

寄件日期: 2026年03月25日星期三 18:01
收件者: tpbpd/PLAND

主旨: Fw: Supplementary Information for New s.16 Planning Application No. A/YL-KTN/1220
附件: Site Plan for Open Storage Area_KTN1220_(Revised on 25-3-2026).pdf; Supplementary Information_KTN1220 (25-3-2026).pdf; Appendix F Copy of TPB'S Approval Letter (AYL-KTN906).pdf; Appendix K Updated FSI Cert. and Work Report.pdf

Dear Sir/Madam,

Appended please find the supplementary information for the captioned. Many thanks.

From: George Lee <[REDACTED]>
Sent: Wednesday, March 25, 2026 5:56 PM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
Subject: Supplementary Information for New s.16 Planning Application No. A/YL-KTN/1220

Dear Sir/Madam,

Please find attached the supplementary information for our application. Thank you for your attention.

Best regards,
George Lee

BMI Appraisals Limited

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



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If you received this in error, please contact the sender and delete the material from any computer.

Re: Application No. A/YL-KTN/1220

Periphery Fencing

The periphery of the site is enclosed by proper fencing with a height of 8 feet (approximately 2.44 metres).

Stacking Height

The stacking height of storage will not exceed 3 metres on the site.

Fire Services Installations

We undertake that the fire services installation layout and provisions have no material change and are similar to that of the last application A/YL-KTN/906.

Operating Hours

The operating hours of the site are from 8:00 a.m. to 6:00 p.m., Monday to Saturday, excluding statutory holidays.

Trip generation and attraction due to the development and assess the traffic impact to Kam Tai Road and the local access

There is no material change for the trips generated (round trip) from last application. The arrangements are as follows:-

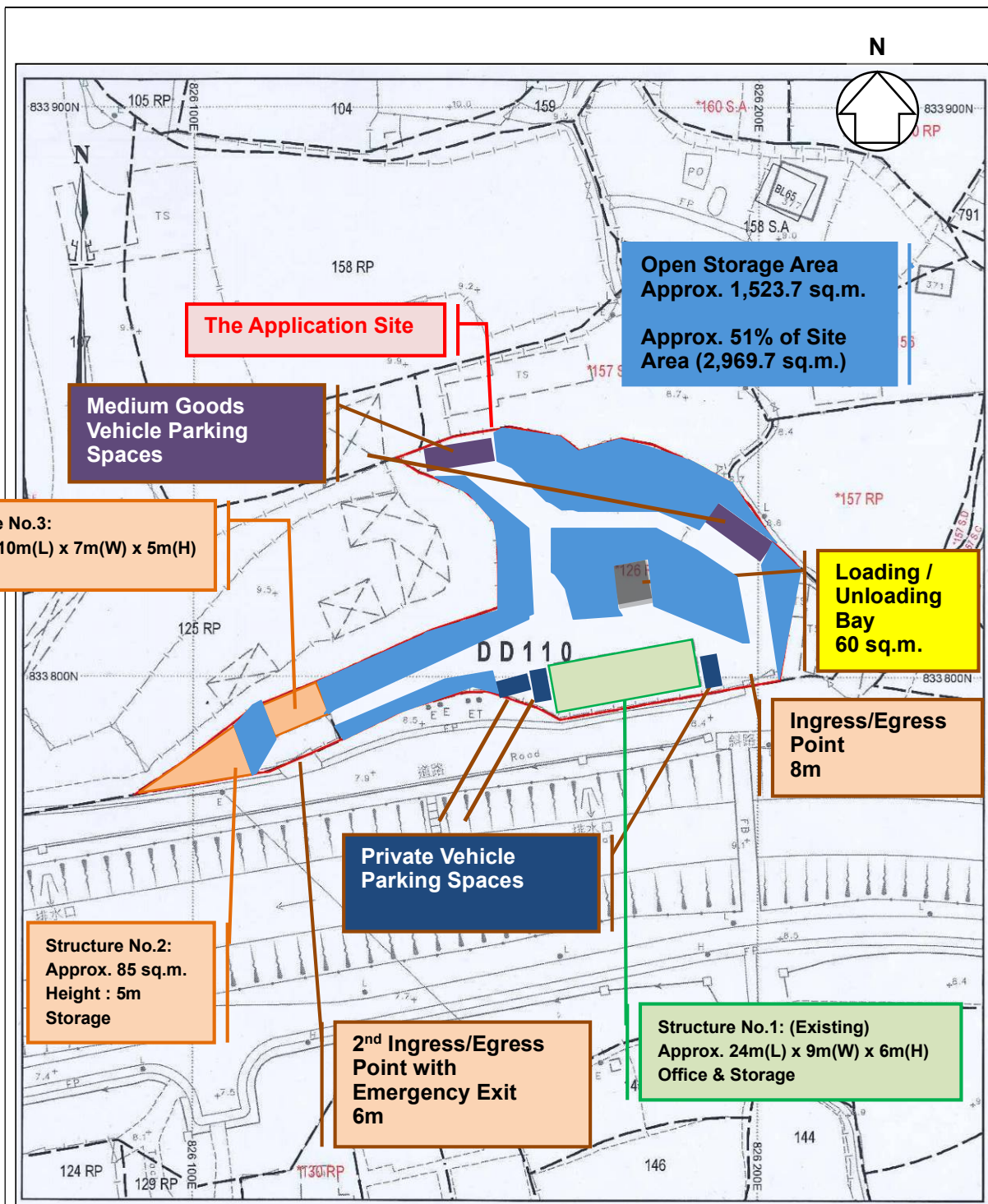
Private Vehicles: Only around 4 to 5 per day; and

Medium Goods Vehicles: Only around 6 to 7 per day;

Further, as advised by the Applicant, the no. of vehicles entering and leaving the Application Site at the peak hour (e.g. 0800-0900) is tabulated as follows:-

	No. of vehicles entering the Application Site at peak hour	No. of vehicles leaving the Application Site at peak hour
Private Vehicles	3	3
Medium Goods Vehicles	1	1

As a result, we consider that the traffic impact by the Application Site to Kam Tai Road and the local access is not significant.



Not to Scale
(For Identification Purposes Only)

Site Plan
(for Open Storage Area)
Lot Nos. 126sB and 126RP
in D.D. 110, Pat Heung,
Yuen Long, New Territories,
Hong Kong

BMI APPRAISALS

Supplementary Information

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/YL-KTN/906

9 June 2023

BMI Appraisals Ltd.

(Attn.: George Lee)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of
Construction Materials with Ancillary Office and Storage for a Period of 3 Years
in "Agriculture" Zone, Lots 126 S.B and 126 RP in D.D. 110, Pat Heung, Yuen Long**

I refer to my letter to you dated 15.5.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 21.5.2023 until 20.5.2026 and is subject to the following conditions :

- (a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and statutory holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the site should be kept in a clean and tidy condition and the materials stored at the site should be covered up at all times during the planning approval period;
- (h) the submission of records of the existing drainage facilities on the 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 TPB by 21.8.2023;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (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 site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 21.5.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/719_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 19.5.2023 is 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 30.6.2023). 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.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. C.K. Fung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4036. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-KTN/906)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	鄧建明先生 Mr. TANG Kin Ming	2300 1257	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

Extracted from Confirmed Minutes of 719th Meeting of RNTPC held on 19.5.2023

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-KTN/906 Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Office and Storage for a Period of 3 Years in “Agriculture” Zone, Lots 126 S.B and 126 RP in D.D. 110, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/906)

118. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.5.2023 until 20.5.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and 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 site during the planning approval period;

- (b) no operation on Sundays and statutory holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

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- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the site should be kept in a clean and tidy condition and the materials stored at the site should be covered up at all times during the planning approval period;
- (h) the submission of records of the existing drainage facilities on the 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 TPB by 21.8.2023;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (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 site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

120. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

消防處檔號:
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
REGULATION 9(1)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

顧客姓名
Name of Client

高記五金建築材料有限公司

樓宇地址
Address of Building

座 Block

樓宇名稱
Name of Building

屋邨/鄉村名稱
Name of Estate/Village

八鄉

門牌號數及街道/地段
Number and Name of Street/Lot

Lot 126, DD110

地區
District

元朗

香港
HK

九龍
K

新界
N

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(if applicable)

- 請在合適空格內填上「✓」號
Please tick the appropriate "box"
- 簡樸房 Basic Housing Unit
 - 危險品倉 Dangerous Goods Store
 - 食物業處所 Food Premises
 - 校舍 School Premises
 - 幼兒中心 Child Care Centre
 - 酒店 Hotel
 - 會社 Club
 - 木料倉 Timber Store
 - 電器廢物處理 E-waste Disposal
 - 改建校舍 Non-designed School
 - 私營骨灰安置所 Private Columbaria
 - 賓館 Guesthouse
 - 床位寓所 Bedspace Apartment
 - 危險品車輛 Dangerous Good Vehicle
 - 公眾娛樂場所 Place of Public Entertainment
 - 安老院舍 Residential Care Home for the Elderly
 - 殘疾院舍 Residential Care Home for Persons with Disabilities
 - 卡拉 OK 場所 Karaoke Establishment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY		根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.			
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	6nos x 5kg Co2 F.E	地下	Conforms with FSD requirements	13-Mar-2026	12-Mar-2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work						
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			-NIL-			

第三部 Part 3 欠妥事項 Defects					
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			-NIL-		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Chan Yiu Chung



註冊編號
Registration No.

註冊消防裝置承辦商名稱
Name of Registered Fire Service Installation Contractor

Smarteam Engineering Limited

聯絡電話
Telephone

電郵地址
Email address

日期
Date

13-March-2026

備註
Remark

