

## **S.16 PLANNING APPLICATION**

**APPROVED KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/15**

**Renewal of Planning Approval for Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone,  
Lots 391 RP (Part) and 392 RP in D.D.106,  
Shek Wu Tong, Kam Tin, Yuen Long, New Territories**

## **SUPPORTING PLANNING STATEMENT**

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**June 2025**

**Applicant:**  
**KOK Yun Kuen**

**Consultant:**  
**KTA Planning Limited**



S3159\_PS\_V01a



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

The Applicant, KOK Yun Kuen, seeks renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years ("the Applied Development") at Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long, New Territories ("the Site"). The Site is situated within an area zoned "Other Specified Uses" annotated "Rural Use" ("OU(RU)") on the latest Approved Kam Tin South Outline Zoning Plan ("the OZP") No. S/YL-KTS/15.

The Site has an area of about 3,333 m<sup>2</sup>. It is currently used as temporary open storage of electricity generators, compressors and construction machinery. Such use has been approved since 1995. As a renewal application of the latest approved Application No. A/YL-KTS/933 (permission ceases to effect on 14.10.2025), the current application is submitted by the same applicant for the same use at the same site with the same layout. The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is about 517m<sup>2</sup>.

The renewal of planning approval for the Applied Development is fully justified by the following main reasons:

- Previous planning approval has been granted;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
- The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
- The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "OU(RU)" zone;
- The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
- Well maintained fire services installations to ensure fire safety; and
- No adverse visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

## 行政摘要

( 內文如有差異，應以英文版本為準 )

申請人郝潤權現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）新界元朗錦田石湖塘丈量約份第 106 約地段第 391 號餘段（部分）及第 392 號餘段（「申請地點」）作臨時露天存放發電機、壓縮器及建築機械（「申請發展」）申請規劃許可續期，為期三年。申請地點位於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 的「其他指定用途」註明「鄉郊用途」地帶內。

申請地點的地盤面積約 3,333 平方米。申請地點現時為臨時露天存放發電機、壓縮器及建築機械。該用途自 1995 年起已獲得城規會批准。是次申請的申請人、用途、地點和布局均與以往最近獲批准的申請（編號 A/YL-KTS/933，規劃許可有效至二零二五年十月十四日）相同。申請發展包括 6 個 1-2 層高（不高於 5.4 米）的構築物。總樓面面積約為 517 平方米。

是次申請發展的續期申請具充份理據，原因如下：

- 以往的規劃申請均獲批准；
- 以往所有的規劃許可附帶條件均已履行並滿足；
- 申請發展符合城規會規劃指引擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 13G）；
- 申請發展符合城規會規劃指引有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限（規劃指引編號 34D）；
- 申請發展僅為臨時性質，並不會損害「其他指定用途」註明「鄉郊用途」地帶的長遠規劃意向；
- 就規模和性質而言，申請發展與周邊的土地用途相容；
- 不會對周邊道路網絡帶來負面交通影響；
- 排水設施維護良好，確保排水不會對附近環境造成不良影響；
- 消防裝置維護良好，確保消防安全；及
- 不會對附近造成視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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**S.16 Planning Application**  
**Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15**

**Renewal of Planning Approval for Temporary Open Storage of  
Electricity Generators, Compressors and Construction for  
a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone,  
Lots 391 RP (Part) and 392 RP in D.D.106,  
Shek Wu Tong, Kam Tin, Yuen Long, New Territories**

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**Supporting Planning Statement**

**1 INTRODUCTION**

**1.1 Purpose**

- 1.1.1 This Planning Application is prepared and submitted on behalf of KOK Yun Kuen (“the Applicant”) to seek renewal of planning approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years at Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long, New Territories (“the Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

**1.2 Report Structure**

- 1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

## **2 SITE AND PLANNING CONTEXT**

### **2.1 Site Location and Existing Condition**

- 2.1.1 The Site is located to the north of Shek Wu Tong Tsuen. It comprises Lots 391 RP (Part) and 392 RP in D.D.106 (**Figure 2.1 Location Plan** refers).
- 2.1.2 The Site is directly accessible from Kam Sheung Road. The Site is currently used as temporary open storage of electricity generators, compressors and construction machinery approved under the previous Application No. A/YL-KTS/933. The Site is well-paved and decently maintained.

### **2.2 Land Status**

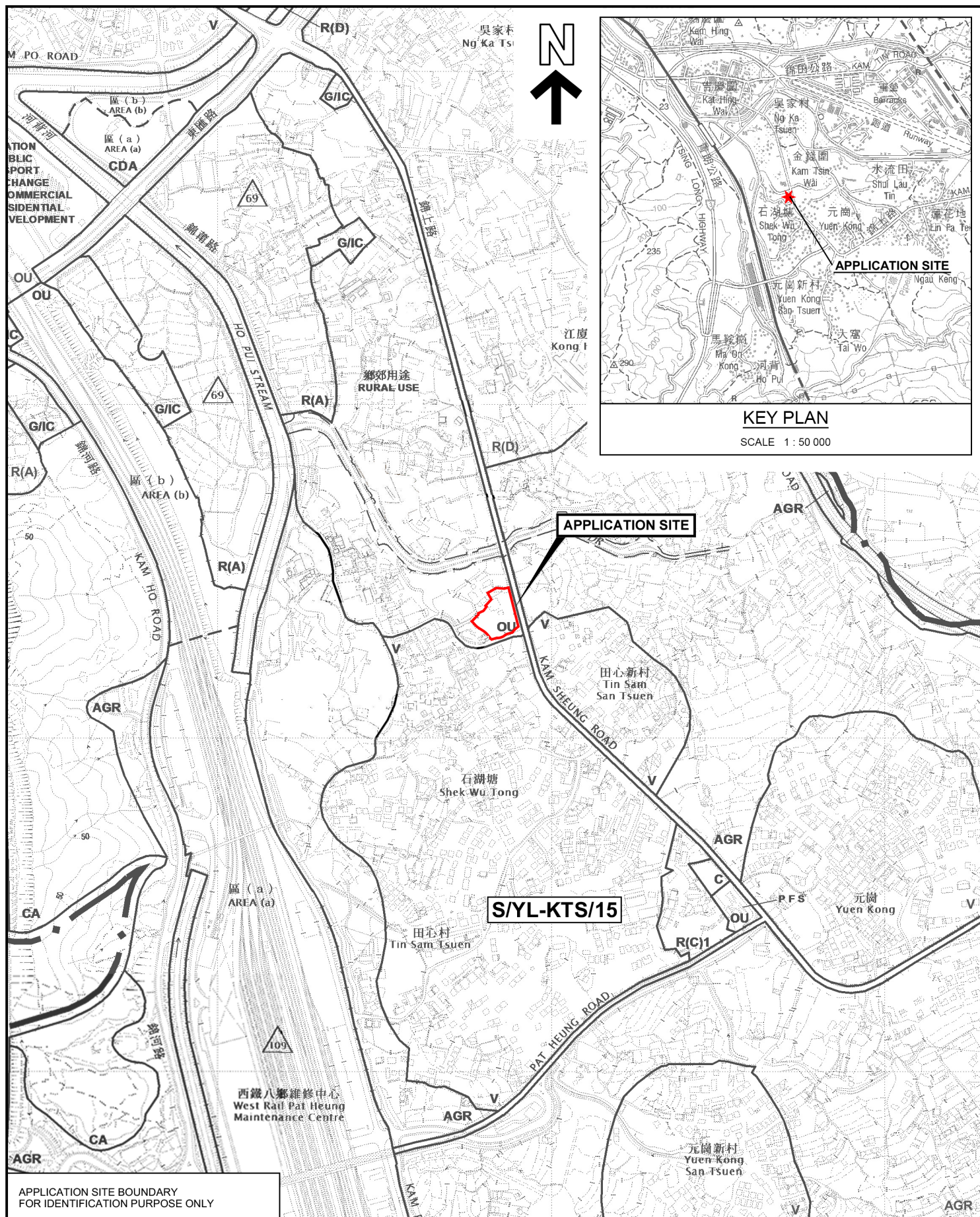
- 2.2.1 The Site has a total site area of about 3,333 m<sup>2</sup>. It comprises private land only which is old schedule agricultural lots held under Block Government Lease (**Figure 2.2 Site Plan** refers).

### **2.3 Statutory Planning Context**

- 2.3.1 The Site falls within an area zoned "OU(RU)" on the OZP (**Figure 2.1**). According to the Statutory Notes of the OZP, the "OU(RU)" zone is *"intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities"*.

### **2.4 Surrounding Land Use Pattern**

- 2.4.1 The Site is surrounded mainly by open storage yards with a mix of residential structures and vehicle parks (**Figure 2.2 Site Plan** refers):
- To the north and northwest are open storage yards, residential structures and nullah.
  - To the northeast across Kam Sheung Road is open storage ground for construction machinery and vehicle for stripping within "Agriculture" zone.
  - To the southeast across Kam Sheung Road are Real Estate Agency and Restaurant within "Village Type Development" ("V") zone.
  - To the south and southwest across a local track are open storage yards, residential structures, parking of vehicles, a grave and a vacant school zoned "V".



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## LOCATION PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY  
OPEN STORAGE OF ELECTRICITY GENERATORS,  
COMPRESSORS AND CONSTRUCTION MACHINERY  
FOR A PERIOD OF 3 YEARS

LOTS 391 RP (PART) AND 392 RP IN D.D.106,  
SHEK WU TONG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500

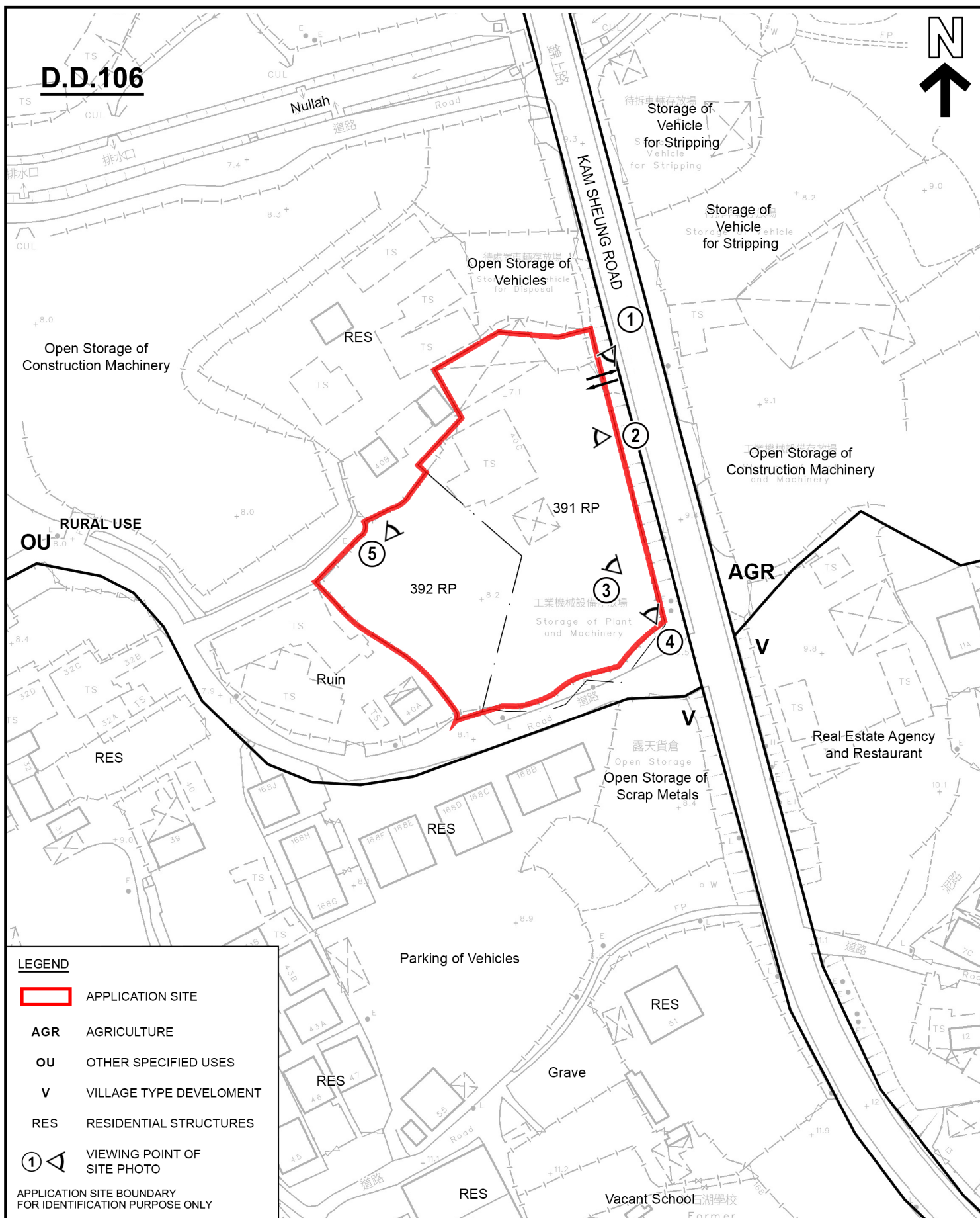
## FIGURE 2.1

EXTRACT PLAN BASED ON  
OUTLINE ZONING PLANS No.  
S/YL-KTS/15 APPROVED ON 11.12.2018

DATE: 30.6.2025



**D.D.106**



**LEGEND**

- APPLICATION SITE
- AGR** AGRICULTURE
- OU** OTHER SPECIFIED USES
- V** VILLAGE TYPE DEVELOPMENT
- RES** RESIDENTIAL STRUCTURES
- ① VIEWING POINT OF SITE PHOTO

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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**SITE PLAN**

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY  
OPEN STORAGE OF ELECTRICITY GENERATORS,  
COMPRESSORS AND CONSTRUCTION MACHINERY  
FOR A PERIOD OF 3 YEARS  
LOTS 391 RP (PART) AND 392 RP IN D.D.106,  
SHEK WU TONG, KAM TIN, YUEN LONG, NEW TERRITORIES  
SCALE 1:1 000

**FIGURE 2.2**

EXTRACT PLAN BASED ON  
SURVEY SHEETS No. 6-NE-17B

DATE: 30.6.2025

## 2.5 Site Accessibility

- 2.5.1 The Site is directly accessible from Kam Sheung Road, which connects to local major roads such as Pat Heung Road, Tung Wui Road and Kam Tin Road. To a broader extent, the accessibility of the area is greatly enhanced by the Tsing Long Highway and Tai Lam Tunnel.
- 2.5.2 The area is well-served by public transport, including bus and minibuses on Kam Sheung Road to nearby towns and railway stations.

## 2.6 Previous Planning Applications

- 2.6.1 The Site is the subject of eight previous approved applications for the same temporary open storage use, including Applications No. A/YL-KTS/37, 54, 132, 219, 297, 383, 467, 567, 602, 641, 669, 708, 740, 787, 823 and 933. Details of the previous approved applications are listed in **Table 2.1** below:

**Table 2.1 Previous Approved Planning Applications for the Same Use**

	Application No.	Use/Development	Decision Date
1.	A/YL-KTS/37	Temporary Open Storage of Electricity Generators and Compressors	Approved with conditions on 1.12.1995
2.	A/YL-KTS/54	Open Storage of Electricity Generators and Compressors with Maintenance Work for a Temporary Period of 2 Years	Approved with conditions on 12.7.1996
3.	A/YL-KTS/132	Open storage of electricity generators and compressors with maintenance work	Approved with conditions on 31.7.1998
4.	A/YL-KTS/219	Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 3 Years	Approved on 20.6.2001
5.	A/YL-KTS/297	Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 3 Years	Approved on 12.5.2004
6.	A/YL-KTS/383 (Renewal for 3 years)		Approved with conditions on 21.7.2006
7.	A/YL-KTS/467 (Renewal for 3 years)		Approved with conditions on 10.7.2009
8.	A/YL-KTS/567 (Renewal for 3 years)		Approved with conditions on 6.7.2012
9.	A/YL-KTS/602 (Renewal for 3 years)		Approved with conditions on 5.7.2013
10.	A/YL-KTS/641 (Renewal for 3 years)		Approved with conditions on 27.6.2014
11.	A/YL-KTS/669	Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 3 Years	Approved with conditions on 3.7.2015
12.	A/YL-KTS/708 (Renewal for 1 year)		Approved with conditions on 24.6.2016
13.	A/YL-KTS/740 (Renewal for 1 year)		Approved with conditions on 23.6.2017

14.	A/YL-KTS/787 (Renewal for 1 year)		Approved with conditions on 15.6.2018
15.	A/YL-KTS/823	Temporary Open Storage of Electricity Generators and Compressors for a Period of 3 Years	Approved with conditions on 5.7.2019
16.	A/YL-KTS/933	Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years	Approved with conditions on 14.10.2022 (Planning permission to be expired on 14.10.2025)

2.6.2 This Application has the same site and layout as the latest approved Application No. A/YL-KTS/933. All the approval conditions had been complied with and the planning permission of this previous application will lapse on 14.10.2025 (**Appendix 1** refers). The approval conditions and their status are listed out in **Table 2.2** below:

**Table 2.2 Status of the Approval Conditions of the Application No. A/YL-KTS/933**

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., as proposed by the Applicant, is allowed on the Site during the planning approval period	✓	During the 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	✓	During the approval period
(c)	No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site at any time during the planning approval period	✓	During the approval period
(d)	The peripheral fence wall shall be maintained at all times during the planning approval period	✓	During the approval period
(e)	The existing drainage facilities within the Site shall be maintained at all times during the planning approval period	✓	During the approval period
(f)	The submission of a record of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023	✓	Complied ( <b>Appendix 2</b> letter from Planning Department dated 1.12.2022 refers)
(g)	The fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period	✓	During the approval period
(h)	If any of the above planning condition (a), (b), (c), (d), (e) or (g) 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	✓	During the approval period
(i)	If the above planning condition (f) 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	✓	During the approval period

## 2.7 Similar Planning Applications

2.7.1 There have been five similar approved applications for temporary open storage within the same "OU(RU)" zone. The details of the similar applications approved in the past five years are listed in **Table 2.3** below.

**Table 2.3 Similar S.16 Applications for Temporary Open Storage within the Same "OU(RU)" Zone on the Approved Kam Tin South OZP NO. S/YL-KTS/15 in the Past Five Years**

	Application No.	Use(s)/Development(s)	Site Area (m <sup>2</sup> ) (about)	Approval Date
1.	A/YL-KTS/843	Renewal of Planning Approval for Temporary "Open Storage of Forklifts" for a Period of 3 Years	1,398	26.5.2020
2.	A/YL-KTS/865	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years	4,186	26.3.2021
3.	A/YL-KTS/872	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts with Ancillary Office for a Period of 3 Years	412	5.2.2021
4.	A/YL-KTS/924	Renewal of Planning Approval for Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials for a Period of 3 Years	3,000	24.6.2022
5.	A/YL-KTS/958	Renewal of Planning Approval for Temporary "Open Storage of Forklifts" for a Period of 3 Years	1,398	5.5.2023



### 3 TEMPORARY DEVELOPMENT PROPOSAL

#### 3.1 Open Storage of Electricity Generators, Compressors and Construction Machinery

- 3.1.1 Upon approvals from the Board since 1995, the Site has been used for open storage for electricity generators and compressors. In the latest approved Application No. A/YL-KTS/933, storage for construction machinery is included. The Site is intended for continual operation of the open storage of electricity generators, compressors and construction machinery for a period of 3 years, which is the same use under the latest approved Application No. A/YL-KTS/933. All development parameters, including the site area (about 3,333m<sup>2</sup>), site boundary, layout and internal transport facilities would be the same as those under Application No. A/YL-KTS/933<sup>1</sup> (**Figure 3.1 Layout Plan** refers).
- 3.1.2 The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is approximately 517m<sup>2</sup>. Details of the structures of the Applied Development is summarised in **Table 3.1** below:
- 3.1.3 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out on the Site.

**Table 3.1 Details of the Structures of the Applied Development**

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m <sup>2</sup> ) (about)	Use(s)
1	4.8	1	176	Shelter for Storage
2	2.7 (G/F) 2.7 (1/F)	2	229	Ancillary Office
3	4	1	44	Shelter for Storage
4	3.4	1	54	Shelter for Storage
5	2.1	1	5	Ancillary Office
6	2.4	1	9	Ancillary Office
Total:			517	

<sup>1</sup> To reflect to the existing building height and tally with the building height stated in the Planning Statement submitted under the latest approved application (No. A/YL-KTS/933), the applied building height of this Application has been increased from not more than 4.8m to 5.4m (+12.5%).



### **3.2 Operation Hour**

- 3.2.1 Same as the latest planning approval no. A/YL-KTS/933, the operation hours of the logistics centre are restricted to 7:00 a.m. to 11:00 p.m., from Monday to Saturdays. No operation will be held on Sundays and Public Holidays.

### **3.3 Access and Traffic**

- 3.3.1 The Site is accessible from Kam Sheung Road, which further connects to Pat Heung Road and Kam Tin Road. The ingress and egress point with a clear width of 7.5m is at the northeast of the Site whereas the ingress/egress does not obstruct any public transport stops or road junctions as shown in **Figure 3.2 Swept Path Diagram**.
- 3.3.2 Daily traffic trips to and from the application site during the operating hours from 7:00 a.m. to 11:00 p.m. on Mondays to Sundays, is very low. Only 1-2 round trips for private car for the staff stationing on-site daily will be generated. In view of the nature of the operation, pick up/ drop-off of the electricity generators, compressors and construction machinery will be arranged three times per month, which will generate 1 round trip for heavy goods vehicle each time during the operating hours.
- 3.3.3 The same number of loading/unloading bays and parking spaces as in the previous approved applications will be provided to support the operation of open storage. A total of 4 loading/unloading bays for medium/heavy goods vehicles (11m x 3.5m) and 4 parking spaces for private cars (5m x 2.5m) will be provided to serve the temporary open storage. No vehicle without a valid licence issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Site.
- 3.3.4 Traffic arrangement agreed and as approved under Application No. A/YL-KTS/933 would remain unchanged. No vehicle washing, repairing, dismantling, car beauty and other workshop activities are allowed on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

### **3.4 Landscape and Visual**

- 3.4.1 Planting is provided along the site boundary to improve the quality of the environment based on the accepted landscape and tree preservation proposal under the previous approved planning Application No. A/YL-KTS/383 (approved on 27.3.2007) as shown in **Figure 3.3 Landscape Plan** and **Appendix 3**.
- 3.4.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. are undertaken by the operator. The landscaping is well maintained and in good condition as shown in **Figure 3.5 Site Photos**.

### **3.5 Environment**

- 3.5.1 The Applicant has adopted environmental mitigation measures in compliance with the *Code of Practice on Handling Environmental Aspects of Temporary Uses and*

*Open Storage Sites* issued by the Environmental Protection Department to minimise the adverse environmental impacts to the surroundings.

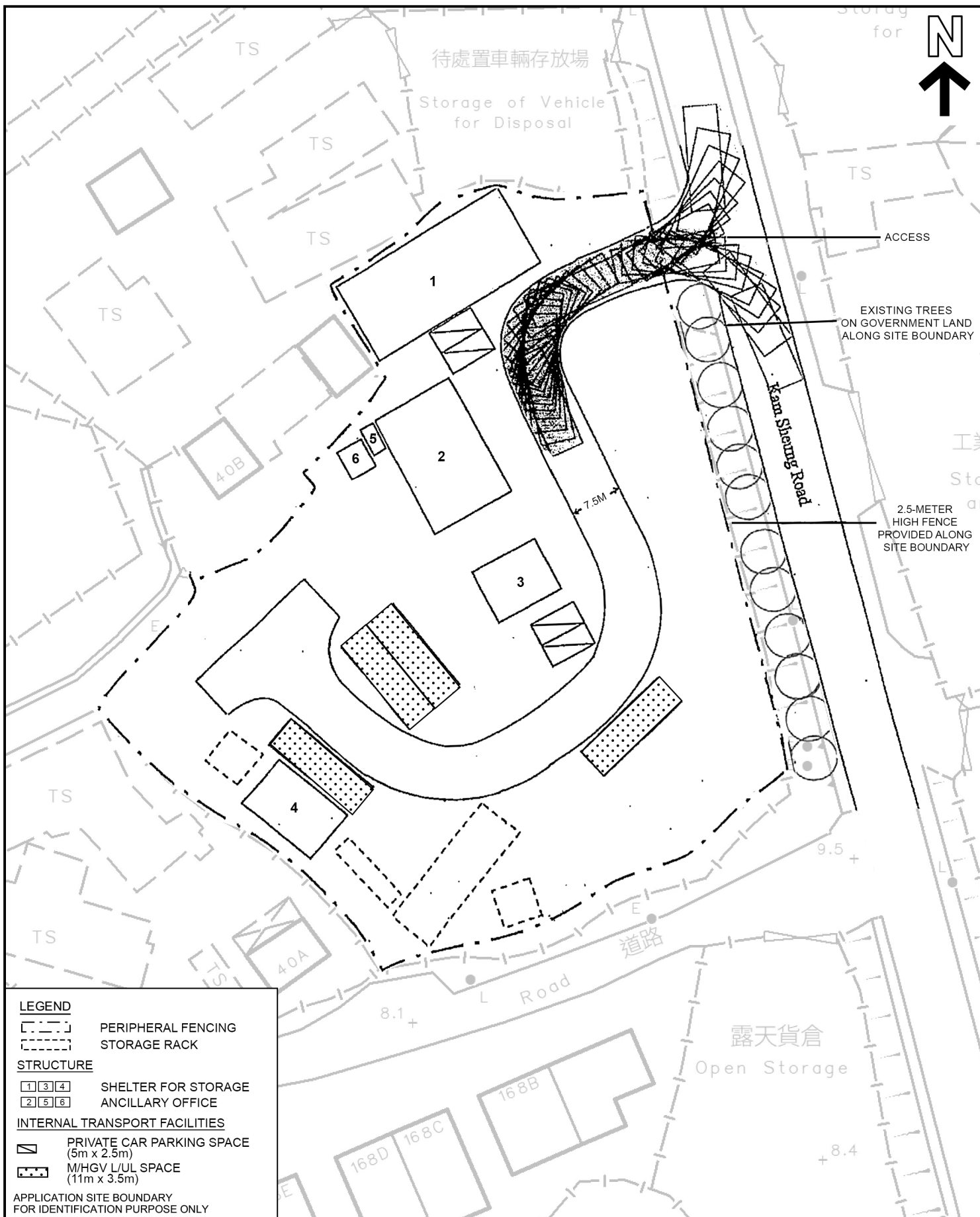
- 3.5.2 Operation hours are restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays (except Sundays and Public Holidays). The existing peripheral landscaping belt and fencing along site boundary are provided to effectively screen off and minimise possible impacts to the adjoining sensitive receivers, and paving of the Site are be well maintained. There will be no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities carried out on the Site.

### **3.6 Drainage**

- 3.6.1 Adequate drainage facilities including surface channel and sand trap were installed to ensure no adverse drainage impact on the surrounding areas. Such provisions are in accordance with the drainage plan and implementation as approved under previous approved planning Application No. A/YL-KTS/297 to the satisfaction of Drainage Services Department (**Figure 3.4 As-built Drainage Plan** and **Appendix 4** refers).
- 3.6.2 The approval conditions under Application No. A/YL-KTS/933 in relation to maintenance and record submission of existing drainage facilities had been complied.
- 3.6.3 Regular clearance of debris and maintenance are carried out. The existing drainage facilities on the Site are well maintained. A condition record of the existing drainage facilities was taken on 19.3.205 as shown in **Appendix 5**. No flooding in the surrounding area is recorded.

### **3.7 Fire Safety**

- 3.7.1 Adequate fire services installations (FSIs) have been provided and properly maintained. A Fire Service Installation Proposal, which is the same layout with approved scheme under Application No. A/YL-KTS/ 933 is enclosed in **Appendix 6**.
- 3.7.2 The approval condition under Application No. A/YL-KTS/933 in relation to the maintenance of fire services installations proposal had been complied. The full set of valid Certificate of Fire Service Installation and Equipment is enclosed in **Appendix 7**.



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### SWEPT PATH DIAGRAM

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY  
OPEN STORAGE OF ELECTRICITY GENERATORS,  
COMPRESSORS AND CONSTRUCTION MACHINERY  
FOR A PERIOD OF 3 YEARS  
LOTS 391 RP (PART) AND 392 RP IN D.D.106,  
SHEK WU TONG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1:500

### FIGURE 3.2

EXTRACT PLAN BASED ON  
SURVEY SHEETS No. 6-NE-17B

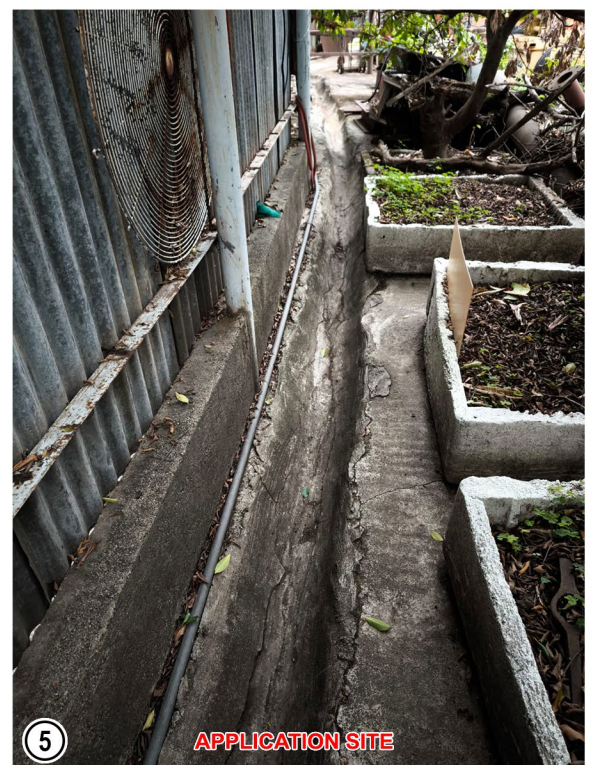
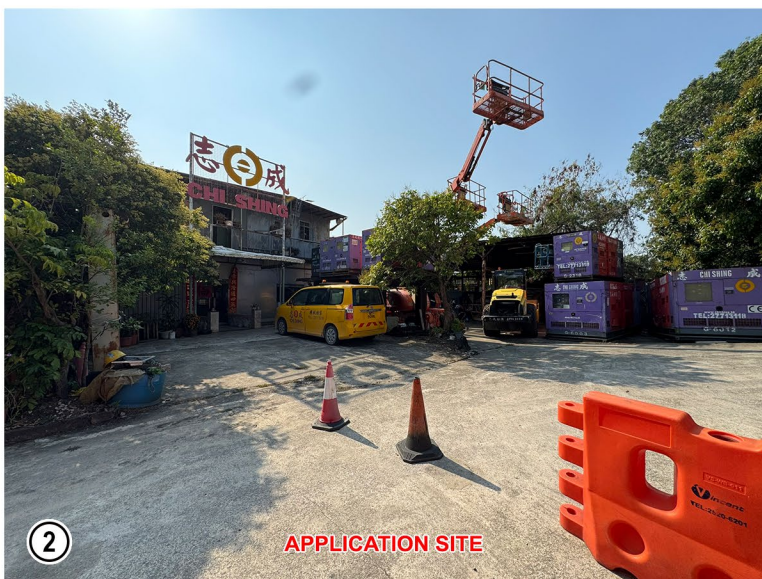
DATE: 9.7.2025











REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.2 SITE PLAN



### SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY  
OPEN STORAGE OF ELECTRICITY GENERATORS,  
COMPRESSORS AND CONSTRUCTION MACHINERY  
FOR A PERIOD OF 3 YEARS  
LOTS 391 RP (PART) AND 392 RP IN D.D.106,  
SHEK WU TONG, KAM TIN, YUEN LONG, NEW TERRITORIES

### FIGURE 3.5

BASED ON SITE PHOTOS  
TAKEN ON 19.3.2025

DATE: 30.6.2025



## **4 PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 Previous Planning Approval has been Granted**

- 4.1.1 The same use at the Site was approved by the TPB since 1995. The Site is considered suitable to be used for temporary open storage. All approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no material change in planning circumstances since the latest approved Application No. A/YL-KTS/933, the current application shall warrant the same favourable consideration.

### **4.2 All Approved Conditions of the Previous Approved Applications have been Executed and Fulfilled**

- 4.2.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-KTS/933 had been complied with during the 3 years of planning permission period. The Applicant has submitted a record of the existing drainage facilities, maintained the existing landscape, environment, drainage facilities, fire installations, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and continue to fulfil the existing approval conditions in the future.

### **4.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 13G)**

- 4.3.1 According to 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), the Site is located in "Category 3 Areas". It is stated in the guideline that planning permission could be granted when the application is able to prove that *'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. 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 3 years.'* Since the Applicant has demonstrated full compliance with the approval conditions attached to previous applications, and there is no change in the planning context since the latest approved Application No. A/YL-KTS/933, the Site is considered suitable for the applied uses.

### **4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)**

- 4.4.1 According to the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of time for Compliance with Planning Condition for Temporary Use or Development (TPB PG-No. 34D), the criteria for assessing applications for renewal of planning approval include: (a) whether there has been any material change in planning circumstances since the previous temporary approval was

granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas; (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development); (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits; (d) whether the approval period sought is reasonable; and (e) any other relevant considerations.

4.4.2 The nature of the current application in terms of approval period sought and applied use is the same as that applied in the latest approved application (No. A/YL-KTS/933). To reflect to the existing building height and tally with the building height stated in the Planning Statement submitted under the latest approved application, the applied building height of this Application has been increased from not more than 4.8m to 5.4m (+12.5%). Apart from that, there are no changes in the applied development parameters nor the nature/operation of the applied uses, the physical setting surrounding the Site also remains unchanged compared to the latest approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits.

4.4.3 In view of this, the current application shall be deemed and entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

#### **4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "OU(RU)" Zone**

4.5.1 The Site is currently zoned "OU(RU)" on the Approved Kam Tin South OZP No. S/YL-KTS/15. According to the Notes of the OZP for "OU(RU)" zone, the zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

4.5.2 However, there is currently no known proposal for long-term development at the Site. Since the applied use for open storage is temporary in nature for a period of 3 years, it will not jeopardise the long-term planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes. The approval of application can also make an optimal use of the Site during this interim period.

#### **4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature**

4.6.1 The current operation of the open storage under the latest approved Application No. A/YL-KTS/933 is clean and tidy. Uses with a similar nature including temporary open storage yards and vehicle parks are found in the vicinity of the Site. To mitigate

any potential visual impacts to the adjoining residential clusters and village settlements, the Site has been properly fenced off and planted with sufficient peripheral landscaping.

- 4.6.2 In light of the above, the Applied Development is considered compatible with the adjoining land uses in terms of scale and nature.

#### **4.7 No Adverse Traffic Impact on the Local Traffic Network**

- 4.7.1 The open storage is directly accessible from Kam Sheung Road and has a clearly defined ingress/egress. Daily traffic trips to and from the application site during the operating hours is very low with only 1-2 round trips for private car for the staff stationing on-site daily and three pick-ups/ drop-offs of the electricity generators, compressors and construction machinery per month. The number of loading/unloading and parking spaces remain the same as the previous approved Application No. A/YL-KTS/933. As such, no addition traffic flow is anticipated. With sufficient manoeuvring space and loading/unloading space within the Site, no queuing or waiting on public road is envisaged. No adverse traffic impact on the local traffic network is envisaged.

#### **4.8 Well Maintained Drainage Facilities to Ensure No Adverse Drainage Impact to the Surroundings**

- 4.8.1 The Applicant has complied with the approval conditions of the latest Application No. A/YL-KTS/933 in relation to the submission of records and maintenance of existing drainage facilities. Adequate drainage facilities have been installed since the previous approved applications and they are well maintained to ensure no adverse drainage impact to the surrounding uses. Please refer to the latest record of the existing drainage facilities in **Appendix 5**.

#### **4.9 Well Maintained Fire Services Installations to Ensure Fire Safety**

- 4.9.1 Proper FSIs are provided and well maintained in previous applications by the Applicant. An FSIs proposal which has the same layout with the approved scheme under Applications No. A/YL-KTS/933 is enclosed in **Appendix 6**. The full set of valid Certificate of Fire Service Installation and Equipment is also enclosed in **Appendix 7**.

#### **4.10 No Adverse Visual, Landscape and Environmental Impact to the Surroundings**

- 4.10.1 The existing trees and landscape belt as shown in **Figure 3.3** will be well-preserved and maintained. Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. will be undertaken. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.10.2 With the incorporation of proper paving, installation of drainage channels, and prohibition of paint-spraying activity or operation during sensitive hours (i.e. 11 p.m. to 7 a.m.), the application has undertaken the environmental mitigation measures

set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. Therefore, the Applied Development will not cause adverse environmental impact.

## **5 SUMMARY AND CONCLUSION**

- 5.1.1 The Applicant seeks renewal of approval from the TPB for Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a period of 3 years at Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long, New Territories. The Site is situated within an area zoned "OU(RU)" on the OZP No. S/YL-KTS/15. The Site has an area of about 3,333 m<sup>2</sup>.
- 5.1.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-KTS/933 submitted by the same applicant for the same use at the same site with the same layout <sup>2</sup>. The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is 517m<sup>2</sup>.
- 5.1.3 As detailed in the Planning Statement, the applied use is well justified on the grounds that:
- Previous planning approval has been granted;
  - All approval conditions of the previous approved applications have been executed and fulfilled;
  - The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
  - The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
  - The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "OU(RU)" zone;
  - The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
  - No adverse traffic impact on the local traffic network;
  - Well maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
  - Well maintained fire services installations to ensure fire safety; and
  - No adverse visual, landscape and environmental impact to the surroundings.

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<sup>2</sup> To reflect to the existing building height and tally with the building height stated in the Planning Statement submitted under the latest approved application (No. A/YL-KTS/933), the applied building height of this Application has been increased from not more than 4.8m to 5.4m (+12.5%).

- 5.1.4 In view of the Applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.