

RNTPC Paper No. A/NE-MKT/27
For Consideration by the
Rural and New Town Planning
Committee on 14.7.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/27

- Applicant** : 英盛（合和）工程有限公司
- Site** : Lot 751 S.B RP in D.D. 82, Ping Che Road, Man Kam To, New Territories
- Site Area** : About 4,620m²
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Open Storage of Construction Machinery and Warehouse for Storage of Machinery Parts with Ancillary Office for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction machinery and warehouse for storage of machinery parts with ancillary office for a period of three years at the application site (the Site), which falls within an area zoned “Recreation” (“REC”) on the OZP (**Plan A-1**). The proposed uses are neither Column 1 nor 2 use in the “REC” zone. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is partly vegetated and partly formed.
- 1.2 The Site is accessible via Ping Che Road to the east (**Plan A-2**). According to the applicant, the proposed development comprises three single-storey structures with a total gross floor area of about 1,160m² for warehouse (7m in height), office (2.5m in height) and meter room (2.5m in height) uses. About 75% of the Site (i.e. 3,460m²) is uncovered and would be mainly used for open storage and circulation purposes. One loading/unloading (L/UL) bay for medium goods vehicles is proposed within the Site. The operation hours of the development will be from 9 a.m. to 5 p.m. from Mondays to Fridays, with no operation on Saturdays, Sundays and public holidays. The layout plan submitted by the applicant is shown at **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 24.5.2023 (Appendix I)
 - (b) Supplementary Information (SI) received on 31.5.2023 (Appendix Ia)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendix I**, as summarized below:

- (a) to facilitate business expansion, a site for storage of machinery is needed;
- (b) the proposed development would bring job opportunities to the local residents and villagers; and
- (c) the proposed use is compatible with the surrounding environment. No adverse environmental, drainage, landscape and traffic, etc impacts are anticipated.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent / Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No.31A) by posting site notice and sending notice to the Ta Kwu Ling District Rural Committee by registered mail.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 are relevant to the application. The Site is within Category 3 areas under TPB PG-No. 13G. The relevant extracts of the Guidelines are at **Appendix II**.

5. Background

The Site is not subject to any active enforcement action.

6. Previous Application

There is no previous application at the Site.

7. Similar Application

There is no similar application in the vicinity of the Site within the same “REC” zone in the Man Kam To area.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site is:

- (a) partly vegetated and partly formed; and

(b) accessible via Ping Che Road to the east.

8.2 The surrounding areas are characterized by temporary domestic structures, storage/open storage yards, active/fallow agricultural land, tree clusters, a refuse collection point and a vehicle park. Ta Kwu Ling Police Station and Ta Kwu Ling Fire Station (Ta Kwu Ling Ambulance Depot) are located to the north and further northeast of the Site respectively (**Plan A-1**). To the east across Ping Che Road is the village proper of Kan Tau Wai.

9. **Planning Intention**

The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

10. **Comments from Relevant Government Departments**

10.1 Apart from the government departments as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comments on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III** and **IV** respectively.

10.2 The following government departments have objection to/adverse comments on the application.

Traffic

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

- the applicant should provide the following information/assessment for his consideration:
 - (i) to substantiate the traffic generation and attraction from and to the Site and the traffic impact on the nearby road links and junctions;
 - (ii) to justify the adequacy of the parking spaces and L/UL spaces so provided by relating to the number of vehicles visiting the Site;
 - (iii) to advise the management/control measures to be implemented to ensure no queueing of vehicles to the adjacent Ping Che Road outside the Site; and
 - (iv) to advise the provision and management of pedestrian facilities to ensure pedestrian safety at the adjacent Ping Che Road.

10.2.2 Comments of the Commissioner for Police (C for P):

- (a) he has adverse comments on the application;

- (b) the Site is situated near Ta Kwu Ling Police Station and Ta Kwu Ling Ambulance Depot (**Plan A-1**). Traffic impact arising from the proposed development will likely impede emergency services;
- (c) the Site is situated near the major road junction of the local road networks (i.e. Lin Ma Hang Road and Ping Che Road), connecting Heung Yuen Wai Boundary Control Point (HYW BCP) and Man Kam To Boundary Control Point (MKT BCP) (**Plan A-1**) where smooth traffic flow is required; and
- (d) the applicant should consider alternative sites for the proposed uses. Should the applicant consider the Site necessary for the proposed development, justifications should be provided.

Drainage

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

- (a) he does not support the application from public drainage perspective unless the applicant can submit satisfactory drainage proposal to mitigate the flooding susceptibility of the area to his satisfaction; and
- (b) flooding/drainage complaints have been recorded. It is noted that the area adjoining the Site is subject to overland flows and/or regular flooding.

Landscape

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

- (a) she has some reservation on the application from landscape planning perspective;
- (b) based on aerial photo of 2022, the Site is located in an area of rural inland plains landscape character comprising domestic structures, vegetated areas and tree clusters. Open storage yards are observed in the further south of the Site. With reference to the recent site inspection, it is noted that the western portion of the Site is covered with wild grass and the eastern portion of the Site is covered by bare soil. Two mature native trees, a *Cinnamomum camphora* 樟 in fair condition with approximately 850mm diameter at breast height (DBH) and a *Celtis sinensis* 朴樹 in poor structural condition with approximately 900mm DBH, are observed along the northern and northeastern boundaries of the Site respectively (**Plan A-2**). Besides, a tree group of undersized invasive species is observed in the western portion of the Site. According to **Drawing A-1** and the drainage plan (**Drawing A-2**), the proposed ingress/egress, the open storage area and the drains would be in conflict with the two concerned trees (i.e. *Cinnamomum camphora* and *Celtis sinensis*). Information on the concerned trees, proposed tree treatment and mitigation measures are not provided in the submission.

Potential landscape impact on the existing landscape resources within the Site arising from the proposed development cannot be ascertained;

- (c) according to the record, no similar application has been approved by the Board in the vicinity of the Site within the same “REC” zone. There is concern that the proposed development would alter the landscape character and degrade the landscape quality of the “REC” zone; and
- (d) the applicant is required to provide basic information on the existing trees within the Site, proposed tree treatment and proposed mitigation measures, if any, for consideration.

District Officer’s Comments

10.2.5 Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

- (a) the Resident Representatives (RRs) of Chow Tin Tsuen and Tong Fong object to the application without providing justification;
- (b) the Chairman of Fung Shui Area Committee, the incumbent North District Councilor of N16 Constituency, one Indigenous Inhabitant Representative (IIR) of Chow Tin Tsuen, the RRs of Fung Wong Wu and Kan Tau Wai and the IIR of Tong Fong have no comment on the application; and
- (c) Ta Kwu Ling District Rural Committee, one IIR of Chow Tin Tsuen, the IIRs of Fung Wong Wu and Kan Tau Wai, and the IIR and the RR of Lei Uk do not reply.

11. Public Comments Received During Statutory Publication Period

On 2.6.2023, the application was published for public inspection. During the statutory public inspection period, five public comments were received, including one from a member of the North District Council indicating no comment and four individuals objecting to the application (**Appendix V**). The grounds of objection are mainly that the proposed development would destroy the natural landscape/environment of the area and habitats of animals (e.g. frogs and fireflies); induce adverse drainage and environmental impacts (including land contamination, air quality, air pollution and noise impacts) on the surrounding areas; the Site is close to the existing villages and not the subject of any previous approvals for the same use.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary open storage of construction machinery and warehouse for storage of machinery parts with ancillary office for a period of three years at the Site zoned “REC” on the OZP. The proposed uses are considered not in line with the planning intention of the “REC” zone, which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from the planning intention of the “REC” zone, even on a temporary basis.

- 12.2 The Site falls within Category 3 area under the TPB PG-No. 13G promulgated by the Board on 14.4.2023. The following conditions in the Guidelines are relevant:
- Category 3 areas: application would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of three years.
- 12.3 The Site is situated in an area of rural inland plains landscape character comprising domestic structures, vegetated areas, active/fallow agricultural land, tree clusters and some open storage yards. Two trees (i.e. *Cinnamomum camphora* and *Celtis sinensis*) are identified within the Site (**Plan A-2**). There is no information in the submission on the two concerned trees and any proposals for tree treatment and mitigation measures. In this regard, CTP/UD&L, PlanD has some reservation on the application from landscape planning perspective as potential landscape impact on the existing landscape resources within the Site arising from the proposed development cannot be ascertained. There is concern that the proposed development would alter the landscape character and degrade the landscape quality of the “REC” zone.
- 12.4 C for T advises that information/assessment in relation to traffic generation/attraction, adequacy of parking and L/UL spaces and management of pedestrian facilities, etc. should be provided, without which potential traffic impact arising from the development could not be ascertained. C for P has adverse comments on the application as traffic impact arising from the proposed development will likely impede emergency services as the Site is located close to Ta Kwu Ling Police Station and Ta Kwu Ling Fire Station (Ambulance Depot); and it is also located near the major road junction connecting to HYW and MKT BCPs where smooth traffic flow is required. With regard to the potential drainage impact, CE/MN of DSD does not support the application from public drainage perspective and advises that the area adjoining the Site is subject to overland flows and/or regular flooding. The applicant is required to submit a drainage proposal for his consideration. Other relevant departments consulted including DEP and D of FS have no adverse comment on or no objection to the application.
- 12.5 The application does not comply with TPB PG-No.13G in that the Site is not the subject of any previous approval and there are adverse departmental comments and local objections to the application. The applicant has failed to demonstrate that the proposed development would have no adverse traffic, drainage and landscape impacts on the surrounding areas.
- 12.6 Regarding the public comments objecting to the application as detailed in paragraph 11 and the local views/comments conveyed by DO(N) in paragraph 10.2.5 above, the government departments’ comments and planning assessments above are relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12, and having taken into account the local views conveyed by DO(N), HAD and the public comments mentioned in paragraphs 10.2.5 and 11 respectively, the Planning Department does not support the application for the following reasons:

- (a) the proposed development is not in line with the planning intention of the "REC" zone which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the proposed development does not comply with TPB PG-No. 13G for "Application for Open Storage and Port Back-up Uses" in that no previous approval has been granted to the Site and there are adverse departmental comments and local objections; and
- (c) the applicant fails to demonstrate in the submission that the proposed development would not generate adverse traffic, drainage and landscape impacts on the surrounding areas.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **14.7.2026**. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) no operation between 5:00 p.m. and 9:00 a.m, from Mondays to Fridays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Saturdays, Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **14.1.2024**;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **14.4.2024**;
- (e) in relation to (d) above, the implemented drainage facilities should be maintained at all times during the planning approval period;
- (f) the submission of the design of vehicular run-in/out to the Site along Ping Che Road within 6 months from the date of planning approval to the satisfaction to the Director of Highways or of the Town Planning Board by **14.1.2024**;

- (g) in relation to (f) above, the provision of the vehicular run-in/out to the Site along Ping Che Road within 9 months from the date of planning approval to the satisfaction to the Director of Highways or of the Town Planning Board by 14.4.2024;
- (h) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.8.2023;
- (i) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.1.2024;
- (j) in relation to (i) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.4.2024;
- (k) the submission of a proposal for traffic management measures within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 14.1.2024;
- (l) in relation to (k) above, the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 14.4.2024;
- (m) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning condition (c), (d), (f), (g), (h), (i), (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form received on 24.5.2023
Appendix Ia	SI received on 31.5.2023
Appendix II	Relevant Extract of TPB PG-No. 13G
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2023**

2023年 5月 24日

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

Appendix I of RNTPC
Paper No. A/NE-MKT/27

24 MAY 2023

This document is received on
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 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 請在適當的方格內上加上「✓」號

2301315 1/5 by post

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 - MKT/27
	Date Received 收到日期	24 MAY 2023

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
英盛 (合和) 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)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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)	DD 82, LO T 751 S B R P
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 4620 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1160 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) N/A 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	S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	空置土地 (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. 如上述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 23/5/2023 (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 23/5/2023 (日/月/年)把通知寄往相關的業主立法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

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	擬議臨時貨倉存放建築機器零件, 露天存放建築機器 及附屬辦公室(為期三年) (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 三年 <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	3460sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1160sq.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	N/Asq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1160sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1160sq.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)	
建築物1, 1000平方米, 貨倉1層, 7米高,	
建築物2, 附屬辦公室, 1層, 150平方米×2.5米高	
建築物3, 電錶房, 1層, 10平方米×2.5米高	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間

星期一至五, 早上9點至下午5點; 周六, 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 No 否	<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)) 坪輦路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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。

本公司現就丈量約份第82約地段751S.B.R.P 向城規會提出申請，擬議臨時貨倉存放機器零件及露天擺放機器及貨櫃附屬辦公室（為期三年）。

現時正值政府發展新界北部都會區趨勢下，北部多處地方展開工程，本公司亦有多位客戶在文錦渡、上水、坪輦等附近多處有工程項目急需進行，為方便本公司工程進行和業務擴展需要，本公司急需在鄰近地區覓地存放貨品物件及機器設備，又因為有部分物件物料不能露天擺放，故向城規會在申請地段申請一個1000平方米的臨時貨倉作存倉業務，同時亦能為附近居民帶來3至5個倉務員或文員或主管的工作機會，同時提升附近地盤工程的工作效率。

本公司認為此地段適合用作貨倉及露天擺放機器設備，而且不會對附近周邊環境空氣、噪音、排水、景觀、視野及交通、消防安全等做成不良影響。

空氣：倉庫存放的物件及露天擺放的機器設備，都只是存放用途，不會在此地段長期運作，所以不會產生及排放污染環境的廢氣。

噪音及交通：因為此地段只提供一架中型貨車負責物件和設備的存取，而設備不會在此地段運作產生噪音，而且貨車存取的頻率不高，所以在不影響附近交通的同時也不會產生噪音污染。

排水：本公司在附件中提供了一份渠務圖則，圖中可清楚看見政府明渠剛好與地段圍牆相接，所以本公司亦不需在地盤外進行渠務工程影響他人，只需在與政府明渠的相接位置設置沙井，保證排出政府水渠的只有清水。

景觀及視野：該申請地段地勢略低於附近建築物，最高的建築物貨倉只有7米高不及臨近地區的房屋建築物的一半，加上地勢低於周圍土地，所以完全不會影響周邊建築物的視野，由於該地段範圍內或周邊都沒有樹木等，所以在此地段開展工程不需要破壞植物，所以不會對景觀及視野有不良影響。

同時本公司也會在地段範圍內接通消防水管及滅火筒等，以達到政府的消防要求，望貴署通過本公司在該地段有關短期用途更改的申請。

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

曾舉朗

經理

Name in Block Letters
姓名 (請以正楷填寫)Position (if applicable)
職位 (如適用)Professional Qualification(s)
專業資格☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

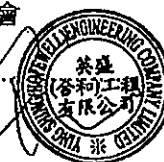
英盛 (合和) 工程有限公司

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

Date 日期

9/15/2023

(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。

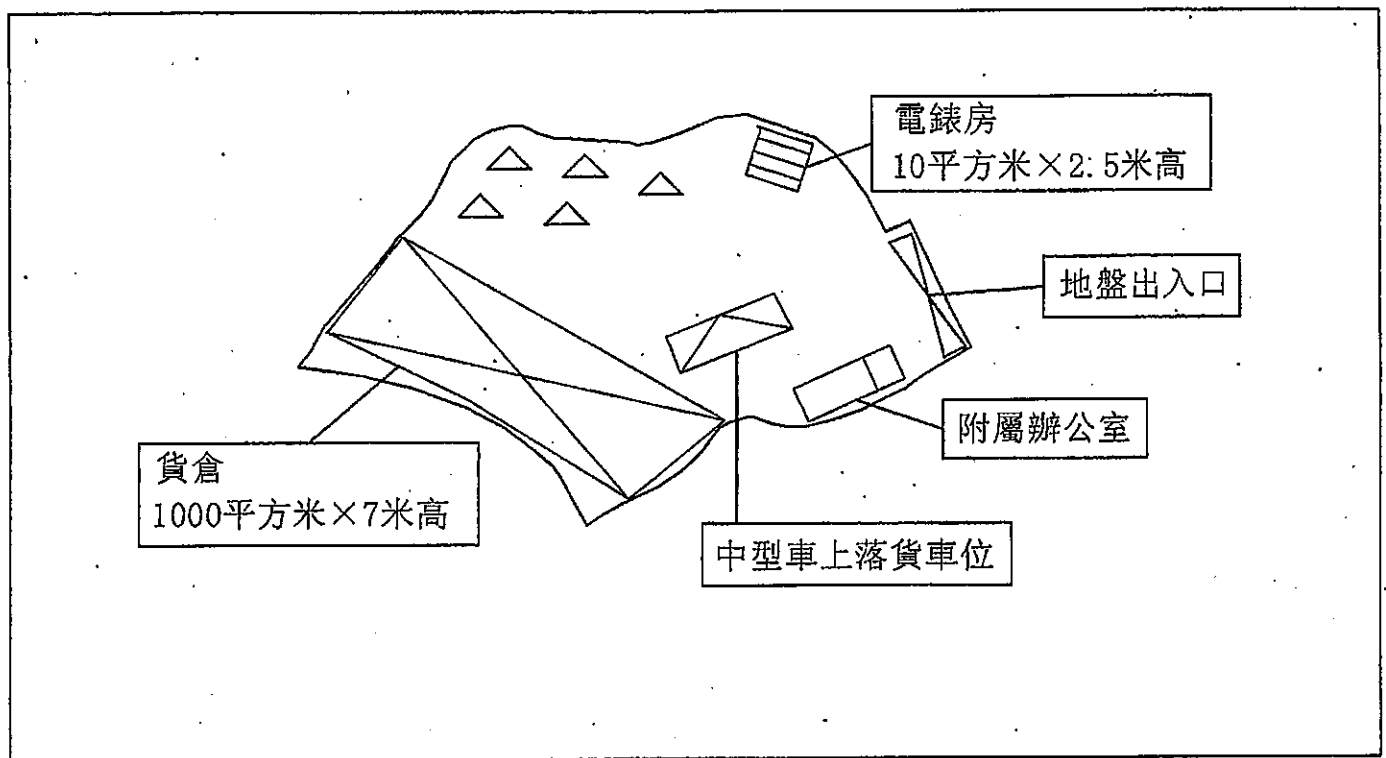
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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	DD82, LOT751 S. BRP
Site area 地盤面積	4620 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-MKT/4
Zoning 地帶	REC
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 三年 <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	擬議臨時貨倉存放建築機器零件及露天擺放建築機器 及附屬辦公室(為期三年)

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1160 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.251 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	25.1 % <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		N/A
	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) <hr/>		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lays 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) <hr/>		N/A N/A N/A 1 N/A

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點圖；渠務及交通示意圖，地段索引圖		
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"/>
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。



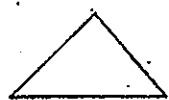
圖號： 2

圖目： 佈局圖

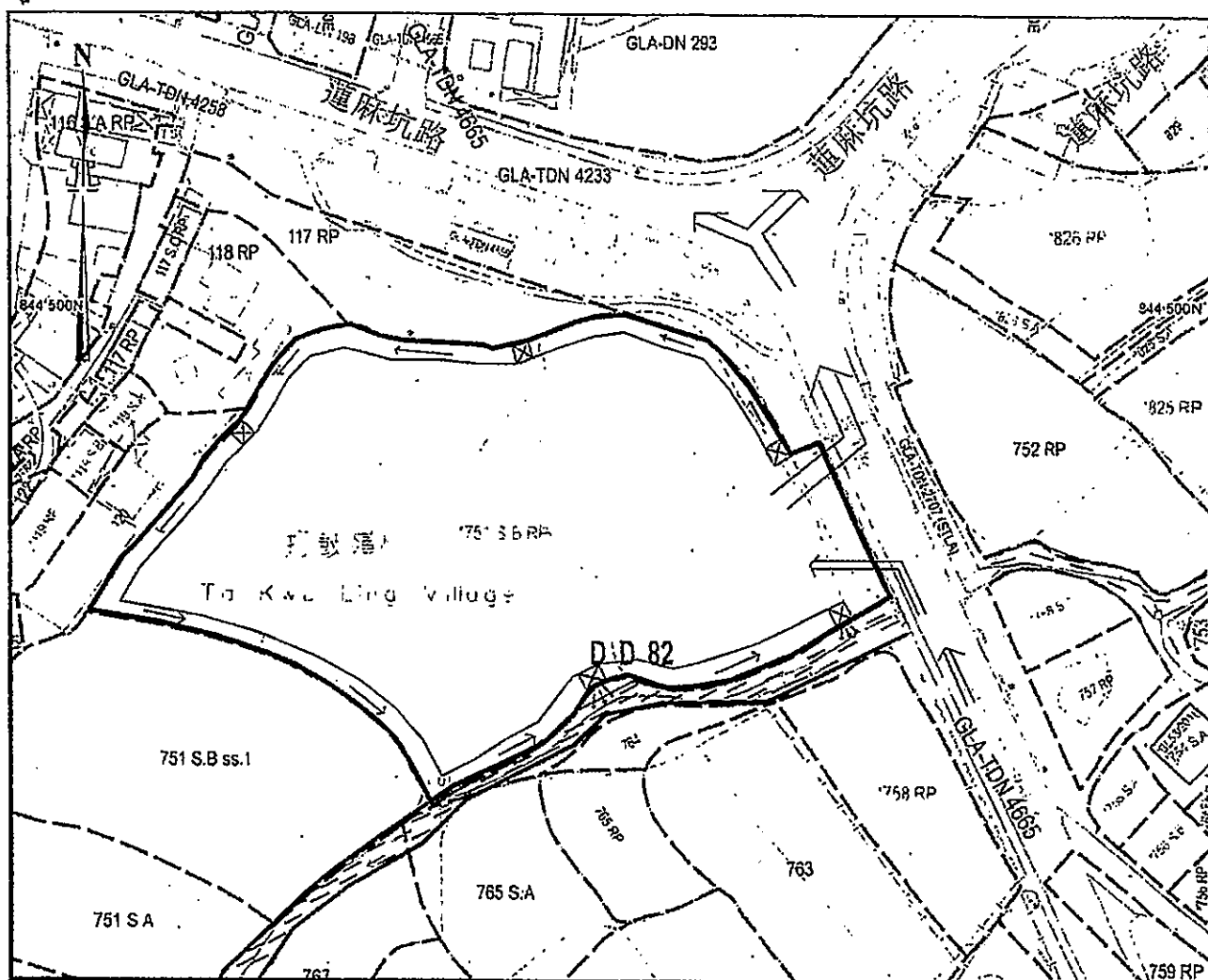
申請用途：

擬議臨時貨倉存放建築機器
零件，露天存放建築機器及
附屬辦公室（為期三年）

注釋：



露天擺放的建築機器

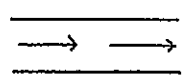


圖號： 3

圖目： 渠務及交通示意圖

申請地段：DD82, LOT751 S. B RP

注釋：



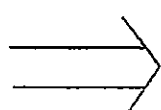
自設1米×1米排水渠



政府1.5米×1.5米明渠



沙井



車輛行駛路線

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: 有關A/NE-MKT/27 的補充資料
31/05/2023 09:36

From: stndp/PLAND/HKSARG
To: Amy Yuen Ting CHONG/PLAND/HKSARG@PLAND, Tim TY
FUNG/PLAND/HKSARG@PLAND

History: This message has been forwarded.

----- Forwarded by stndp/PLAND/HKSARG on 31/05/2023 09:34 -----

From: <tpbpd@pland.gov.hk>
To: <stndpo@pland.gov.hk>
Cc: <gwmlam@pland.gov.hk>
Date: 31/05/2023 09:25
Subject: FW: 有關A/NE-MKT/27 的補充資料

From: faith yu < >
Sent: Tuesday, May 30, 2023 10:39 PM
To: TPBPD@pland.gov.hk
Subject: 有關A/NE-MKT/27 的補充資料

尊敬的城規會，你好，我是英盛（合和）工程有限公司的員工余先生，是A/NE-MKT/27，申請編號的經辦人，今日下午收到莊小姐的電話，要求補充MKT/27的露天存放建築機械的面積。
特此補充露天存放建築機械的面積；露天面積是3460平方米，存放建築機械的面積是總露天面積的60%，2076平方米。

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
- (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
- (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
- (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via government land is granted to the Site; and
- there are unauthorized structures on the Site. This office reserves the right to take necessary lease enforcement action against the lease breaches without separate notice.

2. Traffic

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

- should the application be approved, approval conditions on submission of the design of vehicular run-in/run-out to the Site along Ping Che Road and provision of the vehicular run-in/run-out to the Site along Ping Che Road to the satisfaction to the Director of Highways are required.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning point of view; and
- there has been no environmental complaint received on the Site in the past three years.

4. Nature Conservation

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

- no comment on the application from nature conservation perspective; and
- our recent inspection revealed that the Site is disturbed. There is a watercourse located at the southern boundary of the Site. It is noted that consent from Environmental Protection Department was given for the deposition of construction waste at the Site.

5. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of D of FS; and

- having considered the nature of open storage, the following approval condition should be imposed:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

The applicant is required to submit a valid fire certificate (FS251) to his department for the above approval and advised to note his advisory comments at **Appendix IV**.

6. **Project Interface**

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

- the proposed development on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study). The P&E Study already commenced on 29.10.2021 for completion in about three years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage.

Comments of the Project Manager/Major Works, Highways Department (PM(MW), HyD):

- the proposed run-in/run-out of the Site may affect the forthcoming drainage works under PWP Item No. 6863TH-Widening Section of Lin Ma Hang Road, which is tentatively scheduled for completion in Q4 2023.

7. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the lot owner(s) will need to apply to this office for a Short Term Waiver to permit the structures erected/to be erected on site. Besides, given the proposed uses are temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimise potential environmental nuisance to the surrounding areas;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is advised to avoid adverse impact to the watercourse nearby during the construction and operation stages of the proposed development;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the run-in/run-out should be designed and constructed in accordance with the prevailing Highways Department Standard Drawings to the satisfaction of Highways Department and Transport Department. Besides, adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Project Manager/Major Works, Highways Department that vehicles should be allowed to turn right only and vehicles turning left should be banned when leaving the Site. Before construction of the proposed run-in/out, it is required to suit the temporary traffic arrangement implemented under the project PWP Item No. 6863TH-Widening of Western Section of Lin Ma Hang Road;
- (f) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that subject to the land use planning in the Planning and Engineering Study for New Territories North New Town and Man Kam To, the proposed development, if approved, may need to be vacated for the site formation works;
- (g) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) according to our site inspection on 9.6.2023, the *Celtis sinensis* at the northeastern site boundary, which is adjacent to a public footpath, is in poor structural condition. For the sake of public safety, the applicant is advised to conduct tree assessment by a qualified person and take follow-up action/remedial measures as recommended in the tree assessment. Useful information published by the GLTM Section, DEVB on “Information About Tree Maintenance For Private Properties 私人物業樹木護養資料” is available in the following link: <https://www.greening.gov.hk/tc/tree-care/information-about-tree-maintenance-for-private-pro/index.html>;

- (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Approval for any proposed tree works from relevant departments prior to commencement of the work should be sought;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant is advised on the following general requirements of the drainage proposal:
- the cover levels of the proposed channels should be flushed with the existing adjoining ground level;
 - the formation levels and fall direction of the Site and the areas in the vicinity should be clearly shown on plan for reference;
 - to check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this Site will not overload the existing drainage system;
 - 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 with details to be agreed by DSD;
 - cut off drains should be provided in the run-in/run-out;
 - the flow of the proposed drainage channel in the southern site is opposite to the existing flow of the main channel;
 - the existing discharge location to which the applicant proposed to discharge the stormwater from the Site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works;
 - 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. No works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site at any time during or after the works;
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense;
 - 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;
 - to make good all the adjacent affected areas upon the completion of the drainage works;

- to construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- since the Site may also collect the existing flow from the adjoining lots, the applicant should consider including the catchment areas at the north-west and west of the Site;
- to provide photos showing the conditions of the Site and its adjoining areas, the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photos taken;
- to provide the sectional views of the Site in two different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Site for our reference;
- as usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints);
- the Site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. 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;

(i) to note the following comments of the Director of Fire Services that:

- (i) in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (ii) to submit a valid fire certificate (FS 251) to this department for approval; and
- (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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

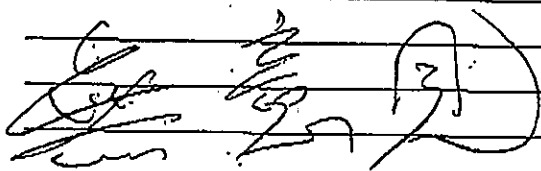
By Fax : 2877 0245 or 2522 8426

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-MKT/27

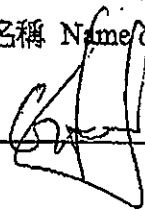
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2023.6.12

A/NE-MKT/27

2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對改變土地用途
06/06/2023 10:01

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

貴署好：

本人周先生

電話

得悉有人希望改變Lot 751 S.B RP in DD 82, Ping Che Road, Man Kam To. N.T
的本地用途，本人極力反對。

1) 因該土地之改變會造成打鼓嶺新村的水浸問題加劇，因坪輦路兩旁的農地（現在成綠草地）夏季的暴雨水是靠上述地段的田野排入平原河。

2) 上述地段有著極高的自然生態，雀鳥成林，及晚上在香港極為罕有的螢光虫 棲息地。

3) 改變成倉地及填高，會造成對附近居民的燥音、污水、光原污染,極可能造成村民與倉地負責人的糾紛。

而上述地點距民居極相近，會造成空氣染污影響民生。

望貴署體察民苦

申訴人周炳明

2023.06.06

傳送自 Android 上的 Yahoo Mail

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230614-095033-46046

提交限期

Deadline for submission:

23/06/2023

提交日期及時間

Date and time of submission:

14/06/2023 09:50:33

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MKT/27

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung wai sang

意見詳情

Details of the Comment :

To Whom it may concern

I am Leung wai sang, writing to express my concerns about the construction project at Ta Kwu Ling Village. It is believed that the building of warehouses and the introduction of construction machinery will indisputably bring adversity to the community. Hence, it is hoped that the planning application (A/NE-MKT/27) should be banned.

First off, the project causes poor ventilation and drain blockages. As a result, crop irrigation is impacted. Additionally, it disrupts the tranquil environment and negatively affects the locals in the area.

Second, the noise from the construction has an impact on the neighborhood. In addition, it disturbs the local wildlife that lives in the village. Ta Kwu Ling Village has to be protected because it serves as a habitat for a wide range of animals and insects, including frogs and fireflies.

Therefore, in order to stop having an impact on residents and to stop the inevitable harm to the natural habitat, this project should be prohibited, and the Town Planning Board should reject this planning application.

Yours faithfully,

LEUNG WAI SANG

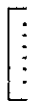
4

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: 反對城市規劃署之申請(申請編號A/NE-MKT/27)事宜

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Re: Fw: 反對城市規劃署之申請(申請編號A/NE-MKT/27)事宜

12/06/2023 14:40

From: enquire1/PLAND/HKSARG
To:
Cc: tpbpd@pland.gov.hk
File Ref:

周小姐:

本署於2023年6月12日收到你的電郵，現作以下回覆。

根據閣下提供的資料，知悉你是向有關規劃申請編號A/NE-MKT/27提出意見，我們現將你的電郵轉介給城市規劃委員會秘書處跟進處理。

規劃署
(陳偉萍 代行)

副本送：城市規劃委員會秘書處(電郵郵址：tpbpd@pland.gov.hk)

tspd

----- Forwarded by tspd/PLAND/HKSARG on 12/0...

12/06/2023 09:40:07

From: tspd/PLAND/HKSARG
To: enquire@pland.gov.hk
Date: 12/06/2023 09:40
Subject: Fw: 反對城市規劃署之申請(申請編號A/NE-MKT/27)事宜

----- Forwarded by tspd/PLAND/HKSARG on 12/06/2023 09:39 -----

From:
To: tspd@pland.gov.hk
Cc:
Date: 10/06/2023 12:32
Subject: 反對城市規劃署之申請(申請編號A/NE-MKT/27)事宜

反對城市規劃署之申請(申請編號A/NE-MKT/27)事宜

致城市規劃委員會：

本人為新界北區 的居民，就近日我看到我的住址對出土地張貼了有關城市規劃署之申請(申請編號A/NE-MKT/27)，改建為臨時倉庫存放機械零件及露天存放建築機械及附屬辦公室(為期3年)，本人現正申請提出反對。

原因如下：

首先，就申請改建用地將建倉庫存放機械零件方面。很大機會造成衛生情況變差，例如鼠患及其他昆蟲的滋生，嚴重影響本人及附近居住的居民。

第二，就申請改建用地放置及存放建築機械。運作建築機械時，建築機械會排出大量污染物，嚴重影響空氣污染。而運作建築機械時，亦會製造噪音，對本人及附近居住的居民的健康構成嚴重影響。

第三，就改建的申請用地非常鄰近平原河上游，無論改建後的排水及改建工程期間已經嚴重影響平原河本身的水質及生物多樣性，及其影響下游地區。

第四，本人屋外有部分土地為農地並現時有種植農作物，改建用地後會嚴重污染泥土的自然及附近河道的排水。

第五，較早前2021年有關土地已進行加高泥土工程(可參照附件圖片)，已經嚴重影響通風及視野。並在雨季期間已導致水浸出現，嚴重影響本人及旁邊居民的生命安全、財產損失及影響居住的衛生。相信改建用地後情況會更嚴重。

最後，申請之用地與本人住所只有三米距離，由於本人家中的兩老父母已為83及92歲，為行動不便的老人家。本人很擔心改建用地後在雨季時，水浸情況更加嚴重，會直接影響他們的生命安全。

新界北區

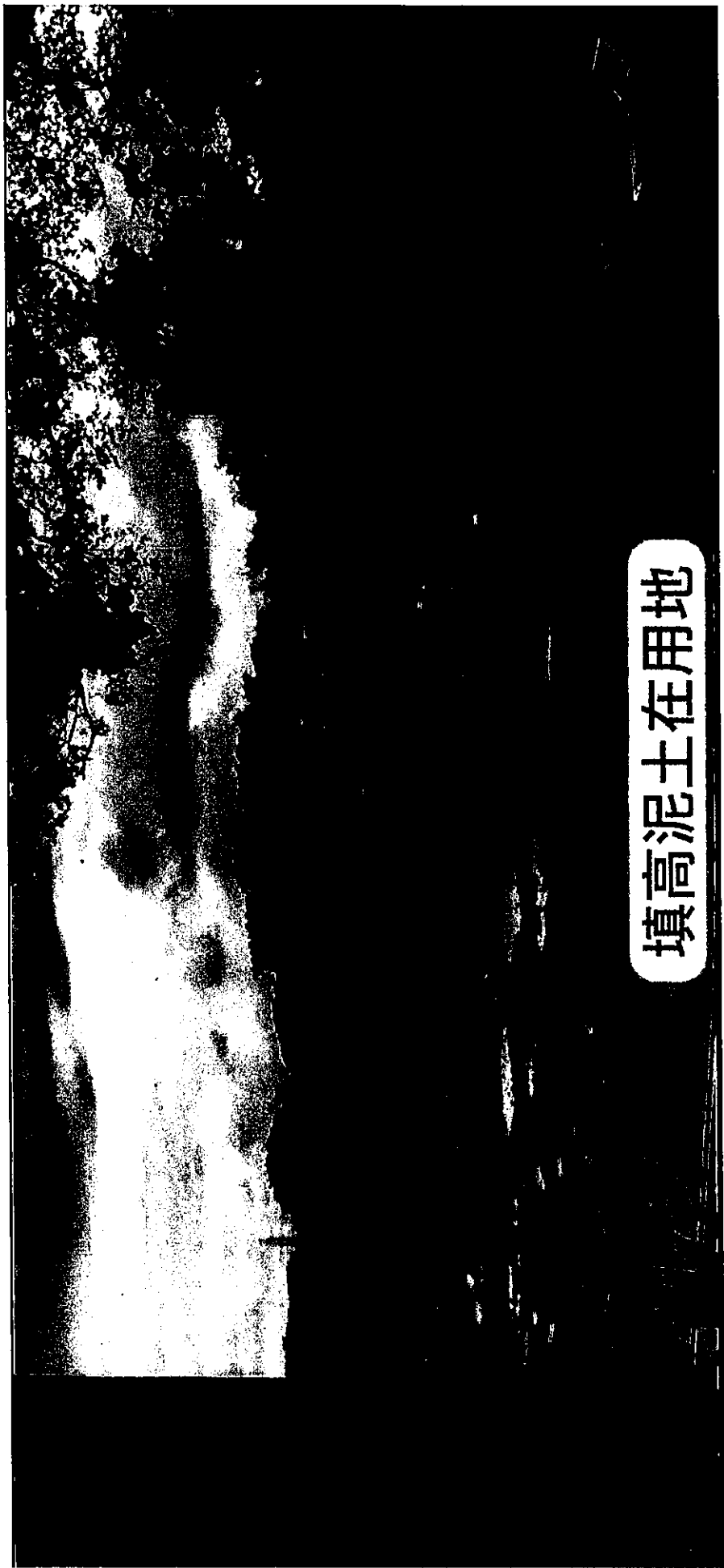
周小姐

電話：



破壞農地填高用地前

填高泥土在用地



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A/NE-MKT/27 DD 82 Ta Kwu Ling Tsuen Rec
18/06/2023 03:02

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-MKT/27

Lot 751 S.B RP in D.D. 82, Ping Che Road, Ta Kwu Ling Tsuen, Man Kam To

Site area : 4,620sq.m

Zoning : "Recreation"

Applied use : Warehouse / Open Storage of Construction Machinery / 1 Vehicle Parking

Dear TPB Members,

Application 18 withdrawn and back with some tweaking but the intention is essentially the same.

Previous objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 6 February 2022 2:26 AM CST

Subject: A/NE-MKT/18 DD 82 Ta Kwu Ling Tsuen Rec

A/NE-MKT/18

Lot 751 S.B RP in D.D. 82, Ping Che Road, Ta Kwu Ling Tsuen, Man Kam To

Site area : 4,680sq.m

Zoning : "Recreation"

Applied use : Open Storage of Construction Machinery / 3 Vehicle Parking

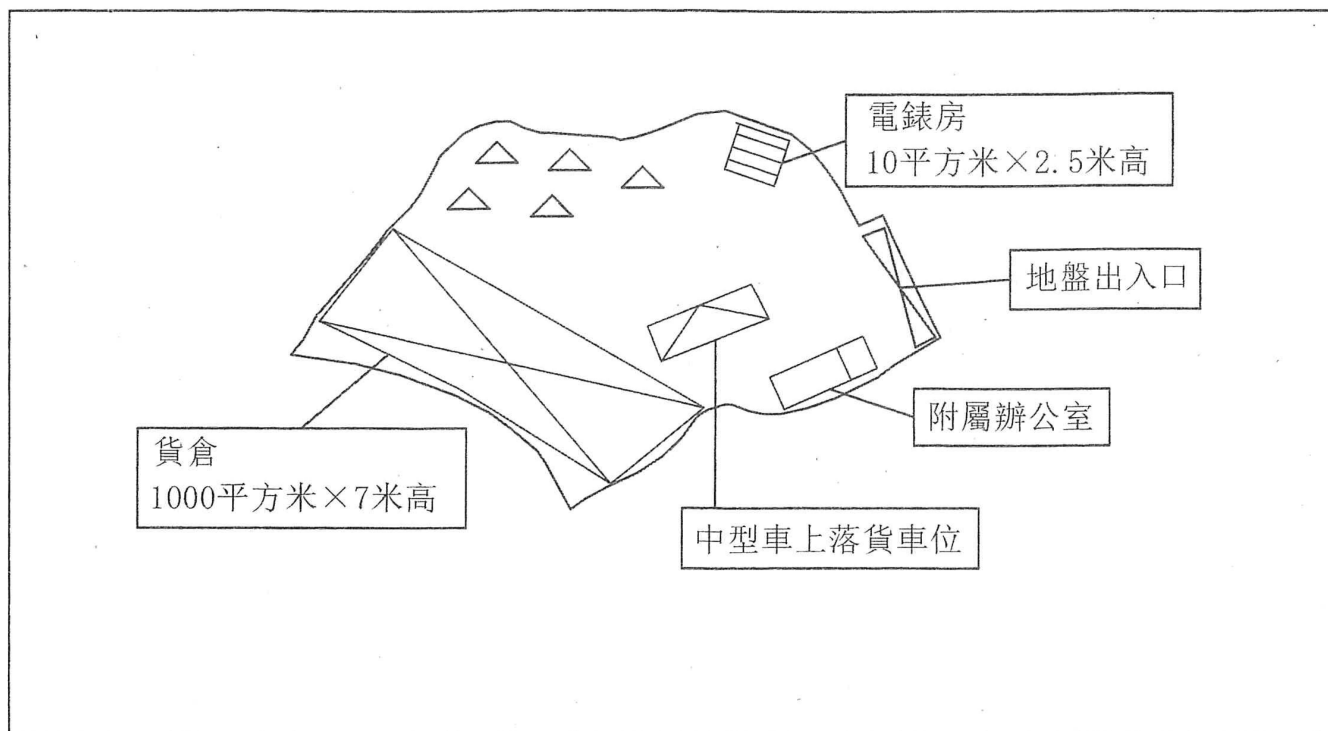
Dear TPB Members,

Strong objections. There is no previous history of approvals and according to Google Maps the lot is under cultivation.

Members must play their part in ensuring that the previous 'closed area' is not allowed to degenerate into a series of brownfield operations that degrade the environment. The lot is next to a village and it is most undesirable that there be movement of large machinery so close to homes.

There are hundreds of brownfield sites in NT where operations like this can be accommodated.

Mary Mulvihill



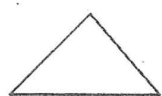
圖號： 2

圖目： 佈局圖

申請用途：

擬議臨時貨倉存放建築機器零件，露天存放建築機器及附屬辦公室（為期三年）

注釋：



露天擺放的建築機器

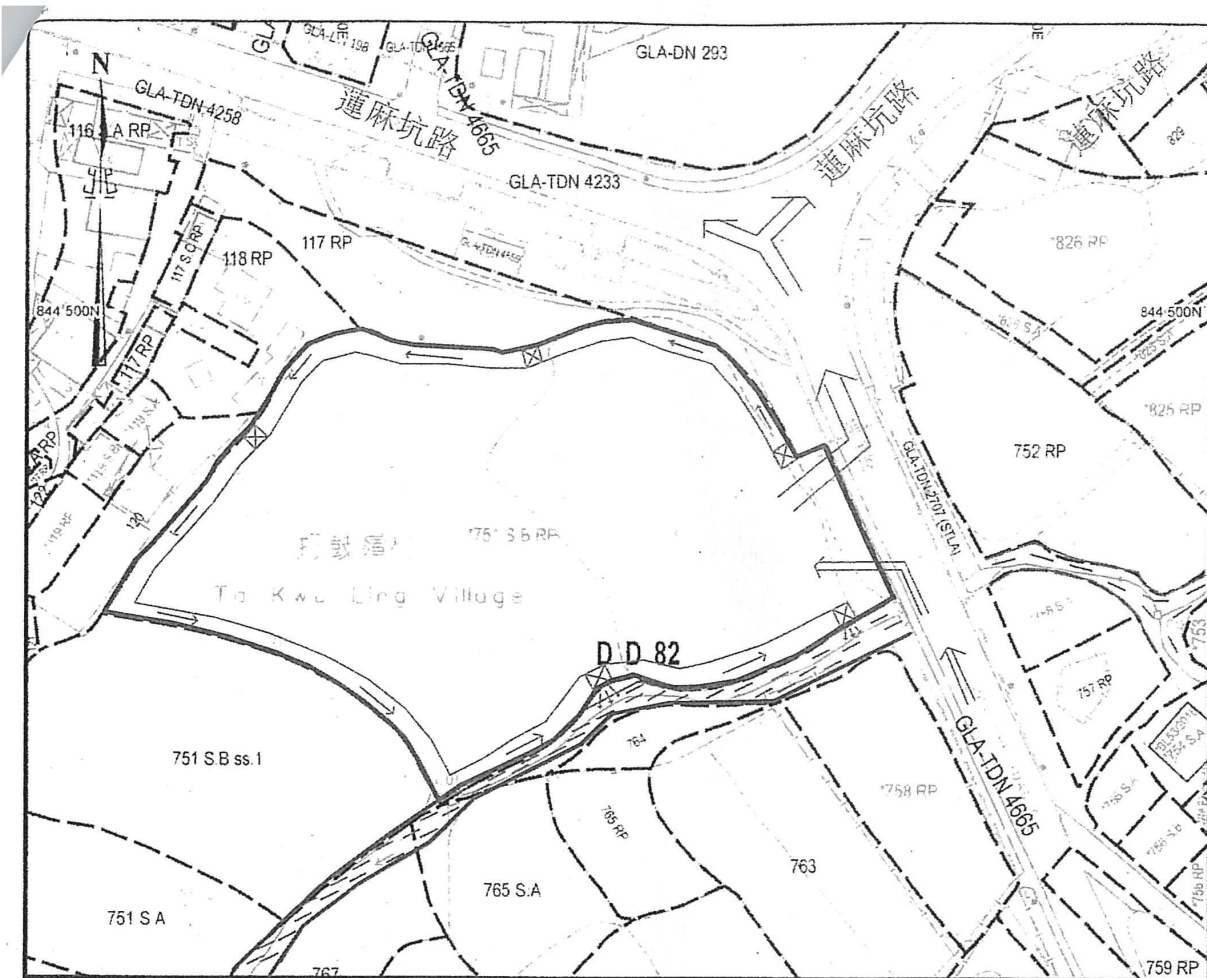
參考編號
REFERENCE No.

A/NE-MKT/27

繪圖

DRAWING A-1

(來源： 附件 I)
(Source： Appendix I)

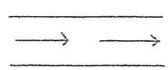


圖號： 3

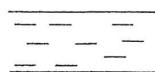
圖目： 渠務及交通示意圖

申請地段：DD82, LOT751 S. B RP

注釋：



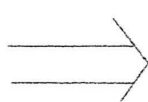
自設1米×1米排水渠



政府1.5米×1.5米明渠



沙井



車輛行駛路線

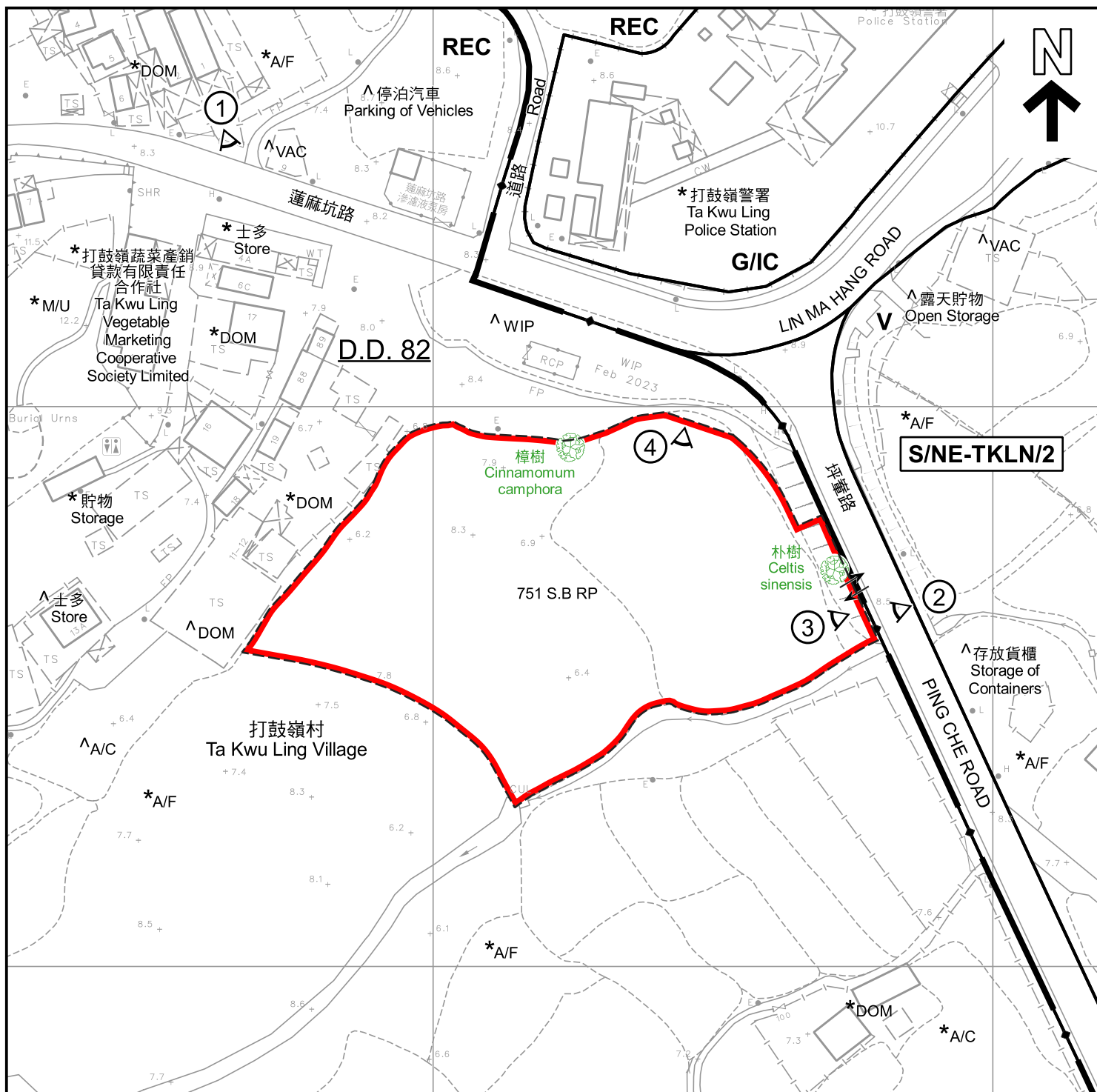
參考編號
REFERENCE No.

A/NE-MKT/27

繪圖

DRAWING A-2

(來源： 附件 I)
(Source： Appendix I)



圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	A/F	休耕農地 FALLOW AGRICULTURAL LAND
	康樂 RECREATION	DOM	住用構築物 DOMESTIC STRUCTURE
	鄉村式發展 VILLAGE TYPE DEVELOPMENT	M/U	荒地 UNUSED LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO	VAC	空置 VACANT
		WIP	施工中 WORKS IN PROGRESS
			入口/出口 INGRESS / EGRESS

註釋 Notes :

- (1) 2023年6月2日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 2.6.2023
- (2) * 土地用途跟2010年8月1日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 1.8.2010
- (3) ^ 土地用途跟2010年8月1日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 1.8.2010

平面圖 SITE PLAN

擬議臨時貨倉存放機械零件及露天存放建築機械連附屬辦公室(為期3年)

新界文錦渡坪壠路丈量約份第82約地段第751號8分段餘段
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF
MACHINERY PARTS AND OPEN STORAGE OF CONSTRUCTION MACHINERY
WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 751 S.B RP IN D.D. 82, PING CHE ROAD, MAN KAM TO, N.T.

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-MKT/27

圖 PLAN
A-2

本摘要圖於2023年7月3日擬備，
所根據的資料為測量圖編號
3-NW-13C及18A
EXTRACT PLAN PREPARED ON 3.7.2023
BASED ON SURVEY SHEETS No.
3-NW-13C & 18A



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本摘要圖於2023年6月28日擬備，
所根據的資料為於2023年6月2日
拍得的無人機照片
EXTRACT PLAN PREPARED ON 28.6.2023
BASED ON
UNMANNED AERIAL VEHICLE PHOTOS
TAKEN ON 2.6.2023

無人機照片 UNMANNED AERIAL VEHICLE PHOTOS

擬議臨時貨倉存放機械零件及露天存放建築機械連附屬辦公室(為期3年)
新界文錦渡坪輦路丈量約份第82約地段第751號B分段餘段
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF
MACHINERY PARTS AND OPEN STORAGE OF CONSTRUCTION MACHINERY
WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 751 S.B RP IN D.D. 82, PING CHE ROAD, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-MKT/27

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2023年7月5日擬備，
所根據的資料為攝於2023年6月2日
的實地照片
PLAN PREPARED ON 5.7.2023
BASED ON SITE PHOTO TAKEN ON
2.6.2023

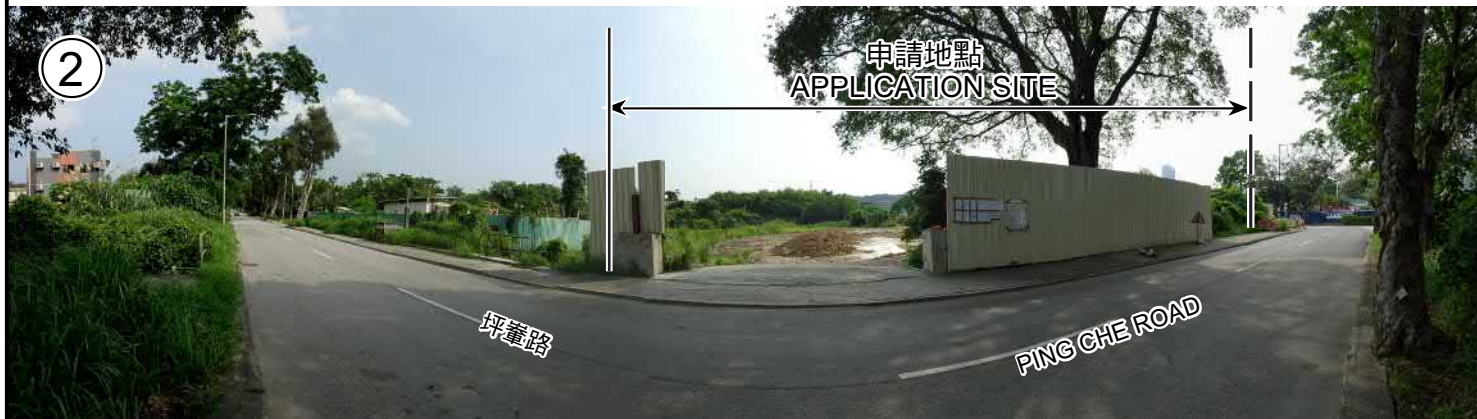
擬議臨時貨倉存放機械零件及露天存放建築機械連附屬辦公室(為期3年)
新界文錦渡坪輦路丈量約份第82約地段第751號B分段餘段
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF
MACHINERY PARTS AND OPEN STORAGE OF CONSTRUCTION MACHINERY
WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 751 S.B RP IN D.D. 82, PING CHE ROAD, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-MKT/27

圖 PLAN
A-4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議臨時貨倉存放機械零件及露天存放建築機械連附屬辦公室(為期3年)

新界文錦渡坪輦路丈量約份第82約地段第751號B分段餘段

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF
MACHINERY PARTS AND OPEN STORAGE OF CONSTRUCTION MACHINERY
WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 751 S.B RP IN D.D. 82, PING CHE ROAD, MAN KAM TO, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-MKT/27

圖 PLAN
A-4b

本圖於2023年6月28日擬備，
所根據的資料為攝於2023年6月2日
的實地照片
PLAN PREPARED ON 28.6.2023
BASED ON SITE PHOTOS TAKEN ON
2.6.2023

“Agriculture” zone which is to retain primarily 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. There is no strong planning justification for a departure from the planning intention, even on a temporary basis.”

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/27 Proposed Temporary Open Storage of Construction Machinery and Warehouse for Storage of Machinery Parts with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lot 751 S.B RP in D.D. 82, Ping Che Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/27)

Presentation and Question Sessions

53. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

54. Members had no question on the application.

Deliberation Session

55. In connection with a Member’s query on whether any enforcement action had been undertaken against the substantial removal of trees/vegetation in the application site (the Site) as shown in the aerial photos in the Paper, the Committee noted that several public complaints regarding the filling of land at the Site were received few days ago before the meeting and such complaints had been referred to the Central Enforcement and Prosecution Section of PlanD and other relevant government departments for follow-up action, as appropriate. However, as the Site was zoned “Recreation” (“REC”), land clearance and

filling works at the Site did not contravene with the provision of the Notes of “REC” zone and would not constitute an unauthorised development. Nevertheless, PlanD and relevant government departments would continue to monitor the situation of the Site, as appropriate.

56. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the proposed development is not in line with the planning intention of the “Recreation” zone which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the proposed development does not comply with Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that no previous approval has been granted to the Site and there are adverse departmental comments and local objections; and
- (c) the applicant fails to demonstrate in the submission that the proposed development would not generate adverse traffic, drainage and landscape impacts on the surrounding areas.”

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-MKT/27

28 July 2023

(Attn.: 余建飛)

Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Machinery and Warehouse
for Storage of Machinery Parts with Ancillary Office for a Period of 3 Years
in "Recreation" Zone, Lot 751 S.B RP in D.D. 82, Ping Che Road, Man Kam To**

I refer to my letter to you dated 1.6.2023.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed development is not in line with the planning intention of the "Recreation" zone which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the proposed development does not comply with TPB Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G) in that no previous approval has been granted to the Site and there are adverse departmental comments and local objections; and
- (c) you fail to demonstrate in the submission that the proposed development would not generate adverse traffic, drainage and landscape impacts on the surrounding areas.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/722_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 14.7.2023, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 18.8.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

(With Chinese Translation)

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To: Markie Wing Leuk AU/PLAND/HKSARG@PLAND

Cc:

Bcc:

Subject: Fw: 就A/NE-MKT/27的會議結果申請覆核

File Ref:

From: Amy Yuen Ting CHONG/PLAND/HKSARG - Tuesday 01/08/2023 15:55

History: This message has been forwarded.

From:

Sent: Tuesday, August 1, 2023 1:38 PM

To: TPBPD@pland.gov.hk

Subject: 就A/NE-MKT/27的會議結果申請覆核

此電郵為了根據A/NE-MKT/27的規劃申請在14/7/2023的會議結果申請覆核

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



FW: 申請編號：A/NE/MKT/26 & A/NE-MKT/27之上訴覆核及提交進一步資料
04/09/2023 09:46

From: <tpbpd@pland.gov.hk>
To: <stndpo@pland.gov.hk>
Cc: <gwmlam@pland.gov.hk>
File Ref:

From: December Huang < >
Sent: Friday, September 1, 2023 3:01 PM
To: tpbpd@pland.gov.hk
Subject: 申請編號：A/NE/MKT/26 & A/NE-MKT/27之上訴覆核及提交進一步資料

本兩處申請得到了貴署的反對，並提交了反對原因。本申請人原定今天前往城市規劃委員會進行面談，但因天氣問題暫時擱置，現本申請人先於電子郵件提供部分文件資料。

原定DD90，LOT474段申請作為貨倉存放電子產品及露天存放包裝工具，貴署拒絕的原因為當地沒有先例。但附近五十米不到的同屬農地的卻得到了興建木廠的批准（見附圖1-2）

個人資料的聲明

委員會就每份意見所收到的個人資料會交給委員會秘書及政府部門，以根據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) 處理有關申請，包括公布意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及

(b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

附表

申請編號	地點	申請人提出覆核的事項	就覆核申請提出意見的期限
A/NE-KLH/623	新界大埔頭頭文量約份第7約地段第975號A分地段餘段	拒絕擬議字(新界豁免電制屋宇-小型屋宇)的申請	2023年9月1日
A/NE-MKT/26	新界文錦渡運庫坑路文量約份第90約地段第474號	拒絕擬議臨時貨倉存放電子產品及露天存放包裝工具(為期3年)及相關填土工程的申請	2023年9月1日
A/NE-MKT/27	新界文錦渡坪津路文量約份第82約地段第751號B分地段餘段	拒絕擬議臨時貨倉存放機械零件及露天存放建築機械車輛辦公室(為期3年)的申請	2023年9月1日

2023年8月11日

城市規劃委員會

九龍灣 寶貴為長者提供健康訓練和散步運動、協助管理
三合書院紀念護理安老院 全港長者地區中心(基灣)工作





本申請人並不明白，為何貴署可以用這種近乎敷衍的理由去拒絕這單申請。該地段周邊並無鄰近之居民，露天及倉儲擺放並不會對居民造成影響，同樣的是，本地段的交通狀況十分良好，存放動作並不會造成負面影響，反而該地段有對儲存倉庫的需求性。希望貴署能提供解釋及重新檢視本單申請的需求性。

其二，原定DD82，LOT751段同樣申請作為貨倉及露天擺放，與上面申請相同，不過貴署還給出了居民投訴的原因。據本申請人所知，周邊僅有三四戶人家，而本申請人亦就著申請曾向他們諮詢過意見，得到了正面的反饋。貴署並沒有提出居民投訴的原因，令本申請人十分困惑。同樣，周邊有相似的農地得到了批准，而本申請則沒有。同樣，在元朗流浮山一帶亦有相似個案得到了貴署的批准。（見附圖3-4）因而本申請人提供上訴覆核，希望貴署能重新考慮所有文件及倉儲在文錦渡段的重要性。

第 16 條申請編號 A/YL-LFS/478	擬在劃為「鄉村式發展」地帶的屯門大帽涌第 38.5 的地段第 263 號 B 分段(部分)及第 268 號(部分)開設臨時燒烤場及食肆(為期三年)(公開會議)	延期
第 16 條申請編號 A/YL/305	為批給在劃為「其他指定用途」註明「附設地面商業之公眾停車場(1)」地帶的元朗東頭工業區喜業街 16 號駿佳廣場地面商業舖 3 號及 6 號作茶飲機構(教堂)用途的規劃許可續期五年(公開會議)	在有附帶條件下批給臨時性質的許可，為期五年
第 16 條申請編號 A/YL-HTF/1155	擬在劃為「農業」地帶的元朗厦村第 128 的地段第 298 號餘段(部分)臨時露天存放建築材料(為期三年)(公開會議)	在有附帶條件下批給臨時性質的許可，為期三年
第 16 條申請編號 A/YL-LFS/478	擬在劃為「康樂」地帶的元朗流浮山第 129 的地段第 1979 號 A 分段、第 1979 號餘段、第 1980 號、第 1981 號及第 1982 號開設臨時貨倉存放汽車零件及建築材料(為期三年)(公開會議)	在有附帶條件下批給臨時性質的許可，為期三年

屯門及元朗西區		類別
第 16 條申請編號 A/YL-LFS/479	在劃為「康樂」地帶的元朗流浮山第 129 的地段第 1973 號 A 分段、第 1973 號餘段、第 1974 號、第 1975 號及第 1976 號開設臨時貨倉存放汽車零件及建築材料(為期三年)(公開會議)	在有附帶條件下批給臨時性質的許可，為期三年

沙田、大埔及北區	決定
<p>第 16 條申請編號 A/NE-LYT/797</p> <p>擬在劃為「農業」地帶的粉嶺蘭頭村第 76 約地段第 1526 號 C 分段興建屋宇(新界豁免管制屋宇)(小型屋宇)(公開會議)</p>	在有附帶條件下批准
<p>第 16 條申請編號 A/NE-LYT/798</p> <p>擬在劃為「農業」地帶的粉嶺蘭頭村第 76 約地段第 1526 號 D 分段興建屋宇(新界豁免管制屋宇)(小型屋宇)(公開會議)</p>	在有附帶條件下批准
<p>第 16 條申請編號 A/NE-TKL/734</p> <p>在劃為「農業」地帶的坪輦第 82 約地段第 1098 號(部分)、第 1099 號 A 分段(部分)、第 1099 號 B 分段(部分)、第 1100 號(部分)、第 1101 號(部分)及第 1105 號 A 分段餘段和毗連政府土地臨時露天存放建築材料、器材及機械，並作附屬存放建築器材、機械及工具和地盤辦公室用途(為期三年)(公開會議)</p>	在有附帶條件下批給臨時性質的許可，為期三年
<p>第 16 條申請編號 A/NE-WKT/2(要求延期)</p> <p>擬在劃為「鄉村式發展」地帶的烏蛟騰三家村第 57 約地段第 741 號 B 分段第 2 小分段、第 741 號 B 分段第 4 小分段、第 741 號 B 分段第 5 小分段(部分)、第 741 號 B 分段餘段、第 741 號 C 分段(部分)及第 741 號餘段(部分)和毗連政府土地開設臨時私人停車場(只限私家車)及充電裝置(為期三年)(公開會議)</p>	延期

本人預定9月4後颱風過去前往城規會與貴署面談，如果可以希望貴署能聯絡本申請人確實具體時間，十分感謝。

聯絡電話： 曾生

英盛（合和）工程有限公司

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反對更改土地用途Review Application.申請編號A/NE-MKT/27
16/08/2023 13:58

From:

To:

tpbpd@pland.gov.hk

File Ref:

3 attachments



IMG-20230812-WA0007.jpgIMG-20230812-WA0012.jpgIMG-20230812-WA0016.jpg

本人周寶珍，就文錦渡臨時貨倉興建做出投訴。首先，貨倉興建嚴重影響打鼓嶺居民人身安全。放置貨倉於住宅區旁容易於發生意外時例如火災等波及附近居民，對生命造成巨大潛在威脅。其次，工程沒有適當排水設施，令周遭出現大量積水，對農耕水務造成負面影響。同時，堵塞渠道容易引起水災，令洪水在大雨後未能排走，淹沒農田以及流入住宅。第三，工程未有做好安全防護措施，堆積大量泥土造成斜坡，亦沒有任何遮擋物或加固，在大雨後容易引致山泥傾社，廢料亦會堵塞渠道，加劇積水問題。希望當局能接納以上意見，暫停工程以避免問題惡化或導致不必要意外。謝謝。

覆核申請 REVIEW APPLICATION



申請編號 Application No.	A/NE-MKT/27
地點 Location (見下圖 See Plan Below)	新界文錦墟坪輦路丈量約份第82約地段第751號B分段餘段 Lot 751 S.B.R.P. in D.D. 82, Ping Che Road, Man Kam To, N.T.
地帶及圖則 Zoning and Plan (第17條覆核 Section 17 Review)	「康樂」 "Recreation" 文錦墟分區計劃大綱核准圖編號S/NE-MKT/4 Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
建議 Proposal	擬議臨時貨倉存放機械零件及露天存放建築機械連附屬辦公室(為期3年) Proposed Temporary Warehouse for Storage of Machinery Parts and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於**2023年9月1日或之前**，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)或傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)方式向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) **on or before 1 Sep 2023**.

詳情 Particulars

1. 這項申請(城市規劃條例第17條)是根據《城市規劃條例》第17條提出的申請，即本條規定的申請。這是一項根據第17條提出的申請，即本條規定的申請。

2. 公眾可前往有關當局查詢有關這項申請的詳情，或向有關當局索取有關這項申請的資料。有關這項申請的資料，可前往有關當局查詢。

3. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

4. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

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10. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

11. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

12. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

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15. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

16. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

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18. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

19. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

20. 有關這項申請的資料，可前往有關當局查詢。有關這項申請的資料，可前往有關當局查詢。

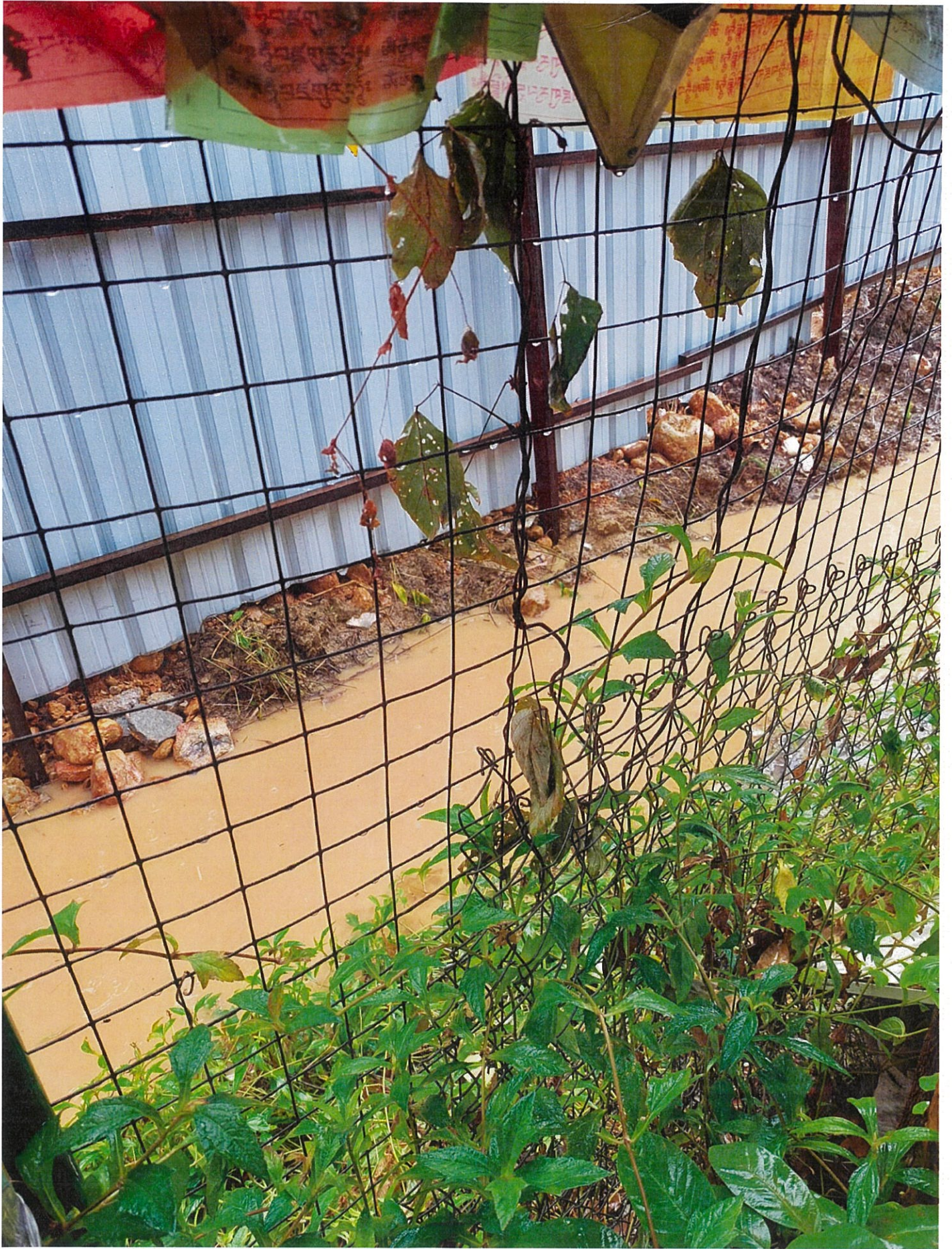
位置圖 Location Plan

(只作識別用途 for identification purpose only)



城市規劃委員會
2023年8月11日
Town Planning Board
11 Aug 2023

(任何人士在未經獲准的情況下，擅自
使用或複製此圖則屬違法行為。)
(Any person who, without the
authorisation of the Board, uses or
reproduces this map without
notice is liable to prosecution.)





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

R-2

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

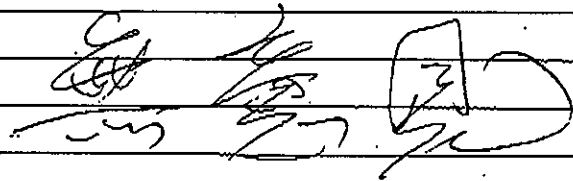
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/27

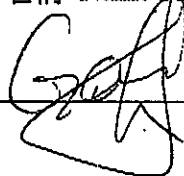
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2023.08.18

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

See 1

R-3

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-MKT/27 Received on

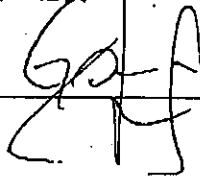
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關申請，因為可能引起交通道路阻塞問題。大量運輸車輛貨運進出道路，容易造成道路擁堵，影響附近交通流暢及居民。再者，貨運車輛及建築木架林的裝卸會發出巨大聲響，形成噪音問題，影響附近居民，對他們造成困擾及健康問題。附近環境因而受到影響，因興建貨倉需要清除樹木和破壞地，破壞了自然的生態，使生態環境系統未能取得平衡，從而引致環境及生態受影響。

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

簽署 Signature



日期 Date

2023.9.25

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Re: A/NE-MKT/27 DD 82 Ta Kwu Ling Tsuen Rec

05/10/2023 02:53

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Seg 1

P-4

Dear TPB Members,

Support rejection of 14 July. Apart from the incompatibility of open storage with both the zoning and the district profile, note that the police made negative comment.

No justification to review.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 18 June 2023 3:02 AM CST

Subject: A/NE-MKT/27 DD 82 Ta Kwu Ling Tsuen Rec

A/NE-MKT/27

Lot 751 S.B RP in D.D. 82, Ping Che Road, Ta Kwu Ling Tsuen, Man Kam To

Site area : 4,620sq.m

Zoning : "Recreation"

Applied use : Warehouse / Open Storage of Construction Machinery / 1 Vehicle Parking

Dear TPB Members,

Application 18 withdrawn and back with some tweaking but the intention is essentially the same.

Previous objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 6 February 2022 2:26 AM CST
Subject: A/NE-MKT/18 DD 82 Ta Kwu Ling Tsuen Rec

A/NE-MKT/18

Lot 751 S.B RP in D.D. 82, Ping Che Road, Ta Kwu Ling Tsuen, Man Kam To

Site area : 4,680sq.m

Zoning : "Recreation"

Applied use : Open Storage of Construction Machinery / 3 Vehicle Parking

Dear TPB Members,

Strong objections. There is no previous history of approvals and according to Google Maps the lot is under cultivation.

Members must play their part in ensuring that the previous 'closed area' is not allowed to degenerate into a series of brownfield operations that degrade the environment. The lot is next to a village and it is most undesirable that there be movement of large machinery so close to homes.

There are hundreds of brownfield sites in NT where operations like this can be accommodated.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the lot owner(s) will need to apply to this office for a Short Term Waiver to permit the structures erected/to be erected on site. Besides, given the proposed uses are temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimise potential environmental nuisance to the surrounding areas;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is advised to avoid adverse impact to the watercourse nearby during the construction and operation stages of the proposed development;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the run-in/run-out should be designed and constructed in accordance with the prevailing Highways Department Standard Drawings to the satisfaction of Highways Department and Transport Department. Besides, adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Project Manager/Major Works, Highways Department that vehicles should be allowed to turn right only and vehicles turning left should be banned when leaving the Site. Before construction of the proposed run-in/out, it is required to suit the temporary traffic arrangement implemented under the project PWP Item No. 6863TH-Widening of Western Section of Lin Ma Hang Road;
- (f) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that subject to the land use planning in the Planning and Engineering Study for New Territories North New Town and Man Kam To, the proposed development, if approved, may need to be vacated for the site formation works;
- (g) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) according to our site inspection on 9.6.2023, the *Celtis sinensis* at the northeastern site boundary, which is adjacent to a public footpath, is in poor structural condition. For the sake of public safety, the applicant is advised to conduct tree assessment by a qualified person and take follow-up action/remedial measures as recommended in the tree assessment. Useful information published by the GLTM Section, DEVB on “Information About Tree Maintenance For Private Properties 私人物業樹木護養資料” is available in the following link: <https://www.greening.gov.hk/tc/tree-care/information-about-tree-maintenance-for-private-pro/index.html>;

- (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Approval for any proposed tree works from relevant departments prior to commencement of the work should be sought;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the applicant is advised on the following general requirements of the drainage proposal:
 - the cover levels of the proposed channels should be flushed with the existing adjoining ground level;
 - the formation levels and fall direction of the Site and the areas in the vicinity should be clearly shown on plan for reference;
 - to check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this Site will not overload the existing drainage system;
 - 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 with details to be agreed by DSD;
 - cut off drains should be provided in the run-in/run-out;
 - the flow of the proposed drainage channel in the southern site is opposite to the existing flow of the main channel;
 - the existing discharge location to which the applicant proposed to discharge the stormwater from the Site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works;
 - 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. No works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site at any time during or after the works;
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense;
 - 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;
 - to make good all the adjacent affected areas upon the completion of the drainage works;

- to construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- since the Site may also collect the existing flow from the adjoining lots, the applicant should consider including the catchment areas at the north-west and west of the Site;
- to provide photos showing the conditions of the Site and its adjoining areas, the existing drainage facilities and the proposed final discharge point for our information. A plan should be submitted to indicate the locations of the camera and directions of all photos taken;
- to provide the sectional views of the Site in two different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Site for our reference;
- as usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints);
- the Site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. 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;

(i) to note the following comments of the Director of Fire Services that:

- (i) in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (ii) to submit a valid fire certificate (FS 251) to this department for approval; and
- (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.