

此文件在 2024 年 09 月 27 日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402312

23/9

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/779
	Date Received 收到日期	27 SEP 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)

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

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

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

### 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 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 ..... 3,873 ..... sq.m 平方米  About 約  
 Gross floor area 總樓面面積 ..... 2,668 ..... sq.m 平方米  About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

..... 91 ..... sq.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	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture ("AGR")
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

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

(b) The applicant 申請人 –

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

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

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

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- published notices in local newspapers on 23.9.2024 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- posted notice in a prominent position on or near application site/premises on 28.8.2024 - 10.9.2024 (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&

Others 其他

- others (please specify)  
其他（請指明）

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1,298 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,575 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 5 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,668 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,668 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
One 1-storey warehouse for storage of construction materials and electronic products ..... (Height: not exceeding 12m) .....	
One 2-storey site office within the warehouse (Height: about 6m) .....	
Three 1-storey portable toilets (Height: about 3m) .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 3 (2.5m x 5m) .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 (3.5m x 7m) .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 1 (3.5m x 11m) .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1 for container vehicle (3.5m x 16m) .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 0900am - 1800pm from Mondays to Saturdays..... No operation on Sundays and Public Holidays.....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>The Application Site is connected via a local track to Ping Che Road.</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

.....  
.....

Cannis Lee

Name in Block Letters  
姓名（請以正楷填寫）

Applicant 申請人 /  Authorised Agent 獲授權代理人

Associate Director (Planning)

Position (if applicable)  
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 ..... MPIA .....

on behalf of  
代表

Lawson David & Sung Surveyors Limited

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



Date 日期

23.9.2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.
Site area 地盤面積	3,873 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 91 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	Agriculture ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,668 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.69 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	66	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	3 (2.5m x 5m) NA NA NA NA NA	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	3	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	NA NA 1 (3.5m x 7m) 1 (3.5m x 11m) 1 (3.5m x 16m) (Container Vehicle) NA	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site and Site Photos</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis, Fire Service Installations Proposal and Drainage Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



羅迅測計師行  
**Lawson David & Sung**  
SURVEYORS LIMITED  
Property Consultants • Planning • Valuers • Auctioneers  
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7082

## **Section 16 Planning Application**

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T.**

## **Planning Statement**

Applicant

**Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)**

Prepared by

**Lawson David and Sung Surveyors Limited**

September 2024

## Executive Summary

This planning statement is submitted to the Town Planning Board (the "Board") in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products ("the Proposed Development") for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T. ("the Application Site").

The Application Site, covering an area of about 3,873 sq.m. (including Government Land of about 91 sq.m.), falls within an area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, 'Warehouse' is neither a Column 1 nor Column 2 use of the "AGR" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 5 previous applications. The last application (No. A/NE-TKL/721) was approved for a temporary warehouse for storage of construction materials and electronic products on 19.5.2023 for a period of 3 years. The application is to facilitate the relocation of the Applicant's former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area. The Applicant had complied with approval conditions (c) and (d) of the last application. While the Applicant has submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2023, the STW application is still under processing by the Lands Department, which have withheld the compliance of approval conditions (f), (g) and (h) of the last application. Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently vacant and the development parameters and layout of the proposed development will be same as the previously approved application. The proposed development will erect a 1-storey warehouse for storage of construction materials and electronic products, with a floor area of about 2,571 sq.m. and height of not more than 12m. A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. Three 1-storey (height: about 3m) portable toilets with total floor area of 4 sq.m. will be proposed near the eastern boundary of the Application Site.

All loading/unloading activities and manoeuvring of vehicles will be conducted at the northeastern portion of the site. The ingress/egress point will be at the northern boundary connecting the local track from Ping Che Road with 8m in width. There will be 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The proposed development helps support the export industry in Hong Kong;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. The Application Site is subject to prior planning approval granted for the same use;
4. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
5. Similar approvals for warehouse use have been given in the same "AGR" zone;
6. The proposed development will encourage optimization of valuable land resource;
7. The proposed development is considered not incompatible with surrounding land uses; and
8. The proposed development will not generate adverse traffic, environmental, drainage and landscape impact on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界坪輦丈量約份第 84 約地段第 4 號 A 分段(部分)、第 4 號 B 分段(部分)、第 4 號 C 分段(部分)、第 6 號 B 分段及毗連政府土地(“申請地點”)，作為期三年的臨時貨倉存放建築材料和電子產品(“擬議發展”)的規劃申請。

申請地點的面積約 3,873 平方米(包括政府土地約 91 平方米)，座落於在 2010 年 3 月 12 日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號：S/NE-TKL/14)上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及五宗規劃申請，最後一次申請(申請編號：A/NE-TKL/721)於 2023 年 5 月 19 日獲批准作臨時貨倉存放建築材料和電子產品(為期三年)。此申請是協助申請人重置早前受元朗南發展區第一期發展計劃收地影響，位於元朗丈量約份第 120 約及第 121 約多個地段的貨倉。申請人已履行該規劃許可附帶條件(c)及(d)項。自 2023 年取得規劃許可後，申請人已向地政處申請短期豁免書，以興建構築物作貨倉用途。由於地政處現階段仍在處理短期豁免書的申請，申請人故此未能履行規劃許可附帶條件(f)、(g)及(h)項。由於履行附帶條件的總期限(18 個月)已超過上次規劃許可有效期(3 年)的一半，城規會不會再批准任何延期申請。因此，申請人再次遞交是項規劃申請。

申請地點現時為空置土地。這次申請的發展參數及佈局與上次獲批申請相同。擬議發展將興建一個樓面面積約 2,571 平方米以及其高度不超過 12 米的一層高貨倉，用作存放建築材料及電子產品。同時，於貨倉內亦會提供一座兩層高(約 6 米高)，面積約 186 平方米的辦公室。此外，申請地點的東面位置會提供 3 個一層高(約 3 米高)、總樓面面積約 4 平方米的流動洗手間。

所有上落貨及車輛迴轉將於申請地點的東北面進行。申請地點的出入口(約 8 米闊)設於場地北面，由一條道路連接坪輦路。申請地點亦設有 1 個貨櫃車上落貨位(3.5 米 x 16 米)、1 個中型貨車上落貨位(3.5 米 x 11 米)、1 個輕型貨車上落貨位(3.5 米 x 7 米)和 3 個供職員/訪客使用的私家車停車位(2.5 米 x 5 米)。申請地點已設有 2.5 米高的圍欄圍封。擬議發展的營運時間為星期一至星期六上午 9 時至下午 6 時，星期日及公眾假期不會運作。

本規劃申請的理據為：

1. 擬議發展有助支持本港的出口業；
2. 申請地點不適合用作農業復耕；
3. 申請地點之前獲相同貨倉用途的規劃許可；
4. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
5. 申請地點座落的「農業」地帶有類近貨倉用途申請獲得規劃許可；
6. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
7. 擬議發展與周邊土地用途兼容；及
8. 擬議發展不會對附近地方構成不良的交通、環境、排水及景觀影響；

基於本規劃報告書所述的理據，敬希各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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Appendix 1	Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition (c) of last application No. A/NE-TKL/721
Appendix 2	Approval Letter for Compliance with Approval Condition (d) of last application No. A/NE-TKL/721
Appendix 3	Submitted Swept Path Analysis of last application No. A/NE-TKL/721
Appendix 4	Approved Fire Service Installations Proposal of last application No. A/NE-TKL/721

## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products (the “proposed development”) for a period of 3 years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 3,873 sq.m. (including Government land of about 91 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of five previous applications. The last application (No. A/NE-TKL/721), which was applied by the Applicant, was approved for a temporary warehouse for storage of construction materials and electronic products on 19.5.2023 for a period of 3 years. The application is to facilitate the relocation of the Applicant’s former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area. The Applicant had complied with approval conditions (c) and (d) of the last application. While the Applicant had submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2023, the STW application is still under processing by the Lands Department (LandsD), which have withheld the compliance of approval conditions (f), (g) and (h). Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

### 1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,873 sq.m. (including Government land of about 91 sq.m.), is located at a local track leading to Ping Che Road in Ping Che, N.T. (see **Figure 1**). The Application Site is generally flat and currently vacant. The Application Site has been fenced off by corrugated metal sheets (see **Site Photos**).

## 2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, temporary structures and vacant land. The Application Site was bounded by open storage and temporary structures at its immediate north, west and northeast. Two open storage yards with planning approvals (Application Nos. A/NE-TKL/707 and 734) are located to the north within the same "AGR" zone. To the immediate east and further southeast of the Application Site are two recently approved applications on 21.6.2024 for temporary warehouse (excluding dangerous goods godown) with ancillary facilities (No. A/NE-TKL/757) and temporary medium goods vehicle and container tractor / trailer park with ancillary facilities (No. A/NE-TKL/755) respectively. The Application Site is fronting Ping Yuen River and its tributary at the immediate south and southwest.

## 2.3 Accessibility

The Application Site is accessible to Ping Che Road via a local track. The entrance to the Application Site is about 8m wide which located to the north. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

A Short Term Waiver (STW) application for the proposed warehouse and a Short Term Tenancy (STT) application for the use of the government land had been submitted for the last application (No. A/NE-TKL/721). However, the applications are still under processing by the LandsD.

# 3. Planning Context

## 3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010 (see **Figure 1**). The planning intention of "AGR" zone is "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".

Despite the fact that the proposed development ('warehouse') is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

## 3.2 Previous Applications

The Application Site, or part of it, is involved in 5 previous planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of 3 Years	Rejected	5.12.2003
A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	Rejected	25.6.2004
A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	Rejected	19.11.2004
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	Rejected on Review	28.11.2008
A/NE-TKL/721*	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	Approved with Conditions	19.5.2023

\*Applied by the Applicant

The Applicant has complied with the approval conditions (c) and (d) of the last application (No. A/NE-TKL/721) as follows:

Conditions	Approval Date	Approval Letter
(c) submission of a drainage proposal	12.3.2024	see <b>Appendix 1</b>
(d) provision of drainage facilities	27.8.2024	see <b>Appendix 2</b>

While the Applicant had submitted a STW application since the planning approval in 2023, the STW application is still under processing by the LandsD. As such, the compliance of approval conditions (f), (g) and (h) were withheld.

### 3.3 Similar Applications within the same “AGR” Zone

3 applications for similar warehouse uses were approved by the Board in the last three years within the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP. These approved applications are summarized as below:

Application No.	Applied Use	Gross Floor Area (m <sup>2</sup> )	Decision	Date of Approval
A/NE-TKL/695	Proposed Temporary Warehouse and Open Storage of Timber and Wooden Parts for a Period of 3 Years	452	Approved with Conditions	18.3.2022
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6,097	Approved with Conditions	11.9.2023
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6,804	Approved with Conditions	21.6.2024

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site as temporary warehouse for storage of construction materials and electronic products for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicant's business affected by Phase 1 of the Yuen Long South Development.

The layout and development parameters of the proposed development will be the same as the last application (No. A/NE-TKL/721). The proposed warehouse, which is about 2,571 sq.m. and one-storey with height of not more than 12m, will be erected for the storage of construction materials (including pvc pipe, tiles and sanitary wares) and electronic products (including tablets, mobile phones and computers). A 2-storey (height: about 6m) site office of about 186 sq.m. will be proposed within the warehouse. 3 one-storey (height: about 3m) portable toilets with a total floor area of about 4 sq.m. will be erected near the eastern boundary of the Application Site (see Layout Plan at **Figure 4**). The Application Site has been fenced off by the existing 2.5m high corrugated metal sheets on all sides.

The development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a period of 3 years
Site Area	About 3,873 sq.m.
Total Floor Area (Non-domestic)	2,668 sq.m.
No. of Structures	5 - 1 proposed warehouse - 1 proposed site office - 3 proposed portable toilets
Height of Structures	3m - 12m (1 - 2 storeys)
No. of Parking Spaces	3 nos. (private cars for staff/visitors)
Loading/unloading Spaces	3 nos. - 1 for Light Goods Vehicle (3.5m x 7m) - 1 for Medium Goods Vehicle (3.5m x 11m) - 1 for Container Vehicle (3.5m x 16m)
Operation Hours	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)

### 4.2 Vehicular Access and Parking Arrangement

The proposed development will continue using the existing ingress/egress point of the Application Site, which is about 8m wide and located at the northern side of the Application Site connecting to the local track to Ping Che Road. Same parking arrangement will be proposed for the proposed development as the last application (No. A/NE-TKL/721) with 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces (2.5m x 5m) for staff/visitors.

Given no change in development parameters and parking arrangement, the submitted swept path analysis of the last application (see **Appendix 3**) would be able to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the northeastern portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances.

The Applicant will also implement the following traffic management measures:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) No storage materials will be placed at the front portion of the structure to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iv) The on-site staff will manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicant will maintain the existing pedestrian route to ensure pedestrian safety; and
- (vi) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicant, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 10 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Container/ Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	2

#### 4.3 Site Operations

The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials and electronic products. To minimize any potential

noise and environmental impacts to the surrounding area, the proposed structures will be enclosed with no workshop activities to be conducted within the Application Site.

#### 4.4 Drainage Proposal

The approval condition (c) of submission of a drainage proposal of the last application (No. A/NE-TKL/721) has been approved by the Drainage Services Department (DSD) on 12.3.2024 (see **Appendix 1**). The approval condition (d) of provision of drainage facilities on the site of the last application has also been approved by the DSD on 27.8.2024 (see **Appendix 2**).

The Applicant will retain the same drainage design of the approved proposal, in which 300mm peripheral U-channels and catchpits with sand trap will be used to collect surface runoff and divert them to the existing water stream to the south of the Application Site.

#### 4.5 Fire Service Installations (FSIs) Proposal

Since the layout and development parameters of the proposed development remain the same, the Applicant will adopt the approved FSIs proposal submitted in the last application (No. A/NE-TKL/721) (see **Appendix 4**) and implement the FSIs upon approval of the STW application from the LandsD.

#### 4.6 Landscape and Tree Preservation

7 new trees will be planted along the eastern boundary of the Application Site in compensation of 3 trees fell from the last application (No. A/NE-TKL/721) (see **Figure 5**). The proposed tree species is Bauhinia Blakeanna / Ficus Benjamina, which grow to a mature height of 2.75m to 3.75m with a canopy span of about 3m. Meanwhile, several trees of various species are found immediate outside the western, southern and eastern boundary of the Application Site. The Applicant would preserve the existing trees outside the Application Site, which would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

#### 4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials and electronic products. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact;
- (f) 3 portable toilets will be provided onsite. The waste generated will be treated and removed on a regular basis to avoid any hygienic nuisance to the surroundings.

## 5. Planning Justifications

### 5.1 Support the Export Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse use and increasing difficulty in acquiring planning permission, the demand for warehouse sites has already become a key economic and logistics issue concerning the whole Territory. It should be noted that the Application Site will be used by the Applicant to store all their goods (i.e. construction materials and electronic products) to the local and global markets. Granting approval to this application will maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse facilities in the Northern New Territories, which would in turn help support the export industry in Hong Kong.

### 5.2 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned “AGR”, the Application Site is unsuitable for agricultural rehabilitation. Having considered the fact that a number of open storage/storage uses, and some with recent planning approvals from the Board, are situated in the vicinity of the Application Site, the planning intention of “AGR” zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicant.

### 5.3 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use and development parameters of the current application are same as the last application (No. A/NE-TKL/721). The last application for proposed warehouse was approved by the Board for a period of 3 years on 19.5.2023. Since the nature of use, development parameters and planning circumstances largely remain unchanged, this application is considered acceptable within the subject “AGR” zone.

### 5.4 Unexpected Delay in Compliance with Approval Conditions

The Applicant has complied with approval conditions (c) and (d) of the last application and the compliance of the approval conditions (f), (g) and (h) were hindered because of the unexpected delay in processing of the STW application by the LandsD. Given the prior planning approval for the same warehouse use at the same location, as well as the Applicant’s genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous decision of the Board.

### 5.5 Similar Approvals for Warehouse Use in the same “AGR” Zone

As highlighted in para 3.3., several similar approvals for warehouse use have been approved in the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP in the last three years. With the

proximity of these approval examples for similar warehouse use, approval of this application is considered acceptable within the subject "AGR" zone and in line with previous decisions of the Board.

#### 5.6 Optimization of Valuable Land Resources

The Application Site is currently vacant. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Ping Che Road for transportation of construction materials and electronic products and mostly flat and paved land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

#### 5.7 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, open storage yards, warehouses, unused land / structures and temporary structures, with approved applications of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including storage confined within the enclosed structures and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

#### 5.8 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

##### Traffic

Similar to the last application, no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Ping Che Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the northeastern portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. With the implementation of the mitigation measures proposed by the Applicant, no adverse traffic impact is anticipated.

##### Environment

As reiterated in Section 4.7, the proposed warehouse will only be used as storage of construction materials and electronic products. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to

6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, with the proposed storage use also being confined within the enclosed structure, no adverse environmental impacts on the surrounding area is expected.

#### Drainage

As mentioned in paragraph 4.4, the submitted drainage proposal and the provision of drainage facilities were considered satisfactory by DSD on 12.3.2024 and 27.8.2024 respectively. Given no major material change in the proposed development from the last application, the Applicant will maintain the drainage facilities on site, and therefore no adverse drainage impact is anticipated.

#### Landscape

The Applicant will plant 7 new trees along the eastern boundary of the Application Site to compensate for the 3 trees fell in the last application (No. A/NE-TKL/721). Together with the existing trees surrounding the Application Site, it will act as natural hedges bounding the edge of the development and soften the building footprint. Therefore, no adverse landscape impact is anticipated.

## **6. Conclusion**

The Application Site falls within "AGR" zone on the approved Ping Che and Ta Kwu Ling OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of construction materials and electronic products. The proposed development will be able to meet the market demand of warehouse facilities in the territory and support the export industry in Hong Kong.

The Application Site has been granted for planning approval for the same use with similar approvals for proposed warehouse use also given in the vicinity. No adverse impacts on the surrounding are anticipated and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

Despite the fact that the Application Site fall within the "AGR" zone, the planning intention of "AGR" is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

LAWSON DAVID & SUNG SURVEYORS LIMITED  
September 2024

# Appendix 1

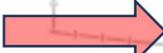
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Approved Drainage Proposal and  
Approval Letter for Compliance with Approval Condition (c)  
of last application No. A/NE-TKL/721

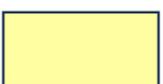
# Topographic Survey & Catchment Areas

## Legends :

 Direction of Water Flow outside the site

 Direction of Water Flow within the site

 Catchment Area from the Application Site

 Catchment Area from adjacent Area

**Catchment Area of the Application Site = 3,870 m<sup>2</sup>**

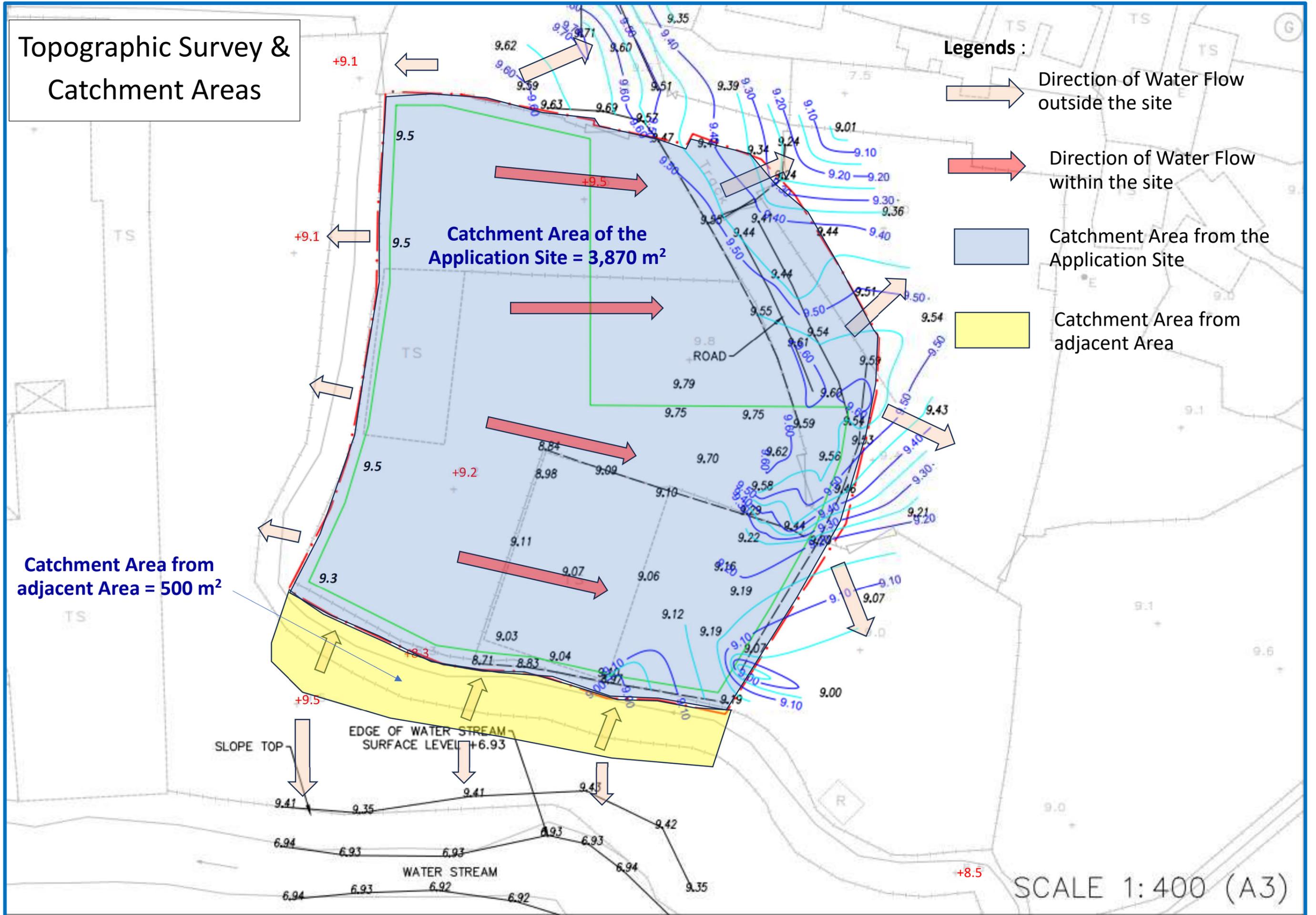
**Catchment Area from adjacent Area = 500 m<sup>2</sup>**

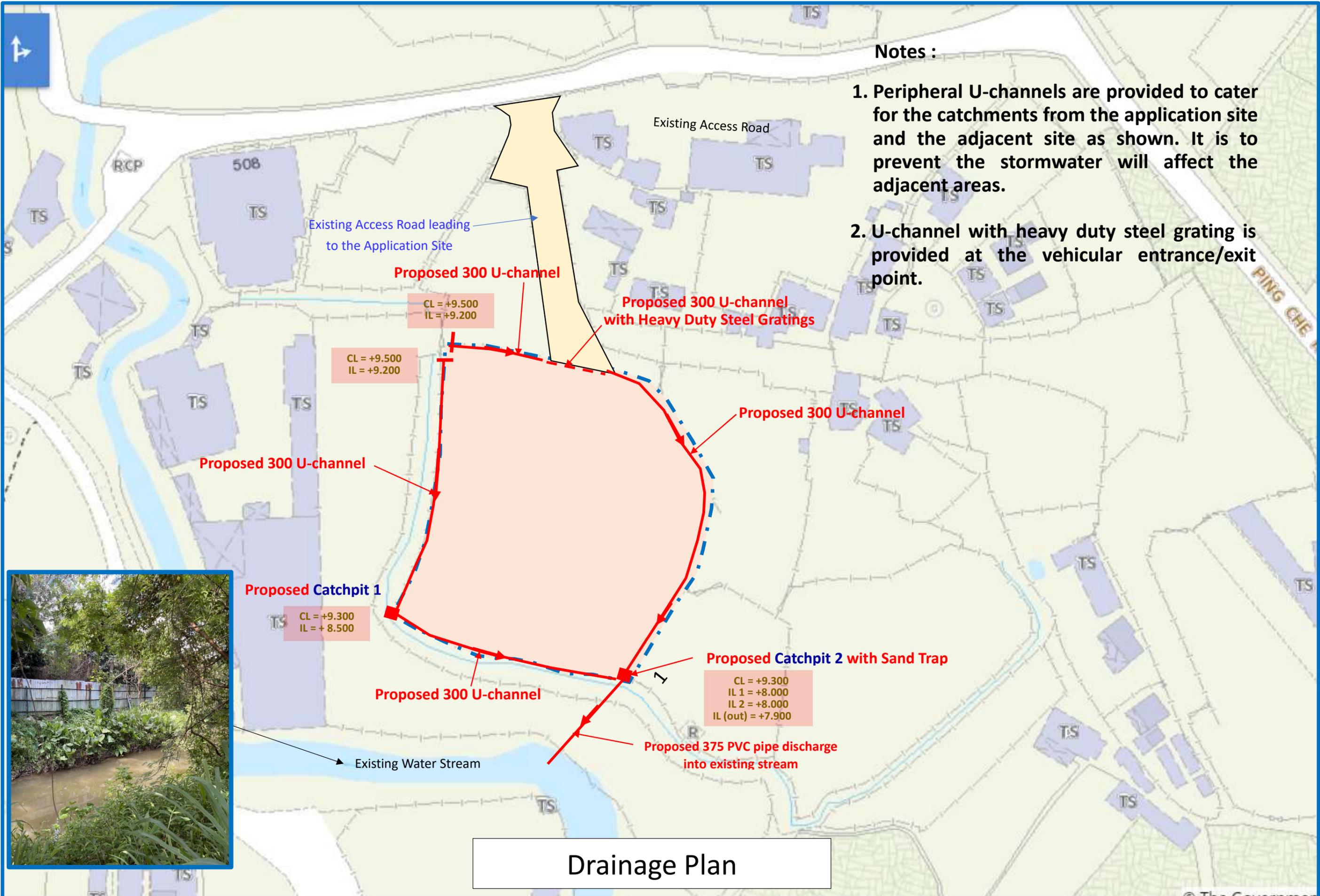
SLOPE TOP  
EDGE OF WATER STREAM  
SURFACE LEVEL +6.93

WATER STREAM

+8.5

SCALE 1:400 (A3)

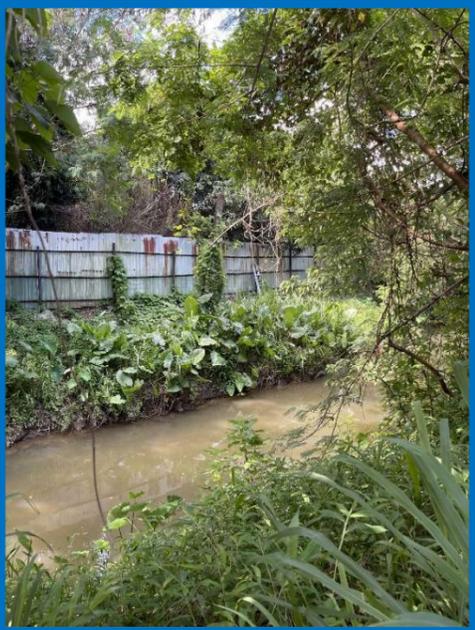




**Notes :**

1. Peripheral U-channels are provided to cater for the catchments from the application site and the adjacent site as shown. It is to prevent the stormwater will affect the adjacent areas.
2. U-channel with heavy duty steel grating is provided at the vehicular entrance/exit point.

**Drainage Plan**



# Drainage Design for the site at DD84

## DSD - STORMWATER DRAINAGE MANUAL

### 7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where  $Q_p$  = peak runoff in  $m^3/s$

$C$  = runoff coefficient (dimensionless)

$i$  = rainfall intensity in mm/hr

$A$  = catchment area in  $km^2$

In Hong Kong, a value of  $C = 1.0$  is commonly used in developed urban areas. In less developed areas, appropriate  $C$  values in order to ensure that the design would be fully cost-effective.

Surface Characteristics    Runoff coefficient,  $C^*$

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the  $C$  should be **0.85** (Mid value)

### 6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **50 Years is used.**

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 101mm/hr ( Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

$$i = 101 \text{ mm/hr}$$

A = 3,870m<sup>2</sup> (0.00387km<sup>2</sup>) (Application Site)

+ 500m<sup>2</sup> (0.00050km<sup>2</sup>) (Adjacent Area)

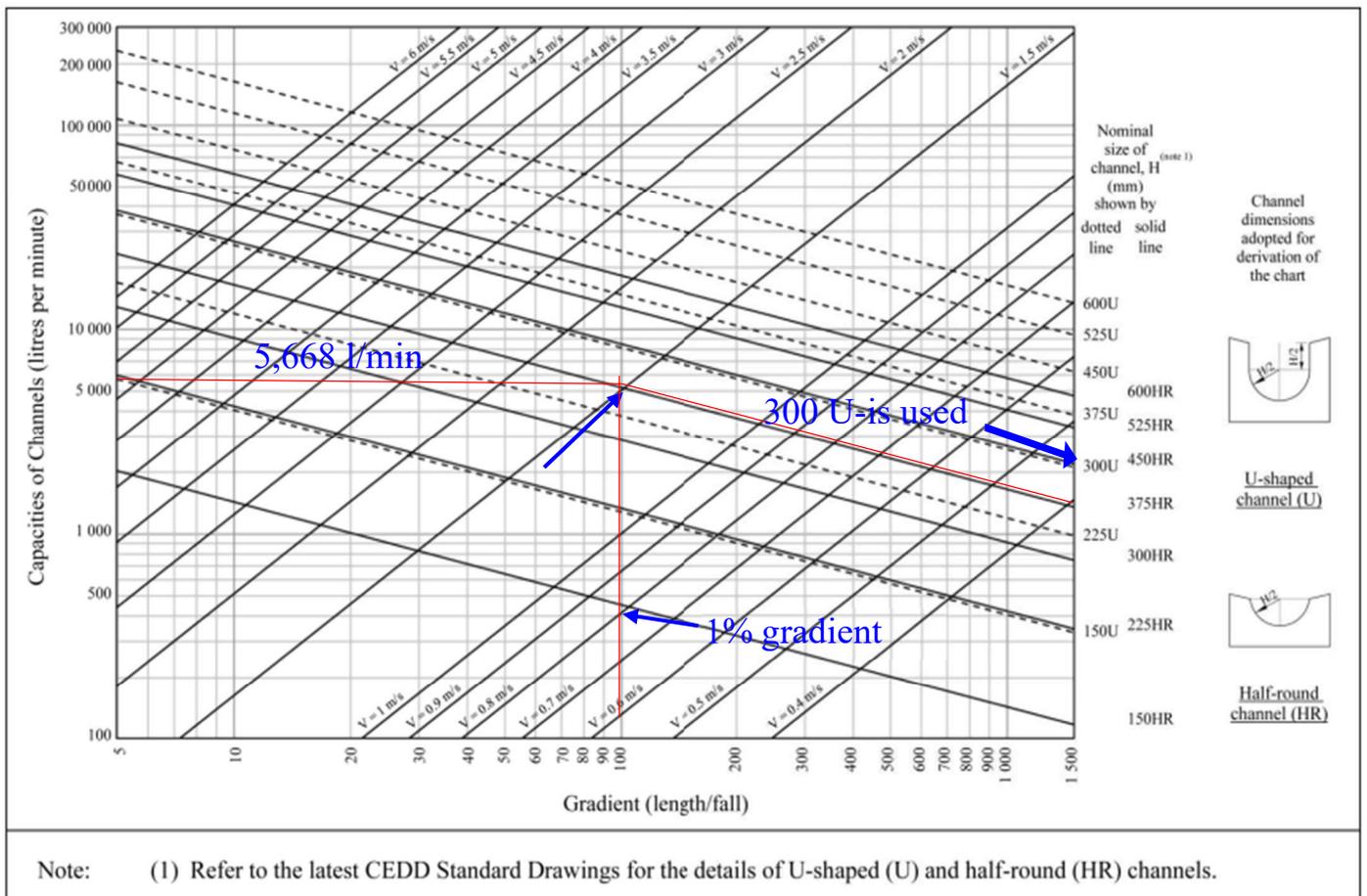
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.00387) + (0.15 \times 0.00050))$$

$$Q_p = 0.0945 \text{ m}^3/\text{s} \text{ or } 5,668 \text{ l/min}$$

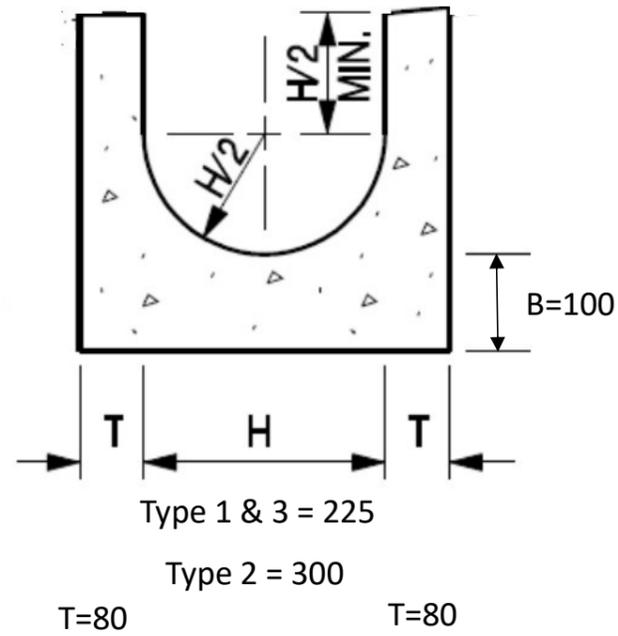
For conservative calculations, all catchment areas are combined for all U-Channels.

# GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

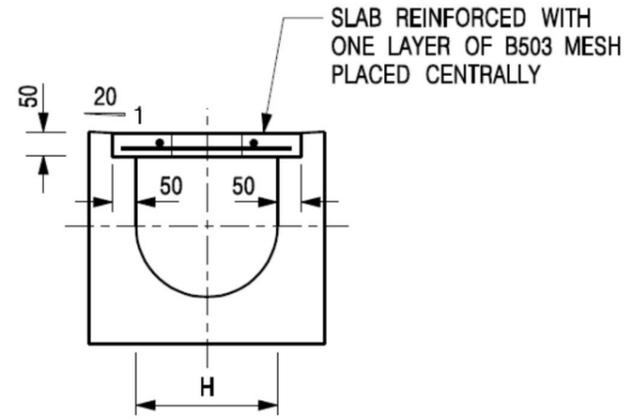
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



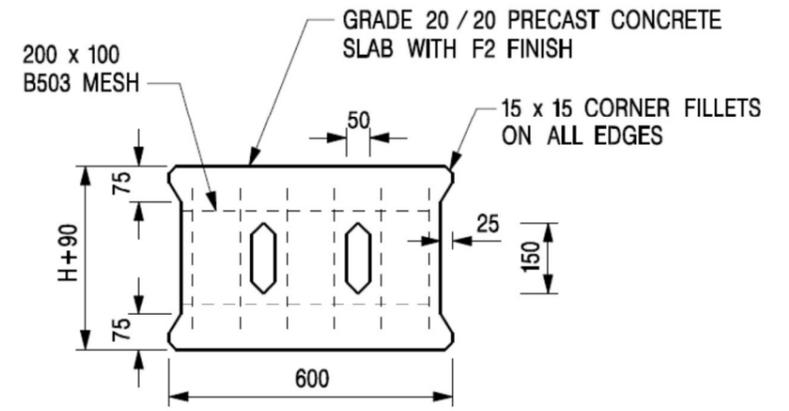
For 5,668 l/min, 300 U-channel is used.



**U-channel Details**



**TYPICAL SECTION**

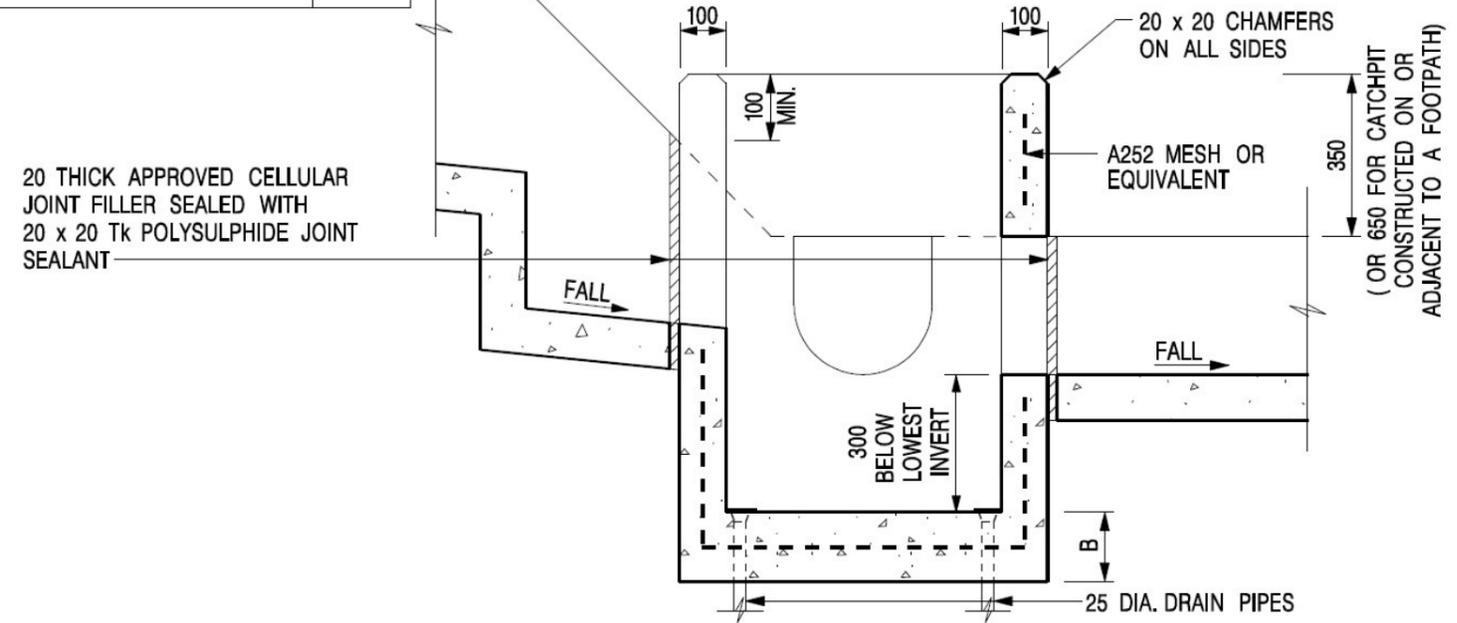


**PLAN OF SLAB**

**U-CHANNELS WITH PRECAST CONCRETE SLABS**

(UP TO H OF 525)

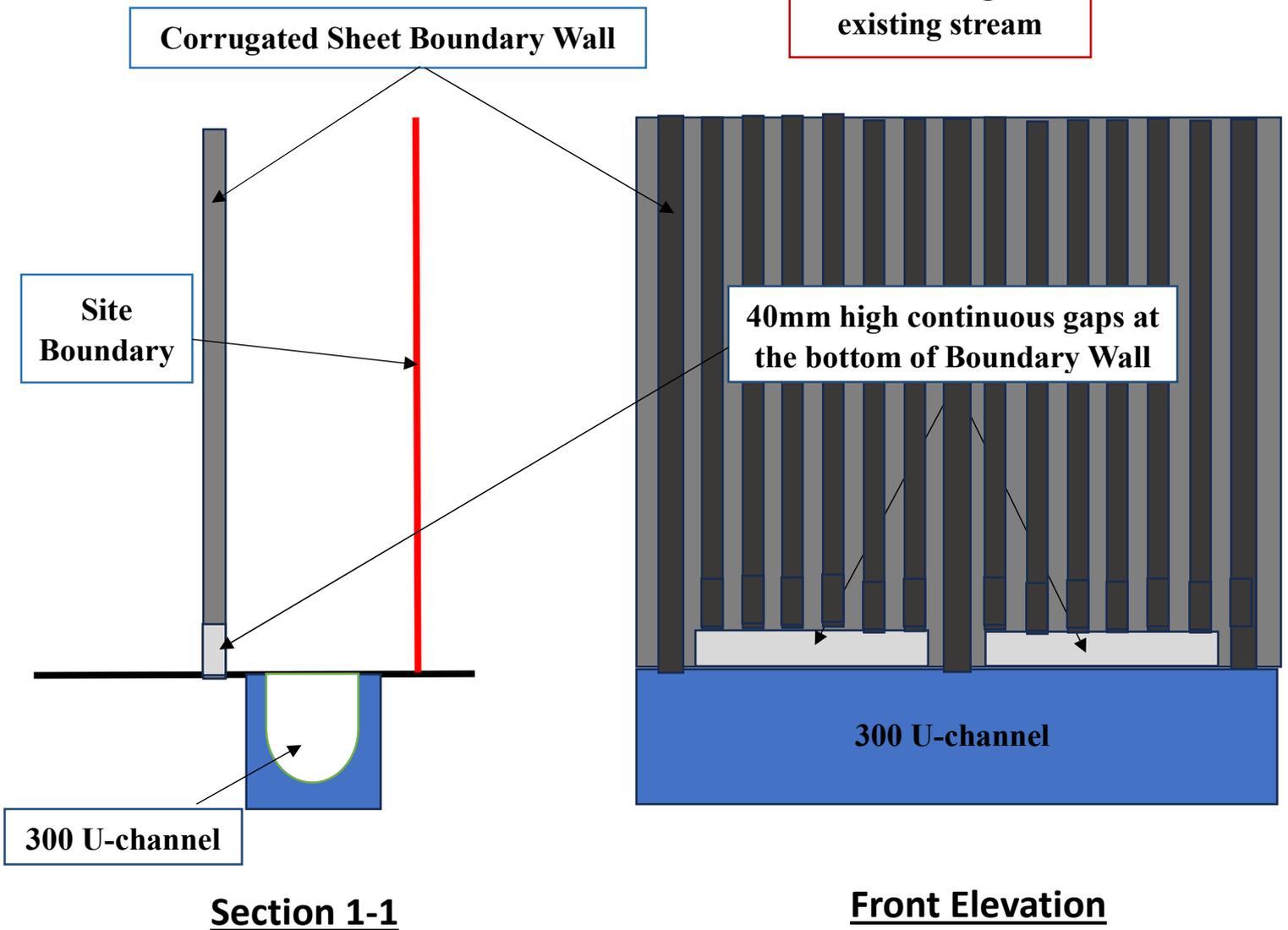
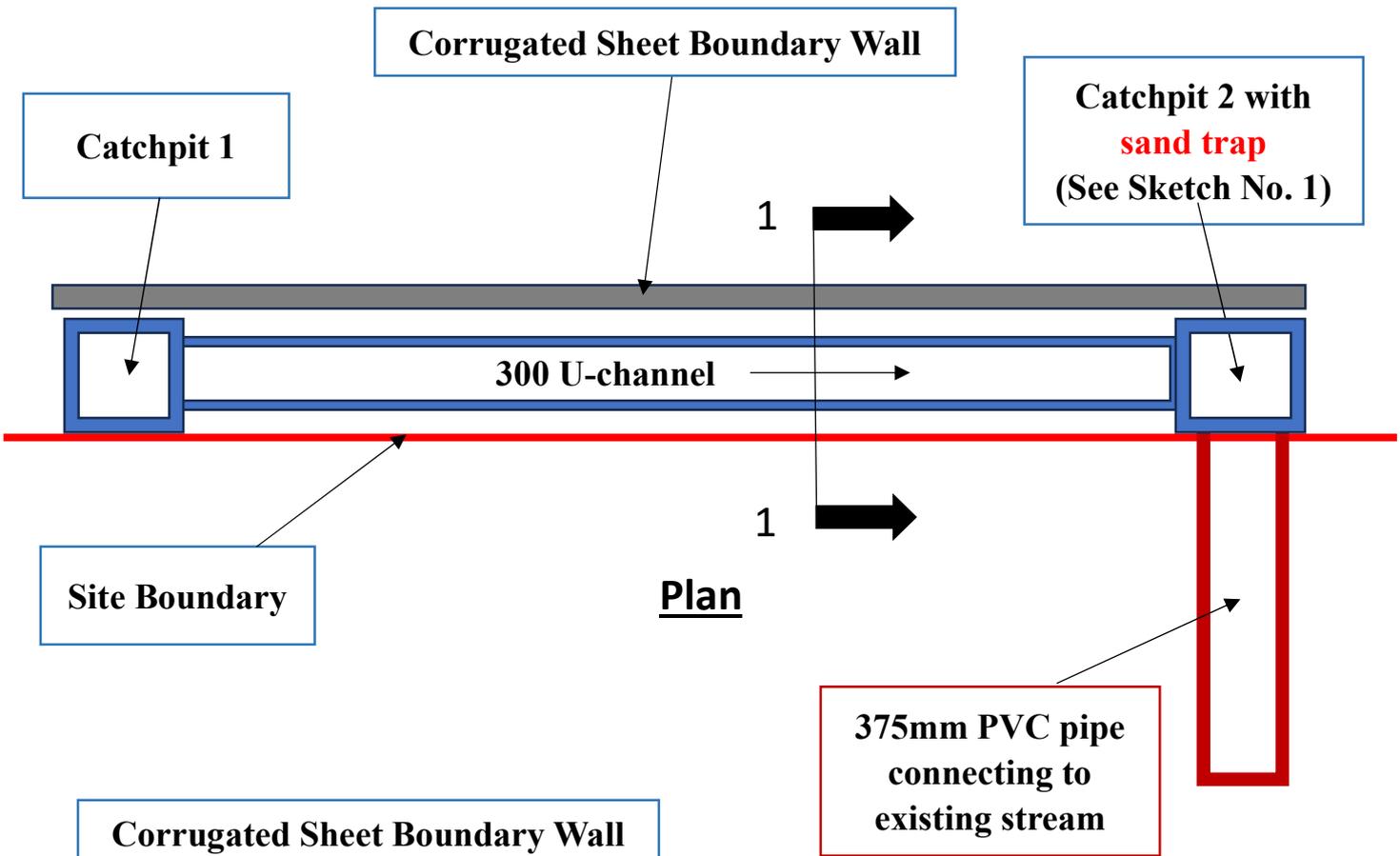
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



**Details of Catchpit with Sand Trap**

Details of Catchpit and U-channel

Sketch No. 1



Details of Boundary Wall Opening

Sketch No. 2

# 規 劃 署

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



# 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

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKL/721  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Lawson David & Sung Surveyors Limited

**By Post and Fax** [REDACTED]

12 March 2024

[REDACTED]  
(Attn.: Cannis Lee)

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years in "Agriculture" Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che (Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/721)**

I refer to your submission dated 2.2.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. X. WANG; Tel.: 2300 1135) has been consulted and considered approval condition (c) has been complied with. His advisory comments are attached at **Appendix I**. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

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

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

c.c.

CE/MN, DSD

(Attn.: Mr. X. WANG)

(Fax No: 2770 4761)

Internal

CTP/TPB(1)

Site record

HYC/TF/SL/KL/kl

Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department  
(Contact person: Mr. X. WANG; Tel.: 2300 1135):

- (a) The “existing water stream” to which the applicant proposed to discharge the storm water from the subject site is **not** maintained by this office. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.
- (b) The applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N and/or relevant private lot owners should be sought.
- (c) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (d) The applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from.
- (e) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.
- (f) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

## Appendix 2

---

Approval Letter for Compliance with Approval Condition (d)  
of last application No. A/NE-TKL/721

## 規 劃 署

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



## 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

來函檔號 Your Reference LDS/PLAN/6890  
本署檔號 Our Reference ( ) in TPB/A/NE-TKL/721  
電話號碼 Tel. No. : 2158 6237  
傳真機號碼 Fax No. : 2691 2806

**By Post & Fax** [REDACTED]

27 August 2024

Lawson David & Sung Surveyors Limited

[REDACTED]  
(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years in "Agriculture" Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che (Compliance with Approval Condition (d) for Planning Application No. A/NE-TKL/721)**

I refer to your submission received by this Office on 30.7.2024 for compliance with approval condition (d) in relation to the provision of drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135) has been consulted and considered the approval condition (d) has been complied with. His advisory comments are attached at **Appendix I**.

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

Yours faithfully,

( Ivy WONG )  
for Director of Planning

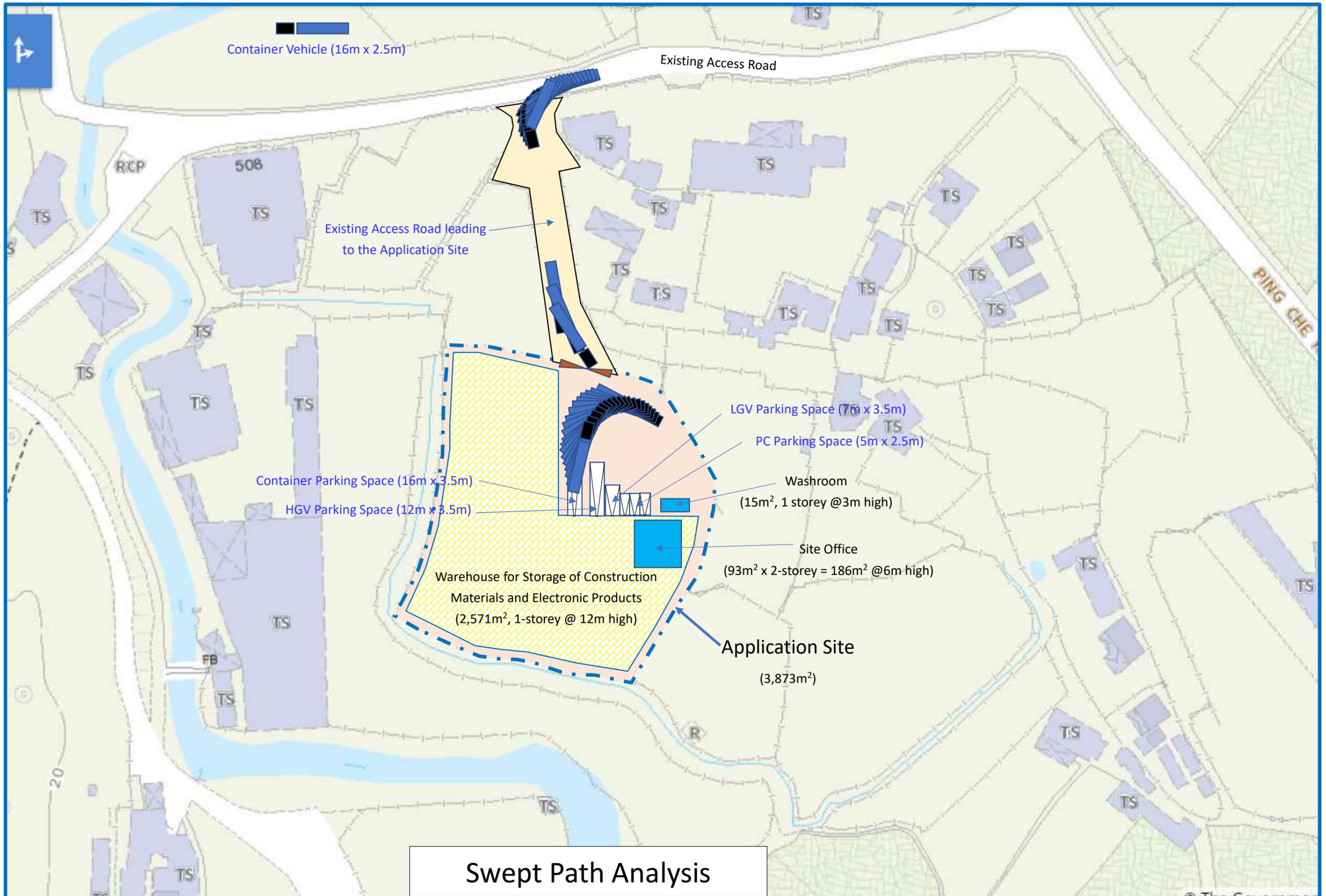
Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135):

- (a) the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities; and
- (b) the applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The application shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

## Appendix 3

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Submitted Swept Path Analysis of last application No. A/NE-TKL/721



Swept Path Analysis

## Appendix 4

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Approved Fire Service Installations Proposal of  
last application No. A/NE-TKL/721

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m<sup>3</sup> F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m<sup>3</sup> SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
 HAZARD CLASS : ORDINARY HAZARD GROUP III  
 TYPE OF STORAGE : POST-PALLET (ST2)  
 STORAGE CATEGORY : CATEGORY 1  
 MAXIMUM STORAGE HEIGHT : 3.5m  
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND BS EN 1838 :2013', COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2011 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

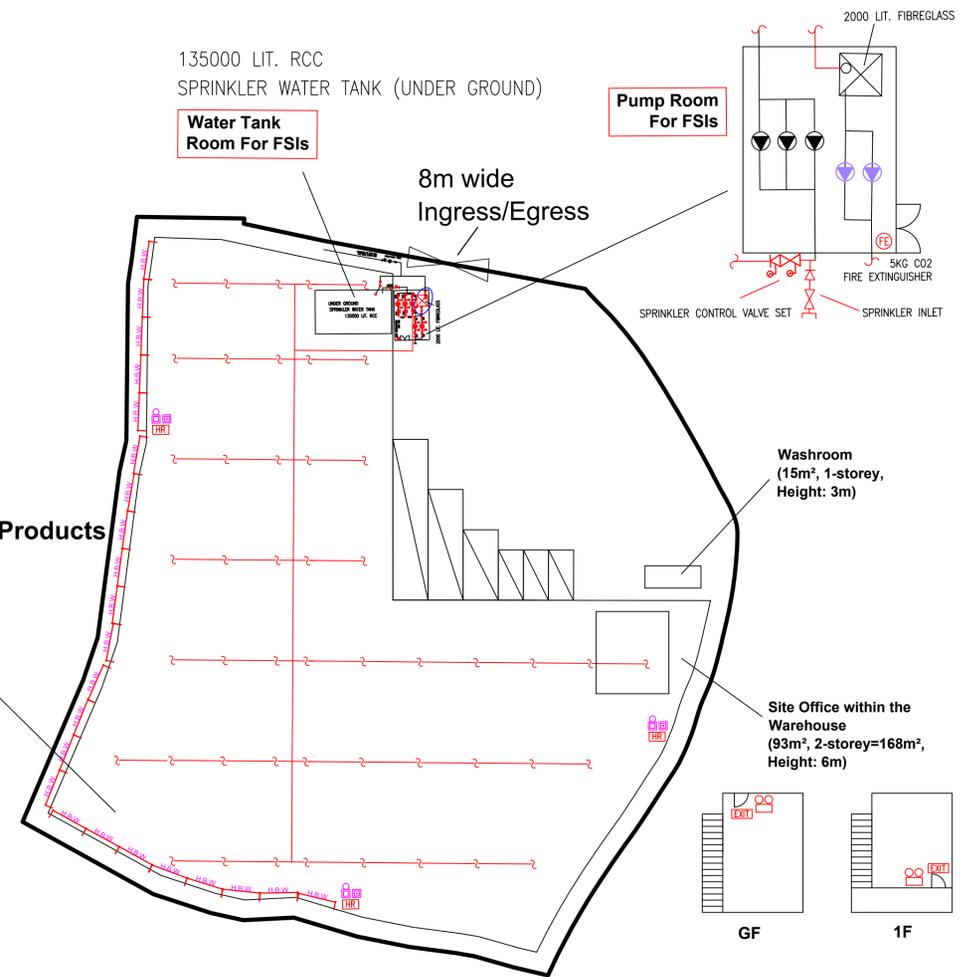
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER HEAD (ON PLAN)
BREAK GLASS UNIT	EXIT SIGN	SPRINKLER CONTROL VALVE SET	PUMP SET
FIRE ALARM BELL	SUBSIDIARY VALVE / FLOW SWITCH	SPRINKLER INLET	

**Structure 1 Openable Windows Calculation**  
 Area of Structure 1 = 2571 sq.m.  
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 85m(total length) = 170 sq.m.  
 Total openable window area = 170 sq.m.  
 = 6.61% of floor area

**Structure 1 Warehouse for Storage of Construction Materials and Electronic Products (2,571m<sup>2</sup>, 1-storey, Height: 12m)**

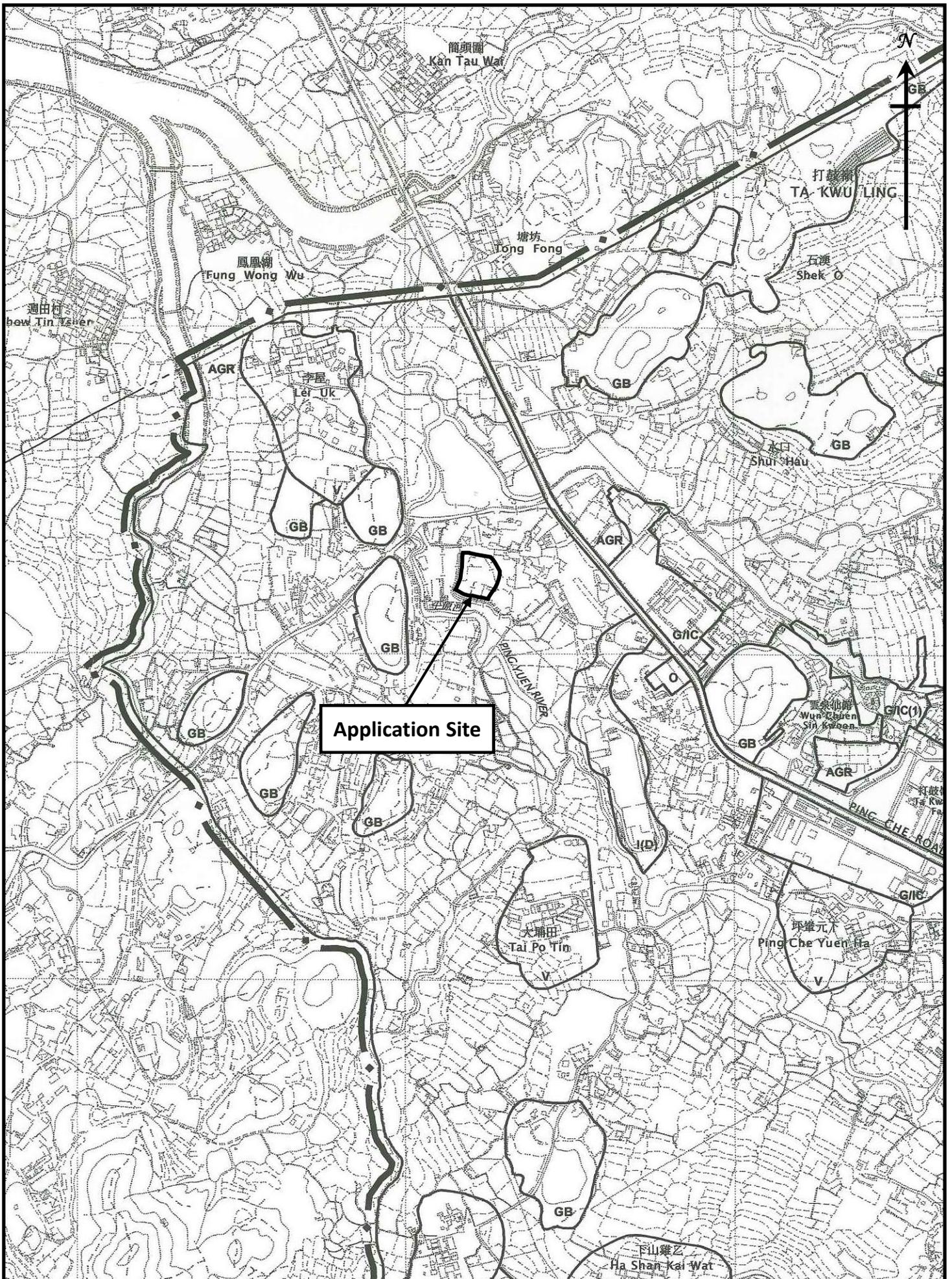


PROJECT : <b>Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a period of 3 years at Lot 4 S.A S.B S.C 6SB in D.D. 84</b>	DRAWING TITLE : <b>F.S. Notes, Legend, Fire Service Installation Layout Plan</b>	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : <b>Century Fire Service Engineering Co., Ltd.</b>	DRAWN BY : <b>C.K.NG</b>	NAME :	DATE :	DRAWING NO : <b>FS-01</b>	REV. : <b>0</b>
		SCALE : 1 : 350 @ (A1)	CHECKED BY :	APPROVED BY :	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP				
		15 JAN 2023							
REV	DESCRIPTION	DATE							

# Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape Plan



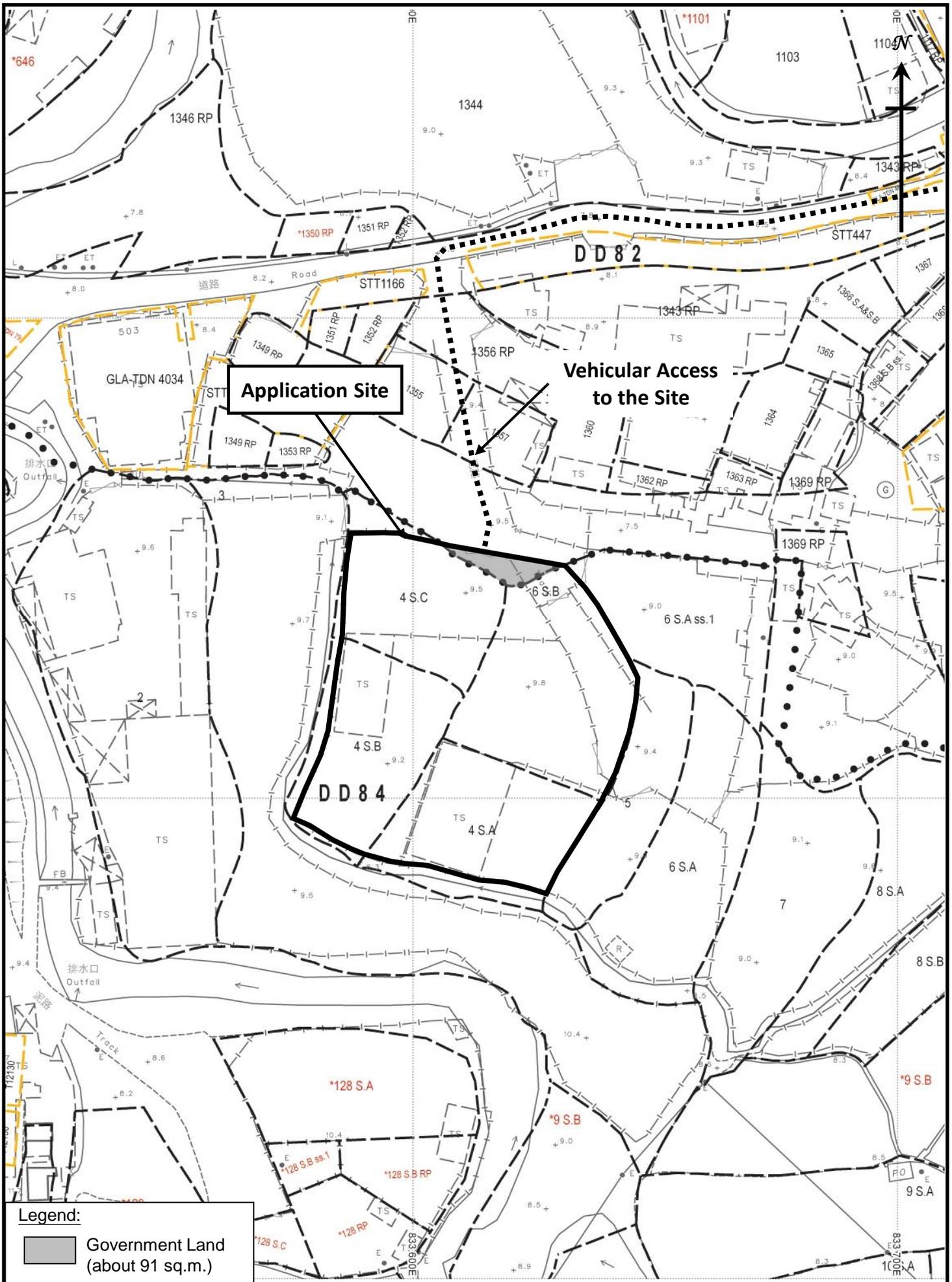
Location Plan  
 (Extract from Approved Ping Che and Ta Kwu Ling  
 Outline Zoning Plan No. S/NE-TKL/14)

Figure 1

1 : 7500



羅迅測計師行  
**Lawson David & Sung**  
 SURVEYORS LIMITED  
 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency Licence No. C-006528



**Legend:**  
 [Grey Box] Government Land (about 91 sq.m.)

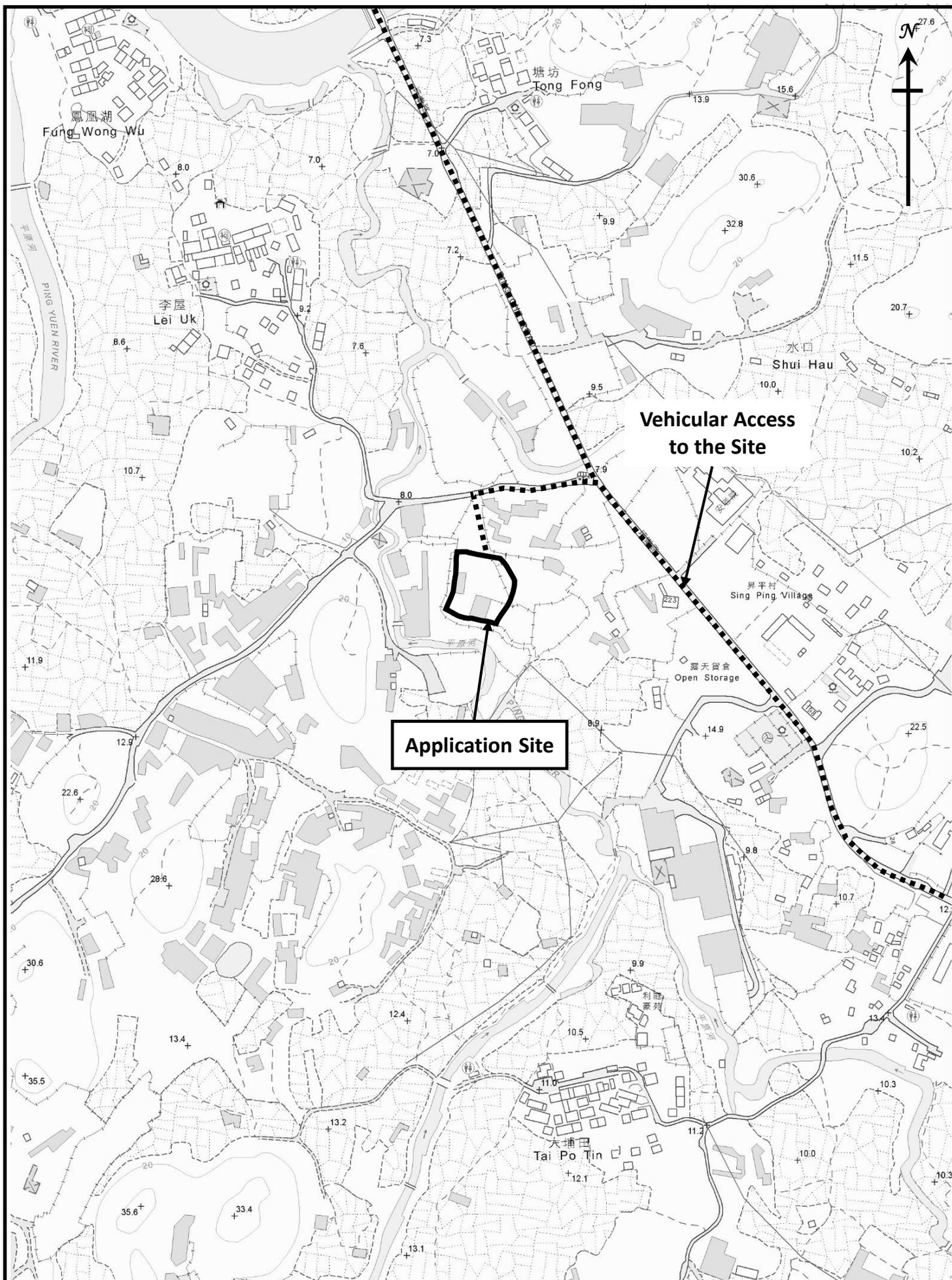
Lot Index Plan

Figure 2

1 : 1000



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 Estate Agency Licence No. C-006328



**Application Site**

**Vehicular Access  
to the Site**

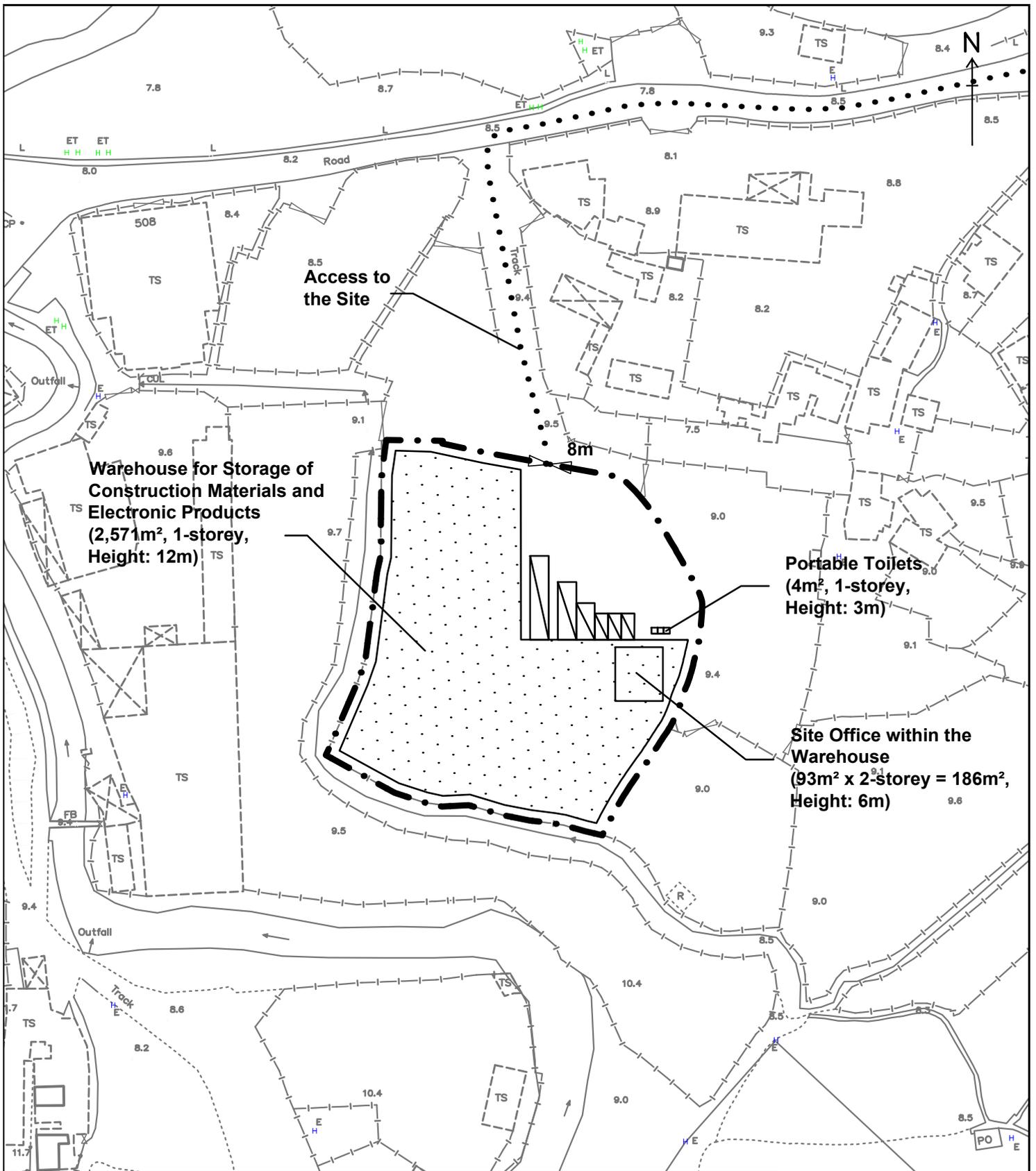
Vehicular Access to the Application Site

Figure 3

1 : 5000



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 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency Licence No. C-006328



**Legend:**

- Application Site (Area: about 3,873 sq.m.)
- Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

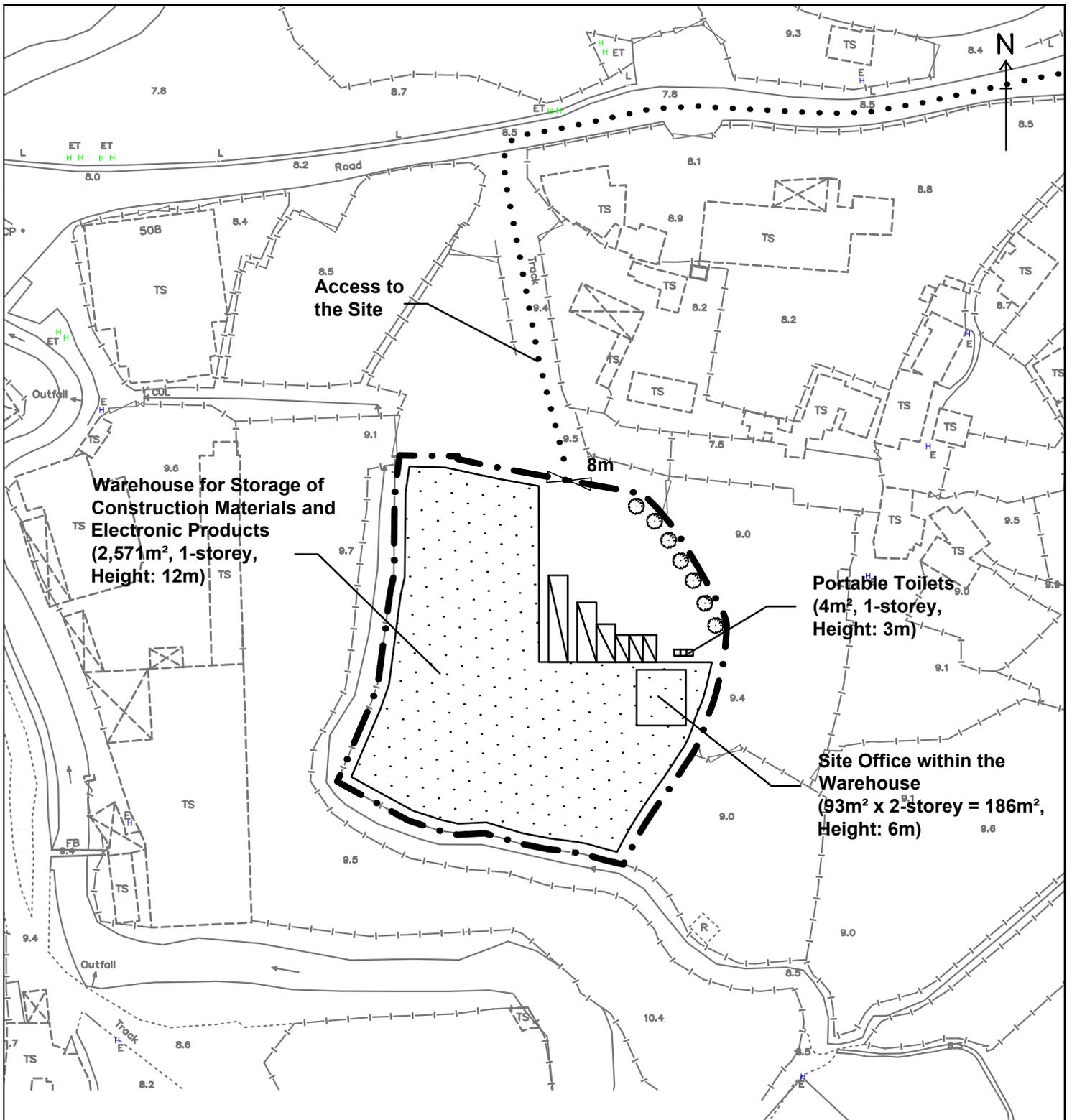
Indicative Layout Plan

Figure 4

Scale 1:1000



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 Estate Agency Licence No. C-006328



Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Proposed Trees: Eucalyptus robusta/Ficus benjamina	3000-4000mm	2750-3750mm	7

**Legend:**

- Application Site (Area: about 3,873 sq.m.)
- Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

## Site Photos

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**Legend:**

Viewpoint of the Photo

Photo No.



Existing Condition of the Application Site

Site Photos



羅迅測計師行  
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 Estate Agency Licence No. C-006328



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Sung Tze Wah  
FRICS FHKIS MSISV MCIREA ACIARB RPS (GP)

李霧儀  
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潘孝維  
Pun How Wai  
MRIBA

**By Email and Post**

Date : 8 November 2024  
Your Ref.: TPB/A/NE-TKL/779  
Our Ref. : LDS/PLAN/7082

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

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D.84 and Adjoining Government Land, Ping Che, N.T.**  
**(Application No. A/NE-TKL/779)**

We refer to the comments from Lands Department and Urban Design & Landscape Section, Planning Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

We would also like to clarify that the Applicant also applies for regularization of filling of land for the entire site (see **Figure 6**) for site formation, parking, loading/unloading and vehicle manoeuvring. No further land filling is required. Details are as follows:

Area of Filling: about 3,873 sq.m.  
Depth of Filling: not exceeding 1.5m  
Materials of Land Filling: concrete

Besides, as compared with previous application (No. A/NE-TKL/721), the total non-domestic floor area reduced from about 2,679m<sup>2</sup> to 2,668m<sup>2</sup> (-11m<sup>2</sup>). The major change involves size reduction of the washroom (15m<sup>2</sup>) to portable toilets (4m<sup>2</sup>).

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

Lawson David & Sung 

Encl.

c.c. DPO/STN (Attn.: Ms. Sheren Lee) – By Email  
Client

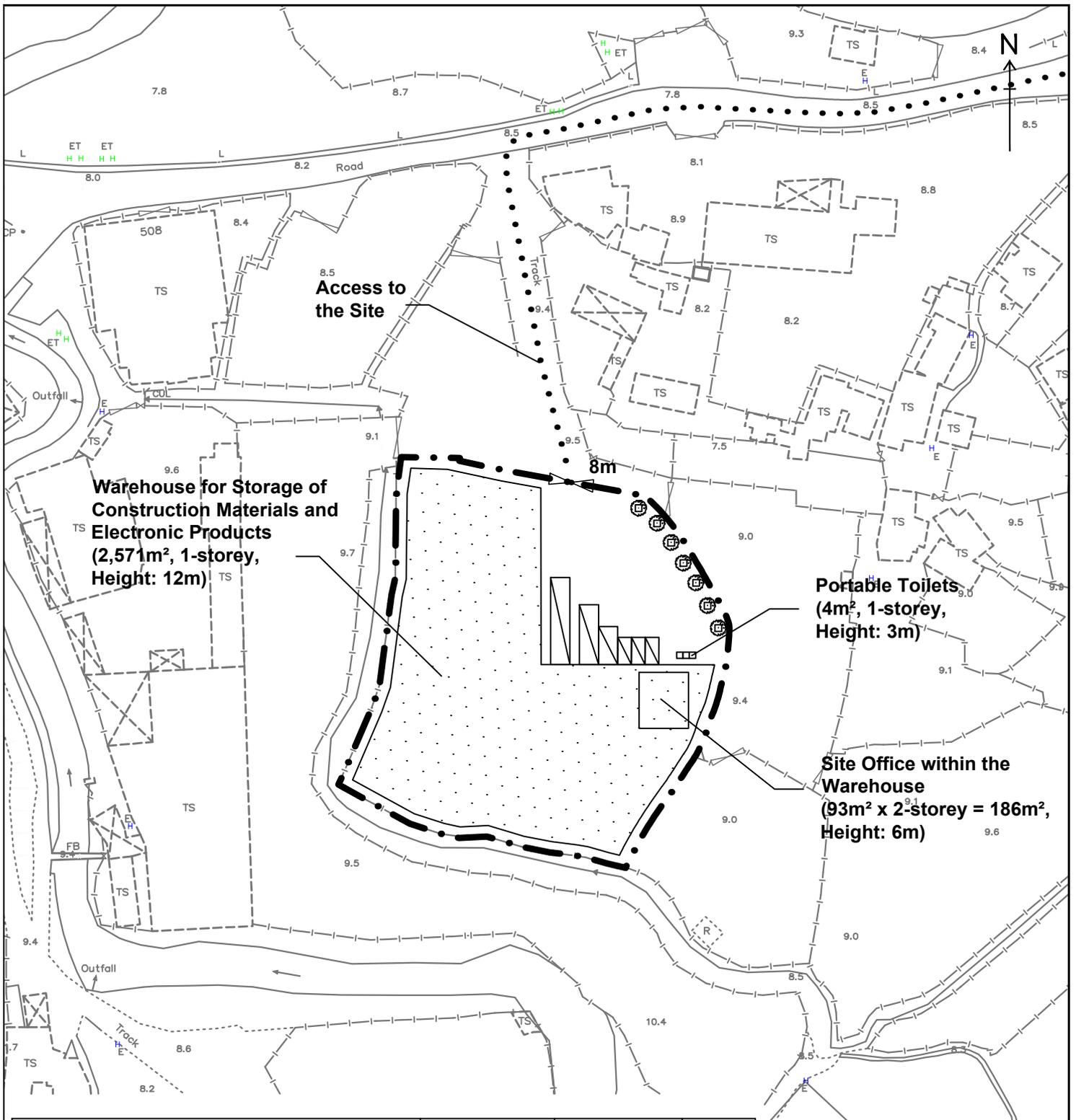
**Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/779 (8 November, 2024)**

COMMENTS	RESPONSES
<b>1. Lands Department</b>	
<p>(a) No objection to the application.</p> <p>The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.</p> <p>No consent is given for inclusion of GL (about 91 m<sup>2</sup> mentioned in the application form) in the application site. The Applicant should be reminded that any occupation of GL without Government's prior approval is an offence.</p>	<p>(a) Noted. Upon approval of the last application (No. A/NE-TKL/721), the Applicant has applied for a Short Term Tenancy (STT) to include the adjoining Government land. The application is still under processing by the Lands Department.</p>
<p>(b) For direct grant of Short Term Tenancy (STT) of the adjoining GL to the Applicant for temporary uses, prior policy support from the relevant Bureau has to be obtained. As the application does not provide any details on the policy support, please seek comments from the relevant Bureau, especially the application highlights the existing business operation is affected by the Yuen Long South Development.</p>	<p>(b) The Application Site is the subject of a previous application (No. A/NE-TKL/721) which is a relocation of a brownfield operation being affected by First Phase development of the Yuen Long South Development (YLSD). According to the RNTPC Paper No. A/NE-TKL/721, the Secretary for Development stated that to facilitate smooth clearance for the YLSD and provide operating space for displaced brownfield operations still needed by the community, the application is supported from the policy perspective.</p> <p>The current application is the continuation of the previous application due to the compliance with approval conditions of the previous approved application (No. A/NE-TKL/721) being withheld as explained in our Planning Statement. The Short Term Waiver (STW) and STT applications</p>

COMMENTS	RESPONSES
	<p>are still under processing by the Lands Department. There is no change in the nature of use and development parameters from the previous application.</p>
<p>(c) The lot owners submitted Short Term Waiver (STW) and Short Term Tenancy (STT) applications on 3.7.2024 in connection with the approved planning application No. A/NE-TKL/721 to permit the structures to be erected within the said private lots and the occupation of the GL. However, the consultant on behalf of the lot owners informed this office on 15.10.2024 that three of the subject application lots are processing the procedure for change of ownership. Therefore, the STW/STT applications could not be processed.</p>	<p>(c) Noted. The Applicant’s consultant will submit updated ownership status to the Lands Department for continue processing of the STW/STT applications.</p>
<p>(d) I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p><u>Unlawful occupation of Government land adjoining the said private lot covered by the planning application</u></p> <p>The GL within the application site has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>(d) Noted. Upon approval of the previous application (No. A/NE-TKL/721), the Applicant has applied for a STT to include the adjoining Government land. The application is still under processing by the Lands Department. The Applicant has fenced off the land for the previous application to delineate the application boundary for compliance with approval condition (i.e. provision of drainage facilities).</p>

COMMENTS	RESPONSES
<p>(e) If the planning application is approved and subject to the availability of policy support as mentioned in paragraph 2 above, the lot owners shall apply to this office for STW and STT to permit the structures to be erected within the said private lots and the occupation of the GL. The applications for STW/STT will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/ back- dated rent from the first date of occupation of GL and administrative fee as considered appropriate by LandsD. LandsD reserves the right to take land control action for any unlawful occupation of Government land. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>(e) Noted.</p>
<p><b>2. Urban Design and Landscape Section, Planning Department</b></p>	
<p>(a) No objection to the application. Para. 4.6 – Tree species, <i>Bauhinia Blakeanna/ Ficus benjamina</i> are proposed. However, <i>Ecalyptus robusta/ Ficus benjamina</i> are stated in the Plant Schedule of Landscape Proposal (Figure 5). Please review and rectify for consistency.</p>	<p>(a) Noted. The proposed tree species are <i>Bauhinia Blakeanna/Ficus benjamina</i> (see revised Landscape Proposal in <b>Figure 5A</b>) which are some of the recommended species for use in planning application site for open storage and port back-up uses.</p>

COMMENTS	RESPONSES
<p>The applicant is advised to revise the proposed tree species, e.g. <i>Ecalyptus robusta</i> 大葉桉 and <i>Ficus benjamina</i> 垂葉榕 with smaller attainable mature size suitable for growing within the site. Reference information published by the GLTM Section, DEVB of proper tree planting practice is available in the Handbook on Tree Management. (<a href="https://www.greening.gov.hk/en/tree-care/information-about-treemaintenance-for-private-pro/handbook-on-tree-management/index.html">https://www.greening.gov.hk/en/tree-care/information-about-treemaintenance-for-private-pro/handbook-on-tree-management/index.html</a>)</p>	
<p>(b) Landscape Proposal (Figure 5) - The applicant is advised to indicate the sizes of planting area with proposed soil depth. Please consider to provide continuous soil trench/planter with sizes not less than 1.2m (W) x 1.2m (L) x 1.2m (D) for each tree to sustain the growth of new trees.</p>	<p>(b) Noted. The proposed planting area and soil depth (not less than 1.2m (W) x 1.2m (L) x 1.2m (D)) have been included in the revised Landscape Proposal (see <b>Figure 5A</b>) with sufficient planting and growing space to sustain the growth of new trees.</p>
<p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>(c) Noted.</p>

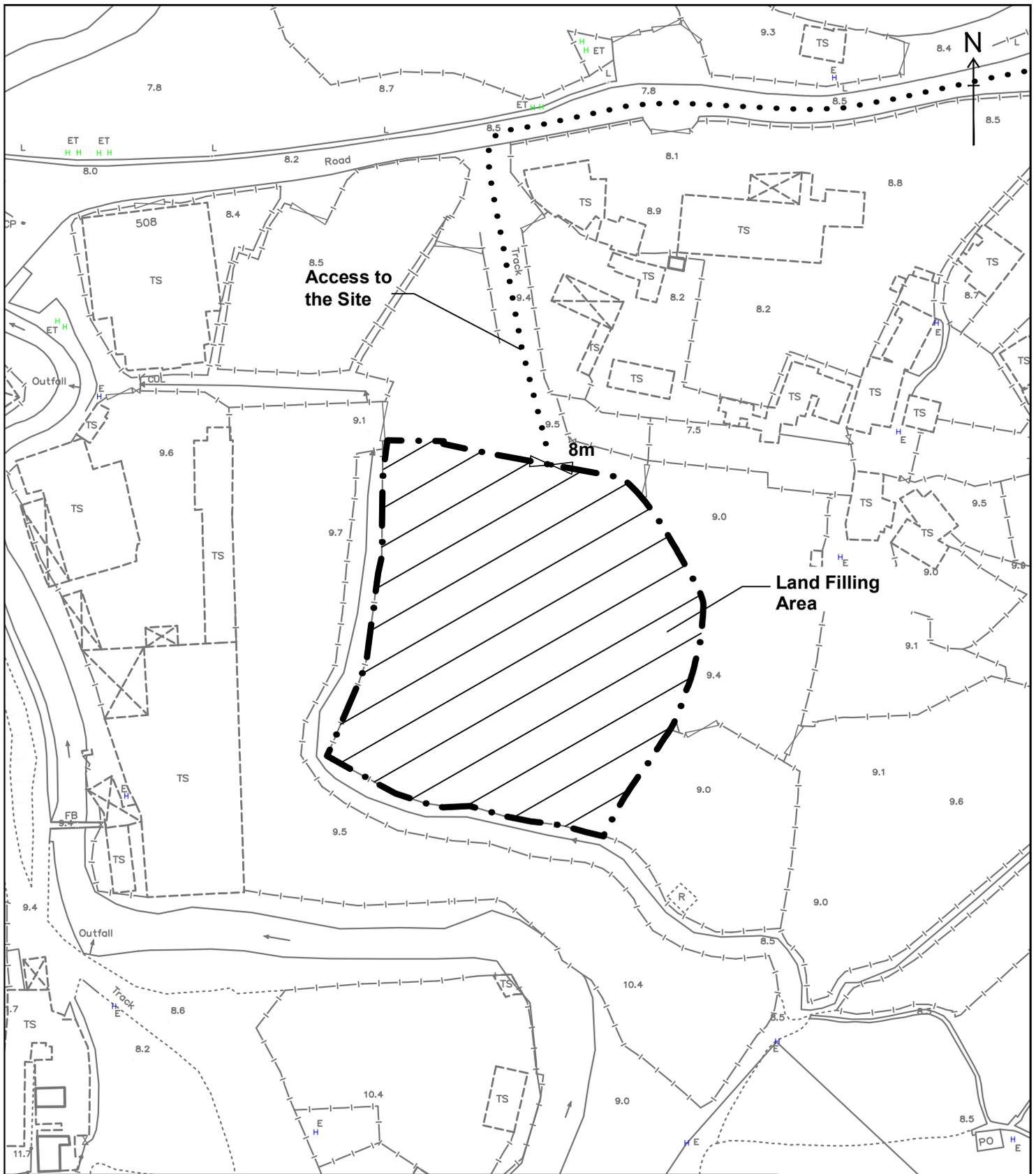


Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Proposed Trees: Bauhinia blakeana/Ficus benjamina	3000-4000mm	2750-3750mm	7

□ Planter: 1.2m (W) x 1.2m (L) x 1.2m (D)

**Legend:**

- ● ●** Application Site (Area: about 3,873 sq.m.)
- Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)



**Legend:**

-  Application Site (Area: about 3,873 sq.m.)
-  Land Filling Area  
(Area: about 3,873 sq.m.; Depth: not more than 1.5m)

Land Filling Plan

Figure 6

Scale 1:1000



羅迅測計師行  
**Lawson David & Sung**  
 SURVEYORS LIMITED  
 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency License No. C-006328

**Previous S.16 Applications**

**Approved Application**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023 (revoked on 19.11.2024)

**Rejected Applications**

	<b>Application No.</b>	<b>Uses/ Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of Three Years	5.12.2003	R1,R2
2.	A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	25.6.2004	R6,R7
3.	A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	19.11.2004	R3,R4
4.	A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	28.11.2008 on review	R5

**Rejection Reasons**

- R1. The application site fell within an area zoned “Agriculture” (“AGR”). The planning intention of the “AGR” zone was to retain and safeguard agricultural land, farms and fish ponds, and to encourage farming activities and protect the arable land. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2. There was insufficient information in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding

areas.

- R3. The application site fell within an area with good quality agricultural land and active agricultural activity, which was zoned “AGR”. The “AGR” zone was intended primarily to retain and safeguard good quality agricultural land/farms/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R4. The development did not comply with the Town Planning Board Guidelines No. 13C for “Application for Open Storage and Port Back-up Uses” in that no previous planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.
- R5. The application did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that no previous planning approval had been granted to the application site and there were adverse departmental comments on the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, traffic and landscape impacts on the surrounding areas.
- R6. The application site fell within an area zoned “AGR”. The “AGR” zone was intended primarily to retain and safeguard good quality agricultural land/farms/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R7. The development did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that no previous planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.

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

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKL/695*	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (revoked on 18.9.2023)
2.	A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023
3.	A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024
4.	A/NE-TKL/762*	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024

**Remarks**

\*: Applications No. A/NE-TKL/695 & A/NE-TKL/762 involve the same site.

## **Rejected Application**

	<b>Application No.</b>	<b>Uses/ Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/NE-TKL/638	Proposed Temporary Warehouse and Office for a Period of 3 Years	15.5.2020	R1,R2

### **Rejection Reasons**

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

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (the Site) comprises Od Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- no consent is given for inclusion of GL (about 91m<sup>2</sup> mentioned in the application form) in the Site. The applicant should be reminded that any occupation of GL without Government's prior approval is an offence. Policy support from the relevant Bureau for direct grant of Short Term Tenancy (STT) of the adjoining GL to the lot owners for the proposed temporary uses has to be obtained. Unless specifically stated by the relevant Bureau, she understands that the policy support mentioned by the applicant refers to a separate perspective rather than a direct grant STT;
- the lot owners submitted Short Term Waiver (STW) and STT applications on 3.7.2024 in connection with the approved planning application No. A/NE-TKL/721 to permit the structures to be erected within the said private lots and the occupation of the GL. However, the consultant on behalf of the lot owners informed her office on 15.10.2024 that three of the subject application lots are processing the procedure for change of ownership. Applications for STW for private lots and STT for adjoining GL have to be submitted by all the registered lots owner(s). As such, the previous STW/STT applications submitted by former owners could not be further processed. On 24.10.2024, the applicant had been advised accordingly. The new registered owner(s) is required to submit fresh applications for STW/STT after the completion of change of ownership for the lots;
- the following irregularity covered by the application has been detected by her office:

unlawful occupation of GL adjoining the said private lot covered by the planning application

the GL within the Site has been fenced-off without any 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; and

- if the planning application is approved and subject to the availability of policy support, the lot owners shall apply to her office for STW and STT to permit the structures to be erected within the said private lots and the occupation of the GL. The applications for STW/STT will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/ back-dated rent from the first date of occupation of GL and administrative fee as considered appropriate by LandsD. LandsD reserves the right to take land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be

considered.

## 2. **Traffic**

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

- noting that the major development parameters of the current application remain generally unchanged from the last approved application No. A/NE-TKL/721, she has no comments on the application from a traffic engineering viewpoint; and
- the approval condition on the implementation of traffic management measures as proposed by the applicants within nine months from the date of planning approval to his satisfaction, which was imposed on the last approved application No. A/NE-TKL/721, shall remain valid for the application.

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

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

## 3. **Drainage**

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

- it is noted that the major parameters for the proposed use is largely the same as application No. A/NE-TKL/721. The applicant has already complied with the approval conditions relating to the submission of drainage proposal and provision of drainage facilities under the previously approved application No. A/NE-TKL/721. Therefore, if the application is accepted by the Town Planning Board (the Board), the applicant is required to (a) submit a condition record of the existing drainage facilities on site as previously implemented on the same site under application No. A/NE-TKL/721 and the previously approved drainage proposal to the satisfaction of her Division within three months from the date of planning approval; and (b) maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation; and
- part of the Site encroaches onto the boundary of drainage improvement works No. PWP 4173CD. The implementation of PWP 4173CD is under review, there may be possibility of land resumption for this portion of land which encroaches onto the boundary of PWP 4173CD in the coming future.

## 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the application;

- it is noted that the development parameters and layout of the proposed use in the application is the same as the previously approved application (No. A/NE-TKL/721), same approval condition on the implementation of environmental mitigation measures should be included in the current application;
- 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 related to the Site has been received in the past three years.

## 5. 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;
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes character comprising open storages, temporary structures, vegetated areas, farmlands, scattered tree groups and woodlands within the “Green Belt” zones at the further west. Based on the site record taken on 4.10.2024, the Site is hard paved with no sensitive landscape resources. Compared with the last approved planning application (No. A/NE-TKL/721), there is no change in the development layout under the current application. According to the Planning Statement (**Appendix Ia**), seven new trees are proposed along the eastern boundary within the Site to compensate the loss of three trees from the last planning application. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are set out at **Appendix V**.

## 6. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are set out at **Appendix V**.

## 7. Project Interface

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

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

## 8. **Building Matters**

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

- 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 four structures (the site office located within the perimeter of the proposed warehouse is not considered as an independent structure) are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are Unauthorised Building Works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are set out at **Appendix VI**.

## 9. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (c) Commissioner of Police; and
- (d) District Officer (North), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given to any further application;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
  - (ii) no consent is given for inclusion of GL (about 91m<sup>2</sup> mentioned in the application form) in the Site. The applicant should be reminded that any occupation of GL without Government's prior approval is an offence. Policy support from the relevant Bureau for direct grant of Short Term Tenancy (STT) of the adjoining GL to the lot owners for the proposed temporary uses has to be obtained;
  - (iii) the following irregularity covered by the application has been detected by her office:

unlawful occupation of GL adjoining the said private lot covered by the planning application

the GL within the Site has been fenced-off without any 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;
  - (iv) subject to the availability of policy support, the lot owners shall apply to her office for Short Term Waiver (STW) and STT to permit the structures to be erected within the said private lots and the occupation of the GL. The applications for STW/STT will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/ back-dated rent from the first date of occupation of GL and administrative fee as considered appropriate by LandsD. LandsD reserves the right to take land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (v) the lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) 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;
- (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 the Transport Department;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
  - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation; and
  - (ii) part of the Site encroaches onto the boundary of drainage improvement works No. PWP 4173CD. The implementation of PWP 4173CD is under review, there may be possibility of land resumption for this portion of land which encroaches onto the boundary of PWP 4173CD in the coming future;
- (g) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the applicant is reminded to seek approval for any proposed tree works such as pruning, transplanting and felling from relevant authority prior to commencement of the works;
- (h) to note the comments of the Director of Fire Services that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed/existing FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission

of the general building plans;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) it is noted that four structures (the site office located within the perimeter of the proposed warehouse is not considered as an independent structure) are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are Unauthorised Building Works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- 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 under 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 existing 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 GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- detailed checking under the BO will be carried out at the building plan submission

stage; and

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

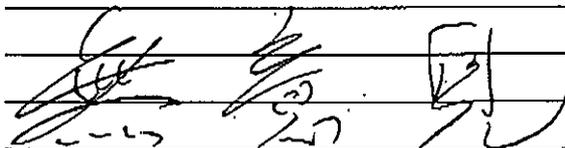
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/779

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

侯志強

簽署 Signature



日期 Date

2024.10.9

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:**  
**Sent:** 2024-10-21 星期一 04:22:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TKL/779 DD 84 Ping Che

Dear TPB Members,

The applicant has failed to fulfill a number of conditions including Fire, Traffic Management and Environmental Mitigation.

These are all areas that can impact the safety and security of the community.

The planning statement does not indicate that the applicant has any intention of complying with the conditions.

Members have a duty to give priority to the interests of the community and should reject the application.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 18 April 2023 1:47 AM HKT  
**Subject:** A/NE-TKL/721 DD 84 Ping Che

A/NE-TKL/721

Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che

Site area : About 3,873sq.m Includes Government Land of about 91sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

The previous application for brownfield use on the site was rejected back in 2008.

With no previous history of approvals there is no justification in this application. Under the 'Two Wrongs Do Not Make A Right' principle, the resumption of brownfields should eliminate this land use not encourage the development of new brownfield zones.

These operators have had ample time to band together and develop logistics centres on appropriately zoned sites. But they do not want to invest in up to date facilities. Consolidation of such operations would encourage more efficient use of both equipment and vehicles.

Urgent Return receipt Expand Group Restricted Prevent Copy

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Further degradation of precious land resources is not in the long term interest of the community.

Mary Mulvihill