

2021年 3月 1 日

申請人在收到所有必要的資料及文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/YL-TT/520

This document is received on 16 MAR 2021
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

A/YL-TT/520

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

STP/YLW1

A7P/YLW2

TPG7

STO/YLW1

SSO/YLW2

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 Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-77/520
	Date Received 收到日期	16 MAR 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

SHARPLY HK INVESTMENT LIMITED 兆利香港投資有限公司

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)

SKYE DEVELOPMENT LIMITED 佳兆實業發展有限公司

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 1463 RP and 1464 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第 118 約地段 第 1463 號餘段及第 1464 號和毗連政府土地
(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 2,210 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 297 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)	..... 759 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17 大棠分區計劃大綱草圖編號 S/YL-TT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Conservation Area" 「農業」及「自然保育區」
(f) Current use(s) 現時用途	Land Idle 閑置 (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 25/02/2021 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"[#].
根據土地註冊處截至 2021 年 2 月 25 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 1464 in D.D. 118, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第 118 約地段第 1464 號	26/02/2021

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/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

臨時起重機訓練中心連附屬設施
 Temporary Crane Training Centre with Ancillary Facilities

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1913	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	297	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	297	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	297	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the Layout Plan 請參閱布局設計圖

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	6
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

Mondays to Fridays: 9am to 6pm Saturdays: 10am to 6pm Sunday and Public Holidays: Closed

星期一至星期五: 早上9時至下午6時 星期六: 早上10時至下午6時 星期日及公眾假期: 休息

(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)) Tai Shu Ha Road West 大樹下西路
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(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, 請另頁表示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 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <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 checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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>.....</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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

申請場地位於新界元朗大棠丈量約份第118約地段第1463號餘段及第1464號毗連政府土地。距離元朗新市鎮南面約3.2公里，可從大樹下西路進入。現申請用作三年臨時「起重機訓練中心及有關附屬設施」用途。申請地段佔地共2,210平方米，包括759平方米的政府土地。是項申請地段位於大棠分區計劃大綱草圖編號S/YL-TT/17（發表於2020年7月10日）內之「農業」地帶及「自然保育區」地帶。根據城市規劃委員會規劃指引編號13F「擬作露天貯物及港口後勤用途」，申請場地的其中一部份被列作第3類別；而申請場地亦不屬元朗南新發展區。

是項申請的理由如下：1) 重型機械操作課程及上課場地嚴重缺乏；2) 不可能恢復農業用途；3) 真心誠意地履行規劃條款；4) 與城規會指引號碼13F一致；及 5) 沒有新增的交通、渠務及環境影響。

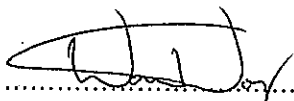
若成功申請，亦會滿足各部門所有附帶規劃條款(若有)。

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 an application to the Board 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

Wong Chung Hang Warren 黃頌恒

Director 董事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

SKYE DEVELOPMENT LIMITED 佳兆實業發展有限公司

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



Date 日期

01/03/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

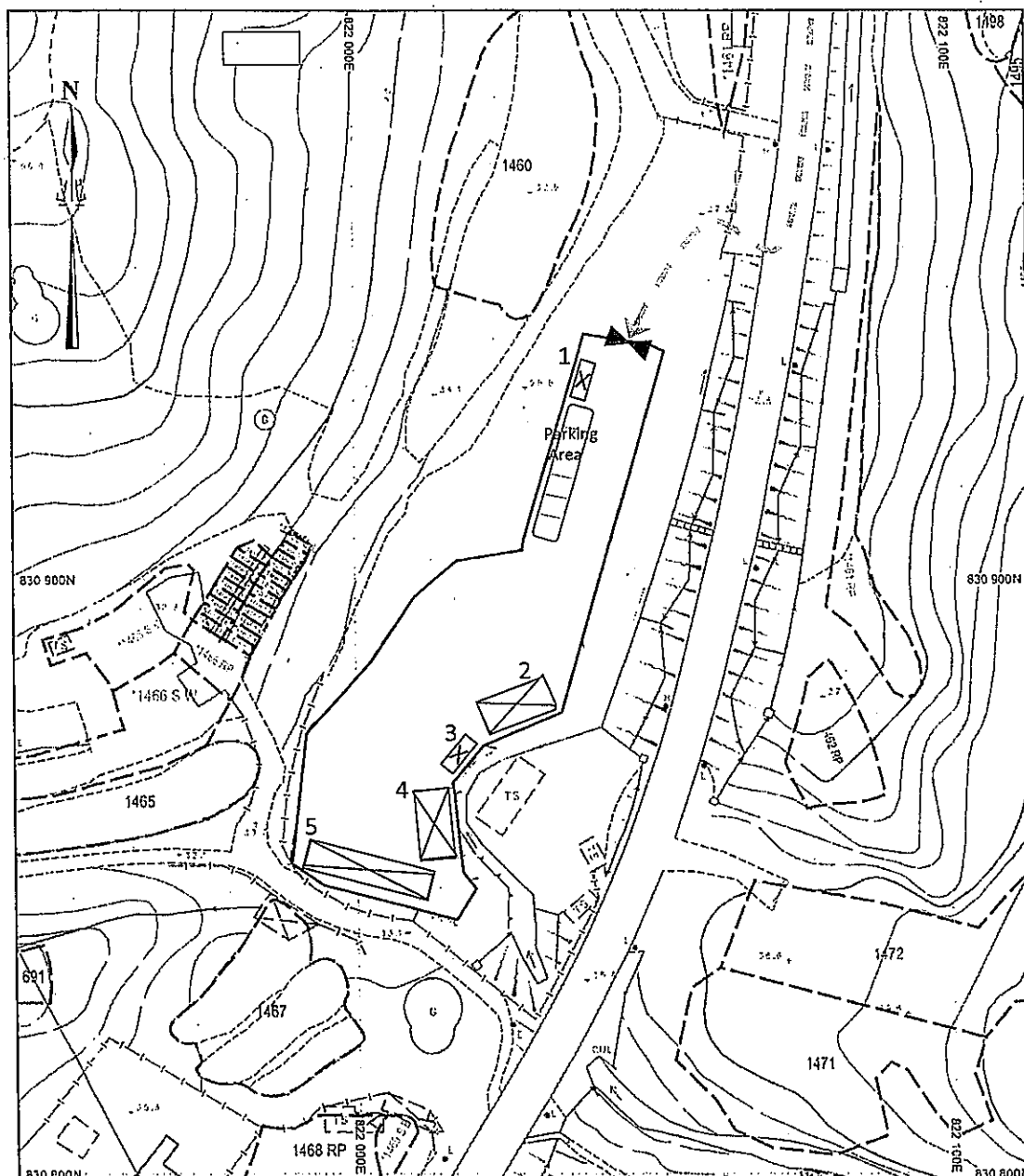
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1463 RP and 1464 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第118約地段 第1463號餘段及第1464號毗連政府土地
Site area 地盤面積	2,210 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 759 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17 大棠分區計劃大綱草圖編號 S/YL-TT/17
Zoning 地帶	"Agriculture" and "Conservation Area" 「農業」及「自然保育區」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	臨時起重機訓練中心連附屬設施 Temporary Crane Training Centre with Ancillary Facilities

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	297 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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) _____ _____		

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

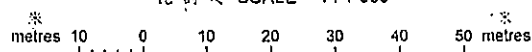
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



地政總署測繪處 Survey and Mapping Office, Lands Department

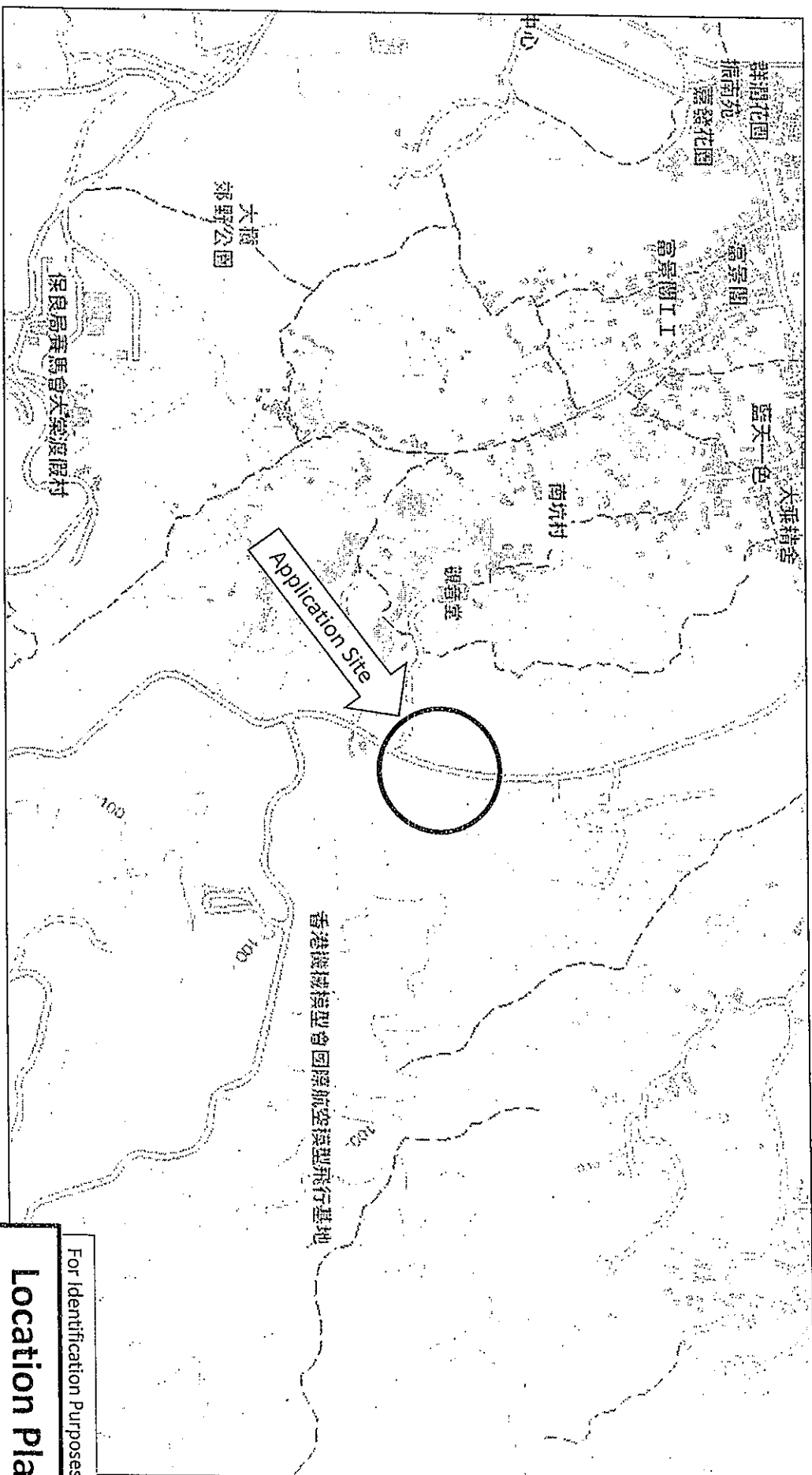
比例尺 SCALE 1:1 000



For Identification Purposes Only

Layout Plan

No.	Covered Area (sq. m)	Height (m)	Use	Storeys(s)	No.	Covered Area (sq. m)	Height (m)	Use	Storeys(s)
1	14.88 sq. m [6.1m x 2.44m]	3m	Security Room	1	4	61 sq. m [12.5m x 4.88m]	3m	Training Centre & Office	1
2	61 sq. m [12.5m x 4.88m]	3m	Training Centre	1	5	145 sq. m 29m x 5m (Metal Canopy)	8m	Storage Area	1
3	14.88 sq. m [6.1m x 2.44m]	3m	Toilet	1					
Grand Total			296.76 sq. m						



For Identification Purposes Only
Location Plan

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Ref [A/YL-TT/520] - Revised Layout Plan v.3 及 申請表 P.5

19/03/2021 19:27

From: WARREN WONG <[REDACTED]>
To: 規劃署黃小姐(大樹下) <tpbpd@pland.gov.hk>
Cc: 規劃署黃小姐(大樹下) <hhlwong@pland.gov.hk>
FileRef:

2 attachments



Form_No_S16-III (Supplementary Page) 2021-03-19.pdfLayout plan 布局設計圖 v.3.pdf

黃小姐,

(A) 部份

此電郵附上的 申請表 P.5 (附件名 "Form_No_S16-III (Supplementary Page) 2021-03-19"), 將取代先前所遞交之申請表內的 申請表 P.5 .

(B) 部份

此電郵附上的 Revised Layout Plan (附件名 "Layout plan 布局設計圖 v.3"), 將取代 2021年3月19日下午4:45分 所發出的主題為"Ref [A/YL-TT/520] - Revised Layout Plan" 之電郵內的附件"Layout plan 布局設計圖 v.2".

thx ~

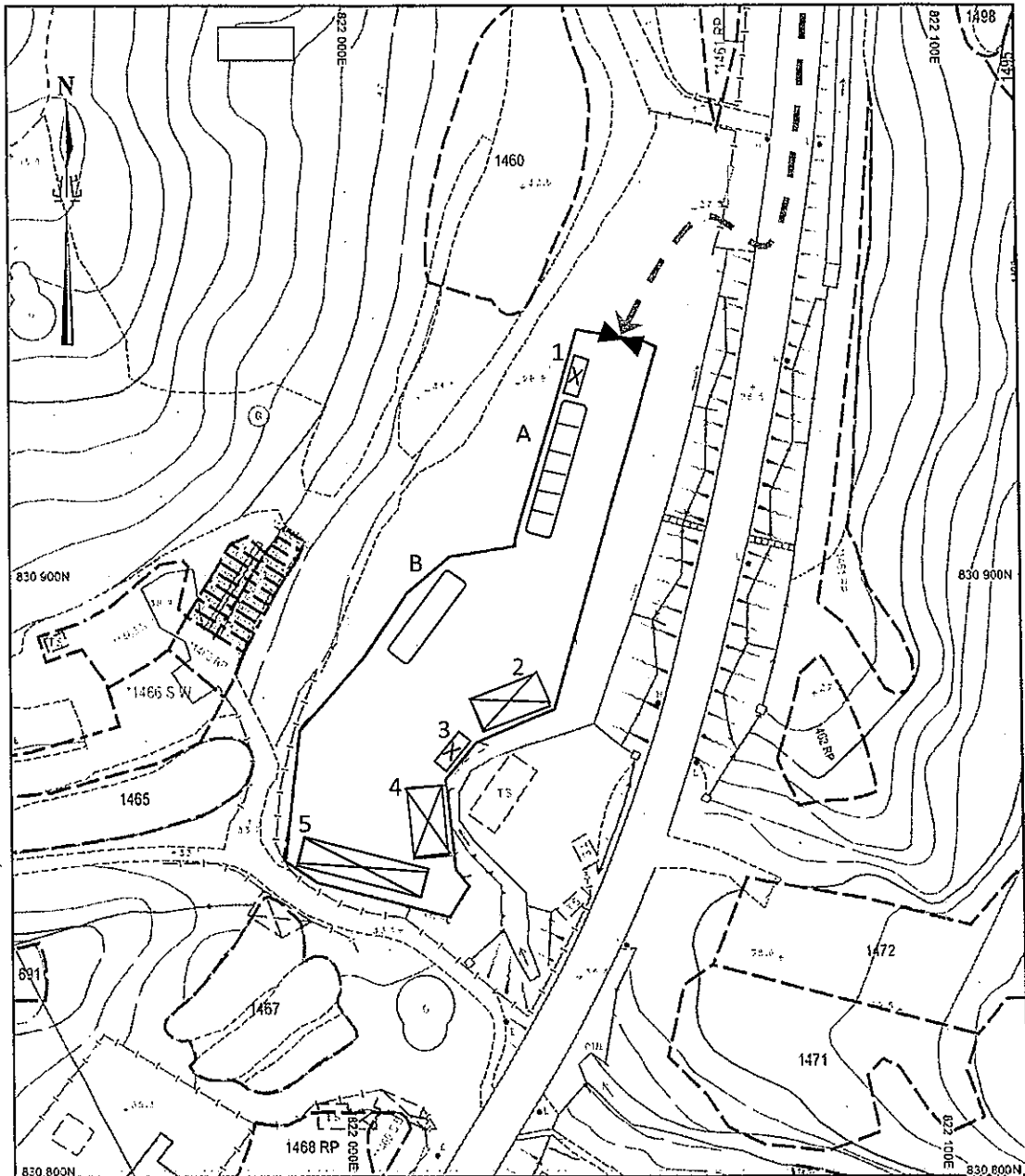
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Regards,

Warren Wong

SKYE DEVELOPMENT LIMITED

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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	臨時起重機訓練中心連附屬設施 Temporary Crane Training Centre with Ancillary Facilities (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	1913 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	297 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	297 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	297 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the Layout Plan 請參閱布局設計圖	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	6
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	1
Others (Please Specify) 其他 (請列明)	.....



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

For Identification Purposes Only

metres 10 0 10 20 30 40 50 metres

Layout Plan

v.3

No.	Covered Area (sq. m)	Height (m)	Use	Storeys(s)	No.	Covered Area (sq. m)	Height (m)	Use	Storeys(s)
1	14.88 sq. m [6.1m x 2.44m]	3m	Security Room	1	4	61 sq. m [12.5m x 4.88m]	3m	Training Centre & Office	1
2	61 sq. m [12.5m x 4.88m]	3m	Training Centre	1	5	145 sq. m 29m x 5m (Metal Canopy)	8m	Storage Area	1
3	14.88 sq. m [6.1m x 2.44m]	3m	Toilet	1					
Grand Total			296.76 sq. m						
No.	Open Area (sq. m)	Qty	Use	No.	Open Area (sq. m)	Qty	Use		
A	12.5 sq. m [5m x 2.5m]	6	Parking (Private Car)	B	38.5 sq. m [11m x 3.5m]	1	Loading/Unloading (Medium/Heavy goods Vehicle)		

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Ref [A/YL-TT/520] - 補充內容
22/03/2021 08:57

From: WARREN WONG <[REDACTED]>
To: 規劃署黃小姐(大樹下) <tpbpd@pland.gov.hk>
Cc: 規劃署黃小姐(大樹下) <hhlwong@pland.gov.hk>
FileRef:
History: This message has been forwarded.

黃小姐,

此電郵內以下的補充內容, 將取代2021年3月18日下午5時05分所發出的主題為"有關 DD 118 Lot 1463 RP 及 1464 和 毗連政府土地申請臨時起重機訓練中心連附屬設施 (補充內容)" 之電郵內容.

- 1) 訓練中心營運模式 / 背景：營運機構以往與工聯會合辦課程。由工聯會負責招生，所有負責課程導師均為持牌及合資格人士，而課程亦經由勞工處審批。而由於沒有固定場地所以每次課程均須到處張羅。與此同時，吊機課程及上課場地嚴重缺乏，例如建造業議會所舉辦的有關課程，由報名到等候上課最嚴重時需時一年。若訓練中心獲批，可加快補充該崗位人手，解決市場缺乏人力資源的問題。亦可促進就業，振興經濟。
- 2) 課程內容／形式：每項課程都分為理論課及實習課，每班人數上限8人。理論課一般為3日，實習課一般為11日。當中已包括筆試及實習考試。內容涉及有關起重機工作的職業安全及健康法例、起重機構造、性能、保養和操作詳情等等。
- 3) 用途：由於此乃訓練中心，所以並不涉及工場作業。而營運時間為星期一至五早上九時至下午六時、星期六早上十時至下午六時、星期日及公眾假期休息。
- 4) 人流量估算：訓練中心每日可舉辦兩班課程，場內可容納包括導師2位、學員16人、助理及職員約8位。
- 5) 汽車流量估算：基於只屬訓練中心用途。所以日常上課日子並沒有重型貨車出入，只會在最初設立訓練中心/或有需要更換機種的時候，當日才会有重型貨車出入訓練中心。即使有維護需要，大多屬駕駛艙電腦或零件維修，只需工作人員到場修理，並不需要重型車輛到場運走吊機。故預計訓練中心獲批後，對道路車輛流量沒有太大影響。
- 6) 地盤佈局：吊機機身佔地面積一般由200呎到 500呎不等。但由於吊機需連接吊臂操作，以8米半徑為例，不計及行車，已需2200呎空間作操作。所以訓練中心會將當日課堂不需使用的吊機放置於旁邊，預計約有10部不同大小、型號的吊機。而訓練中心中央露天位置，會預留足夠空間給予實習課操作吊機使用。現時設計有6個私家車泊車車位，給予工作人員及學生使用。而另外1個重型貨車上落位，則只在有重型貨車進入訓練中心時使用。至於場內唯一金屬棚則用於存放不宜

長期受陽光曝曬下的機器或其他物品作貯之用。至於吊臂（一般長約10米）亦會在不需使用的時候，拆除水平放置於地上，不會造成景觀的阻礙。

thx ~

--

Regards,

Warren Wong
SKYE DEVELOPMENT LIMITED

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Planning Application No. AYL-TT/520

27/04/2021 10:52

From: WARREN WONG <[REDACTED]>
To: 規劃署黃小姐(大樹下) <tpbpd@pland.gov.hk>
Cc: kking@pland.gov.hk, paulinemypoon@epd.gov.hk, syhsiu@pland.gov.hk, 規劃署黃小姐(大樹下) <hhlwong@pland.gov.hk>
History: This message has been forwarded.

1 attachment



附件圖片.docx

吳生,

現補充 / 回覆資料如下:

(a) 擬議發展預計於每個工作日只產生約24個交通架次。

	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00
工作日	3	3			6	6			3	3

(b) 交通行車線 (見附件Swept Path.JPG)。重型貨車(排卡)只需從大樹下西路一直行便可到達擬議發展地點。

(c) 往來大樹下西路及議發展地點的路線照片，請見附件(Swept Path with Label.JPG / Photo 1.JPG / Photo 2.JPG / Photo 3.JPG)

(d) 擬議的6個私家車車位已足夠滿足泊車需要，原因：(1)由於訓練中心每日最多只會舉辦兩班課程，計算所有包括導師、學員、助理及職員亦只有總數20人。(2)而中心亦考慮安排專車接送學員及職員。(3)本身訓練中心附近有完善交通配套，如巴士及小巴行走大棠路及大樹下西路等；而重型貨車車位設計亦只作運送起重機到訓練中心當

日才使用。

- i. 是. 所有起重機均為流動式起重機 (見附件Mobile Crane.JPG), 亦有升降工作台 (見附件Mobile Crane 2.JPG)
- ii. 所有的起重機都已領有由環保署發出的非道路移動機械標籤 (NRMM), 符合法定及歐盟六期的排放標準 (見附件NRMM Label.JPG)。而訓練中心預計會存放約10 部流動式起重機。全部均在中心設立時一次性用排卡運送到訓練中心存放作訓練之用。預計當日會產生不多於10架次排卡使用該道路。 平日並沒有排卡需進出訓練中心。

Regards,

Warren Wong

SKYE DEVELOPMENT LIMITED

Mobile Crane.JPG



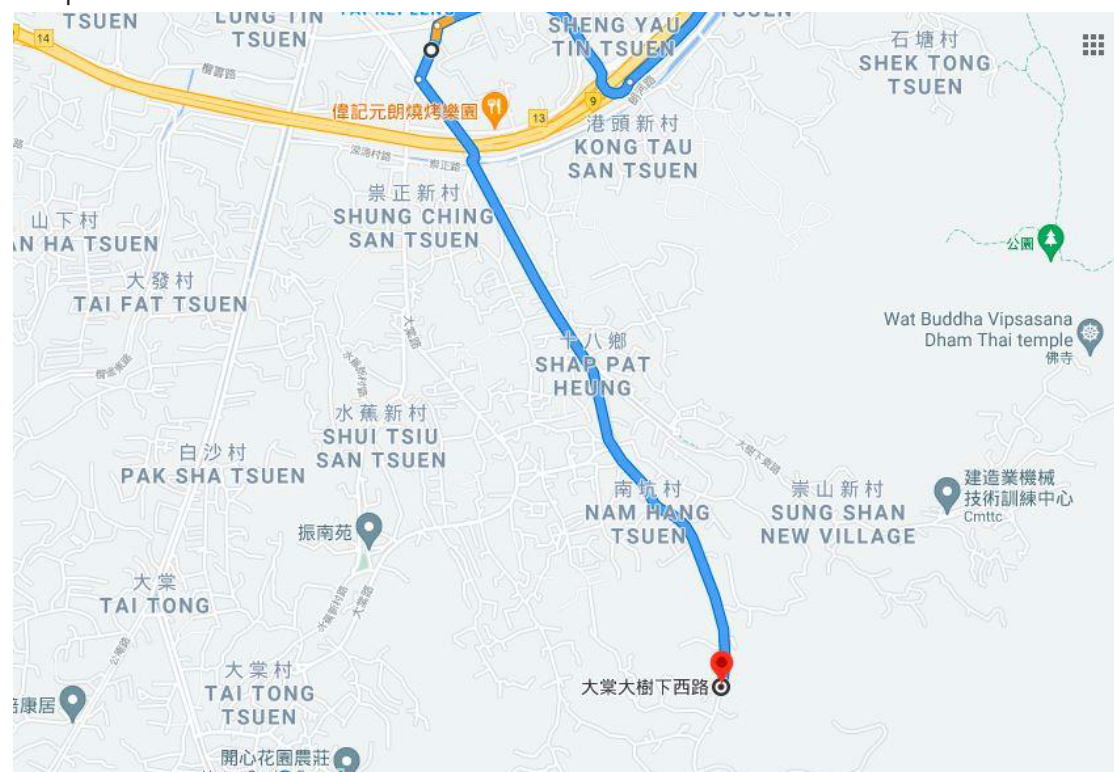
Mobile Crane 2.JPG



NRMM Label.JPG

機械種類 Machine Type : Mobile crane
機械商業名稱及型號 Machine Trade Name & Model : Kobelco & CK90UR-3
機械序號 Machine Serial Number [REDACTED]
引擎廠名及型號 Engine Make & Model : Isuzu & 4LE2X
EPD-A-00[REDACTED]-2017
根據《空氣污染管制(非道路移動機械)(排放)規例》給予的核准 Approval given under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation

Swept Path.JPG



Swept Path with Label.JPG

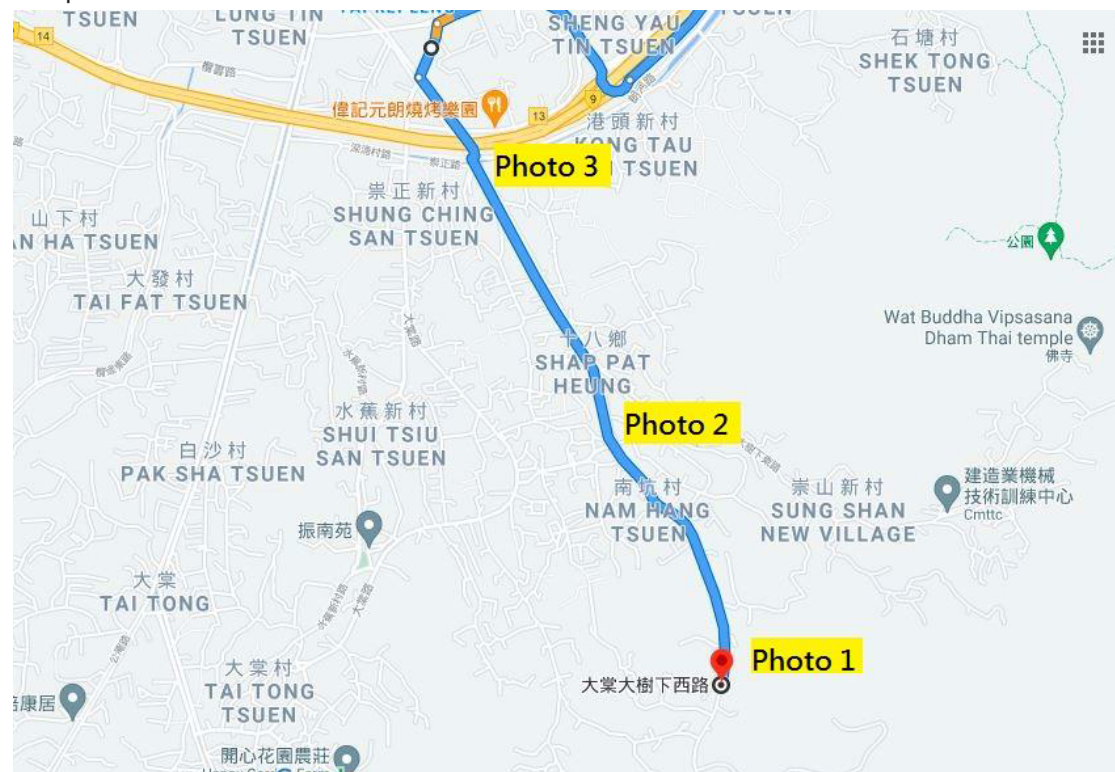


Photo 1.JPG



Photo 2.JPG



Photo 3.JPG



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning Application No. A/YL-TT/520 補充 / 回覆資料
06/05/2021 12:07

From: WARREN WONG <[REDACTED]>
To: 規劃署黃小姐(大樹下) <hhlwong@pland.gov.hk>, kknng@pland.gov.hk,
syhsiu@pland.gov.hk, aphmok@pland.gov.hk

1 attachment



附件圖片 - (2021-05-06).docx

吳生,

現補充 / 回覆資料如下 (有關 5月3日 下午5:33 及 4月20日 週二 下午 5:57 email) :

Reply : Comments of the Director of Agriculture, Fisheries and Conservation

申請地點自從 2020年10月起一直閒置至今，亦未見有植物生長，所以於規劃申請時其中一個理由亦為“不可能恢復農業用途”。見附圖“2020年10月照片.JPG”及“2021年4月照片.JPG”，請參照及考慮。

Reply : Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department

若規劃申請獲批的話，並不需要作任何填塘或水泥鋪設等工程項目。只會於原有地點設置4個屬一層樓面及不高於3米的設施，包括2個課室連辦公室、1個洗手間及保安更亭。另設一個不高於8米、4面通風的金屬棚頂作貯物。故認為對現有的自然景觀沒重大影響。至於類似用途申請亦曾於同區一幅農地獲批（A/YL-TT/506）。而該處環境亦近似申請地點。請考慮。

Reply : Comments of the Commissioner for Transport

1. Swept Path. 見附圖 "Swept Path (New).JPG"
2. 車輛直接從大樹下西路進出申請地點，並不需經過其他小路。見附圖 "Road In Out.JPG"
3. 前往申請地點的公共交通設施，例如: 巴士K66號可於振華花園下車，再步行1.3公里；或乘坐73號小巴於天后廟下車再步行1.4公里
4. 為方便學員，訓練中心已確認安排專車接送學員往返元朗西鐵站
5. 設立訓練中心時需一次性用排卡運送到訓練中心存放作訓練之用, 附圖為排卡照片 "排卡.JPG" 作參考

Regards,

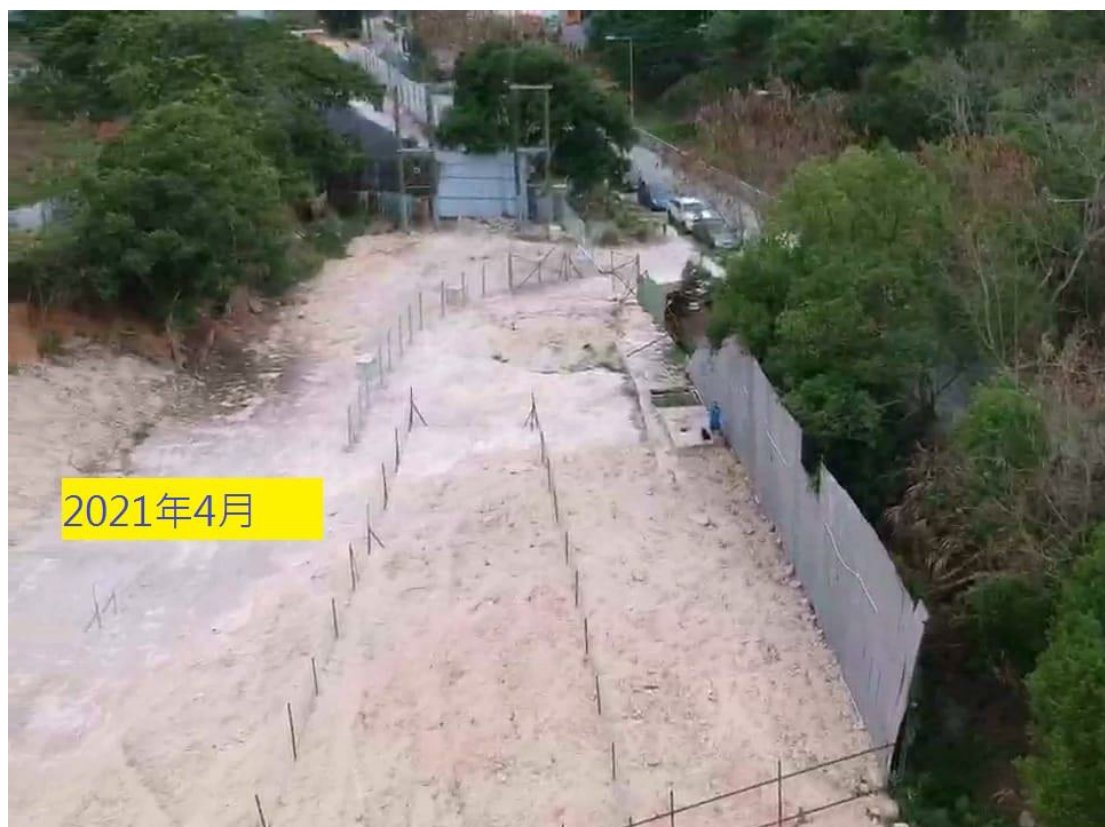
Warren Wong
SKYE DEVELOPMENT LIMITED

Reply : Comments of the Director of Agriculture, Fisheries and Conservation

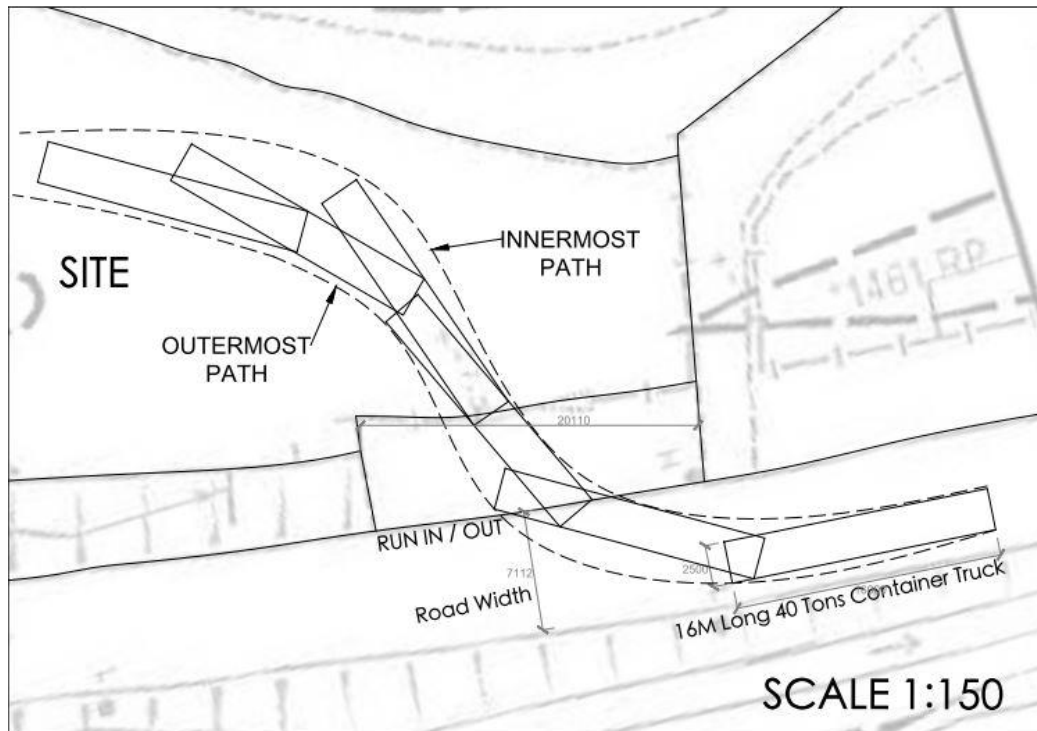
2020 年 10 月照片.JPG



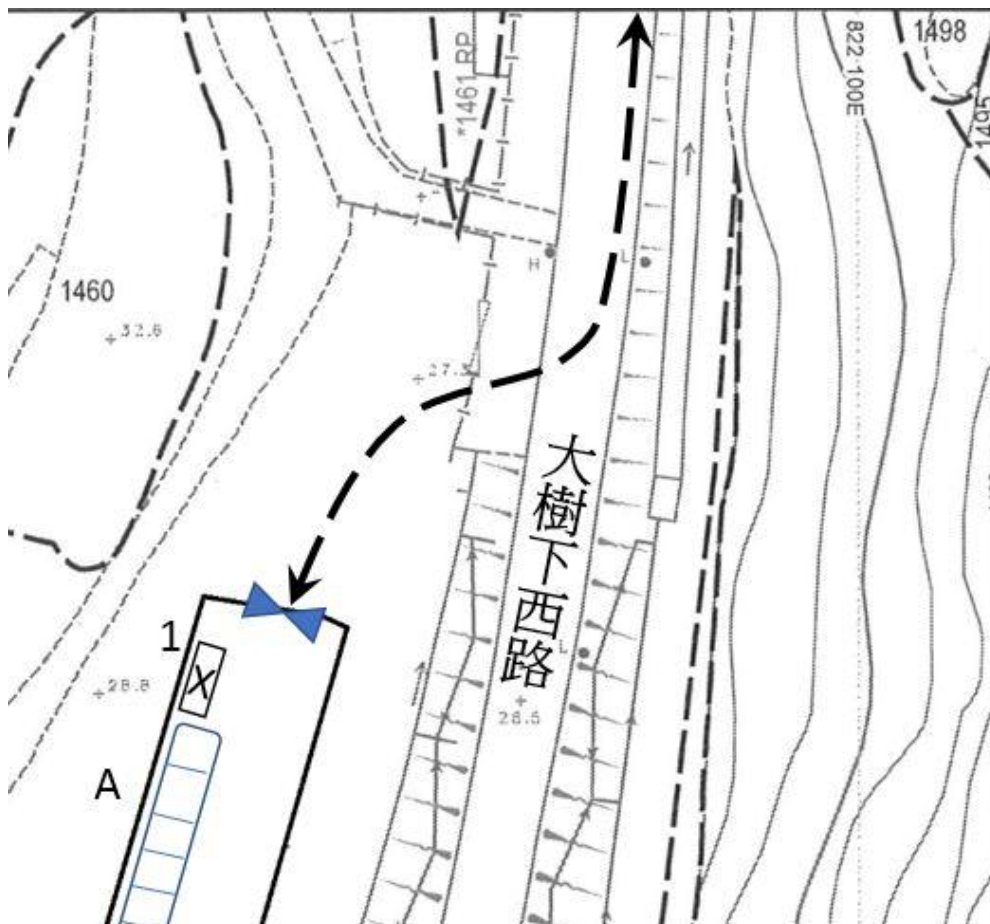
2021 年 4 月照片.JPG



Reply : Comments of the Commissioner for Transport
Swept Path (New).JPG



Road In Out.JPG



排卡.JPG



Similar Applications within the same “AGR” zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/67	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	28.1.2000 [revoked on 28.2.2001]	(1), (2), (3), (4), (5), (6)
2	A/YL-TT/91	Proposed Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	22.12.2000	(2), (4), (5), (6)
3	A/YL-TT/183	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	29.7.2005	(5), (6), (7), (8), (9)
4	A/YL-TT/236	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	7.11.2008	(1), (2), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14)
5	A/YL-TT/293	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	2.12.2011	(1), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14)
6	A/YL-TT/338	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	12.12.2014	(1), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14)
7	A/YL-TT/404	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	11.8.2017	(1), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14)
8	A/YL-TT/413	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	24.11.2017	(1), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14)
9	A/YL-TT/499	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	1.9.2020	(1), (5), (7), (8), (9), (10), (11), (12), (13), (15)
10	A/YL-TT/506	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	6.11.2020	(1), (5), (7), (8), (9), (10), (11), (12), (13), (15)

Approval Conditions

- (1) No forklift truck is allowed to be driven in/out from the site.
- (2) Submission and/or implementation of landscape proposal.
- (3) Provision of a noise buffer.

- (4) Submission and/or implementation of drainage proposal and/or provision of drainage facilities.
- (5) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (6) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (7) No (specific) workshop activities are allowed at the site.
- (8) Maintenance of existing landscape planting/trees.
- (9) Maintenance of existing/implemented drainage facilities and/or submission of a record of the existing drainage facilities.
- (10) Restrictions on night-time operation allowed at the site.
- (11) No operation on Sundays and public holidays.
- (12) No medium or heavy goods vehicles is allowed to be parked/stored on or enter/exit the site.
- (13) No queuing and reverse movement of vehicles are allowed on public road.
- (14) Submission and implementation of fire service installations (FSIs) proposal.
- (15) Maintenance of existing FSIs.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/40	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 12 Months	25.9.1998	(1), (2), (3), (4), (5)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the “AGR” zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development is not compatible with the surrounding rural land-uses and the nearby residential structures.
- (3) There is insufficient information in the submission to demonstrate that the proposed development would not have adverse noise impact on the surrounding areas.
- (4) There is insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage impact on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

5-1



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

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



13th April, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Crane Training Centre with Ancillary Facilities
for a Period of 3 Years
(A/YL-TT/520)

1. We refer to the captioned.
2. The application site is largely within Conservation Area (CA) zone, and only part of it is within Agriculture (AGR) zone. The planning intention of the CA zone is as follows:

'This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.'

'There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'

3. The proposed use is definitely not in line with the planning intention of both zones. We also urge the Board to thoroughly consider the potential cumulative impacts of approving this application on the CA and AGR zones in the area, as the approval would set a precedent for other similar applications in the CA and/ or AGR zones.



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

4. We urge the Board to reject this application
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the application site (the Site) comprises government land (GL) and 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 permission is given for occupation of GL (about 759m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, you shall either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (b) to note the comments of the Commissioner for Transport that the land status of the road/path/track leading to the Site from Tai Shu Ha Road West shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road West;
- (d) to note the comments of the Director of Environmental Protection that there are two residential houses within 50-80m to the south of the Site (**Plan A-2** of the RNTPC Paper) and the potential noise from the operation of the crane training centre would be a concern. It should be demonstrated that the operation noise of the training centre would comply with the noise standard of fixed noise sources in the Hong Kong Planning Standards and Guidelines. The level of such noise would depend on various factors including but not limited to the location, type, number of cranes, and the time and mode of operation of the cranes, any screening provided by topography and the proposed buildings/structures within the Site (e.g. storage area, training centres), and any other noise mitigation measures proposed by you. Regarding air quality, in order to minimise the potential air quality impacts due to the proposed use, machineries should be connected to the mains electricity supply and battery-powered machinery should be used to avoid the use of diesel-powered equipment, as far as practicable; Air Pollution Control (Fuel Restriction) Regulations should be strictly observed and ultra-low Sulphur diesel should be used in all diesel-operated machineries; unused machines or machine in intermittent use should be throttled down or switched off; regular maintenance and repair of the machineries should be conducted to keep the machineries in good operating conditions; malfunctioning machineries and parts should be replaced as soon as possible; and when the public will be affected by exhaust fumes or smoke emission from any machinery in the Site, such machinery shall be shielded by a vertical screen with sufficient height to protect the public from the effects of the exhaust fumes and smoke emissions. Relevant mitigation measures and requirements in the latest

“Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” should be followed to minimise any potential environmental nuisances to the surrounding areas. Attention is drawn to the potential Environmental Impact Assessment Ordinance (EIAO) implications for the overall proposal, which includes security room, training centre, office and storage uses. According to Item Q.1, Part I, Schedule 2 of the EIAO, all projects including building works partly or wholly in a conservation area is a Designated Project (DP). If the project would involve earthworks and building works in a conservation area, the project is a DP under the EIAO. An environmental permit shall be applied before commencement of the construction works. For details regarding the statutory EIAO process, reference could be made to the EIAO, “Technical Memorandum on Environmental Impact Assessment Process” and “A Guide to the EIAO”;

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. Comments and approval from relevant authority should be sought on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. 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. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.