

此文件在 2024 年 11 月 19 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。

19 NOV 2024

This document is received on 19 NOV 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402573

28/10

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 / 784
	Date Received 收到日期	19 NOV 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)

Super Honest Engineering Limited (超安工程有限公司)

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 128 S.A and 128 S.B RP in D.D. 84, 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	<input checked="" type="checkbox"/> Site area 地盤面積 1,415 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 452 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture ("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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	963sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	452sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	452sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	452sq.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)	
Two 1-storey warehouses for storage of construction materials (Height: not exceeding 12m) One 1-storey mobile toilet (Height: about 2.5m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 (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	NA
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	NA
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?	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)) The Application Site is connected via a local track to Ping Che Road. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,415 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>

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

8. Declaration 聲明

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

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

Signature
簽署



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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 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

28/10/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, N.T.
Site area 地盤面積	1,415 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
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 and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	452 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <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	3	
(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	2.5 - 12 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	32 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (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		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA 1 (3.5m x 11m) NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Land Filling Plan and Site Photos</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis, Drainage Proposal and Fire Service Installations 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/7061

Section 16 Planning Application

**Proposed Temporary Warehouse and Open Storage of Construction Materials
for a Period of 3 Years and Associated Filling of Land at
Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, N.T.**

Planning Statement

Applicant

Super Honest Engineering Limited (超安工程有限公司)

Prepared by

Lawson David and Sung Surveyors Limited

October 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 and Open Storage of Construction Materials (“the Proposed Development”) for a Period of 3 Years and Associated Filling of Land at Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 1,415 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’ and ‘Open Storage’ are neither 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 falls within “Category 2” area under TPB PG-No.13G. The Application Site is currently vacant and the Applicant intends to use the Application Site as a temporary warehouse and open storage of construction materials to support the operation of their construction business. The proposed development will erect two 1-storey warehouses for storage of construction materials at the eastern portion, each with a floor area of about 225 sq.m. and a height of not more than 12m. A 1-storey (height about 2.5m) mobile toilet with a floor area of 2 sq.m. will be provided. The open area of the Application Site will then be used for open storage of construction materials (i.e. iron frames) and vehicle manoeuvring.

The Applicant will maintain the existing ingress/egress point and the pedestrian access at the western boundary connecting the local track from Ping Che Road with about 8m and 1m in width respectively. All loading/unloading activities and manoeuvring of vehicles will be conducted at the western portion of the site. The proposed development will provide 1 loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets and wire meshes 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. To minimized any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development caters for the demand of warehouse and open storage facilities;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. Similar approvals for warehouse and open storage uses have been given in the same “AGR” zone;
4. The proposed development will encourage optimization of valuable land resource;
5. The proposed development is in compliance with TPB PG-No.13G;
6. The proposed development is considered not incompatible with surrounding land uses; and
7. The proposed development will not generate adverse traffic, environmental and drainage impacts 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 128 號 A 分段及第 128 號 B 分段餘段(“申請地點”)，作為期三年的擬議臨時貨倉及露天存放建築材料及相關填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 1,415 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」和「露天貯物」皆不屬「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。

申請地點座落於城規會規劃指引編號第 13G 的「第二類」地區。申請地點現時為空置土地。申請人計劃將申請地點用作臨時貨倉及露天存放建築材料用途。擬議發展將於申請地點東面興建兩座樓面面積各約 225 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。同時，申請地點內會提供一座一層高(約 2.5 米高)，面積約 2 平方米的流動洗手間。申請地點的露天位置將會用作露天存放建築材料(鐵架)及供車輛移動。

申請人會沿用現時申請地點西面的出入口(約 8 米闊)以及行人通道(約 1 米闊)，此出入口由一條道路連接坪輦路。所有上落貨及車輛迴轉將於申請地點的西面進行。申請地點亦設有 1 個中型貨車上落貨位 (3.5 米 x 11 米)和 2 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。為減少擬議發展對附近地方的潛在噪音及環境影響，申請地點內不會進行任何工場活動。

本規劃申請的理據為：

1. 擬議發展將滿足區內對貨倉及露天貯物設施的需求；
2. 申請地點不適合用作農業復耕；
3. 申請地點座落的「農業」地帶有類近貨倉及露天存放用途申請獲得規劃許可；
4. 擬議發展可有效利用寶貴的土地資源；
5. 擬議發展符合城規會指引編號 13G；
6. 擬議發展與周邊土地用途兼容；及
7. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；

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。

TABLE OF CONTENTS

Page

1.	INTRODUCTION	1
1.1	Purpose	
1.2	Organization of the Planning Statement	
2.	SITE CONTEXT	1
2.1	The Application Site and Its Existing Condition	
2.2	Surrounding Land Uses	
2.3	Accessibility	
2.4	Land Status	
3.	PLANNING CONTEXT	2
3.1	Outline Zoning Plan	
3.2	Previous Application	
3.3	Similar Applications within the Same “AGR” Zone	
3.4	Town Planning Board Guidelines No. 13G (TPB PG-No.13G)	
4.	DEVELOPMENT PROPOSAL	4
4.1	Site Configuration and Layout	
4.2	Vehicular Access and Parking Arrangement	
4.3	Site Operations	
4.4	Drainage Proposal	
4.5	Landscape and Tree Preservation	
4.6	Fire Service Installations Proposal	
4.7	Environmental Consideration	
5.	PLANNING JUSTIFICATIONS	6
5.1	Cater for the Demand of Warehouse and Open Storage Facilities	
5.2	The Application Site is Unsuitable for Agricultural Rehabilitation	
5.3	Similar Approvals for Warehouse and Open Storage Uses in the Same “AGR” Zone	
5.4	Optimization of Valuable Land Resources	
5.5	Compliance with TPB PG-No.13G	
5.6	Not Incompatible with Surrounding Land Uses	
5.7	No Adverse Impacts on the Surrounding Areas	
6.	CONCLUSION	9

List of Figures

Figure 1	Location Plan (Extract of Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14)
Figure 2	Lot Index Plan
Figure 3	Plan showing the Vehicular Access to the Application Site
Figure 4	Indicative Layout Plan
Figure 5	Land Filling Plan

Site Photos

List of Appendices

Appendix 1	Swept Path Analysis
Appendix 2	Drainage Proposal
Appendix 3	Fire Service Installations Proposal

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 and Open Storage of Construction Materials for a period of 3 years and Associated Filling of Land (the “proposed development”) at Lots 128 S.A and 128 S.B RP in D.D. 84, 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 1,415 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’ and ‘Open Storage’ are neither 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 is currently vacant and the Applicant intends to use the Application Site as a warehouse and open storage of construction materials to support the operation of their construction business.

Under the Town Planning Board Guidelines No. 13G (TPB PG-No.13G), the Application Site falls within a “Category 2” site. The proposed development is considered compatible with the surrounding environment with multiple recent planning approvals of similar warehouse/open storage uses in the vicinity. With the submission of relevant technical assessments along with this application, the Application Site is considered a suitable location 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 1,415 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 and wire meshes (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. To the immediate south of the Application Site sees several temporary structures, storage yard and vacant land. To the immediate west of the

Application Site is the existing access road as well as several temporary structures. An approved warehouse for storage of construction materials and electronic products (Application No. A/NE-TKL/721) and two approved open storage yards (Application Nos. A/NE-TKL/707 and 734) are located to the north within the same “AGR” zone. To the east of the Application Site are two 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. To the further southwest sees various clusters of open storage/storage yards, temporary structures and vehicle repairing workshops with some obtaining planning approvals. The Application Site is fronting Ping Yuen River and its tributary at the immediate north and east.

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 west. 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.

The Applicant is the land owner of the subject lots. The Applicant will apply for a Short Term Waiver (STW) for the proposed structures to the Lands Department upon obtaining planning approval for this application.

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’ and ‘open storage’) 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 Application

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

Application No.	Applied Use	Decision	Decision Date
A/NE-TKL/304	Proposed Temporary Open Storage of Packaged Used Computer Parts and Ancillary Office for a Period of 3 Years	Rejected	7.3.2008

3.3 Similar Applications within the Same “AGR” Zone

13 applications for similar warehouse and/or open storage 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	Site Area (m ²)	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	1,649	Approved with Conditions	18.3.2022
A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	8,481	Approved with Conditions	23.9.2022
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	630	Approved with Conditions	19.5.2023
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	3,873	Approved with Conditions	19.5.2023
A/NE-TKL/734	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	5,032.5	Approved with Conditions	11.8.2023
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6,097	Approved with Conditions	11.9.2023
A/NE-TKL/743	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	700	Approved with Conditions	19.4.2024
A/NE-TKL/745	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	1,704	Approved with Conditions	15.3.2024
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5,913	Approved with Conditions	15.3.2024
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7,508	Approved with Conditions	21.6.2024
A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	1,636.02	Approved with Conditions	5.7.2024
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	1,649	Approved with Conditions	2.8.2024
A/NE-TKL/763	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4,970	Approved with Conditions	4.10.2024

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

According to TPB PG-No.13G, the Application Site falls within a “Category 2” area. The guidelines stipulate that applications for open storage and port back-up uses in “Category 2” could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site as temporary warehouse and open storage of construction materials for a period of 3 years and associated filling of land. The Application Site has an area of about 1,415 sq.m. The existing vehicular ingress/egress point and pedestrian access at the western boundary connecting to the local track to Ping Che Road with 8m and 1m in width respectively will be maintained by the Applicant.

Two 1-storey (height: about 12m) warehouses for storage of construction materials (iron frames), each with a floor area of 225 sq.m. are proposed at the eastern portion of the Application Site. A gap of at least 2.7m will be reserved between the two warehouses. A 1-storey (height: about 2.5m) mobile toilet, with a floor area of 2 sq.m. will be provided. The open area of the Application Site will then be used for open storage of construction materials (i.e. iron frames), parking and vehicle manoeuvring (see Layout Plan at **Figure 4**). The Application Site is fenced off by the existing 2.5m high corrugated metal sheets and wire meshes on all side.

The proposed development involves associated filling of land of about 1,415 sq.m. and a depth of not exceeding 1.2m. A plan showing the proposed land filling area of the Application Site is shown in **Figure 5**.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years
Site Area	About 1,415 sq.m.
Total Floor Area (Non-domestic)	About 452 sq.m.
No. of Structures	3 - 2 proposed warehouses - 1 proposed mobile toilet
Height of Structures	2.5 – 12m (1 storey)
No. of Parking Spaces	2 nos. (private cars for staff/visitors)
Loading/unloading Spaces	1 no. for medium goods vehicle (3.5m x 11m)

4.2 Vehicular Access and Parking Arrangement

The Applicant will continue using the existing vehicular ingress/egress point and pedestrian access of the Application Site, which is about 8m and 1m wide respectively and located at the western side of the Application Site connecting to the local track to Ping Che Road. The Applicant will provide 1

loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept analysis (see **Appendix 1**) is prepared 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 western portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances.

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 2 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 3 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 (Medium 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	0	1	0	0
12:00-13:00	0	0	0	0
13:00-14:00	1	0	0	0
15:00-16:00	0	1	0	0
16:00-17:00	0	0	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 (i.e. iron frames). To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities to be conducted within the Application Site.

4.4 Drainage Proposal

Drainage facilities including 225mm peripheral U-channels, catchpits with sand trap and 300mm PVC pipe are proposed to collect the surface runoff and divert them to the existing stream (Ping Yuen River) to the north of the Application Site. A drainage proposal is submitted (see **Appendix 2**) to show the proposed drainage design.

4.5 Landscape and Tree Preservation

There are existing trees planted by the Applicant within the Application Site. To facilitate the proposed development, some of the existing trees will be relocated to the edge of 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.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. A FSIs proposal (see **Appendix 3**) is submitted together with this application.

4.7 Environmental Consideration

The nature of the proposed development will merely involve the storage of construction materials. 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) The existing 2.5m high corrugated metal fencing and wire meshes will be maintained along the site boundary;
- (c) 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; and
- (d) No more than 2 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (e) A mobile toilet will be provided onsite. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

5. Planning Justifications

5.1 Cater for the Demand of Warehouse and Open Storage Facilities

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse and open storage sites in Northern New Territories and North Eastern New Territories have been / will be resumed by the Government for development of New Development Areas/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 and open storage uses and increasing difficulty in acquiring planning permission, the shortage of warehouse and open storage sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for warehouse and open storage facilities in the locality. The proposed development would therefore provide a temporary solution to meet the pressing market demand of warehouse and open storage facilities in the North East New Territories. Given the proposed development is to support the Applicant's construction business, it would in turn support the local construction industry as well.

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 recent planning approvals for similar open storage / warehouse uses are situated in 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 Similar Approvals for Warehouse and Open Storage Uses in the Same “AGR” Zone

As mentioned in Para 3.3, about 13 similar applications for warehouse and/or open storage uses have been approved by the Board in the same “AGR” zone of the Ping Che and Ta Kwu Ling OZP in the last three years. With the proximity of these planning approval for similar warehouse / open storage uses, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board.

5.4 Optimization of Valuable Land Resources

The Application Site is currently vacant. Instead of leaving the Application Site idle and deteriorating at its current status, the proposed development provides an interim solution to maximum land utilization on the site. Additionally, 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 with flat and formed 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.

5.5 Compliance with TPB PG-No.13G

The Application Site currently falls within a “Category 2” area under TPB PG-No.13G. No adverse traffic, environmental and drainage impacts on the surrounding areas are anticipated. The Applicant has also submitted respective technical assessments to support the application and the concerns of relevant Government departments can be addressed through implementation of approval conditions. In addition, similar applications for warehouse and open storage uses have been approved in the same “AGR” zone and “Category 2” area in the last three years. Therefore, the proposed development is in line with the TPB PG-No. 13G.

5.6 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 open storage yards, warehouses, unused land / structures, scattered fallow agricultural land, and temporary structures, with numbers of recently approved applications of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including no workshop activities within the Application Site 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.

5.7 No Adverse Impacts on the Surrounding Areas

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

Traffic

The Application Site is accessible via a local track off Ping Che Road and no more than 2 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, as demonstrated in the swept path analysis (see **Appendix 1**), sufficient spaces will be reserved at the western 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. As such, no adverse traffic impact is anticipated.

Environment

The Application Site will only be used as warehouse and open storage of construction materials. 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. The sewage generated will be removed by contractor at regular interval. 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 no workshop activities conducted within the Application Site, no adverse environmental impacts on the surrounding area is expected.

Drainage

Drainage facilities will be proposed and provided within the Application Site for this application, in which surface runoff will be effectively collected from and discharged out of the Application Site. The Applicant has accordingly submitted a drainage proposal (see **Appendix 2**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. 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 and open storage of construction materials, which will be able to meet the market demand of warehouse and open storage facilities in the North East New Territories.

Despite the fact that the Application Site falls 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 / warehouse uses, with several of them obtaining planning approvals in the last three years, 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.

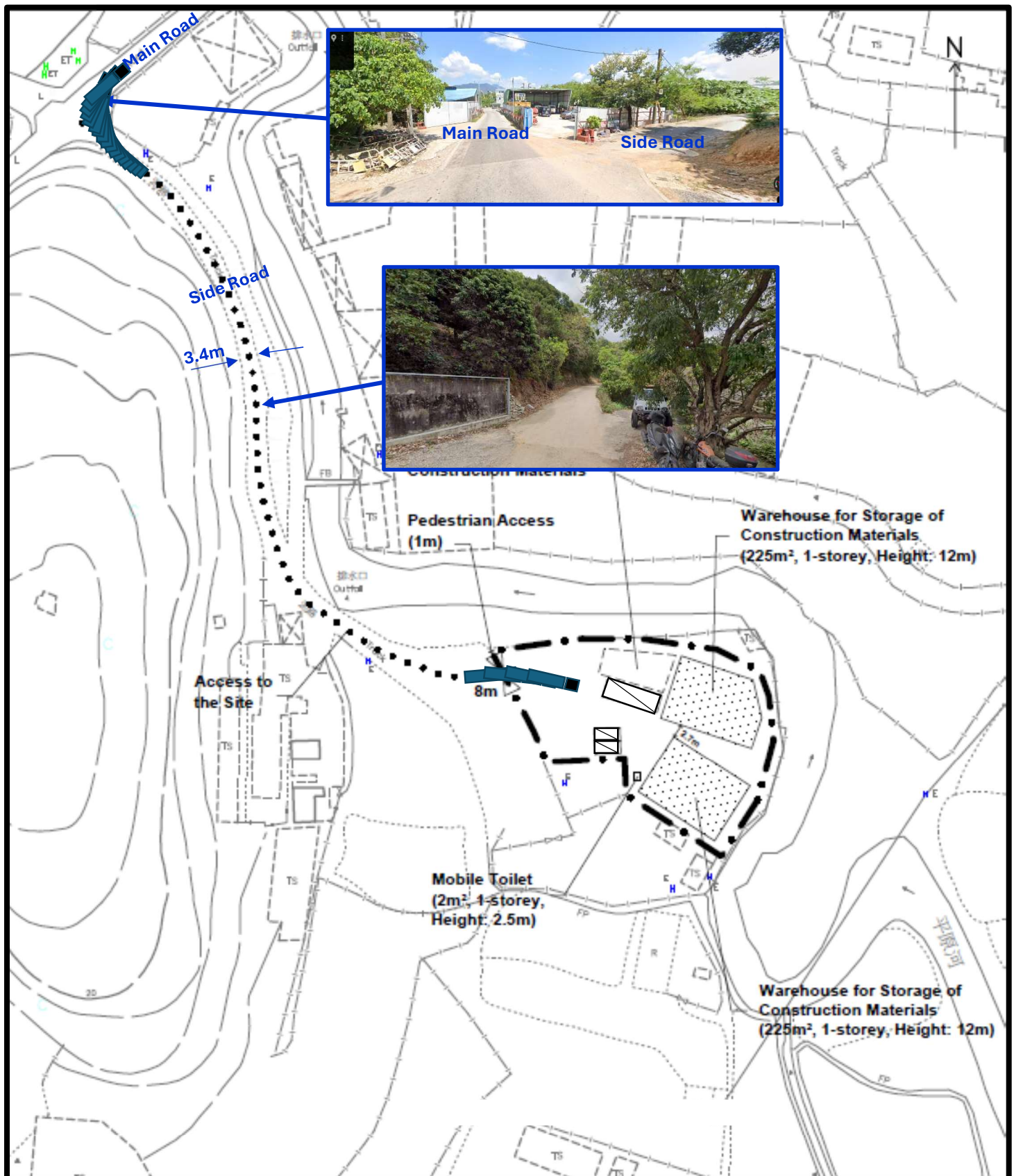
Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the proposed development is considered in line with TPB PG-No.13G.

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
October 2024

Appendix 1

Swept Path Analysis



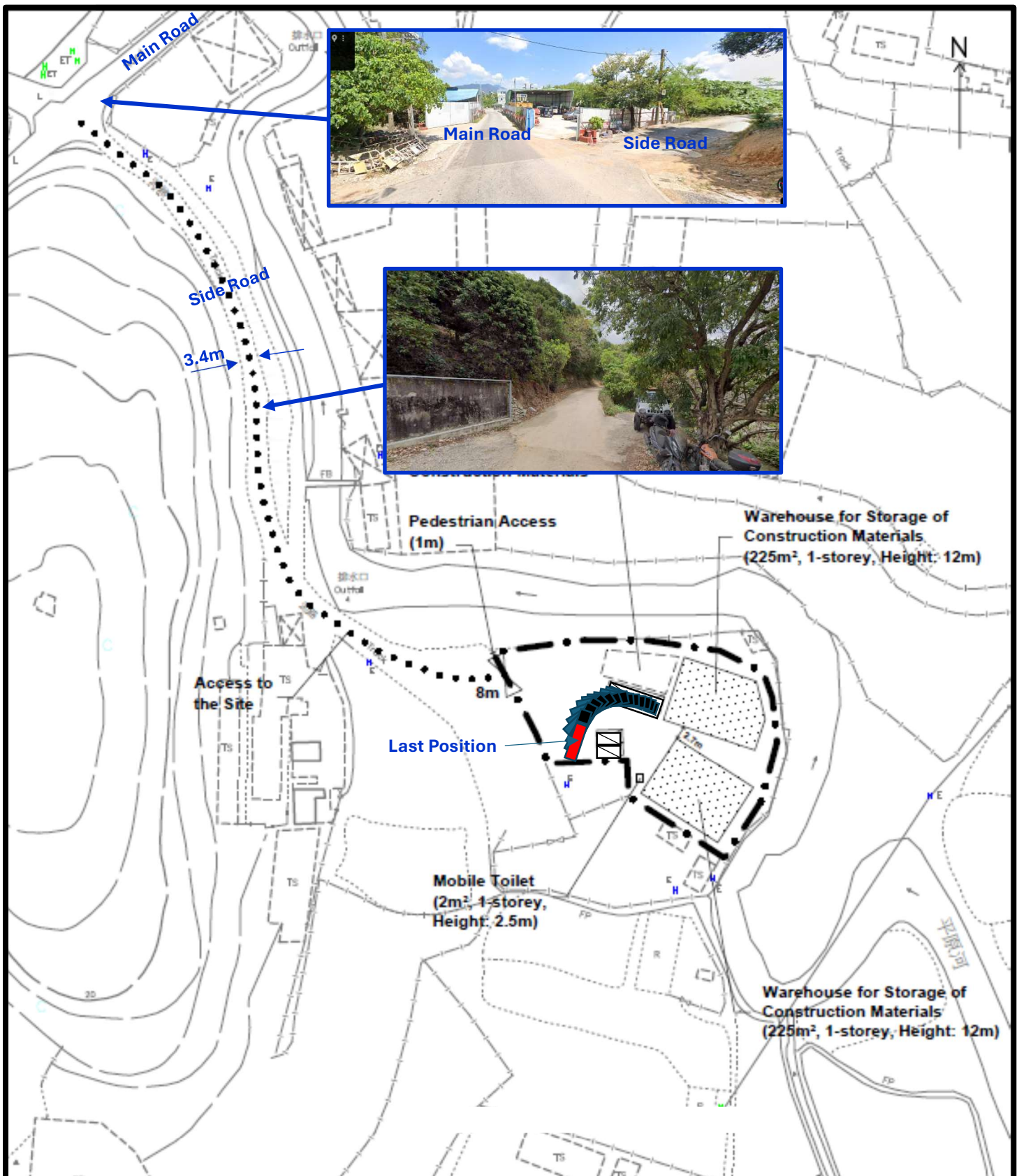
Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- 2.5m x 11m MGV

Swept Path Analysis No. 1 - Medium Goods Vehicle

Turning from Side Road to Main Road and Parking to Parking Stall

Drawing No. T - 001



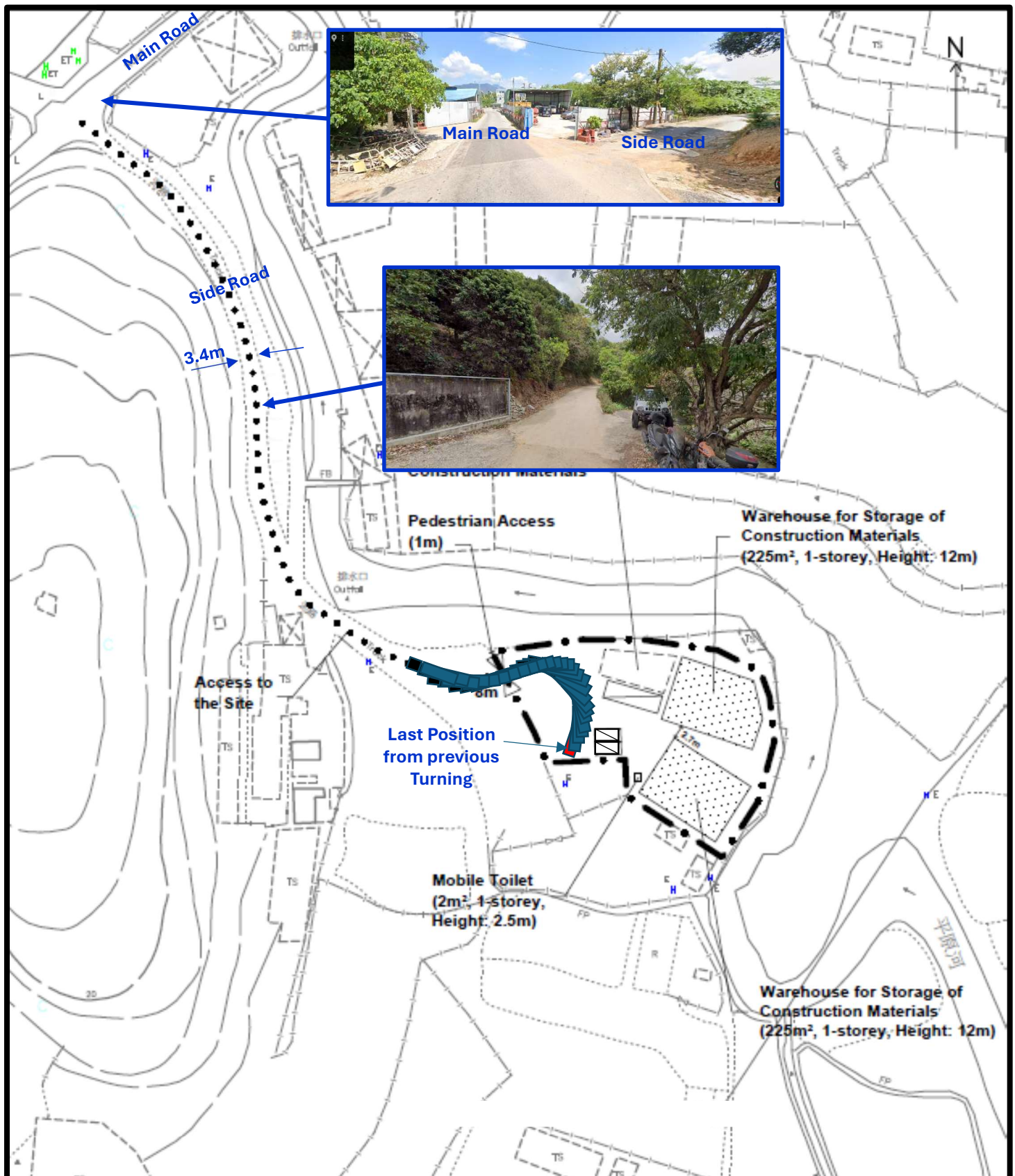
Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- 2.5m x 11m MGV

Swept Path Analysis No. 2 - Medium Goods Vehicle

Leaving the site from Parking Stall - 1

Drawing No. T - 002



Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- 2.5m x 11m MGV

Swept Path Analysis No. 2 - Medium Goods Vehicle

Leaving the site from Parking Stall - 2

Drawing No. T - 003

Appendix 2

Drainage Proposal

Drainage Design for the site near Ping Yuen River

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278 C_i A$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km²

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)

$$Q_p = 0.278 C i A$$

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

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

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

A = 1,415m² (0.00142km²) (Application Site)

+ 2,500m² (0.00100km²) (Adjacent Area)

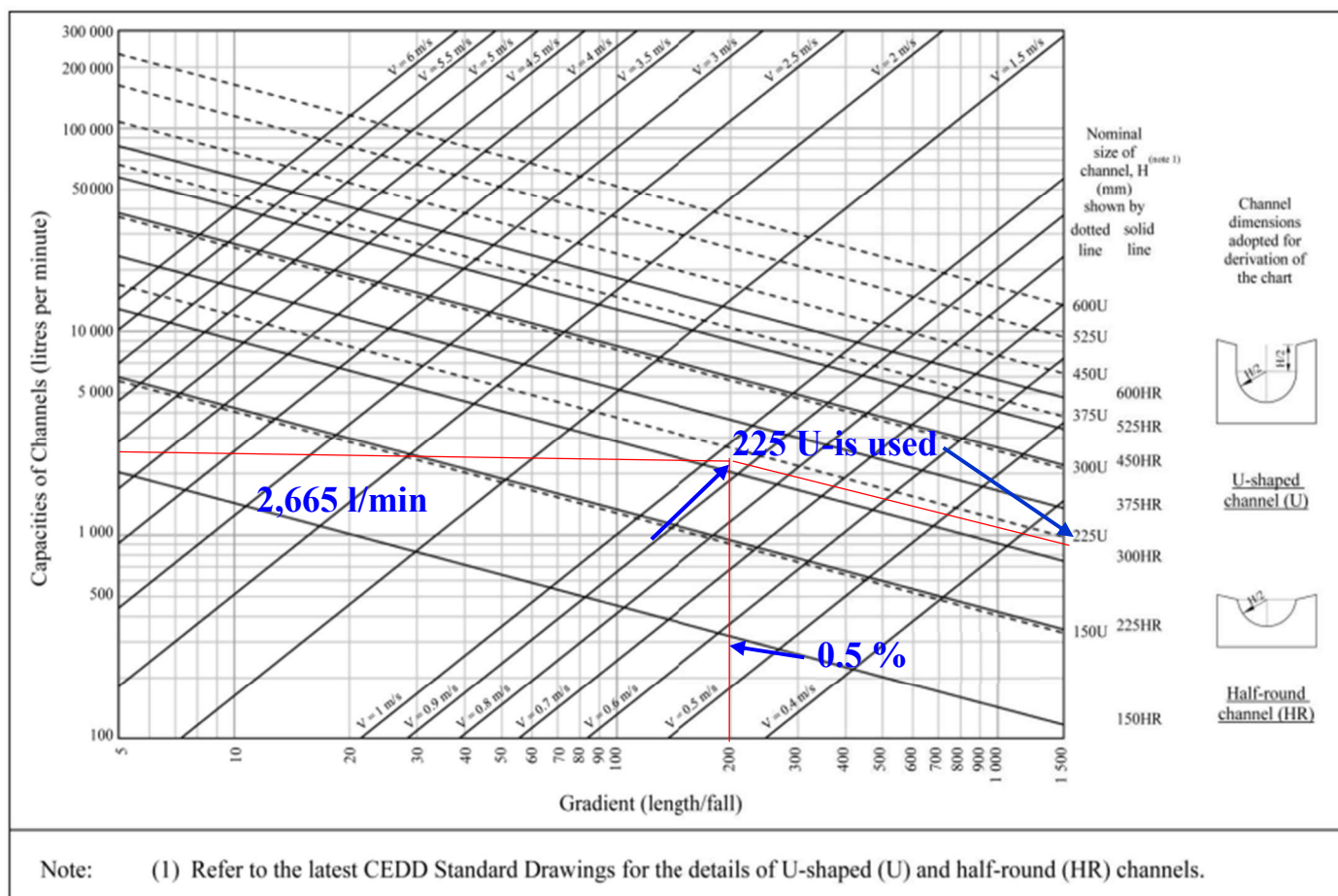
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.00142) + (0.15 \times 0.00250))$$

$$Q_p = 0.0444 \text{ m}^3/\text{s} \text{ or } 2,665 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for calculation of 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

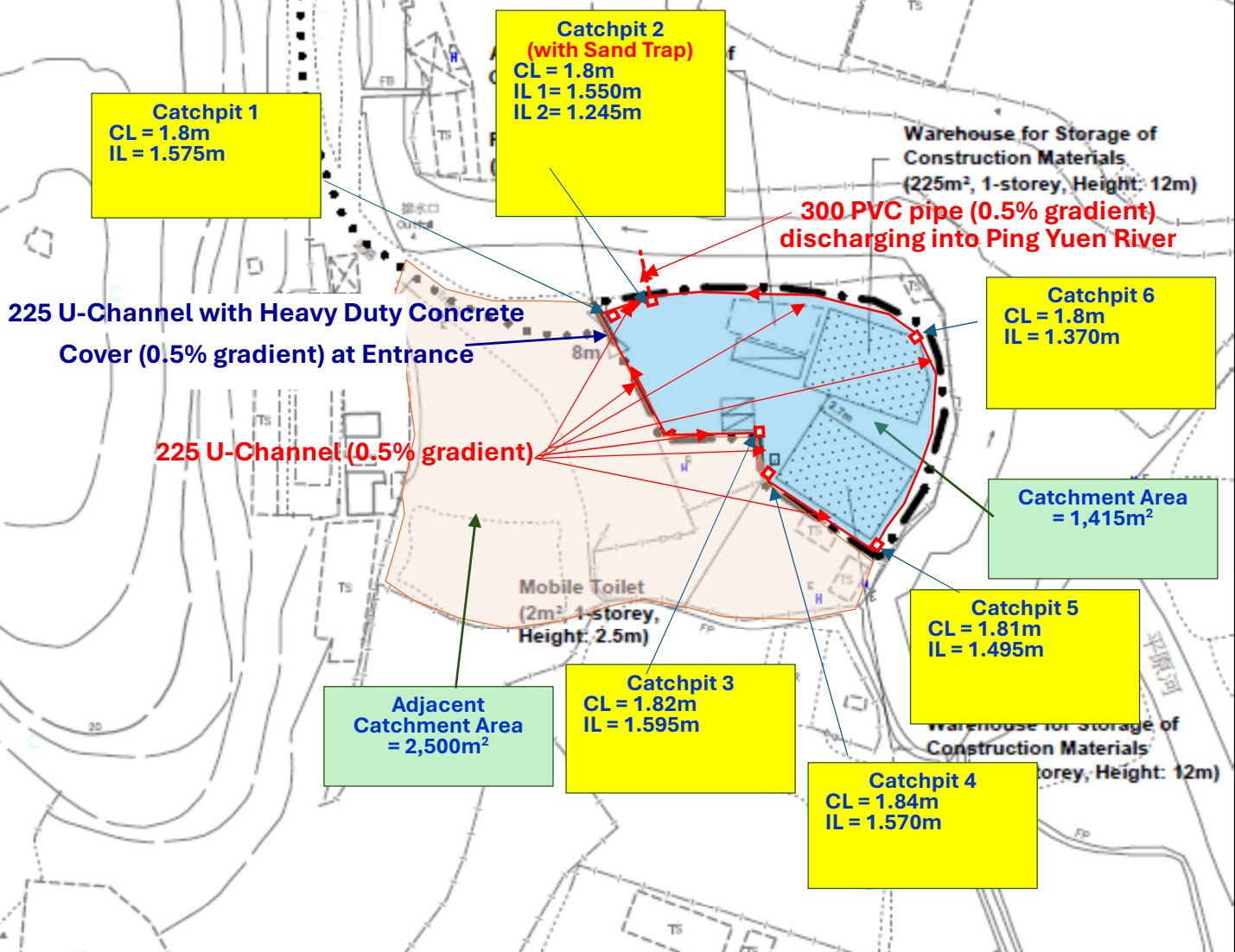


For 2,665 l/min, 225 U-channel is used.

Notes:

2. 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.

1. U-channel with heavy duty concrete cover is provided at the vehicular entrance/exit point.



Appendix 3

Fire Service Installations Proposal

F.S.NOTES :

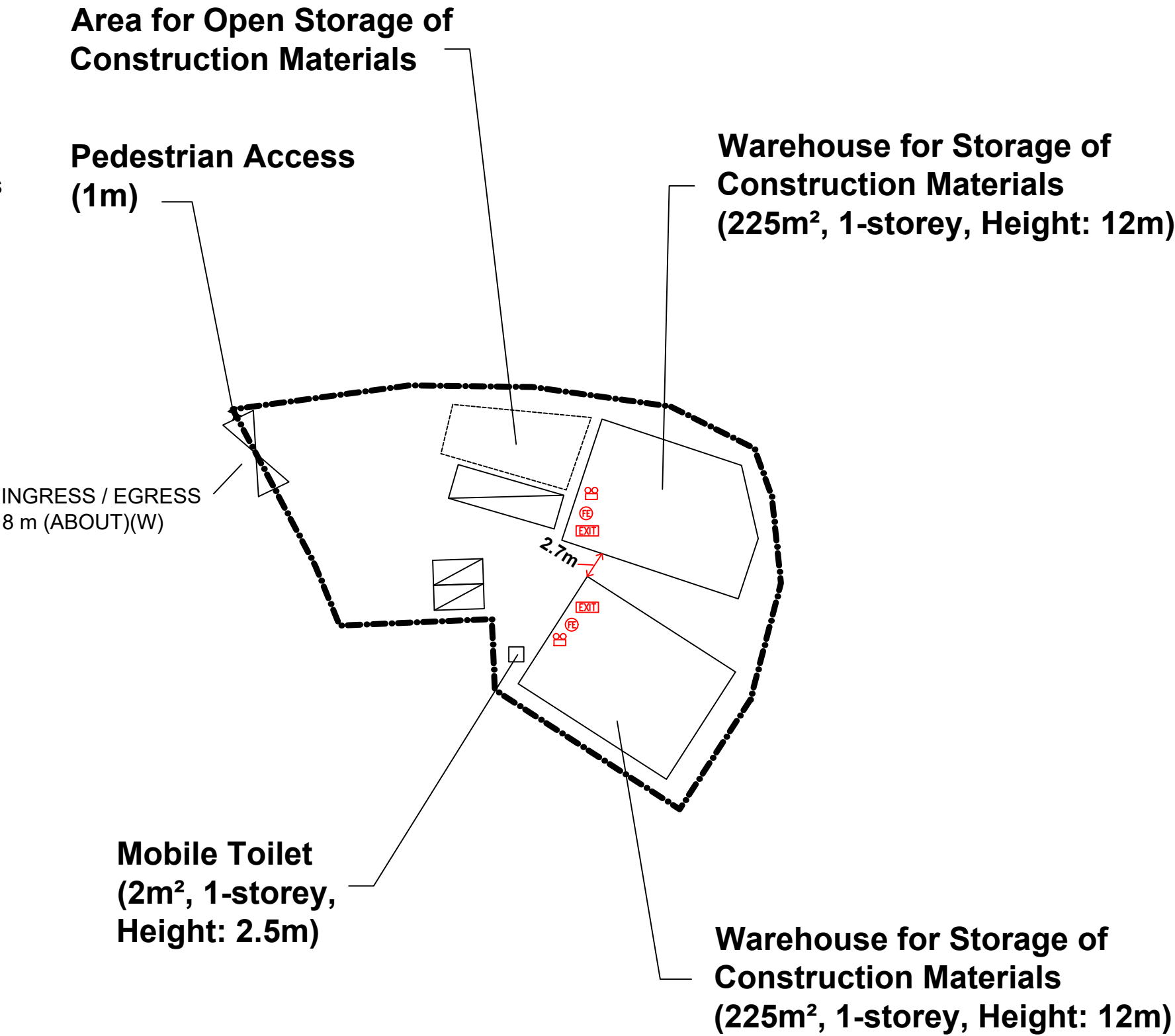
- 1
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 - 1 : 2016, BS EN 1838 : 2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2
- SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008,
- 3
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
- 4
- BETWEEN THE WAREHOUSE WITH 2.4M METER WIDE UNCOVERED AISLE

LEGEND

- FE

5KG C02
FIRE EXTINGUISHER
- EMERGENCY LIGHT
- EXIT

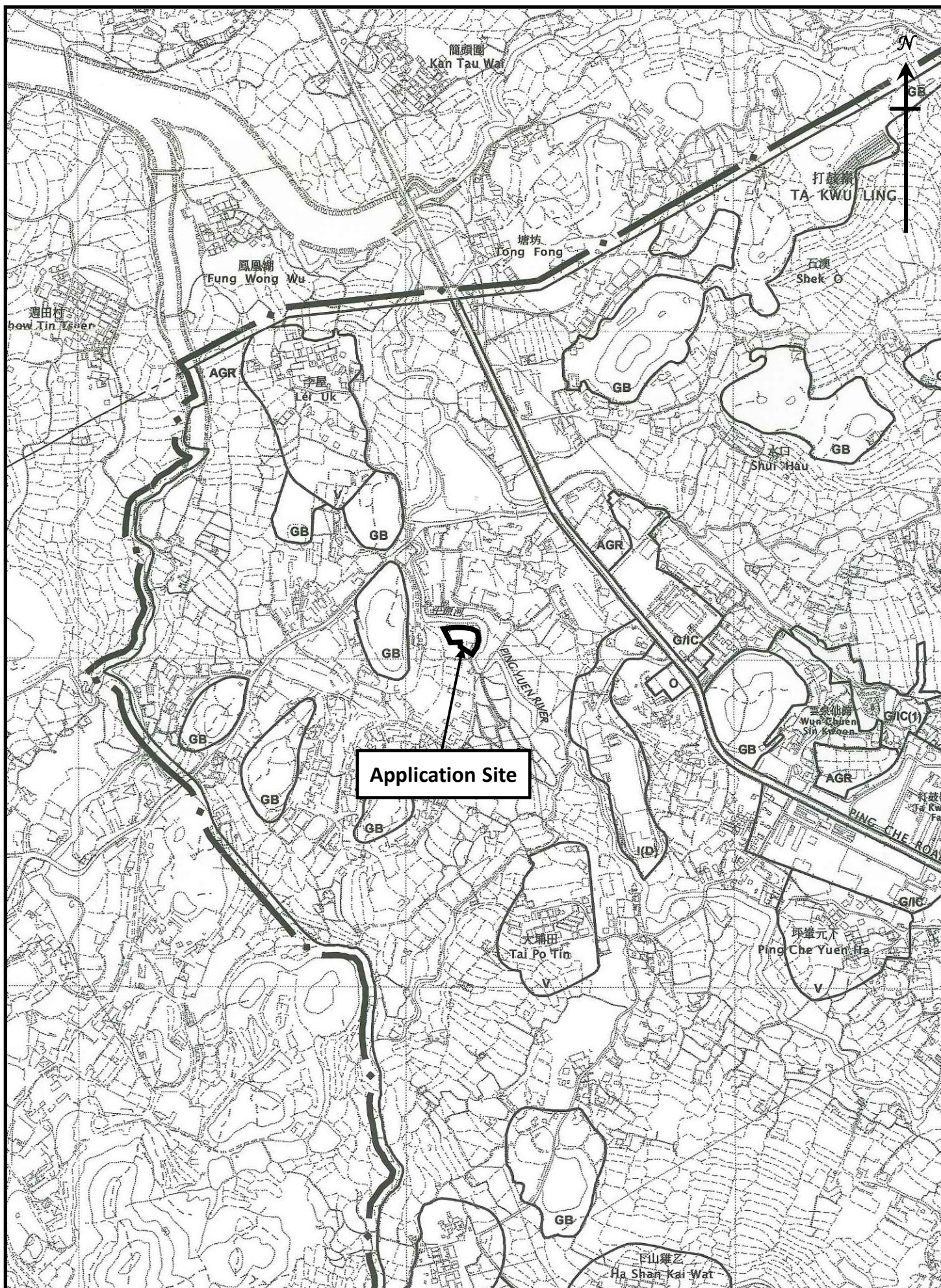
EXIT SIGN



PROJECT : Proposed Temporary Warehouse and Open Storage for Storage of Construction Materials, Vehicle Parts and Mobile Toilets for a Period of 3 Years at Lots 128 SA & 128 SBRP in DD 84	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-01	REV. 0
								DRAWN BY	C.K.NG	21 Oct 2024	SCALE : 1:500 @ A3 SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
								CHECKED BY			
								APPROVED BY			
		REV	DESCRIPTION				DATE				

Figures

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



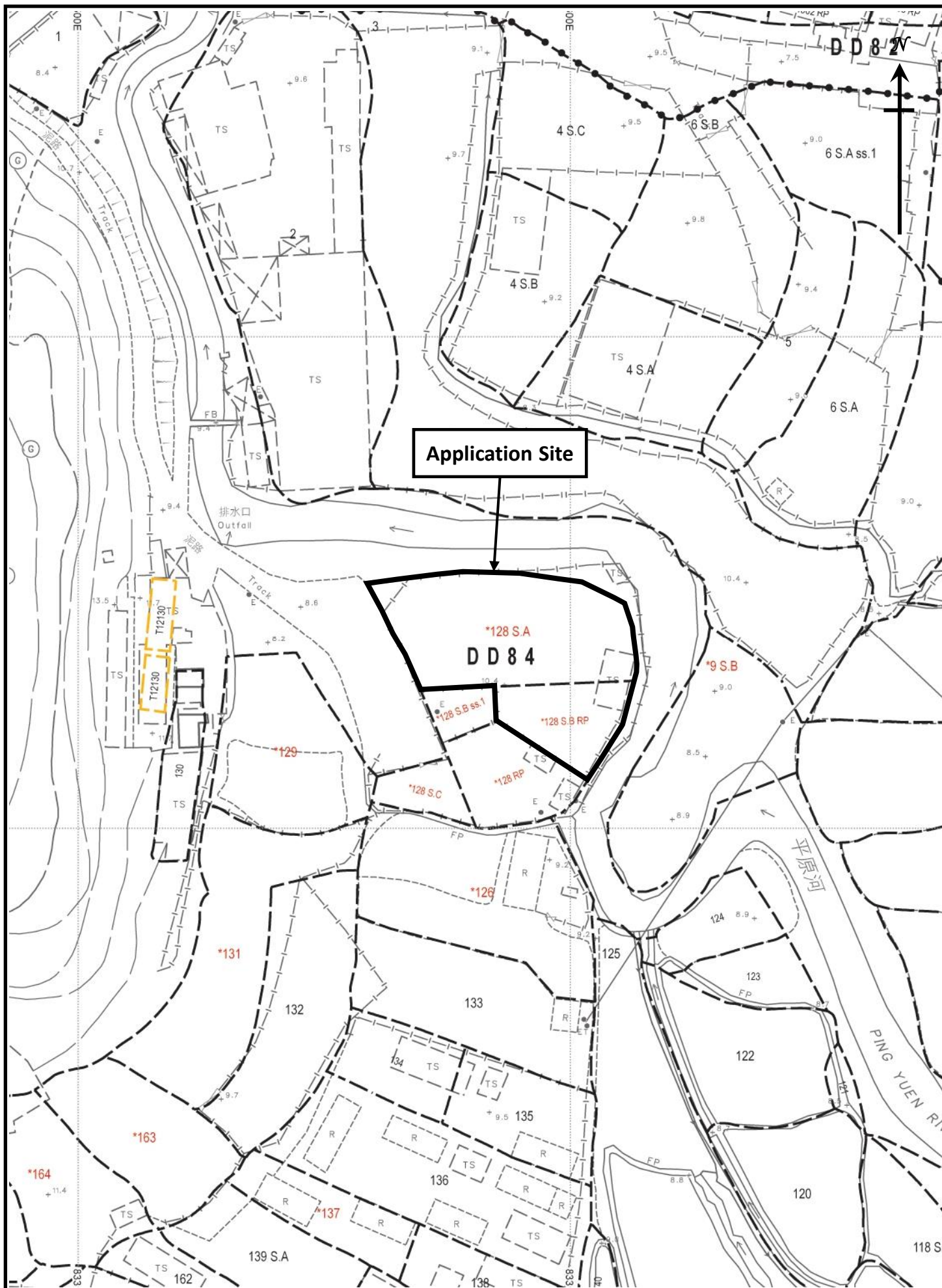
Location Plan
(Extract from Approved Ping Che and Ta Kwu Ling
Outline Zoning Plan No. S/NE-TKL/14)

Figure 1

1 : 7500



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Estate Agency Licence No. C-006328



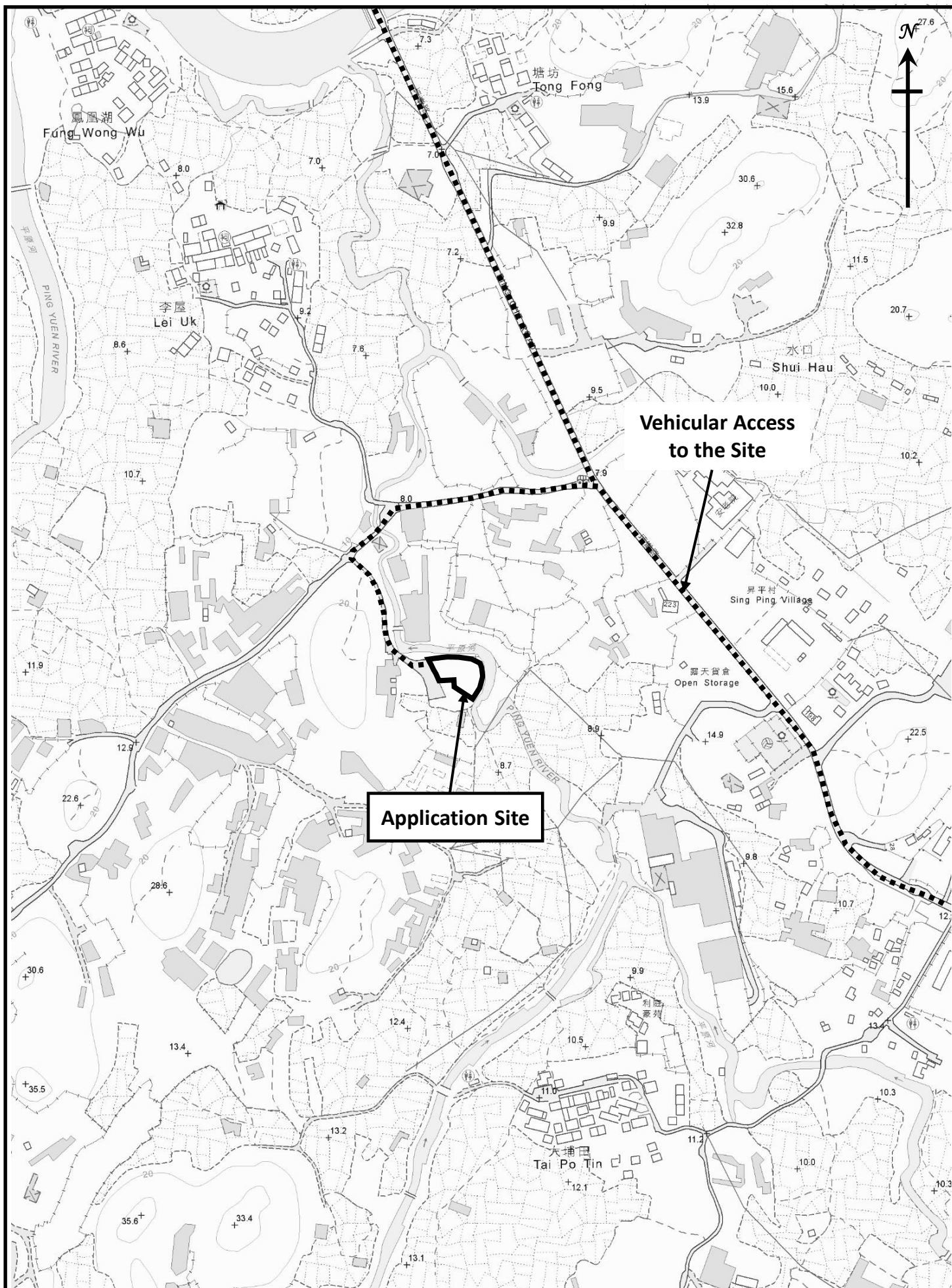
Lot Index Plan

Figure 2

1 : 1000



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Vehicular Access to the Application Site

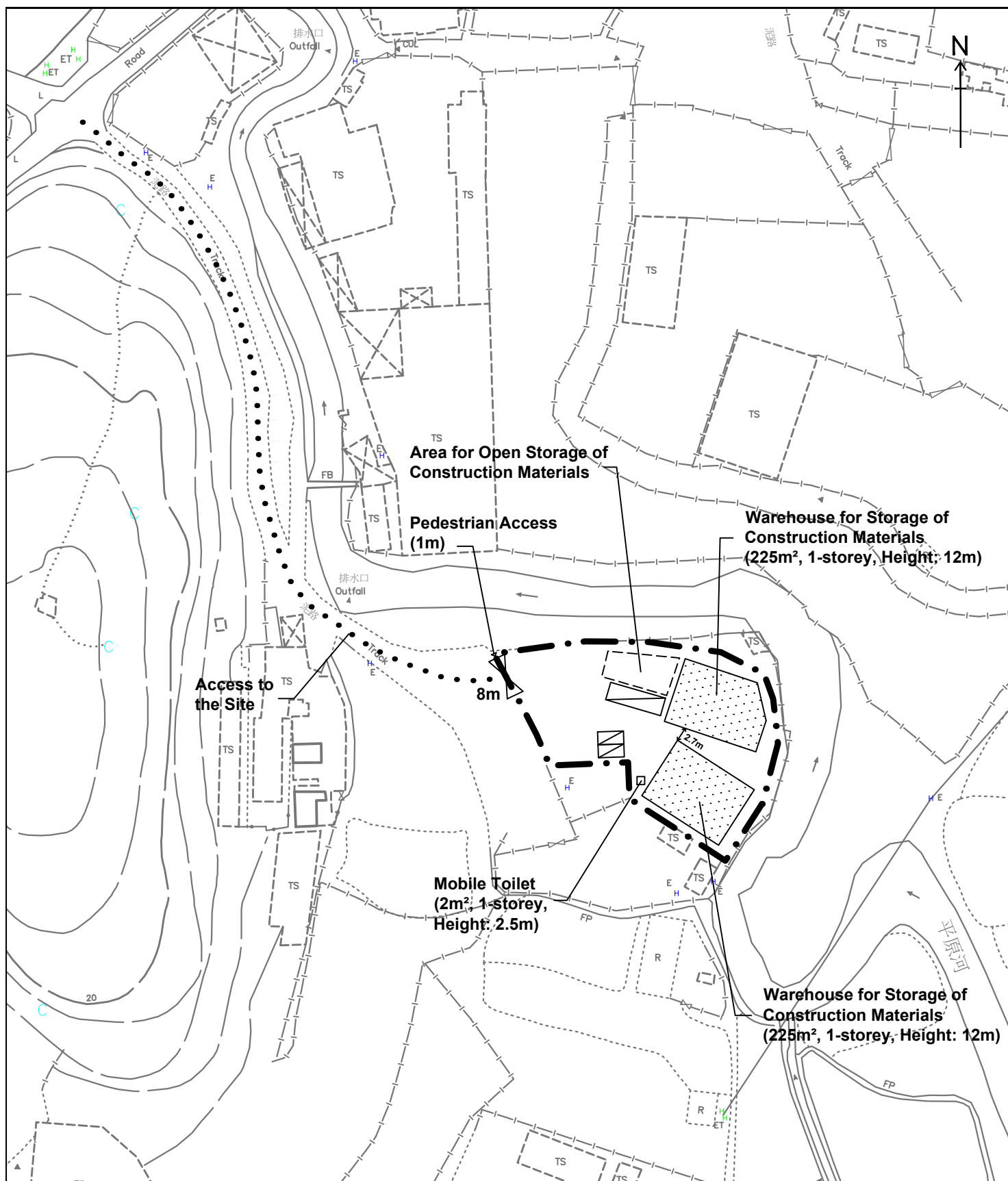
Figure 3

1 : 5000



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Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

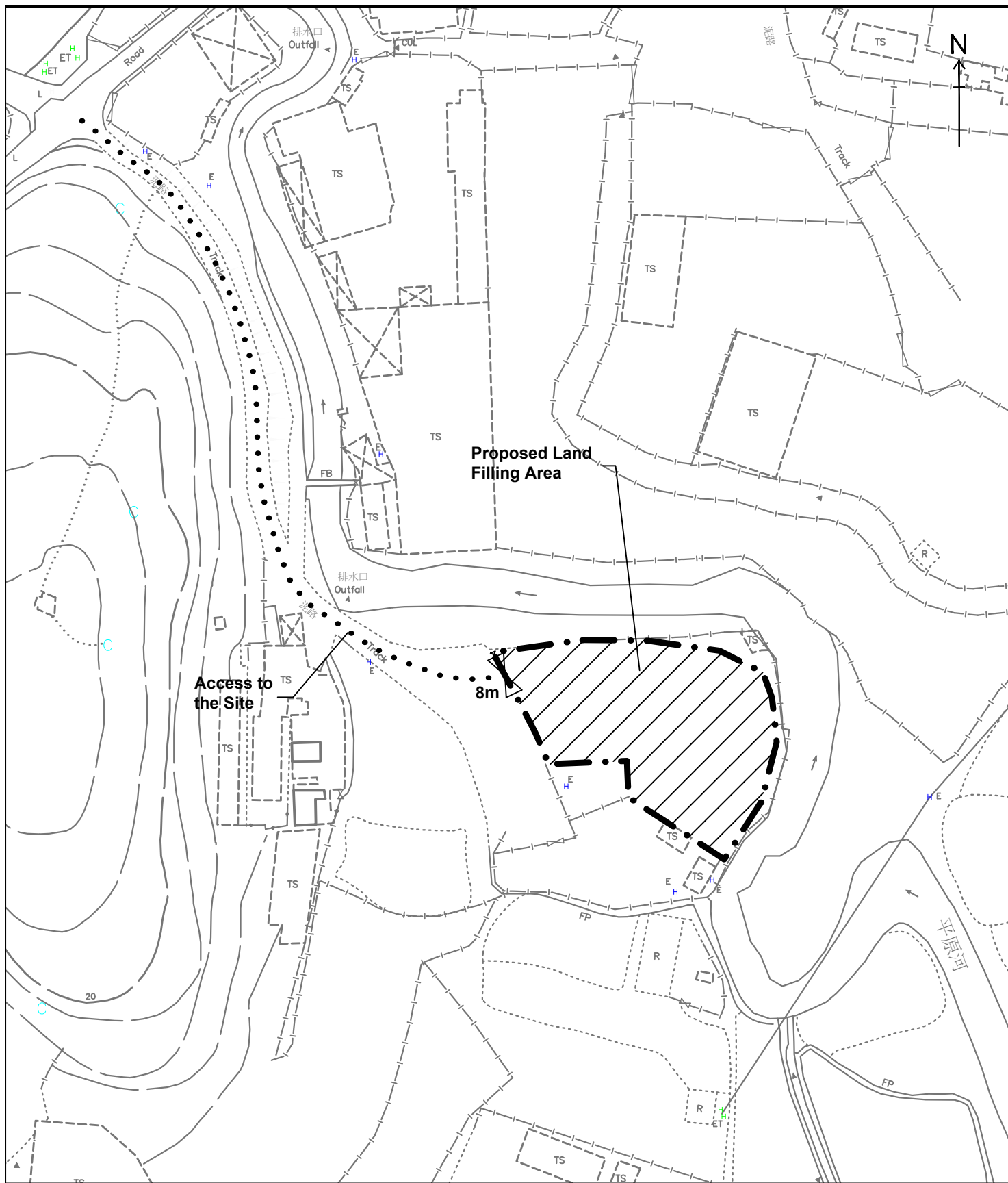
Indicative Layout Plan

Figure 4

Scale 1:1000



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Legend:

- Application Site (about 1,415 sq.m.)
- Proposed Land Filling Area (Area: about 1,415 sq.m., Depth: not more than 1.2m)

For Identification Purpose

Land Filling Plan

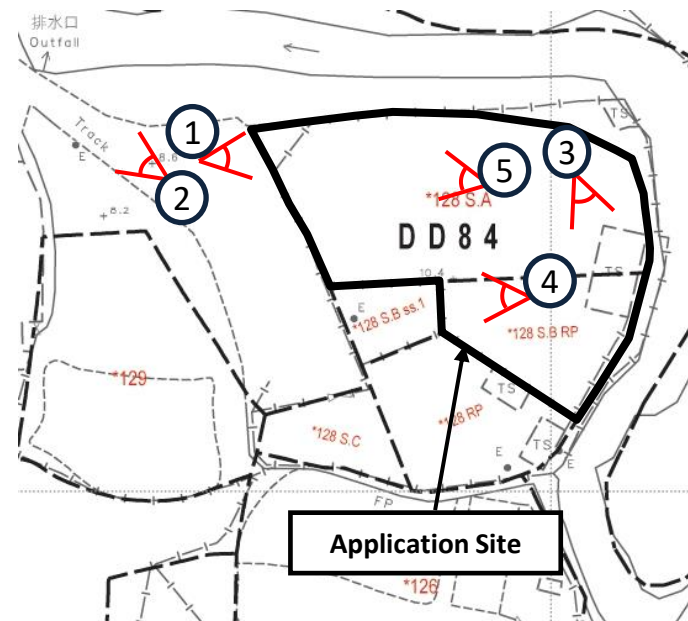
Figure 5

Scale 1:1000





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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site

Site Photos

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

Sheren Si Wai LEE/PLAND

寄件者: Cannis Lee [REDACTED]
寄件日期: 2024年11月21日星期四 11:39
收件者: Sheren Si Wai LEE/PLAND
副本: [REDACTED]
主旨: 回覆: Planning Application No. A/NE-TKL/784

類別: Internet Email

Dear Sheren,

The area for open storage is about 85 sq.m.

Should you have any queries, please feel free to call me at [REDACTED] Thank you.

Best Regards,
Cannis Lee

Lawson David & Sung Surveyors Ltd.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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RICS

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property professionalism worldwide

Appendix Ib of RNTPC
Paper No. A/NE-TKL/784A

ty
ted

宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS (GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (MKIlg)

Consultant :

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MHKIE MSOE FCI MI MCIArb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS RPS (LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 14 January 2025
Your Ref.: TPB/A/NE-TKL/784
Our Ref. : LDS/PLAN/7061

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

Dear Sir/Madam,


Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 128 S.A and 128 S.B RP in D.D.84, Ping Che, N.T.

(Application No. A/NE-TKL/784)

We refer to the comments from various Government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

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



Encl.

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

Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/784 (14 January, 2025)

COMMENTS	RESPONSES
1. Drainage Services Department	
Please find our comments on the application and submitted drainage proposal.	
(a) The applicant shall be required to place all the proposed works 3m-away from existing Ping Yuen River to the east of the application site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	(a) All the works within the lot will be carried at least 3m away from Ping Yuen River. The proposed drainage work is designed to provide a proper drainage system so that it will not create any adverse drainage impact both during and after construction. All the works will be at Applicant's cost.
(b) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	(b) The proposed drainage work is properly designed according to DSD - STORMWATER DRAINAGE MANUAL. DEP and DAFC will be consulted if there is any environmental impact.
(c) The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.	(c) Noted. EPD will be consulted regarding foul sewerage.
(d) Please provide site formation plan to indicate the extent and depth of land filling. No pond/land filling on site will be allowed until the flood relief mitigation measures have been implemented to the satisfaction of Director of Drainage Services or the Town Planning Board.	(d) Noted. The proposed land filling is about 1,415m ² with a depth of not more than 1.2m for site formation (see Figure 5). The proposed land filling is proposed to facilitate the proposed development. The proposed drainage facilities will be implemented to prevent flooding.
(e) Sketches showing the general information of the site such	(e) A plan showing the catchment areas (see Drawing No. D-001) for this

COMMENTS	RESPONSES
as topography, fall direction, proposed paving and formation level, position of the buildings or structure, size and alignment of existing and proposed drains, and nearby available discharge points within the vicinity of the site, etc., should be submitted.	submission of drainage design is attached for your reference.
(f) Please review if the latest requirements of Stormwater Drainage Manual including the Corrigendum have been adopted in the design. In particular, the Table 2d being adopted is outdated, Also, please justify the use of 60 min duration in the calculation.	(f) 4.3.3 Intensity Duration Frequency relationship is also used to calculate the rain intensity and found that it is slightly higher than the figure in Table 2d. For conservative design 10 min duration is used instead of 60min (included in the drainage design calculations).
(g) Details of the proposed drainage channel and catchpit should be provided.	(g) Details of the proposed drainage channel and catchpit (see Sketch No. 1) is attached for your reference.
(h) Please advise how the overland flow from external catchment area is collected by the proposed drainage facilities. 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	(h) 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 that will affect the adjacent areas. The Applicant will ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
(i) Photos should be submitted clearly showing the current conditions of the area within and around the site, the existing drainage/flowpaths around the site, the proposed	(i) Site photos are attached for your reference.

COMMENTS	RESPONSES
drainage from the site to the downstream existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.	
(j) Please ensure that no site debris / untreated runoff is allowed to be duped and/ or washed into the river. If any refuse or other materials are found to have been deposited in the river as a result of your works, the applicant shall take immediate actions to remove them without undue delay.	(j) The Applicant will ensure that no site debris / untreated runoff is allowed to be duped and/ or washed into the river. If any refuse or other materials are found to have been deposited in the river as a result of our works, the Applicant will take immediate actions to remove them.
(k) Free and unobstructed right of way to DSD and/or his Contractor to reach the river for drainage inspection, maintenance and repair works at all times shall be provided.	(k) DSD or his Contractor is always allowed to inspect the site.
(l) During the construction works at the river, damage to the river should be avoided as far as possible, and should be reinstated to our satisfaction if so caused.	(l) The Applicant will try their best not to damage the river, if done the Applicant will reinstate to the satisfaction of DSD.
(m) Please ensure that any existing discharge points to the river should not be hindered by the construction works at the river (in particular, should not be hindered by the rise in water level after the narrowing down of the river width).	(m) In fact, there is no change of catchment areas as existing situation, the proposed drainage system will improve the existing situation.
(n) In the event that any of your works in the vicinity of the river shall cause or lead to aggravation of any flooding, which in tum shall cause loss or damage to a third party, you shall bear liability for any such loss or damage attributable to such works.	(n) The Applicant will bear the liability if the works causing any flooding.
(o) After the course of works, the applicant shall reinstate the	(o) The Applicant will reinstate the landscape of affected slope and adjoining

COMMENTS	RESPONSES
landscaping of affected slope and adjoining access ramp to the DSD satisfaction.	access ramp to the DSD satisfaction.
(p) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	(p) Wall with opening will be erected to ensure no blockage of stormwater from adjacent catchment areas, wall details (see Sketch No. 2) is attached for your reference.
(q) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	(q) The proposed drainage works, whether within or outside the site boundary, will be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.
(r) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.	(r) DSD or his Contractor is always allowed to inspect the site.
(s) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.	(s) The applicant and the successive lot owners will allow connections from the adjacent lots to the completed drainage works on Government Land when so required.
(t) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	(t) Noted.
(u) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	(u) Noted.

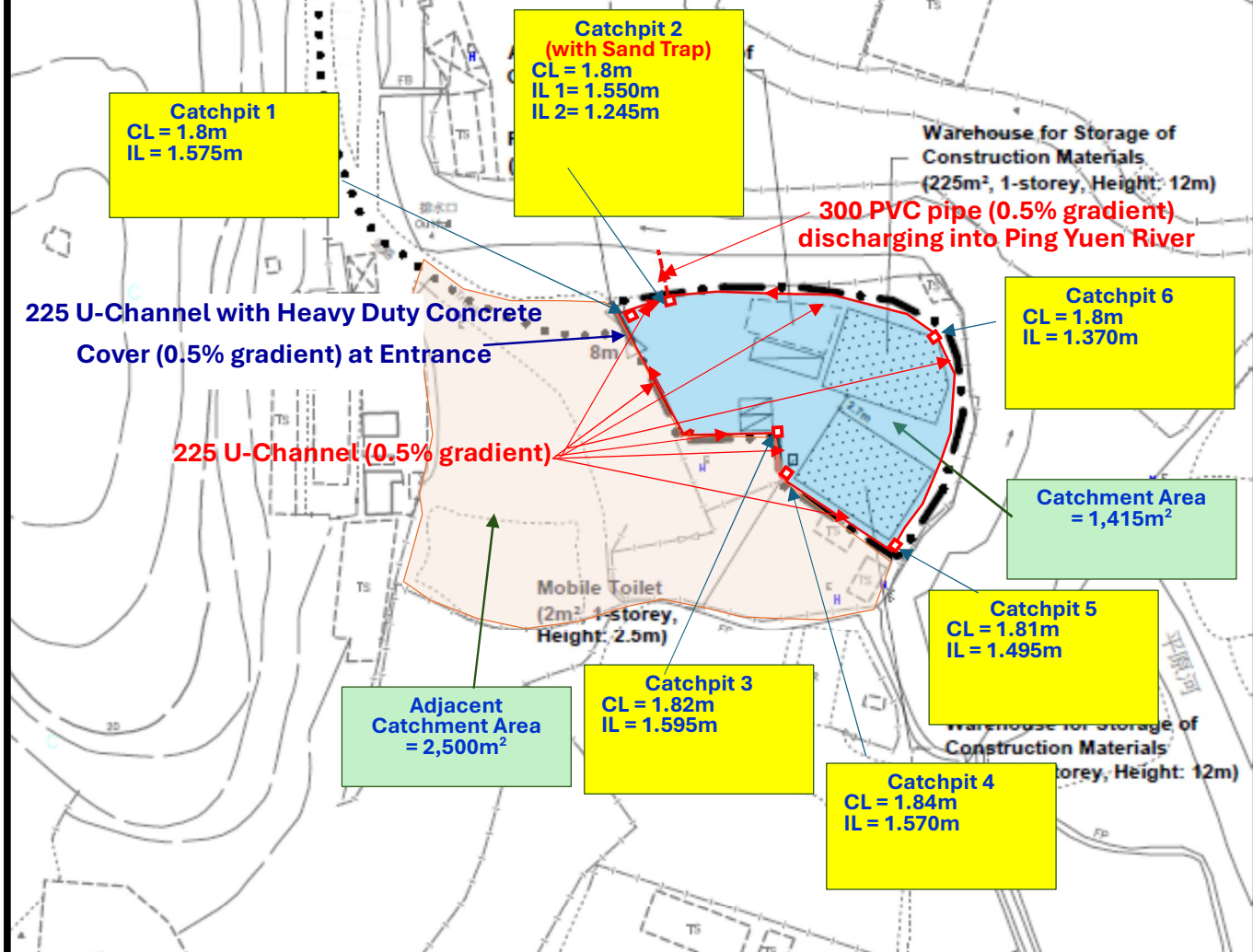
COMMENTS	RESPONSES
2. Transport Department	
Please note our comments on the subject application below from a traffic engineering point of view:	
(a) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	(a) To ensure no queuing of vehicles outside the Application Site, the Applicant will adopt the following 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 manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles; (iv) On-site staff will be deployed to manage the in and out traffic flow during the operation hours. Vehicle entering the site would be directed to the loading/unloading space to prevent the blocking of the ingress/egress.
(b) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	(b) The visibility from the Application Site to the local track is good. The Applicant is willing to maintain the existing pedestrian route to ensure pedestrian safety. Revolving warning light is proposed to 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.
(c) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	(c) To prevent illegal parking by visitors to the subject site, prior appointment for visitors who drive to the Application Site is required.
(d) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	(d) Noted.
We may offer further comments on the application after receiving the above information.	Noted.

COMMENTS	RESPONSES
3. Agriculture, Fisheries and Conservation Department	
<p>(a) <u>From agricultural perspective</u></p> <p>The subject site falls within the “AGR” zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>(a) The surrounding areas of the Application Site are mostly converted to open storage, warehouse and workshop uses. The natural and landscape character of the surrounding areas have been changed and the Application Site falls within a ‘Category 2’ area under the TPB PG-No. 13G. The proposed development at the Application Site is considered compatible with the surrounding areas. In addition, the Application Site is for temporary use and will not jeopardize the long-term planning intention of the “AGR” zone.</p>
<p>(b) <u>From nature conservation perspective</u></p> <p>The subject site is largely paved. Ping Yuen River is located to the immediate east of the subject site. While I have no comment on the subject application from nature conservation perspective, please remind the applicant to adopt good site practice to avoid adverse impact to the Ping Yuen River should the application be approved.</p>	<p>(b) Noted. The Applicant will adopt good site practice to avoid any adverse impact to the Ping Yuen River.</p>

Notes:

2. 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.

1. U-channel with heavy duty concrete cover is provided at the vehicular entrance/exit point.



Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Drainage Plan

Drawing No. D - 001

Drainage Design for the site near Ping Yuen River

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 and the adjacent site are covered by Grassland (sandy soil), the C should be 0.15

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

Notes:

1. based on continuous rainfall recorded at GEO rain gauges N05 (31 years), N34 (15 years), N46 (15 years), N33 (15 years), N35 (15 years), N36 (15 years), N45 (15 years) and HKO rain gauges EPC (22 years), SSH (11 years), TKL (29 years), R24 (31 years), R29 (30 years), R30 (25 years), SEK (18 years) up to 2014
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges

i (rainfall intensity) = 184mm/hr (Duration of 10min is used)

4.3.3 Intensity-Duration-Frequency (IDF) Relationship

The rainfall statistics at HKO Headquarters* are recommended for general application (except Tai Mo Shan area, West Lantau area and North District area) because of its long-term and good quality records. The recommended IDF Relationship is based on the GEV distribution model, which is the best-fit model for different rainstorm durations on average and also adopted by HKO, in the frequency analysis of the annual maximum rainfall recorded at HKO Headquarters*. The relationships are presented in Table 2a and Figure 4a for various durations not exceeding 4 hours.

For Tai Mo Shan, West Lantau and North District areas, it is recommended to adopt the annual maximum rainfall for various durations recorded by the local rain gauges within the 3 areas in the statistical analysis. The distribution models which fit the respective durations the best are applied and regional frequency analysis of extreme rainfall has also been employed to develop the IDF Relationships. These relationships are presented in Tables 2b, 2c and 2d and Figures 4b, 4c and 4d for various durations not exceeding 4 hours.

The IDF data can also be expressed by the following algebraic equation for easy application:

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

where

- i = extreme mean intensity in mm/hr,
- t_d = duration in minutes (t_d ≤ 240), and
- a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

* See Notes 2 & 3 of Table 2a

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

$$i = 1167.6 / (10 + 16.67)^{0.561}$$

$$= 185.05 \text{ mm/hr} > 184 \text{ mm/hr (Table 2d)}$$

Calculations of U-channel

$$Q_p = 0.278 C i A$$

C = 0.15 (Grass Land (Sandy Soil) (Application Site)

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

$$i = 185.05 \text{ mm/hr}$$

A = 1,415 m² (0.00142 km²) (Application Site)

+ 2,500 m² (0.00250 km²) (Adjacent Area)

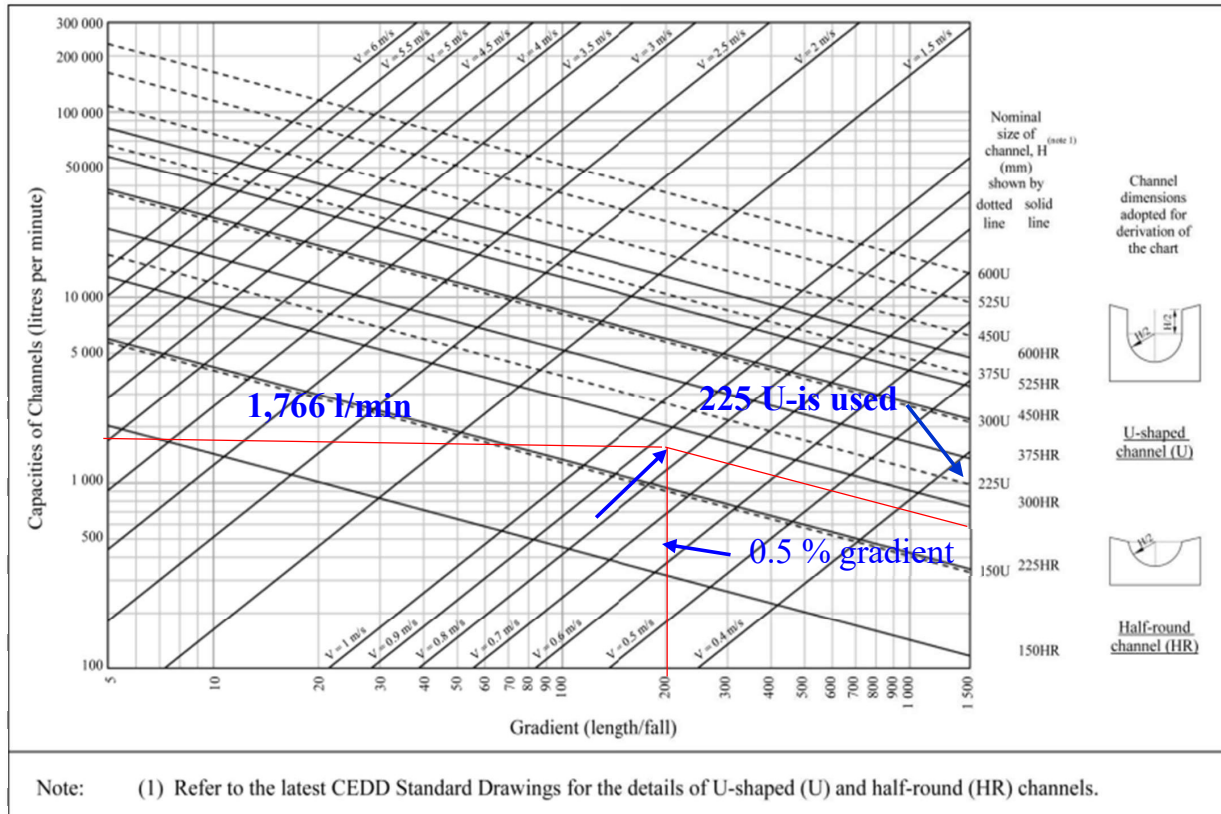
$$Q_p = 0.278 \times 185.05 \times ((0.15 \times 0.00142) + (0.15 \times 0.00250))$$

$$Q_p = 0.0295 \text{ m}^3/\text{s} \text{ or } 1,766 \text{ l/min}$$

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

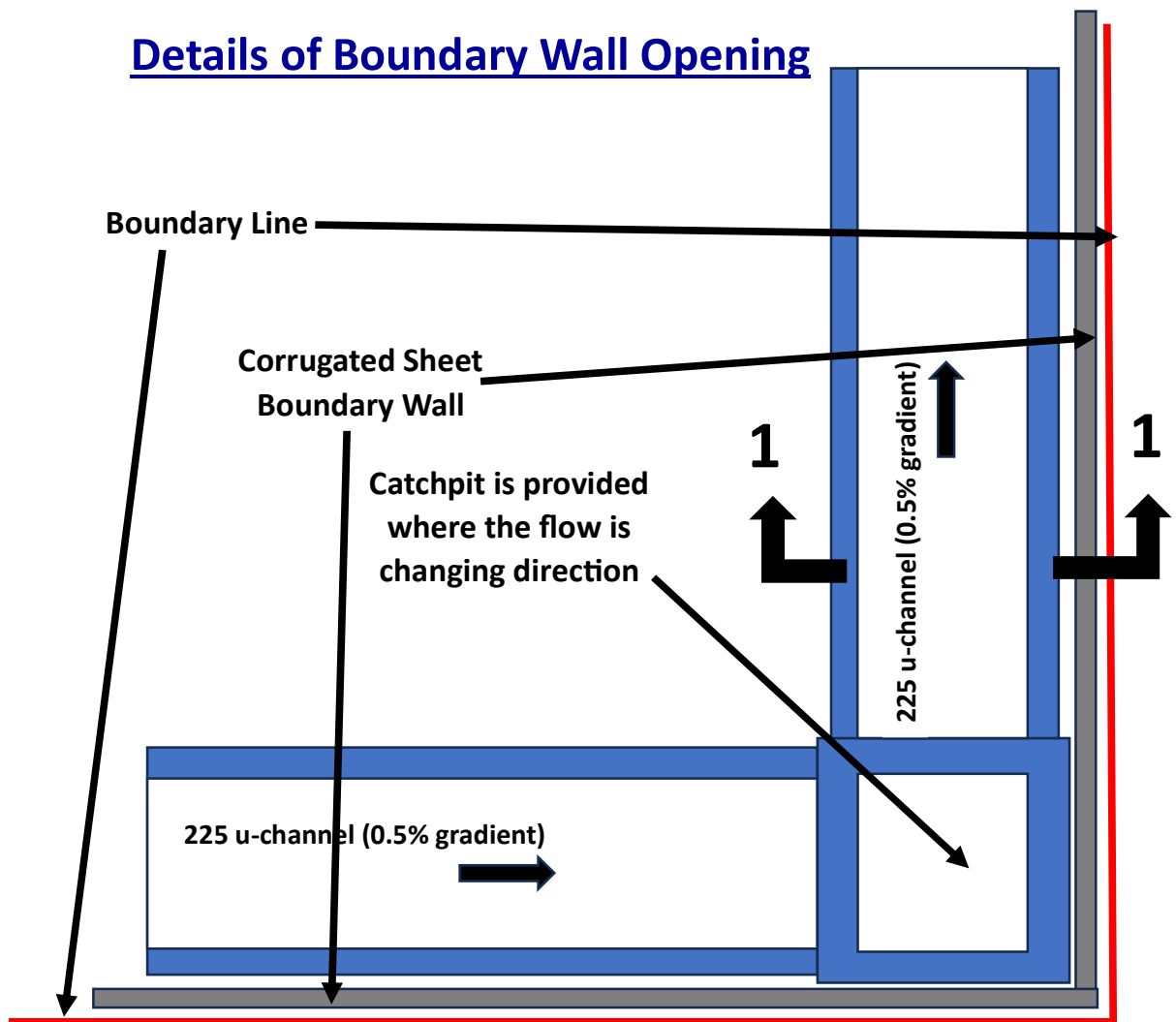
GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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

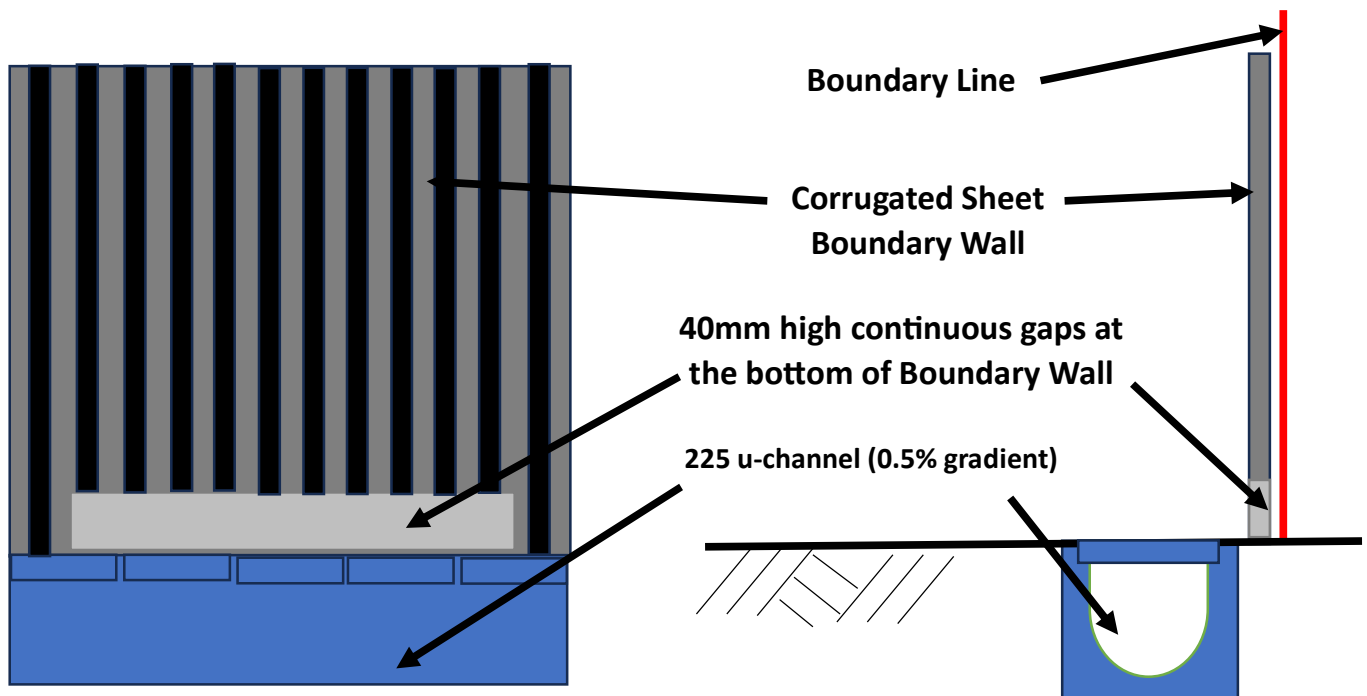


For 1,766 l/min, 225 U-channel is used.

Details of Boundary Wall Opening



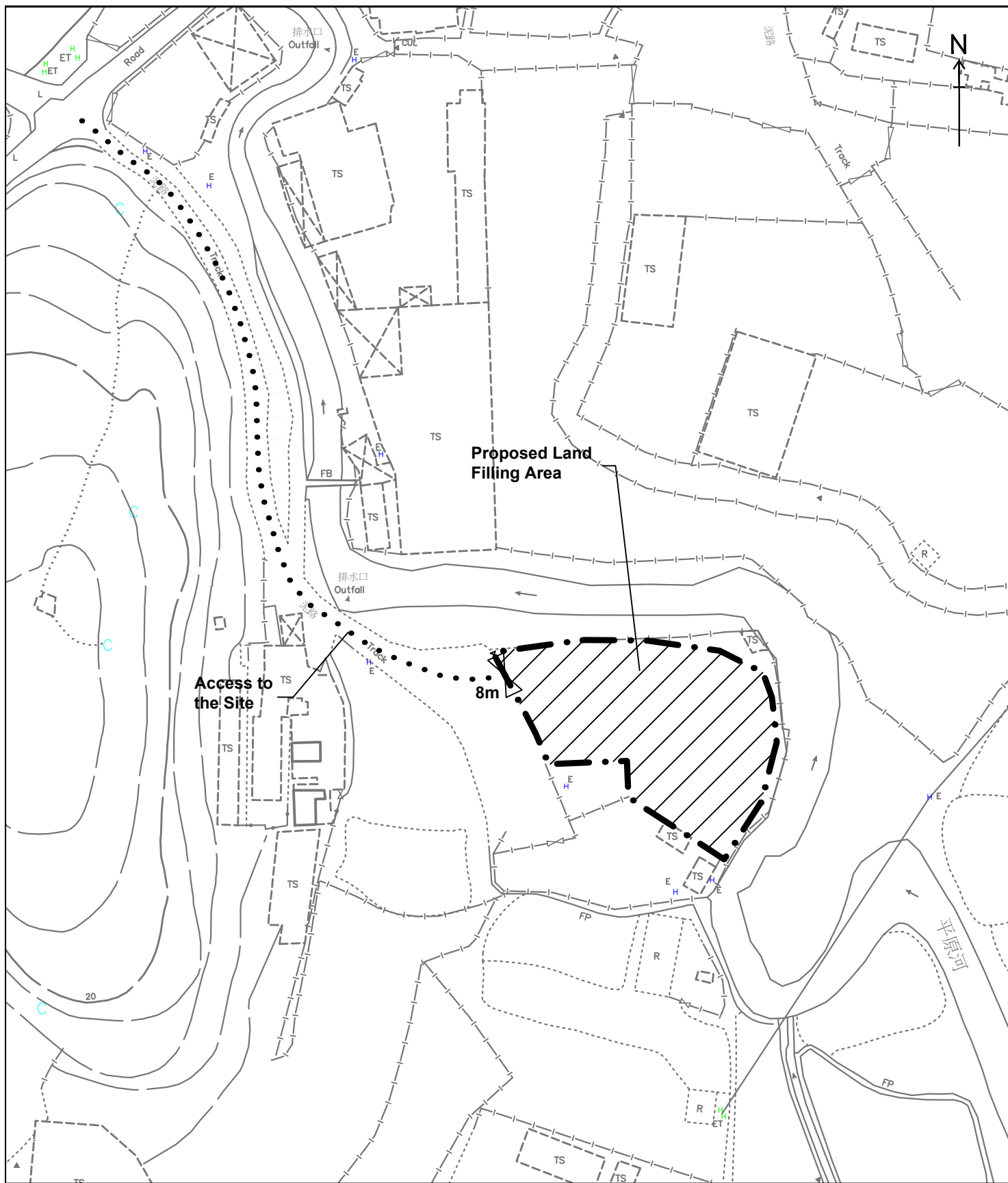
Typical Plan



Elevation

Section 1-1

Sketch No. 2



Legend:

- Application Site (about 1,415 sq.m.)
- Proposed Land Filling Area (Area: about 1,415 sq.m., Depth: not more than 1.2m)

For Identification Purpose

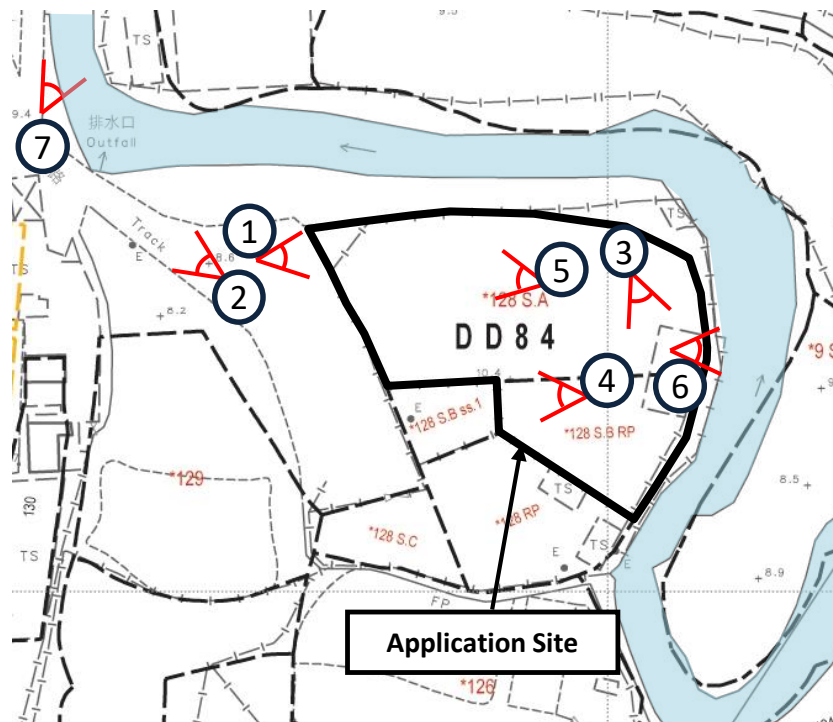
Land Filling Plan

Figure 5

Scale 1:1000



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 Estate Agency Licence No. C-006328



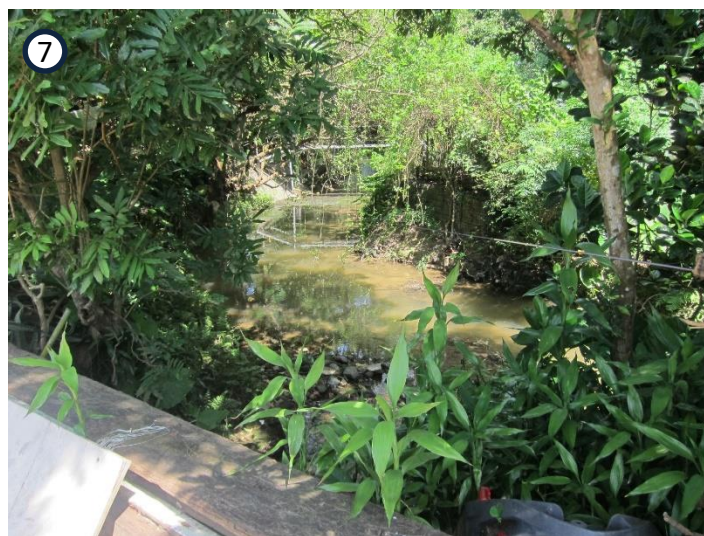
Legend:



Viewpoint of the Photo



Photo No.



Existing Condition of the Application Site

Site Photos



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Appendix Ic of RNTPC
Paper No. A/NE-TKL/784A

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Sung Tze Wah
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李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
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劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 18 February 2025
Your Ref.: TPB/A/NE-TKL/784
Our Ref. : LDS/PLAN/7061

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

Dear Sir/Madam,

Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 128 S.A and 128 S.B RP in D.D.84, Ping Che, N.T.

(Application No. A/NE-TKL/784)

We refer to the comments from the Drainage Services Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

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

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




Encl.

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

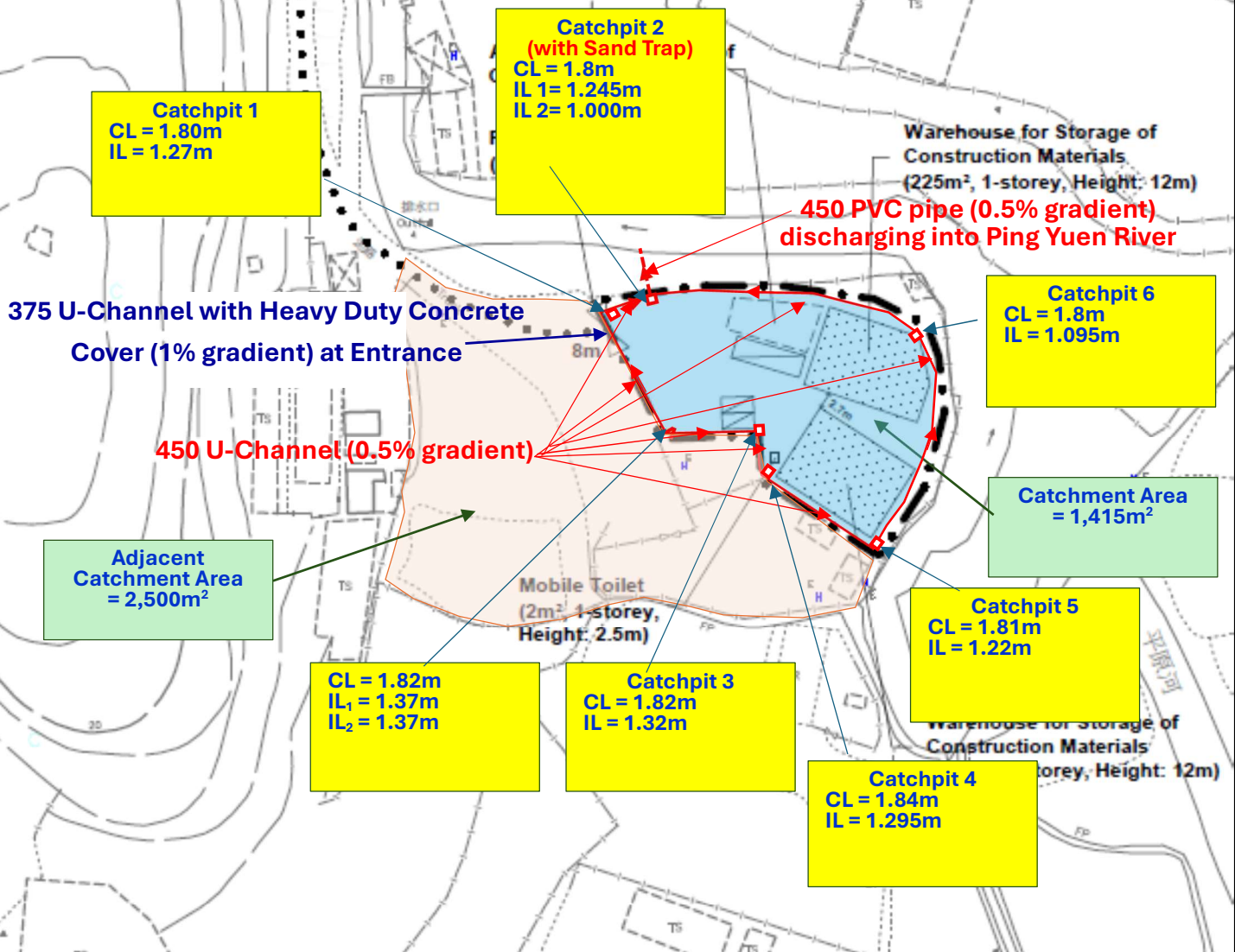
Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/784 (3 February, 2025)

COMMENTS	RESPONSES
1. Drainage Services Department	
(a) Please indicate the clearance between the application site and Ping Yuen River on Drawing No. D-001 and ensure the 3m clearance. Relevant note should also be added.	(a) Drawing No. 2 is submitted showing the distance between the works area and Ping Yuen River. A note is added on Drawing No. 001A indicating the U-channel must be kept 3m away from Ping Yuen River.
(b) Sketch No.2 & Landfilling plan refer. It is understood that the site area will be filled up and the future ground level (GL) is expected to be higher than the adjoining existing GL at external catchment area, please review if the overland flow from the west side of the development can be intercepted and disposed by the U-channel at higher GL under the current scheme. Also, please reflect the existing ground level to the west of the application site on the Sketch No.2.	(b) The proposed site formation level is same as existing (photos 1, 2 & 3 referred), therefore there is no raise of ground level, the run-off from the west side (named as “adjacent site” on Drawing No. 001A and the submitted revised calculations), will be collected by the proposed Peripheral U-channels within the application site.
(c) Please advise if the application site will be hard-paved and review the C value adopted for calculation of U-channel. Also, please justify the C adopted for "Adjacent Area".	(c) The application site and the adjacent site will be hard paved, the C value of 0.85 is used. The revised calculations are submitted.
(d) Please adopt the latest requirements under the Corrigendum 1/2024 to the Stormwater Drainage Manuel. The adopted IDF relationship and storm constants are outdated.	(d) Thanks for your advice, latest IDF (relationship and storm constants) is used.
(e) Please provide more photos at the boundary with Ping Yuen for our information.	(e) Photos 4,5 & 6 showing the application site and Ping Yuen River are submitted for your reference.

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 affecting the adjacent areas.
2. U-channel with heavy duty concrete cover is provided at the vehicular entrance/exit point.
3. All U-channel must be placed 3m away from Ping Yuen River.



Legend:

- Application Site (about 1,415 sq.m.)
- Warehouse for Storage of Construction Materials
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Drainage Plan

Drawing No. D – 001A

Drainage Design for the site near Ping Yuen River

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 application site and the adjacent site will be hard paved, the C should be 0.85.

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 (mm/h) for various Return Periods T (year)						
	2	5	10	20	50	100	200
240	29.0	38.2	44.5	50.7	59.1	65.6	72.3
120	42.4	54.9	63.2	71.2	81.8	89.8	97.8
60	62.0	77.1	86.1	94.3	104	111	118
30	85.7	103	113	122	133	141	148
15	108	129	141	151	164	173	182
10	120	141	155	168	187	203	219
5	139	162	177	192	214	231	251

Notes:

1. based on continuous rainfall recorded at GEO rain gauges N05 (40 years), N34 (24 years), N46 (24 years), N33 (24 years), N35 (24 years), N36 (24 years), N45 (24 years) and HKO rain gauges EPC (31 years), SSH (20 years), TKL (38 years), R24 (40 years), R29 (39 years), R30_KAT (34 years), SEK (27 years) up to 2023.
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges.
3. the trends of the extreme rainfalls observed at HKO Headquarters are used to infer the trends at other locations.

i (rainfall intensity) = 187mm/hr (Duration of 10min is used)

Calculations of U-channel

$$Q_p = 0.278 C_i A$$

$C_1 = 0.15$ (Grass Land (Sandy Soil) (Application Site)

$C_2 = 0.85$ (Hard Paved) (Adjacent Area)

$$i = 187 \text{ mm/hr}$$

$A = 1,415 \text{ m}^2$ (0.00142km²) (Application Site)

+ 2,500m² (0.00250km²) (Adjacent Area)

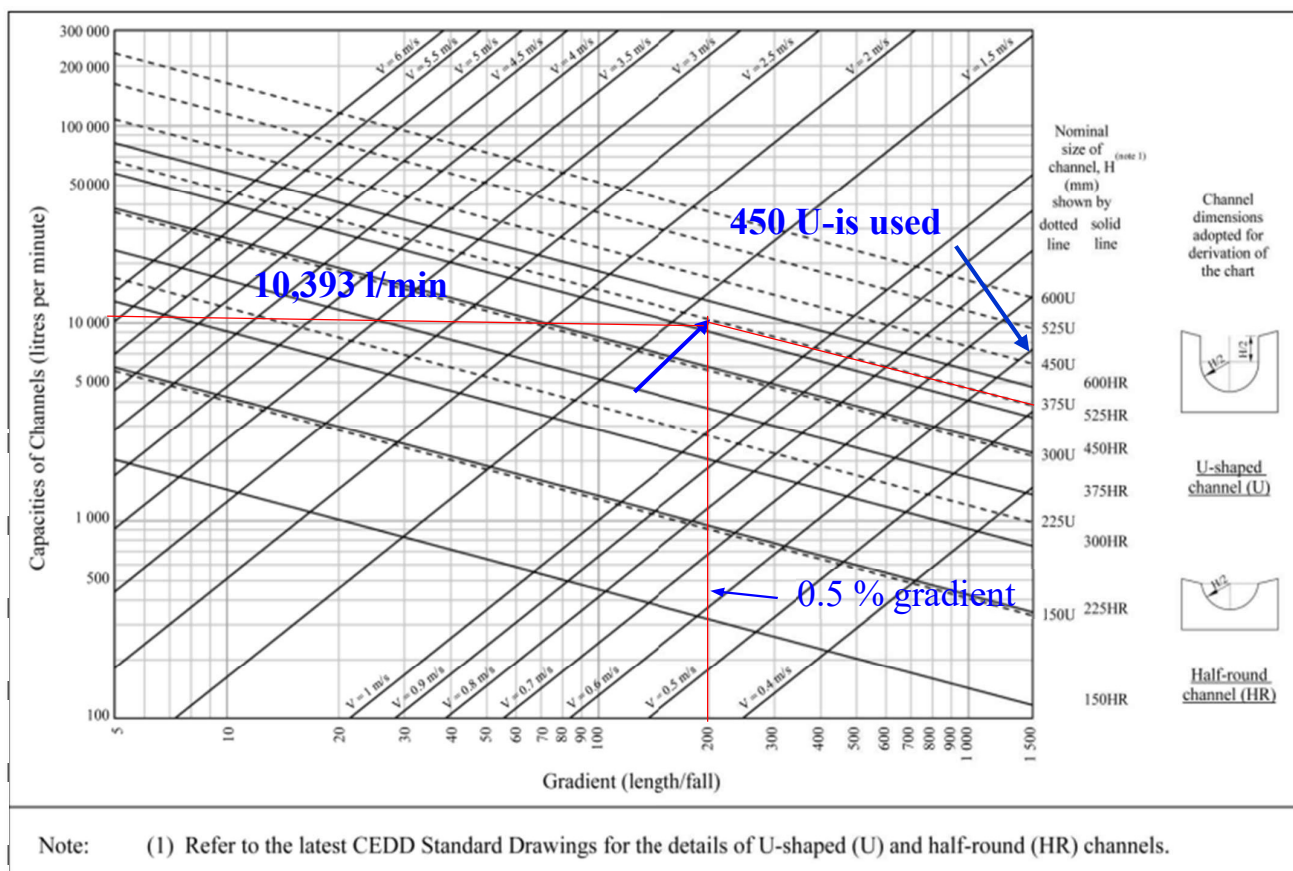
$$Q_p = 0.278 \times 187 \times ((0.85 \times 0.00142) + (0.85 \times 0.00250))$$

$$Q_p = 0.1732 \text{ m}^3/\text{s} \text{ or } 10,393 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for calculation of 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 10,393 l/min, 450 U-channel is used.

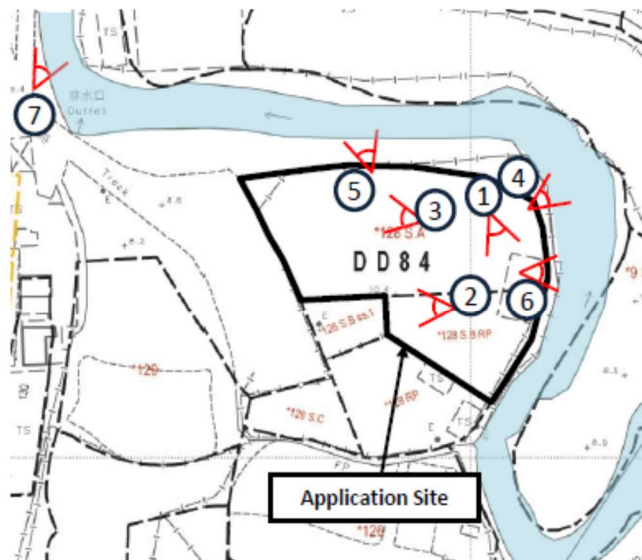
Legend:

-  Application Site (about 1,415 sq.m.)
 Warehouse for Storage of Construction Materials
 Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
 Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)



For Identification Purpose

Distance from Ping Yuen River

Drawing No. D – 002



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site and the Ping Yuen River

Site Photos



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

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林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

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Consultant :

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潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 27 February 2025
Your Ref.: TPB/A/NE-TKL/784
Our Ref.: LDS/PLAN/7061

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

Dear Sir/Madam,

Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 128 S.A and 128 S.B RP in D.D.84, Ping Che, N.T.

(Application No. A/NE-TKL/784)

We are writing to clarify that the Application Site is proposed to be filled with soil, with concrete paving on top. The Applicant will remove the concrete paving materials upon expiry of the planning approval.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED]

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





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

Previous S.16 Application

Rejected Application

Application No.	Uses/ Developments	Date of Consideration	Rejection Reason
A/NE-TKL/304	Proposed Temporary Open Storage of Packaged Used Computer Parts and Ancillary Office for a Period of 3 Years	7.3.2008	R1

Rejection Reason

- R1. 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.

**Similar S.16 Applications for Temporary Warehouse
in the vicinity of the application site within “Agriculture” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
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/721 [*]	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023
3.	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
4.	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
5.	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
6.	A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years	10.1.2025
7.	A/NE-TKL/779 [*]	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	22.11.2024

Remarks

[^]: The applications No. A/NE-TKL/695 & A/NE-TKL/762 involve the same site.

^{*}: The applications No. A/NE-TKL/721 & A/NE-TKL/779 involve the same site.

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 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; and
- her advisory comment are at **Appendix V**.

2. Landscape

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

- no adverse comment on the application from 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 26.11.2024, the Site is hard-paved with some plants observed at the periphery and within the Site. No sensitive landscape resources is observed. According to the applicant’s submission, some existing trees planted by the applicant will be relocated to the edge of the Site. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed uses is not anticipated; and
- her advisory comment are at **Appendix V**.

3. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period. Also, the applicant shall be required to place all the proposed works 3m away from existing Ping Yuen River to the east of the Site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;

- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. The Director of Environmental Protection and Director of Agriculture, Fisheries and Conservation should be consulted on possible environmental and/or ecological impacts on the proposed uses;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses; and
- her advisory comments are at **Appendix V**.

4. Fire Safety

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

- the fire service installations proposal (**Appendix I**) submitted by the applicant is considered acceptable. The applicant is advised to submit a full set of Certificate of Fire Service Installation and Equipment (FS 251); and
- his advisory comment are at **Appendix V**.

5. Building Matters

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

- no objection to the application;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comment are at **Appendix V**.

6. Other Departments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee as well as administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person (AP);
 - (iii) the applicant is reminded to observe the Water Pollution Control Ordinance and follow the mitigation measures as required under Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” for the land filling works during construction phase; and

- (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Ping Che Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement in the application should be subject to TD's review and approval;
 - (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 Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to adopt good site practice to avoid adverse impact on Ping Yuen River;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant shall be required to place all the proposed works 3m away from existing Ping Yuen River to the east of the Site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;
 - (ii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts on the proposed uses;
 - (iii) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses; and
 - (iv) the applicant should follow up on the following comments on the submitted drainage proposal:
 - the applicant should advise the spatial relationship between 375U-channel and 450 U-channel proposed at the entrance;
 - the applicant should use mPD to indicate the elevation for C.L. and I.L. on Drawing No.D-001A;

- the applicant should indicate existing ground level and future formation level at the Site and adjoining area. The applicant should also provide elevation view of the proposed uses with consideration of the adjoining area to the west to substantiate that the overland flow can be collected by the proposed drainage system; and
 - the applicant should advise if hoarding/boundary wall shall be provided. If confirmative, the hoarding/boundary wall should not obstruct the overland flow from external catchment area;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that the applicant should submit a full set of Certificate Fire Service Installation and Equipment (FS 251) which should incorporate all fire service installations (FSIs) proposed in the endorsed FSI proposal as attached to the Application Form for his further arrangement of FSI acceptance inspection;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works (UBW). An AP 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

(k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed uses are 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 preliminary development proposal for NTN New Town was released in December 2024. The proposed uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed uses are pursued.

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

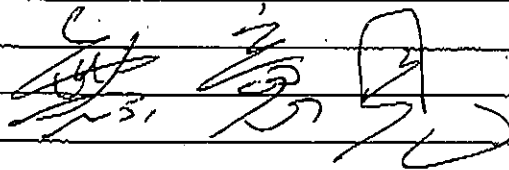
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/784

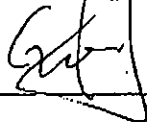
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.11.28

From:
Sent: 2024-11-29 星期五 16:17:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 241129 s12a TKL 4c.pdf; 241129 s16 KTN 1037.pdf; 241129 s16 KTN 1069.pdf; 241129 s16 LFS 540.pdf; 241129 s16 PS 739.pdf; 241129 s16 TKL 784.pdf; 241129 s16 TKL 783.pdf; 241129 s16 CWBS 50.pdf; 241129 s12a KTS 8.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are nine pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

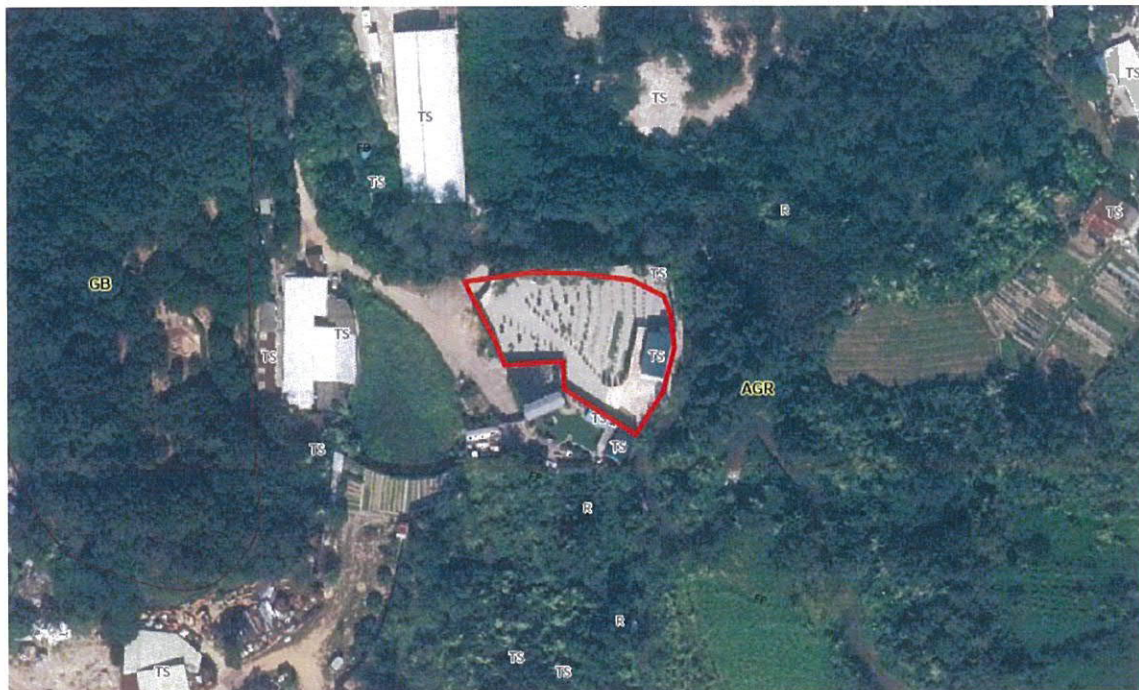
29th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse and Open Storage of Construction Materials for a
Period of 3 Years and Associated Filling of Land
(A/NE-TKL/784)**

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Planning Portal 3 which shows the site (bounded by red line).





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

3. We recommend the Board to investigate the current site status with relevant authorities and also to investigate whether there are unauthorised uses/ activities and/ or ongoing enforcement case covering the application site; if yes, to consider whether it is appropriate to approve this application.

4. There is a rejected application for Proposed Temporary Open Storage of Packaged Used Computer Parts and Ancillary Office for a Period of 3 Years (A/NE-TKL/304) covering the current site and the reasons for rejection are shown below:

“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”

5. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture zone. We urge the Board to reject this application.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:
Sent: 2024-12-04 星期三 03:29:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/784 DD 84 Ping Che

A/NE-TKL/784

Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che

Site area: About 1,415sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage of Construction Materials / 3 Vehicle Parking /
Filling of Land

Dear TPB Members,

Strong Objections. While the area may be Cat 2, this site is bound on two side by the Ping Che River.

In view of climate change and the predictions of ever more frequent and heavy rain fall, it is unacceptable to locate open storage of construction materials so close to a water course.

The Cat 2 designation is broad brush and the characteristics of individual lots must be taken into consideration.

The application should be rejected.

Mary Mulvihill

From:
Sent: 2024-12-17 星期二 08:00:00
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-TKL/784
Attachment: TPB20241217(TKL784).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社 Since 1968

The Conservancy Association

4

17th December 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-TKL/784

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the draft Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14, the planning intention of AGR zone “*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*”. From the figures in the application, it seems that the entire site is covered by structures. Meanwhile, the aerial photo (Figure 1) demonstrates that there are agricultural activities in the northern periphery of the application site. No sufficient details are available to demonstrate how these measures can ensure protection of agricultural land. We do not think such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: Various structures/uses, such as warehouses for open storage of construction materials, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would



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4

be recovered after the proposed temporary use.

- Potential adverse drainage impact: No details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed land filling activity would largely change the hydrology of the site, and such change would affect the adjacent temporary uses.
- Disturbance on watercourse: The application site is located very close to Ping Yuen River. No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase.

Yours faithfully,
The Conservancy Association