

PLANNING STATEMENT

In respect of

Temporary Open Storage of
Construction Materials with Ancillary Office and Storage
For a Period of Three years in
Lot Nos. 126sB and 126RP
in Demarcation District No. 110,
Pat Heung, Yuen Long,
New Territories,
Hong Kong

Date : 18 March 2026

Our Reference : K21204/OS26031P/7412

EXECUTIVE SUMMARY

- This section 16 planning application is submitted on behalf of Ko Kee Metal & Building Materials Limited (the “Applicant”), in respect of Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the “Application Site”) in seeking for the renewal of the planning permission for temporary open storage of construction materials with ancillary office and storage on the Application Site which is subject to an Approved Application No. A/YL-KTN/906.
- The ultimate objective of this planning statement is to seek planning permission for a continual use of the above temporary open storage of construction materials with ancillary office and storage for a period of further three years.
- This planning statement is submitted to the Town Planning Board (the “Board”) in providing background information and planning justifications in support of the above application for the planning permission for temporary open storage of construction materials with ancillary office and storage on the Application Site which are essential for considerations by the Board.

報告摘要

- 此第 16 條規劃申請是就申請人高記五金建築材料有限公司(“申請人”)擬於香港新界元朗八鄉第 110 約地段第 126 號 B 分段 和第 126 號餘段(“本申請地盤”)作臨時露天存放建築材料連附屬辦公室及貯物室用途之有關規劃申請續期。而有關本申請地盤之前的申請記錄編號為 A/YL-KTN/906。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時露天存放建築材料連附屬辦公室及貯存用途作為期三年的規劃許可之續期。
- 此規劃申請內附詳盡規劃陳述報告書，並提供有關申請地點的背景資料、論點及理據予城市規劃委員會(“城規會”)審閱，以支持擬於本申請地盤作臨時露天存放建築材料連附屬辦公室及貯物室用途之規劃許可申請，陳述報告書之闡述內容並被視為給予城規會考慮有關申請的重要資料和理據。

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1. INTRODUCTION

1.1 Aim

This section 16 planning application is submitted on behalf of Ko Kee Metal & Building Materials Limited (the "Applicant"), the registered owner of Lot No. 126RP and the current occupier of Lot No. 126sB both in D.D. 110 in seeking for a renewal of the planning permission for open storage of construction materials with ancillary office and storage on the Application Site.

1.2 Purpose

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for a renewal of the planning permission for a temporary open storage of construction materials with ancillary office and storage on the Application Site which are essential for considerations by the Board.

1.3 Background

The Application Site was subject to a **previously approved** planning application (Application No. A/YL-KTN/906). It was approved on **9 June 2023** by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years subject to the following conditions:-

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (b) no operation on Sundays and statutory holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Application Site at any time during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) the existing boundary fencing on the Application Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Application Site shall be maintained at all times during the planning approval period;
- (g) the Application Site should be kept in a clean and tidy condition and the materials stored at the Application Site should be covered up at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the Application Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Board by 21 August 2023;
- (i) the existing fire service installations implemented on the Application Site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (i) 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;
- (k) if the above planning condition (h) 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; and
- (l) upon expiry of the planning permission, the reinstatement of the Application Site to an amenity area to the satisfaction of the Director of Planning, or of the Board.

1.4 Key Objectives

The ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the open storage in the Application Site for a period of further three years.

It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (commonly known as the "TPB PG-No.13G") will be complied with.

1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in details. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

2. SITE CONTEXT AND LAND STATUS

2.1 Location

The Application Site covers a total area of approximately 2,969.7 square metres and is situated on the northern side of Kam Tai Road branching off Kam Tin Road or Kong Tai Road within the area of Pat Heung, Yuen Long, New Territories, Hong Kong. Immediately to the southern side of the Application Site is Kam Tin River. Further to its eastern side along Kam Tai Road are temporary structures occupied for open storage of vehicle parts and construction materials.

(Please refer to the Location Plan in Appendix A.)

2.2 Existing Site Condition

The Application Site has been transformed into open storage of construction materials with ancillary office and storage 10 years before. It has been fully paved on Lot Nos. 126sB and 126RP and the open storage is at full operation. The Application Site is properly bounded by U-shaped drainage channels at all sides and species of small Ficus, Chrysalidocarpus Lutescens, Archontophoenix and Podocarpus have been planted along its site boundary. In addition, the Application Site has been properly fenced off with corrugated metal sheets.

(Please refer to the Site Photographs in Appendix E.)

(Please refer to the Photographs showing the Existing Drainage System in Appendix G.)

2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials to used vehicles parts. Car trading and repairing activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road.

2.4 Access

The Application Site has an excellent accessibility to strategic road network, which provides convenient access to Kowloon, other parts of New Territories and the cross boundary Lok Ma Chau Border. Vehicular access to the Application Site is via Kam Tai Road. It is a single-carriageway which connects with Pat Heung, Shek Kong and Kam Tin areas.

(Please refer to the Site Plan in Appendix B.)

2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers two private lots having a total area of approximately 2,969.7 square metres.

According to the land search records of the Land Registry, the Application Site falls on Old Schedule Agricultural Lots governed by the Block Government Leases demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less the last three days and are renewable for a further term of 24 years which have been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The current temporary use does not contravene with the permissible land use under the lease.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site is located in the “Agriculture” zone on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 exhibited on 5 December 2023. The Planning Intention of the “Agriculture” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

As shown in the Schedule of Use under the “Agriculture” zone of the relevant OZP, “Open Storage” does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the TPB) use of the “Agriculture” zone.

(Please refer to the Extract Copy of the Schedule of Use in Appendix C.)

3.2 Precedent Cases

Similar precedent cases all situated at Kam Tin North were found and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1115-1	Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years	16-January-2026
A/YL-KTN/1054-3	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	19-November-2025
A/YL-KTN/1040-4	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19-December-2025

3.3 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses - TPB PG-No.13G

The above guideline is relevant to this application and has been revised in April 2023. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the rural New Territories through the identification of category 1 - 4 areas.

(Please refer to Extract Copy of Identification of Categories Plan in Appendix D.)

As shown in Appendix D, the Application Site currently falls within an area annotated Category 3, where applications for such uses would normally not be favorably considered unless the applications are on sites with **previous planning approvals**. It is only in this connection that sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications.

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on **9 June 2023** (Application No. A/YL-KTN/906).

The Applicant has made genuine efforts in fulfilling all the approval conditions and all of which have been complied with. It is therefore anticipated that the approval granted by the Board for this application will not contravene with the guidelines as outlined in the TPB PG-No.13G.

4. **PROPOSED DEVELOPMENT**

4.1 Proposed Layout

There is **no material** change to the original layout scheme approved under Planning Application No. A/YL-KTN/906.

(Please refer to the Site Photographs in Appendix E.)

4.2 Vehicular Access Arrangement

Vehicular access is provided via Kam Tai Road and the ingress/egress point of 8 metres width is situated at Lot No. 126RP. In addition, the Applicant tried to lessen the incoming traffic concentrated at one point (i.e. Lot No. 126RP), therefore a second ingress/egress point of 6 metres width with an emergency exit is provided at Lot No. 126sB during the approval period.

According to the Site Plan in Appendix B, the pathways of the medium goods vehicles entering and leaving the Application Site in which there are sufficient passageway within the Application site and sufficient maneuvering space for medium goods vehicles.

4.3 Operation of the Application Site

There is and will continuously be no operation at night time between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays and no operation will be carried out on Sundays & statutory holidays. Goods delivered to the Application Site will be stored directly in the open storage area or under the temporary “off-the-ground” sheds and will only be transported away on demand. On standard event, the goods are mostly stored at the Application Site and will remain stagnant.

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention

The planning intention of the area is described in Section 3. Although the proposed use does not fall within either column 1 or 2, as stated in the Notes of the OZP, its temporary use in nature could still be considered by the Board by its submitted material consideration. Therefore, the planning application is not in conflict with the local planning intention.

Moreover, as explained in the above paragraph, should the permission for this application be granted by the Board, the Government could still have full control of the Application Site after the permission expires. By then Agriculture zone can still be implemented should it be desired by any interested parties.

5.2 To maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of Pat Heung. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Pat Heung, Shek Kong and Kam Tin have been abandoned or converted into semi-industrial use and open storage. A proliferation of building and construction materials yards and open storage of different kinds have infiltrated the area near the Application Site.

The Board should also realize that only a minimal of the local residents are committed to agriculture or livestock farming. A high proportion of residents rely on their workable members of their family who live away from Kam Tin. Agricultural industry is considered to be a low profit and dirty "hands-on" industry which is also economically unviable. The cost of agriculture is high in respect of considerable amount of investments which have to be put on the services and maintenance on drainage systems, cost for fertilizers, seeds and clean water.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The current open storage use is on a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission be granted again. It provides a short term solution for the much demanding open storage space for its unique business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

5.3 In Line with the TPB Guideline

The current use is in-line with the TPB PG-No.13G. As clearly shown in the guideline, the Application Site falls within Category 3 area where favorable considerations from the Board will be given if the applications are on sites **with previous planning approvals**. In view of this, the application does not contravene with the said guideline. The current application is the same as the previously approved application (No. A/YL-KTN/906) in terms of use and area. The re-granting of planning approval will not cause any problem on land use compatibility.

We understand that there have been not much local objections and adverse comments from Government departments for the Application Site. Meanwhile, the Applicant has fully complied with all of the approval conditions as stated in the Approval Letter for the previous case (i.e. A/YL-KTN/906). In this connection, the re-granting of planning approval will not contravene the TPB Guideline.

(Please refer to the Copy of TPB's Approval Letter dated 9 June 2023 in Appendix F.)

5.4 Compatible with Surrounding Land Use

The current use is compatible with the surrounding land use. Various kinds of open storages (in particular, construction materials and vehicle parts) are found in the vicinity of the Application Site.

5.5 Insignificant Landscape and Environmental Impacts

Landscaping provisions, site paving and fencing will be and, in fact, have been implemented to the satisfaction of the relevant departments.

5.6 Insignificant Adverse Transportation Impact

No heavy vehicles exceeding 24 tonnes will transport materials to the Application Site to minimize the noise and air pollution to the surroundings.

5.7 Insignificant Adverse Drainage Impact

Drainage proposal from the previous application has been approved and implemented to the satisfaction of the Board and the Drainage Services Department. Should planning permission for the current temporary use be re-granted by the Board, existing drainage facilities within the Application Site will be properly maintained.

5.8 Small Amount of Adverse Comments and Local Objections

There have been just small amount of complaints from locals or other concerned government departments since the operation of business by the Applicant in 2010. It has demonstrated that there would be no problems with its use and occupation of the Application Site. Should the planning permission be re-granted, the Applicant will again make every effort in complying with the approval conditions as imposed by the Board.

5.9 No Creation of a Precedent Case

As the Board is entitled to consider planning applications according to the individual merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Moreover, the use of the current development would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not in any sense be a creation of an undesirable precedent.

5.10 Complied with All Approval Conditions

As the applicant has shown its genuine effort in complying with all approval conditions in the previously approved applications, the Board should take this into account and hence give favourable consideration to this application.

For the fire services installation on the Application Site, the Applicant has duly complied with the relevant approval conditions by engaging the relevant professionals. Those fire service professionals provided the fire service installation proposal, issued the fire service certificates, checked the fire services equipment, etc. to fulfill the Government's requirements. As advised, there is no difference of the site layout, proposed use and the undertakings / installation of the subject application with the previous case (i.e. A/YL-KTN/906).

As instructed, to facilitate the current application, we attach hereto the approved fire service installation proposal as well as the updated photographs of them.

(Please refer to Photographs of the Fire Extinguishers, Previously Approved Proposal of Fire Services Installation and Equipment, and the Updated Certificate(s) of Fire Service Installation and Equipment respectively in Appendices I, J & K.)

For the existing drainage system of the Application Site, the Applicant has all along duly complied with the relevant approval condition by submitting the relevant plans and photographs since 2011. The Applicant has all along maintained the same in a proper condition by routine cleaning and maintenance.

In this current application, as instructed, we also attach the relevant plans previously approved by the Government and photographs currently taken showing its existing condition for the Board's considerations and reference.

(Please refer to the Photographs and Plan showing the Existing Drainage System of the Application Site respectively in Appendices G & H.)

6. CONCLUSION

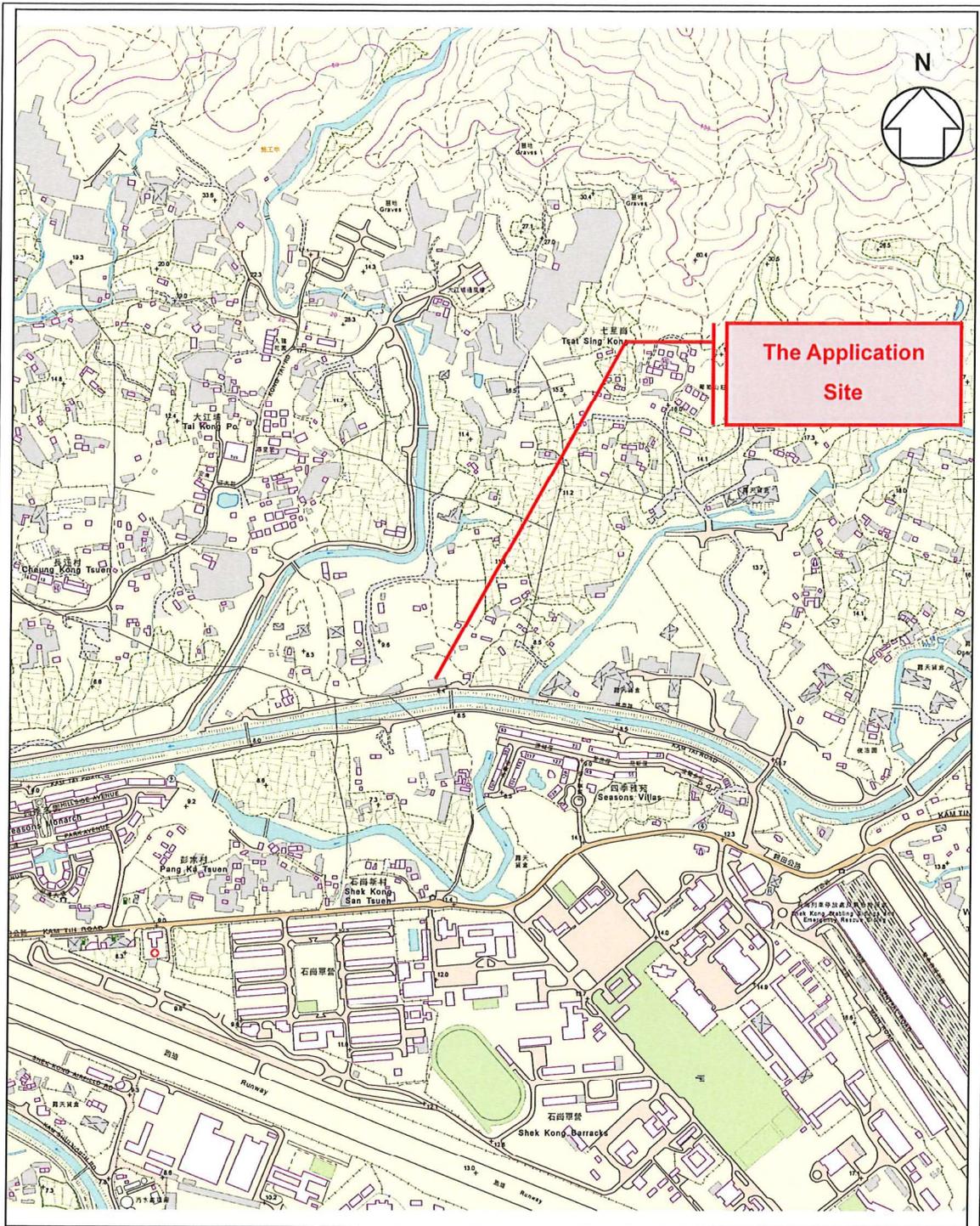
- 6.1 This planning application is to seek the renewal of the planning permission for the continuance of a temporary open storage of construction materials with ancillary office and storage on the Application Site for an additional period of three years.
- 6.2 The proposed development offers a temporary solution to meet the much needed demand of storage of this particular type or trade where much land use activity is not economically feasible and sustainable to be carried out in the urban areas due to the high rental levels and deficiency of such sizable factory storage units in urban areas.
- 6.3 Due to the well established trading in this area of Pat Heung and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are engaged or will be engaged in trading with Mainland China. It is envisaged that demand for storage space will increase dramatically in the northwestern part of the New Territories and areas close to the border of Mainland China for reason of good accessibility. In response to such demand for storage space and suitable strategic location, the Board, should give support to local business operators and favourable consideration be made to this application.

- 6.4 The subject temporary use has been previously approved under Application No. A/YL-KTN/906. And, temporary uses of open storages / storages have recently been approved in the similar locality under Application Nos. A/YL-KTN/1115-1, A/YL-KTN/1054-3 and A/YL-KTN/1040-4.
- 6.5 As detailed in Section 5 above, the current temporary use will not contravene with the TPB PG-No.13G.
- 6.6 Species of small Ficus, Chrysalidocarpus, Lutescens, Archontophoenix and Podocarpus have been planted along the site boundary of the Application Site and the Application Site has been fenced off with corrugated metal sheets and painted in green in order to alleviate the landscaping impact.
- 6.7 As per the Applicant, no night-time operations between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays, and no operations on Sundays and statutory holidays are on the Application Site. In addition, no heavy goods vehicles exceeding 24 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance are parked/stored on or enter/exit the Application Site.
- 6.8 As mentioned in this planning statement, the Applicant has all along made its best endeavours to strictly comply with the required approval conditions in relation to the drainage, environmental and landscape aspects together with the fire service installation to the satisfaction of the relevant Government departments and hence the Application Site is maintained in an extraordinary good condition and a proper manner.
- 6.9 Drainage channels are already in place and have met the criterion laid down by relevant Government Departments. The Applicant has also duly maintained the existing drainage works on the Application Site. The Applicant have carried out inspection in March for the said drainage and found that the said maintenance works have been properly done. The board is invited to make reference to paragraph 5.10 as well as Appendices G & H. We recommend the Board not to include the approval condition regarding the submission of the condition records of the existing drainage facilities in the approval letter should the subject case be approved.

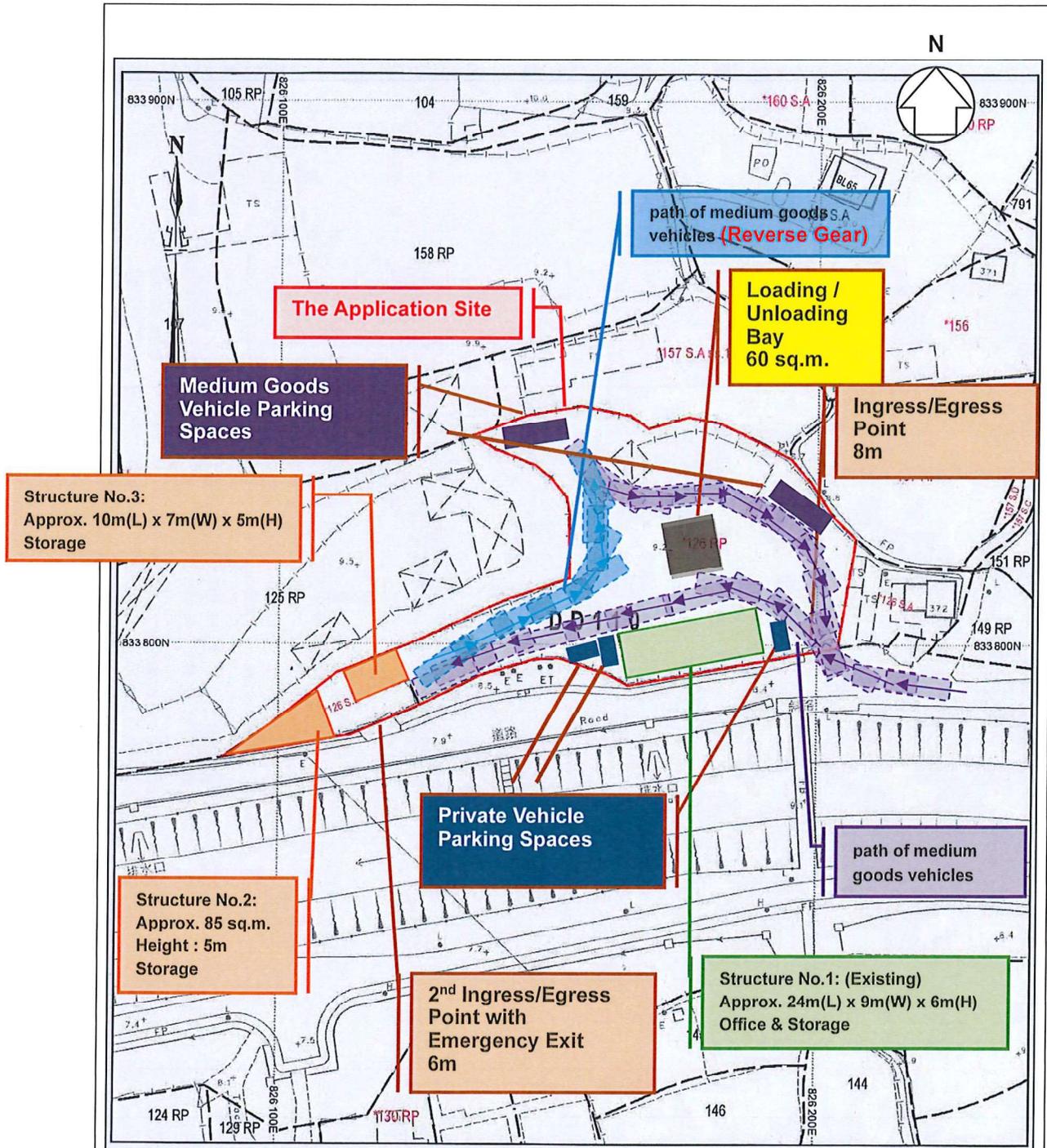
6.10 As advised, the Fire Service Installation, which has been approved, remains unchanged. The Applicant has also duly maintained those installation and equipment in proper condition. The board is invited to make reference to paragraph 5.10 and Appendices I, J and K. So, we hereby recommend the Board not to include the approval conditions regarding i) provision of fire extinguisher(s) with a valid fire certificate (FS 251), ii) submission of fire service installations proposal and iii) provision of fire service installations in the approval letter should this application case be approved.

6.11 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and relevant departments would render a favourable consideration again to approve the renewal of the subject planning application.

END OF STATEMENT



<p>Not to Scale (For Identification Purposes Only)</p>	<p>Location Plan Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX A</p>



Not to Scale
(For Identification Purposes Only)

Site Plan
Lot Nos. 126sB and 126RP
in D.D. 110, Pat Heung,
Yuen Long, New Territories,
Hong Kong

BMI APPRAISALS

APPENDIX B

APPENDIX C

***Extract Copy of
the Schedule of Use***

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

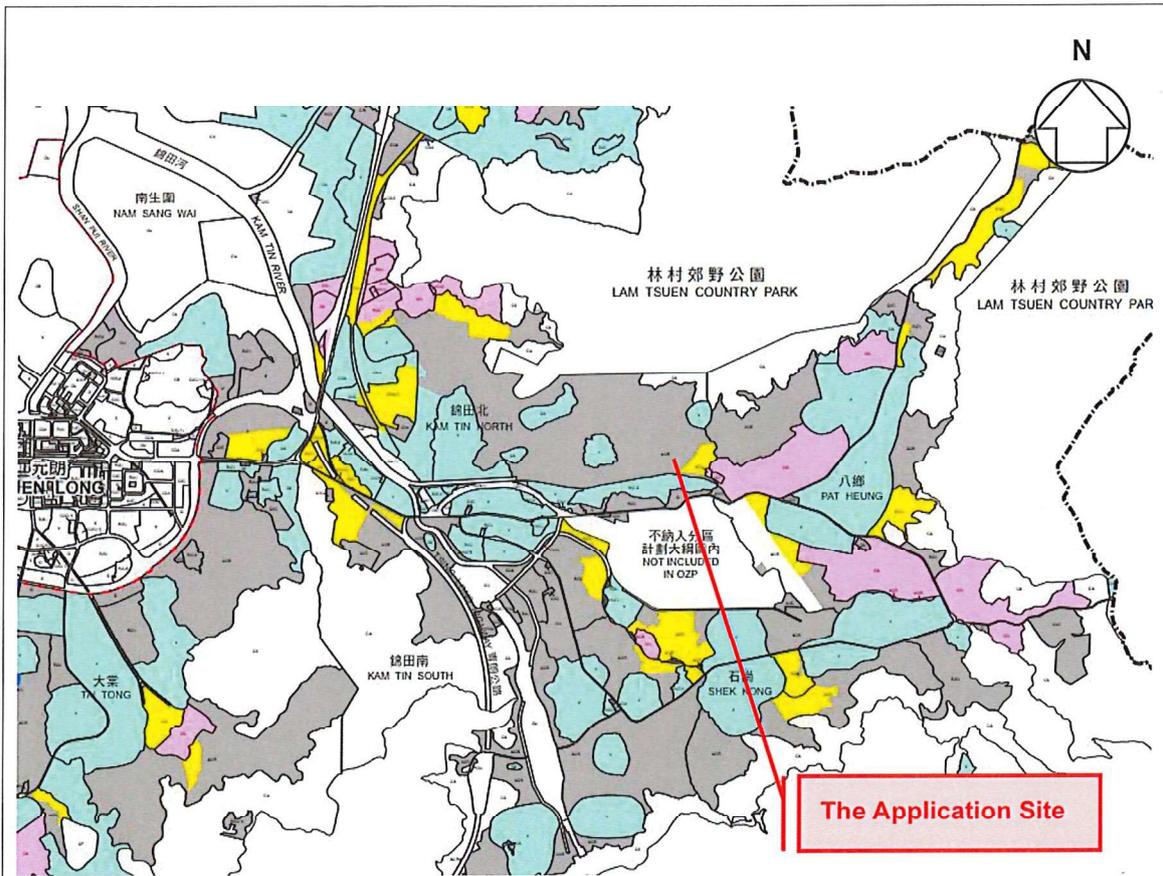
- (a) On land previously falling within the “Agriculture” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



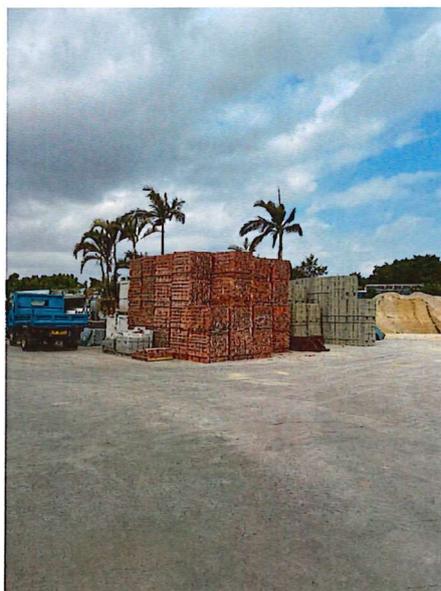
圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展審批地區圖涵蓋的
分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

<p>Not to Scale (For Identification Purposes Only)</p>	<p><u>Extract Copy of</u> <u>the Categories Plan</u></p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX D</p>



Main Entrance of the Application Site

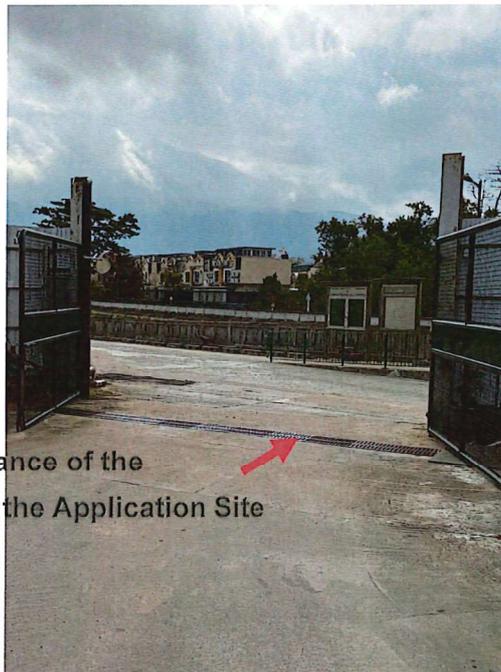


Interior of the Application Site

<p>(For Identification Purposes Only)</p>	<p>Site Photographs Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX E1</p>



Proper Maintenance of the U - Channels of the Application Site



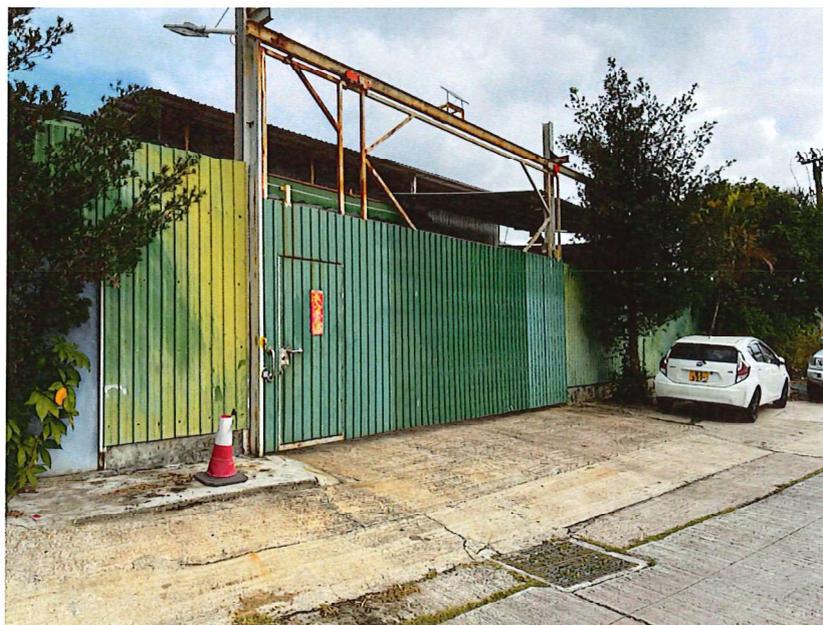
Proper Maintenance of the U - Channels of the Application Site

Proper Maintenance of the U - Channels of the Application Site

(For Identification Purposes Only)	Site Photographs Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong	BMI APPRAISALS
		APPENDIX E2



Proper Fencing at the Site Boundary and Proper Maintenance of the Plantings of the Application Site



The second ingress/egress point of the Application Site

<p>(For Identification Purposes Only)</p>	<p><u>Site Photographs</u> Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p><i>APPENDIX E3</i></p>

APPENDIX F

***Copy of TPB's Approval Letter
dated 9 June 2023
(TPB/A/YL-KTN/906)***

APPENDIX G

***Photographs showing the
Existing Drainage System of
the Application Site***

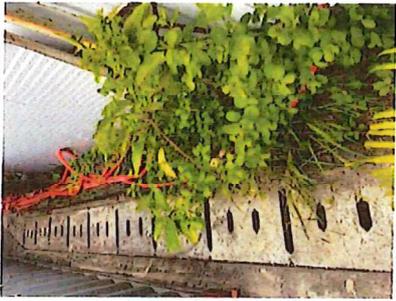
Drainage Photo 1-9



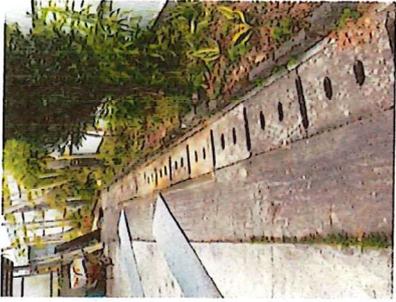
01



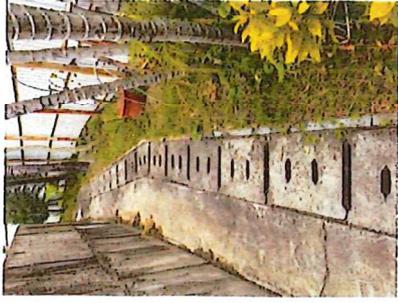
02



03



04



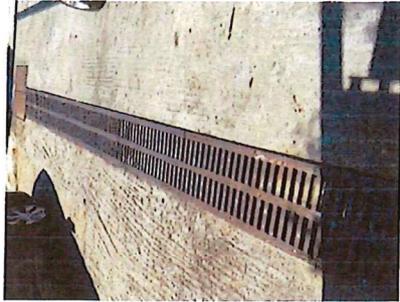
05



06



07



08



09

Drainage Photo A-G



ⓐA



ⓐB



ⓐC



ⓐD



ⓐE

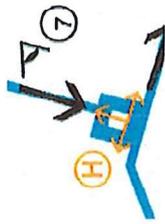
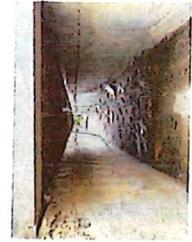


ⓐF



ⓐG

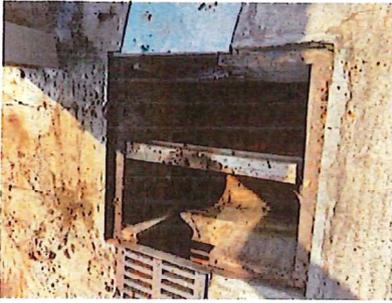
Drainage Photo Files



ⓂH Ensure that the manhole is clean



ⓂI



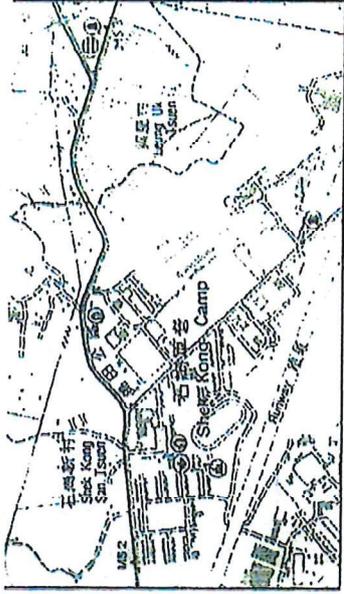
ⓂJ



ⓂK

APPENDIX H

***Plan showing
the Existing Drainage System of
the Application Site***



Lot 157 S.A ss.1

Lot 157 S.A RP

Lot 125 RP

Lot 126 RP

Lot 157 RP

Lot 157 S.C

Lot 149 RP

Lot 126 S.A

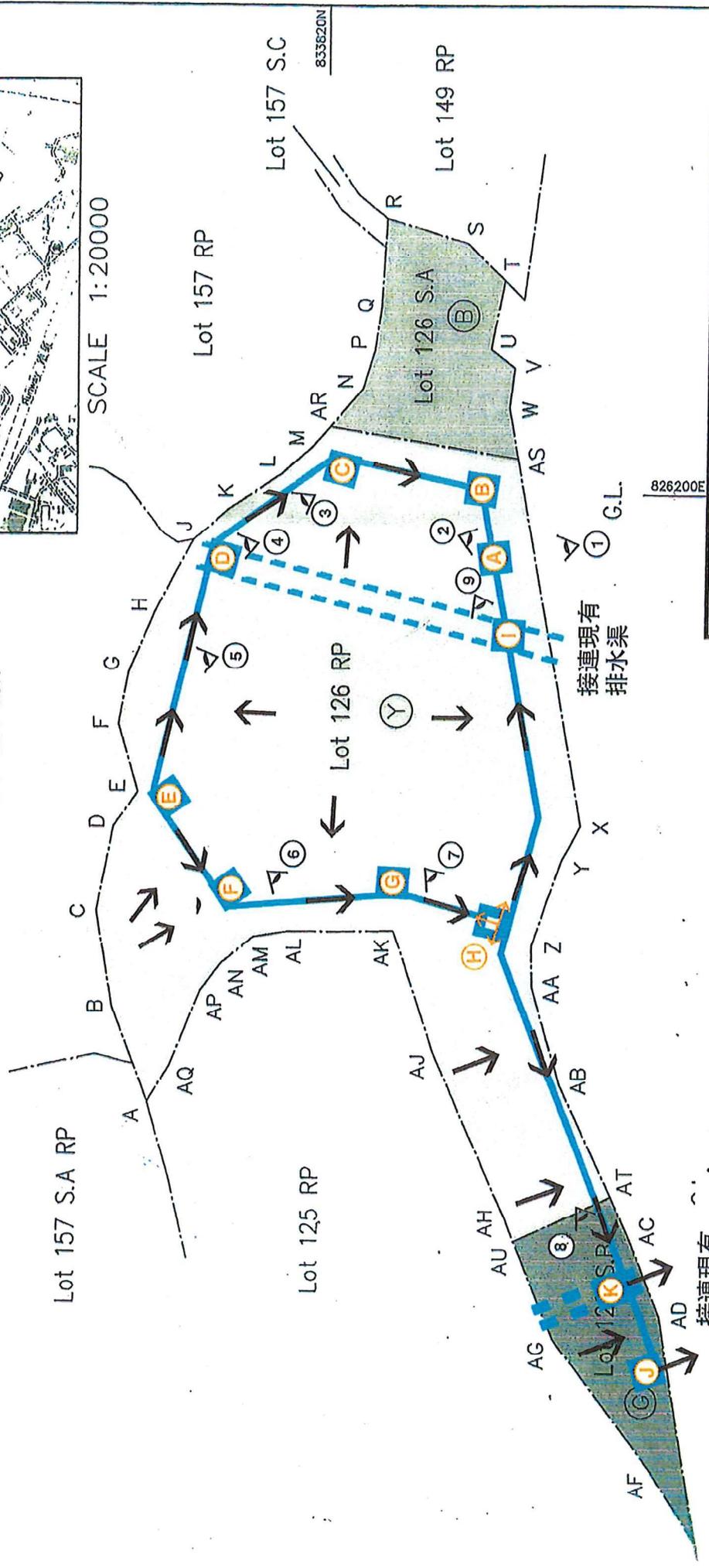
SCALE 1:20000

SCALE 1:600



圖例

- U型明渠
- 集水井
- 水流方向
- 暗渠



826140E

853760N

826200E

833620N

APPENDIX I

***Photographs of
the Fire Extinguishers***

Fire Extinguishers 1-6



FE.1



FE.2



FE.3



FE.4



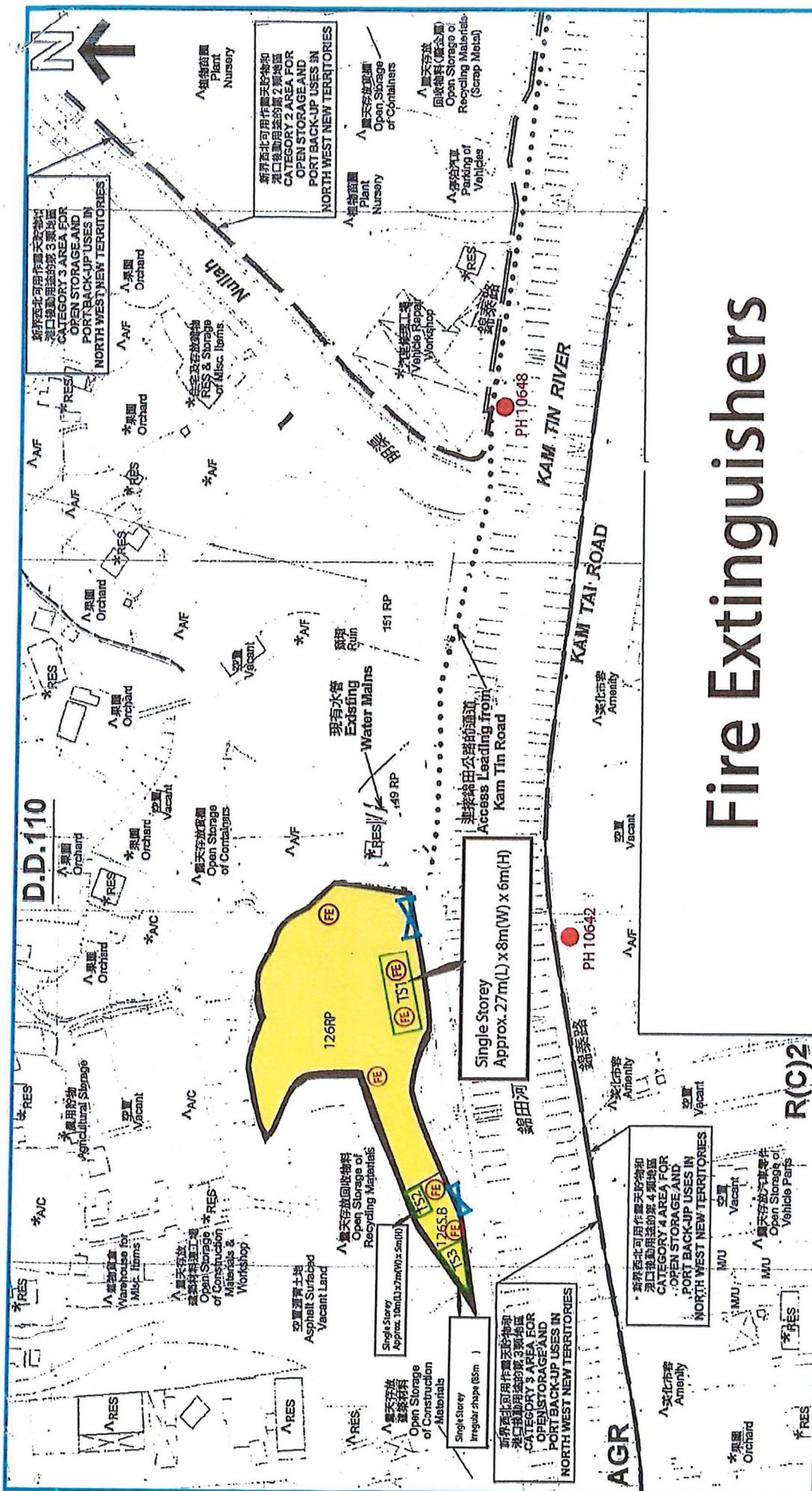
FE.5



FE.6

APPENDIX J

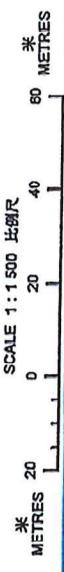
***Previously Approved Proposal of
Fire Services Installation and
Equipment***



Fire Extinguishers

平面圖 SITE PLAN

臨時露天存放建築物料及廚具辦公室(為期3年)
 元朗八鄉屯門份第110份地段第126號分段、第126號地段、第149號地段(部分)及第151號地段(部分)
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
 LOTS 126 S.A., 126 S.B., 126 RP, 149 RP (PART) AND 151 RP (PART)
 IN D.D.110, PAT HEUNG, YUEN LONG



圖例 LEGEND

- 申請地界線(工作範圍) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口 INGRESS/EGRESS
- 柱形射井 PEDESTAL HYDRANT
- 5.0公斤二氧化碳氣滅 5.0kg CO₂ GAS TYPE
- WAREHOUSE (三坐地存放建築材料 如:水坭、白灰、坑泥、角鐵及工夾等)
- 申請地界線(工作範圍) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口 INGRESS/EGRESS
- 柱形射井 PEDESTAL HYDRANT

FS NOTES:
 Portable hand-operated approved appliances shall be provided as required by occupancy

APPENDIX K

***Updated Certificate of
Fire Service Installation and
Equipment***