> <p>There are unauthorised structures within the said private lot not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. All temporary structures occupying Lot 778 (part) in D.D. 77 within the Application Site have been reflected under this Application (i.e. the Pump Room and Water Tank). The Applicant is not the owner of Lot 778 to deal with any structures within other parts of Lot 778 outside this Application Site.</p>
1.6	<p>The lot owners shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (i) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification of the STW and a Short Term tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the erection of unauthorised structures and occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.</p>	<p>Noted. Please refer to our response to Item 1.5 above.</p>
1.7	<p>Unless and until the unauthorised structures not covered by the planning application are duly rectified by the lot owners or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>Noted.</p>

Complied by: KTA Planning Limited

Date: 12 September 2024

File Ref: 20240912_S3010a_FI-2_R-to-C

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

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

fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:

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

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/46	Open Storage and Warehouses for Storage of Building Materials and Construction Machine Accessories	08/08/1997
A/NE-TKL/89	Workshop and Open Storage of Building Materials and Construction Machine Accessories	11/09/1998
A/NE-TKL/127	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	08/10/1999 (Revoked on 08/07/2000)
A/NE-TKL/149	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	27/10/2000
A/NE-TKL/242	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories for a Period of 3 Years	07/11/2003
A/NE-TKL/293	Temporary Workshop and Open Storage of Building Materials, Construction Machine Accessories and Containers for Office and Storage of Building Tools for a Period of 3 Years	17/11/2006
A/NE-TKL/345	Temporary Furniture Repair Workshop, Covered and Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Room and Lavatory for a Period of 3 Years	01/04/2011 (Revoked on 01/01/2012)
A/NE-TKL/376	Proposed Temporary Vehicle Repair Workshop for Lorry and Container Vehicle, Furniture Repair Workshop, Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Station and Lavatory For a Period of 3 Years	18/11/2011
A/NE-TKL/481	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicles with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	17/10/2014 (Revoked on 17/01/2017)

A/NE-TKL/602	Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years	19/10/2018
A/NE-TKL/684	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office & Electricity Transformer Station for a Period of 3 Years until 19.10.2024	24/09/2021

**Similar S.16 Applications for Temporary Vehicle Repair Workshop
within “Open Storage” zone in the vicinity of the Application Site in the Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/662*	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years	14/05/2021
A/NE-TKL/751*	Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years until 18.5.2027	10/05/2024

Remarks

*: Applications No. A/NE-TKL/662 & A/NE-TKL/751 are at the same location.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- he has no comment on the application from a traffic engineering viewpoint noting that the scale, nature and use of the application remains unchanged from the last approved application.

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

- 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 application site (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 to the Site.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- he has no objection to the application from the public drainage point of view;
- the applicant invited his Division to inspect the drainage facilities at the Site on 4.9.2024. He considers that the implementation of drainage facilities on site was acceptable at the time of site inspection; and
- should the application be approved, the applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation.

3. Landscape

Comments of the Chief Town Planning/Urban Design & Landscape, Planning Department:

- she has no comment on the application having reviewed the Further Information and has no objection to the application from the landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes landscape character comprising open storages, temporary structures, vegetated areas and tree clusters. The applied use is considered not incompatible with its surrounding environment. With reference to the site record taken on 13.8.2024, the Site is hard-paved with temporary structures and parking spaces. Existing trees of common species are observed at the periphery within the Site. Compared with the last approved planning application No. A/NE-TKL/684, there is no substantial change in the development layout under the current

application. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated.

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 and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are set out at **Appendix VI**.

5. Project Interface

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

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

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on the suitability for the applied use in the application; and
- his advisory comments are set out at **Appendix VI**.

7. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department; and
- (b) District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N of LandsD) that:
- (i) 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) Lots 783 and 784 are covered by Short Term Waivers (STW) No. 1242 for the purpose of workshop and open storage of building materials and construction machine accessories. The use and the total site coverage of the existing structures erected on site had far exceeded the 1,010m² permitted under the STW. Her office reserves the rights to take enforcement action for the breach of STW;
 - (iii) the following irregularity covered by the planning application has been detected by her office:

Unlawful occupation of GL adjoining the said private lots covered by the planning application

no consent is given for inclusion of GL (about 61m² mentioned in the application form) in the Site. The applicant should be reminded that any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL not covered by the planning application without further notice;
 - (iv) the following irregularity not covered by the planning application has been detected by her office:

Unauthorised structures within Lot 778 in D.D. 77 not covered by the planning application

there are unauthorised structures within the said private lot not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (v) the lot owners shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for modification of the STW and a Short Term tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the erection of unauthorised structures and occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action

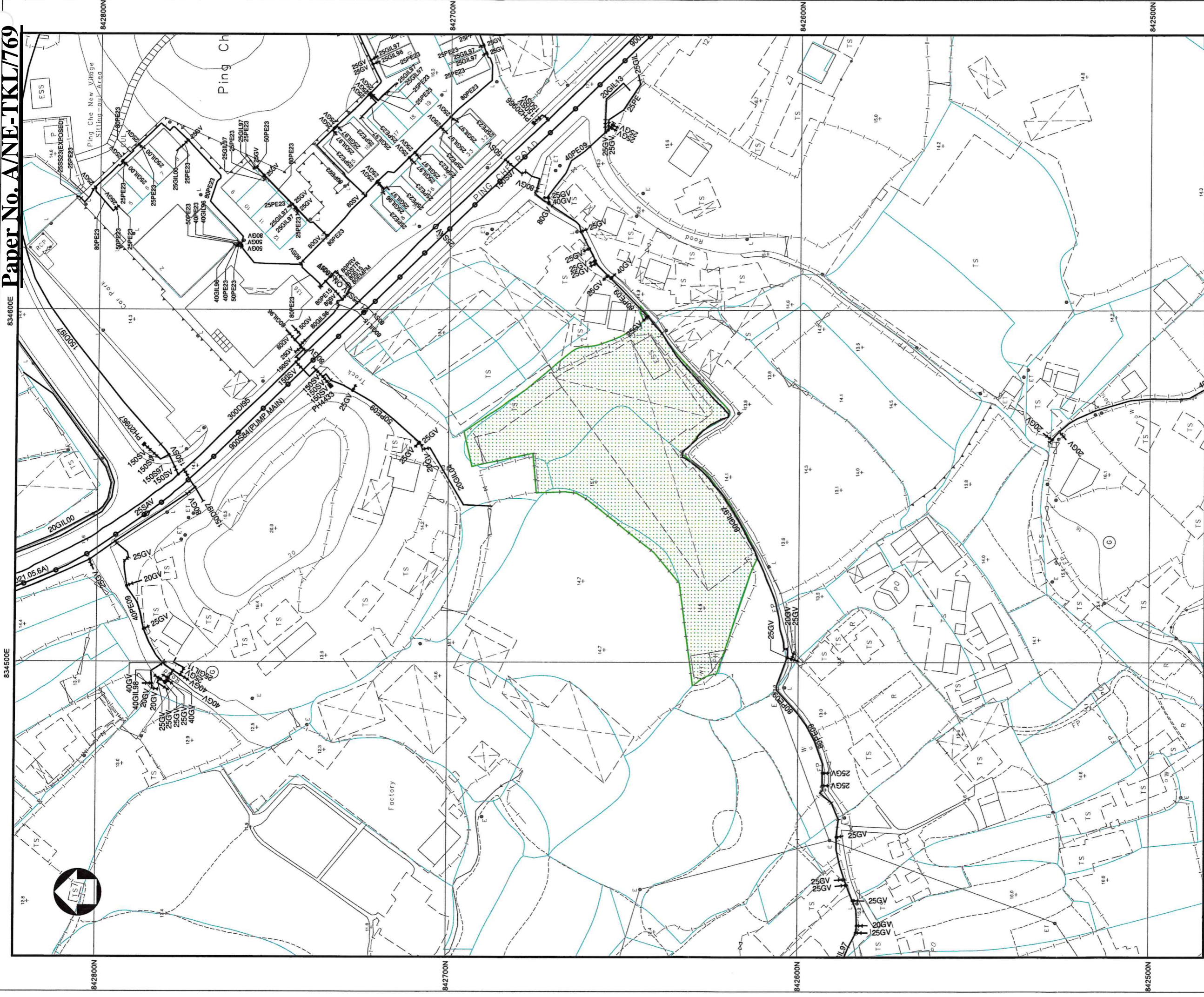
against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered;

- (b) to note the comments of the Director of Environmental Protection that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) adequate drainage measures should 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 his Office. His Office should not be responsible for maintaining any access connecting to the Site;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that if the existing drainage facilities is found to be inadequate or ineffective during operation, the applicant is required to rectify them;
- (e) to note the comments of the Chief Town Planning/Urban Design & Landscape, Planning Department 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;
- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;

- (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (a) it is noted that ten structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorised Building Works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
 - (b) the applicant's attention is drawn to the following points under the BO:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined by the Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any exiting building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and

- detailed checking under the BO will be carried out at the building plan submission stage;
- (h) to note the following comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains at the Site as shown in the Mains Record Plan (MRP) (**Appendices VIa and VIb**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to the water mains; and
- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the temporary vehicle repair workshop for lorry, coach and container vehicle with ancillary office and electricity transformer station on a three-year basis (the applied use) is

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

Appendix VIa of RNTPC
Paper No. A/NE-TKL/769

NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.

SUBJECT SITE
634600E

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)


4. IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS
SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
9. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
10. NO WSD SLOPES AFFECTED IN THE VICINITY OF THE SITE.

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

W67880/3-NW-23B, 23D, 24A & 24C

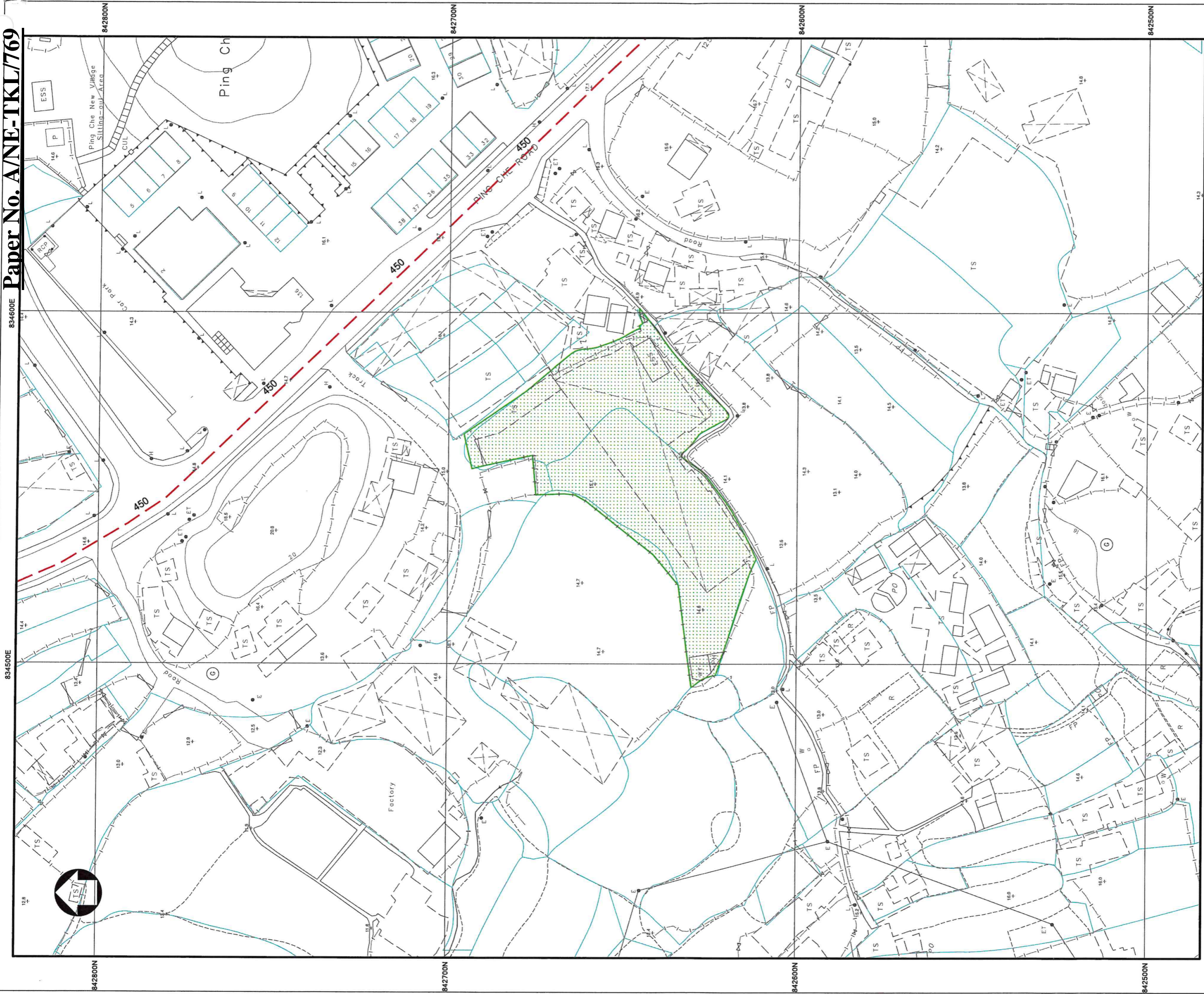
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REF. CODE: 32W24M	SHEET 1 OF 1	SCALE 1:1000
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水務署
Water Supplies Department

Appendix VIb of RNTPC
Paper No. A/NE-TKL/769



- NOTES:
1. PROPOSED FRESH WATER MAINS SHOWN THUS
 2. NO PROPOSED SALT WATER MAINS IN THE VICINITY OF THE SITE.
 3. FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT NO(S). 3/2012.

SUBJECT SITE
 PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF PROPOSED WATER MAINS
PART COPY OF SURVEY SHEET NO(S).

3-NW-23B, 23D, 24A & 24C

FILE REF: (6) IN WSD/M/SP 3051/437/77S/98 PT.2

REF. CODE: 24W23P SHEET 1 OF 1 SCALE 1:1000



水務署
Water Supplies Department

1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522-8426

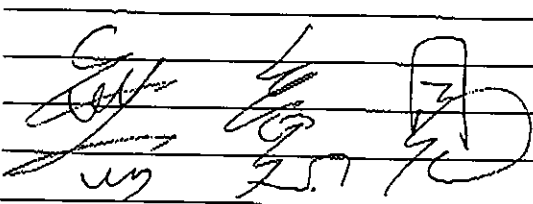
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/769

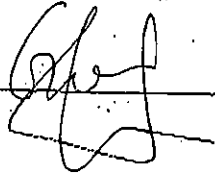
意見詳情 (如有需要，請另頁說明)

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 2024.8.8