

Previous S.16 Applications

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/143	Temporary Open Storage of Container Trailers for a Period of 3 Years	2.3.2001 (revoked on 2.9.2001)
2.	A/NE-TKL/363	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.7.2011 (revoked on 8.4.2013)
3.	A/NE-TKL/453	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	22.11.2013
4.	A/NE-TKL/516	Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years	4.9.2015 (revoked on 4.6.2017)

**Similar S.16 Applications for Temporary Warehouse
within “Open Storage” Zone and area shown as ‘Road’
in the Ping Che & Ta Kwu Ling Area in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/606	Renewal of Planning Approval for Temporary Warehouse (for Storage of Tools Related to Engineering Works of Overhead Cables) and Dog Kennel for a Period of 3 Years	18.1.2019 (revoked on 2.8.2021)
3.	A/NE-TKL/686	Temporary Storage of Metal Hardware with Ancillary Workshop for a Period of 3 Years	29.10.2021

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N of LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
- the private lots are covered by Short Term Waivers (STW) Nos. 1589 & 1590 for the purpose of temporary cold storage and guard and temporary cold storage, transformer and switch room, electrical room guard room, site office and switch room for fire service installation and pump house respectively. Her office reserves the rights to take enforcement action for the breach of STW;
- the GL in the Site is covered by Short Term Tenancies (STT) No. NX1737 for the purpose of toilet and open space; and
- if the planning application is approved, the lot owners will need to apply to her office for modification of the use of STW/STT. The modification of the STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent and administrative fee as considered appropriate by LandsD.

2. Traffic

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

- he has no comment on the application having reviewed the Further Information; and
- the approval condition on the implementation of traffic management measures as proposed by the applicants within 9 months from the date of planning approval to his satisfaction is suggested.

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

- the proposed access arrangement of the application site (the Site) should be commented and approved by the Transport Department;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road 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.

3. **Drainage**

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

- he has no objection to the application from the public drainage point of view;
- as drainage facilities for the subject lots have been constructed under a previously approved planning application and those facilities would be maintained by the applicant, submission of a drainage proposal is not required for this application. Notwithstanding the above, the record photos submitted by the applicant are unable to fully demonstrate the conditions of the implemented drainage facilities (e.g. u-channel on the eastern portion of the Site and the 450mm diameter underground pipe have not been checked). Besides, the submitted as-built drainage record does not match the actual site conditions (e.g. u-channel in photos P3a(1-5) is not shown in the record plan);
- in view of the above, should the application be approved, a condition should be included to request the applicant to submit updated condition records of the implemented drainage facilities. The implemented drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the applicant should maintain the implemented drainage facilities whether within or outside the subject lots at his own expense; and
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site has been received in the past three years; and
- his advisory comments are set out at **Appendix V**.

5. **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 V**.

6. **Project Interface**

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

- it is noted that 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, subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works.

7. Building Matters

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

- as there is no record of approval granted by the Building Authority (BA) 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;
- it is noted that six 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 BA should be obtained, otherwise they are Unauthorised Building Works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are set out at **Appendix VI**.

8. 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) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the lot owners will need to apply to her office for modification of the use of STW/STT. The modification of the STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent and administrative fee as considered appropriate by LandsD; and
 - (iii) the lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the 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 (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road 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:
 - (i) the applicant is required to rectify the implemented drainage system if it is found to be inadequate/ineffective during operation;
 - (ii) the applicant should maintain the implemented drainage facilities whether within or outside the subject lots at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (e) to note the comments of the Chief Town Planning/Urban Design & Landscape, Planning Department that the applicant is reminded to seek approval for any proposed tree works such as pruning, transplanting and felling 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 department for approval;
 - (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/existing FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that six 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
 - (ii) 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 BD to effect their removal in accordance with the 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;
- 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;
- the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- detailed checking under the BO will be carried out at the building plan submission stage;

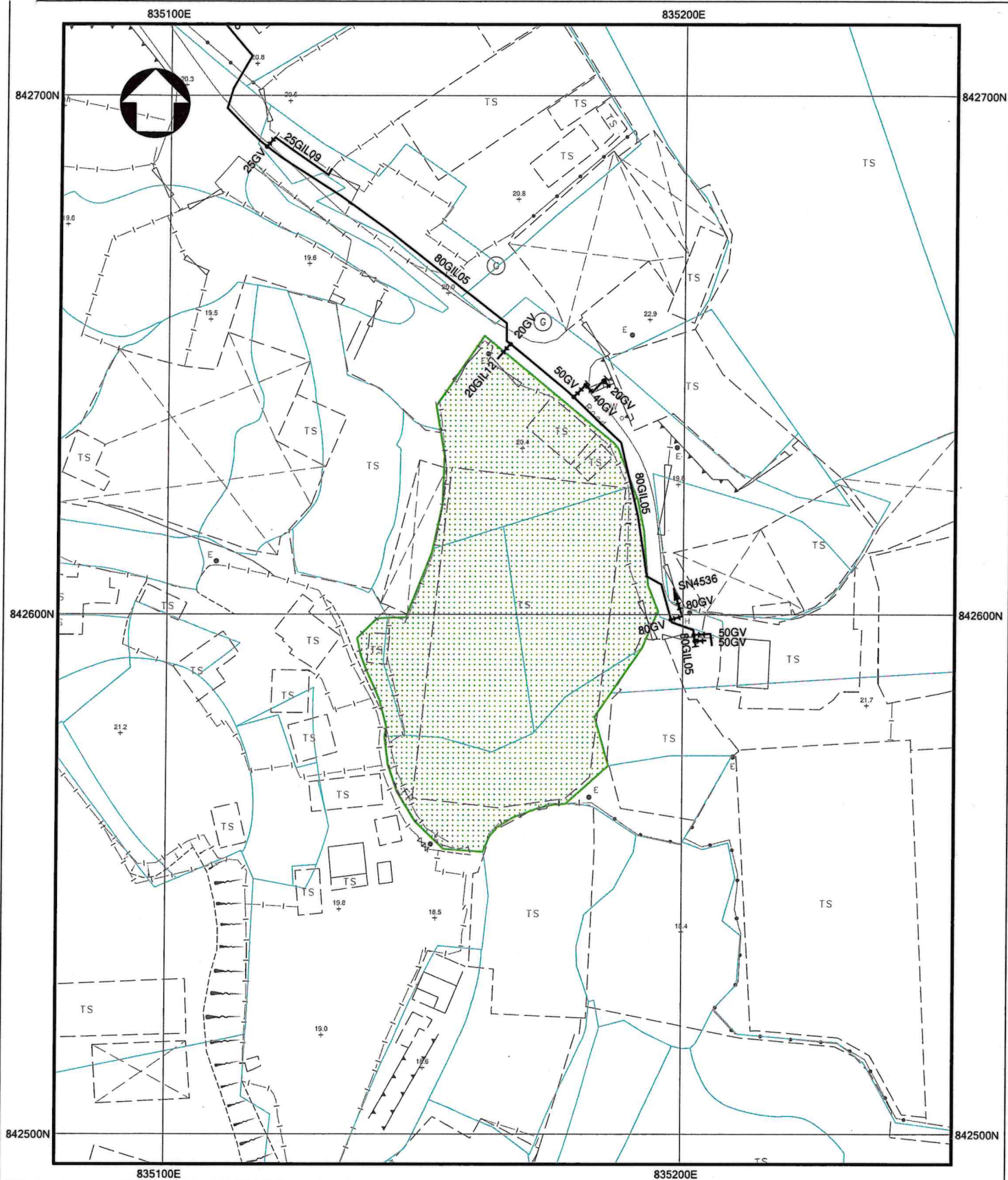
(h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains at the Site as shown in the Mains Record Plan (MRP) (**Appendix Va**) 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 area 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;

- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department that 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, 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; and
- (j) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given to any further application.



- | | |
|--------|--|
| NOTES: | <ol style="list-style-type: none"> 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM. 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED. 4. 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 PROPOSED WATER MAINS IN THE VICINITY OF THE SITE. 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE. 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE. 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS. 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA. 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE. |
|--------|--|

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

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

FILE REF: (20) IN WSD/M/SP 3051/437/212S/11 PT.1

REF. CODE: 38W24M

SHEET 1 OF 1

SCALE 1:1000



水 務 署
Water Supplies Department

致城市規劃委員會秘書：

1

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/776

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature [Signature] 日期 Date 2024.9.16

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-10-04 星期五 02:57:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/776 DD 77 Ping Che

A/NE-TKL/776

Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che

Site area: About 3,496sq.m Includes Government Land of about 84sq.m

Zoning: "Open Storage" and area shown as 'Road'

Applied use: Warehouse (Storage of Building Design Mock-Ups) and Cold Store / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

It appears that this operation has been ongoing for many years without the requisite approvals.

Application 516 was revoked on 4 June 2017 for failure to fulfil Fire conditions.

As the site includes Government Land members should question why no enforcement action has been taken in so many years and if the facility is now up to standard.

Mary Mulvihill

2402030

2024年09月6日
此文件在收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/NE-TKL/776

This document is received on - 6 SEP 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon
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

& 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/NZ-TKL/776
	Date Received 收到日期	-6 SEP 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)

Lau Tak Kee Motor Engineering and Equipment 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)

URBIS 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 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,496 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,260 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)	..... 84 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 & 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 Area shown as 'Road'
(f) Current use(s) 現時用途	Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop (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 at14/08/2024..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)"[#].
根據土地註冊處截至2024..... 年8..... 月14..... 日的記錄，這宗申請共牽涉2..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得1..... 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)
1	Lot No. 887 in D.D. 77	02/09/2024

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別			
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)			
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	..... 1,236 .....sq.m <input checked="" type="checkbox"/> About 約		
Proposed covered land area 擬議有上蓋土地面積	..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約		
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 6		
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約		
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約		
Proposed gross floor area 擬議總樓面面積	..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約		
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Use	Non-domestic GFA	Elevation of Use	Building Height from Ground Level
Warehouse for Storage of Mock-up and Cold Store Including: - Storage of Building Design Room Mock-up - Cold Store	Approx. 2,310m ² - Approx. 1,660m ² - Approx. 450m ²	Ground Level	Approx. 8.6m
Guard Room	Approx. 150m ²		Approx. 3m
Toilet			Approx. 8m
Electrical Room & Guard Room			Approx. 3m
Transformer & Switch Room			
Switch Room for F.S. Installation & Pump House			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	/		
Motorcycle Parking Spaces 電單車車位	/		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2 (與上落客貨車位共用)		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/		
Others (Please Specify) 其他 (請列明)			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	/		
Coach Spaces 旅遊巴車位	/		
Light Goods Vehicle Spaces 輕型貨車車位	2 (與停車位共用)		
Medium Goods Vehicle Spaces 中型貨車車位	/		
Heavy Goods Vehicle Spaces 重型貨車車位	/		
Others (Please Specify) 其他 (請列明)			

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. on Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Ng Chow South Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,496 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 Not known m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 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

ANDRE DAVID MORKEL

Director of URBIS Limited

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

Others 其他

on behalf of
代表

URBIS Limited

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

Date 日期

04/09/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories
Site area 地盤面積	3,496 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 84 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	"Open Storage" and Area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,260 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <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	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	m 米 <input type="checkbox"/> (Not more than 不多於)
		0	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.00 - 8.60	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	65 % <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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		/ / 2(與上落客貨車位/停車處共用) / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		/ / 2 (與停車位共用) / /

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"/>
As-built Drainage Plan (Appendix B), Fire Service Installation Record (Appendix C), Sprinkler System Layout Plan (Appendix D), Extent of Filling of Land (Figure 6 of Planning Statement)		
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。

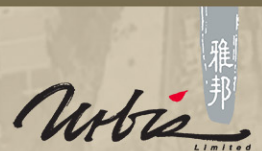
Lau Tak Kee Motor Engineering
and Equipment Limited

坪
輦

Ping Che

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories

**PLANNING
STATEMENT**



September 2024

Application for
Warehouse (Storage of Building Design Mock-ups)
with Ancillary Rural Workshop and Cold Store
(Storage of Vegetables, Fruits and Foods) for a
Period of 3 Years and Filling of Land at Lots 887, 890
S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining
Government Land, Ping Che,
Sheung Shui, New Territories

Planning Statement (Final)

Revision 1

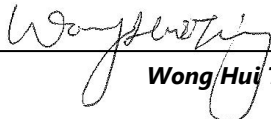
Document No. 001

Prepared by:

URBIS Limited

September 2024

Prepared by :



Wong Hui Ting MPlan

4 September 2024

Date

Checked by :



David Morkel MRTPI MHKIP MHKIUD RPP

4 September 2024

Date

Approved for Issue by:



David Morkel MRTPI MHKIP MHKIUD RPP

4 September 2024

Date

Revision Log		
Revision	Issue Date	Description
0	20240725	Draft Issue
1	20240808	Second Draft Issue
0	20240812	Final Issue
1	20240904	Second Final Issue

Executive Summary

This Planning Application relates to Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining Government Land, at Ping Che, Sheung Shui, New Territories. It is prepared and submitted under section 16 (s.16) of the Town Planning Ordinance (Cap.131) on behalf of Lau Tak Kee Motor Engineering and Equipment Limited ("the Applicant"), to seek approval from the Town Planning Board ("TPB/the Board") for temporary planning permission for a Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for Filling of Land.

The majority of the Application Site falls within an area zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. A remaining small portion of land comprises an area shown as 'Road' on the same OZP, within which any filling of land will require permission from the Board. Available aerial photographic records show that the Site was filled to form a development platform during a period up to 1996. As this was carried out before the current owners acquired the land, there are no records, however, of the depth of the fill material deposited on the Site or the nature of that material.

The applied temporary uses fall within the definition of a 'Warehouse (excluding Dangerous Goods Godown)' use specified in Column 1 of the Notes which is always permitted in the "OS" zone. According to the Notes to the OZP, in any area shown as 'Road', temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site is approximately 3,496m² in extent, including Government land of approximately 84m². The total gross floor area (GFA) applied is approximately 2,260m². There will be six non-domestic structures, including the main warehouse and other associated facilities namely the guard rooms, toilet, electrical room, transformer room, and, switch room for fire service installation and pump house. Only the transformer & switch room falling within the "OS" zone is a permanent structure. All structures will be between 3m and 8.6m in height. The greater part of the warehouse will serve as storage space for building design mock-ups for an ongoing building construction project. The ancillary rural workshop activities will be carried out in the main warehouse to accommodate minor woodworking and wet-trades on an ad-hoc basis to furnish the interior mock-ups. The remaining smaller part of the warehouse will house the Cold Store for the cold storage of vegetables, fruit and food. No interface issue is envisaged from these applied uses. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The applied 'Warehouse (excluding Dangerous Goods Godown)' use is not the first of its kind in the "OS" zone or the area shown as 'Road' on the prevailing OZP.

The Application Site will be accessible by a vehicular track from Ng Chow South Road via the main ingress/egress point, which is approximately 7.5m wide. There will be two parking spaces for light goods vehicles, which will also serve as loading/unloading bays on site. The operational hours will be from 9:00a.m. to 6:00p.m. on Mondays to Saturdays, with no operation on Sundays and public holidays.

The Application for the filling of land establishes:

- through its historic use since filling in 1996, that the fill poses no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

The Application also establishes that the applied temporary use for a warehouse with ancillary rural workshop and cold store:

- is in line with the planning intention of the "OS" zone and will not jeopardize the area shown as 'Road' given with the temporary nature of the applied use;
- as such, represents a prudent temporary use of Hong Kong's scarce land resources;
- mainly falls within designated "Category 1 Areas" which are considered suitable for open storage and port back-up uses, in accordance with 'Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G);
- is considered compatible with the surrounding areas which are similarly occupied by open storage and port back-up uses in large part;
- poses no adverse environmental or visual, traffic and drainage impacts; and
- does not set an undesirable planning precedent.

In view of the abovementioned merits of the applied temporary warehouse with ancillary rural workshop and cold store for a period of 3 years, and filling of land, a favourable consideration of this Application is respectfully requested from the Board.

內容摘要

(內容如有差異，請以英文版本為準)

本規劃申請位於新界上水坪輦丈量約份第 77 約地段第 887 號、第 890 號 A 分段餘段、第 890 號餘段及第 890 號 B 分段及毗連政府土地。劉德記汽車工程有限公司（下稱「申請人」）現按第 131 章城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）提交本申請，以供批准為期三年的臨時倉庫（存放建築設計樣板）連附屬鄉郊工場及凍倉（存放蔬菜、生果及食品）的臨時規劃許可及填土工程。

根據坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14（下稱「大綱圖」），大部分申請地點位於「露天貯物」地帶。餘下小部分屬圖上顯示為「道路」的地方，在該範圍內進行任何填土工程必須向城規會申請規劃許可。現有的航空照片記錄顯示該地點於 1996 年曾被填平以形成一個發展平台。然而，因該填土工程在現行土地擁有人租用土地前進行，並無記錄顯示在該地點擺放的填土物料深度或物料性質。

是次申請的臨時用途屬「貨倉（危險品倉庫除外）」，為「露天貯物」地帶內經常准許的第一欄用途。根據大綱圖的《註釋》，在圖上顯示為「道路」的地方，任何土地或建築物如為期不超過三年的臨時用途或發展，必須向城規會申請規劃許可。

申請地點的面積為約 3,496 平方米，包括約 84 平方米的政府用地。是次申請的總樓面面積約為 2,260 平方米。申請地點共將有六個非住用設施，包括主倉庫和其他相關設施，包括警衛室、廁所、配電室、變壓器室、消防設施配電室和泵房。只有變壓器及配電室為永久建築物。所有設施高度為不超過 3 米至 8.6 米之間。倉庫內的主要空間將用作存放用於施工中的項目的建築設計樣板，並會作附屬於該用途，用於處理少量木工和批蕩的鄉郊工場用途。倉庫內餘下較小部分擬作凍倉用途，以冷藏蔬菜、生果及食品。預計是次申請的用途為鄰並不會產生問題。申請地點於 2011 和 2013 年曾獲得城規會的規劃許可作臨時貨倉用途，隨後於 2015 年獲許可作臨時凍倉用途。是次申請的「貨倉（危險品倉庫除外）」用途非該「露天貯物」地帶及在圖上顯示為「道路」的地方內的首例。因此，申請人提交本規劃申請予城規會考慮。

申請地點的主要出入口寬度為約 7.5 米，連接從五洲南路延伸的行車路。申請地點內設有兩個輕型貨車泊車位，並會同時作輕型貨車上落客車位使用。營業時間為星期一至星期六的上午九時至下午六時，星期日及公眾假期休息。

是次申請的填土工程確定：

- 自 1996 年進行填土工程以來，該填土地點的历史用途證明，在適當的排水工程下，該填土工程並無記錄對申請地點或周邊地區的排水造成不良影響。

於設計優點及規劃理據而言，是次申請的臨時倉庫用途連附屬鄉郊工場及凍倉：

- 符合大綱圖內「露天貯物」地帶的規劃意向，而鑒於是次申請的用途屬臨時性質，是次申請亦不會

影響圖上顯示為「道路」的地方的意向；

- 大部分申請地點位於城規員會規劃指引編號 13G 《擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請》指定的「第一類地區」，適合用作露天貯物和港口後勤用途；
- 與周邊主要為露天存放和港口後備用途的區域相協調；
- 不會對環境或視覺、交通和排水系統造成不良影響；以及
- 不會開創不良的規劃先例。

基於上述申請為期三年的臨時倉庫連附屬鄉郊工場及凍倉以及填土工程的優點，懇請城規會對本規劃申請作出正面積極的考慮。

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background to the Application.....	1
1.2	Filling of Land.....	1
1.3	Applied Land Uses.....	1
1.4	Lands Status.....	1
1.5	Planning Context and History.....	1
1.6	Purpose and Structure of This Planning Statement.....	2
2	SITE CONTEXT	3
2.1	Site Location and Existing Condition.....	3
2.2	Surrounding Development Context.....	3
2.3	Outline Zoning Plan Provisions.....	3
2.4	Town Planning Board Guidelines	4
3	FILLING AND LAND USE PROPOSAL AND TECHNICAL CONSIDERATIONS	5
3.1	Introduction.....	5
3.2	Indicative Proposal for Filling of Land.....	5
3.3	Indicative Land Use Proposal.....	5
3.4	Site Planning	6
3.5	Technical Issues	7
4	PLANNING MERITS AND JUSTIFICATIONS.....	9
4.1	Introduction.....	9
4.2	Conformity with OZP Intention.....	9
4.3	Conformity to Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G).....	10
4.4	Compatibility with Surrounding Land Use and Environment	11
4.5	No Unacceptable Traffic, Drainage or Environmental Issues.....	11
4.6	No Undesirable Planning Precedent.....	11
4.7	Conclusion.....	12
5	IMPLEMENTATION.....	13
5.1	Programme and Phasing	13
6	CONCLUSION AND DECISION SOUGHT.....	14
6.1	Conclusion.....	14

List of Tables

Table 1.1	Previous s.16 Applications at Application Site
Table 3.1	Table 3.1: Estimated Average Traffic Generation and Traffic Generation Rate at Peak Hours for Cold Store Use under Previous Permission (Case No. A/NE-TKL/516)

List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Extent of Prevailing OZPs
Figure 4	Aerial Photo of the Application Site
Figure 5	Master Layout Plan
Figure 6	Extent of Filling of Land
Figure 7a	Aerial Photos of Site Conditions Between 1992 and 1994
Figure 7b	Aerial Photos of Site Conditions Between 1995 and 1996

List of Appendices

Appendix A	Previous s.16 Applications for Temporary Warehouse in Areas shown as 'Road' on OZP Surrounding the Application Site
Appendix B	As-built Drainage Plan and Photo Record of Existing Site Conditions
Appendix C	Fire Service Installation Record and PlanD Letters of Discharge
Appendix D	Sprinkler System Layout Plan

List of Abbreviations

CEDD	Civil Engineering and Development Department
GFA	Gross Floor Area
m ²	Square Metres
"OS"	"Open Storage"
OZP	Outline Zoning Plan
PlanD	Planning Department
s.16	Section 16
TPB/the Board	Town Planning Board

1 INTRODUCTION

1.1 BACKGROUND TO THE APPLICATION

- 1.1.1 This Application is submitted by Lau Tak Kee Motor Engineering and Equipment Limited ("the Applicant") under section 16 (s.16) of the Town Planning Ordinance (Cap. 131) to seek planning permission in respect of leased land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, and adjoining unallocated Government Land in Ping Che, Sheung Shui, New Territories for the temporary use of the land for a Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for the filling of land.
- 1.1.2 The Application Site occupies an area of approximately 3,496 square metres (m²) and is located on Ng Chow South Road, east of Ping Che Road, near Sheung Shui in the New Territories (**Figure 1** refers).

1.2 FILLING OF LAND

- 1.1.3 This Application is submitted to apply, inter alia, for the filling of land in the Application Site. Available aerial photographic records show that the Site was filled to form a development platform in the period up to 1996. As this was carried out before the current owners acquired the land, there are no records, of the depth of the fill material deposited on the Site or the nature of that material.

1.3 APPLIED LAND USES

- 1.1.4 In addition to filling of land, two temporary land uses are applied for in the Application Site for a period of three years, namely:
- Storage of Building Design Mock-ups; and
 - Cold Store for the purposes of cold storage of vegetables, fruit and food. (This will be as a reapplication of temporary uses previously approved subject to conditions by the Town Planning Board in 2015 under s.16 of the Town Planning Ordinance).

1.4 LANDS STATUS

- 1.4.1 The Application Site has an area of approximately 3,496m² and falls on Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining unallocated Government Land, Ping Che, New Territories (**Figure 2** refers).
- 1.4.2 The Application Site is situated partly on an Old Schedule agricultural lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. According to the New Territories Leases (Extension) Ordinance 1988, the lease may be further renewed to 2047.

1.5 PLANNING CONTEXT AND HISTORY

Planning Context

- 1.5.1 Most of the Application Site is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. (**Figure 3** refers).

Previous Planning Permissions

- 1.5.3 The Application Site has a history of planning permissions dating to 2001 as shown in **Table 1.1**.
- 1.5.4 Most recently, a planning permission relating to the Application Site was granted on 4th September 2015 for temporary warehouse use for Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a period of 3 years with conditions (Case No. A/NE-TKL/516). **Appendix C** contains Planning Department's (PlanD) approval of Conditions associated with this permission. This permission was subsequently revoked in 2017.

Table 1.1: Previous s.16 Applications at Application Site

Case No.	Proposed Use/Development	Parameter	Decision of TPB (Date)
A/NE-TKL/516	Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years	Site Area: About 3,503.00m ² (Includes Government Land of about 94.00 m ²) Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (4.9.2015). Revoked on 4.6.2017
A/NE-TKL/453	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (22.11.2013)
A/NE-TKL/363	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (8.7.2011)
A/NE-TKL/143	Temporary Open Storage of Container Trailers for a Period of 3 Years	Site Area: About 3,023.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (2.3.2001)

1.6 PURPOSE AND STRUCTURE OF THIS PLANNING STATEMENT

- 1.6.1 This Planning Statement forms a document supporting an application to the Board for temporary planning permission under s.16 of the Town Planning Ordinance.
- 1.6.2 The Statement provides a comprehensive overview of the filling and land use proposal and the need for it. It also details all relevant planning, landscape design and technical considerations. In particular:
- Chapter 2 describes the site context and features;
 - Chapter 3 describes the filling and land use proposal and technical considerations;
 - Chapter 4 describes the planning merits and justifications for the project;
 - Chapter 5 describes the implementation proposals for the project; and
 - Chapter 6 summarises the findings of the Planning Statement and identifies the decision sought from the Board.

2 SITE CONTEXT

2.1 SITE LOCATION AND EXISTING CONDITION

- 2.1.1 The Application Site occupies an area of approximately 3,496m² and is located adjacent to Ng Chow South Road, Ping Che, Sheung Shui, New Territories (**Figure 1** refers).
- 2.1.2 There are currently six existing structures on site serving a variety of storage and associated purposes (**Figures 4 and 5** refer). The main storage uses are housed in the largest covered area (Structure 1 on **Figure 5** refers) which has a gross floor area (GFA) of approximately 2,110m², whilst the associated smaller supporting structures have a total GFA of approximately 150m². All structures are between 3m and 8.6m in height.
- 2.1.3 The uncovered areas occupy approximately 1,236m² of the Application Site and covered areas approximately 2,260m².
- 2.1.4 The ingress/egress to the Application Site from Ng Chow South Road is situated at the northern part of the Application Site (**Figure 5** refers). Inside the ingress/egress is a vehicular turn-around and two parking spaces for Light Goods Vehicles which also serve as loading/unloading bays (**Figure 5** refers).

2.2 SURROUNDING DEVELOPMENT CONTEXT

- 2.2.1 The northeastern boundary of the Application Site is bounded by a vehicular track. There are a number of warehouses and workshops to the north, east and west of the Application Site (**Figure 4** refers).
- 2.2.2 That part of the Application Site shown as 'Road' on the prevailing OZP has been reserved for a future project known as 'Road 5' (**Figure 3** refers). As of 2015, the Civil Engineering and Development Department (CEDD) had no development programme for Road 5.

2.3 OUTLINE ZONING PLAN PROVISIONS

- 2.3.1 Most of the Application Site (approximately 70%) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (**Figure 3** refers).
- 2.3.2 The remaining portion of the Application Site (approximately 30%) is shown as 'Road' on the same OZP (**Figure 3** refers).

"Open Storage" Zone

- 2.3.3 The planning intention of the "OS" zone is stated in Para 9.4.1 of the OZP Explanatory Statement to be *"for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. In addition, upgrading of existing workshop/warehouse and provision of new industrial development may be permitted on application to the Board. Development proposals for such purposes have to demonstrate clearly that the operations could not be accommodated in conventional flatted factories or godown premises, and the proposed open storage uses would have no adverse environmental, drainage and traffic impacts on the surrounding areas. The Board will consider each development proposal on its individual merits. Sympathetic consideration may be given to industries having extensive land requirement and not polluting in nature"*.

- 2.3.4 Both of the land uses (and ancillary uses) which are the subject of this Application (namely 'Storage of Building Design Mock-ups' and 'Cold Store') fall within the land use 'Warehouse (excluding Dangerous Goods Godown)' and are therefore uses falling within Column 1 of the Schedule of Uses under the prevailing OZP and which are therefore, always permitted.

Area Shown as 'Road'

- 2.3.5 The Notes to the OZP state at Para. (10) *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*

road and on-street vehicle park". (our remark in [])

Temporary Use

- 2.3.6 Para. 11(b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*

2.4 TOWN PLANNING BOARD GUIDELINES

- 2.4.1 The applied temporary storage uses exhibit 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G) issued in April 2023 (hereafter referred to as "the Guidelines"). All structures on the Site are temporary structures with the exception of Structure 5 which serves as the transformer & switch room.

- 2.4.2 The applied temporary land uses are addressed under the Guidelines as follows:

- The majority of the Application Site (approximately 70.9%) is situated within TPB PG-13G designated "Category 1 Areas" in accordance with the plans attached to the Guidelines. The Guidelines states that Category 1 Areas are areas considered suitable for open storage and port back-up uses. In these areas, Para. 2.1 (a) of the Guidelines states:
"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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns."
- Preliminary technical assessments on traffic, drainage, visual and environmental aspects should demonstrate that the applied uses will not generate adverse impacts to the surrounding areas (Paras. 2.4- 2.5 of the Guidelines).
- The remainder of the Application Site, which is located in an area shown as 'Road' on the prevailing OZP falls outside the defined Areas 1, 2, 3 or 4 under the Guidelines.

3 FILLING AND LAND USE PROPOSAL AND TECHNICAL CONSIDERATIONS

3.1 INTRODUCTION

- 3.1.1 This section of the Planning Statement describes the indicative filling and land use proposal that is the subject of this Planning Application under s.16 of the Town Planning Ordinance.

3.2 INDICATIVE PROPOSAL FOR FILLING OF LAND

- 3.2.1 Filling of land has historically been undertaken at the Application Site (**Figure 6** refers) although it has come to light only recently that this was never the subject of a planning permission, as this was carried out before the current owners acquired the land.
- 3.2.2 As can be seen from the aerial photos retrieved from Hong Kong Map Service 2.0, the filling of land seemingly commenced around 1992 and appears to have been completed in 1996 (**Figures 7a and 7b** refer).
- 3.2.3 It appears that a small northern part of the Application Site was filled between 1992 and 1994 (**Figure 7a** refers). This was followed by filling of the remaining part between 1994 and 1996 (**Figure 7b** refers).
- 3.2.4 As filling was completed before the current owners acquired the land, they have no record of the depth of fill nor the nature of the fill.
- 3.2.5 Typical levels around and outside the Application Site are:
- +20.0mPD to the north;
 - +19.8mPD to the east;
 - +18.5mPD to the south; and
 - +19.5mPD to the west
- 3.2.6 The typical nominal fill level across the Application Site is approximately +20.4mPD.
- 3.2.7 The Application Site is subject to a previous planning permission (Case No. A/NE-TKL/453) granted with conditions in 2013 for which an as-built drainage plan was submitted and found acceptable for compliance with approval conditions (e) and (f), as indicated on PlanD's letter dated 21st February 2014 (Ref. TPB/A/NE-TKL/453, **Appendix C** refers).

3.3 INDICATIVE LAND USE PROPOSAL

Applied Land Uses

Storage of Building Design Mock-ups

- 3.3.1 The Applicant has executed a tenancy of part of the Application Site with Hip Hing Engineering Limited ("Hip Hing"). Hip Hing is the appointed Contractor for an ongoing building construction project in another part of Hong Kong. This project requires space to store on a temporary basis, full-size mock-ups of various interior rooms and prefabricated steel components associated with the project.

- 3.3.2 Minor woodwork and wet-trades activity will be needed for assembly purposes on an ad-hoc basis for the interior mock-ups. This will require a temporary rural workshop ancillary to the main storage use.
- 3.3.3 The Applicant therefore wishes to obtain permission to utilise part of the Application Site for the purposes of storing these mock-up units with an ancillary rural workshop, which will account for approximately 1,660m² of the total GFA applied.

Cold Store

- 3.3.4 The Applicant also wishes to re-apply for the temporary use of the other smaller part of the Application Site for the purposes of cold storage of vegetables, fruit and food. This will be a reapplication of a temporary use previously approved subject to conditions by the Board under s.16 of the Town Planning Ordinance. This use accounts for approximately 450m² of the total GFA applied.
- 3.3.5 The applied operational hours will be 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- 3.3.6 To facilitate the above operations, a GFA of approximately 150m² is applied to accommodate facilities required to support and are therefore ancillary to the applied operations. These ancillary facilities are shown on the master layout plan which will be further discussed in the following section (**Figure 5** refers).

3.4 SITE PLANNING

Site Layout

- 3.4.1 The site layout is illustrated in **Figure 5**. The ingress/egress points are situated at the northern part of the Application Site off Ng Chow South Road (**Figure 1** refers).
- 3.4.2 The two applied storage land uses, including the ancillary rural workshop, will be accommodated within Structure 1. No functional interface issues or problems are envisaged between the two applied temporary land uses and the ancillary land use.
- 3.4.3 Other ancillary supporting facilities are housed in Structures 2 to 6, including the guard room, toilet, electrical room & guard room, transformer & switch room, and switch room for fire service installation & pump house (**Figure 5** refers).
- 3.4.4 Amongst the ancillary supporting facilities:
- Structure 4 which is the electrical room & guard room is located within an area shown as 'Road' on the OZP. It is a temporary structure in that it is made of bricks demountable upon completion of the temporary use.
 - The remaining structures are situated in areas zoned "OS" on the OZP and comprise mostly temporary structures, apart from Structure 5 which serves as the transformer & switch room needed on a permanent basis for supporting the applied uses.

Vehicular Access and Circulation

- 3.4.5 The Application Site is served by a surfaced vehicular track leading from Ng Chow South Road. Any access road leading from Ping Che Road to the Application Site is not maintained by Highways Department.
- 3.4.6 Two 7m x 3m loading/unloading bays for light goods vehicles not exceeding 5.5 tonnes which adjoin the main warehouse i.e., Structure 1, are applied (**Figure 5** refers). No medium goods vehicle, heavy goods vehicle, and container trailer/tractor will access the Application Site.

- 3.4.7 Adequate circulation and turning space will be provided at the uncovered area for the manoeuvring of vehicles (**Figure 3** refers).

3.5 TECHNICAL ISSUES

- 3.5.1 The Application Site is subject to a number of previous planning permissions, most recently Application No. A/NE-TKL/516 in 2015, which was for a very similar cold store use to that applied for under this Application. Technical assessments under previous applications have demonstrated that the applied storage uses will not give rise to unacceptable drainage, traffic and environmental issues. These issues are recapped briefly below.

Site Drainage

- 3.5.2 The Application Site is subject to a previous planning permission (Case No. A/NE-TKL/453) granted with conditions in 2013 (i.e., subsequent to the completion of the filling of land in 1996) whereby a 300mm surface U-channel was required to be constructed along the entire site boundary to intercept surface runoff. The surface runoff collected by the existing 300mm surface U-channel is dissipated to an existing 525mm diameter underground channel connecting to an existing ditch.
- 3.5.3 The existing drainage facilities are provided and maintained at the Applicant's own expense. Condition g) of the 2015 planning permission (Case No. A/NE-TKL/516) was the submission of an as-built drainage record. The as-built drainage plan and a photo record of the existing site drainage conditions are provided in **Appendix B**.
- 3.5.4 Based on its historic use since filling in 1996, the fill deposited on the land appears to pose no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

Traffic Considerations

- 3.5.5 The Application Site is served by a surfaced vehicular access leading from Ng Chow South Road. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The average traffic generation and traffic generation rate at peak hours estimated for the latter land use are shown in **Table 3.1**.

Table 3.1: Estimated Average Traffic Generation and Traffic Generation Rate at Peak Hours for Cold Store Use under Previous Permission (Case No. A/NE-TKL/516)

Type of Vehicle	Average Traffic Generate Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light Goods Vehicle (not exceeding 5.5 tonnes)	0.33	0.33	1	0

Note 1: The opening hour is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle not exceeding 5.5 tonnes is taken as 1.

Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m., whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

- 3.5.6 The applied 'Storage of Building Design Mock-ups' use is estimated to generate a maximum of 2 nos. light good vehicle trips per day inbound and outbound, to deliver materials to the Application Site during the course of the building construction project for which the mock-ups are stored. These trips will only take place during off-peak hours with a view to minimising traffic impact on the surrounding area.
- 3.5.7 It can therefore be seen that the temporary land uses applied for in this Application are expected to give rise to negligible traffic generation over and above that of the previously approved cold store use.
- 3.5.8 The applied temporary land uses will not give rise to regular traffic and only the negligible increase in traffic would not aggravate traffic conditions on Ng Chow South Road, Ping Che Road and nearby road networks.

Fire Services

- 3.5.9 The Application Site is subject to a previous planning permission (No. A/NE-TKL/453) granted for cold store use with conditions in 2013. Proposals for water supply for fire-fighting and fire services installations were submitted and found acceptable in compliance with approval conditions (g) and (h), as indicated on PlanD's letters dated 21st February 2014 and 11th July 2014 respectively (Ref. TPB/A/NE-TKL/453, **Appendix C** refers).
- 3.5.10 On this basis, a revised and updated sprinkler system layout plan is submitted to facilitate the two applied land uses in this application (**Appendix D** refers).

Environmental Considerations

- 3.5.11 The Application Site has been subject to planning permissions since 2001. The cold store use in the last planning permission is similar to that applied for in this Application.
- 3.5.12 No significant additional traffic over and above that of the previously approved cold store use. will be created by the applied temporary land uses, and the generation of noise due to associated traffic will therefore be minimal.
- 3.5.13 In previous applications, it was noted that a domestic structure was found to the south of the Application Site. However, the temporary storage uses applied for will be housed within a largely enclosed cold store and warehouse structure (Structure 1 on **Figure 5**). Furthermore, the applicant proposes to restrict the operation hours of the facility from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. Therefore, the actual environmental impact of the applied temporary land uses will therefore be insignificant.
- 3.5.14 The Applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' where applicable and is serious about maintaining acceptable environmental conditions for the surroundings.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 INTRODUCTION

- 4.1.1 The filling and land use proposal has the following planning merits and justifications which are set out below.

4.2 CONFORMITY WITH OZP INTENTION

- 4.2.1 Most of the Application Site (approximately 70%) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Figure 3** refers).
- 4.2.2 The remaining portion of the Application Site (approximately 30%) is shown as 'Road' on the same OZP (**Figure 3** refers).

Filling of Land

- 4.2.3 With regard to the filling of land, the Notes to the OZP state at Para. (10) *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board: road and on-street vehicle park".* (our remark in [])
- 4.2.4 Given that filling of land does not constitute uses or developments specified in Paras. (9)(a) to (9)(d), (9)(g) and (10) of the Notes to the OZP, planning permission is required for the small part of the Application Site which falls within an area shown as 'Road' on the OZP where filling of land was undertaken (accounting for approximately 30% of the Application Site). This Application is submitted to serve this purpose.
- 4.2.5 Through its historic use since filling in 1996, the fill deposited on the land appears to pose no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

Open Storage Zone

- 4.2.6 The planning intention of the "OS" zone is stated in Para. 9.4.1 of the OZP Explanatory Statement to be *"to provide land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. In addition, upgrading of existing workshop/warehouse and provision of new industrial development may be permitted on application to the Board. Development proposals for such purposes have to demonstrate clearly that the operations could not be accommodated in conventional flatted factories or godown premises, and the proposed open storage uses would have no adverse environmental, drainage and traffic impacts on the surrounding areas. The Board will consider each development proposal on its individual merits. Sympathetic consideration may be given to industries having extensive land requirement and not polluting in nature".*
- 4.2.7 Both of the uses which are the subject of this Application, namely 'Storage of Building Design Mock-ups' and 'Cold Store', fall within the land use 'Warehouse (excluding Dangerous Goods Godown)'. These uses are therefore uses falling within Column 1 of the Schedule of Uses under the

prevailing OZP and which, together with their ancillary structures (i.e. Structures 2, 3, 5 and 6 shown on **Figure 5**), are therefore, always permitted.

- 4.2.8 The applied land uses conform to the planning intention of the "OS" zone because they could not be accommodated in a conventional godown. Since part of the applied use is as cold store use, the high demand of electricity is not readily available in conventional godown and industrial premises. The Application Site is therefore an ideal location for the uses which are applied for.
- 4.2.9 Moreover, storage uses at ground floor of conventional godown and industrial premises are usually outbid by other uses which can afford higher rents, such as retail uses. In short, the uses applied for could not be accommodated in conventional warehouse due to the economic infeasibility and the physical constraints of conventional godowns and industrial buildings.

Area Shown as 'Road'

- 4.2.10 A part of the Application Site is located in an area shown as 'Road' on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Figure 3** refers).
- 4.2.11 The Notes to the OZP state at Para. (10): *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*

road and on-street vehicle park". (our remark in [])

- 4.2.12 It is noted that there is no current planned implementation programme for the proposed future Road 5 which is the reason for the area being shown as 'Road' on the OZP. The applied land uses are temporary in nature, and, together with their ancillary rural workshop use and temporary Structure 4, would not therefore jeopardize the area shown as 'Road' on the prevailing OZP.

Temporary Use

- 4.2.13 Para. 11 (b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*
- 4.2.14 It is submitted that the approval of the applied uses for a period of 3 years would be a prudent use of scarce land resources in Hong Kong.

4.3 CONFORMITY TO TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES (TPB PG-NO. 13G)

- 4.3.1 All structures on the Site are temporary structures with the exception of Structure 5 which serves as the transformer & switch room.
- 4.3.2 On the grounds that the applied warehouse use therefore possesses 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13G, also referred to as "the Guidelines"), the applied land uses can be said to conform to TPB PG-No.13 Guidelines as follows:
- The majority of the Application Site (About 70.9%) is situated within TPB PG-No.13 Category 1 Areas in accordance with the plans attached to the abovementioned guideline. It is stated in the PG that Category 1 areas are areas considered suitable for open storage and port back-up uses. Para. 2.1 (a) states:

"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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns."

- As noted above, no unacceptable traffic, drainage or environmental impacts are anticipated from the applied land uses.
- After giving full consideration to the Guidelines, it is acknowledged that the applied land uses essentially fulfil the requirements of the Guidelines for the application of the open storage and port back-up uses. In particular, previous planning applications have demonstrated that the applied land uses (which are largely the same) will generate minimal impact to the surroundings.

4.4 COMPATIBILITY WITH SURROUNDING LAND USE AND ENVIRONMENT

- 4.4.1 The "OS" zone where the Application Site lies is currently characterized by a number of warehouses, open storage yards and workshops. They are all as-of-right Column 1 uses within the "OS" zone.
- 4.4.2 There are warehouses and rural workshops to the south, north east and west of the Application Site (**Figure 4** refers). Although there are a number of scattered simple single storey domestic structures to the south of the Application Site, the applied uses are in general compatible with the surrounding environment with the provision of environmental mitigation measures such as restriction of operational hours and housing the applied uses within an enclosed warehouse.

4.5 NO UNACCEPTABLE TRAFFIC, DRAINAGE OR ENVIRONMENTAL ISSUES

- 4.5.1 The Application Site has been the subject of various planning permissions since 2001. The last cold store use in the last temporary planning permission is similar to this Application.
- 4.5.2 As noted in Section 3 above, the Application Site has been filled since at least 1996. Drainage works were installed after 2013 and appear to have been fully effective in preventing significant drainage impacts. It is therefore reasonable to conclude the filling of the land will not give rise to any significant drainage impact in the future.
- 4.5.3 As noted in Section 3 above, the applied temporary land uses for the Application Site will not give rise to any significantly increased traffic, drainage or environmental issues over and above those identified in previously approved planning applications.
- 4.5.4 In terms of fire services, on the basis of the previously approved proposals for water supply and fire services installation (Case No. A/NE-TKL/453) submitted and found acceptable for compliance with approval conditions (g) and (h), as indicated on PlanD's letters dated 21st February 2014 and 11th July 2014 respectively (**Appendix C** refers), a revised and updated sprinkler system layout plan is submitted to facilitate the two applied land uses in this application (**Appendix D** refers).
- 4.5.5 For the reasons above, it can be said that for the purposes of Para. 9.4.1 of the Explanatory Statement of the current OZP that the applied temporary land uses *"would have no adverse environmental, drainage and traffic impacts on the surrounding areas"*.

4.6 NO UNDESIRABLE PLANNING PRECEDENT

- 4.6.1 The applied development and land uses are not the first of their kind in the "OS" zone under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. Indeed, as can be seen in **Appendix A**,

numerous applications have been approved by the Board in recent years for similar uses and in locations similar to that of the applied uses in the "OS" zone.

- 4.6.2 The approvals granted by the Board undoubtedly show the suitability of the zone for open storage and port back-up uses. It also demonstrates the Board's recognition of the demand for warehouse in the area due to close proximity to the border with the Mainland.
- 4.6.3 Therefore, it is submitted that this Application will not create an undesirable planning precedent.

4.7 CONCLUSION

- 4.7.1 In summary, it is submitted that the land use proposal in this Application embodies several significant planning merits and justifications that justify the approval of this Application.

5 IMPLEMENTATION

5.1 PROGRAMME AND PHASING

- 5.1.1 The Applicant intends to commence the applied temporary uses immediately upon their approval by the Board. It is intended that all land uses continue for a period of three years.

6 CONCLUSION AND DECISION SOUGHT

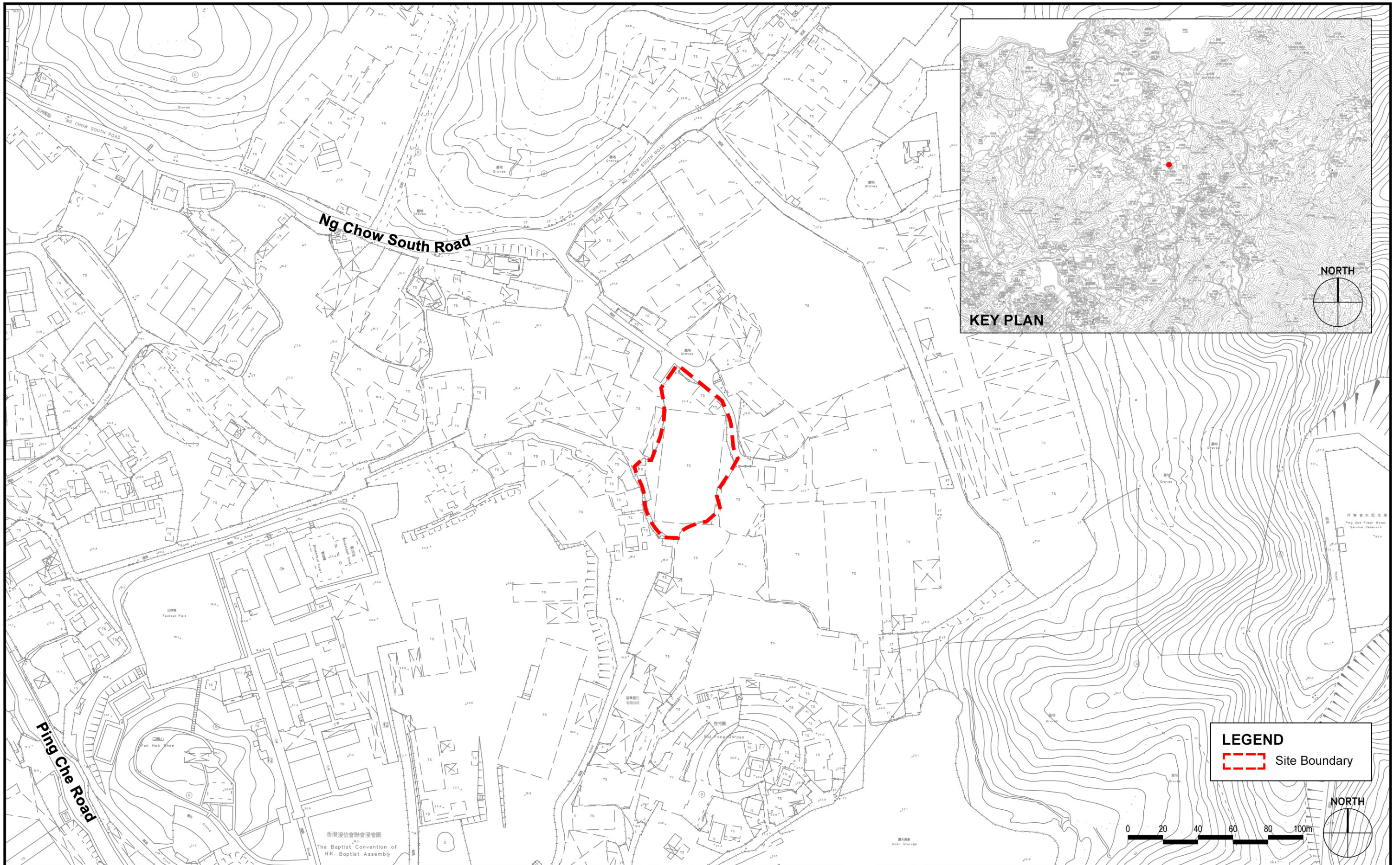
6.1 CONCLUSION

- 6.1.1 This Application is submitted to seek permission from the Board on Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, and adjoining Government Land in Ping Che, Sheung Shui, New Territories for:
- the filling of land across the Application Site; and
 - two applied temporary land uses, namely Storage of Building Design Mock-ups with ancillary rural workshop use and Cold Store for the purposes of cold storage of vegetables, fruit and food as well as an ancillary rural workshop use.
- 6.1.2 This will be as a reapplication of two temporary uses previously approved subject to conditions by the Board under s.16 of the Town Planning Ordinance. The Application Site was the subject of a previously approved planning permission for cold store use in 2015 (Case No. A/NE-TKL/516). Due to the applied additional use at the Application Site, a fresh planning application is submitted for the consideration of the Board.
- 6.1.3 Most of the Application Site is currently zoned "OS" while a smaller area of the Site is shown as 'Road' under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. The Application for the filling of land establishes:
- through its historic use since filling in 1996 that the fill appears to pose no adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.
- 6.1.4 This Application also establishes that the applied land uses at the Application Site:
- conform to OZP planning intentions;
 - as such, represent a prudent temporary use of Hong Kong's scarce land resources;
 - complies with the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13G);
 - are compatible with surrounding land uses and environment;
 - pose no unacceptable traffic, drainage or environmental issues; and
 - will not set an undesirable planning precedent.
- 6.1.5 In view of the abovementioned merits of the applied filling and land use as temporary warehouse with ancillary rural workshop and cold store for a period of 3 years, the Applicant respectfully requests the permission of the Town Planning Board, exercising its powers under s.16 of the Town Planning Ordinance (Cap. 131), to proceed with the applied land uses, with or without condition.



Figures



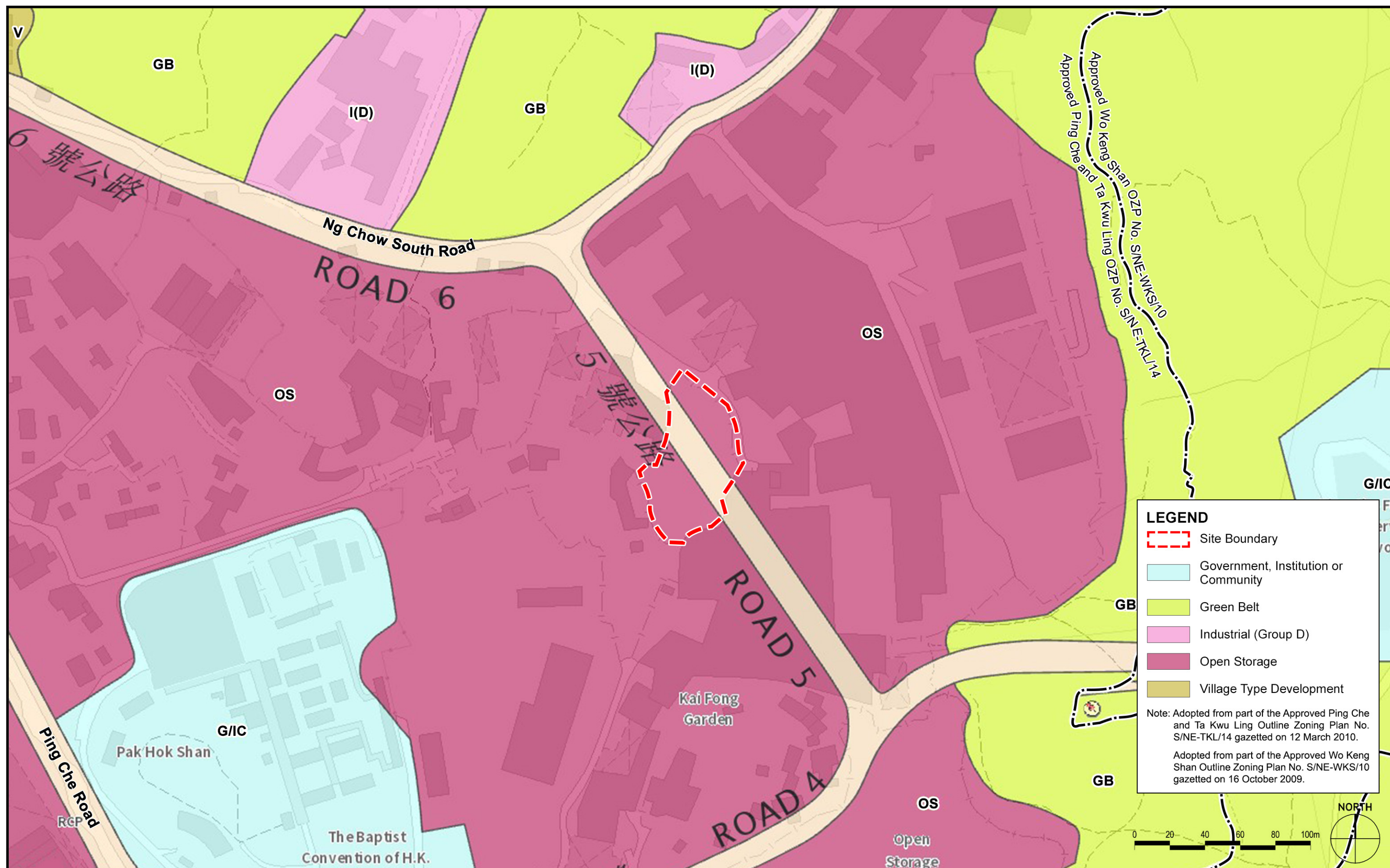


Lau Tak Kee
Motor
Engineering
and Equipment
Limited

*Application for Temporary Warehouse (Storage of Building Design Mock-ups) with
Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods)
for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B
in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories*



Title Location Plan		
Scale 1:2,000 @ A3	Date August 2024	Figure No. 1



Lau Tak Kee
Motor
Engineering
and Equipment
Limited

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title Extent of Prevailing OZPs		
Scale 1:2,000 @ A3	Date August 2024	Figure No. 3



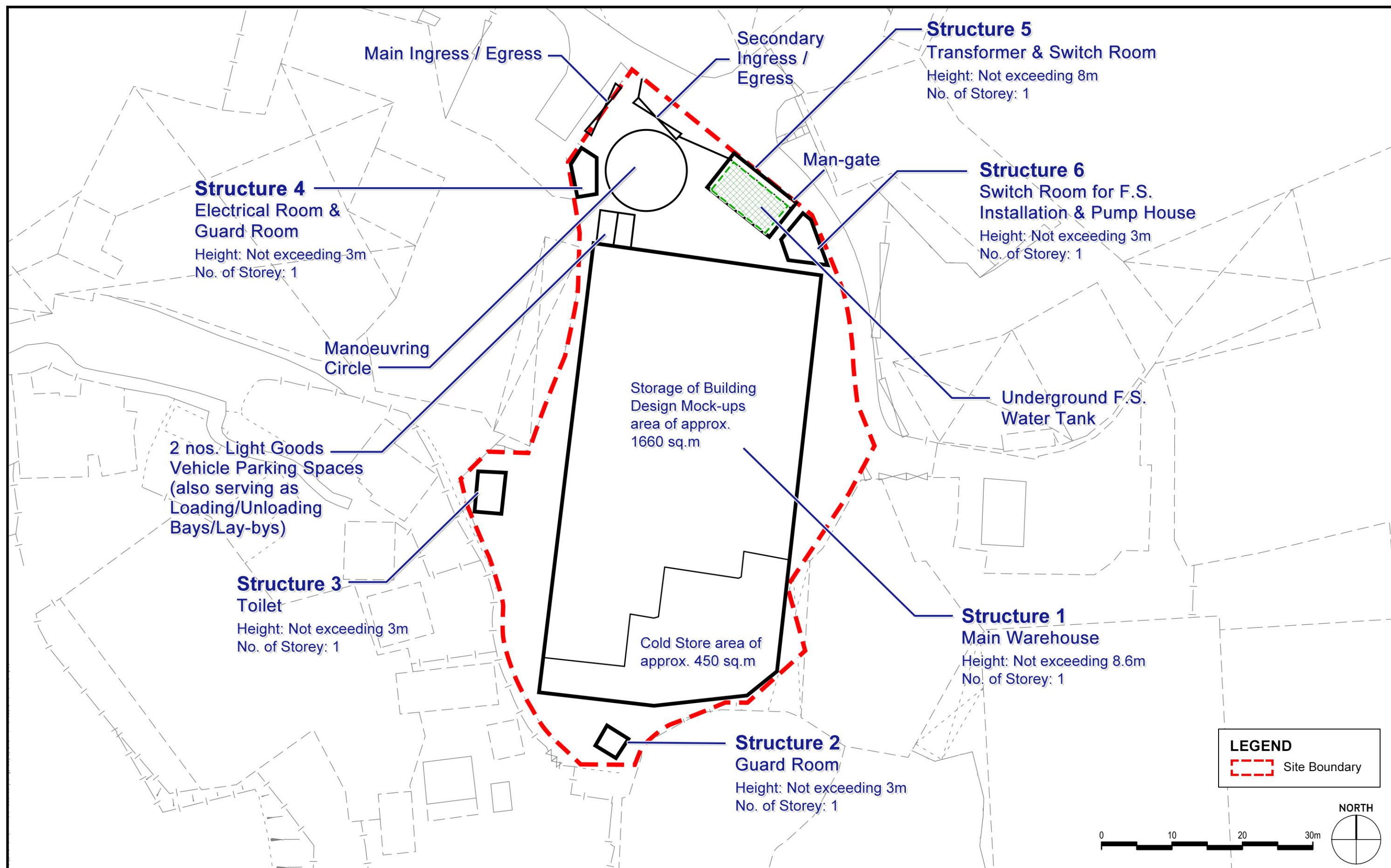
Lau Tak Kee
Motor
Engineering
and Equipment
Limited

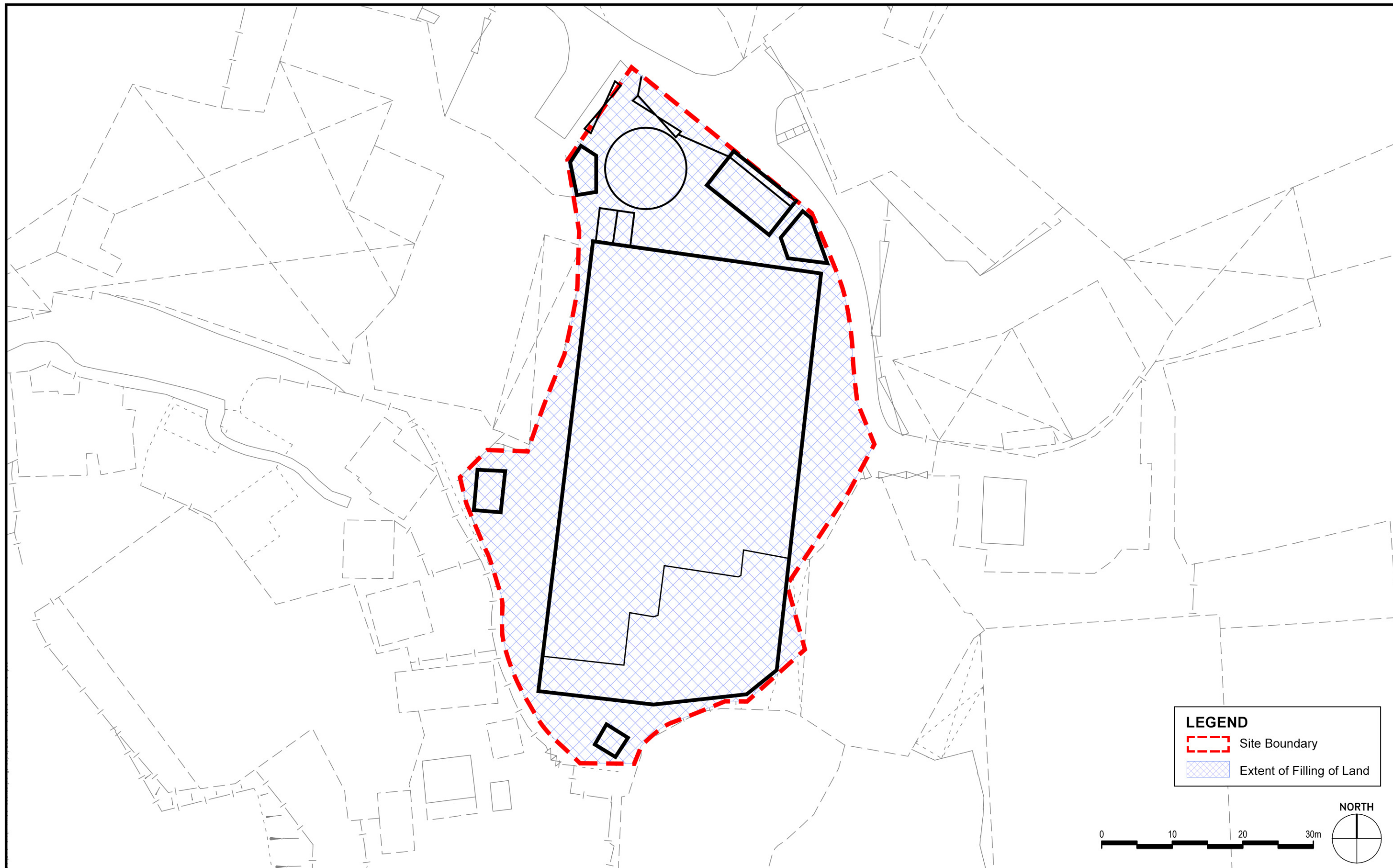


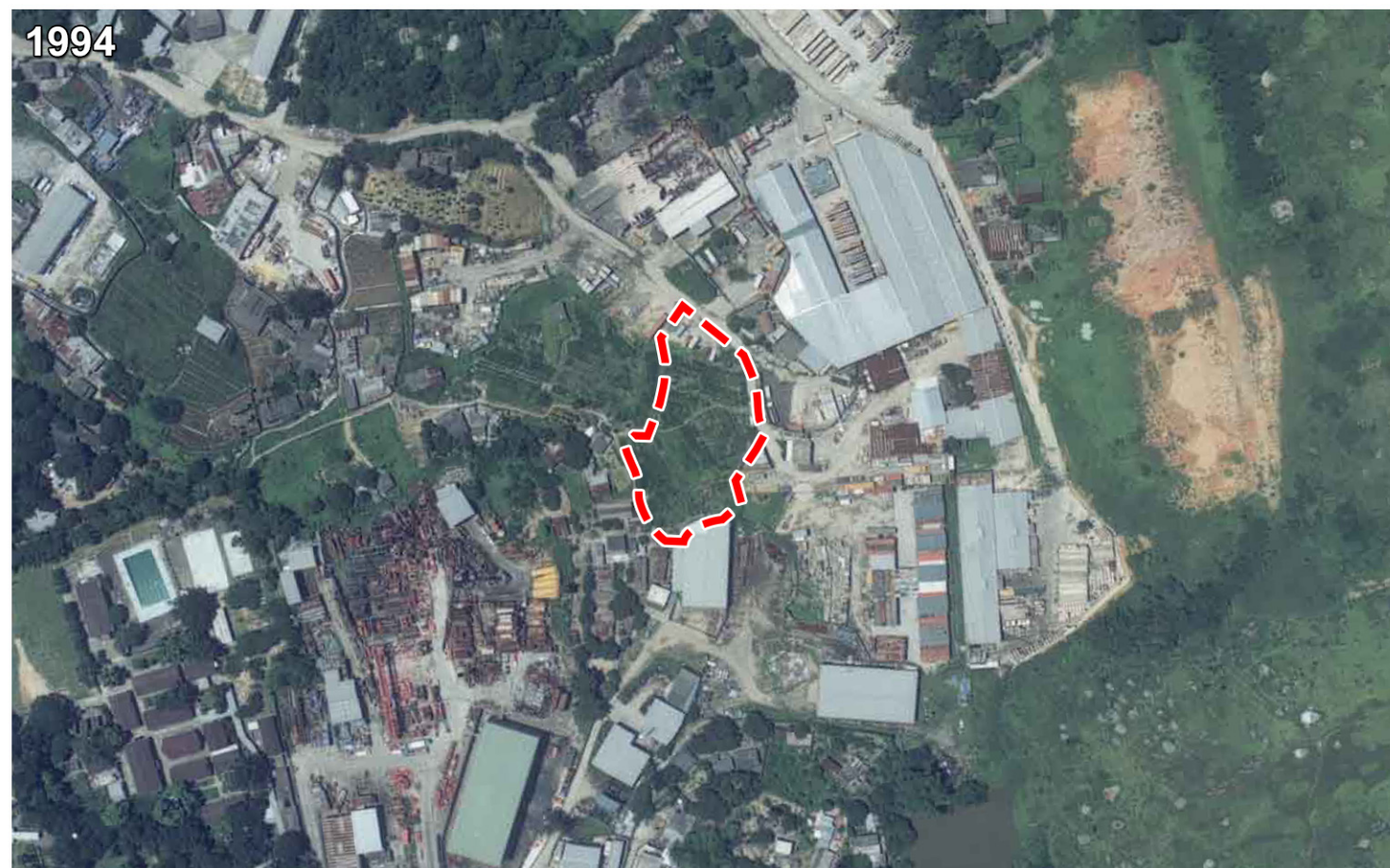
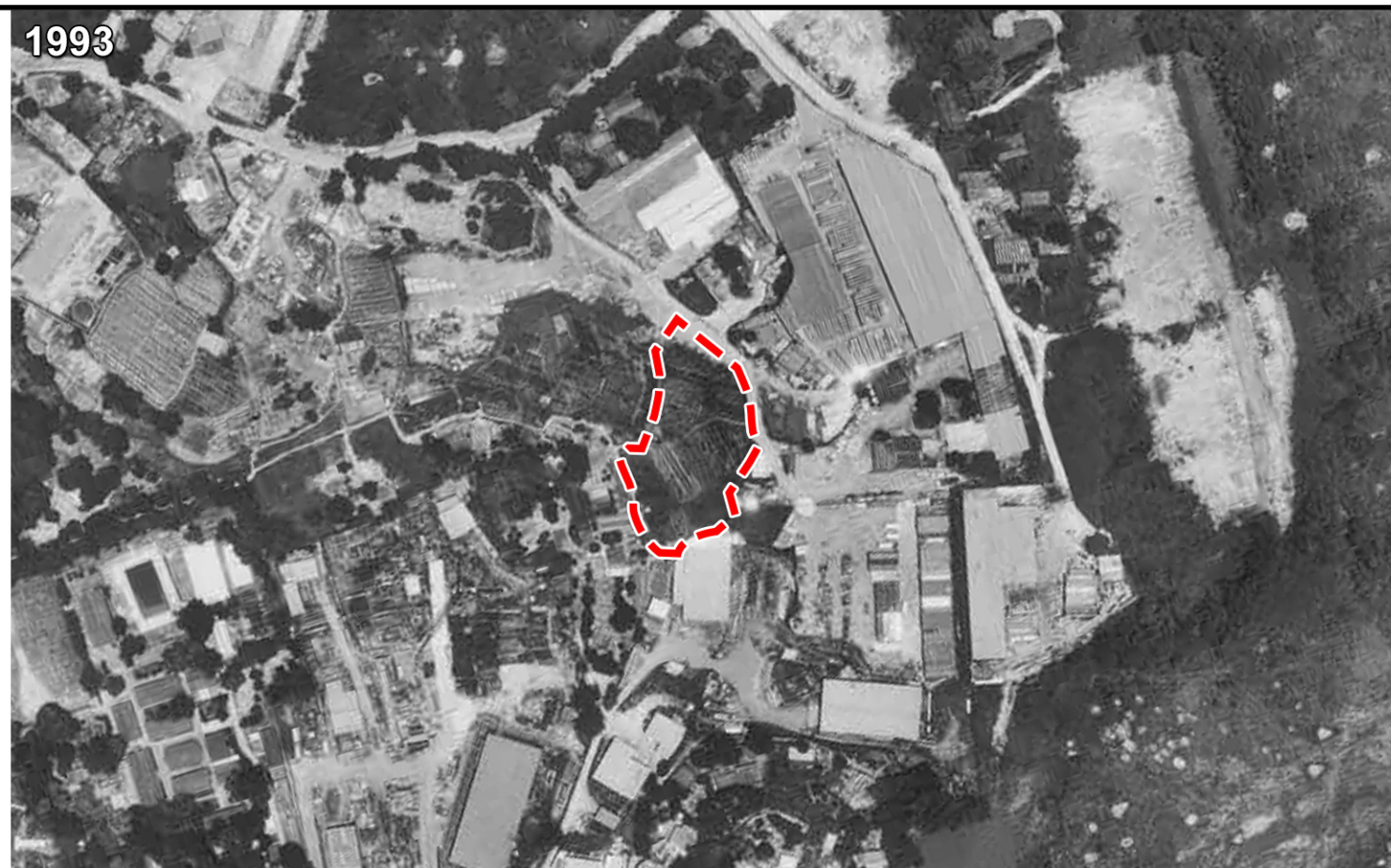
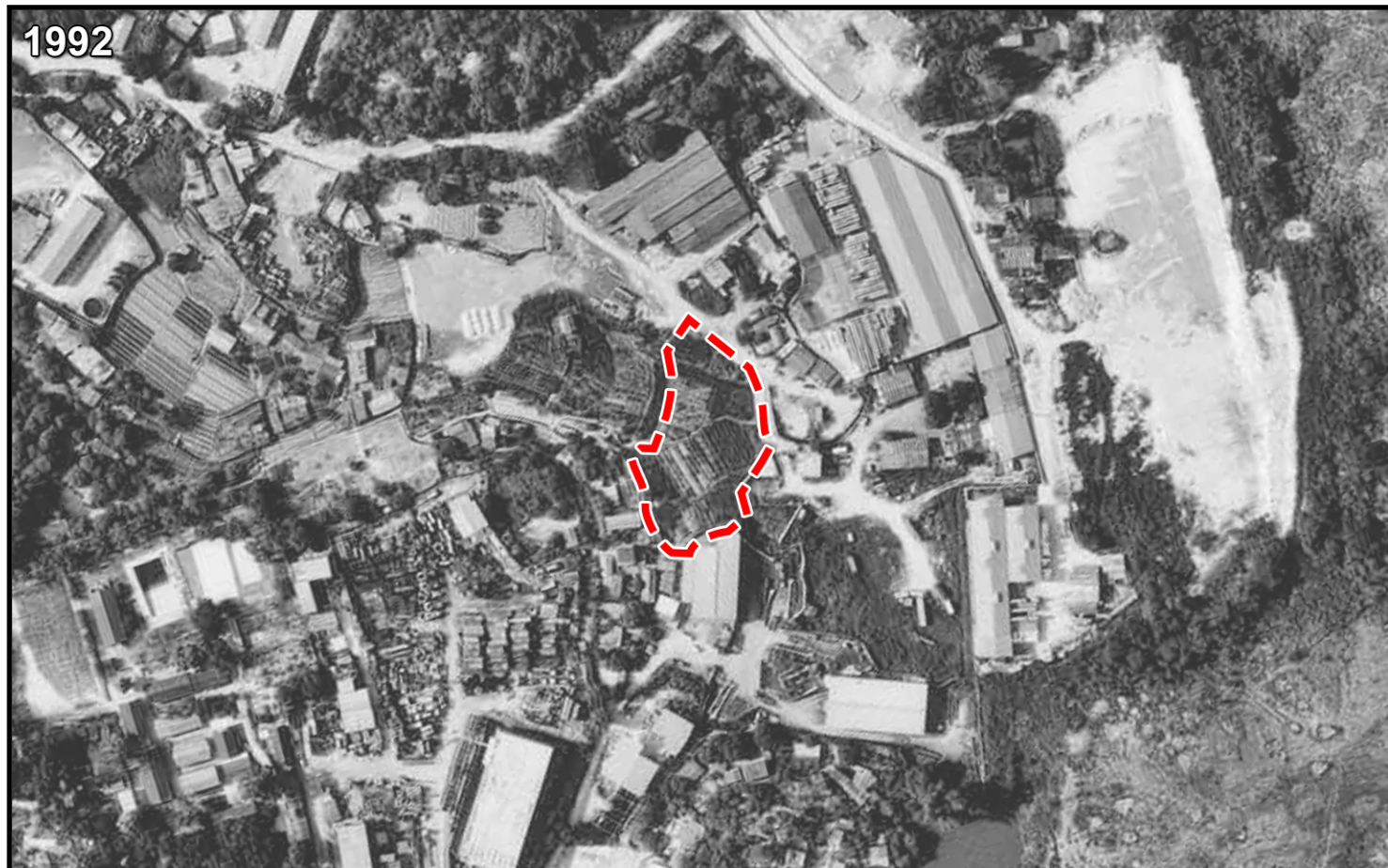
Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title Aerial Photo of the Application Site		
Scale 1:2,000 @ A3	Date July 2024	Figure No. 4

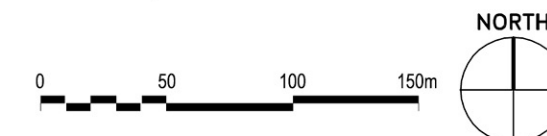






LEGEND
 Site Boundary

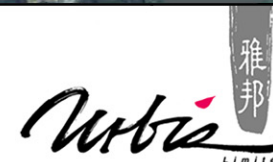
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 4000 ft. photo no. A30762 dated 1992-04-28, 4000 ft. photo no. A34399 dated 1993-05-29 and 3000 ft. photo no. CN07688 dated 1994-06-30.



Lau Tak Kee
 Motor
 Engineering
 and Equipment
 Limited



Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title Aerial Photos of Site Conditions Between 1992 and 1994		
Scale 1:3,000 @ A3	Date August 2024	Figure No. 7a



LEGEND
 [Red dashed line] Site Boundary

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3000 ft. photo no. CN10479 dated 1995-07-20 and 3300 ft. photo no. CN14998 dated 1996-09-17.



Lau Tak Kee
 Motor
 Engineering
 and Equipment
 Limited



Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title Aerial Photos of Site Conditions Between 1995 and 1996		
Scale 1:3,000 @ A3	Date August 2024	Figure No. 7b



Appendix A

Previous s.16 Applications for Temporary Warehouse
in Areas shown as 'Road' on OZP Surrounding the
Application Site



Previous s16 Applications for Temporary Warehouse Use in Areas shown as 'Road' on OZP Surrounding the Application Site

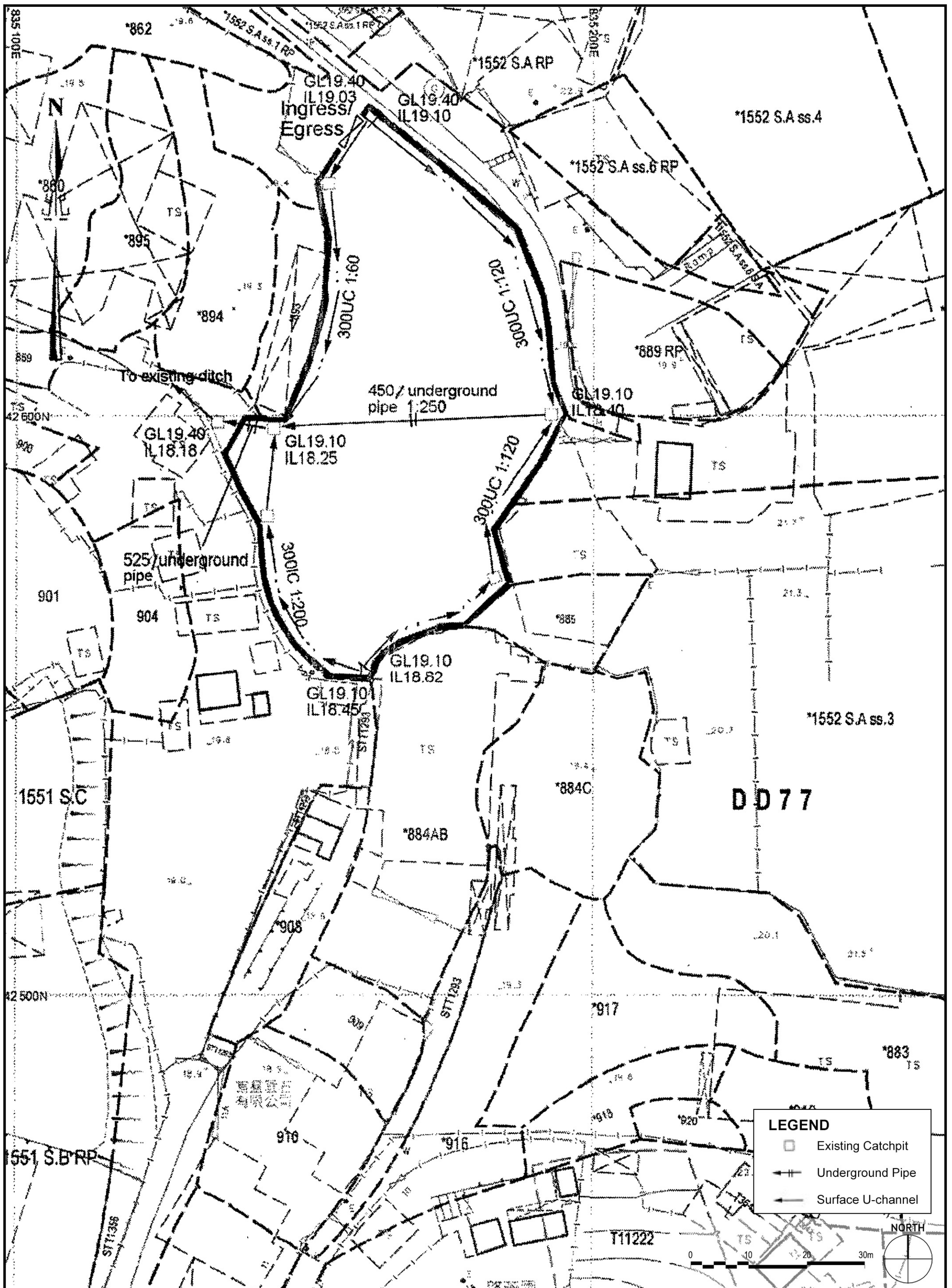
Case	Proposed Use/Development	Parameter	Decision of TPB (Date)	Submission of Technical Information Required under Conditions	Detailed Decision
A/NE-TKL/663	Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years	Site Area: About 794m ² Zoning: "Open Storage" and "Road"	Approved with conditions on a temporary basis (28.5.2021)	<ul style="list-style-type: none"> Drainage Proposal Proposals for FSIs 	
A/NE-TKL/577	Temporary Warehouse (Storage of Spare Parts and Used Electrical Goods) with Ancillary Workshop for a Period of 3 Years	Site Area: About 8,014m ² (Includes Government Land of about 1,450m ²) Zoning: "Open Storage" and "Road"	Approved with conditions on a temporary basis (2.11.2018) (revoked on 2.2.2021)	<ul style="list-style-type: none"> Drainage Proposal Proposals for FSIs 	Applicant had <u>failed</u> to comply with conditions satisfactorily – (e) & (f) submission and implementation of drainage proposal ; (h) implementation of proposals for FSIs
A/NE-TKL/517	Temporary Warehouse (storage of cables) with ancillary workshop for a Period of 3 Years	Site Area: About 2,361m ² Zoning: "Open Storage" and "Road"	Approved with conditions on a temporary basis (4.9.2015) (revoked on 4.12.2017)	<ul style="list-style-type: none"> Record of the existing drainage facilities Proposal of FSIs 	Applicant had <u>failed</u> to comply with condition satisfactorily – (i) provision of water supplies for FSIs within 9 months
A/NE-TKL/476	Temporary Warehouse for Storage of Cables with Ancillary Workshop for a Period of 3 Years	Site Area: About 2,361m ² Zoning: "Open Storage" and "Road"	Approved with conditions on a temporary basis (10.7.2014)	<ul style="list-style-type: none"> Layout plan showing the parking, loading/unloading and manoeuvring space arrangement Drainage proposals Proposal of FSIs 	
A/NE-TKL/343	Proposed Temporary Warehouse for Storage of Metalware and Vehicle Parts/ Accessories for a Period of 3 Years	Site Area: About 2,361.00m ² Zoning: "Open Storage" and "Road"	Approved with conditions on a temporary basis (24.9.2010) (revoked on 2.9.2001)	<ul style="list-style-type: none"> Layout plan showing the parking, loading/unloading and manoeuvring space arrangement Drainage proposals Proposal of FSIs Landscape proposals 	



Appendix B

As-built Drainage Plan and Photo Record of Existing Site Conditions







Existing Drainage Condition Photo Record (28-08-2024)



P01 1



P01 2



P02 1



P02 2

Existing Drainage Condition Photo Record (28-08-2024)



P02 3



P02 4



P03 1



P03 2

Existing Drainage Condition Photo Record (28-08-2024)



P03 3



P03 4



P03 5



P03A 1

Existing Drainage Condition Photo Record (28-08-2024)



P03A 2



P03A 3



P03A 4



P04 1

Existing Drainage Condition Photo Record (28-08-2024)



P04 2



P04 3



P04 4



P05 1

Existing Drainage Condition Photo Record (28-08-2024)



P05 2



P05 3



P06 1



P06 2

Existing Drainage Condition Photo Record (28-08-2024)



P06 3



P06 4



P07 1



P07 2

Existing Drainage Condition Photo Record (28-08-2024)



P08 1



P08 2



P08 3



P08 4

Existing Drainage Condition Photo Record (28-08-2024)



P08 5



P08 6



P08 7



P09 1

Existing Drainage Condition Photo Record (28-08-2024)



P09 2



P09 3



P09 4



P09 5

Existing Drainage Condition Photo Record (28-08-2024)



P10 1



P10 2



P10 3



Appendix C

Fire Service Installation Record and PlanD Letters of Discharge



規 劃 署



Planning Department

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

Your Reference

Our Reference () in TPB/A/NE-TKL/453

Tel No 2158 6220

Fax No 2691 2806 / 2696 2377

郵遞及傳真函件：(2674 3700)

劉德記汽車工程有限公司

(經辦人：劉添基先生)

劉先生：

(規劃申請編號 A/NE-TKL/453)

在劃為「露天貯物」地帶及顯示為「道路」用地的
新界坪輦丈量約份第 77 約地段第 887 號、第 890 號 A 分段餘段、
第 890 號餘段及第 890 號 B 分段臨時貨倉存放傢俬〈為期 3 年〉
(履行規劃許可附帶條件(h)項)

就標題所述的規劃申請，城市規劃委員會(城規會)於二零一三年十一月二十二日在有附帶條件下批給規劃許可。本署於二零一四年五月十九日收到你就履行標題所述規劃許可附帶條件(h)項提交的四份消防裝置及設備証書(F.S.251)。

消防處處長派員到標題地點視察後，認為有關的消防裝置及設備符合規劃許可附帶條件(h)項的要求。

如有任何疑問，請致電 2158 6164 與本署趙明昌先生聯絡。

規劃署署長

(蘇震國

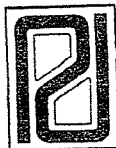


代行)

二零一四年七月十一日

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.

本函編號 Your Reference 13/303/L3
本署編號 Our Reference () in TPB/A/NE-TKL/453
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/ 2696 2377

By Post and Fax (2401 0973)

21 February 2014

Top Bright Consultants Ltd.

(Attn.: Mr. Keith LAM)

Dear Mr. LAM,

(Planning Application No. A/NE-TKL/453)

**Temporary Warehouse for Storage of Furniture
for a Period of 3 Years in "Open Storage" and "Road" Zones,
Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, Ping Che, N.T.**

(Compliance with Approval Conditions (e), (f), (g), (i), (j))

I refer to your letter of 16.1.2014 enclosing the Fire Service Installations (FSI) proposal and layout plans; and letters of 17.1.2004 enclosing the as-built drainage plan and photographs showing the locations of drainage facilities and the landscape plan together with the photographs showing the landscape planting on the subject site for compliance with the approval conditions in relation to the planning application No. A/NE-TKL/453 which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 22.11.2013.

Drainage

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Queenie Y. Y. IP; Tel.: 2300 1541) considered that the as-built drainage plan and the drainage facilities are acceptable for compliance with approval conditions (e) and (f).

.../2

Fire Service Installations

The Director of Fire Services (D of FS) (Contact Person: Mr. Victor Kwok-keung Tung; Tel.: 2733 7735) has examined the FSI proposal and layout plans and considered that the submission is acceptable for compliance with approval condition (g).

Landscape

The Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of this department (Contact Person: Mr. Vincent LUK; Tel.: 2231 4844) has examined the landscape plan and conducted a site inspection on 12.2.2014. He considered that the submission and implementation of tree preservation and landscape proposal are satisfactory for compliance with approval conditions (i) and (j).

If you have any queries, please contact Mr. Ronald CHIU of this department at 2158 6164.

Yours faithfully,



(C. K. SOH)
for and on behalf of
Director of Planning

c.c.

CE/MN, DSD (Attn: Ms. Queenie Y Y IP)

D of FS (Attn: Mr. Victor K K TUNG)

Internal

CTP/UD&L (Attn: Vincent LUK)

CTP/TPB(1) - f.i.

Site Record

CKC/RC

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 39952/L42904/SLN/amw
本署檔號 Our Reference () in TPB/A/NE-TKL/363
電話號碼 Tel. No.: 2158 6220
傳真號碼 Fax No.: 2691 2806/ 2696 2377

By Registered Post & Fax (2401 0973)

7 February 2013

LLA Consultancy Limited



(Attn: Mr. S. L. NG)

Dear Mr. NG,

- 8 FEB 2013
38952
39662

SW

**Proposed Temporary Warehouse for Storage of Furniture
for a Period of 3 Years in "Open Storage" zone and an area shown as 'Road',
Lot 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, Ping Che
(Compliance with Approval Condition (e) for Application No. A/NE-TKL/363)**

I refer to your submission dated 30.1.2013 for compliance with approval condition (e) in relation to the submission of a layout plan showing the parking, loading/unloading and manoeuvring space arrangement within the application site in respect of planning application No. A/NE-TKL/363 which was approved by the Town Planning Board with conditions on 8.7.2011.

The Commissioner for Transport advises that she has no adverse comment on your submissions. Hence, approval condition (e) has been complied with.

Should you have any queries, please feel free to contact Miss Jess CHAN of this department at 2158 6239.

Yours faithfully,

(Ms. Jacinta WOO)
for and on behalf of
Director of Planning

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 5917013

FSD Ref: _____
A 5917013Name of Client:
顧客姓名

劉德記汽車工程有限公司

Name of Building:
樓宇名稱Street No./Town Lot:
門牌號數/市地段

Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.B.

Street/Road/Estate Name:
街道/屋苑名稱

Ping Che

Block:
座District:
分區

Sheung Shui

Area:
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌場所 ☐ Institutional 社團Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

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

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

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

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)
24	16 NOS. CO2 TYPE F.E. OF 5 KG. SIZE.	地下15個, 地庫泵房1個.	TO SUPPLY AND INSTALL	IN GOOD WORKING CONDITION	28-9-2013

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

RC 3/456

Intercept Fire & Security
Tech Ltd

28-9-2013

for FSD
use only:

Inspected

Verified

消防裝置及設備證書

消防處指說

A 6028598

顧客姓名

劉德記汽車工程有限公司

樓宇名稱

門牌號數/市地號

Lois 887, 890 S.A. RP, 890 RP and 890 S.B. in D

街道/屋苑名稱

Ping Che

Block:
座

District :
分區

Sheung Shui

Area :
地區

HK
香港

九龍

☒ NT
新界

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

第一部 只適用於年檢事項

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

16-5-2014

Inspected

IS-251 (Rev. 10/2011)

消防裝置及設備證書

消防處指號

A 6028597

顧客姓名

劉德記汽車工程有限公司

樓宇名稱

門牌號數/市地段

Plot No. 887, 890 S.A. RP, 890 RP and 890 S.B. in D.D. // Street/Road/Estate Name
街道/屋苑名稱

街道/屋苑名稱

Ping Che

座

分區

Sheung Shui

地區

和

九

「新界」

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

第一部 只適用於年檢事項

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

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

第三部 Defects 損壞事項

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

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

授權人簽署

Name
姓名

FSD/RC No.
消防處註冊號碼

Company Name : 公司名稱

Telephone
聯絡電話

Date
日期

for FSD
use only.

Inspected

RC 2/163 RC 1/60

Intercept Fire & Security
Tech. Ltd.

16-5-2014

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

A 6028596

消防處構建

(Regulation 9(1))

(第九條(1)款)

消防裝置及設備證書

顧客姓名

劉德記汽車工程有限公司

樓宇名稱

門牌號數/市地界

D.D. 街道/屋苑名稱

Fing Che

Block:

座

District :

分區

Sheung Shi

Area :

地區

天

7K

力

☒ NT 延誤

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

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

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

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

Authorized
Signature :

受權人簽署

Name: _____

FSD/RC No.
消防處註冊號碼

Company Name
公司名稱

Telephone
聯絡電話

Date: _____

for FSD
use only

Inspected:

RC 2/163 RC 1/60

**Intercept Fire & Security
Tech.Ltd**

16-5-2014

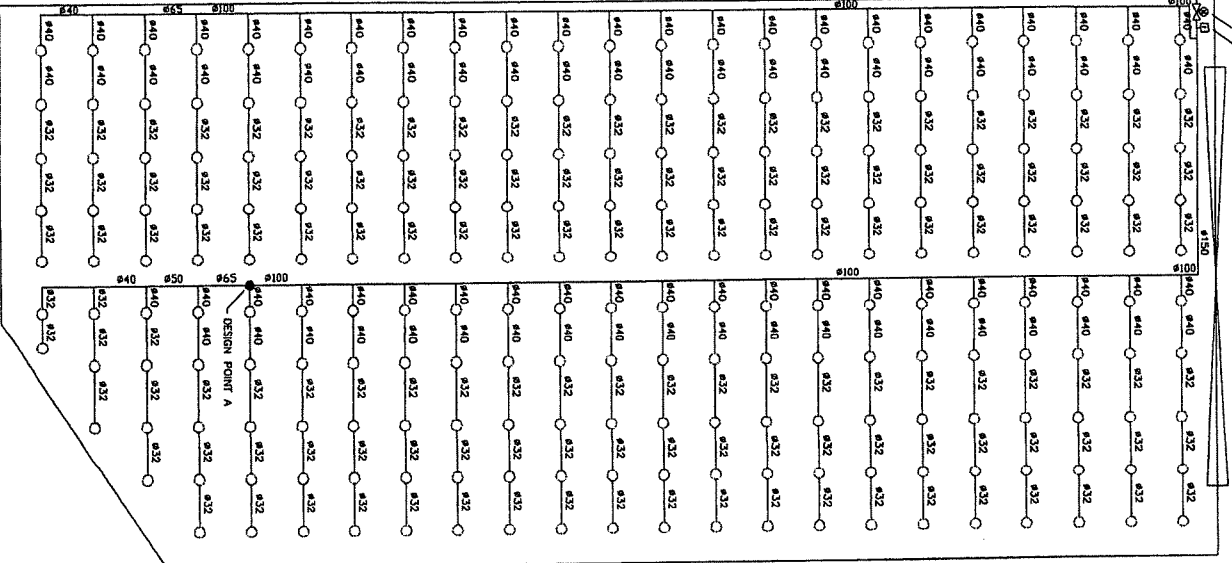
**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

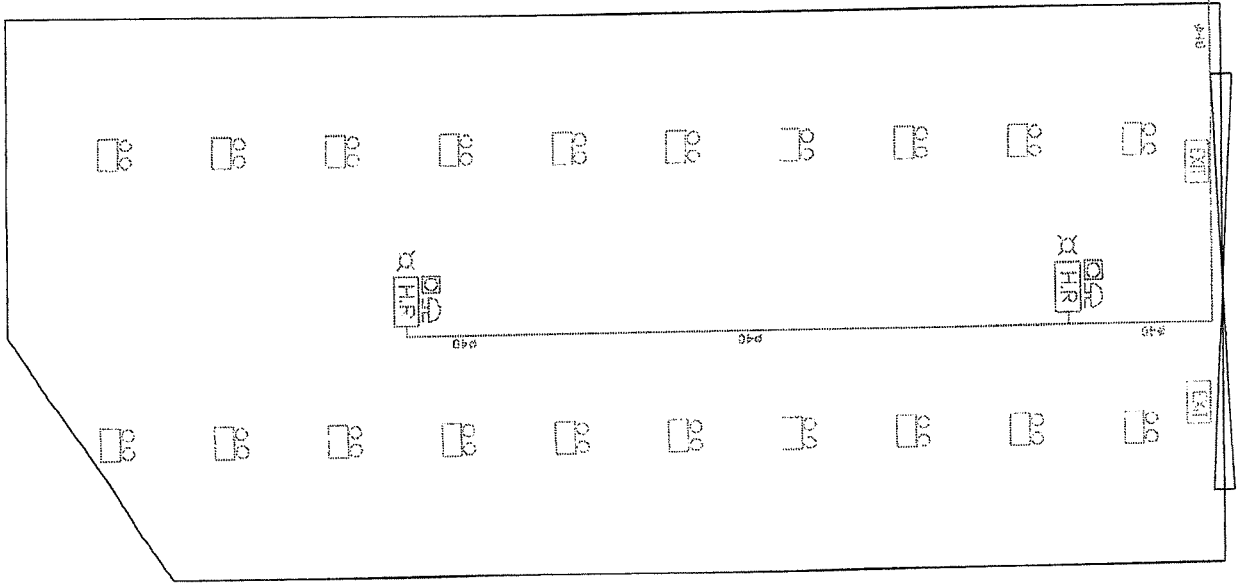
DETAILS PLEASE REFER TO DRAWINGS FS02

SPRINKLER ZONE SUBSIDIARY STOP VALVE

SPRINKLER ZONE FLOW SWITCH



DETAILS PLEASE REFER TO DRAWINGS FS02



SPRINKLER SYSTEM LAYOUT PLAN

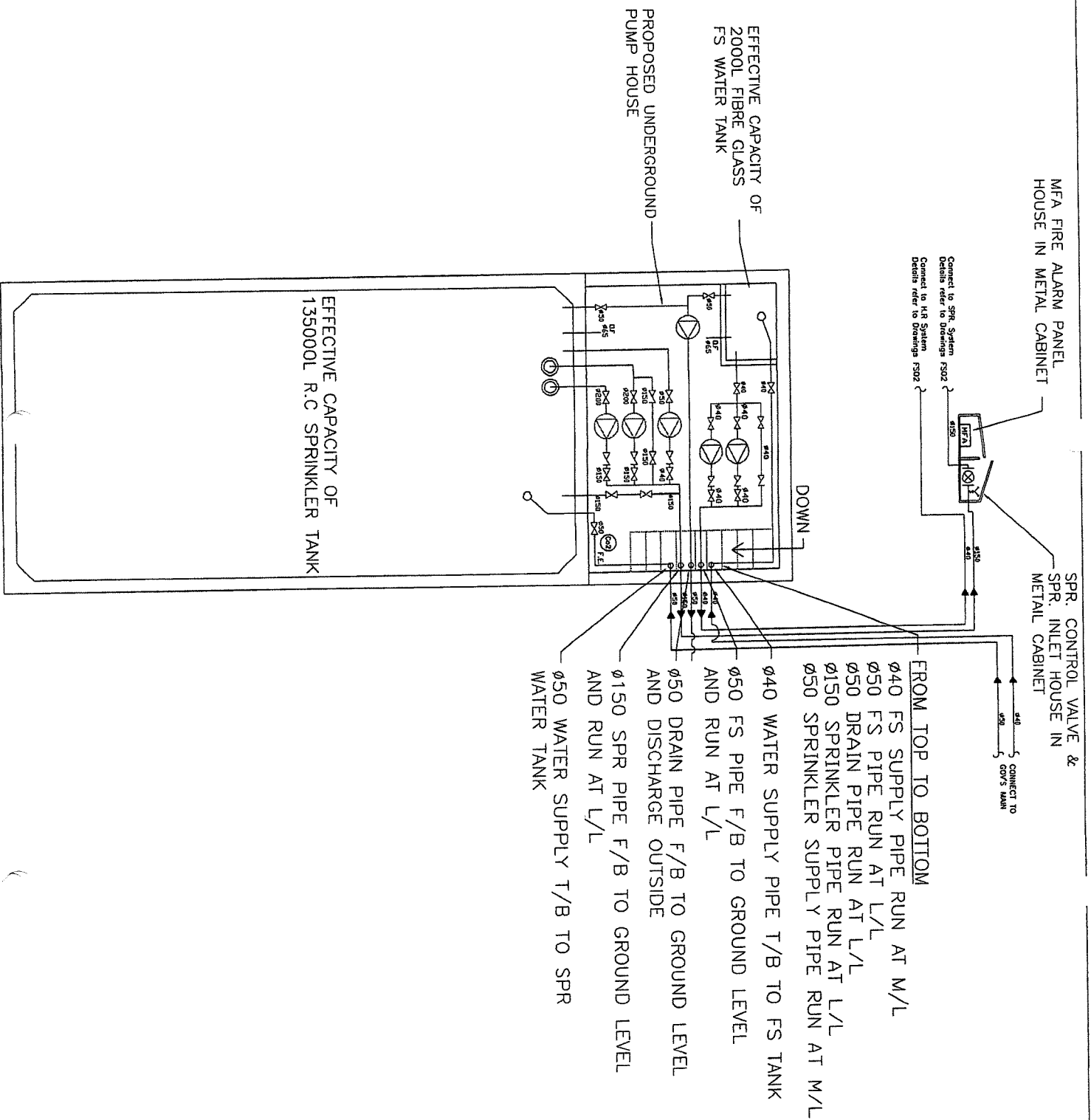
HOSE REEL SYSTEM LAYOUT PLAN

REV	DESCRIPTION	DATE	BY
B	PD SUBMISSION	09-01-2012	HY
A	PD SUBMISSION	16-11-2011	HY

FSI CONTRACTOR
East Power Engineering Limited
Rm A 7/F, Hop Shing Commercial Building
41 Chi Hong Street, Tsimshatsi, Kowloon
Tel : 2394-3772 Tel : 2397-3238

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR
STORAGE OF FURNITURE FOR A PERIOD
OF 3 YEARS IN "OPEN STORAGE" ZONE
AND AN AREA SHOWN AS "ROAD", LOTS
887, 890 SA RP, 890RP AND 890S.B
IN D.D. 77, PING CHE

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng. I	16-11-2011
DESIGNED BY	HY	Eng. I	16-11-2011
CHECKED BY	CM	PM	16-11-2011
APPROVED BY	CM	PM	16-11-2011
PROJECT NO.	10048		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10048-FS03			
SCALE	1 : 300	REVISION	B



REV	DESCRIPTION	DATE	BY
B	PO SUBMISSION	09-01-2012	HY
A	PO SUBMISSION	16-11-2011	HY

FSI CONTRACTOR	East Power Engineering Limited
Plot A, 7/F., Hop Sing Commercial Building	
41 Chi Kung Street, Tsimshatsui, Kowloon	
Tel. : 2394-3772 Fax. : 2397-3238	

PROJECT	PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF FURNITURE FOR A PERIOD OF 3 YEARS IN "OPEN STORAGE" ZONE AND AN AREA SHOWN AS ROAD, LOTS 887, 890 S.A. RP, 890RP AND 890S.B IN D.O. 77, PING CHE
---------	--

DRAWING TITLE	DETAILS OF UNDERGROUND PUMP ROOM
---------------	----------------------------------

INITIAL	DESIGNATION	DATE
DRAWN BY	HY	16-11-2011
DESIGNED BY	HY	16-11-2011
CHECKED BY	CM	16-11-2011
APPROVED BY	CM	16-11-2011

PROJECT NO.	10048
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.	EP-10048-FSM4
-------------	---------------

SCALE	1 : 75	REGION	B
-------	--------	--------	---

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/hz)
TWO ROSE REEL PUMPS (FP-1 AS DIRT & FP-2 AS STANDBY PUMP)	7.5	100	2800 MAXIMUM	3KW	380/3/50

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO ROSE REEL PUMPS (FP-1 AS DIRT & FP-2 AS STANDBY PUMP)	7.5	100	2800 MAXIMUM	3KW	380/3/50

1.?????????
BREAK THE GLASS OF THE FIRE ALARM CALL POINT
2.??????,?????
OPEN CONTROL VALVE BEFORE RUNNING THE HOSE
3.??????,?????????
TURN ON WATER AT NOZZLE AND DIRECT JET AT THE BASE OF FIRE

DETAIL 'B' (N.T.S.)

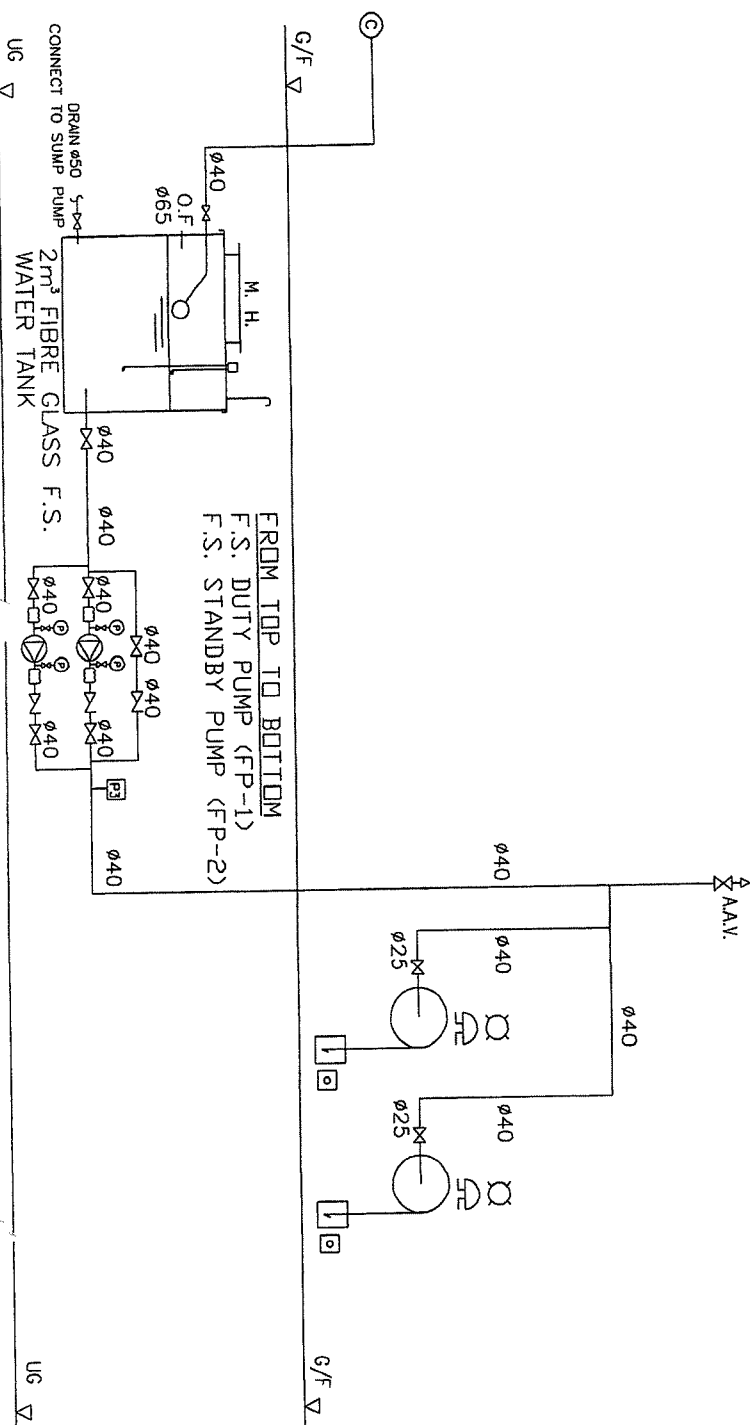
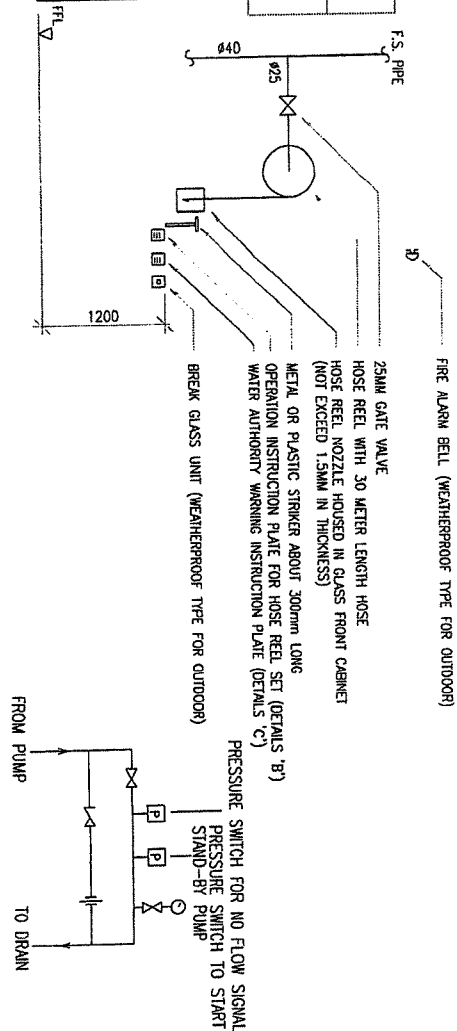
清水用水
嚴禁作其他用途

USE OF WATER FROM FIRE SERVICES
FOR PURPOSES OTHER THAN FIRE
FIGHTING IS STRICTLY PROHIBITED

4-238, 11-5, 6, 7, 8 Office Of the Water Authority

Office Of the Water Authority

DETAIL ARRANGEMENT FOR 'P3



B	PD SUBMISSION	29-12-2011	HY
A	PD SUBMISSION	16-11-2011	HY
REV	DESCRIPTION	DATE	BY

East Power Engineering Limited



Flat A, 7/F., Hop Sing Commercial Building
41 Chi Kiang Street, Tsimshatsui, Kowloon
Fax: 2394-3772 Tel: 2397-3238

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF FURNITURE FOR A PERIOD OF 3 YEARS IN "OPEN STORAGE" ZONE AND AN AREA SHOWN AS "ROAD", LOTS 8837, 890 S.A. RP, 890RP AND 890S.B IN D.D. 77, PING CHE

DRAINING TITLE
SCHEMATIC DIAGRAM FOR HOSE REEL
SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng. J	16-11-2011
DESIGNED BY	HY	Eng. J	16-11-2011
CHECKED BY	CM	PM	16-11-2011
APPROVED BY	CM	PM	16-11-2011
PROJECT NO.	10048		

DRAWINGS NO

EP-10048-FS06

SCALE

SCALE

REVISION N.I.S

1

FIRE SERVICES NOTES:

1. F.S. AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION SHOULD BE CLEARLY INDICATED ON PLAN
2. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
3. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838
4. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
5. AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135000L SPRINKLER WATER TANK AND HAZARD CLASS 0H3 SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS EN12845 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 4/2010. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
6. 1 NO OF 4KG DRY POWDER TYPE FIRE EXTINGUISHER SHALL BE PROVIDED FOR GUARD HOUSE
7. AN IMPROVED HOSE REEL SYSTEM WITH 2000L F.S. TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM, FIRE HYDRANT OUTLET AND HOSE REEL SHALL BE CLEARLY MARKED ON PLANS.
8. THE FH/HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2005.
9. PORTABLE HAND-OPERATED APPROVED APPLIANCES SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AND CLEARLY INDICATED ON PLANS.
10. ALL SPRINKLER PIPE SIZE SHOULD BE 32mm UNLESS SPECIFY
11. THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
12. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
13. SUCH OVERFLOW PIPE MUST DISCHARGE IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
14. THE PROPOSED WAREHOUSE STORAGE OF FURNITURE, THE CATEGORY OF GOODS SHALL BE CLASSIFIED TO CATEGORY II. STORAGE CONFIGURATION SHOULD CLASSIFIED FREE STANDING OR BLOCK STACKING AND THE HEIGHT OF STORAGE NOT EXCEED 3M.
15. 1 NO OF 5KG CO2 TYPE FIRE EXTINGUISHER SHALL BE PROVIDED FOR FIRE PUMP ROOM
16. AN MANUAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER CONTROL VALVE SET CABINET

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CQ.	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

COLOR CODE

PIPE SIZES	COLOR
45mm	LIGHT GREEN
45mm	RED
45mm	PURPLE
45mm	YELLOW
45mm	BLUE
45mm	GREEN
45mm	LIGHT BROWN
45mm	DEEP BROWN

DRAWING LIST

DRAWING NO.	DESCRIPTION
EP-10048-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10048-FS02	PROPOSED WAREHOUSE LAYOUT PLAN
EP-10048-FS03	SPRINKLER & HOSE REEL SYSTEM LAYOUT PLAN
EP-10048-FS04	DETAILS OF UNDERGROUND PUMP ROOM
EP-10048-FS05	SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM
EP-10048-FS06	SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM
EP-10048-FS07	SITE PLAN

LEGEND - IR SCHEMATIC DIAGRAM

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY, INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PIPING PIPE
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY, INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PIPING PIPE

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY, INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PIPING PIPE

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF FURNITURE FOR A PERIOD OF 3 YEARS IN "OPEN STORAGE" ZONE AND AN AREA SHOWN AS ROAD, LOTS 887, 890 S.A. RP, 890RP AND 890S.B IN D.D. 77, PING CHE

East Power Engineering Limited
 Flat A, 7/F, Hop Sing Commercial Building
 41 Chi Keng Street, Tsimshatsui, Kowloon
 Tel.: 2394-3772 Tel.: 2397-3238

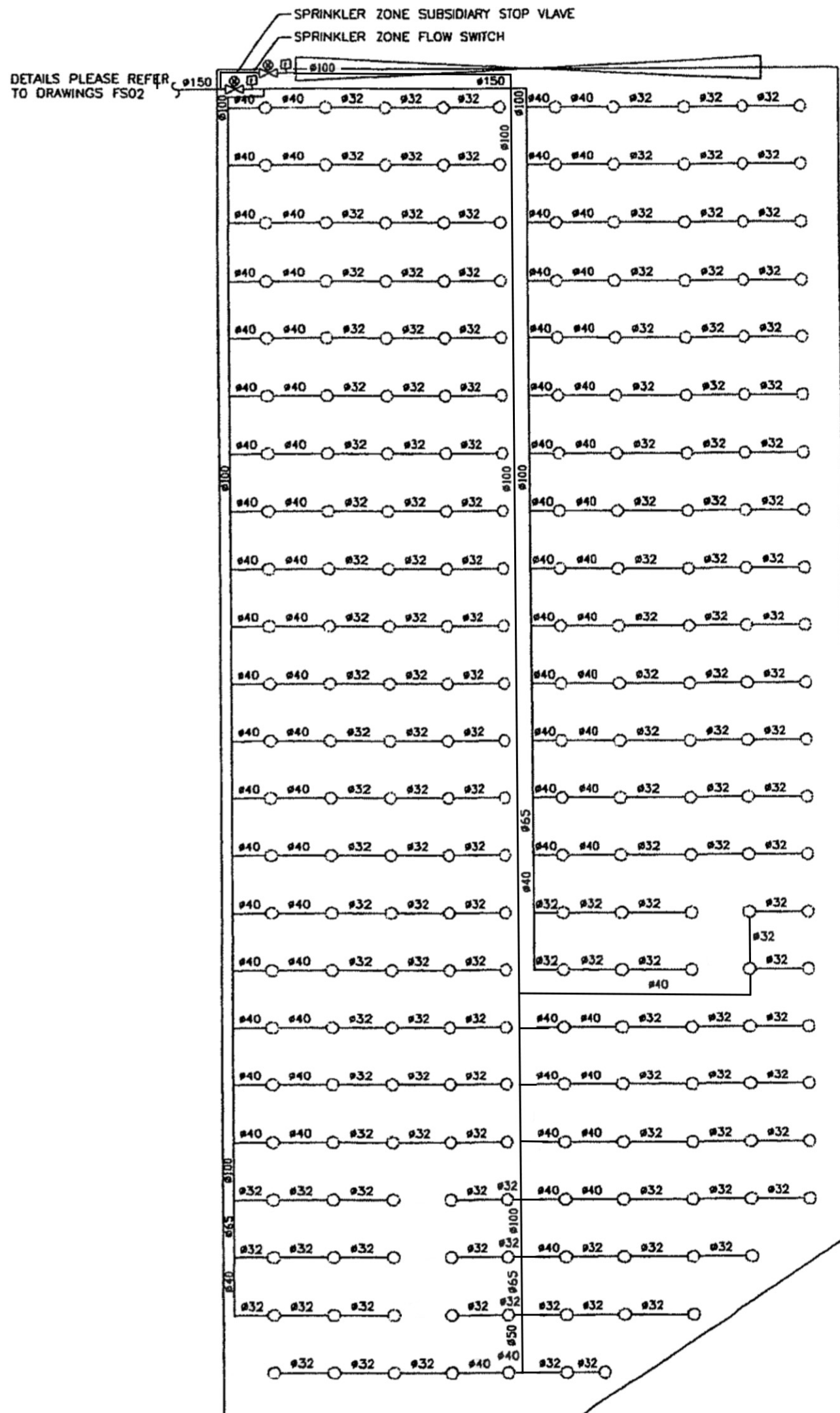
DRAWING TITLE	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	16-11-2011
DESIGNED BY	HY	Eng.T	16-11-2011
CHECKED BY	CM	PM	16-11-2011
APPROVED BY	CM	PM	16-11-2011
PROJECT NO.	10048		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10048-FS01		
SCALE	N.T.S	REVISION	8



Appendix D

Sprinkler System Layout Plan





By Hand and Email (jcmkwan@pland.gov.hk)

Appendix Ia of RNTPC
Paper No. A/NE-TKL/776

Our ref.: HHC9-DM-2516-240529

10 September 2024



Planning, Urban Design, Landscape, Golf & Environmental Consultants

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

Attention: Ms. C.M. Kwan

Dear Ms. Kwan,

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories

We are writing with respect to the captioned application submitted on 4th September 2024.

By way of clarification, kindly be informed that the captioned application is submitted for the following land uses and development:

Temporary Warehouse (Storage of Building Design Mock-ups) and Cold Store (Storage of Vegetables, Fruits and Foods) with Ancillary Rural Workshop for a Period of 3 Years and Filling of Land at the stated address.

Should you have any queries, please do not hesitate to contact Ms. Wong Hui Ting, Town Planner at URBIS Limited by phone at [REDACTED] or via email [REDACTED].

Yours faithfully,
For and on behalf of URBIS Limited

David Morkel MRTPI MHKIP MHKIUD RPP

Director

Encl.

cc. Planning Department (Attn.: Ms. LEE Si Wai, Sheren) – by Email (sswlee@pland.gov.hk)



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sheren Si Wai LEE/PLAND

寄件者: Wong Hui Ting [REDACTED]
寄件日期: 2024年10月18日星期五 17:12
收件者: TPB Submission/PLAND; Ivy Cho Wa WONG/PLAND
副本: Sheren Si Wai LEE/PLAND; Katie Yuet Yee LEUNG/PLAND; Ho Rita;
Steven_Lo@hiphing.com.hk; David Morkel; URBIS-HHC9
主旨: A/NE-TKL/776 - Submission of Further Information 1
類別: Internet Email

Dear Sir / Madam,

We are writing with respect to the captioned application and are pleased to submit herewith Further Information (FI) 1 with regard to the following items:

- Application Form
- Planning Statement
- Response to Comments

Kindly note that we intend to proceed with our original application and would like to respectfully request that this FI be exempted from publication and recounting requirements under the provisions of Section 5 of TPB PG-No. 32B, on the basis that the changes made are in the form of clarification and amplifications, without changing the scheme nor the conclusions of those assessments.

Softcopy of the submission has been uploaded to the link below:

[20241018 A-NE-TKL-776 FI1](#)

Should you have any queries, please feel free to contact Ms. Wong Hui Ting, Town Planner at URBIS Limited by phone at [REDACTED] or email ([REDACTED]).

Thank you.

Kind regards,
Hui Ting

黃煦婷 Hui Ting

Wong Hui Ting | Town Planner

URBIS Limited

T [REDACTED] | D + [REDACTED] | F [REDACTED] Please visit our website www.urbis.com.hk for latest news and information

No.	Comment	Response
Planning Statement (A/NE-TKL/776)		
1	PLANNING DEPARTMENT (Contact Person: Ms. Sheren Lee TP/N3, Tel.: 2158 6391) By Email dated 30 Sept 2024	
	Please supplement the following: 1. The breakdown of site area in “OS” zone and area shown as ‘Road’;	The Application Site comprises an area of approximately 2,499m ² within the “OS” zone and a smaller area of approximately 997m ² in an area shown as ‘Road’ on the prevailing OZP. We have updated section 1.5 of the planning statement to provide this information.
	2. Supplement with a plan indicating the location and area of the filled area;	Please refer to Figure 6 of the submitted Planning Statement for the location of the filled area. We have updated Figure 6 to specify the extent of the filled area, which is identical to that of the Application Site i.e., approximately 3,496m ² .
	3. Explanation for not complying with the approval condition relating to the implementation of FSIs proposal under previous application No. A/NE-TKL/516	Due to the lack of post-approval advisory support at that time, the applicant was not able to navigate through the administrative process of demonstrating compliance with the cited approval condition. Kindly note that water supplies for fire-fighting and fire service installations have been implemented to serve the Application Site. Relevant site photos taken on 22 nd August 2024 have been provided in a new Appendix E of the Planning Statement (forming part of this FI submission). The applicant has committed to comply with any necessary approval condition(s) for the subject application.
2	TRANSPORT DEPARTMENT (Contact Person: Mr. Eric TAM, Engr/Special Duties 2; Tel.: 2399 2405) By Email dated 7 Oct 2024, forwarded by Planning Department	
	I refer to the captioned application. Please find the preliminary comments from Commissioner for Transport (Contact Person: Mr. Eric TAM; Tel.: 2399 2405) below:	Thank you for your comments.
	(i) The dimensions of the loading/unloading spaces for light goods vehicles should be 7m by 3.5m, and the dimensions should be shown on the layout plan;	We have updated Figure 5 to show the dimensions of the loading/unloading spaces for light goods vehicles.
	(ii) The applicant should justify the adequacy of the parking spaces provided by relating to the number of vehicles visiting the subject site, such as parking spaces for visitors conducting the mock-up inspection;	Visitors’ group, who will arrive the application site by private cars, will be limited to 28 people (2 no.s of Multi-Purpose Vehicle (MPV) will be parked at private car parking spaces and 2 no.s of light goods vehicles parking spaces will be also served as MPV parking spaces) in each visit.

No.	Comment	Response
	(iii) The applicant should advise the width of the vehicular access leading to the site;	An 8m-wide vehicular access leading to the site is provided.
	(iv) The dimension of the maneuvering circle should be shown on the layout plan;	We have updated Figure 5 to show the dimension of the maneuvering circle.
	(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	A security guard will be available to guide visitors' vehicles to the parking spaces to make sure no queueing of vehicles takes place outside the Application Site.
	(vi) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Proper signage, indicating the pedestrian route / footpath with will be provided to guide and alert pedestrians. A security guard will also be available to ensure pedestrian safety.
	(vii) The proposed vehicular access of using Ng Chow South Road is not managed by TD. The applicant should seek comments from the responsible party.	Agreed and noted with thanks.
	Thank you.	Thank you.
3	DISTRICT LANDS OFFICES/NORTH (Contact Person: Mr. YUEN Ming Kin, Land Ex/Temp Disposal 1 (District Lands Office, North); Tel.: 2675 1546) By Email dated 9 Oct 2024	
	My comments/observations based on the applicant's information are as follow: 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 with thanks.
	2. The private lots are covered by Short Term Waivers (STW) Nos. 1589 & 1590 for the purpose of temporary cold storage and guard and temporary cold storage, transformer and switch room, electrical room guard room, site office and switch room for fire service installation and pump house respectively. This office reserved the rights to take enforcement action for the breach of STW.	Noted with thanks.
	3. The GL in the application site is covered by Short Term Tenancies (STT) No. NX 1737 for the purpose of toilet and open space.	Noted with thanks.
	4. The application site is already being used for the uses under application. The	The applied 'Storage of Building Design Mock-ups' use is intended for the storage

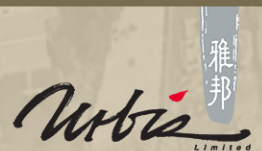
No.	Comment	Response
	applicant should clarify if the "building design mock-up" is solely for storage or for display/showroom to customers.	of mock-ups in relation to an ongoing building construction project in another part of Hong Kong. The warehouse is used for the purpose of storing the mock-ups. Members of the public are not allowed access to the mock-ups. Only workers, the construction project team and related personnel will be allowed access to the warehouse for project-related purposes, including the delivery of materials and the inspection of mock-up works.
	5. If the planning application is approved, the lot owners will need to apply to this office for modification of the use of STW/STT (subject to clarification mentioned in para. 4 above). The modification of the STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent and administrative fee as considered appropriate by LandsD.	Noted with thanks.

坪
輦

Ping Che

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories

**FURTHER
INFORMATION 1**



October 2024

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 Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積		..... 1,236 .....sq.m <input checked="" type="checkbox"/> About 約	
Proposed covered land area 擬議有上蓋土地面積		..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約	
Proposed number of buildings/structures 擬議建築物／構築物數目		..... 6	
Proposed domestic floor area 擬議住用樓面面積		.....sq.m <input type="checkbox"/> About 約	
Proposed non-domestic floor area 擬議非住用樓面面積		..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約	
Proposed gross floor area 擬議總樓面面積		..... 2,260 .....sq.m <input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Use	Non-domestic GFA	Elevation of Use	Building Height from Ground Level
Warehouse for Storage of Mock-up and Cold Store including: - Storage of Building Design Room Mock-up - Cold Store	Approx. 2,110m ² - Approx. 1,660m ² - Approx. 450m ²	Ground Level	Approx. 8.6m
Guard Room	Approx. 150m ²		Approx. 3m
Toilet			
Electrical Room & Guard Room			
Transformer & Switch Room			
Switch Room for F.S. Installation & Pump House			Approx. 8m
			Approx. 3m
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	..... 2		
Motorcycle Parking Spaces 電單車車位 /		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 2 (與上落客貨車位共用)		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... / ..... Shared with loading/unloading spaces		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /		
Others (Please Specify) 其他 (請列明)	.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位 /		
Coach Spaces 旅遊巴車位 /		
Light Goods Vehicle Spaces 輕型貨車車位	..... 2 (與停車位共用)		
Medium Goods Vehicle Spaces 中型貨車車位	..... / ..... Shared with parking spaces		
Heavy Goods Vehicle Spaces 重型貨車車位 /		
Others (Please Specify) 其他 (請列明)	.....	

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
	Non-domestic 非住用	2,260 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <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	6		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)		
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)		
	Non-domestic 非住用	3.00 - 8.60 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)		
(iv) Site coverage 上蓋面積	65 % <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 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) _____ _____		4 2 / 2(與上落客貨車位/停車處共用) / /	Shared with loading/unloading spaces
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 / / 2 (與停車位共用) / /		Shared with parking spaces

Executive Summary

This Planning Application relates to Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining Government Land, at Ping Che, Sheung Shui, New Territories. It is prepared and submitted under section 16 (s.16) of the Town Planning Ordinance (Cap.131) on behalf of Lau Tak Kee Motor Engineering and Equipment Limited ("the Applicant"), to seek approval from the Town Planning Board ("TPB/the Board") for temporary planning permission for a Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for Filling of Land.

The majority of the Application Site falls within an area zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. A remaining small portion of land comprises an area shown as 'Road' on the same OZP, within which any filling of land will require permission from the Board. Available aerial photographic records show that the Site was filled to form a development platform during a period up to 1996. As this was carried out before the current owners acquired the land, there are no records, however, of the depth of the fill material deposited on the Site or the nature of that material.

The applied temporary uses fall within the definition of a 'Warehouse (excluding Dangerous Goods Godown)' use specified in Column 1 of the Notes which is always permitted in the "OS" zone. According to the Notes to the OZP, in any area shown as 'Road', temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site is approximately 3,496m² in extent, including Government land of approximately 84m². The total gross floor area (GFA) applied is approximately 2,260m². There will be six non-domestic structures, including the main warehouse and other associated facilities namely the guard rooms, toilet, electrical room, transformer room, and, switch room for fire service installation and pump house. All structures will be between 3m and 8.6m in height. The greater part of the warehouse will serve as storage space for building design mock-ups for an ongoing building construction project. The ancillary rural workshop activities will be carried out in the main warehouse to accommodate minor woodworking and wet-trades on an ad-hoc basis to furnish the interior mock-ups. The remaining smaller part of the warehouse will house the Cold Store for the cold storage of vegetables, fruit and food. No interface issue is envisaged from these applied uses. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The applied 'Warehouse (excluding Dangerous Goods Godown)' use is not the first of its kind in the "OS" zone or the area shown as 'Road' on the prevailing OZP.

The Application Site will be accessible by a vehicular track from Ng Chow South Road via the main ingress/egress point, which is approximately 7.5m wide. There will be two parking spaces for light goods vehicles, which will also serve as loading/unloading bays, as well as two private car parking spaces on site. The operational hours will be from 9:00a.m. to 6:00p.m. on Mondays to Saturdays, with no operation on Sundays and public holidays.

The Application for the filling of land establishes:

- through its historic use since filling in 1996, that the fill poses no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

The Application also establishes that the applied temporary use for a warehouse with ancillary rural workshop and cold store:

- is in line with the planning intention of the "OS" zone and will not jeopardize the area shown as 'Road' given with the temporary nature of the applied use;
- as such, represents a prudent temporary use of Hong Kong's scarce land resources;
- mainly falls within designated "Category 1 Areas" which are considered suitable for open storage and port back-up uses, in accordance with 'Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G);
- is considered compatible with the surrounding areas which are similarly occupied by open storage and port back-up uses in large part;
- poses no adverse environmental or visual, traffic and drainage impacts; and
- does not set an undesirable planning precedent.

In view of the abovementioned merits of the applied temporary warehouse with ancillary rural workshop and cold store for a period of 3 years, and filling of land, a favourable consideration of this Application is respectfully requested from the Board.

內容摘要

(內容如有差異，請以英文版本為準)

本規劃申請位於新界上水坪輦丈量約份第 77 約地段第 887 號、第 890 號 A 分段餘段、第 890 號餘段及第 890 號 B 分段及毗連政府土地。劉德記汽車工程有限公司（下稱「申請人」）現按第 131 章城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）提交本申請，以供批准為期三年的臨時倉庫（存放建築設計樣板）連附屬鄉郊工場及凍倉（存放蔬菜、生果及食品）的臨時規劃許可及填土工程。

根據坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14（下稱「大綱圖」），大部分申請地點位於「露天貯物」地帶。餘下小部分屬圖上顯示為「道路」的地方，在該範圍內進行任何填土工程必須向城規會申請規劃許可。現有的航空照片記錄顯示該地點於 1996 年曾被填平以形成一個發展平台。然而，因該填土工程在現行土地擁有人租用土地前進行，並無記錄顯示在該地點擺放的填土物料深度或物料性質。

是次申請的臨時用途屬「貨倉（危險品倉庫除外）」，為「露天貯物」地帶內經常准許的第一欄用途。根據大綱圖的《註釋》，在圖上顯示為「道路」的地方，任何土地或建築物如為期不超過三年的臨時用途或發展，必須向城規會申請規劃許可。

申請地點的面積為約 3,496 平方米，包括約 84 平方米的政府用地。是次申請的總樓面面積約為 2,260 平方米。申請地點共將有六個非住用設施，包括主倉庫和其他相關設施，包括警衛室、廁所、配電室、變壓器室、消防設施配電室和泵房。所有設施高度為不超過 3 米至 8.6 米之間。倉庫內的主要空間將用作存放用於施工中的項目的建築設計樣板，並會作附屬於該用途，用於處理少量木工和批蕩的鄉郊工場用途。倉庫內餘下較小部分擬作凍倉用途，以冷藏蔬菜、生果及食品。預計是次申請的用途為鄰並不會產生問題。申請地點於 2011 和 2013 年曾獲得城規會的規劃許可作臨時貨倉用途，隨後於 2015 年獲許可作臨時凍倉用途。是次申請的「貨倉（危險品倉庫除外）」用途非該「露天貯物」地帶及在圖上顯示為「道路」的地方內的首例。因此，申請人提交本規劃申請予城規會考慮。

申請地點的主要出入口寬度為約 7.5 米，連接從五洲南路延伸的行車路。申請地點內設有兩個輕型貨車泊車位，並會同時作輕型貨車上落客車位使用，以及兩個私家車車位。營業時間為星期一至星期六的上午九時至下午六時，星期日及公眾假期休息。

是次申請的填土工程確定：

- 自 1996 年進行填土工程以來，該填土地點的历史用途證明，在適當的排水工程下，該填土工程並無記錄對申請地點或周邊地區的排水造成不良影響。

於設計優點及規劃理據而言，是次申請的臨時倉庫用途連附屬鄉郊工場及凍倉：

- 符合大綱圖內「露天貯物」地帶的規劃意向，而鑒於是次申請的用途屬臨時性質，是次申請亦不會

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background to the Application.....	1
1.2	Filling of Land.....	1
1.3	Applied Land Uses.....	1
1.4	Lands Status.....	1
1.5	Planning Context and History.....	2
1.6	Purpose and Structure of This Planning Statement.....	2
2	SITE CONTEXT	4
2.1	Site Location and Existing Condition.....	4
2.2	Surrounding Development Context.....	4
2.3	Outline Zoning Plan Provisions.....	4
2.4	Town Planning Board Guidelines	5
3	FILLING AND LAND USE PROPOSAL AND TECHNICAL CONSIDERATIONS	6
3.1	Introduction.....	6
3.2	Indicative Proposal for Filling of Land.....	6
3.3	Indicative Land Use Proposal.....	6
3.4	Site Planning	7
3.5	Technical Issues	8
4	PLANNING MERITS AND JUSTIFICATIONS.....	10
4.1	Introduction.....	10
4.2	Conformity with OZP Intention.....	10
4.3	Conformity to Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G).....	11
4.4	Compatibility with Surrounding Land Use and Environment	12
4.5	No Unacceptable Traffic, Drainage or Environmental Issues.....	12
4.6	No Undesirable Planning Precedent.....	12
4.7	Conclusion.....	13
5	IMPLEMENTATION.....	14
5.1	Programme and Phasing	14
6	CONCLUSION AND DECISION SOUGHT.....	15
6.1	Conclusion.....	15

List of Tables

Table 1.1	Previous s.16 Applications at Application Site
Table 3.1	Table 3.1: Estimated Average Traffic Generation and Traffic Generation Rate at Peak Hours for Cold Store Use under Previous Permission (Case No. A/NE-TKL/516)

List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Extent of Prevailing OZPs
Figure 4	Aerial Photo of the Application Site
Figure 5	Master Layout Plan
Figure 6	Extent of Filling of Land
Figure 7a	Aerial Photos of Site Conditions Between 1992 and 1994
Figure 7b	Aerial Photos of Site Conditions Between 1995 and 1996

List of Appendices

Appendix A	Previous s.16 Applications for Temporary Warehouse in Areas shown as 'Road' on OZP Surrounding the Application Site
Appendix B	As-built Drainage Plan and Photo Record of Existing Site Conditions
Appendix C	Fire Service Installation Record and PlanD Letters of Discharge
Appendix D	Sprinkler System Layout Plan
Appendix E	Site Photos of Existing Provision of Water Supplies for Fire-fighting and Fire Service Installations

List of Abbreviations

CEDD	Civil Engineering and Development Department
GFA	Gross Floor Area
m	Metre
m ²	Square Metre
"OS"	"Open Storage"
OZP	Outline Zoning Plan
PlanD	Planning Department
s.16	Section 16
TPB/the Board	Town Planning Board

1 INTRODUCTION

1.1 BACKGROUND TO THE APPLICATION

- 1.1.1 This Application is submitted by Lau Tak Kee Motor Engineering and Equipment Limited ("the Applicant") under section 16 (s.16) of the Town Planning Ordinance (Cap. 131) to seek planning permission in respect of leased land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77, and adjoining unallocated Government Land in Ping Che, Sheung Shui, New Territories for the temporary use of the land for a Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a period of three years, and for the filling of land.
- 1.1.2 The Application Site occupies an area of approximately 3,496 square metres (m²) and is located on Ng Chow South Road, east of Ping Che Road, near Sheung Shui in the New Territories (**Figure 1** refers).

1.2 FILLING OF LAND

- 1.1.3 This Application is submitted to apply, inter alia, for the filling of land in the Application Site. Available aerial photographic records show that the Site was filled to form a development platform in the period up to 1996. As this was carried out before the current owners acquired the land, there are no records, of the depth of the fill material deposited on the Site or the nature of that material.

1.3 APPLIED LAND USES

- 1.1.4 In addition to filling of land, two temporary land uses are applied for in the Application Site for a period of three years, namely:
- Storage of Building Design Mock-ups; and
 - Cold Store for the purposes of cold storage of vegetables, fruit and food. (This will be as a reapplication of temporary uses previously approved subject to conditions by the Town Planning Board in 2015 under s.16 of the Town Planning Ordinance).

1.4 LANDS STATUS

- 1.4.1 The Application Site has an area of approximately 3,496m² and falls on Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and adjoining unallocated Government Land, Ping Che, New Territories (**Figure 2** refers).
- 1.4.2 The Application Site is situated partly on an Old Schedule agricultural lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. According to the New Territories Leases (Extension) Ordinance 1988, the lease may be further renewed to 2047.

1.5 PLANNING CONTEXT AND HISTORY

Planning Context

- 1.5.1 Most of the Application Site (approximately 2,499m² in extent) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. (**Figure 3** refers).
- 1.5.2 The remaining portion of the Application Site falls within an area shown as 'Road' on the same OZP (approximately 997m² in extent).

Previous Planning Permissions

- 1.5.3 The Application Site has a history of planning permissions dating to 2001 as shown in **Table 1.1**.
- 1.5.4 Most recently, a planning permission relating to the Application Site was granted on 4th September 2015 for temporary warehouse use for Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a period of 3 years with conditions (Case No. A/NE-TKL/516). **Appendix C** contains Planning Department's (PlanD) approval of Conditions associated with this permission. This permission was subsequently revoked in 2017.

Table 1.1: Previous s.16 Applications at Application Site

Case No.	Proposed Use/Development	Parameter	Decision of TPB (Date)
A/NE-TKL/516	Temporary Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years	Site Area: About 3,503.00m ² (Includes Government Land of about 94.00 m ²) Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (4.9.2015). Revoked on 4.6.2017
A/NE-TKL/453	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (22.11.2013)
A/NE-TKL/363	Proposed Temporary Warehouse for Storage of Furniture for a Period of 3 Years	Site Area: About 3,397.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (8.7.2011)
A/NE-TKL/143	Temporary Open Storage of Container Trailers for a Period of 3 Years	Site Area: About 3,023.00m ² Zoning: "Open Storage" and Area shown as 'Road'	Approved with conditions on a temporary basis (2.3.2001)

1.6 PURPOSE AND STRUCTURE OF THIS PLANNING STATEMENT

- 1.6.1 This Planning Statement forms a document supporting an application to the Board for temporary planning permission under s.16 of the Town Planning Ordinance.
- 1.6.2 The Statement provides a comprehensive overview of the filling and land use proposal and the need for it. It also details all relevant planning, landscape design and technical considerations. In particular:

2 SITE CONTEXT

2.1 SITE LOCATION AND EXISTING CONDITION

- 2.1.1 The Application Site occupies an area of approximately 3,496m² and is located adjacent to Ng Chow South Road, Ping Che, Sheung Shui, New Territories (**Figure 1** refers).
- 2.1.2 There are currently six existing structures on site serving a variety of storage and associated purposes (**Figures 4 and 5** refer). The main storage uses are housed in the largest covered area (Structure 1 on **Figure 5** refers) which has a gross floor area (GFA) of approximately 2,110m², whilst the associated smaller supporting structures have a total GFA of approximately 150m². All structures are between 3 metres (m) and 8.6m in height.
- 2.1.3 The uncovered areas occupy approximately 1,236m² of the Application Site and covered areas approximately 2,260m².
- 2.1.4 The ingress/egress to the Application Site from Ng Chow South Road is situated at the northern part of the Application Site (**Figure 5** refers). Inside the ingress/egress is a vehicular turn-around, two parking spaces for Light Goods Vehicles which also serve as loading/unloading bays, and two private car parking spaces (**Figure 5** refers).

2.2 SURROUNDING DEVELOPMENT CONTEXT

- 2.2.1 The northeastern boundary of the Application Site is bounded by a vehicular track. There are a number of warehouses and workshops to the north, east and west of the Application Site (**Figure 4** refers).
- 2.2.2 That part of the Application Site shown as 'Road' on the prevailing OZP has been reserved for a future project known as 'Road 5' (**Figure 3** refers). As of 2015, the Civil Engineering and Development Department (CEDD) had no development programme for Road 5.

2.3 OUTLINE ZONING PLAN PROVISIONS

- 2.3.1 Most of the Application Site (approximately 70%) is currently zoned "Open Storage" ("OS") under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (**Figure 3** refers).
- 2.3.2 The remaining portion of the Application Site (approximately 30%) is shown as 'Road' on the same OZP (**Figure 3** refers).

"Open Storage" Zone

- 2.3.3 The planning intention of the "OS" zone is stated in Para 9.4.1 of the OZP Explanatory Statement to be *"for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. In addition, upgrading of existing workshop/warehouse and provision of new industrial development may be permitted on application to the Board. Development proposals for such purposes have to demonstrate clearly that the operations could not be accommodated in conventional flatted factories or godown premises, and the proposed open storage uses would have no adverse environmental, drainage and traffic impacts on the surrounding areas. The Board will consider each development proposal on its individual merits. Sympathetic consideration may be given to industries having extensive land requirement and not polluting in nature"*.

- 2.3.4 Both of the land uses (and ancillary uses) which are the subject of this Application (namely 'Storage of Building Design Mock-ups' and 'Cold Store') fall within the land use 'Warehouse (excluding Dangerous Goods Godown)' and are therefore uses falling within Column 1 of the Schedule of Uses under the prevailing OZP and which are therefore, always permitted.

Area Shown as 'Road'

- 2.3.5 The Notes to the OZP state at Para. (10) *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*

road and on-street vehicle park". (our remark in [])

Temporary Use

- 2.3.6 Para. 11(b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*

2.4 TOWN PLANNING BOARD GUIDELINES

- 2.4.1 The applied temporary storage uses exhibit 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under s.16 of the Town Planning Ordinance' (TPB PG-No. 13G) issued in April 2023 (hereafter referred to as "the Guidelines").
- 2.4.2 The applied temporary land uses are addressed under the Guidelines as follows:
- The majority of the Application Site (approximately 70.9%) is situated within TPB PG-13G designated "Category 1 Areas" in accordance with the plans attached to the Guidelines. The Guidelines states that Category 1 Areas are areas considered suitable for open storage and port back-up uses. In these areas, Para. 2.1 (a) of the Guidelines states:
"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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns."
 - Preliminary technical assessments on traffic, drainage, visual and environmental aspects should demonstrate that the applied uses will not generate adverse impacts to the surrounding areas (Paras. 2.4- 2.5 of the Guidelines).
 - The remainder of the Application Site, which is located in an area shown as 'Road' on the prevailing OZP falls outside the defined Areas 1, 2, 3 or 4 under the Guidelines.

- 3.3.2 Minor woodwork and wet-trades activity will be needed for assembly purposes on an ad-hoc basis for the interior mock-ups. This will require a temporary rural workshop ancillary to the main storage use.
- 3.3.3 The Applicant therefore wishes to obtain permission to utilise part of the Application Site for the purposes of storing these mock-up units with an ancillary rural workshop, which will account for approximately 1,660m² of the total GFA applied.

Cold Store

- 3.3.4 The Applicant also wishes to re-apply for the temporary use of the other smaller part of the Application Site for the purposes of cold storage of vegetables, fruit and food. This will be a reapplication of a temporary use previously approved subject to conditions by the Board under s.16 of the Town Planning Ordinance. This use accounts for approximately 450m² of the total GFA applied.
- 3.3.5 The applied operational hours will be 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- 3.3.6 To facilitate the above operations, a GFA of approximately 150m² is applied to accommodate facilities required to support and are therefore ancillary to the applied operations. These ancillary facilities are shown on the master layout plan which will be further discussed in the following section (**Figure 5** refers).

3.4 SITE PLANNING

Site Layout

- 3.4.1 The site layout is illustrated in **Figure 5**. The ingress/egress points are situated at the northern part of the Application Site off Ng Chow South Road (**Figure 1** refers).
- 3.4.2 The two applied storage land uses, including the ancillary rural workshop, will be accommodated within Structure 1. No functional interface issues or problems are envisaged between the two applied temporary land uses and the ancillary land use.
- 3.4.3 Other ancillary supporting facilities are housed in Structures 2 to 6, including the guard room, toilet, electrical room & guard room, transformer & switch room, and switch room for fire service installation & pump house (**Figure 5** refers).
- 3.4.4 Amongst the ancillary supporting facilities:
- Structure 4 which is the electrical room & guard room is located within an area shown as 'Road' on the OZP.
 - The remaining structures are situated in areas zoned "OS" on the OZP.

Vehicular Access and Circulation

- 3.4.5 The Application Site is served by a surfaced vehicular track leading from Ng Chow South Road. Any access road leading from Ping Che Road to the Application Site is not maintained by Highways Department.
- 3.4.6 There will be two 7m x 3.5m loading/unloading bays for light goods vehicles not exceeding 5.5 tonnes which adjoin the main warehouse i.e., Structure 1, and two 5m x 2.5m private car parking spaces (**Figure 5** refers). No medium goods vehicle, heavy goods vehicle, and container trailer/tractor will access the Application Site.
- 3.4.7 Adequate circulation and turning space will be provided at the uncovered area for the manoeuvring of vehicles (**Figure 3** refers).

3.5 TECHNICAL ISSUES

3.5.1 The Application Site is subject to a number of previous planning permissions, most recently Application No. A/NE-TKL/516 in 2015, which was for a very similar cold store use to that applied for under this Application. Technical assessments under previous applications have demonstrated that the applied storage uses will not give rise to unacceptable drainage, traffic and environmental issues. These issues are recapped briefly below.

Site Drainage

3.5.2 The Application Site is subject to a previous planning permission (Case No. A/NE-TKL/453) granted with conditions in 2013 (i.e., subsequent to the completion of the filling of land in 1996) whereby a 300mm surface U-channel was required to be constructed along the entire site boundary to intercept surface runoff. The surface runoff collected by the existing 300mm surface U-channel is dissipated to an existing 525mm diameter underground channel connecting to an existing ditch.

3.5.3 The existing drainage facilities are provided and maintained at the Applicant's own expense. Condition g) of the 2015 planning permission (Case No. A/NE-TKL/516) was the submission of an as-built drainage record. The as-built drainage plan and a photo record of the existing site drainage conditions are provided in **Appendix B**.

3.5.4 Based on its historic use since filling in 1996, the fill deposited on the land appears to pose no recorded adverse drainage impact to the site or surrounding area, with appropriate site drainage works in place.

Traffic and Transport Considerations

3.5.5 The Application Site is served by a surfaced vehicular access leading from Ng Chow South Road. This is approximately 8m wide. Conditional planning permissions were previously granted to the Application Site in 2011 and 2013 for temporary warehouse use, and subsequently in 2015 for temporary cold store use. The average traffic generation and traffic generation rate at peak hours estimated for the latter land use are shown in **Table 3.1**.

Table 3.1: Estimated Average Traffic Generation and Traffic Generation Rate at Peak Hours for Cold Store Use under Previous Permission (Case No. A/NE-TKL/516)

Type of Vehicle	Average Traffic Generate Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light Goods Vehicle (not exceeding 5.5 tonnes)	0.33	0.33	1	0

Note 1: The opening hour is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle not exceeding 5.5 tonnes is taken as 1.

Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m., whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

3.5.6 The applied 'Storage of Building Design Mock-ups' use is estimated to generate a maximum of 2 nos. light good vehicle trips per day inbound and outbound, to deliver materials to the Application Site during the course of the building construction project for which the mock-ups are stored. These trips

will only take place during off-peak hours with a view to minimising traffic impact on the surrounding area.

- 3.5.7 It is estimated that visitors' group who will arrive at the Application Site by private cars will be limited to a maximum of 28 people. 2 nos. of Multi-Purpose Vehicle (MPV) will be parked at private car parking spaces and 2 nos. of light goods vehicles parking spaces will also serve as MPV parking spaces for each visit. A security guard will be available to guide visitors' vehicles to the parking spaces to make sure that no queueing of vehicles takes place outside the Application Site.
- 3.5.8 It can therefore be seen that the temporary land uses applied for in this Application are expected to give rise to negligible traffic generation over and above that of the previously approved cold store use.
- 3.5.9 The proposed temporary land uses will not give rise to regular traffic and only the negligible increase in traffic would not aggravate traffic conditions on Ng Chow South Road, Ping Che Road and nearby road networks.
- 3.5.10 In terms of pedestrian circulation, proper signage, indicating the pedestrian route / footpath with will be provided to guide and alert pedestrians. A security guard will also be available to ensure pedestrian safety.

Fire Services

- 3.5.11 The Application Site is subject to a previous planning permission (No. A/NE-TKL/453) granted for cold store use with conditions in 2013. Proposals for water supply for fire-fighting and fire services installations were submitted and found acceptable in compliance with approval conditions (g) and (h), as indicated on PlanD's letters dated 21st February 2014 and 11th July 2014 respectively (Ref. TPB/A/NE-TKL/453, **Appendix C** refers).
- 3.5.12 On this basis, a revised and updated sprinkler system layout plan is submitted to facilitate the two applied land uses in this application (**Appendix D** refers). Site photos of the existing provision of water supplies for fire-fighting and fire service installations, taken on 22nd August 2024, are provided in **Appendix E**.

Environmental Considerations

- 3.5.13 The Application Site has been subject to planning permissions since 2001. The cold store use in the last planning permission is similar to that applied for in this Application.
- 3.5.14 No significant additional traffic over and above that of the previously approved cold store use. will be created by the applied temporary land uses, and the generation of noise due to associated traffic will therefore be minimal.
- 3.5.15 In previous applications, it was noted that a domestic structure was found to the south of the Application Site. However, the temporary storage uses applied for will be housed within a largely enclosed cold store and warehouse structure (Structure 1 on **Figure 5**). Furthermore, the applicant proposes to restrict the operation hours of the facility from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. Therefore, the actual environmental impact of the applied temporary land uses will therefore be insignificant.
- 3.5.16 The Applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' where applicable and is serious about maintaining acceptable environmental conditions for the surroundings.

prevailing OZP and which, together with their ancillary supporting structures (i.e. Structures 2 to 6 shown on **Figure 5**), are therefore, always permitted.

- 4.2.8 The applied land uses conform to the planning intention of the "OS" zone because they could not be accommodated in a conventional godown. Since part of the applied use is as cold store use, the high demand of electricity is not readily available in conventional godown and industrial premises. The Application Site is therefore an ideal location for the uses which are applied for.
- 4.2.9 Moreover, storage uses at ground floor of conventional godown and industrial premises are usually outbid by other uses which can afford higher rents, such as retail uses. In short, the uses applied for could not be accommodated in conventional warehouse due to the economic infeasibility and the physical constraints of conventional godowns and industrial buildings.

Area Shown as 'Road'

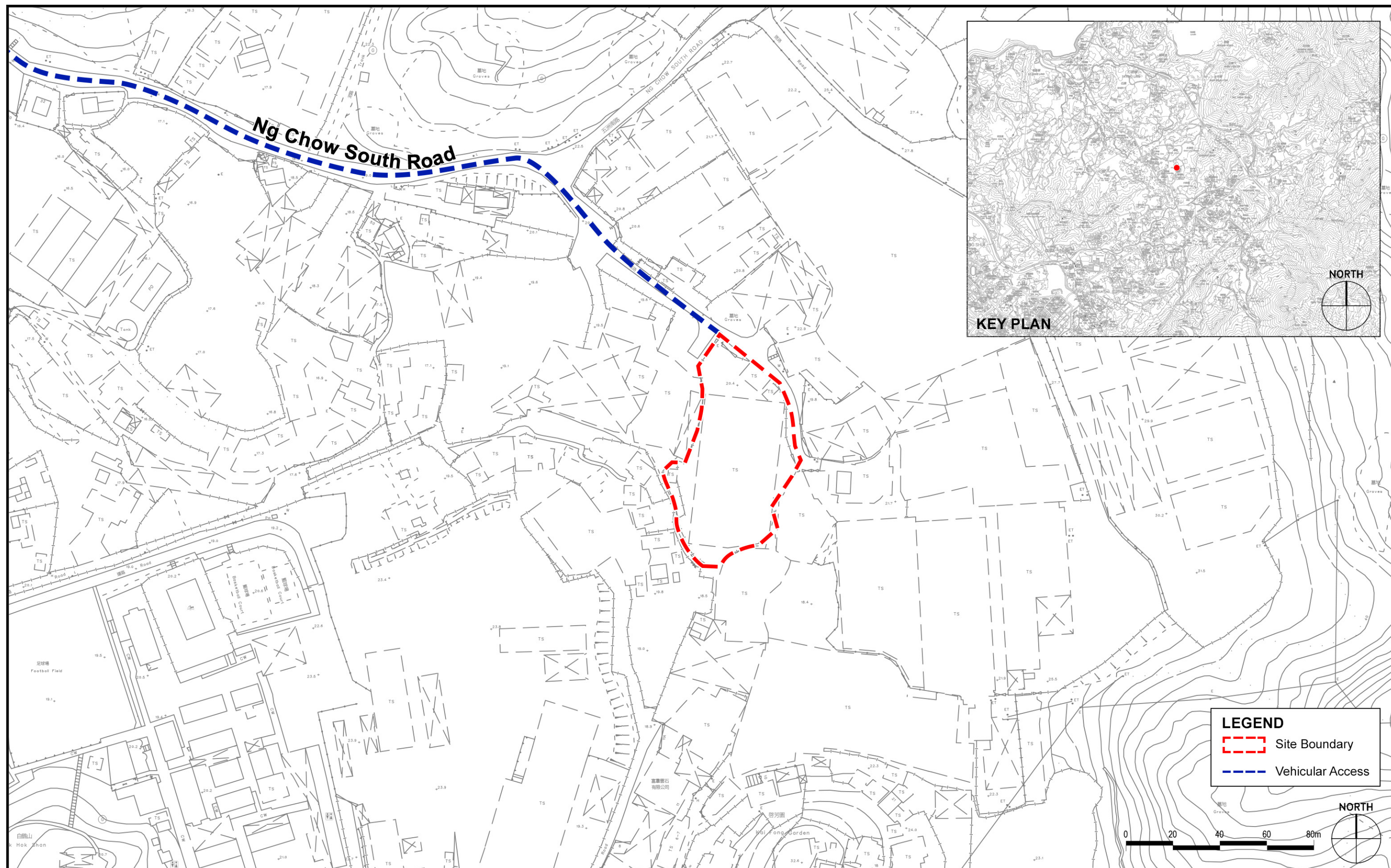
- 4.2.10 A part of the Application Site is located in an area shown as 'Road' on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Figure 3** refers).
- 4.2.11 The Notes to the OZP state at Para. (10): *"In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above [which do not apply to this case] and those specified below require permission from the Town Planning Board:*
- road and on-street vehicle park".* (our remark in [])
- 4.2.12 It is noted that there is no current planned implementation programme for the proposed future Road 5 which is the reason for the area being shown as 'Road' on the OZP. The applied land uses are temporary in nature, and, together with their ancillary rural workshop use and temporary Structure 4, would not therefore jeopardize the area shown as 'Road' on the prevailing OZP.

Temporary Use

- 4.2.13 Para. 11 (b) of the Notes to the OZP states: *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission".*
- 4.2.14 It is submitted that the approval of the applied uses for a period of 3 years would be a prudent use of scarce land resources in Hong Kong.

4.3 CONFORMITY TO TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES (TPB PG-NO. 13G)

- 4.3.1 On the grounds that the applied warehouse use therefore possesses 'open storage' characteristics with reference to the 'Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13G, also referred to as "the Guidelines"), the applied land uses can be said to conform to TPB PG-No.13 Guidelines as follows:
- The majority of the Application Site (About 70.9%) is situated within TPB PG-No.13 Category 1 Areas in accordance with the plans attached to the abovementioned guideline. It is stated in the PG that Category 1 areas are areas considered suitable for open storage and port back-up uses. Para. 2.1 (a) states:
"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

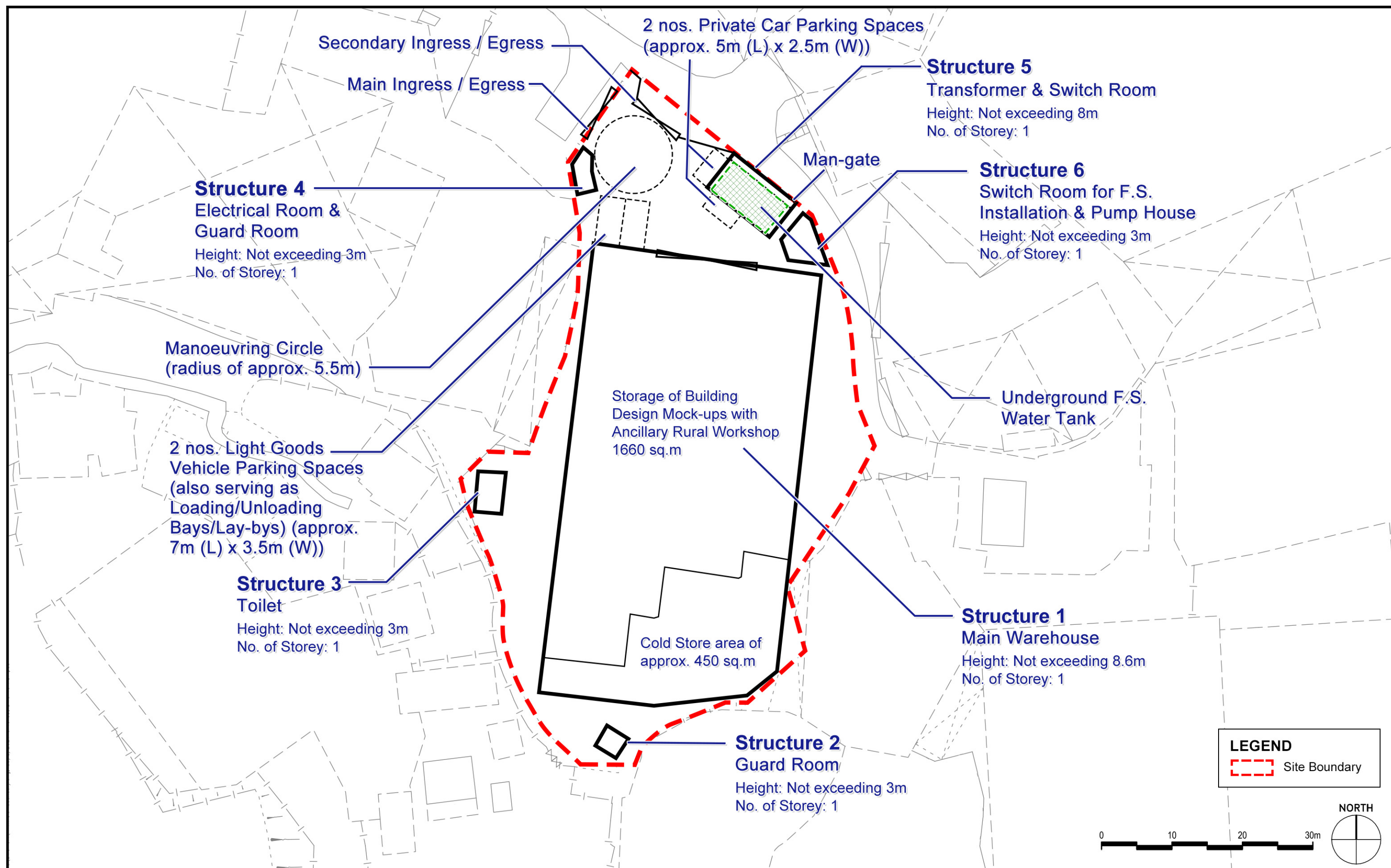


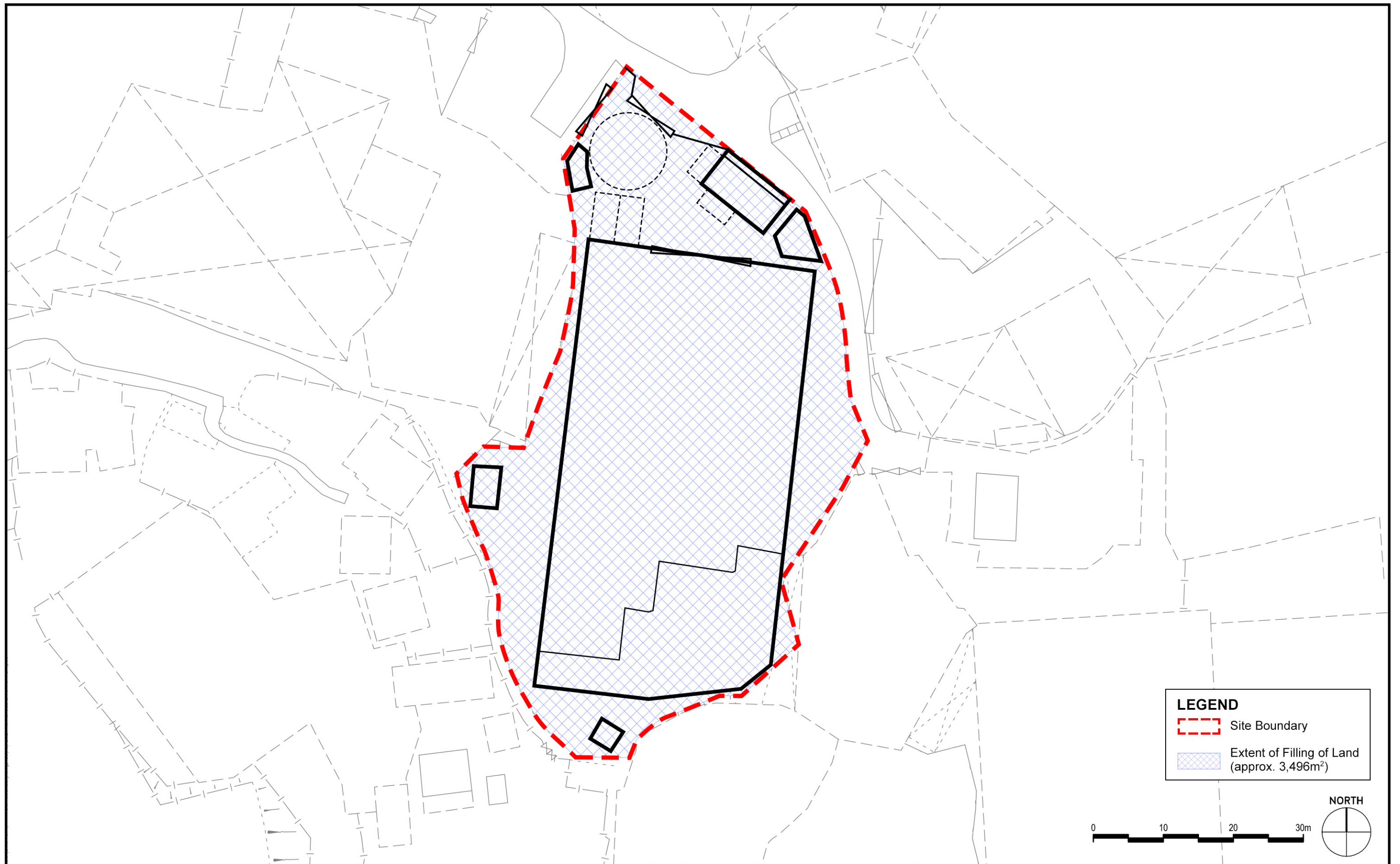
Lau Tak Kee
Motor
Engineering
and Equipment
Limited

Application for Temporary Warehouse (Storage of Building Design Mock-ups) with Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods) for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories



Title			Location Plan	
Scale	1:1,500 @ A3	Date	October 2024	Figure No. 1





Lau Tak Kee
Motor
Engineering
and Equipment
Limited

*Application for Temporary Warehouse (Storage of Building Design Mock-ups) with
Ancillary Rural Workshop and Cold Store (Storage of Vegetables, Fruits and Foods)
for a Period of 3 Years and Filling of Land at Lots 887, 890 S.A RP, 890 RP and 890 S.B
in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui, New Territories*



Title Extent of Filling of Land		
Scale 1:500 @ A3	Date October 2024	Figure No. 6



Appendix E

**Site Photos of Existing Provision of Water Supplies
for Fire-fighting and Fire Service Installations**





Water Supply for Fire Service Tank



Fire Service Pump Room and Sprinkler Pump Room



Fire Service Installation Installed within Structure 1



Title Existing Provision of Water Supplies for Fire-fighting and Fire Service Installations		
Scale N.T.S. @ A3	Date October 2024	Figure No.