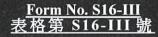
此文件**2024年 09月27日** 只會在收到所有必要的資料及文件後才正式確認收到

This document is received on <u>27 SEP 2024</u> The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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

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

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 <u>notice of application</u> 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: <u>https://www.tpb.gov.hk/en/plan_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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

<u>General Note and Annotation for the Form</u> <u>填寫表格的一般指引及註解</u>

x

- * "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- * Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明 Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

ン402160 1/9 影子/Mid Form No. S16-III表格第 S16-III號

For Official Use Only	Application No. 申請編號	A/NE-TKL/778
請勿填寫此欄	Date Received 收到日期	27 SEP 2024

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Please read the Guidance Notes' carefully before you fin in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. 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 樓及新界沙田上手类的 1 號沙田政府合署 17 樓及新界沙田 上禾輋路1號沙田政府合署14樓)索取。
- 3. 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。

Name of Applicant 申請人姓名/名稱 1.

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

Triumph Faith 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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/Asq.m 平方米 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號						
(e)	Land use zone(s) involved 涉及的土地用途地帶 "Agriculture" Zone						
(f)	Current use(s) Using Container Vehicles and Office 現時用途 (If there are any Government, institution or community facilities, please illustrate or 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.	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 ow 是唯一的「現行土地擁有	ner" ^{#&} (ple 人」 ^{#&} (諱	ease proceed to Part 6 and attach documentary proof of ownership). f繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land o 是其中一名「現行土地擁		(please attach documentary proof of ownership). (請夾附業權證明文件)。				
\checkmark	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)							
(b)	The applicant 申請人 -						
			"current land owner(s)"#.				
	已取得	名「	現行土地擁有人」"的同意。				
	Details of consent of	`"current l	and owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情				
	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)						
	(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)						

1

		notified "current land owner(s)" [#] 知 名「現行土地擁有人」 [#] 。					
	De	tails of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料					
	La 「	. of 'Current hd Owner(s)' 現行土地擁 私」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)					
2							
	(Plea	se 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)					
\checkmark	已捋	aken reasonable steps to obtain consent of or give notification to owner(s): 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:					
	Rea	onable 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 ^{&}					
	Rea	onable 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(□/月/年)在指定報章就申請刊登一次通知 ^{&}					
	✓ 25	posted notice in a prominent position on or near application site/premises on 5/06/2024 - 09/07/2024 (DD/MM/YYYY) ^{&}					
		於(日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&					
	✓	sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on(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 ^{&}					
	Oth	ors 其他					
		others (please specify) 其他(請指明)					
Note: M-	u ina-	t more than one [12]					
Info	ormati licatio	t more than one「✓」. on should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the n. 一個方格內加上「✓」號					
	青人須	間力福內加工 ♥」號 就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料					

	n 申請類別	
Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permiss proceed to Part (B))	地區土地上及/或建築物內進	ilding Not Exceeding 3 Years in Rural Areas or 進行為期不超過三年的臨時用途/發展 velopment in Rural Areas or Regulated Areas, please 午可續期,請填寫(B)部分)
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the	proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	□ year(s) 年 □ month(s) 個月	proposal off a rayout plan) (四月717千田) 回己(少3) 乘战(平月)
(c) <u>Development Schedule 發展</u> Proposed uncovered land are Proposed covered land area Proposed number of building	a 擬議露天土地面積	sq.m □About 約 sq.m □About 約 sq.m □About 約
Proposed domestic floor area Proposed non-domestic floor Proposed gross floor area 擬	area 擬議非住用樓面面積	sq.m □About 約 sq.m □About 約 sq.m ☑About 約
		res (if applicable) 建築物/構築物的擬議高度及不同樓層 ow is insufficient) (如以下空間不足,請另頁說明)
Proposed number of car parking	snaces by types 不同话海信声	
Proposed number of car parking Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電量 Light Goods Vehicle Parking Sp Medium Goods Vehicle Parking S Heavy Goods Vehicle Parking S Others (Please Specify) 其他()	單車車位 paces 輕型貨車泊車位 Spaces 中型貨車泊車位 paces 重型貨車泊車位	立的擬議數目

Prop	oosed operating hours	擬議營運時	寺間				
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing? 2盤/	es 是 □	There is an existing access. appropriate) 有一條現有車路。(請註明車 There is a proposed access. (ple 有一條擬議車路。(請在圖)	路名稱(如適用)) ease illustrate on plan a	and specify the width)	
(0)	Impacts of Developm			「戸 計 劃 広 垦/ 郷			
(e)	(If necessary, please	use separat for not pr	e sheets to i oviding suc	ndicate the proposed measures to h measures. 如需要的話,請另			
(i)	Does the development	Yes 是	Please	e provide details 請提供詳情			
	proposal involve						
	alteration of existing building?						
	擬議發展計劃是 否包括現有建築						
	为的改動?	No 否					
(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	diversio (請用地 範圍) □ Div □ Fil Ard De □ Fil Ard De	indicate on site plan the boundary of n, the extent of filling of land/pond(s) ar 盤平面圖顯示有關土地/池塘界線,」 version of stream 河道改道 ling of pond 填塘 ea of filling 填塘面積 pth of filling 填塘面積 ling of land 填土 ea of filling 填土回積 pth of filling 填土回積 pth of filling 填土正面積 pth of filling 填土正度 pth of filling 填土正下度 cavation of land 挖土 ea of excavation 挖土面積 pth of excavation 挖土派度	d/or excavation of land) 以及河道改道、填塘、填土 sq.m 平方米 sq.m 平方米 sq.m 平方米 sq.m 平方米	E及/或挖土的細節及/或 CAbout 約 □About 約 □About 約 □About 約 CAbout 約	
		N- T		pin of excavation 挖工床度		山About 約9	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On traffic On water On draina On slopes Affected Landscap Tree Felli Visual Im	supply 對信 age 對排水 s 對斜坡 by slopes 受 e Impact 樟 ing 砍伐樁 pact 構成者	共水 受斜坡影響 請成景觀影響 封木	Yes 會 Yes 會	No 不會 No 不會	

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

E

(a) Application number to which the permission relates 與許可有關的申請編號	A/ NE-TKL / 687
(b) Date of approval 獲批給許可的日期	24/12/2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	24/12/2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land
(e) Approval conditions 附帶條件	 □ The permission does not have any approval condition 許可並沒有任何附帶條件 ☑ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	 ✓ year(s) 年 ☐ month(s) 個月

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 attached planning statement.
······

Part 7 第7部分

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 □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署				
Matthew NG Planning and Development Manager				
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)				
Professional Qualification(s) ✓ Member 會員 / □ Fellow of 資深會員 專業資格 ✓ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他				
on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司 ☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名構正整章(如適用)				
Date 日期04/09/2024(DD/MM/YYYY 日/月/年)				
<u>Remark 備註</u>				

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
 - 随建追示中請,包括公布追示中請供公承宣圈,同時公布中請入的姓名供公承宣圈,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。

 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。) (For Official Use Only) (請勿填寫此欄) Application No. 申請編號 Location/address 位置/地址 Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories Site area sq.m 平方米 🗹 About 約 4.023 TY CONE 地盤面積 (includes Government land of 包括政府土地 N/A sq.m 平方米 口About 約) Plan 圖則 Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 Zoning 地帶 "Agriculture" Zone Type of Temporary Use/Development in Rural Areas or Regulated Areas for a Period of Application 位於鄉郊地區或受規管地區的臨時用涂/發展為期 申請類別 □ Year(s) 年 □ Month(s) 月 Renewal of Planning Approval for Temporary Use/Development in Rural \checkmark 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 I Year(s) 年 _____ Month(s) 月 _____ Applied use/ development Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of 申請用途/發展 Container Vehicles and Office for a Period of 3 Years and Filling of Land

(i)	Gross floor area		sq.	m 平方米	Plot F	Plot Ratio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	N/A	 □ About 約 □ Not more than 不多於 	N/A	□About 約 □Not more than 不多於	
		Non-domestic 非住用	588	☑ About 約 □ Not more than 不多於	0.15	☑About 約 □Not more than 不多於	
(ii)	No. of blocks 幢數	Domestic 住用		N.	/Α		
		Non-domestic 非住用		Ę	5		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		N/A	🗆 (Not	m 米 more than 不多於)	
				N/A	□ (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用		3.5 - 5.5 (about)	□ (Not	m 米 more than 不多於)	
				1	□ (Not	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積			15	%	团 About 約	
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking spac	es 停車位總數		8	
	unloading spaces 停車位及上落客貨	Private Car Parkin Motorcycle Parkin				4	
	車位數目	Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 2 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 2 Others (Please Specify) 其他 (請列明) 2 Container Vehicle: 2					
		Total no. of vehicle loading/unloading bays/lay-bys 6 上落客貨車位/停車處總數 6				6	
		Taxi Spaces 的土車位 Coach Spaces 旅遊巴車位4Light Goods Vehicle Spaces 輕型貨車車位4Medium Goods Vehicle Spaces 中型貨車位4				4	
		Heavy Goods Vel Others (Please Sp Container Vehicle	ecify) 其他 (2	

.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		\checkmark
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Plan showing the location, zoning, land status and filling of land area of the application site		
Plan showing the location according to the TPB PG-No. 13G, Accepted drainage, run-in/ou	it, FSIs prop	osals and
environmental mitigation measures Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\checkmark
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「ノ」. 註:可在多於一個方格內加上「ノ」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。

SECTION 16 PLANNING APPLICATION

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY LOGISTICS CENTRE WITH ANCILLARY PARKING OF CONTAINER VEHICLES AND OFFICE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND IN "AGRICULTURE" ZONE,

> VARIOUS LOTS IN D.D. 82, PING CHE ROAD, TA KWU LING, NEW TERRITORIES

> > **PLANNING STATEMENT**

Applicant Triumph Faith Limited

<u>Consultancy Team</u> Planning Consultant:

R-riches Property Consultants Limited



August 2024 Version 1.0

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Planning Statement 20240826 Ver1.0

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories (the Site) for 'Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land' (proposed development).
- The Site falls within an area zoned as "Agriculture" on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. The Site consists of an area of 4,023 m² (about). A total of 5 structures are proposed at the Site for logistics centres, site office and portable toilets with total GFA of 588m² (about), the remaining area is reserved for container vehicle park and circulation space.
- The Site is accessible from Ping Che Road via a local access. The operation hours of the Site are Monday to Saturday 9:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applied use and operation of the current application is the same as the previously approved S.16 planning application (No. A/NE-TKL/687)
 - The applicant has complied with all the planning approval conditions of the previous application
 - The proposed development is not incompatible with surrounding land use
 - No significant adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone
- Details of development parameters are as follows:

Application Site Area	4,023m² (about)		
Covered Area	588m² (about)		
Uncovered Area	3,435m² (about)		
Plot Ratio	0.15 (about)		
Site Coverage	15% (about)		
Number of Structure5			
Total GFA	588 m² (about)		
- Domestic GFA	Not applicable		
- Non-Domestic GFA	588 m² (about)		
·			
Building Height	3.5 m – 5.5 m (about)		
No. of Storey	1		



行政摘要 (內文如與英文版本有任何差異,應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條,向城市規劃委員會提交有關 新界打鼓嶺坪輋路丈量約份第82約多個地段的規劃申請,於上述地段作「臨時物 流中心及附屬貨櫃車泊車位和辦公室(為期3年)以及進行填土工程的規劃許可 續期」。
- 申請地點所在的地區在《坪輋及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上 劃為「農業」用途地帶。申請地盤面積為 4,023 平方米(約)。申請地點將設有 5 座構築物作物流設施、場地辦公室及洗手間,構築物的總樓面面積合共為 588 平方 米(約),其餘地方將預留作停車場及流轉空間。
- 申請地點可從坪輋路經一條地區道路前往。擬議發展的作業時間為星期一至六上午
 9時至下午6時,星期日及公眾假期休息。
- 擬議發展的申請理據如下:
 - 是次申請與先前已獲批的規劃申請(編號: A/NE-TKL/687)的用途及營運一致
 - 申請人已履行先前的規劃申請的所有規劃附帶條件
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質,不會影響「農業」用途地帶的長遠規劃意向

4,023 平方米(約)			
588 平方米(約)			
3,435 平方米(約)			
0.15(約)			
15%(約)			
5 座			
588 平方米(約)			
不適用			
588 平方米(約)			
3.5 米 -5.5 米(約)			
1 層			

擬議發展的詳情發展參數如下:



1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by Triumph Faith Limited (the applicant) to make submission on its behalf to the Town Planning Board (the Board) under the Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) in respect to Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories (Plans 1 to 3).
- 1.2 The applicant seeks permission from the Board for renewal of planning approval for 'Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (Plan 2). According to the Notes of the OZP, the applied use is not column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (Plans 1 to 7). Furthermore, a set of proposal and photographic records are provided to demonstrate that the proposed development will not induce adverse impacts to the surrounding area through providing adequate mitigation measures (Appendices I to VII).



2. JUSTIFICATIONS

To Facilitate the Renewal of Planning Approval for the Previous Application No. A/NE-TKL/687

2.1 The current application is intended to facilitate the renewal of planning approval for the previous S.16 planning application No. A/NE-TKL/687, which the permission of the application will lapse on 24/12/2024. When compared with the previous application No. A/NE-TKL/687, all the major development parameters and operation mode remain unchanged. During the planning approval period of the previous application (No. A/NE-TKL/687), the applicant has complied with all the planning approval conditions within the designated time period, details are shown at **Table 1**:

Арр	roval Conditions of Application No. A/NE-TKL/687	Date of Compliance
(a)	The submission of a drainage proposal	3/4/2023
(b)	The provision of drainage facilities	11/10/2023
(c)	The submission of run-in/out proposal	11/8/2022
(d)	The implementation of run-in/out proposal	29/8/2023
(e)	The implementation of proposals for FSIs and water supplies for firefighting	16/2/2023
(f)	The implementation of environmental mitigation measures	24/8/2023

Table 1: Details of Compliance with Approval Conditions of the Previous Application

The Applied Use is the Same as the Affected Business in Kwu Tung North (KTN) and the Previous Application

2.2 The applied use involves of logistic activities with storage, packaging and consolidation of goods for distribution, as well as ancillary office and container vehicle park to support the operation of the Site. The applied use is the same as the affected business in KTN and the previous application (No. A/NE-TKL/687). The area of the Site (i.e. about 4,023m²) is also similar to the area resumed and reverted to the Government in KTN (i.e. about 4,500m²).

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.3 Despite the proposed development is not in line with planning intention of the "AGR", the special background of the application should be considered on its individual merit. In addition, application for the same use was also approved by the Board previously, therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent for the "AGR" zone.
- 2.4 Although the Site currently falls within an area zoned as "AGR" on the Approved Tai Tong OZP No. S/NE-TKL/14, the Site has been occupied with temporary structures for



the applied use. Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of KTN NDA.

The Proposed Development is Not Incompatible with Surrounding Land Use and No Adverse Impact is Anticipated

2.5 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by open storage/storage yards, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses. In support of the current application, the applicant has submitted the following proposals and photographic records to support the current application, details are shown at **Table 2** and **Appendices I to VII**:

 Table 2: Lists of Proposals and Photographic Records to Support the Current

 Application

Approval Conditions of Application No. A/NE-TKL/687		
Appendix I	The accepted drainage proposal of the previous application	
Appendix II	Photographic records of the existing drainage facilities	
Appendix III	II The accepted run-in/out proposal of the previous application	
Appendix IV	V Photographic records of the existing run-in/out	
Appendix V	Appendix VThe accepted FSIs proposal of the previous application	
Appendix VI	Revised FSIs proposal and A set of valid Certificate of Fire Service	
	Installation and Equipment	
Appendix VII	The accepted photographic records of the implementation of	
	environmental mitigation measures	



3. SITE CONTEXT

Site Location

3.1 The Site is located at the Ping Che in the North District, New Territories. It is approximately 4.8km north of Fanling MTR Station; 3km north of San Wai Barracks; 1.6km south of Heung Yuen Wai Boundary Control Point; and 1km south of Heung Yuen Wai Highway (Plan 1).

Accessibility

3.2 The Site is accessible from Ping Che Road via a local access (**Plan 1**).

Existing Site Condition

3.3 The Site is currently hard-paved and fenced off. The Site is also occupied by low-rise temporary structures for the applied use (**Plans 1** and **3**).

Surrounding Area

- 3.4 The Site is mainly surrounded by vacant land covered by vegetation and hard-paving, open storage and workshop uses (**Plans 1** and **3**).
- 3.5 To its immediate north is vacant land covered by vegetation. To its further north are Tong Fong Tsuen, vacant land covered by vegetation and woodland.
- 3.6 To its immediate east are cluster of trees and a local access at the east of the northern portion of the Site. To its further east are some temporary structures for workshop use and woodland.
- 3.7 To its immediate south is vacant land covered by vegetation and the local access connecting the southern portion of the Site to Ping Che Road. To its further south are occupied by some temporary structures for workshop use and several GIC facilities, i.e. Caritas Nursery School and Caritas Fung Wong Fung Ting Home (RCHE).



4. PLANNING CONTEXT

Zoning of the Application Site

4.1 The Site falls within an area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention

4.2 This planning intention of the subject "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Filling of Land Restrictions

4.3 According to the Remarks of the subject "AGR" zone, any *filling of land*, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Application

4.4 The Site is the subject of a previous approved S.16 planning application (No. A/NE-TKL/687) for the same use that was submitted by the applicant, which was approved by the Board on a temporary basis for 3 years on 24/12/2021.

Similar Application

4.5 Although there is no similar application for the applied use within in the same "AGR" zone, applications for similar open storage and port back-up uses were approved by the Board previously. The application site of the approved S.16 planning application (No. A/NE-TKL/743) for 'temporary open storage of construction machinery and materials' is located at approximately 25 m south of the Site, which the application was approved by the Board on a temporary basis of 3 years on 19/4/2024.



Town Planning Board Guidelines No. (TPB PG-No.) 13G

- 4.6 Majority of the Site falls within <u>category 2</u> area, which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years (**Plan 4**).
- 4.7 Only a minor portion of the Site falls within category 3 area, which are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years (Plan 4).

Land Status

4.8 The Site consists of seven private lots, i.e. Lots 1090 S.A RP, 1090 S.B, 1090 S.C RP, 1106 RP, 1107, 1108 and 1109 in D.D. 82 with total land area of 4,023m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The ownership details are provided at **Table 3** below:

Private Land Lot	Ownership	
Lots 1090 S.A RP, 1090 S.B, 1106 RP, 1107,	Company	
1108 and 1109 in D.D. 82	Company	
Lot 1090 S.C RP in D.D. 82	Individual	

Table 3: Land Ownership of the Site



4.9 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant has obtained consent from the Lands Department for the erection of structures at the Site (i.e. Short Term Waiver approval). No structure is proposed for domestic use.



5. DEVELOPMENT PROPOSAL

Development Details

5.1 The area of the Site is 4,023 m² (about). Details of development parameters are shown at **Table 4** below.

Table 4. Development rataneters of the roposed Development			
4,023m² (about)			
588m² (about)			
3,435m² (about)			
0.15 (about)			
15% (about)			
5			
588 m² (about)			
Not applicable			
588 m² (about)			
3.5 m – 5.5 m (about)			
1			

Table 4: Development Parameters of the Proposed Development

5.2 A total of 5 existing structures are provided at the Site for logistics centres, site office and portable toilets with total GFA of 588m² (about), the remaining area is reserved for container vehicle park and circulation space (**Plan 5**). Details of structures are shown at **Table 5** below:

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1		222m ² (about)	222m ² (about)	5.5m
B2	Logistic Centre	222m ² (about)	222m ² (about)	(about)
				(1-storey)
B3	Portable Toilets	18m² (about)	18m² (about)	3.5m
B4	Site Office	108m ² (about)	108m² (about)	(about)
B5	Portable Toilets	18m² (about)	18m² (about)	(1-storey)
Total		588m² (about)	588m² (about)	-

Table 5: Details of the Existing Structures



Filling of Land at the Site

5.3 The Site has already been filled with concrete of not more than 0.1m (in depth) for site formation of structures, parking and L/UL spaces and circulation area (Plan 6). Concrete site formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

- 5.4 The proposed development will operate on Monday to Saturday from 9:00 to 18:00. No operation on Sunday and public holiday. Majority of the Site is reserved for logistics purposes, i.e. storage, packaging and consolidation of goods for distribution. No dangerous goods will be stored at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than <u>15</u> staff. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

No Adverse Traffic Impact

5.6 The Site is accessible from Ping Che Road via a local access (**Plan 1**). Two 7.3 m (about) wide ingresses/egresses are provided at the Site (**Plan 5**). A total of 14 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 6** below:

Type of Parking Space:	Number of Space	
Private Car Parking Space for Staff	4	
- 2.5 m (W) X 5 m (L)	4	
Light Goods Vehicle (LGV) Parking Space	2	
- 3.5 m (W) X 7 m (L)	Ζ	
Container Vehicle (CV) Parking Space	2	
- 3.5 m (W) X 16 m (L)	2	
Type of L/UL Space:	Number of Space	
L/UL Space for LGV	4	
- 3.5 m (W) X 7 m (L)	4	
L/UL Space for CV 2		
- 3.5 m (W) X 16 m (L)	2	

Table 6: Parking and L/UL Provisions

5.7 The applicant will continue to use the existing accepted run-in/out for vehicular access and the run-in/out will be well-maintained by the applicant during the planning



approval period (**Appendices III** and **IV**). Sufficient space is also provided for vehicle to smoothly manoeuvere within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 7**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 7** below), adverse traffic impact should not be anticipated.

	Trip Generation and Attraction						
Time Period	Private Car		Light Goods Vehicle		Container Vehicle		2-Way Total
	In	Out	In	Out	In	Out	iotai
Traffic trip at <u>AM</u>							
<u>peak</u> per hour (09:00 – 10:00)	4	0	0	0	2	0	6
Traffic trip at <u>PM</u> <u>peak</u> per hour <i>(17:00 – 18:00)</i>	0	4	0	0	0	0	4
Trip per hour (average)	0	0	1	1	1	1	4

 Table 7: Trip Generation and Attraction of the Proposed Development

5.8 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 160 m south of the Site with frequent bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 8** and below:

Route No.	Termination Points				
Franchised Bus					
79К	Ta Kwu Ling (Tsung Yuen Ha)	Fanling MTR Station			
Green Minibus					
52K	Ping Che	Fanling MTR Station			

Source: HKeMobility (Transport Department)

No Adverse Environmental Impact

5.9 The applicant will continue to maintain the implemented environmental mitigation measures to minimize nuisance to the surrounding areas (**Appendix VII**). The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and



nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

- 5.10 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly. All logistic-related activities, i.e. storing, packaging and consolidating goods for distribution will be conducted inside enclosed structures only. Furthermore, t
- 5.11 The existing 2.5m and 4m high solid metal wall along the site boundary will be well-maintained by the applicant. The boundary wall are installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

5.12 No old and valuable tree or protected species has been identified at the Site.

No Adverse Drainage Impact

5.13 The applicant has submitted the accepted drainage proposal and photographic records of the existing drainage facilities of the previous application No. A/NE-TKL/687 (**Appendices I and II**). The existing drainage facilities will be well-maintained by the applicant during the planning approval period of the current application.

Fire Safety Aspect

5.14 The applicant has submitted the accepted FSIs proposal and a set of valid Certificate of Fire Service Installation and Equipment (F.S. 251) of the previous application No. A/NE-TKL/687 (Appendices V and VI). The existing FSIs will be well-maintained by the applicant during the planning approval period of the current application.



6. CONCLUSION

- 6.1 The current application is intended to facilitate the renewal of planning approval for the previous S.16 planning application No. A/NE-TKL/687, which the permission of the application will lapse on 24/12/2024. When compared with the previous application No. A/NE-TKL/687, all the major development parameters and operation mode remain unchanged. The applicant has also complied with all the planning approval conditions of the previous application. Therefore, given that the application's special background is to facilitate the development of KTN NDA and the application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR".
- 6.2 The proposed development is considered not incompatible with surroundings as the Site is surrounded by open storage/storage yards, vacant land and sites occupied by temporary structures for warehouse. Although the Site currently falls within an area zoned as "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14, the Site is currently occupied by the applied use with no active agricultural use. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage, run-in/out and FSIs proposals, as well as photographic records of the implemented run-in/out, drainage facilities and environmental mitigation measures to mitigate potential impact arising from the proposed development (Appendices I to VII). The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to <u>approve</u> the subject application for 'Renewal of Planning Approval for 'Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land'.

R-riches Property Consultants Limited August 2024



APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Application No. A/NE- TKL/687						
Appendix II	Photographic Records of the Existing Drainage Facilities at the Application Site						
Appendix III	The Accepted Run-In/Out of the Previous Application No. A/NE-TKL/687						
Appendix IV	Photographic Records of the Existing Run-In/Out at the Application Site						
Appendix V	The Accepted Fire Service Installations Proposal of the Previous Application No. A/NE-TKL/687						
Appendix VI	Revised Fire Service Installations Proposal and a Set of Valid Certificate of						
	Fire Service Installation and Equipment (F.S.251)						
Appendix VII	The Accepted Photographic Records of the Implemented						
	Environmental Mitigation Measures at the Application Site						



Appendix I

The accepted drainage proposal of the previous application No. A/NE-TKL/687



Appendices 20240826 Ver1.0

Planning Department Sha Tin, Tai Po & North District Planning Office

Rooms 1301-1314, 13/E,

Shatin Government Offices,

1 Sheung Wo Che Road, Sha Tin,

N.T., Hong Kong

規劃署



沙田、大埔及北區規劃處 香港新界沙田上禾嶺路一號 沙阳政府合署 十三樓 1301-1314 室

來的檔號	Your Reference:		
本当檔號	Our Reference:	() in TPB/A/NE-TKL/687	
電話號碼	Tel. No. :	2158 6220	
傳直機號碼	Fax No. :	2691 2806 / 2696 2377	

R-Riches Property Consultants Limited



By Post and Fax

3 April 2023

(Attn.: Mr. Matthew NG)

Dear Sir/Madam,

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), <u>1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling</u> (Compliance with Approval Condition (a) for Planning Application No. A/NE-TKL/687)

I refer to your submission dated 23.3.2023 for compliance with approval condition (a) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai Chung; Tel.: 2300 1274) has been consulted and considered approval condition (a) has been complied with.

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

Yours faithfully.

(Margaret CHAN) for Director of Planning



我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."

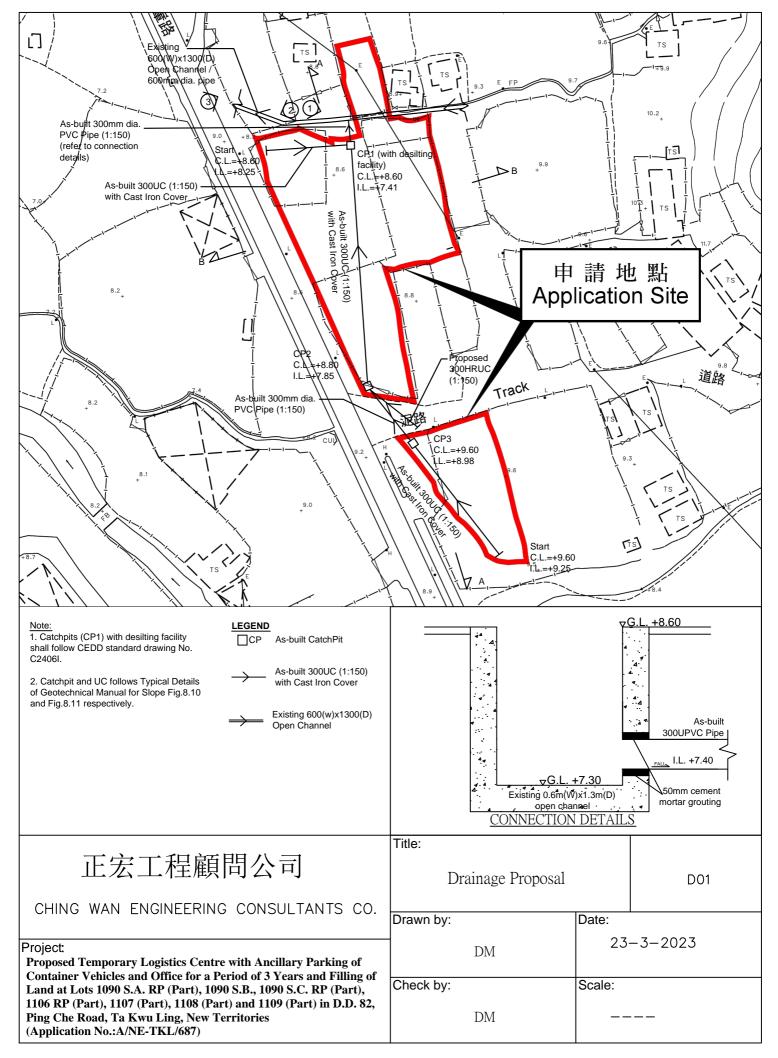
<u>c.c.</u> CE/MN, DSD

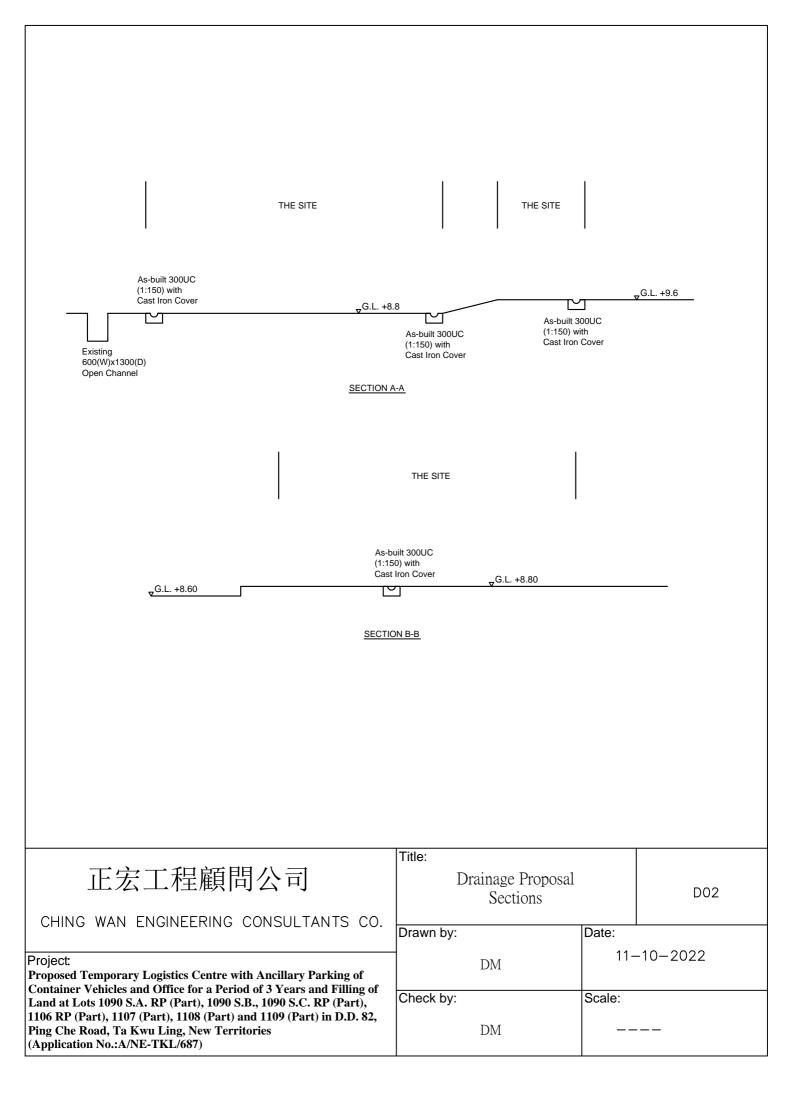
(Attn.: Mr. LEE Wai-chung)

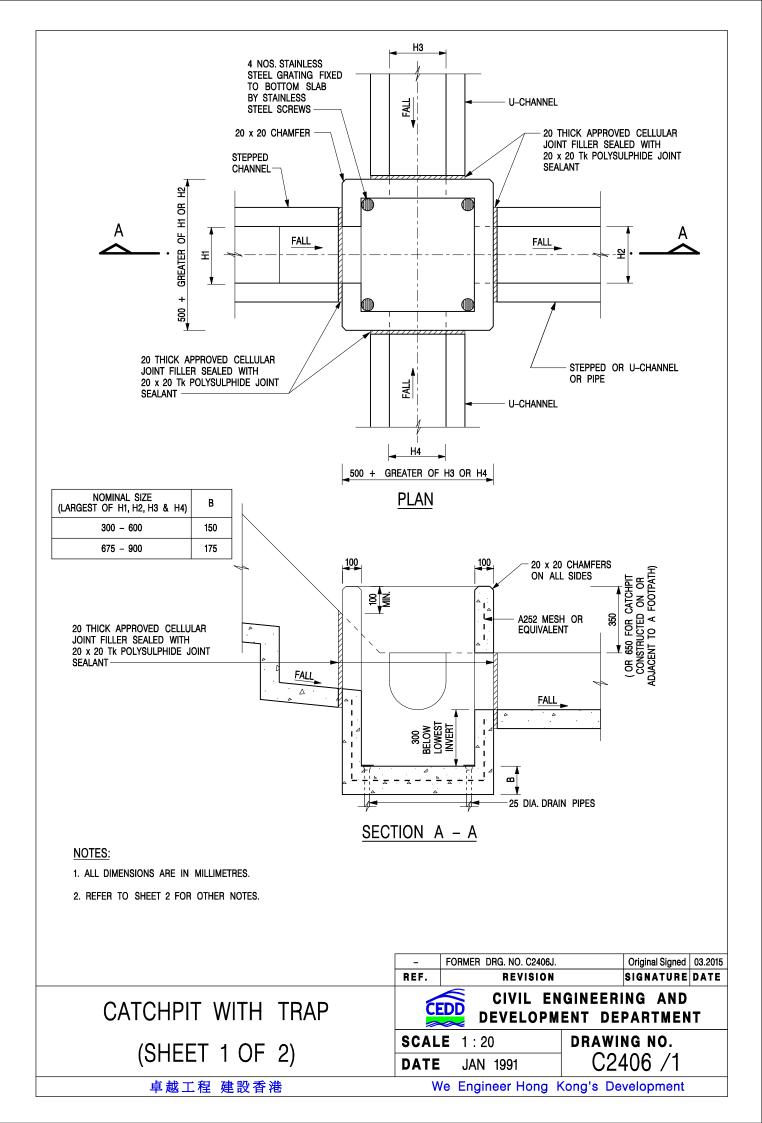
(Fax No. 2770 4761)

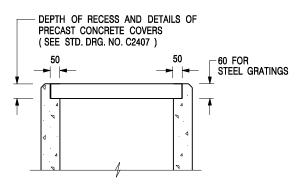
Internal CTP/TPB(1) Site record

HYC/TF/MC/MA/ma









ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. ALL CONCRETE SHALL BE GRADE 20 /20.
- 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- 4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- 5. CONCRETE TO BE COLOURED AS SPECIFIED.
- UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
- 7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
- 8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- 9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
- 10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 ¢ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- 11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
- 12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

	– FORMER DRG.	NO. C2406J. Original Signed 03.2015			
	REF. R	EVISION SIGNATURE DATE			
CATCHPIT WITH TRAP	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT				
(SHEET 2 OF 2)	SCALE 1:20	DRAWING NO.			
(0=)	DATE JAN 199	en C2406 /2			
卓越工程 建設香港	We Engineer	r Hong Kong's Development			

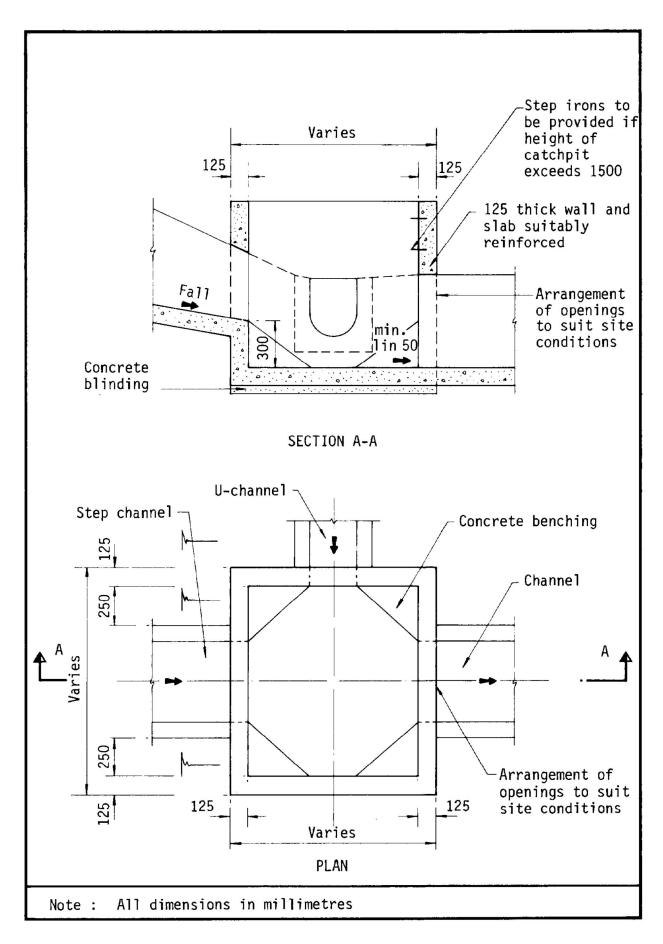


Figure 8.10 - Typical Details of Catchpits

	a	-17	1.00	1:							
Calculation Maximum	apacity	oi f	roposed 600	uia. pipe.							
Manning Equation	V	=	$R^{2/3}*S_{f}^{0.5}/n$								
					di	а	600	mm			
where	R	=	π r ² /2 π r		r	=	0.3	m			
			r/2								
			0.15	m							
		=									
	n	=	0.012	s/m ^{1/3}		(T	Calbe 13	of Stormv	vater Drainage I	Manual)	
1/ 50	C		0.00								
1/ 50	S_{f}	=	0.02								
Therefore,	V	=	0.2625 ^{2/3} *0.	.01 ^{0.5} /0.012							
,			3.3271	m/sec							
	$\langle O \rangle$										
Maximum Capacity	(Q _{max})		V*A								
			$3.42*\pi r^2$	3,							
1			0.9407054								
1 nos of pipe		=	0.9407054 56442	m ⁻ /sec lit/min							
			50112	110 11111							
Calculation of Runoff f	rom the H	Prop	osed Develop	pment,							
	Q	=	0.278 C i A								
	×		0.270 0 111								
Total Catchment Area		=	18948.75								
40% to be vegetated	Area	=		m2			C=0.25				
60% to be hard paved	Area	=	9474.375			(C	C=0.95)				
Take	i	=	250	mm/hr							
Therefore,	Q				7.2/10000)+0.	278*0.9	5*250*19′	765.8/1000000		
			0.7901629				5(11)	1:4/	OV		
		=	47410	lit/min	<		56442	lit/min	OK		



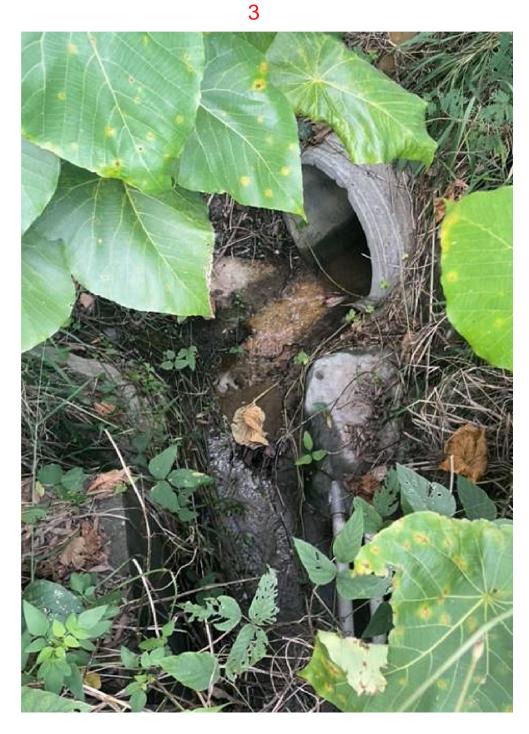
前往地圖: https://www.map.gov.hk/gm/geo:22.5353,114.1518?z=2257





由「地理資訊地圖」網站提供: https://www.map.gov.hk 注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

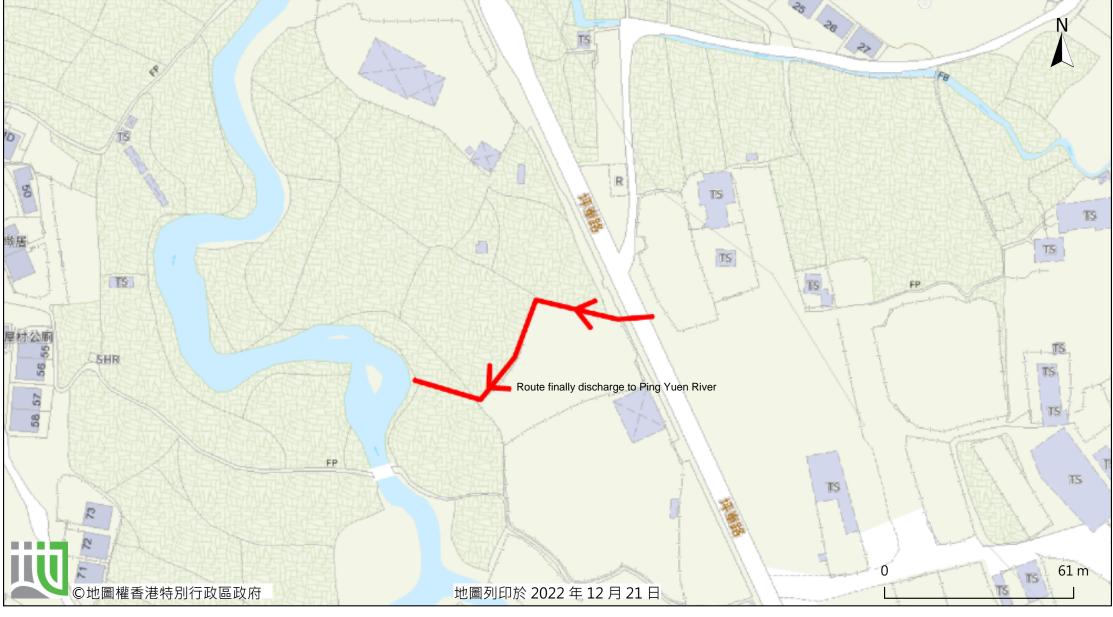






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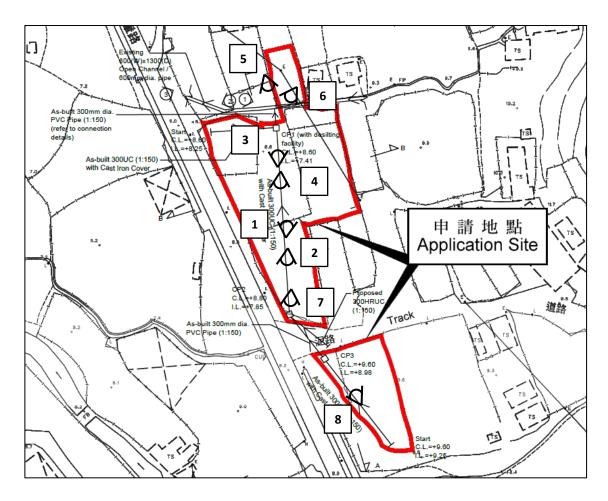
由「地理資訊地圖」網站提供: https://www.map.gov.hk 注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。 Appendix II

Photographic records of the existing drainage facilities at the application site



Appendix IV – Photographic Records of the Existing Drainage Facilities at the Site

i) Photographic records of the existing drainage facilities (taken on September 2024) at the Site are as follows:









Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories





Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories









Appendix III

The accepted run-in/out of the previous application No. A/NE-TKL/687



規 劃 署

沙田、大埔及北區規劃威 香港新界沙田上禾鐵路一號 沙田政府合署 十三樓 1301-1314 室

來函檔號	Your Reference:	DD82 Lot 1090 S.A RP & VL
本著檔號	Our Reference:	() in TPB/A/NE-TKL/687
電話號碼	Tel. No. :	2158 6220
傅真機號碼	Fax No. :	2691 2806

R-Riches Property Consultants Limited

By Post and Fax

11 August 2022

Planning Department

Sha Tin, Tai Po & North District Planning Office

Rooms 1301-1314, 13/F.,

Shatin Government Offices,

1 Sheung Wo Che Road, Sha 'fin ,

N.T., Hong Kong

(Attn.: Mr. Matthew NG)

Dear Sir/Madam,

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territorics

(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/687)

I refer to your submissions dated 15.7.2022 for compliance with approval condition (c) in relation to the submission of the run-in/out proposal under the captioned planning application.

Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Simon TAM; Tel.: 2762 4090) has been consulted and advises that approval condition (c) is considered <u>complied with</u>. You are required to address their comments and resubmit the drainage and run-in/out proposals for their consideration.

Please proceed to implement the accepted proposal for compliance with approval condition (d). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

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

Yours faithfully,

(Margaret CHAN) for Director of Planning



我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."

TOTAL P.001

Run-In/Out Proposal

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), <u>1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</u>

(S.16 Planning Application No. A/NE-TKL/687)

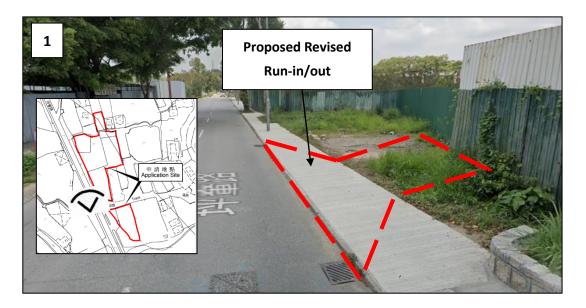


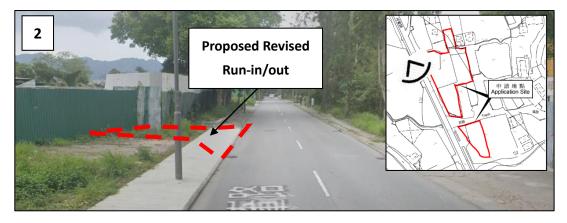
Background

- 1.1 The subject planning application (No. A/NE-TKL/678) for 'Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land' was approved by the Town Planning Board with conditions on a temporary basis on 24/12/2021.
- 1.2 *R-riches Property Consultants Limited* has been commissioned by the *Triumph Faith Limited* (the Applicant) to prepare and submit a run-in/out proposal for compliance with approval condition (c), i.e. the submission of a run-in/out for the satisfaction of Director of Highways or the Board.

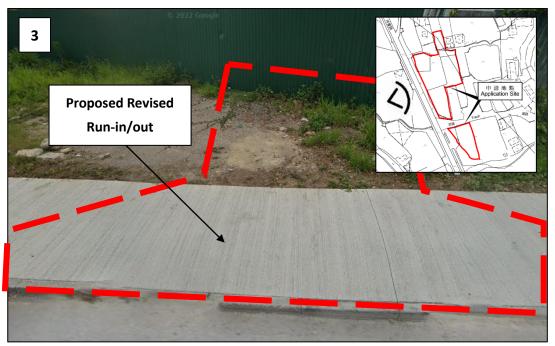
Existing condition of the location of the proposed run-in/out

2.1 No existing run-in/out is provided at the northern portion of the application site (the Site). The strip of Government Land connecting the Site with Ping Che Road is currently formed with concrete pedestrian path. Details of the existing conditions of the location of the proposed run-in/out are as follows:







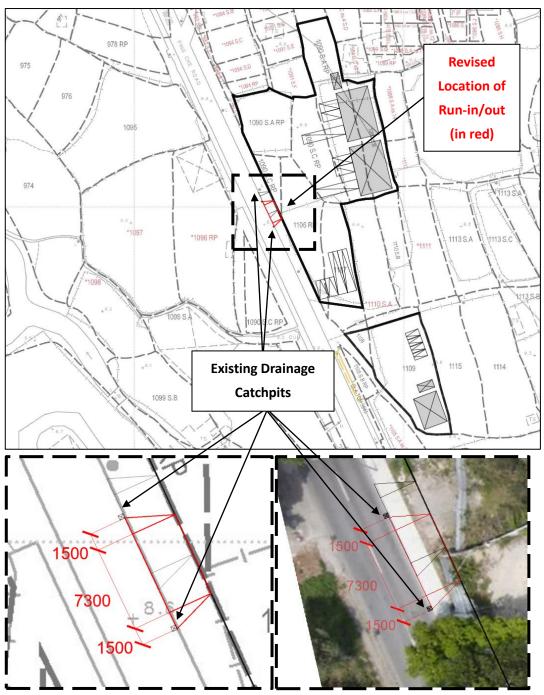


Photos showing the existing condition of the location of the run in/out of the Site.

The run-in/out proposal

- 3.1 The proposed run-in/out will be 7.3m (about) wide, constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that "where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete").
- 3.2 The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. H1113C and H1114B (Drawings I and II). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.
- 3.3 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.
- 3.3 30m (about) sightline with no obstruction is provided for the proposed run-in/out of the Site, details are as follows:





Designed design of the proposed run-in/out.

Construction Procedures

- 4.1 The following construction procedures will be adopted:
 - (a) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.
 - (b) Excavation of the run-in/out after making arrangements for any utilities division.





(c) Layout of spare PVC duct



(d) Concrete paving

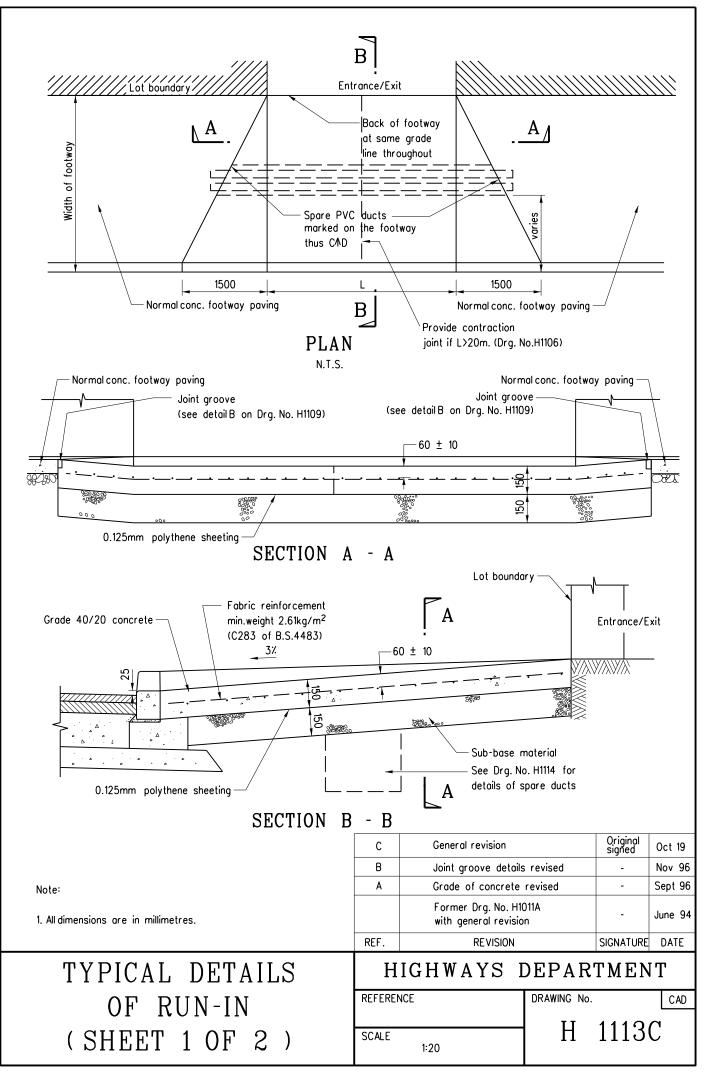


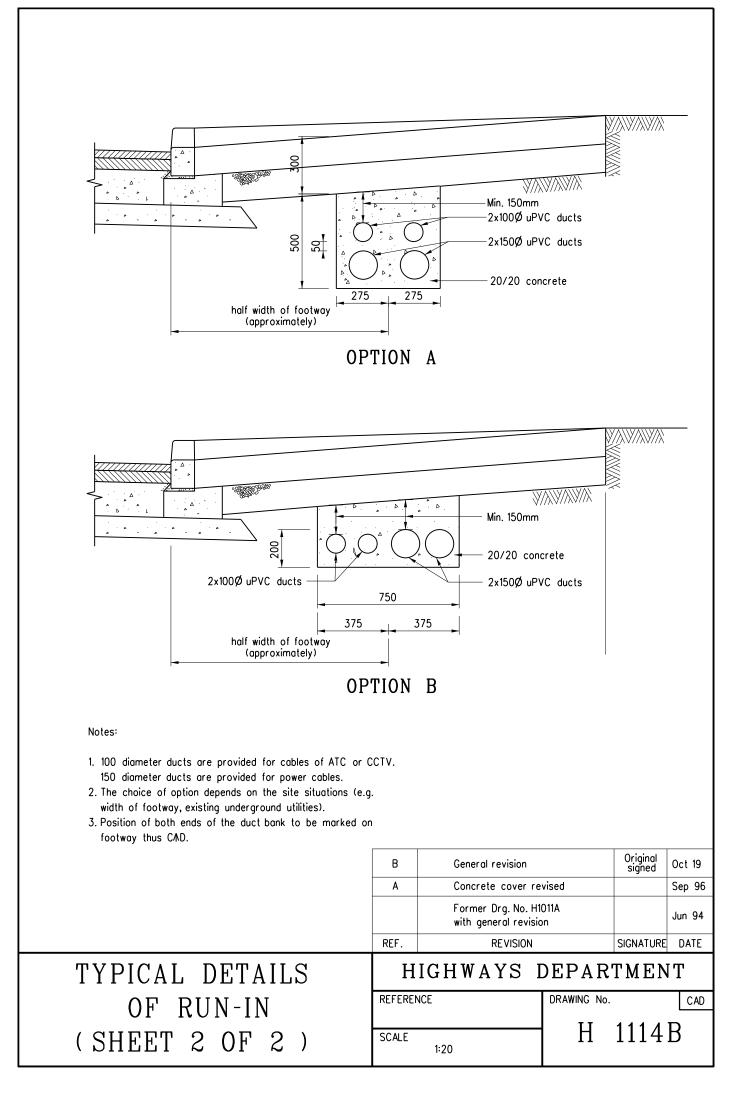
(e) Concrete paving



(f) Spare PVC ducts marked on the footway thus C \uparrow D

Drawing I



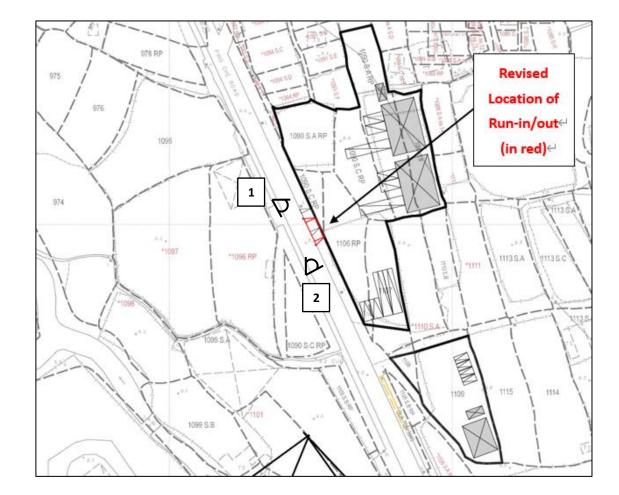


Appendix IV

Photographic records of the existing run-in/out at the application site

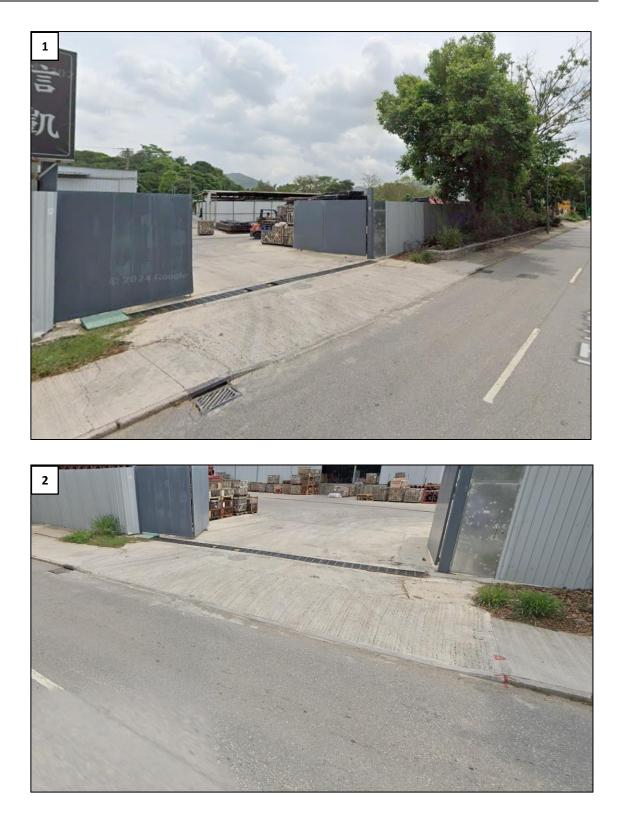


Appendix IV – Photographic records of the existing run-in/out at the Site



i) Photographic records of the existing run-in/out (taken on Apr 2024) at the Site are as follows:



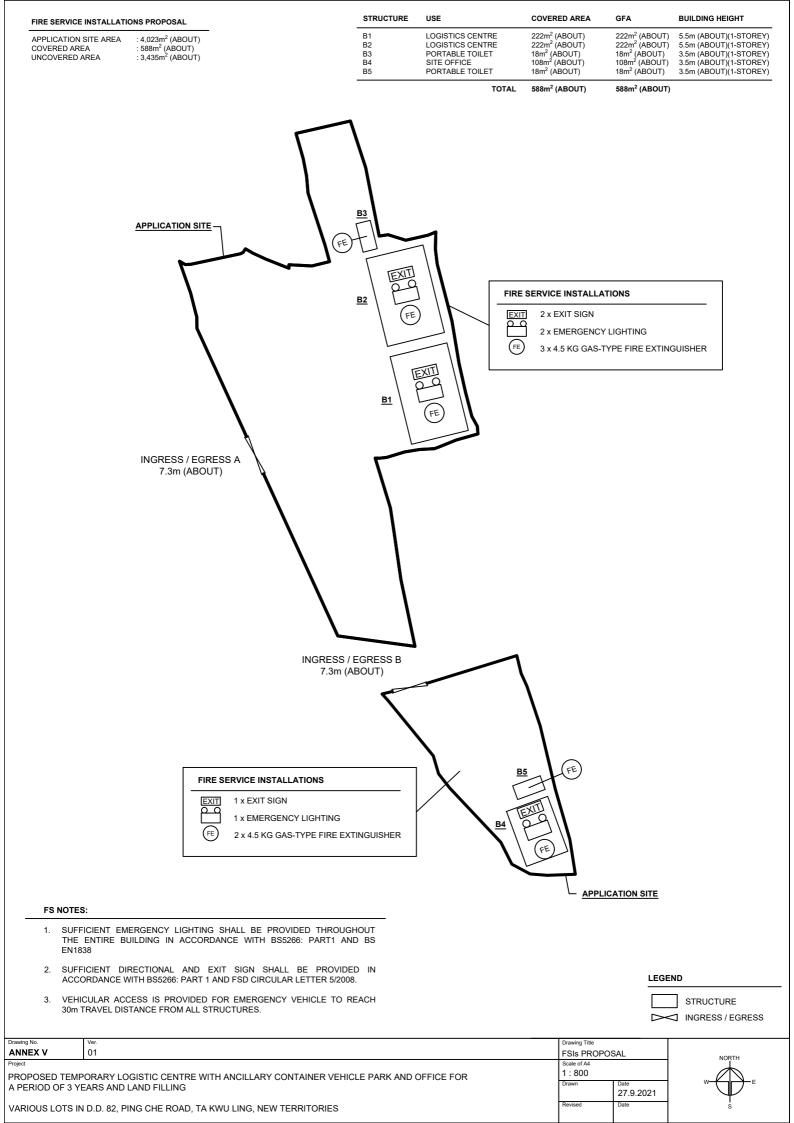




Appendix V

The accepted fire service installations (FSIs) proposal of the previous application No. A/NE-TKL/687

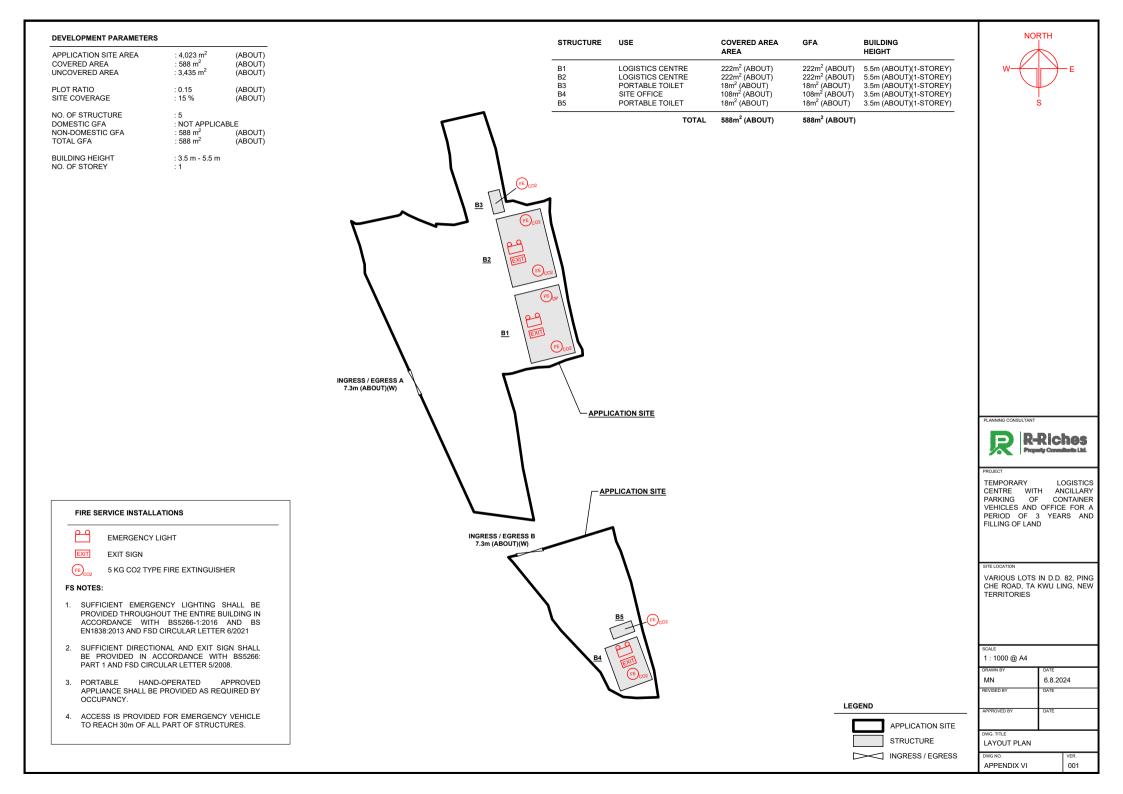




Appendix VI

The revised FSIs proposal and a set of valid Certificate of Fire Service Installation and Equipment (F.S.251)





FSD Ref.: 消防處檔號		AL A 4	(Regu	【 及 設 備) 規 例 lation 9(1)) 修 (1) 款)				362
	^{276 预} (第九條 (1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書							
Name of 顧客姓4		Faith Limited	n Water	lation other tha	Instal	matic Fixed	Auto	6.0
Name of 樓宇名種	Building: 3、14、14	作藏火劑的自	ator 用水	lation using W	Instal	matic Fixed	Auto	
	b./Town Lot: TPB, 數/市地段	A/NE-TKL/687		d/Estate Name : /屋苑名稱	苏木勇	Ping	Che Road	2
Block: 座		District: 分區	Та	Kwu Ling	Area: 地區	HK 香港	□ K □ 九龍 □	▼NT 」 新界
	Building 樓宇類型:□Ind				oosite綜合		and the second second second	
	t 1 Annual Inspection C 一部 只適用於年檢	中面 once in e	t which is installed very 12 months.	on 8(b) of Fire Service (Installati in any premises shall have such fi 艮據消防(裝置及設備)規例 《辦商檢查該等消防裝置或設	ire service inst 第八條(b)款	allation or equipment insp , 擁有裝置在任何處所	ected by a registered c	ontractor at least
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment or	Condition 狀況評述	: 完)	Completion Date 成日期(DD/MM/YY		ue Date
11	應急照明系統 - 掛牆式應急照明燈x3支	貨倉(1)x2, 貨倉(2)	符	合消防處規定	10121	6/6/2024		5/2025
.12	出口指示牌	貨倉(1)x2,	符	合消防處規定		6/6/2024	5/1	5/2025
	- 出路燈箱x2支 - 出路吊牌x1支	貨倉(2)		[A] 火警警报				
				防控制中心				
				している日本(10) 1 · · · · · · · · · · · · · · · · · ·	I PAY STI			
Part 2 第	二部 Installation / Mod	lification / Repair /	Inspection	Deside the Section of Section 1990 Section 1	修理/材	<u> </u>	Fire	ài
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置 N	lature of Worl	Carried out 完成之工作问	內容 Com	ment on Condition	^{狀況評処} 完成日	pletion Date 期(DD/MM/Y
					(4) 200	Snuter 网 X rved 保留		
	動操作固定器具	A AL TE BE AND	Inch ha	rouge & botocom	O H			
_	刻保干回人 的 永	H fa t Se corre		perated Applov 定泡沫系统				05
				え 他 永 永 勉 。 魚 體 偵 測 条 統				
				新建长生		Extraction S		P(
Part 3 第	三部 Defects 損壞事項	Į			学业	Reel 海防	Hose	20
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstandir	g Defects 未修缺點	inguis		Defects 缺點評	述述
	年 手提器具	認可的人手操/			perated	ble Hand-ol		
				ase 樓梯增壓	Stairc	urization of	Press	1.26
	水管系统	定水泵的環想		n Fixed Pump(s				
				系統	花灑			
		· · · · · · · · · · · · · · · · · · ·	式排煙	n System 静態	ractio	AT 1 0	Sta	P(
working order Equipment and	rtify that the above installations/equip in accordance with the Codes of Pra Inspection, Testing and Maintenance	actice for Minimum Fire Ser of Installations and Equipmen	vice Installations	and Signature	e: 📩		Su	For FSI
本人藉此認	Director of Fire Services. Defects are lis 登明以上之消防裝置及設	備經試驗,證明性能		lottoo)ge Name 姓名	í	Tai Lung	g Foo	
	定長不時公佈的最低限度= 食查測試及保養守則的規構			FSD/RC No 消防處註冊號碼	.:	181		Inspecto
	自 書 法 及 年 檢 事 時 日 二 二 二 二 二 二 二 二 二 二 二 二 二 二 二 二 二 二			Company Name 公司名稱	e: ∕F	usion Engineer	ring Co. Ltd	Key-ir
	處所當眼處以供 s certificate should be displayed at promin		and the second sec	Telephone 聯絡電話	e:S <mark>him</mark>	Tydra		
This	for FSD's inspection if any annual i			柳府电印				

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例

FSD Ref.: 消防處檔號

(Regulation 9(1))

(第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防世晋及設備證書

A9330917

		7F	的农鱼区区隔超盲			
Name of Client : 顧客姓名	Triumph Faith	Limited	ation other than Waten	ed Install	matic Fix	Auto
Name of Building : 樓宇名稱	的自動固定	K 作成人劇	alion using Water 周 ×	illiani ba	matter Pax	oto A
Street No./Town Lot: 門牌號數/市地段	TPB/A/NE	-TKL/687	Street/Road/Estate Name : 街道/屋苑名稱	前水素。	Ping	Che Road
Block: 应		District: 分區	Ta Kwu Ling	Area: 地區	HK 香港	□K 」 九龍 □NT 新界

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提减火筒 - 5KG CO2滅火筒 7支	貨倉(1)x4, 貨倉(2)x2, 寫	符合消防處規定 [字樓x1 ,貨倉(2)寫字樓x2	6/6/2024	5/6/2025
		,		t Sign 出口指示	Ex
			MFA) 火警警粮系統	: Alarm System (rill .
			诸防控制中心	e Control Centre	Fir
			10 th 10 10 10 10	and a second second	

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY
			[19	FILE SUTTEL PA X 播	
			-	Reserved 保留	
. F. 1.	動操作固定器具、	nce 說可的自	Operated Angroved Applia	Fixed Automatically	
			固定泡沫系统	Fixed Foam System	20
			11 氟體偵測系統	Gas Detection Syste	16
			故 金 姓 組 轄 商 四	Gas Extraction System	

Part 3 第	三部 Defects 損壞事項	Į			Hose Reel 造店電動	
Code編碼	Type of FSI 裝置類型	Location(s) 位置	Outstandi	ng Defects 未修缺點	Comment on Defects 缺!	點評述
(1	isher 于保護火店	Buive on a stanta	
	作手提嵩具	可的人手操			Portable Hand-operat	
					Pressurization of Stai	2021
	水管系统	定水泵的環胀		2 10000	Ring Main System w	
	e .				Sprinkler System 🔁	
		464		ion System 静康	Servic Service Tester	
working order Equipment and	rtify that the above installations/equip in accordance with the Codes of Pra- I Inspection, Testing and Maintenance	actice for Minimum Fire S of Installations and Equipm	ervice Installation	is and Signature :		For FSD use only:
本人藉此言	Director of Fire Services. Defects are lis 登明以上之消防裝置及設。	備經試驗,證明性		Name: 姓名	Pun Siu Kay	I Inspected
	處長不時公佈的最低限度: 檢查測試及保養守則的規格			FSD/RC No.: 消防處註冊號碼	vstem	
	登書涉及年檢事 」			Company Name : 公司名稱	Pun Siu Kay	Key-in
	志所當眼處以供 is certificate should be displayed at promi for FSD's inspection if any annual	nent location of the building or		Telephone: 聯絡電話	ina ib ya	
F.S. 251 (Rev. 1)		maintenance work is involved.	9	Date: 日期	6/6/2024	Verified

Appendix VII

The accepted photographic records of the implemented environmental mitigation measures at the application site



Appendices 20240826 Ver1.0





Planning Department

Sha Tin, Tai Po & North District Planning Office Rooms 1301-1314, 13/F., Shatin Government Offices, 1 Sheung Wo Che Road, Sha Tin , N.T., Hong Kong

沙田、大埔及北區規劃處 香港新界沙田上禾量路一號 沙田政府合器 十三樓 1301-1314 室

來函檔號 Your Reference:

本署檔號 Our Reference: () in TPB/A/NE-TKL/687

TPN DPO

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806

R-riches Property Consultants Ltd.

By Post and Fax

24 August 2023

(Attn.: Orpheus LEE)

Dear Sir/Madam,

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years with Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling

(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/687)

I refer to your submission dated 8.8.2023 for compliance with approval condition (f) in relation to the implementation of environmental mitigation measures under the captioned planning application.

Director of Environmental Protection, Environmental Protection Department (Contact person: Ms. Yvonne W. Y. CHAN; Tel.: 2835 1300) has been consulted and advised that approval condition (f) has been <u>complied with</u>.

Should you have any queries, please feel free to contact Ms. Sheren LEE of this office at 2158 6391.

Yours faithfully,

(Margaret CHAN) for Director of Planning

TPN DPO

<u>c.c.</u> DEP

(Attn.: Ms. Yvonne W. Y. CHAN)

.

(Fax No. 2591 0558)

Internal CTP/TPB(1) Site record

HYC/SL/MA/ma

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Our Ref.: DD82 Lot 1090 S.A RP & VL Your Ref.: TPB/A/NE-TKL/687

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

<u>By Email</u>

8 August 2023

Dear Sir,

Compliance with Approval Condition (f)

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculutre" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/687)

We are writing to submit a response-to-comments table and photographic records of the implemented environmental mitigation measures for compliance with approval condition (f) of the subject application, i.e. *the implementation of environmental mitigation measures* (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) for the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of **R-riches Property Consultants Limited**

Orpheus LEE Planning and Development Consultant

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE (Attn.: Mr. Markie AU email: sswlee@pland.gov.hk) email: mwlau@pland.gov.hk)

2

Responses-to-Comments

Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, <u>Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</u>

(Application No. A/NE-TKL/687)

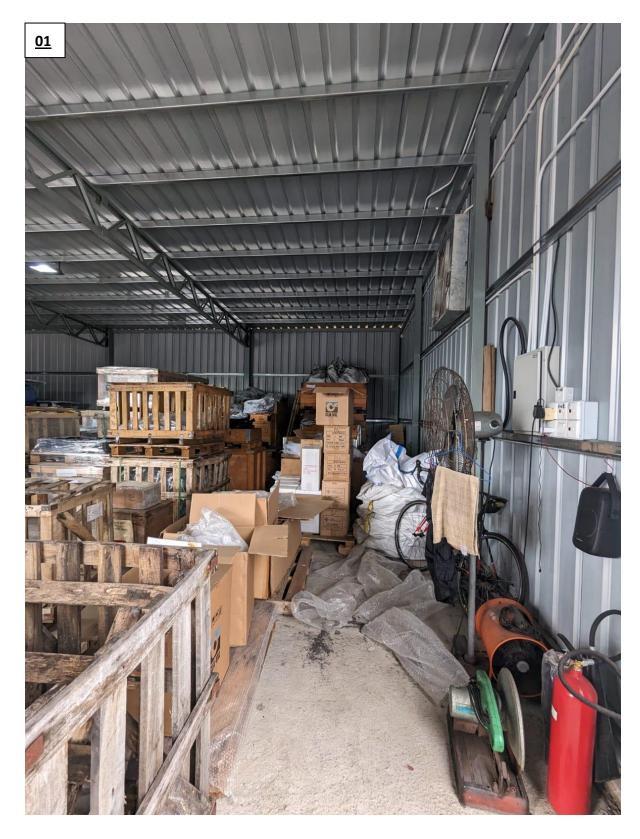
i) Response-to-comments table:

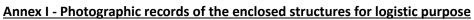
	Departmental Comments	Applicant's Responses
1. (Comments of Director of Environmental Protec	tion (DEP)
(Contact Person: Ms. Yvonne W. Y. CHAN; Tel: 2	2835 1300)
(i)	Majority of the Site is for logistic purpose which will be conducted inside enclosed structures only. The remaining area is for container vehicle park and circulation;	The proposed development has been implemented with the proposed mitigation measures to address DEP's concerns on possible environmental nuisance. The applicant will strictly follow the proposed scheme at any time during the planning approval period. Photographic records of the enclosed structures for logistic purpose are provided for your consideration (Annex I).
(ii)	The Site will be hard-paved to avoid fugitive dust impacts due to movement of vehicle;	The Site has been hard-paved to avoid fugitive dust impacts due to movement of vehicle. Photographic records of the existing condition of the ground surface are provided for your consideration (Annex II).
(ii)	The operating hours would be restricted from 9:00 a.m. to 6:00 p.m. on Mondays to Sundays only to minimize noise impact;	The applicant will strictly follow the operation hours and ensure that the Site will not be operated outside operation hours.
(iv)	Erection of solid boundary wall, as proposed by the applicant, which would be installed properly by licensed contractor to prevent misalignment and ensure there is no gap or silt. Regular inspection would also be carried out;	Solid boundary wall has been erected along the Site boundary by licensed contractor. Regular inspection will be conducted during the planning approval period. Photographic records of the boundary wall are provided for your consideration (Annex III).
(v)	On-site portable toilets would be provided; and	In view of the operation of the Site as advised by the applicant, only one portable toilet (i.e. structure B3) is required to be provided at the northern portion of the Site. Toilet (i.e.



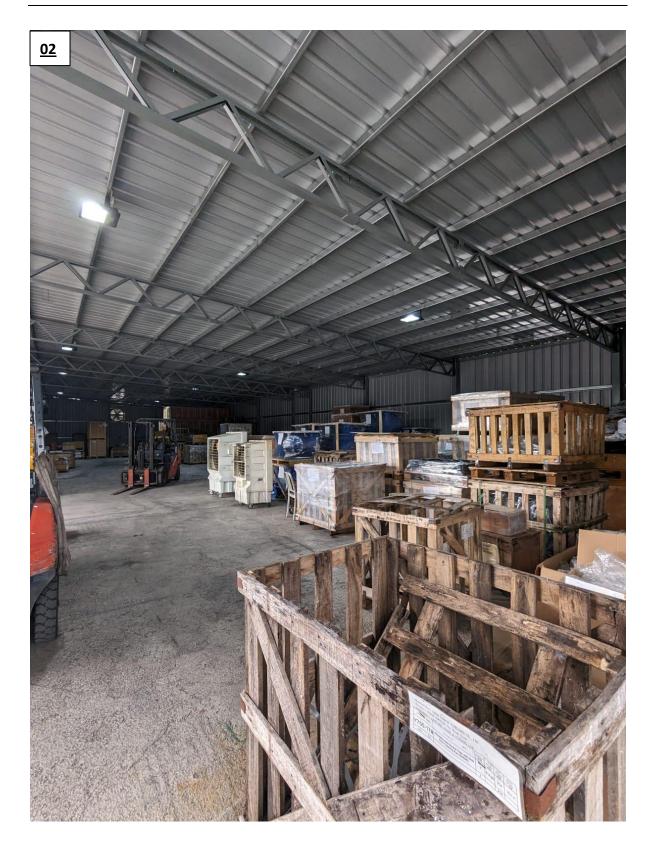
		structure B5) is no longer provided at the southern portion of the Site. Photographic records of the portable toilet provided at the northern portion of the Site are provided for your consideration (Annex IV).
(vi)	To strictly follow EPD's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP), ProPECC PN 1/94 and ProPECC PN 5/93.	The applicant will strictly follow EPD's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP), ProPECC PN 1/94 and ProPECC PN 5/93.



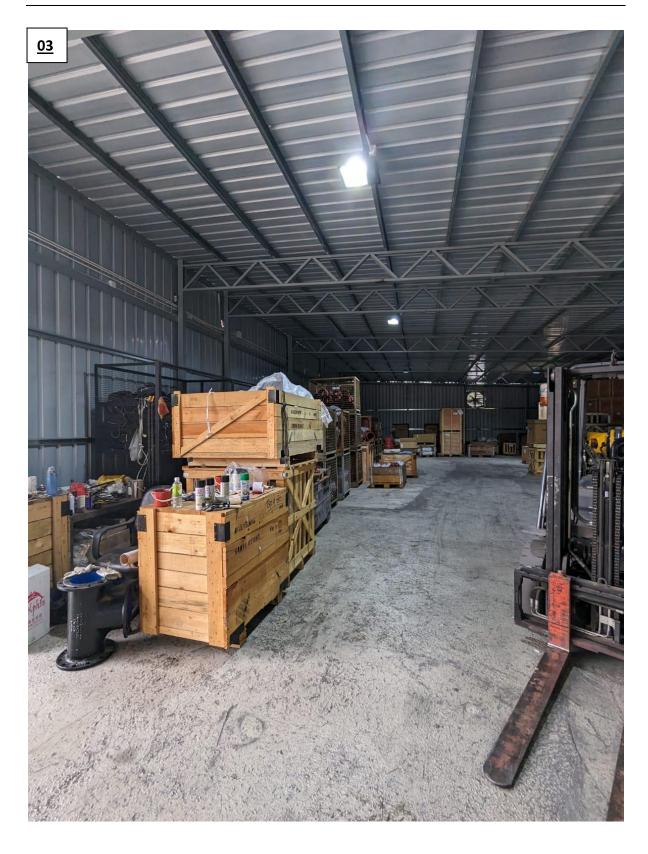














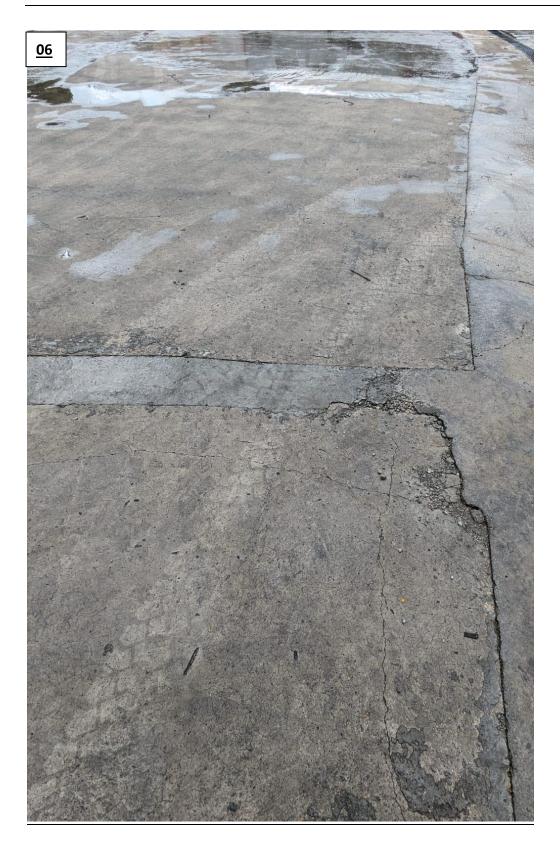






Annex II - Photographic records of the existing condition of the ground surface



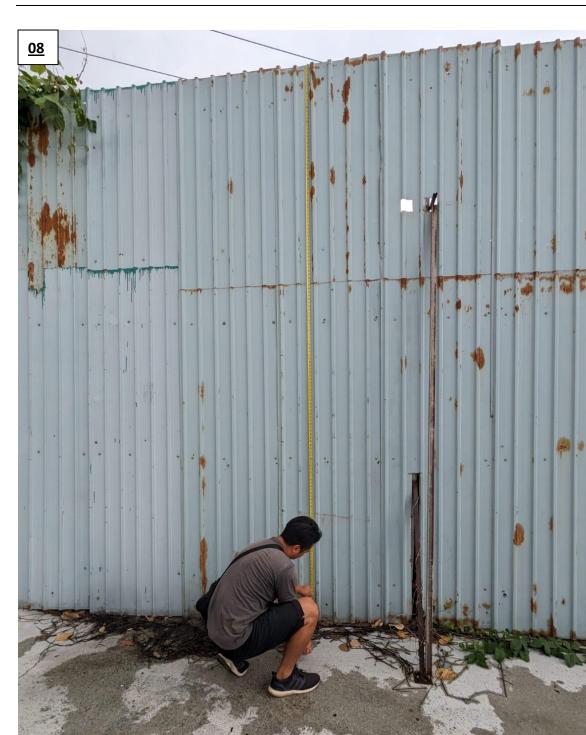






Annex III - Photographic records of the boundary wall







5







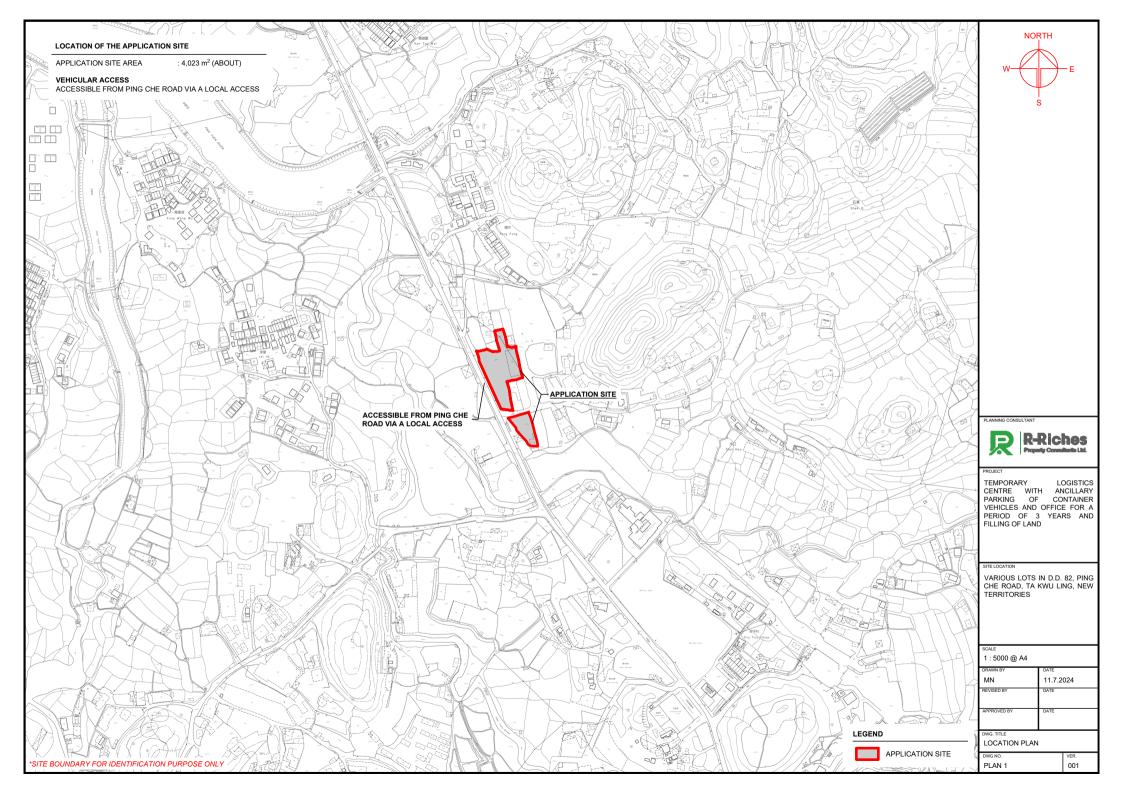
Annex IV - Photographic records of the portable toilet provided at the northern portion of the Site

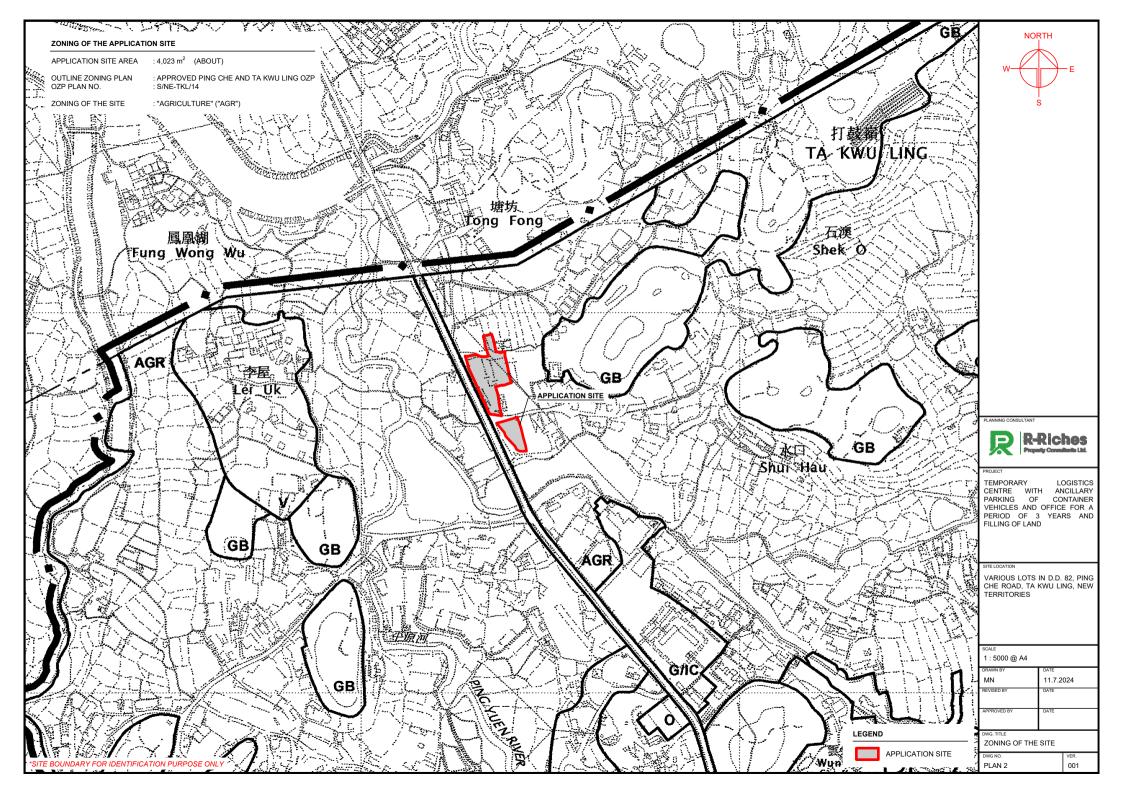


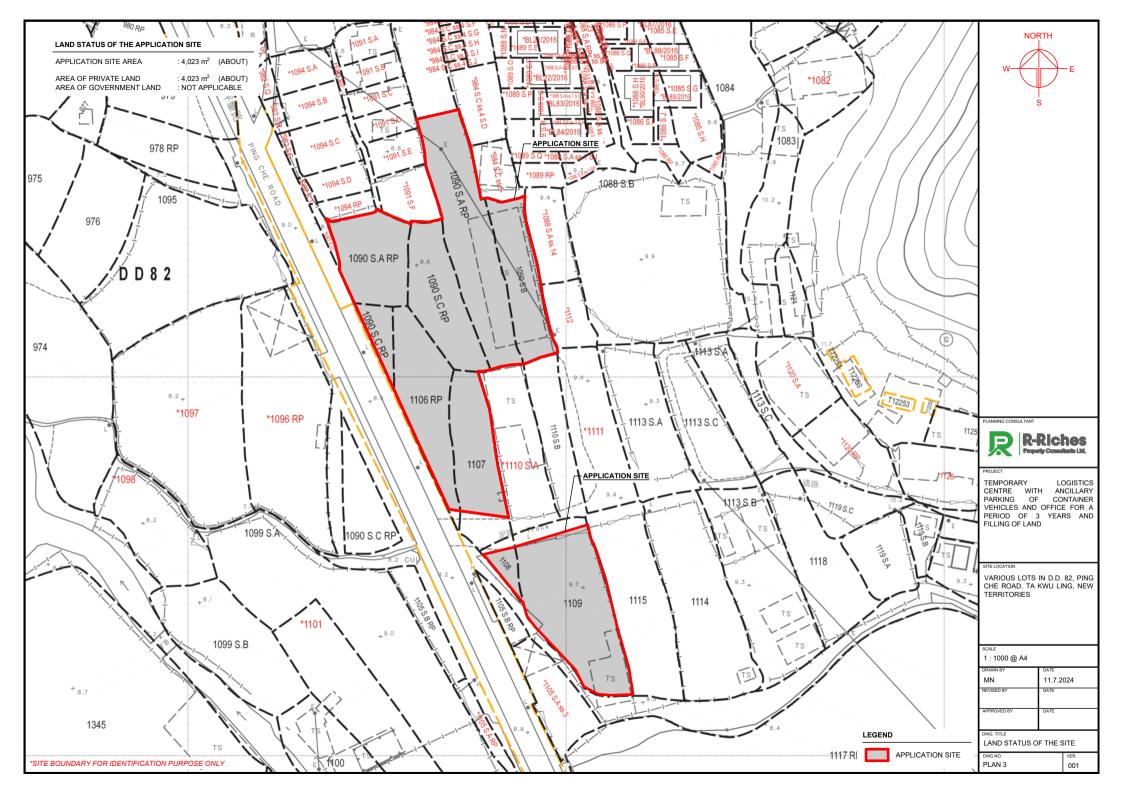
LIST OF PLANS

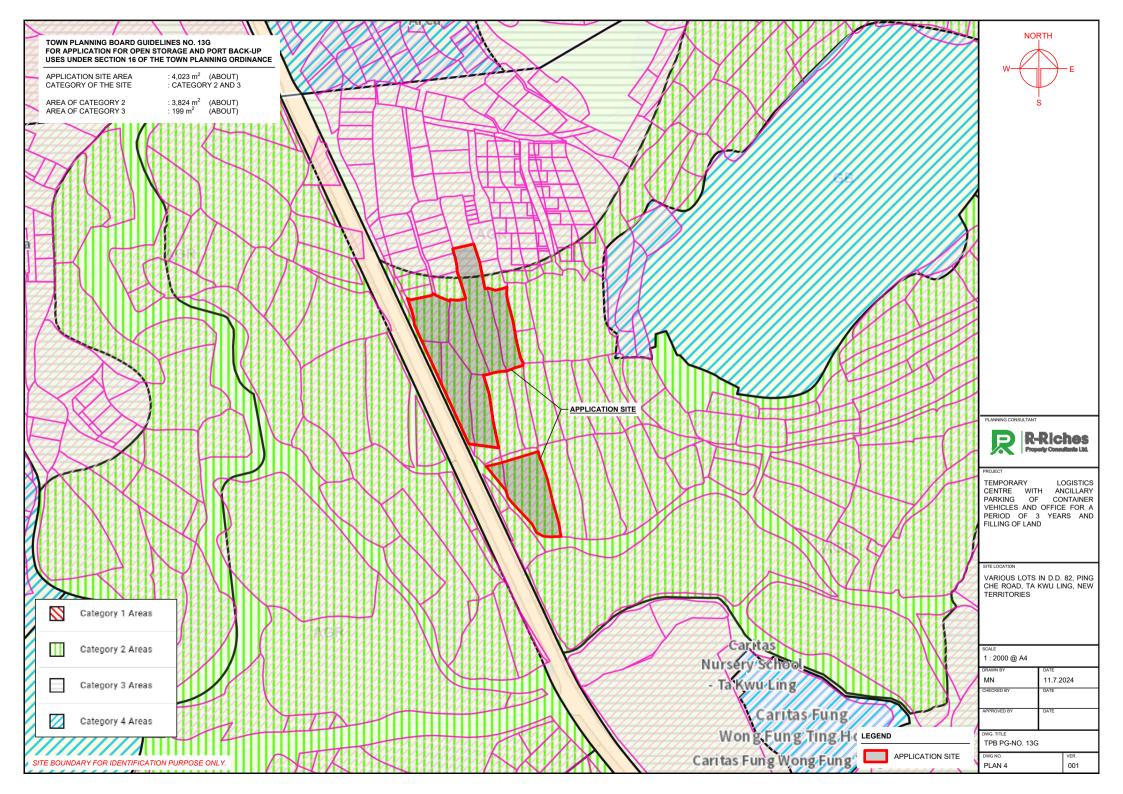
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guidelines No. 13G
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

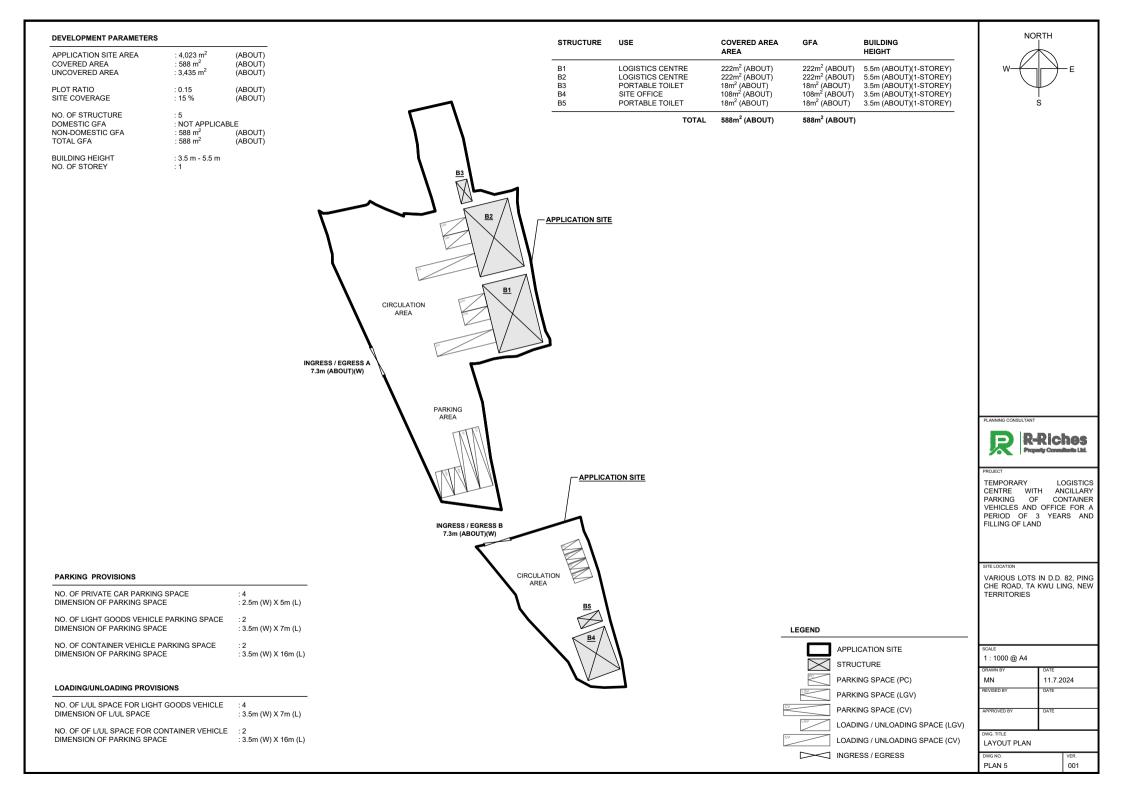












THE APPLICATION SITE BEFORE FILLING OF LAND

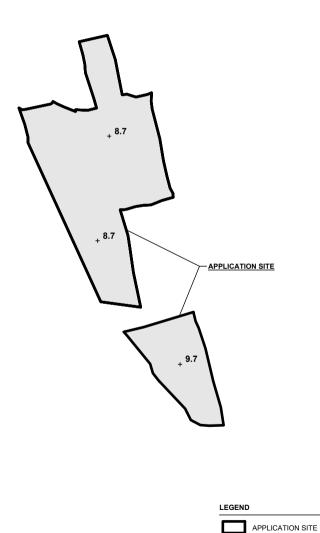
APPLICATION SITE AREA : 4,023 m² SITE LEVEL : +8.6 mPD - 9.6 mPD (ABOUT)

(ABOUT)

EXISTING FILLED AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,023 m ²	(ABOUT)
COVERED BY STRUCTURE	: 588 m ²	(ABOUT)
EXISTING FILLED AREA DEPTH OF LAND FILLING EXISTING SITE LEVELS MATERIAL OF LAND FILLING USE	: 4,023m ² : NOT MORE THAN 0.1 m : +8.7 mPD - 9.7 mPD (ABG : CONCRETE : SITE FORMATION OF STRI AND CIRCULATION SPACE	

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



PLANNING CONSULTANT **R-Riches** P Property Con inche Little PROJECT TEMPORARY LOGISTICS CENTRE WITH ANCILLARY PARKING OF CONTAINER VEHICLES AND OFFICE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND SITE LOCATION Various lots in D.D. 82, ping Che Road, ta kwu ling, new Territories SCALE 1 : 1500 @ A4 RAWN

MN

REVISED BY

PPROVED B

DWG. TITLE

DWG NO.

PLAN 6

FILLING OF LAND

EXISTING FILLED AREA

+ 9.7 EXISTING FILLED LEVELS

11.7.2024

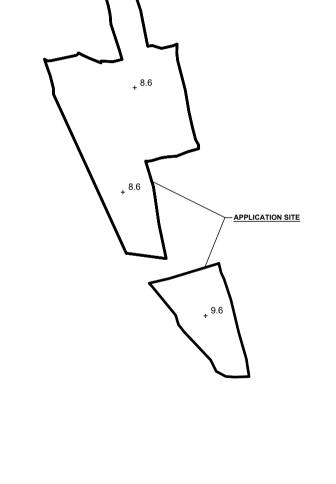
VER.

001

DATE

DATE

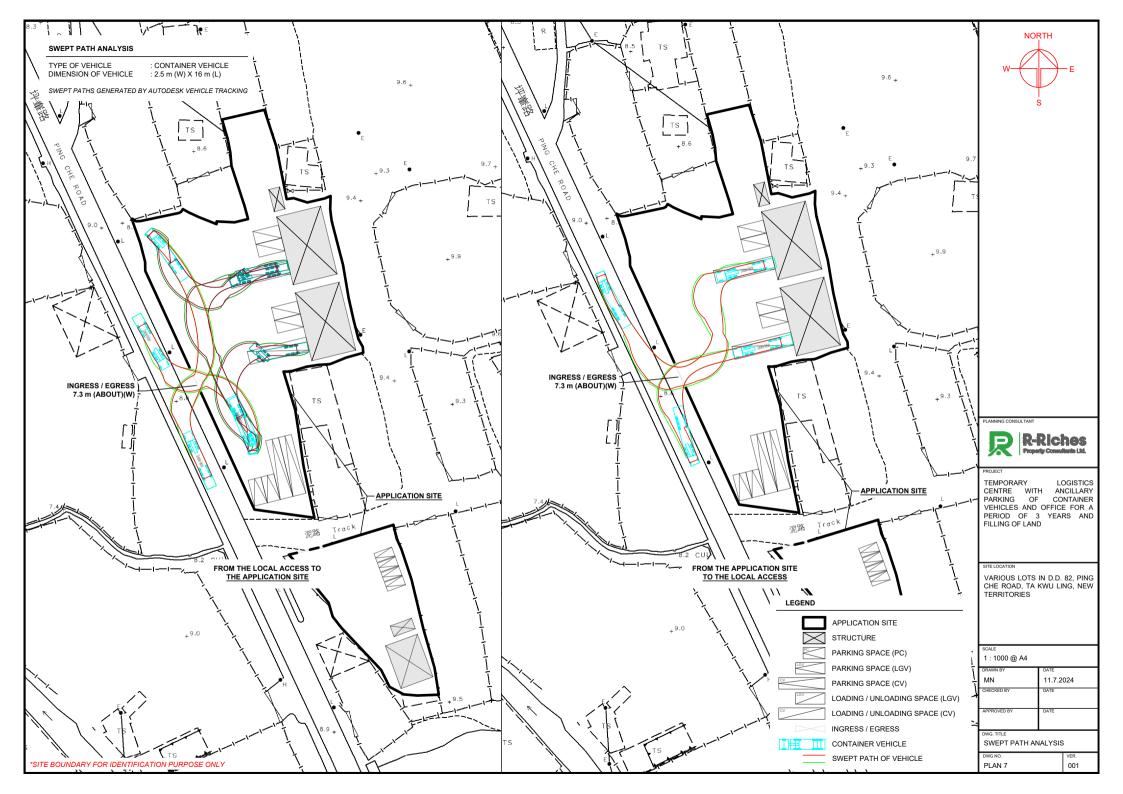
NORTH



LEGEND

APPLICATION SITE + 9.6 SITE LEVEL BEFORE LAND FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.





Our Ref. : DD82 Lot 1090 & VL Your Ref. : TPB/A/NE-TKL/778

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



By Email

12 November 2024

Dear Sir,

1st Further Information

Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/778)

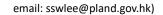
We are writing to submit further information to address departmental comments for the subject application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of **R-riches Property Consultants Limited**

Louis TSE **Town Planner**









Responses-to-Comments

Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land in "Agriculture" Zone, <u>Various Lots in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories</u>

(Application No. A/NE-TKL/778)

(i) The applied use involves logistic activities with storage, packaging and consolidation of goods for distribution. The uncovered area is reserved for parking of container vehicle and circulation space to support the operation of the application site (the Site). The applicant will strictly follow the applied scheme, and no open storage activities will take place within the Site at any time during the planning approval period.

(ii)	A RtoC Table:
···/	

	Departmental Comments	Applicant's Responses
1. (Comments of the District Lands Officer/North, Lands D	epartment (DLO/N, LandsD)
(a)	She objects to the application.	Noted. The unauthorised structures
		erected on the concerned lots and
(b)	The Site comprises Old Schedule Agricultural Lot held	Government land (GL) will be
	under the Block Government Lease which contains	demolished by the applicant after
	the restriction that no structures are allowed to be	planning approval has been obtained
	erected without the prior approval of the	from the Town Planning Board to
	Government. No right of access via Government	facilitate the proposed scheme. The
	Land (GL) is granted to the Site.	applicant will strictly follow the
		proposed scheme, and no structure
(b)	The Site is already being used for the uses under the	will be erected on the GL. No
	application. Lots 1090 S.A RP, 1090 S.B and 1109 in	structure is proposed for domestic
	D.D. 82 are covered by Short Term Waiver ("STW")	use.
	No. 1644 for Logistic Centre with Ancillary Facilities	
	(Office and Toilet). However, the existing structures	
	erected are not tally with the planning application	
	and exceeded the permitted total built-over-area of	
	the planning permission granted on 24.12.2021. Her	
	office reserved the rights to take enforcement action	
	for the breach of STW. PlanD should critically	
	consider the application which does not reflect the	
	existing condition on site;	
(c)	The following irregularities covered by the planning	Noted. The applicant will apply for
	application have been detected by her office:	relevant approval to rectify the
		applied use accordingly.



	unauthorised structures within the said private lots	
	covered by the planning application	
	there are unauthorised structures on the private lots.	
	The lot owner should immediately rectify the lease	
	breaches and her office reserves the rights to take	
	necessary lease enforcement action against the	
	breaches without further notice;	
	unlawful occupation of GL not covered by the	
	planning application	
	the GL adjoining the Site has been fenced off and	
	illegally occupied with unauthorised structure	
	without permission. Any occupation of GL without	
	Government's prior approval is an offence under	
	Cap. 28. Her office reserves the rights to take	
	necessary land control action against the illegal	
	occupation of GL without further notice;	
)	The lot owner shall either (i) remove the	
	unauthorised structures and cease the illegal	
	occupation of the GL not covered by the planning	
	application immediately; or (ii) include the	
	unauthorised structures in the planning application	
	for the further consideration by the relevant	
	departments and, subject to the approval of the	
	Board to the planning application which shall have	
	reflected the rectification as required, apply to her	
	office for STW conditions where appropriate. The	
	modification of STW will be considered by the	
	Government in its capacity as a landlord and there is	
	no guarantee that it will be approved. If approved, it	
	will be on whole lot basis and subject to such terms	
	and conditions including the payment of back-dated	
	waiver fee from the first date the structures were	
	erected and administrative fee as considered	
	appropriate by LandsD. In addition, LandsD reserves	
	the right to take enforcement action against the lot	
	owner for any breach of the lease conditions,	
	including the breaches already in existence or to be	
	detected at any point of time in future and land	
	control action for any unlawful occupation of GL.	
	Besides, given the proposed use is temporary in	



	nature, only erection of temporary structures will be considered; and
(e)	Unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner or entirely included in the application, it should be taken as her office's objection to the application which must be brought to the attention of the Board when they consider the application.



Relevant Extracts of Town Planning Board Guidelines on <u>Application for Open Storage and Port Back-up Uses</u>

(TPB PG-No. 13G)

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

sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;

- (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Relevant Extracts of Town Planning Board Guidelines No. 34D on 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development'

(TPB PG-No. 34D)

- 1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
- 2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Application

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-TKL/687	Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years and Filling of Land	24.12.2021

Similar S.16 Application for Temporary Logistics Centre in the vicinity of the application site within "Agriculture" Zone <u>in the Ping Che & Ta Kwu Ling Area in the Past Five Years</u>

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-TKL/759	Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond	4.10.2024

Government Departments' General Comments

1. <u>Traffic</u>

- (a) Comments of the Commissioner for Transport (C for T):
 - noting that the major development parameters of the current application remain unchanged from the last approved application, she has no comment on the application from a traffic engineering viewpoint.
- (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 (TD);
 - the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of TD and HyD; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

2. Drainage

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

- no objection to the application from the public drainage viewpoint; and
- should the application be approved, a condition should be included to request the applicant to submit revised condition records of the implemented drainage facilities to ensure that there will be no adverse drainage impact on the adjacent area; and
- her advisory comments are set out in Appendix VII.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the application, subject to an approval condition on the implementation of environmental measures as proposed by the applicant, including
 - (i) logistic-related activities to be conducted inside enclosed structures only;
 - (ii) erection of solid iron boundary wall by licensed contractor; and
 - (iii) operation hours are restricted from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays;
- should the application be approved, the applicant is advised to follow the "Revised Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites", Practice Note for Professional Person (ProPECC) PN 1/23 and ProPECC PN 2/23; and
- no environmental complaint against the Site has been received in the past three years.

4. Landscape

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

- no objection to the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprises open storages, vegetated areas, farmlands and tree clusters. According to the site record taken on 18.10.2024, the Site is fenced-off and hard paved with some temporary structures. Few trees are observed at the periphery outside the Site with their tree crowns extended into the Site. Compared with the last approved planning application (No. A/NE-TKL/687), there is no substantial change in the development layout under the current application. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are set out in Appendix VII.

5. <u>Agriculture</u>

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

• considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from an agricultural perspective.

6. <u>Project Interface</u>

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):

- he has no objection to the application;
- 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 five structures are involved 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 unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works. 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 VII.

8. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Fire Services (D of FS);
- (c) Commissioner of Police (CoP); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the Site is already being used for the uses under the application. Lots 1090 S.A RP, 1090 S.B and 1109 in D.D. 82 are covered by Short Term Waiver (STW) No. 1644 for Logistic Centre with Ancillary Facilities (Office and Toilet). However, the existing structures erected are not tally with the planning application and exceeded the permitted total built-over-area of the planning permission granted on 24.12.2021. Her office reserved the rights to take enforcement action for the breach of STW;
 - (iii) the following irregularity covered by the planning application have been detected by her office:

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

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

(iv) the following irregularity not covered by the application have been detected by her office: <u>unlawful occupation of GL not covered by the planning application</u>

the GL adjoining the Site has been fenced off and illegally occupied with unauthorised structure without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (v) the lot owner shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the planning application immediately; or (ii) include the unauthorised structures in the planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as required, apply to her office for modification for the STW conditions where appropriate. The modification of STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. If approved, it will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the structures were erected and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and
- (vi) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

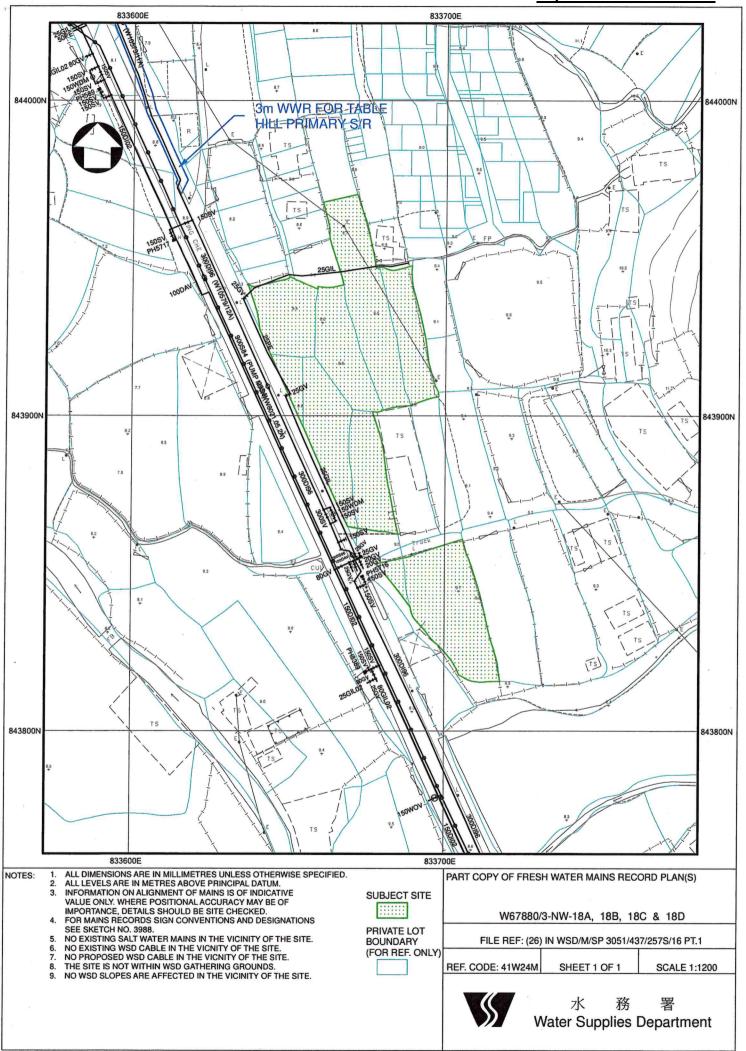
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the "Revised Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites", Practice Note for Professional Person (ProPECC) PN 1/23 and ProPECC PN 2/23;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the photographic records of existing drainage facilities provided by the applicant in their submission show that several sections of existing u-channels were blocked by debris and leaves. The applicant shall arrange clearance of the existing u-channels and catch pits, and retake the record photos for his reference. The applicant is reminded that the record photos should also show the conditions of existing catch pits; and
 - (ii) the applicant should properly maintain the implemented drainage works whether within or outside the lots at his own expense at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) with reference to her site inspection on 18.10.2024, part of the tree crowns of the existing trees located at the west outside the Site are extended into the Site. The applicant is advised to carry out proper tree preservation measures and avoid impact on the existing tree; and
 - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) 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 Transport Department (TD);
 - (ii) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of TD and HyD; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Mains Record Plan (MRP) (Appendix VIIa) 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; and

- (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 1.5m 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that five structures are involved 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 unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works (UBW). 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:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 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 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 and are subject to the control of Part VII of the B(P)R;

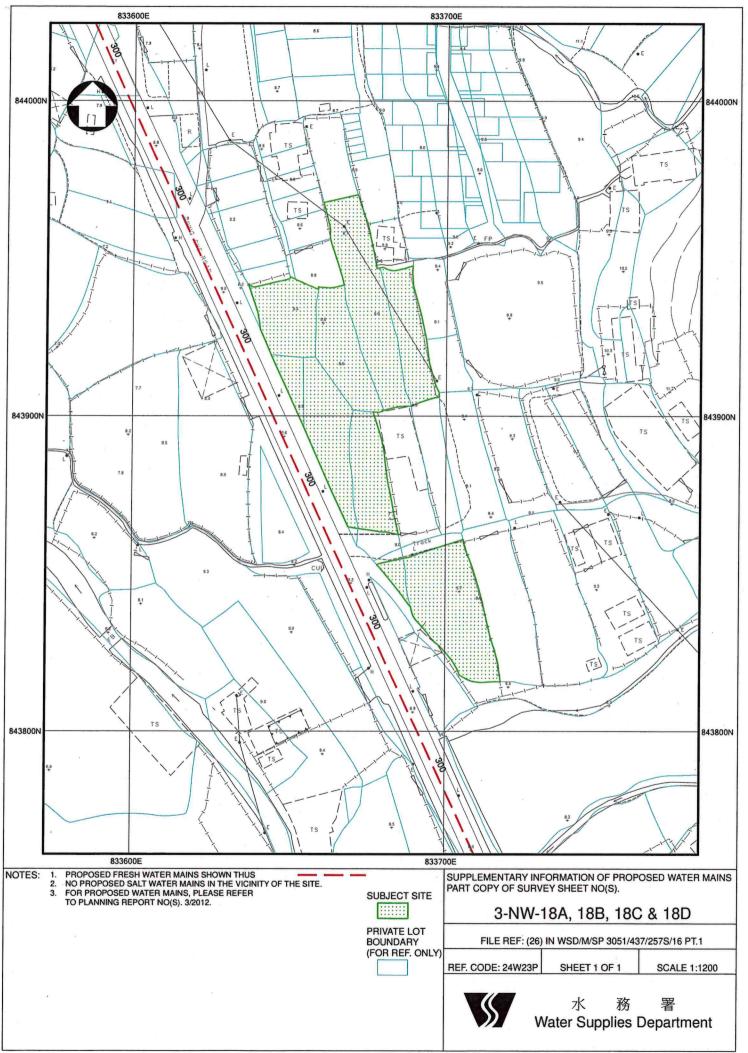
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise gross floor area 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; and
- (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) 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.





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致城市規劃委員會秘書:

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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 <u>A/NE-TKL/778</u>

意見詳情 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

1792.10 「提意見人」姓名/名稱 Name of person/company making this comment_ 簽署 Signature 日期 Date_ 1.4.4.10-

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