Appendix I of RNTPC Paper No. A/YL-KTN/1112

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.

收到。城市規劃委員會 的資料及文件後才正式確認收到

> <u>Form No. S16-III</u> 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

<u>Applicable to Proposal Only Involving Temporary Use/Development of Land</u> <u>and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,</u> <u>or Renewal of Permission for such Temporary Use or Development\*</u>

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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 <u>notice of application</u> 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: <u>https://www.tpb.gov.hk/en/plan\_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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.tpb.gov.hk/tc/plan\_application/apply.html

#### <u>General Note and Annotation for the Form</u> 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

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14 by heund Form No. S16-III 表格第 S16-III 號

For Official Use Only<br/>請 勿 填 寫 此 欄Application No.<br/>申請編號A/イレードイハ/ // / ノンDate Received<br/>收到日期2 4 APR 2025

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. 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: <u>http://www.tpb.gov.hk/</u>),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田 上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

#### 1. Name of Applicant 申請人姓名/名稱

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / ☑ Company 公司 /□Organisation 機構 )

Maxtop Sky Limited 冠天有限公司

#### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構 )

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lots 1672 (Part), 1674 (Part), 1679 S.B (Part), 1680 (Part), 1682, 1683, 1684, 1685, 1687, 1688, 1689, 1690, 1691 (Part), 1692 (Part), 1693 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☑Site area 地盤面積 7,229 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 51 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	<b>494</b> sq.m 平方米 ☑About 約

Parts 1, 2 and 3 第1、第2及第3部分

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號					
(e)	Land use zone(s) involved 涉及的土地用途地帶					
(f)	Current use(s)       Open storage of unlicensed vehicles and containers, pallet truck shop         現時用途       (If there are any Government, institution or community facilities, please illustrate 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	<b>b擁</b> 有人」			
The	applicant 申請人 -					
	is the sole "current land owner" <sup>#&amp;</sup> ( 是唯一的「現行土地擁有人」 <sup>#&amp;</sup>	please proceed to Part 6 and attach documentary proof (請繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one of the "current land owners" 是其中一名「現行土地擁有人」	* (please attach documentary proof of ownership). * (請夾附業權證明文件)。				
$\checkmark$	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。					
	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)	involves a total of	and Registry as at(DD/MM "current land owner(s) " <sup>#</sup> . 年	80,99 - 40,4553			
(h)	The applicant 申請人 -					
(b)		"current land owner(s)"#.				
	_	「現行土地擁有人」"的同意。				
	Details of consent of "curren	t land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人	」 #同意的詳情			
	Land Owner(s) Registry	er/address of premises as shown in the record of the Land where consent(s) has/have been obtained 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	2間不足,請另頁說明)			

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			"current lar 名「現行					
	De	Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料						
	La 「	o. of 'Current nd Owner(s)' 現行土地擁 人」數目	Lot number/add Land Registry v 根據土地註冊區	where notification	tion(s) has/	nave been giv	en	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	(Plea	ase use separate s	heets if the space of	f any box abov	e is insufficie	ent. 如上列任1	何方格的空	間不足,請另頁說明)
$\checkmark$			e steps to obtain o		-		4.5	
			取得土地擁有人					
	Rea	sonable Steps to	Obtain Consent	of Owner(s)	取得土地	擁有人的同意	意所採取自	<u> </u>
			or consent to the " (日/月/					_(DD/MM/YYYY) <sup>#&amp;</sup> ]意書 <sup>&amp;</sup>
	Rea	sonable Steps to	o Give Notificatio	n to Owner(s	) 向土地拍	擁有人發出通	鱼知所採取	的合理步驟
			ces in local newsj (日/月/					YY) <sup>&amp;</sup>
	$\checkmark$	posted notice i	in a prominent po 25 (DD/M	sition on or n				
		於	(日/月/	年)在申請地	點/申請處	電所或附近的	顯明位置	貼出關於該申請的通知
	$\checkmark$	sent notice to a	relevant c <del>wners'</del>	1 (	)/owners' e	<del>mmittee(s)/n</del>	<del>rutual aid</del>	
		<del>office(s) or</del> run 於 處,或有關的	and the second second			DD/MM/YY 業主立案法[		員會/互助委員會或管
	Othe	ers 其他	x					
		others (please 其他(請指明						
	_							
	-							
	-							

6. Type(s)	of Application	申請類別	
Regulate 位於鄉郊 (For Reno proceed to	d Areas 3地區或受規管5 ewal of Permissi o Part (B))	也區土地上及/或建築物內進行	ing Not Exceeding 3 Years in Rural Areas or 行為期不超過三年的臨時用途/發展 lopment in Rural Areas or Regulated Areas, please 可續期,請填寫(B)部分)
(a) Proposed use(s)/devel 擬議用途/發		(Private Cars and Light Go with Ancillary Facilities for	en Storage of Brand New Unlicensed Vehicles bods Vehicles) and Construction Materials a Period of 3 Years oposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective permission a 申請的許可		✓ year(s) 年 □ month(s) 個月	3
Proposed un Proposed co Proposed nu Proposed do Proposed no Proposed gr Proposed heigh	overed land area 携 umber of buildings omestic floor area on-domestic floor ross floor area 擬語 t and use(s) of dif	擬議露天土地面積 建議有上蓋土地面積 s/structures 擬議建築物/構築物製 擬議住用樓面面積 area 擬議非住用樓面面積 儀總樓面面積 ferent floors of buildings/structures	7,178       sq.m ☑About 約         51       sq.m ☑About 約         數目       3
Structure A	2: Site Office	n (not more than 3.5m or 1 s (not more than 4m or 1 store nore than 3.5m or 1 storey)	storey.). y)
Proposed numb	er of car parking	spaces by types 不同種類停車位的	的擬議數目
Motorcycle Par Light Goods Ve Medium Goods Heavy Goods V	Vehicle Parking	上車車位 aces 輕型貨車泊車位 Spaces 中型貨車泊車位 paces 重型貨車泊車位	2
Taxi Spaces 的 Coach Spaces 分 Light Goods Ve Medium Goods	」士車位	中型貨車車位	義數目 

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	osed operating hours						
9:00	a.m. to 5:00 p.m. from M	londays to Saturda	ys (excluding Public Holidays)		••••••		
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	<ul> <li>✓ There is an existing access. (pleas appropriate) 有一條現有車路。(請註明車路名稱 Local track leading from San Ta</li> <li>□ There is a proposed access. (please illi 有一條擬議車路。(請在圖則顯示)</li> </ul>	爯(如適用)) m Road ustrate on plan a	nd specify the width)		
(e)	(If necessary, please	use separate shee for not providir	議發展計劃的影響 ts to indicate the proposed measures to minin g such measures. 如需要的話,請另頁註明				
(i) (ii)	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? Does the development proposal involve the operation on the right? 擬議發展是否涉 及右列的工程?		Please provide details 請提供詳情 Please indicate on site plan the boundary of concert liversion, the extent of filling of land/pond(s) and/or exc 請用地盤平面圖顯示有關土地/池塘界線,以及河道 範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積	cavation of land) <sup>道</sup> 改道、填塘、填土 sq.m 平方米 sq.m 平方米 sq.m 平方米 sq.m 平方米	及∕或挖土的細節及/或 □About 約 □About 約 □About 約 □About 約 □About 約		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影 響?	On environmer On traffic 對交 On water suppl On drainage 輩 On slopes 對余 Affected by slo Landscape Imp Tree Felling Visual Impact	通     Y       y 對供水     Y       排水     Y       b     Y       小皮     Y       pes 受斜坡影響     Y       なた構成景觀影響     Y       次伐樹木     Y       構成視覺影響     Y	Yes    會      Yes    會	No 不會 [2] No 不會會 [2] No 不不會會會 [2] No 不不不不不會會 [2] No 不會會 [2] No 不會會 [2] No 不會會 [2] No 不會會 [2] No 不會		

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)
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)
Please refer to the supplementary planning statement.

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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期				
<ul> <li>(a) Application number to which the permission relates</li> <li>與許可有關的申請編號</li> </ul>	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	<ul> <li>□ The permission does not have any approval condition 許可並沒有任何附帶條件</li> <li>□ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</li> <li>□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</li> <li>□ Reason(s) for non-compliance: 仍未履行的原因:</li> </ul>			
(f) Renewal period sought 要求的續期期間	<ul> <li>(Please use separate sheets if the space above is insufficient)</li> <li>(如以上空間不足,請另頁說明)</li> <li>□ year(s) 年</li> <li>□ month(s) 個月</li> </ul>			

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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)。
Please refer to the supplementary planning statement.

Part 7 第7部分

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序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       ☑ Applicant 申請人 / □ Authorised Agent 獲授權代理人         簽署			
LAW WAI SING Director			
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)			
Professional Qualification(s)       □       Member 會員 / □       Fellow of 資深會員         專業資格       □       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 Maxtop Sky Limited ✓ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)			
Date 日期 03/04/2025 (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。
- 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.
   由詩人前注字由詩提供的個人答約, 或亦命向其他人士披露, 囚作上述第1 码提及的田途。

申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。

 An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

#### Gist of Application 申請摘要

 (Please provide details in both English and Chinese <u>as far as possible</u>. 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

 Location/address

 位置/地址

 Lots 1672 (Part), 1674 (Part), 1679 S.B (Part), 1680 (Part), 1682, 1683, 1684, 1685, 1687, 1688, 1689, 1690, 1691 (Part), 1692 (Part), 1693 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 and 1714 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

	New Territories
Site area 地盤面積	7,229 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 494 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	·
	"Residential (Group A)"
Type of Application 申請類別	<ul> <li>✓ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期</li> <li>☑ Year(s) 年 □ Month(s) 月</li> </ul>
	<ul> <li>Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期</li> <li>Year(s) 年 □ Month(s) 月</li> </ul>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

(i)	Gross floor area		sq.m 平方米	Plot R	atio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
		Non-domestic 非住用	Description Descripti Description Description Description Description Descri	0.01	☑About 約 □Not more than 不多於	
(ii)	No. of blocks 幢數	Domestic 住用				
		Non-domestic 非住用	3			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		🗆 (Not	m 米 more than 不多於)	
				□ (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用	4	🛛 (Not	m 米 more than 不多於)	
			1	🛛 (Not	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積		0.7	%	☑ About 約	
(v)	No. of parking	Total no. of vehicl	e parking spaces 停車位總數		2	
	spaces and loading / unloading spaces 停車位及上落客貨 車位數目	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)				
		上落客貨車位/ Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods Veh Heavy Goods Vet Others (Please Sp	二車位 遊巴車位 icle Spaces 輕型貨車車位 /ehicle Spaces 中型貨車位 hicle Spaces 重型貨車車位 pecify) 其他 (請列明)		2	
		Medium/Heavy G	oods Vehicle Spaces		2	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		, i
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		$\mathbf{\nabla}$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明) Location Plan, Lot Index Plan, Swept Path Analysis		$\mathbf{M}$
<u>Reports 報告書</u>		_
Planning Statement/Justifications 規劃綱領/理據		M
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		_
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
ourses (preuse speeny) 共同(明正为)		
Note: May insert more than one 1.1 計: 可方名达 / 图字按 古地 上 1.1 贴		
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。 ۰,

S.16 Planning Application for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

#### Supplementary Planning Statement

#### 1 Introduction

- 1.1 The applicant seeks planning permission to use the application site for proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) and construction materials with ancillary facilities for a period of 3 years at Lots 1672 (Part), 1674 (Part), 1679 S.B (Part), 1680 (Part), 1682, 1683, 1684, 1685, 1687, 1688, 1689, 1690, 1691 (Part), 1692 (Part), 1693 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 and 1714 (Part) in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Yuen Long, New Territories (the Site) (**Plan 4**) from the Town Planning Board (TPB).
- 1.2 This supplementary statement aims to provide necessary information for the TPB's consideration, and to demonstrate that the proposed development would not generate undesirable impacts to the vicinity with appropriate mitigation measures. The applicant wishes that the TPB could give favourable consideration to this planning application.

#### 2 The Site and Planning Context

- 2.1 The Site, with an area of about 7,229m<sup>2</sup> and bisected by a local track connecting to nearby private lots, is currently occupied by open storage yards of unlicensed vehicles, containers and a pallet truck shop and served by a vehicular track leading from Sam Tam Road (Plan 4). The primary ingress/egress is situated at the northwestern corner of the Site, while a secondary ingress/egress connecting to nearby private lots is at the east of the Site.
- 2.2 The surrounding area of the Site is intermixed with open storage/storage yards, warehouses, container vehicle park and rural factories. The nearest residential dwellings are located to the southeast of the Site, while the village cluster of Sha Po Tsuen is located to the further south.
- 2.3 The Site falls within an area zoned "Residential (Group A)" ("R(A)") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). According to the Notes of the OZP for the "R(A)" zone, 'Open Storage' is neither a Column 1 nor Column 2 use. The covering Notes of the OZP stipulate that temporary use or development of any land or building not exceeding a period of 3 years requires permission from the TPB. Hence, it is the applicant's intention to submit this application to request the Board's favour to the proposed

S.16 Planning Application for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

development.

- 2.4 The Site was originally zoned "Agriculture" ("AGR") on the OZP. On 6.1.2023, the Site, together with part of the adjacent "Industrial (Group D)" ("I(D)") zone, were rezoned to "R(A)" on the draft Kam Tin North OZP No. S/YL-KTN/10 for future public housing development and provision of adjoining public road, which are targeted for completion by 2031 (see TPB Paper No. 10916).
- 2.5 "Town Planning Board Guidelines for application of open storage and port backup uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)" is applicable to the current planning application. In accordance with the Guideline, the Site is located on "Category 2" areas which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. The applicant has prepared relevant technical analysis to demonstrate that the proposed use will not impose adverse impacts to the surroundings with the implementation of mitigation measures/approval conditions.
- 2.6 The Site is the subject of 2 previous applications (No. A/YL-KTN/688 and 790) approved in 2021 for proposed temporary shop and services (retail of construction materials) and temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) respectively.
- 2.7 The Site occupies various private lots in D.D. 107 and several portions of GL with an area of about 494m<sup>2</sup> (**Plan 2**). Upon planning approval granted from the TPB, the applicant will apply to the Lands Department for a Short Term Waiver to permit the structures to be erected on the private lots, as well as a Short Term Tenancy to occupy the GL.

#### 3 Development Proposal

3.1 The Site occupies an area of about 7,229m<sup>2</sup>, including GL of about 494m<sup>2</sup>. It is bisected by a vehicular access road, where the southern part consists of 2 open storage areas for construction materials (about 2,391m<sup>2</sup>) and brand new unlicensed vehicles (about 2,390m<sup>2</sup>) respectively. Another open storage area with an area of about 705m<sup>2</sup> for construction materials is designated at the north of the Site. The estimated number of vehicles to be stored is about 100. 3 temporary structures of not more than 3.5 or 4m in height for ancillary facilities

such as site office, toilets and guard room, with a total GFA of 51m<sup>2</sup>, are proposed at the northwestern part of Site. The layout plan is shown in **Plan 1** and the detailed development parameters are shown at Table 1 below:

Site Area	About 7,229m <sup>2</sup>
	(including GL of about 494m <sup>2</sup> )
Covered Area	About 51m <sup>2</sup>
Uncovered Area	About 7,178m <sup>2</sup>
Plot Ratio	About 0.01
Site Coverage	About 0.7%
Number of Structure	3
Total Non-Domestic GFA	About 51m <sup>2</sup>
Maximum Building Height	Not more than 4m
Number of Storeys	Not more than 1 storey

Table 1 – Main Development Parameters

- 3.2 The Site will be able to accommodate about 5 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the proposed development. The operation hour of the proposed development is 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The Site will be fenced-off by 2.5m high metal periphery wall.
- 3.3 The Site is accessible via a vehicular track leading from San Tam Road, the main ingress/egress is located at the northwestern corner of the Site. (Plan 4). Moreover, a second ingress/egress is opened at the east of the Site to provide right-of-way for nearby private lots (Plan 1).
- 3.4 Regarding the transportation, the unlicensed vehicles will be driven in and out the Site with temporary licenses directly, while the construction materials will be carried by medium/heavy goods vehicles (M/HGV). A total of 2 parking spaces for the staffs and 2 loading/unloading (L/UL) spaces for M/HGV are proposed on Site. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles. Table 2 below shows the estimated traffic generation and the swept path analysis is at **Plan 3**.

S.16 Planning Application for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

Time Period	РС		LGV		M/HGV		2-way
	In	Out	In	Out	In	Out	total
Trips at	3	1	1	1	2	2	10
morning peak							
(9:00 to 10:00							
a.m.)							
Trips at	1	3	1	1	2	2	10
afternoon peak							
(4:00 to 5:00							
p.m.)							
Average Traffic	1	1	1	1	2	2	8
trip per hour							
(10:00 a.m. to							
4:00 p.m.)							

Table 2 – Estimated Trip Generation and Attraction

3.5 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. No dismantling, repairing, assembling or other workshop activity are proposed at the Site. It is also confirmed that no dangerous goods will be stored at the Site. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

#### 4 Justifications

The proposed development is temporary in nature and would not jeopardize the long term planning intention of the "R(A)" zone

4.1 Although the proposed development is neither a Column 1 nor Column 2 use under the "R(A)" zone, which is not in line with the planning intention of the "R(A)" zone for high-density residential development, it is temporary in nature and could be resumed if the Government or relevant authority acquire the land for future public housing development. As the target completion year for the public housing development is 2031, approval of this application for 3 years will not jeopardize the long term planning intention of the "R(A)" zone.

#### The proposed development is compatible with the surrounding areas

4.2 The Site is situated in an area which is intermixed with open storage yards and port back-up activities, temporary warehouses and rural workshops/factories which are industrial uses in nature. The area to the north of the Site was zoned "I(D)" before rezoning to "R(A)" recently. These uses are permitted under the then "I(D)" zone and could be regarded as 'exiting uses'. With regards to the residential dwellings to the south, the Site will be fenced off and there will be no heavy vehicles operating in the open storage area to minimise nuisance. In view of the above, the proposed development is considered compatible with the surrounding areas.

#### The Site conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G)

4.3 The Site falls within Category 2 areas under TPB PG-No. 13G where open storage and port back-up uses are comparatively suitable to operate. The applicant has submitted relevant technical analysis to demonstrate that the proposed development will not cause adverse drainage, traffic and environmental impacts on the surrounding areas. The applicant will be due diligence in complying with all planning approval conditions imposed by the TPB as well to minimise potential impacts. Hence, favourable consideration could be given to this application.

### <u>No adverse traffic and environmental impacts on the surroundings will be</u> <u>generated</u>

4.4 The Site is accessible to San Tam Road via a local vehicular track. The unlicensed private cars and light goods vehicles will be driven in and out temporary license only. 2 L/UL spaces for M/HGVs are proposed for the transportation of construction materials. Additionally, as there is no sales activity on Site, only 2 car parking spaces are proposed for the staffs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 3**. In this regard, no vehicle queueing onto the public road will occur. In view of the

above, the estimated traffic generation illustrates that the additional traffic generated is insignificant and will not pose negative impact on the traffic condition of San Tam Road.

- 4.5 The Site is for open storage of unlicensed vehicles and construction materials only, which will not involve workshop and industrial activities, including dismantling, repairing, assembling or other workshop activity such that there will be no associated noise, dust emission and effluent generated. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as follow the relevant mitigation measures and requirements stipulated in the latest COP issued by the EPD.
- 4.6 Taking the nearby dwellings to the south of the Site into consideration, the applicant commits to restrict the operation hours from 9:00 a.m. to 5:00 p.m. from Mondays to Sundays to minimise nuisance. Moreover, the L/UL activities which involve M/HGV would be occur as far from the dwellings as practicable at the northwest portion of the Site to reduce impact. Also, the Site will be fenced-off by 2.5m high periphery fencing to minimise disturbance.
- 4.7 The Site has been hard paved with some existing drainage facilities on site. As the current application occupies a smaller site boundary, the applicant will submit a drainage proposal and implement the approved proposal accordingly. The fire service installations proposal will also be submitted and implemented to the satisfaction of the related authority.

#### There are previous planning approvals for similar uses at the Site

4.8 The Site is the subject of 2 previous planning applications for proposed temporary shop and services (retail of construction materials) (No. A/YL-KTN/688) and temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) (No. A/YL-KTN/688), both of which were approved by the TPB in 2021. Compare to the last approved application, the current application is for the same use while having a smaller site area. Besides, the zoning of the Site has changed from the more conservative "AGR" zone to "R(A)" zone for future development. As such, granting approval to this application does not depart from previous decisions by the TPB, and would not set undesirable precedent for the subject "R(A)" zone.

S.16 Planning Application for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

#### 5 Conclusion

- 5.1 The proposed development is compatible with the surrounding land uses which are dominated by existing brownfield uses such as open storage yards, warehouses and rural factories/workshops, and will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant after planning approval is granted from the TPB to alleviate any possible adverse impact arising from the proposed development.
- 5.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

Maxtop Sky Limited APRIL 2025 S.16 Planning Application for Proposed Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) and Construction Materials with Ancillary Facilities for a Period of 3 Years

### List of Plans

Plan 1	Layout Plan
Plan 2	Land Status Plan
Plan 3	Swept Path Analysis
Plan 4	Location Plan

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 7,229 m <sup>2</sup> (ABOUT)
COVERED AREA	: 51 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 7,178 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.01 (ABOUT)
SITE COVERAGE	: 0.7% (ABOUT)
NO. OF STRUCTURE	:3
DOMESTIC GFA	:NOT APPLICABLE
NON-DOMESTIC GFA	:51 m <sup>2</sup> (ABOUT)
TOTAL GFA	:51 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 4 m (NOT MORE THAN)
NO. OF STOREY	: 1   (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A1 A2 A3	GUARD ROOM SITE OFFICE TOILET	9 m <sup>2</sup> (ABOUT) 27 m <sup>2</sup> (ABOUT) 15 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT) 27 m <sup>2</sup> (ABOUT) 15 m <sup>2</sup> (ABOUT)	<ul> <li>3.5 m (NOT MORE THAN) (1-STOREY)</li> <li>4 m (NOT MORE THAN) (1-STOREY)</li> <li>3.5 m (NOT MORE THAN) (1-STOREY)</li> </ul>
	TOTAL	51 m <sup>2</sup> (ABOUT)	51 m <sup>2</sup> (ABOUT)	

OPEN STORAGE	USE	AREA	
B1	CONSTRUCTION MATERIALS		(ABOUT)
B2	BRAND NEW UNLICENSED VEHICLES		(ABOUT)
B3	CONSTRUCTION MATERIALS		(ABOUT)

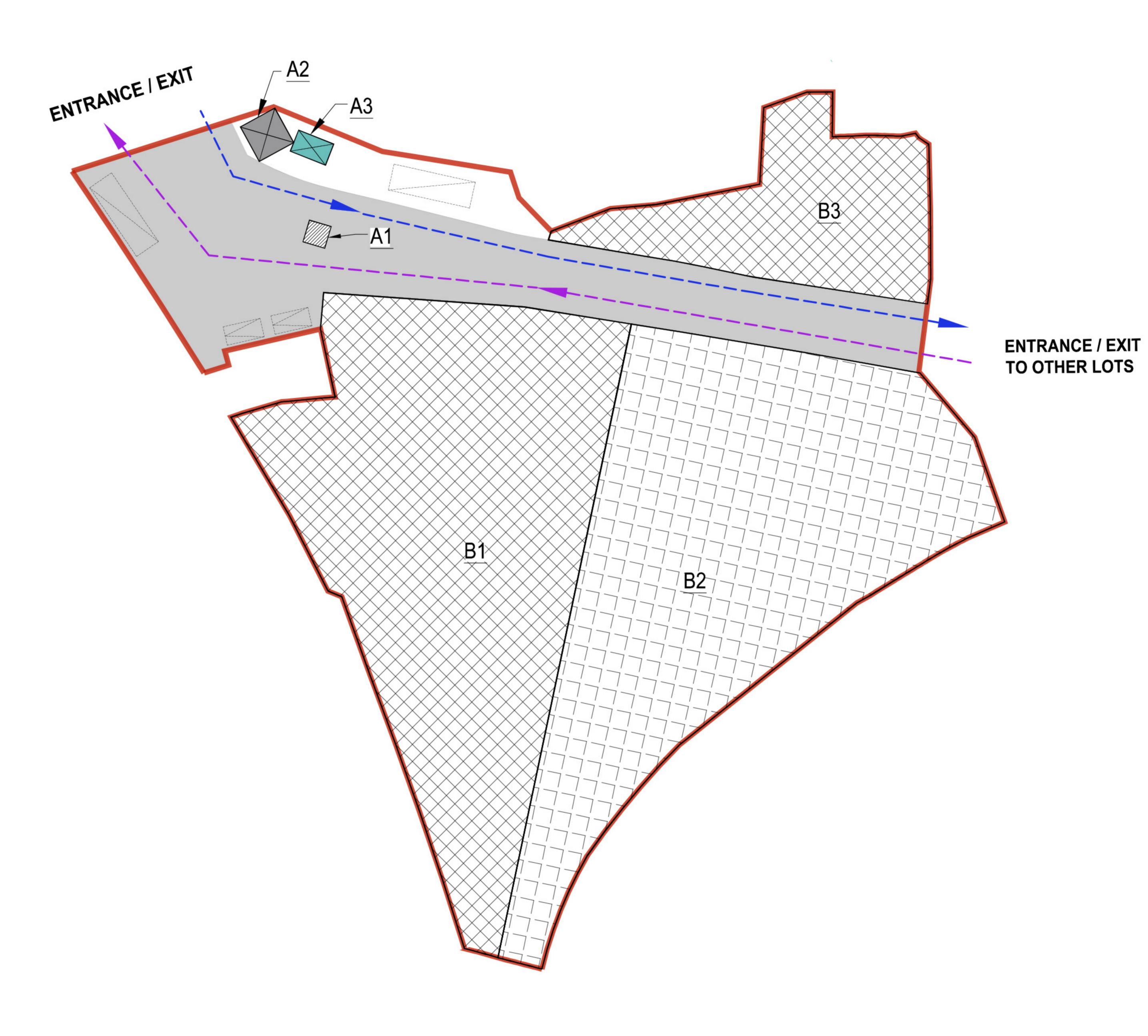
5,486 m<sup>2</sup> (ABOUT) TOTAL

## PARKING AND LOADING/ UNLOADING PROVISIONS

20

NO. OF PRIVATE CAR PARKING SPACE DIMENSIONS OF PARKING SPACE	-	2 5 m (L
NO. OF L/UL SPACE FOR MEDIUM/ HEAVY GOODS VEHICLES (M/ HGV) DIMENSIONS OF L/UL SPACE		2 11 m (

50

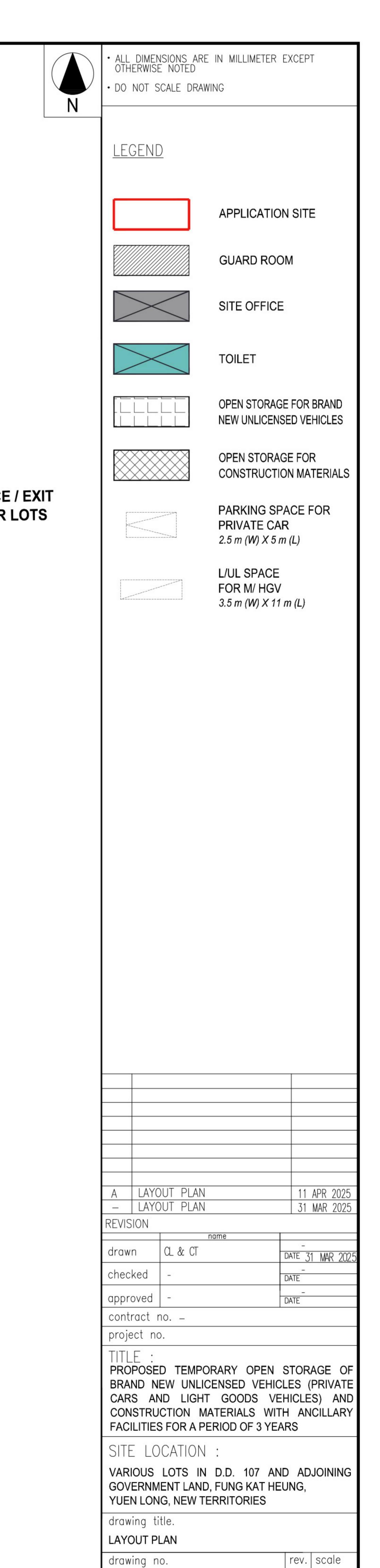


## (ADUUT)

(L) X 2.5 m (W)

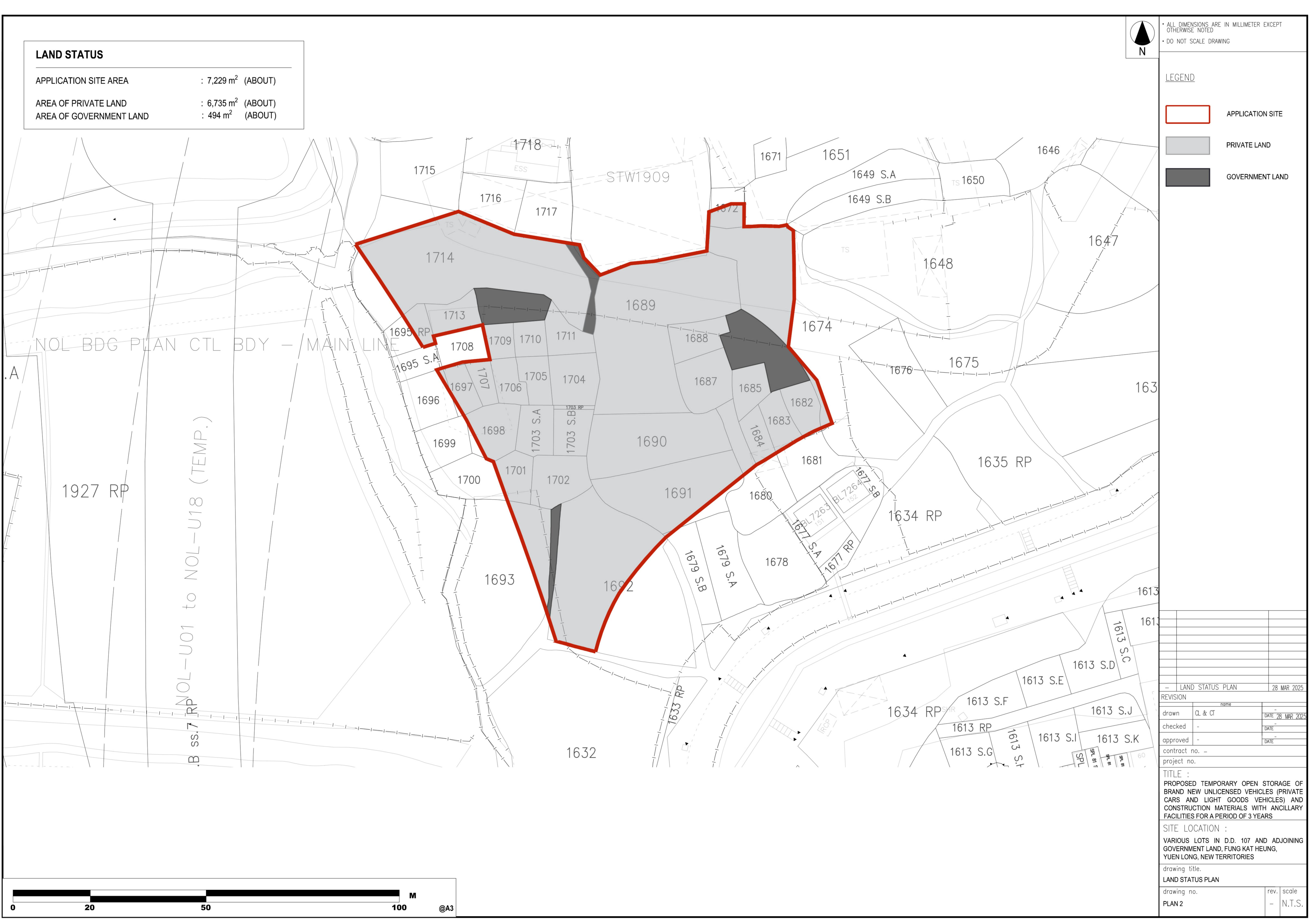
m (L) X 3.5 m (W)

	М		
10	00	@A3	



A N.T.S.

PLAN 1

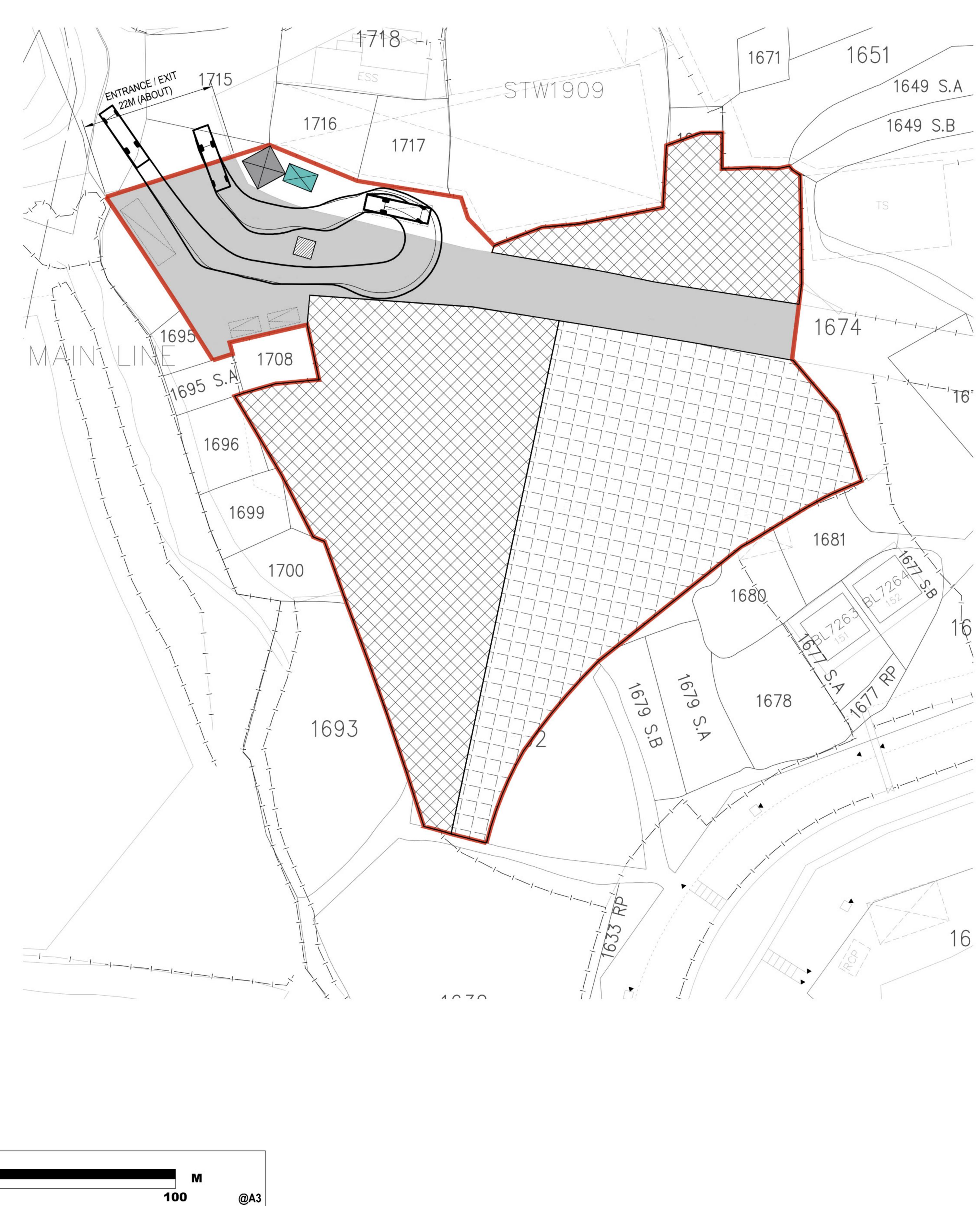


# SWEPT PATH ANALYSIS

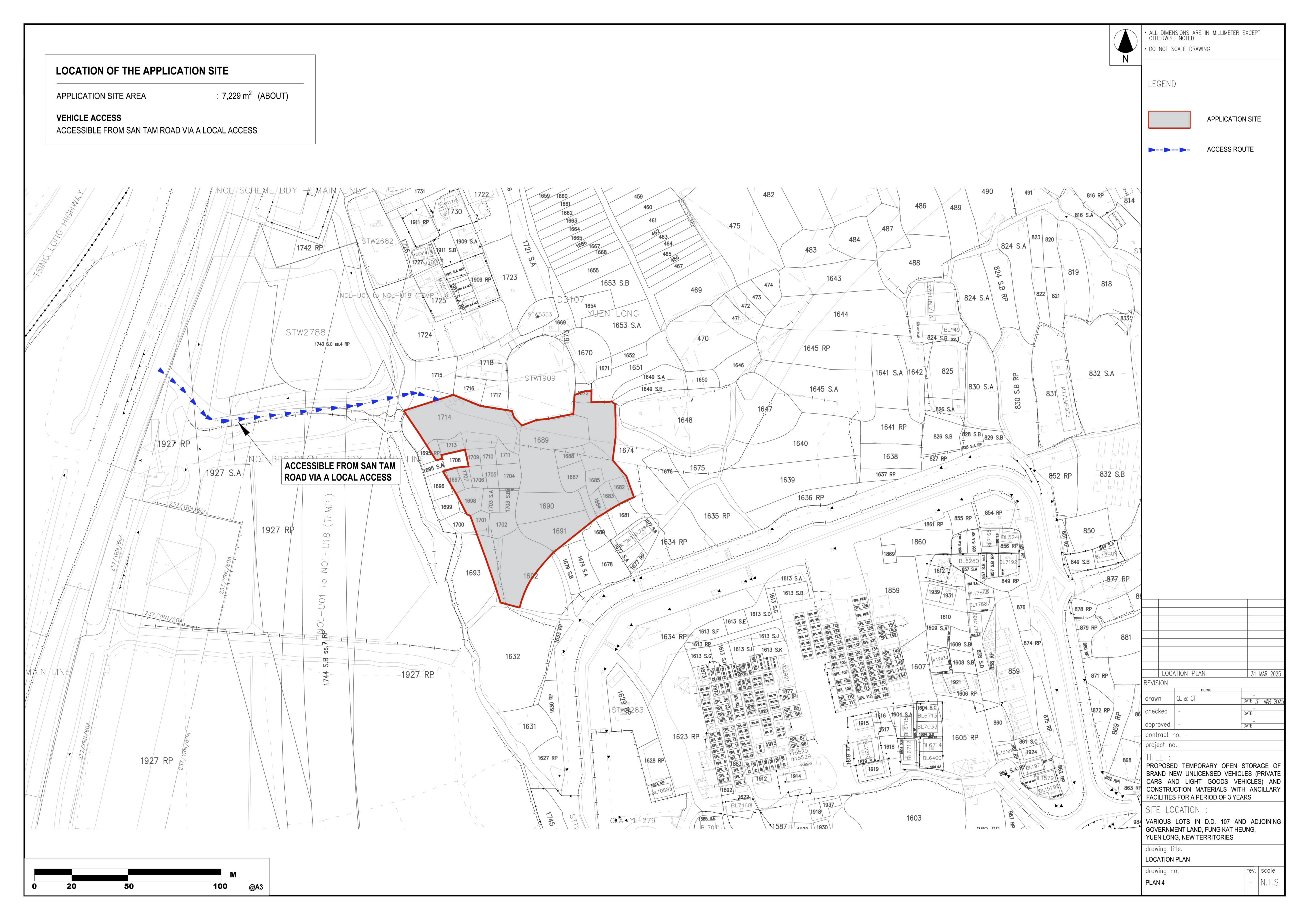
TYPE OF VEHICLE DIMENSION OF VEHICLE WIDTH ID ENTRANCE / EXIT : HEAVY GOODS VEHICLE :2.5 m (W) X 10.6 m (L)

: 22 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



	• ALL DIMEN OTHERWISE	ISIONS ARE NOTED	IN MILLIMETER	EXCEPT	
N	• DO NOT S	CALE DRAW	ING		
	<u>LEGENE</u>	)			
			APPLICATIO	N SITE	
			GUARD ROO	DM	
			SITE OFFICE		
			TOILET		
			OPEN STORAG		36.6
			OPEN STORA CONSTRUCTI		ALS
			PARKING SF PRIVATE CA 2.5 m (W) X 5 I	R	
			L/UL SPACE FOR M/ HGV 3.5 m (W) X 11		
	– SWEF	PT PATH F PT PATH F		11 APR 2 31 MAR 2	
	REVISION drawn	CL & CT	name	- DATE 31 MAR	2025
	checked approved	_		DATE DATE	
	contract r project no			UNIL	
	TITLE : PROPOSE	D TEMPO	RARY OPEN		
	BRAND NE CARS AN	EW UNLIC	ENSED VEHIC GOODS VE TERIALS WIT	LES (PRIVA HICLES) A	TE ND
		S FOR A PE	RIOD OF 3 YE		
	VARIOUS GOVERNM	LOTS IN ENT LAND	D.D. 107 AN , FUNG KAT HE		NG
	drawing ti	tle.	RRITORIES		
	SWEPT PA			rev. scal	
	PLAN 3			A N.T	.S.



主旨: Fw: Planning Application No. A/YL-KTN/1112 - Submission of Supplementary Information 附件: SI\_20250429\_app form replacement page.pdf; SI\_20250429\_Revised SPS.pdf

From: Sent: Tuesday, April 29, 2025 5:56 PM To: tpbpd/PLAND <<u>tpbpd@pland.gov.hk</u>> Cc: Subject: Planning Application No. A/YL-KTN/1112 - Submission of Supplementary Information

Dear Sir/Madam,

Reference is made to the captioned planning application No. A/YL-KTN/1112 for temporary open storage of vehicles and construction materials with ancillary facilities for a period of 3 years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long. I herewith submit the supplementary information for further processing, which contains:

- Revised Supplementary Planning Statement (SPS) superseding the original SPS submitted on 3.4.2025; and
- Replacement Pages of Application Form.

Furthermore, the applicant would like to clarify the following:

- 1. The construction materials to be stored include steel beams, lumbers, structural pipes and metal scaffolding. The maximum stacking height will be not more than 4m. Please refer to paragraph 3.2 and Table 2 of the revised SPS.
- 2. In view of the implementation programme of Sha Po public housing development which sits on the concerned "Residential (Group A)" zone, the applicant will terminate the operation and vacate the Site upon commencement of the land resumption and site formation works for the implementation of the public housing development. Please refer to paragraph 4.1 of the revised SPS.

Should you have any queries, please contact the undersigned at . Thank you.

Yours faithfully, Charlie TSUI

Maxtop Sky Limited

#### Supplementary Planning Statement

#### 1 Introduction

- 1.1 The applicant seeks planning permission to use the application site for temporary open storage of vehicles and construction materials with ancillary facilities for a period of 3 years at Lots 1672 (Part), 1674 (Part), 1679 S.B (Part), 1680 (Part), 1682, 1683, 1684, 1685, 1687, 1688, 1689, 1690, 1691 (Part), 1692 (Part), 1693 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710, 1711, 1713 and 1714 (Part) in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Yuen Long, New Territories (the Site) (Plan 4) from the Town Planning Board (TPB).
- 1.2 This supplementary statement aims to provide necessary information for the TPB's consideration, and to demonstrate that the applied use would not generate undesirable impacts to the vicinity with appropriate mitigation measures. The applicant wishes that the TPB could give favourable consideration to this planning application.

#### 2 The Site and Planning Context

- 2.1 The Site, with an area of about 7,229m<sup>2</sup> and bisected by a local track connecting to nearby private lots, is currently occupied by open storage yards of unlicensed vehicles, containers and a pallet truck shop and served by a vehicular track leading from Sam Tam Road (Plan 4). The primary ingress/egress is situated at the northwestern corner of the Site, while a secondary ingress/egress connecting to nearby private lots is at the east of the Site.
- 2.2 The surrounding area of the Site is intermixed with open storage/storage yards, warehouses, container vehicle park and rural factories. The nearest residential dwellings are located to the southeast of the Site, while the village cluster of Sha Po Tsuen is located to the further south.
- 2.3 The Site falls within an area zoned "Residential (Group A)" ("R(A)") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). According to the Notes of the OZP for the "R(A)" zone, 'Open Storage' is neither a Column 1 nor Column 2 use. The covering Notes of the OZP stipulate that temporary use or development of any land or building not exceeding a period of 3 years requires permission from the TPB. Hence, it is the applicant's intention to submit this application to request the Board's favour to the applied use.

S.16 Planning Application for <mark>Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years</mark>

- 2.4 The Site was originally zoned "Agriculture" ("AGR") on the OZP. On 6.1.2023, the Site, together with part of the adjacent "Industrial (Group D)" ("I(D)") zone, were rezoned to "R(A)" on the draft Kam Tin North OZP No. S/YL-KTN/10 for future public housing development and provision of adjoining public road, which are targeted for completion by 2031 (see TPB Paper No. 10916).
- 2.5 "Town Planning Board Guidelines for application of open storage and port backup uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)" is applicable to the current planning application. In accordance with the Guideline, the Site is located on "Category 2" areas which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. The applicant has prepared relevant technical analysis to demonstrate that the proposed use will not impose adverse impacts to the surroundings with the implementation of mitigation measures/approval conditions.
- 2.6 The Site is the subject of a previous application (No. A/YL-KTN/ 790) for proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles), which was approved in 2021.
- 2.7 The Site occupies various private lots in D.D. 107 and several portions of GL with an area of about 494m<sup>2</sup> (**Plan 2**). Upon planning approval granted from the TPB, the applicant will apply to the Lands Department for a Short Term Waiver to permit the structures to be erected on the private lots, as well as a Short Term Tenancy to occupy the GL.

#### 3 Development Proposal

3.1 The Site occupies an area of about 7,229m<sup>2</sup>, including GL of about 494m<sup>2</sup>. It is bisected by a vehicular access road, where the southern part consists of 2 open storage areas for construction materials (about 2,391m<sup>2</sup>) and brand new unlicensed vehicles (private cars and light goods vehicles only) (about 2,390m<sup>2</sup>) respectively. Another open storage area with an area of about 705m<sup>2</sup> for construction materials is designated at the north of the Site. The estimated number of vehicles to be stored is about 100. 3 temporary structures of not more than 3.5 or 4m in height for ancillary facilities such as site office, toilets and guard room, with a total GFA of 51m<sup>2</sup>, are proposed at the northwestern part of Site.

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The layout plan is shown in **Plan 1** and the detailed development parameters are shown at Table 1 below:

Site Area	About 7,229m <sup>2</sup>	
	(including GL of about 494m <sup>2</sup> )	
Covered Area	About 51m <sup>2</sup>	
Uncovered Area	About 7,178m <sup>2</sup>	
Plot Ratio	About 0.01	
Site Coverage	About 0.7%	
Number of Structure	3	
Total Non-Domestic GFA	About 51m <sup>2</sup>	
Maximum Building Height	Not more than 4m	
Number of Storeys	Not more than 1 storey	

Table 1 – Main Development Parameters

The construction materials to be stored include steel beams, lumbers, structural pipes and metal scaffolding. The maximum stacking height will be not more than 4m. Table 2 below illustrates typical examples of the construction materials:

<mark>Туре</mark>	Common dimension and photos
Steel Beams	From 10cm x 20cm up to 30cm x 90cm
<mark>Lumber</mark>	5cm x 10cm or 5cm x 15cm, with lengths typically ranging from 2.4m to 4.8m

Table 2 – Example of Construction Materials to be stored

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S.16 Planning Application for Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years



- 3.3 The Site will be able to accommodate about 5 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the applied use. The operation hour of the applied use is 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The Site will be fenced-off by 2.5m high metal periphery wall.
- 3.4 The Site is accessible via a vehicular track leading from San Tam Road, the main ingress/egress is located at the northwestern corner of the Site. (Plan 4). Moreover, a second ingress/egress is opened at the east of the Site to provide right-of-way for nearby private lots (Plan 1).
- 3.5 Regarding the transportation, the unlicensed vehicles will be driven in and out the Site with temporary licenses directly, while the construction materials will be carried by medium/heavy goods vehicles (M/HGV). A total of 2 parking spaces for the staffs and 2 loading/unloading (L/UL) spaces for M/HGV are proposed on Site. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles. Table 3 below shows the estimated traffic generation and the swept path analysis is at **Plan 3**.

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Time Period	PC		LGV		M/HGV		2-way
	In	Out	In	Out	In	Out	total
Trips at	3	1	1	1	2	2	10
morning peak							
(9:00 to 10:00							
a.m.)							
Trips at	1	3	1	1	2	2	10
afternoon peak							
(4:00 to 5:00							
p.m.)							
Average Traffic	1	1	1	1	2	2	8
trip per hour							
(10:00 a.m. to							
4:00 p.m.)							

3.6 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. No dismantling, repairing, assembling or other workshop activity are proposed at the Site. It is also confirmed that no dangerous goods will be stored at the Site. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

#### 4 Justifications

<u>The applied use is temporary in nature and would not jeopardize the long term</u> <u>planning intention of the "R(A)" zone</u>

4.1 Although the applied use is neither a Column 1 nor Column 2 use under the "R(A)" zone, which is not in line with the planning intention of the "R(A)" zone for high-density residential development, it is temporary in nature. The applicant will terminate the operation and vacate the Site upon commencement of the land resumption and site formation works for the implementation of the public

S.16 Planning Application for <mark>Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years</mark>

housing development, which are tentatively scheduled for Q4 2027 and 2028 respectively. As such, approval of this application for 3 years will not jeopardize the long term planning intention of the "R(A)" zone.

#### The applied use is compatible with the surrounding areas

4.2 The Site is situated in an area which is intermixed with open storage yards and port back-up activities, temporary warehouses and rural workshops/factories which are industrial uses in nature. The area to the north of the Site was zoned "I(D)" before rezoning to "R(A)" recently. These uses are permitted under the then "I(D)" zone and could be regarded as 'exiting uses'. With regards to the residential dwellings to the south, the Site will be fenced off to minimise nuisance. In view of the above, the applied use is considered compatible with the surrounding areas.

#### The Site conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G)

4.3 The Site falls within Category 2 areas under TPB PG-No. 13G where open storage and port back-up uses are comparatively suitable to operate. The applicant has submitted relevant technical analysis to demonstrate that the applied use will not cause adverse drainage, traffic and environmental impacts on the surrounding areas. The applicant will be due diligence in complying with all planning approval conditions imposed by the TPB as well to minimise potential impacts. Hence, favourable consideration could be given to this application.

#### <u>No adverse traffic and environmental impacts on the surroundings will be</u> <u>generated</u>

4.4 The Site is accessible to San Tam Road via a local vehicular track. The unlicensed private cars and light goods vehicles will be driven in and out temporary license only. 2 L/UL spaces for M/HGVs are proposed for the transportation of construction materials. Additionally, as there is no sales activity on Site, only 2 car parking spaces are proposed for the staffs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 3**. In this regard, no vehicle queueing onto the public road will occur. In view of the above, the estimated traffic generation illustrates that the additional traffic generated is insignificant and will not pose negative impact on the traffic

condition of San Tam Road.

- 4.5 The Site is for open storage of unlicensed vehicles and construction materials only, which will not involve workshop and industrial activities, including dismantling, repairing, assembling or other workshop activity such that there will be no associated noise, dust emission and effluent generated. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as follow the relevant mitigation measures and requirements stipulated in the latest COP issued by the EPD.
- 4.6 Taking the nearby dwellings to the south of the Site into consideration, the applicant commits to restrict the operation hours from 9:00 a.m. to 5:00 p.m. from Mondays to Sundays to minimise nuisance. Moreover, the L/UL activities which involve M/HGV would be occur as far from the dwellings as practicable at the northwest portion of the Site to reduce impact. Also, the Site will be fenced-off by 2.5m high periphery fencing to minimise disturbance.
- 4.7 The Site has been hard paved with some existing drainage facilities on site. As the current application occupies a smaller site boundary, the applicant will submit a drainage proposal and implement the approved proposal accordingly. The fire service installations proposal will also be submitted and implemented to the satisfaction of the related authority.

#### <u>There is previous planning approval for the same use at the Site</u>

4.8 The Site is the subject of a previous planning application for proposed temporary open storage of brand new unlicensed vehicles (private cars and light goods vehicles) (No. A/YL-KTN/790), which was approved by the TPB in 2021. Compare to the last approved application, the current application is for the same use while having a smaller site area. Besides, the zoning of the Site has changed from the more conservative "AGR" zone to "R(A)" zone for future development. As such, granting approval to this application does not depart from previous decision by the TPB, and would not set undesirable precedent for the subject "R(A)" zone.

#### 5 Conclusion

5.1 The applied use is compatible with the surrounding land uses which are dominated by existing brownfield uses such as open storage yards, warehouses and rural factories/workshops, and will not create significant nuisance to the

surrounding areas. Adequate mitigation measures will be provided by the applicant after planning approval is granted from the TPB to alleviate any possible adverse impact arising from the applied use.

5.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant's strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

Maxtop Sky Limited APRIL 2025 S.16 Planning Application for <mark>Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years</mark>

### List of Plans

- Plan 1 Layout Plan
- Plan 2 Land Status Plan
- Plan 3 Swept Path Analysis
- Plan 4 Location Plan

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 or								
Regulated Areas								
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please								
proceed to Part (B))								
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期,請填寫(B)部分)								
	evelopment with Ancillary Facilities for a Period of 3 Years							
(a) Proposed								
use(s)/development								
擬議用途/發展								
	(Diagon illustrate the details of the mono	al an a layout alan) (连田亚云国公明极送送体)						
(b) Effective period of	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) ☑ vear(s) 年							
(b) Effective period of permission applied for	☑ year(s) 年							
申請的許可有效期	□ month(s) 個月							
(c) Development Schedule 發展約	(c) <u>Development Schedule 發展細節表</u>							
Proposed uncovered land area	擬議露天土地面積	7,178sq.m ☑About 約						
Proposed covered land area 携	議有上蓋土地面積	51sq.m ☑About 約						
Proposed number of buildings/structures 擬議建築物/構築物數目								
Proposed domestic floor area 擬議住用樓面面積								
Proposed non-domestic floor	area 擬議非住用樓面面積	51sq.m ☑About 約						
Proposed gross floor area 擬語	義總樓面面積	51sq.m ☑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 us	e separate sheets if the space below is	insufficient) (如以下空間不足,請另頁說明)						
Structure A1: Guard Roor	n (not more than 3.5m or 1 stor	еу.)						
Structure A2: Site Office (	(not more than 4m or 1 storey) nore than 3.5m or 1 storey)							
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	2						
Motorcycle Parking Spaces 電單	車車位							
Light Goods Vehicle Parking Spa	aces 輕型貨車泊車位							
Medium Goods Vehicle Parking								
Heavy Goods Vehicle Parking Sp								
Others (Please Specify) 其他 (訪	青列明)							
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目								
Taxi Spaces 的士車位								
Coach Spaces 旅遊巴車位	即任审审公							
Light Goods Vehicle Spaces 輕型 Medium Goods Vehicle Spaces								
Heavy Goods Vehicle Spaces 重								
Others (Please Specify) 其他 (語		2 (Medium/Heavy Goods Vehicle Spaces)						

# Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. 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 下載品的規劃緊調劃容約本約處供一訳金問。)

下載及於規劃署規	劃資料查詢處供一般參閱。)					
Application No.	(For Official Use Only) (請勿填寫此欄)					
申請編號						
Location/address	Lots 1672 (Part), 1674 (Part), 1679 S.B (Part), 1680 (Part), 1682, 1683,					
位置/地址	1684, 1685, 1687, 1688, 1689, 1690, 1691 (Part), 1692 (Part), 1693 (Part), 1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702					
	1695 RP (Part), 1696 (Part), 1697 (Part), 1698 (Part), 1699 (Part), 1701, 1702, 1703 S.A, 1703 S.B, 1703 RP, 1704, 1705, 1706, 1707, 1709, 1710,					
	1711, 1713 and 1714 (Part) in D.D. 107 and					
	Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories					
Site area						
地盤面積	7,229 sq. m 平方米 ☑ About 約					
	(includes Government land of 包括政府土地 494 sq. m 平方米 ☑ About 約)					
Plan						
圖則 圖則						
	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11					
Zoning						
地帶						
	"Residential (Group A)"					
Type of	Temporary Use/Development in Rural Areas or Regulated Areas for a Period of					
Application	位於鄉郊地區或受規管地區的臨時用途/發展為期					
申請類別						
	☑ Year(s) 年 <u>3</u> □ Month(s) 月					
	Renewal of Planning Approval for Temporary Use/Development in Rural					
	Areas or Regulated Areas for a Period of					
	位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期					
	□ Year(s) 年 □ Month(s) 月					
Applied use/						
Applied use/						
development						
	Temporary Open Storage of Vehicles and Construction Materials					
development	Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years					
development						
development						
development						
development						

寄件者: 寄件日期: 收件者: 副本: 主旨:	2025年05月14日星期三 16:21 tpbpd/PLAND Andrea Wing Yin YAN/PLAND Planning Application No. A/YL-KTN/1112 - Submission of Further Information
附件:	A_YL-KTN_1112_FI1_Annex 1_Drainage Proposal_20250514.pdf; A_YL-KTN_1112_FI1_Annex 2_FSI Proposal_20250514.pdf
類別:	Internet Email

Dear Sir/Madam,

#### Planning Application No. A/YL-KTN/1112 Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories Submission of Further Information

I refer to the captioned planning application No. A/YL-KTN/1112. Further to our email dated 29.4.2025, we are pleased to submit herewith the further information as per requested. Please find the attached documents as follows for your further processing:

Annex 1 – Drainage Proposal Annex 2 – Fire Service Installations Proposal

Should you have any questions, please do not hesitate to contact the undersigned at the state of the state of

Yours faithfully, Charlie TSUI

Maxtop Sky Limited

## Annex 1 Drainage Proposal

#### 1. The Site

#### Site particulars

- 1.1 The subject site possesses an area of about 7,229m<sup>2</sup>. The surface of the site is hard paved. A public drain is found to the west of the application site.
- 1.2 The application site is serving by a vehicular track leading from San Tam Road.
- **1.3** The adjoining land of the application site is at present mostly occupied for open storage and port back-up uses and temporary shop and services uses.

#### Level and gradient of the subject site & proposed surface channel

- 1.4 The subject site is hard paved and occupied an area of approximately 7,229m<sup>2</sup>. It has a gentle gradient sloping from northeast to southeast from about +5.98mPD to +3.74mPD.
- 1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in paragraph 3 hereunder, 525mm surface U-channel will be capable to drain all surface runoff accrued at the application site.

#### Catchment area of the proposed drainage provision at the subject site

1.6 With reference to the latest survey record and site inspection, the site commands a lower level than the adjoining land to the north and east, and a higher level than the land to the south and west. Referring to the spot levels shown in **Appendix A**, for the warehouses situated to the north of the application site, while they are situated at higher spot levels, independent drainage facilities were found along their site boundary. Likewise, for the land to the east of the application site, despite having higher spot levels, there are independent drainage facilities. Similarly, the spot levels of the land located to the west of application site is also much lower than that of the application site. Furthermore, the surface runoff generates at the land to the south of the application site generally flows to the south, and discharge to the public drainage along Sha Po Tsuen Road eventually. As such,

no external catchment is identified.

# Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.7 According to recent site inspection, there is a public drain located at the west of the application site. An 800mm underground pipe connecting to the public drain is proposed at the northwest of the application site. All surface runoff will be collected to this underground pipe and dissipate to the public drain at the west of the application site eventually.

## 2. Runoff Estimation & Proposed Drainage Facilities

## Proposed drainage facilities

- 2.1 Subject to the calculation in paragraph 3.1 below, it is determined that 525mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Appendix B**).
- 2.2 The collected surface runoff will be conveyed to the public drain via the proposed 800mm underground pipe at the northwest of application site and drain all the storm water to the public drain eventually.
- 2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:100.
- 2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.
- 2.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of surface channel at site boundary is detailed hereunder:

(a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.

(b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.

(c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.

(d) Some holes will be provided at the toe of site of site hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

## 3. Drainage Calculation for the Application Site

3.1 Rational method is adopted for estimated the designed run-off  $Q = k \times i \times A/3,600$ 

Assuming that:

i. The area of the entire catchment is approximately 7,229m<sup>2</sup>;

ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

Difference in Land Datum = 5.98m - 3.74m = 2.24mL = 135m $\therefore$  Average fall = 3.3m in 200m or 1m in 60m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

Time of Concentration (t<sub>c</sub>) = 0.14465 [ L/(H<sup>0.2</sup> × A<sup>0.1</sup>)] t<sub>c</sub> = 0.14465 [ 135/(0.01667<sup>0.2</sup> × 7,229<sup>0.1</sup>)] t<sub>c</sub> = 1.82 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the

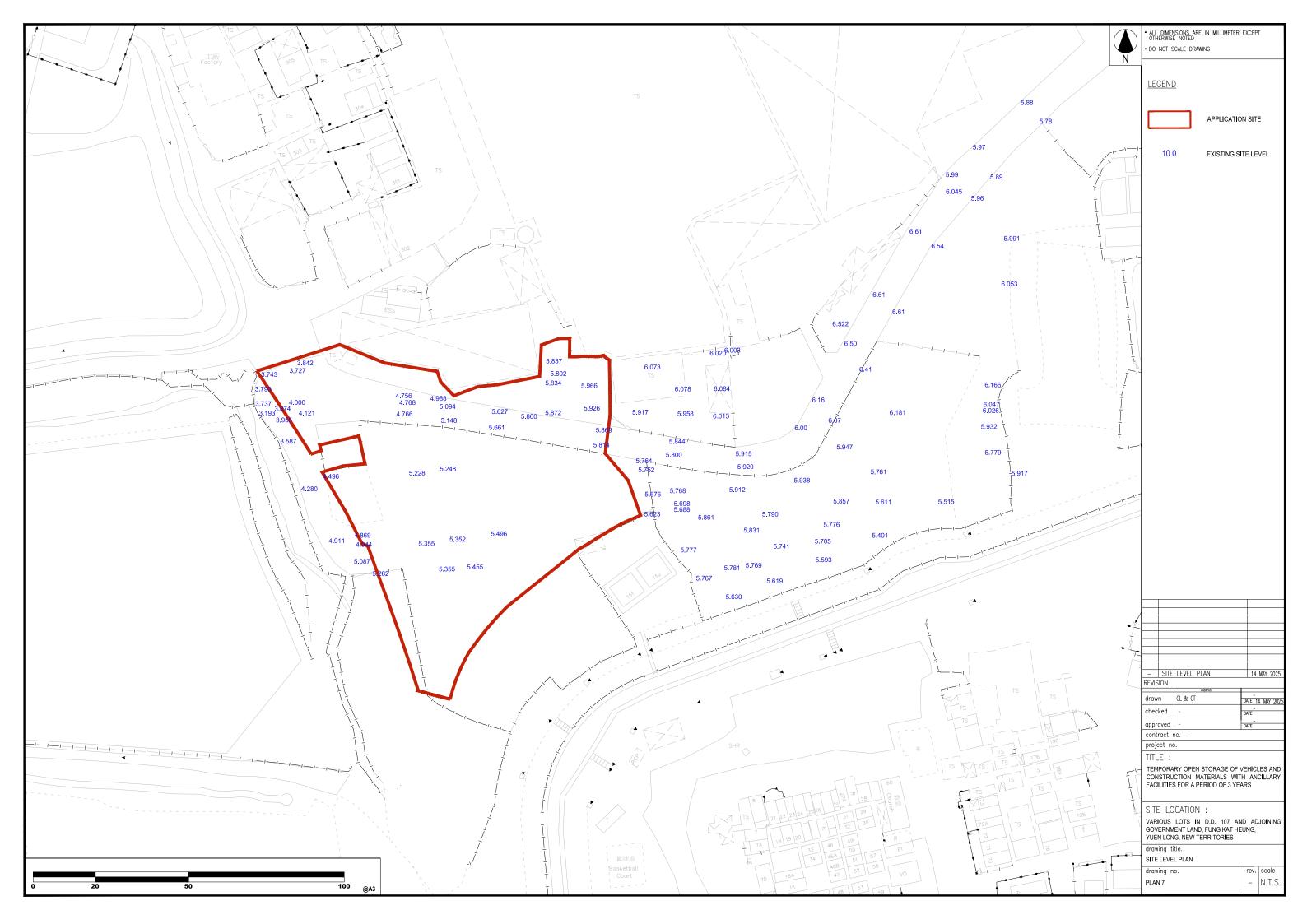
abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 245mm/hr.

By Rational Method, Q = 1 × 245 × 7,229 / 3,600 ∴ Q = 491.97 l/s = 29,518 l/min = 0.49 m<sup>3</sup>/s

In accordance with the Chart for the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:100, 525mm surface U-channel proposed by the applicant is considered adequate to dissipate all the storm water generated at the application site.

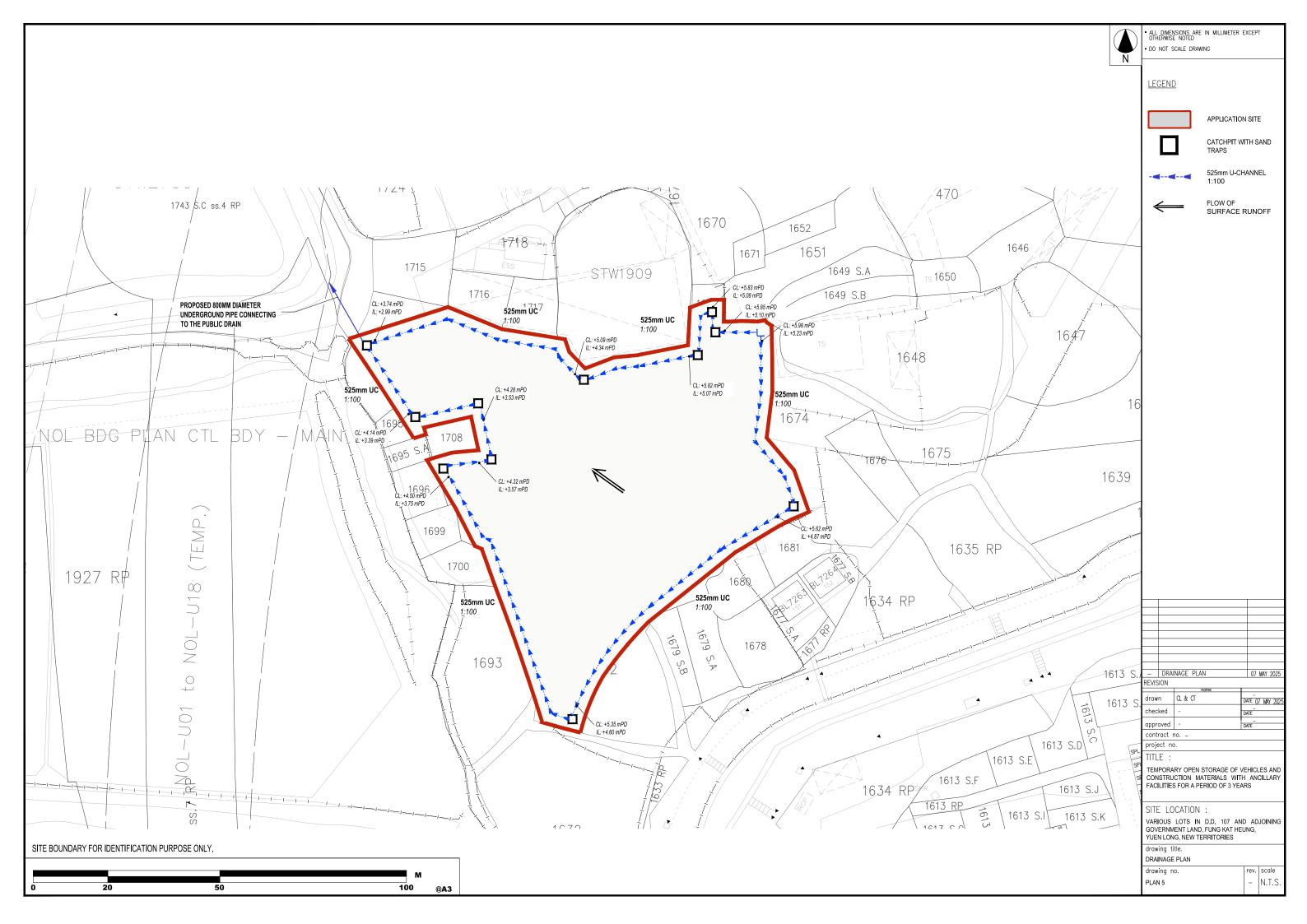
Appendix A

Site Level Plan

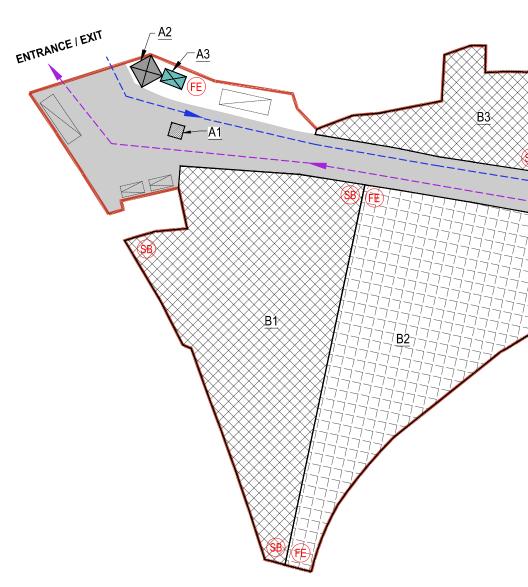


Appendix B

Proposed Drainage Plan



A1 A2 A3	GUARD ROOM SITE OFFICE TOILET	9 m <sup>2</sup> (ABOUT) 27 m <sup>2</sup> (ABOUT) 15 m <sup>2</sup> (ABOUT)	27 m <sup>2</sup>	(ABOUT) (ABOUT) (ABOUT)	3.5 m 4 m 3.5 m	(NOT MORE THAN) (1-STOREY (NOT MORE THAN) (1-STOREY (NOT MORE THAN) (1-STOREY
	TOTAL	51 m <sup>2</sup> (ABOUT)	51 m²	(ABOUT)		
OPEN STORAG	E USE		AREA			
B1 B2 B3	CONSTRUCTION MAT BRAND NEW UNLICE CONSTRUCTION MAT	NSED VEHICLES	2,391 m <sup>2</sup> 2,390 m <sup>2</sup> 705 m <sup>2</sup>	(ABOUT) (ABOUT) (ABOUT)		
		TOTAL	5,486 m <sup>2</sup>	(ABOUT)		



20

@A3

Annex 2	ALL DIMENSIONS A OTHERWISE NOTED     ON NOT SCALE DR	RE IN MILLIMETER EXCEPT 2AWING
	LEGEND	
		APPLICATION SITE
		GUARD ROOM
\$	$\searrow$	SITE OFFICE
	$\searrow$	TOILET
		OPEN STORAGE FOR BRAND NEW UNLICENSED VEHICLES
		OPEN STORAGE FOR CONSTRUCTION MATERIALS
ENTRANCE / EXIT TO OTHER LOTS		PARKING SPACE FOR PRIVATE CAR 2.5 m (W) X 5 m (L)
		L/UL SPACE FOR M/ HGV 3.5 m (W) X 11 m (L)
	FE	5kg DRY POWDER FIRE EXTINGUISHER
	SB	SAND BUCKET
	FIRE SERVICE REVISION	INSTALLATIONS PLAN 07 MAY 2025
	REVISION drawn CY & C	name T DATE 07 MAY 2025
	REVISION drawn CY & C checked - approved -	name -
	REVISION drawn CY & C checked -	nome T DATE 07 MAY 2025 DATE
	REVISION       drawn     CY & C       checked     -       approved     -       contract no.     -       project no.     -       TITLE     :       TEMPORARY OPE     CONSTRUCTION	nome T DATE 07 MAY 2025 DATE
	REVISION         drawn       CY & C         checked       -         approved       -         contract no.       -         project no.       -         TITLE       :         TEMPORARY OPE       -         CONSTRUCTION       FACILITIES FOR A         SITE       LOCATIO         VARIOUS       LOTS         GOVERNMENT LAT       YUEN LONG, NEW         drawing title.       -	IN STORAGE OF VEHICLES AND MATERIALS WITH ANCILLARY PERIOD OF 3 YEARS N : IN D.D. 107 AND ADJOINING VD, FUNG KAT HEUNG, TERRITORIES
	REVISION         drawn       CY & C         checked       -         approved       -         contract no.       -         project no.       -         TITLE       :         TEMPORARY OPE       -         CONSTRUCTION       FACILITIES FOR A         SITE       LOCATIO         VARIOUS       LOTS         GOVERNMENT LAT       YUEN LONG, NEW         drawing title.       -	IN STORAGE OF VEHICLES AND MATERIALS WITH ANCILLARY PERIOD OF 3 YEARS

寄件者 <b>:</b> 寄件日期:	2025年06月04日星期三 9:57
收件者:	tpbpd/PLAND
副本:	David Chi Chiu CHENG/PLAND; Jet Sze Jet CHEUNG/PLAND
主旨:	Planning Application No. A/YL-KTN/1112 - Submission of Further Information 2
附件:	A_YL-KTN_1112_FI2_RtoC.pdf

類別**:** 

Internet Email

Your ref: TPB/A/YL-KTN/1112

Dear Sir/Madam,

#### Planning Application No. A/YL-KTN/1112 Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories Submission of Further Information 2

Reference is made to the captioned planning application No. A/YL-KTN/1112. We are pleased to submit herewith the further information including a **Response-to-Comment Table** (see attachment) to address departmental comments received. Moreover, the applicant would like to provide the following clarifications:

## Relationship with the brownfield uses in the vicinity

The application site (the Site) will be leased to operator(s) for the applied use, whereas the applicant is still seeking suitable tenant(s) to occupy the premises. The operation of the Site is independent from nearby brownfield uses such as warehouses and open storages. A 2.5m-high solid metal wall will be erected along the periphery of the Site, except the openings of the local track bisecting the Site, to distinguish the boundary and separate the operation from uses in the vicinity.

Regarding the open storage areas adjacent to the mitigation wetland to the east and village to the south, which fall outside the Site, the open storage activity has been stopped and the applicant will re-construct the fence wall so as to align with the Site boundary under the current planning application once approved by the Town Planning Board.

## Mitigation measures to minimise impact on the surroundings

As mentioned above, 2.5m-high solid wall will be erected along the periphery of the Site to minimise nuisance generated by the open storage operation. The open storage involves solid and stable materials only, such as steel beams, lumbers, structural pipes and metal scaffolding. No storage of sand and soil nor further filling of land will be done so that no storage materials will be spilled out of the Site.

In addition, the business hours of the Site will be strictly limited to 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. It is also confirmed that there will be no car washing, dismantling, repairing, assembling and/or other workshop activities at the Site. The applicant will strictly follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" promulgated by the Environmental Protection Department (EPD) and comply with all environmental protection/ pollution control ordinances.

With the mitigation measures properly implemented, it is considered that <u>no adverse impact on the surroundings</u> is anticipated.

Should you have any questions, please do not hesitate to contact the undersigned at Thank you.

Best regards, Charlie TSUI Town Planner

Maxtop Sky Limited

## Further Information 2

## Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Lands Department (LandsD) (Contact Person: Ms. S.L. CHENG), dated 15.5.2025	
	(a) I must point out that the following irregularities covered by the subject planning application have been detected by this office:	Noted. The applicant will apply to the LandsD for STW and STT to regularise lease breaches / permit erection of temporary structures in the concerned private lots, as well as the occupation of Government
	Unauthorised structure(s) within the said private lot(s) covered by the planning application	land, upon approval of the planning application.
	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1714 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	
	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the	
	Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if	

	approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
2	Agriculture, Fisheries and Conservation Department (Contact Person: Ms. WONG Cheuk-ling), dated 19.5.2025	
	(a) There is a mitigation wetland located to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the concerned wetland nearby during operation.	The Site will be fenced off by periphery solid metal wall of 2.5m high in order to minimise any potential nuisance to the surroundings. As the Site is already hard-paved, no further filling of land is proposed for the current planning application.
		The northwestern part of the Site serves as ingress/egress, loading/unloading space and manoeuvring space only. There will be no storage activity at this part to avoid disturbance to the concerned wetland.
		For the storage areas, the construction materials to be stored include steel beams, lumbers, structural pipes and metal scaffolding. No sand and soil will be stored. Furthermore, the applicant confirms that there will be no car washing and other workshop activities at the Site.
		In light of the above measures, it is considered that the applied use will not generate adverse impacts on the concerned wetland.

寄件者: 寄件日期: 收件者: 副本: 主旨:	2025年06月20日星期五 16:30 tpbpd/PLAND David Chi Chiu CHENG/PLAND; Jet Sze Jet CHEUNG/PLAND Planning Application No. A/YL-KTN/1112 - Submission of Further Information 3
類別:	Internet Email

Dear Sir/Madam,

#### Planning Application No. A/YL-KTN/1112 Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories Submission of Further Information 3

Reference is made to the captioned planning application No. A/YL-KTN/1112. Further to the further information (FI) provided on 14.5.2025 and 4.6.2025, we are pleased to submit herewith the third FI providing the following clarifications:

Details of the vehicular access passing through the application site

While there is no Right-Of-Way clause stipulated on the Lease of the subject private lots, the concerned local track is open 24 hours daily to serve nearby users, including residential dwellings. The guardroom on the local track is used by a security company hired jointly by the brownfield operators for traffic management and security purposes.

Should you have any questions, please do not hesitate to contact the undersigned at the state of the state of

Best regards, Charlie TSUI Town Planner

Maxtop Sky Limited

#### Relevant Extracts of Town Planning Board Guidelines for <u>Application for Open Storage and Port Back-up Uses</u> <u>under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)</u>

- 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 application, 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 summarised as follows:
  - (a) port back-up sites and those types of open storage 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;
  - (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; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

## Previous s.16 Applications covering the Application Site

#### Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/790*	Temporary Open Storage of Brand New	12.11.2021
	Unlicensed Vehicles (Private Cars and	[revoked on 12.5.2023]
	Light Goods Vehicles) for a Period of Three	
	Years	

\* The site was zoned "Agriculture" ("AGR") at the time of consideration.

## Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/397#	Temporary Back-up Warehouses (Storage	11.1.2013
	of New Electrical Components and	
	Garments in Packed Boxes) for a Period of	
	Three Years	

<sup>#</sup> The site was zoned "AGR", "Village Type Development" ("V") and "Industrial (Group D)" at the time of consideration.

## Rejection Reasons:

- (1) The proposed development was not in line with the planning intentions of the "AGR" and "V" zones. No strong planning justification had been given in the submission to justify for a departure from the planning intentions, even on a temporary basis.
- (2) The proposed development would pose adverse environmental impact on the residential uses located to the north and south and in the vicinity of the site, and would generate adverse landscape and drainage impacts on the surrounding areas.
- (3) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" and "V" zones. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

## Appendix IV of RNTPC Paper No. A/YL-KTN/1112

## **Government Departments' General Comments**

## 1. <u>Traffic</u>

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view;
- the application site (the Site) involves Government land, which is not under HyD's maintenance purview; and
- advisory comments are at **Appendix V**.

## 2. <u>Railway Development</u>

Comments of the Commissioner for Northern Metropolis Railways, HyD:

- no adverse comment on the application from Northern Link Main Line viewpoint; and
- the Site is located outside the scheme boundary of Northern Link Main Line.

## 3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at Appendix V.

## 4. <u>Fire Safety</u>

Comments of the Director of Fire Services:

• no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;

- the submitted FSIs proposal is considered acceptable;
- in consideration of the nature of open storage, the approval condition on the provision of fire extinguisher(s) to his satisfaction should be added; and
- advisory comments are at **Appendix V**.

#### 5. <u>Nature Conservation</u>

Comments of the Director of Agriculture, Fisheries and Conservation:

• noting that the Site will be fenced-off by peripheral fencing of 2.5m high in order to minimise any potential nuisance to the surrounding areas and no further filling of land is proposed, he has no comment on the application from nature conservation perspective.

#### 6. Landscape Aspect

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

• the Site falls within an area zoned "Residential (Group A)", which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

#### 7. <u>Building Matters</u>

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

#### 8. <u>District Officer's Comments</u>

Comments of the District Officer (Yuen Long), Home Affairs Department:

• his office has not received any local's comment on the application.

#### 9. <u>Other Departments</u>

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

## **Recommended Advisory Clauses**

- (a) the permission is given to the use and structures under application. It does not condone any other use(s) and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) the Site is affected by the Sha Po public housing development and it may be resumed by the Government at any time during the planning approval period for implementation of the public housing development. The applicant should terminate the proposed use and vacate the Site upon implementation of the public housing development;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - there is/are unauthorized structure(s) and/or use(s) on Lot No. 1714 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
  - warning letter has been registered in the Land Registry against the lot(s) concerned. If the unauthorized structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his Office for the issuance of a Cancellation Letter; and
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots of the Site and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of proposed access connecting the Site and San Tam Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
  - the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
  - the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - the existing drainage facilities, to which the stormwater from the proposed use at the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
  - the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - the good practice guidelines for open storage (Appendix VII) should be adhered to;
  - the applicant shall submit a valid fire certificate (F.S. 251) to his department for the

compliance with approval condition relevant to the provision of fire extinguisher(s);

- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures are erected on lease land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

# Appendix VI of RNTPC <u>Paper No. A/YL-KTN/1112</u>

就規劃申請/覆核提出意見 Making Comment on	Planning Application / Review
參考編號 Reference Number:	250504-083216-21559
提交限期 Deadline for submission:	23/05/2025
提交日期及時間 Date and time of submission:	04/05/2025 08:32:16
有關的規劃申請編號 The application no. to which the comment relates	A/YL-KTN/1112
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. POON
意見詳情 Details of the Comment :	
附邊有一個生態區,堆田和做倉會污染環境, 不作出補救,下一代還有生存的空間嗎?以中國 傳承,這樣子破壞,能留下什麼給下一代。 另外,不斷批倉,有沒有想過居住在附近的市民 港政府是幫助市民還是想趕走人民?	最不可缺的傳統觀念,要有下一代(留種)

From: Sent: To: Subject:

2025-05-22 星期四 03:33:44 tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-KTN/1112 DD 107 Sha Po Tsuen Road, Fung Kat Heung

#### A/YL-KTN/1112

Various Lots and Adjoining Government Land in D.D.107, Sha Po Tsuen Road, Fung Kat Heung, Yuen Long

Site area: About 7,229sq.m Includes Government Land of about 494sq.m

Zoning: "Res Group A"

Applied Use: Open Storage of Vehicles / Construction Materials / 4 Vehicle Parking

Dear TPB Members,

847 withdrawn and back with a reduced footprint. Reference to food storage removed.

Applicant mentions intention to submit Fire and Drainage proposals. In view of the fact that the site has been used for similar purpose for many years should encourage members to ask why these facilities are not already in place.

The site is designated to be used for high rise residential so attention should be placed on ensuring that there will be no impact from the operation of the health and well being of the eventual residents.

Mary Mulvihill

#### From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Wednesday, 27 July 2022 3:16 AM HKT Subject: A/YL-KTN/847 DD 107 Sha Po Tsuen Road, Fung Kat Heung

Dear TPB Members,

Approved in Nov for storage of new vehicles, now its for storage of miscellaneous goods with 6 vehicle parking.

It mentions food. What type of foodstuffs and what are the arrangements for safe and hygienic storage, hand washing, etc etc?

Would the food be stored adjacent to other items?

Post Covid conditions for such storage should come with stringent condtions.

#### Mary Mulvihill

#### From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Saturday, 9 October 2021 4:04 AM CST Subject: A/YL-KTN/790 DD 107 Sha Po Tsuen Road, Fung Kat Heung

A/YL-KTN/790

Various Lots and Adjoining Government Land in D.D.107, Sha Po Tsuen Road, Fung Kat Heung, Yuen Long

Site area : About 14,340sq.m Includes Government Land of about 705sq.m Zoning : "Agriculture"

Applied Use : Open Storage Open Storage of Unlicensed Brand New Vehicles

Dear TPB Members,

As mentioned, previous approvals were for part of what clearly is a single operation and the split applications were a waste of time and resources.

On 20 Sept 2016 you rejected Application 523, for a 350 vehicle sale site. However despite this and the details revealed in the minutes, "The site which was previously vacant with existing trees forming a green buffer to Sha Po Tsuen had been paved and fenced off and used as vehicle storage. Approval of the application would set an undesirable precedent encouraging similar site modification prior to application. That the operation is ongoing as can be seen from Google Maps.

No information on how many vehicles to be stored. New vehicles could certainly be stacked so why would such a large site be required? Clearly the application is to legitimize the current open storage operation.

CE in Policy Address promised full speed ahead with the NT development programme. "The application sites (the Sites) were located in the Sha Po brownfield cluster where the Government had **shortlisted** as having high potential for public housing development.

Surely development should commence imminently?

Mary Mulvihill

From:

To: "tpbpd" <<u>tpbpd@pland.gov.hk</u>> Sent: Tuesday, November 19, 2019 3:12:00 AM Subject: A/YL-KTN/689 DD 107 Fung Kat Heung

Mary Mulvihill A/YL-KTN/689 Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) and 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long Site area : About 3,630m<sup>2</sup> Zoning : "Agriculture" Applied Use : Open Storage Truck Mounted Crane and Miniature Excavator / 6 Vehicle Parking

Dear TPB Members,

It is obvious that this application should be considered in tandem with 679 and 681 as they are part of the same 2016 application 523.

On 20 Sept 2016 you rejected Application 523, for a 350 vehicle sale site. However despite this and the details revealed in the minutes, "The site which was previously vacant with existing trees forming a green buffer to Sha Po Tsuen had been paved and fenced off and used as vehicle storage. Approval of the application would set an undesirable precedent encouraging similar site modification prior to application" the operation is ongoing as can be seen from Google Maps.

It would appear that to continue with the unapproved operation the larger site of 523 has been split into lots in line with their zoning.

Rather than grant approval members should question relevant departments as to what, if any, action has been taken with regard to unapproved land use.

Splitting the operation into smaller sites should not be justification for unapproved used and brownfield use of land zoned 'Agriculture'..

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

## Fire Services Department's Good Practice Guidelines for Open Storage Sites

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.