

2025年 7月 3日

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

2025 -07- 03

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**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 notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501474 2/7 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-KTS/1082
	Date Received 收到日期	2025-07-03

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

KOK Yun Kuen
郝潤權

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)

KTA Planning Limited

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 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, 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	<input checked="" type="checkbox"/> Site area 地盤面積 3,333 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 517 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Use" annotated "Rural Use"
(f) Current use(s) 現時用途	Open Storage of Electricity Generators, Compressors and Construction Machinery (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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)

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.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sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.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 use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

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

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)

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

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTS</u> / <u>933</u>
(b) Date of approval 獲批給許可的日期 14.10.2022 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 14.10.2025 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the Supporting Planning Statement attached.

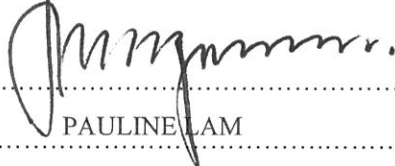
8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

PAULINE LAM

Deputy Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 130)

Others 其他

on behalf of
代表

KTA Planning Statement



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

Date 日期

2.7.2025

(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。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <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	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long, New Territories 新界元朗錦田石湖塘丈量約份第106約地段第391號餘段（部分）及第392號餘段
Site area 地盤面積	3,333 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" 「其他指定用途」註明「鄉郊用途」
Type of Application 申請類別	<input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途／發展	Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery 臨時露天存放發電機、壓縮器及建築機械

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	517 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	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) _____ _____		4 0 0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Medium/Heavy Goods Vehicle Spaces _____ _____		0 0 0 0 0 4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, As-built Drainage Plan, Site Photos, Fire Service Installation Layout Plan 位置圖、地盤平面圖、排水設施竣工圖、實地照片、消防裝置分布圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Certificate of Fire Service Installation and Equipment 消防裝置及設備證書		
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。

S.16 PLANNING APPLICATION

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

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

SUPPORTING PLANNING STATEMENT

June 2025

Applicant:
KOK Yun Kuen

Consultant:
KTA Planning Limited



S3159_PS_V01a



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

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

The Site has an area of about 3,333 m². It is currently used as temporary open storage of electricity generators, compressors and construction machinery. Such use has been approved since 1995. As a renewal application of the latest approved Application No. A/YL-KTS/933 (permission ceases to effect on 14.10.2025), the current application is submitted by the same applicant for the same use at the same site with the same layout. The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is about 517m².

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

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

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

行政摘要

(內文如有差異，應以英文版本為準)

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

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

是次申請發展的續期申請具充份理據，原因如下：

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

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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- 4.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 13G)
- 4.4 Conforms to the Town Planning Board Guidelines (TPB PG-No. 34D)
- 4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "OU(RU)" Zone
- 4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature
- 4.7 No Adverse Traffic Impact on the Local Traffic Network
- 4.8 Well Maintained Drainage Facilities to Ensure No Adverse Drainage Impact to the Surroundings
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S.16 Planning Application
Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

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

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

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

1.2 Report Structure

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

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

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

2.2 Land Status

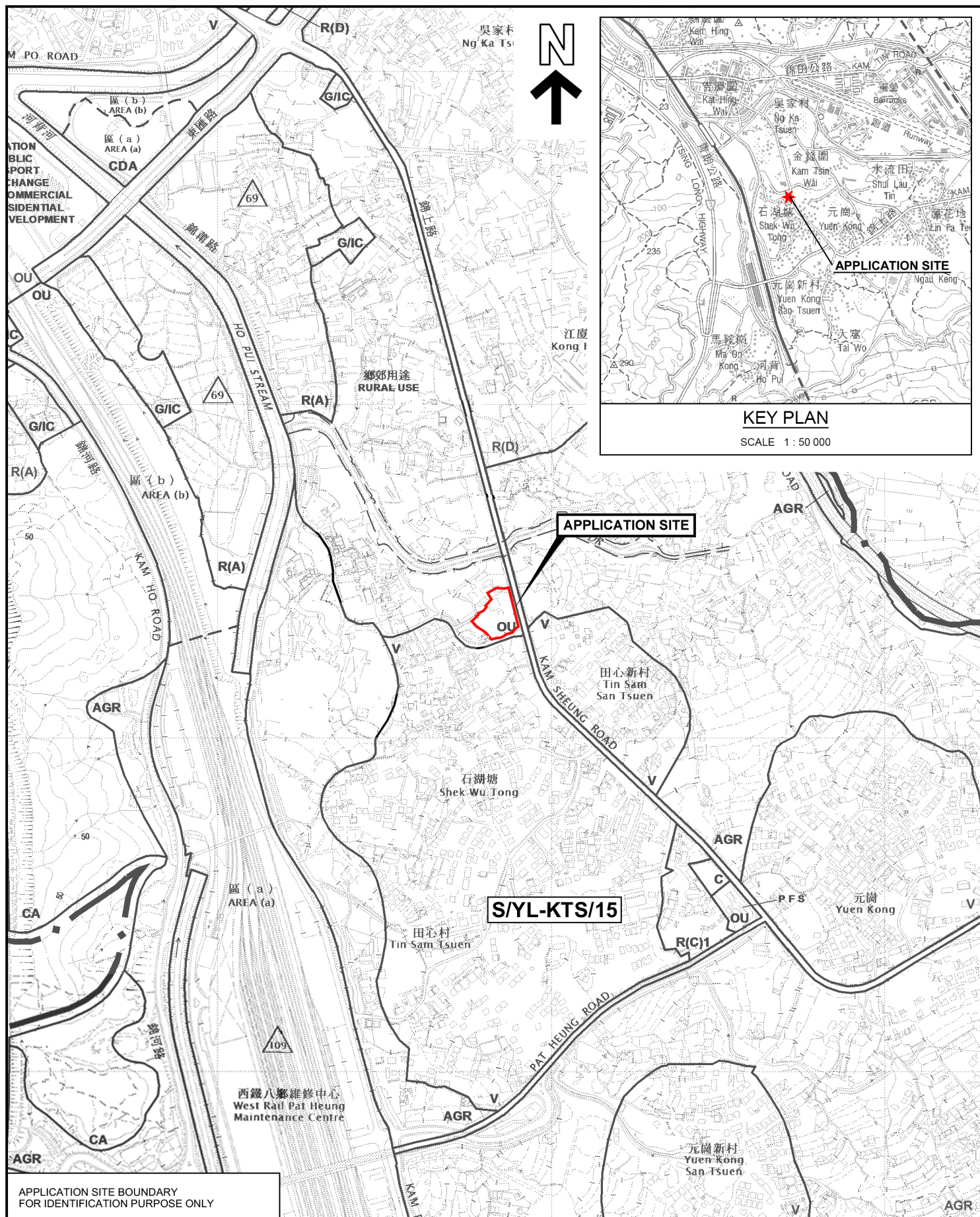
- 2.2.1 The Site has a total site area of about 3,333 m². It comprises private land only which is old schedule agricultural lots held under Block Government Lease (**Figure 2.2 Site Plan** refers).

2.3 Statutory Planning Context

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

2.4 Surrounding Land Use Pattern

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



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LOCATION PLAN

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

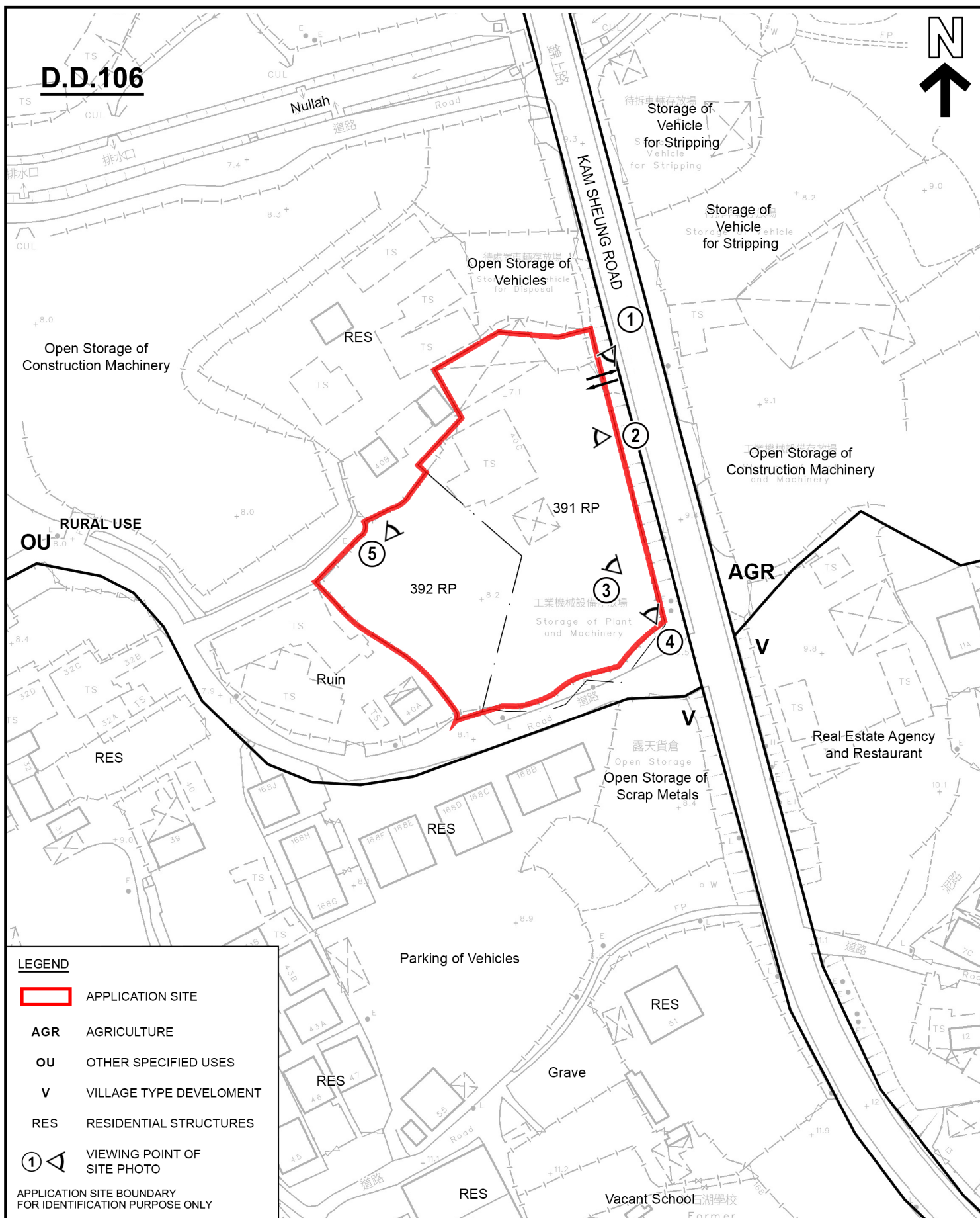
SCALE 1 : 7 500

FIGURE 2.1

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

DATE: 30.6.2025

D.D.106



LEGEND

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

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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SITE PLAN

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

FIGURE 2.2

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

DATE: 30.6.2025

2.5 Site Accessibility

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

2.6 Previous Planning Applications

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

Table 2.1 Previous Approved Planning Applications for the Same Use

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

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

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

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

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., as proposed by the Applicant, is allowed on the Site during the planning approval period	✓	During the approval period
(b)	No operation on Sundays and statutory holidays, as proposed by the Applicant, is allowed on the Site during the planning approval period	✓	During the approval period
(c)	No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site at any time during the planning approval period	✓	During the approval period
(d)	The peripheral fence wall shall be maintained at all times during the planning approval period	✓	During the approval period
(e)	The existing drainage facilities within the Site shall be maintained at all times during the planning approval period	✓	During the approval period
(f)	The submission of a record of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023	✓	Complied (Appendix 2 letter from Planning Department dated 1.12.2022 refers)
(g)	The fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period	✓	During the approval period
(h)	If any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(i)	If the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period

2.7 Similar Planning Applications

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

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

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

3 TEMPORARY DEVELOPMENT PROPOSAL

3.1 Open Storage of Electricity Generators, Compressors and Construction Machinery

- 3.1.1 Upon approvals from the Board since 1995, the Site has been used for open storage for electricity generators and compressors. In the latest approved Application No. A/YL-KTS/933, storage for construction machinery is included. The Site is intended for continual operation of the open storage of electricity generators, compressors and construction machinery for a period of 3 years, which is the same use under the latest approved Application No. A/YL-KTS/933. All development parameters, including the site area (about 3,333m²), site boundary, layout and internal transport facilities would be the same as those under Application No. A/YL-KTS/933¹ (**Figure 3.1 Layout Plan** refers).
- 3.1.2 The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is approximately 517m². Details of the structures of the Applied Development is summarised in **Table 3.1** below:
- 3.1.3 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out on the Site.

Table 3.1 Details of the Structures of the Applied Development

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

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

3.2 Operation Hour

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

3.3 Access and Traffic

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

3.4 Landscape and Visual

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

3.5 Environment

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

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

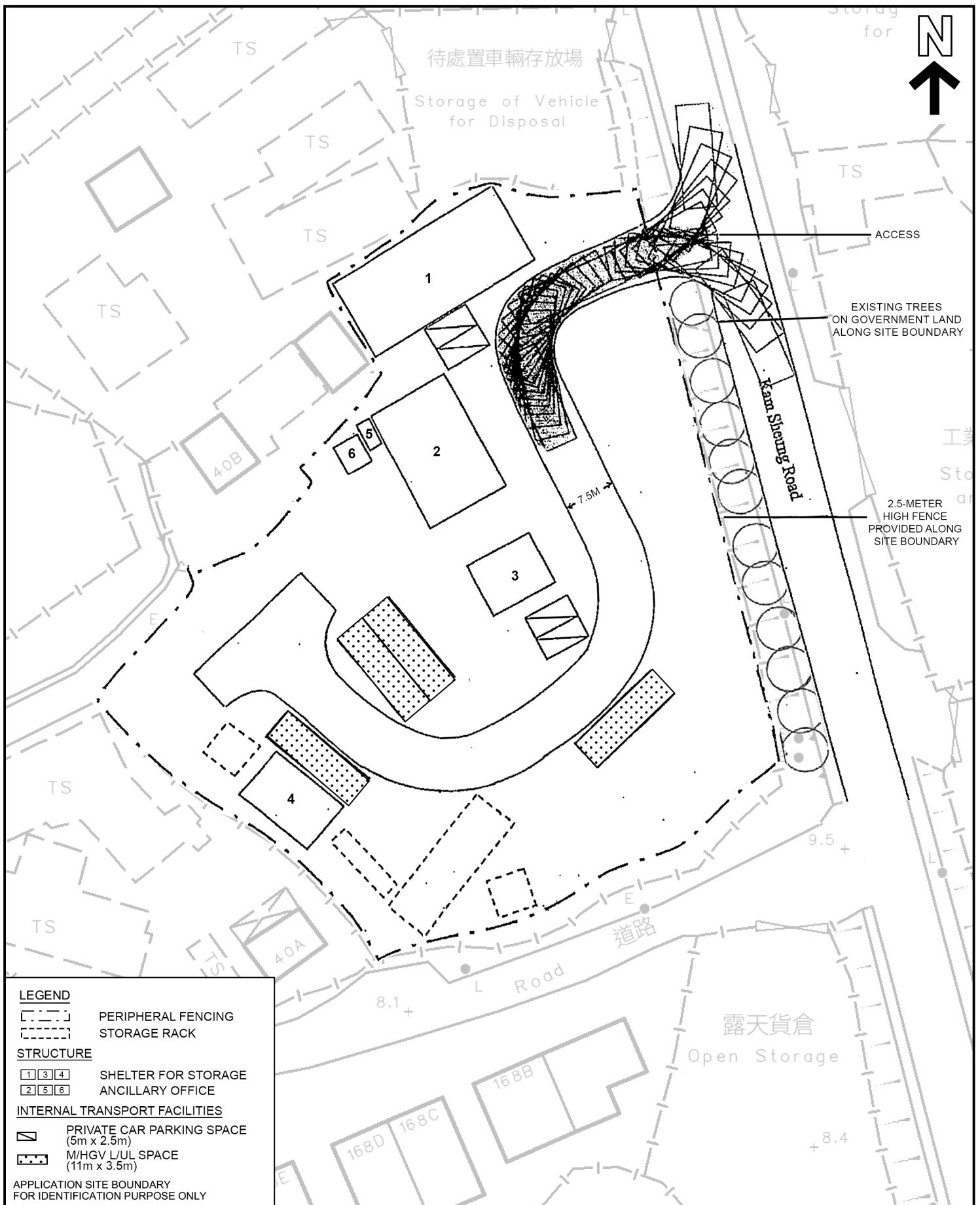
- 3.5.2 Operation hours are restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays (except Sundays and Public Holidays). The existing peripheral landscaping belt and fencing along site boundary are provided to effectively screen off and minimise possible impacts to the adjoining sensitive receivers,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

3.6 Drainage

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

3.7 Fire Safety

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



PLANNING LIMITED
規劃顧問有限公司

SWEPT PATH DIAGRAM

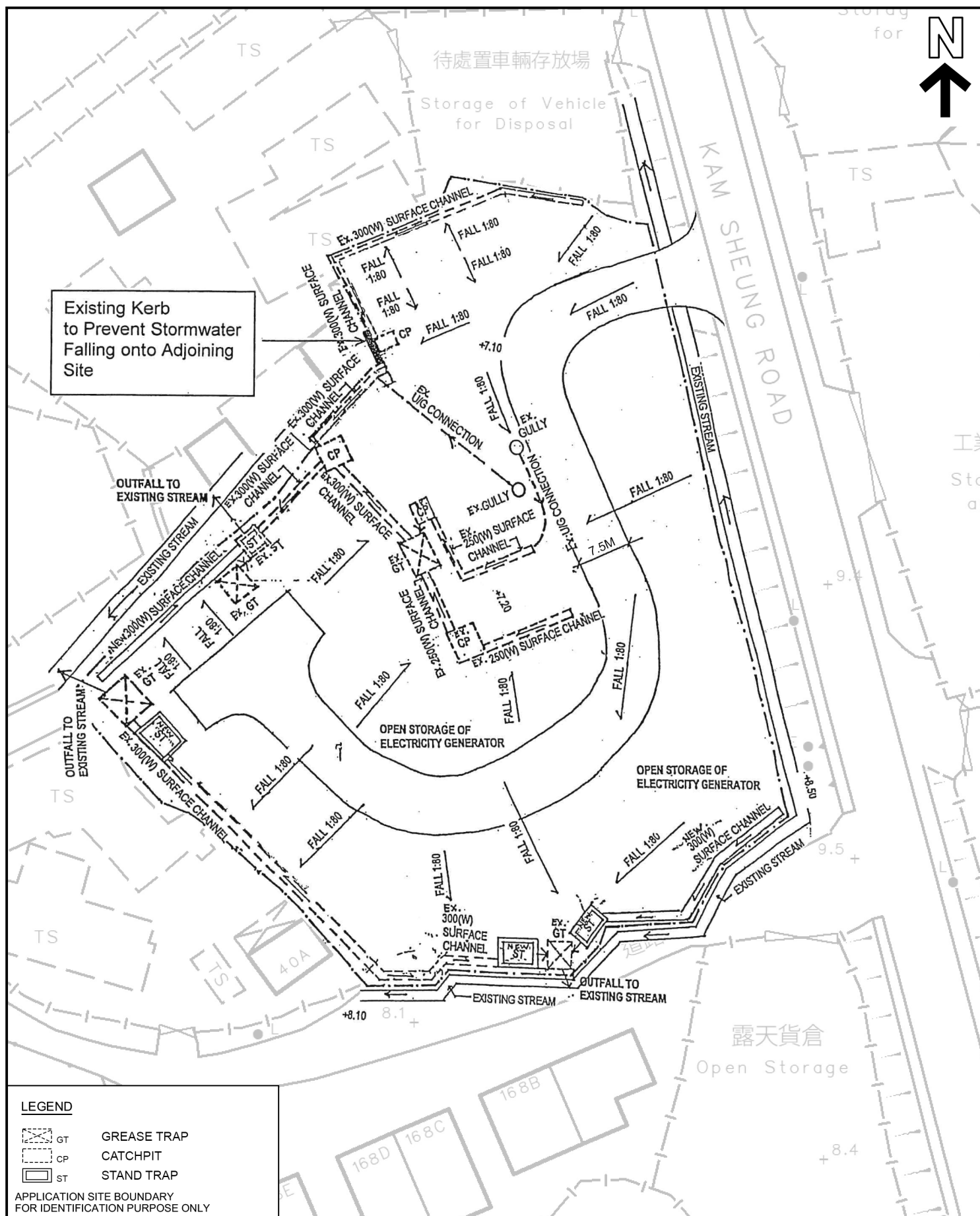
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
OPEN STORAGE OF ELECTRICITY GENERATORS,
COMPRESSORS AND CONSTRUCTION MACHINERY
FOR A PERIOD OF 3 YEARS
LOTS 391 RP (PART) AND 392 RP IN D.D.106,
SHEK WU TONG, KAM TIN, YUEN LONG, NEW TERRITORIES

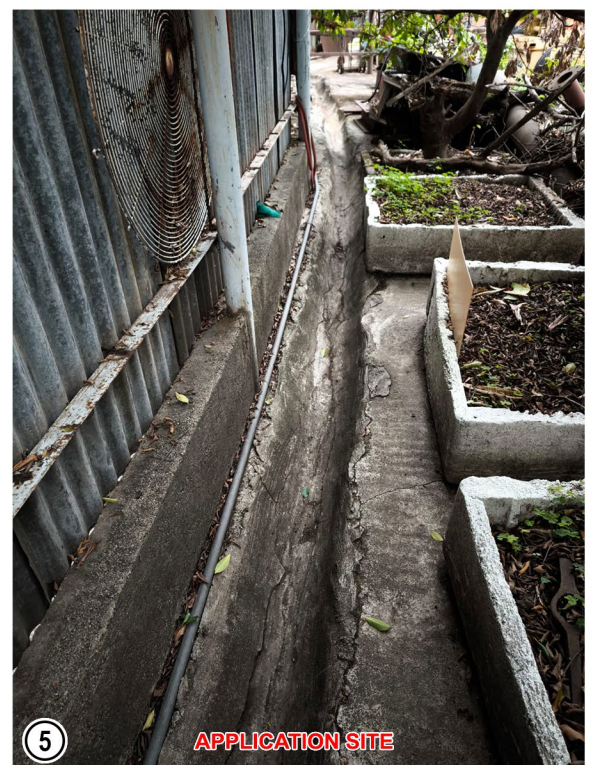
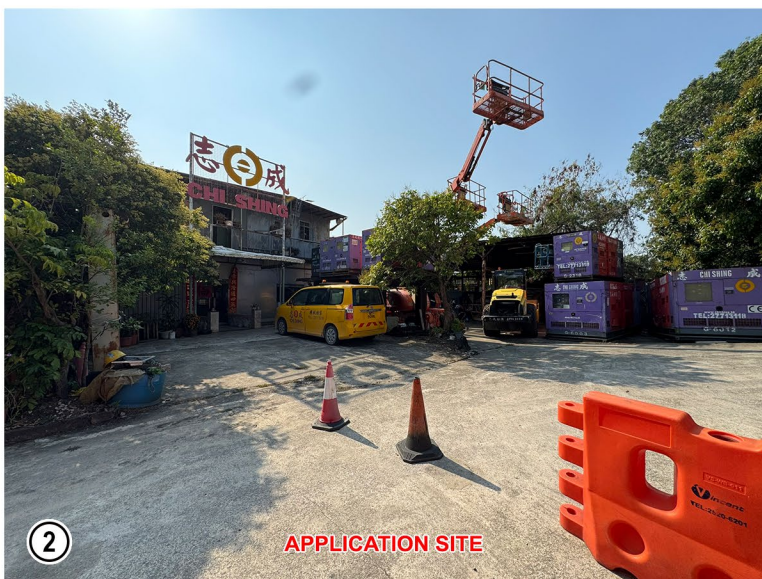
SCALE 1:500

FIGURE 3.2

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

DATE: 9.7.2025





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



SITE PHOTOS

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

FIGURE 3.5

BASED ON SITE PHOTOS
TAKEN ON 19.3.2025

DATE: 30.6.2025

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

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

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

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

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

- 4.3.1 According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), the Site is located in "Category 3 Areas". It is stated in the guideline that planning permission could be granted when the application is able to prove that *'genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.'* Since the Applicant has demonstrated full compliance with the approval conditions attached to previous applications, and there is no change in the planning context since the latest approved Application No. A/YL-KTS/933, the Site is considered suitable for the applied uses.

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

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

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

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

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

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

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

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

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

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

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

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

4.7 No Adverse Traffic Impact on the Local Traffic Network

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

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

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

4.9 Well Maintained Fire Services Installations to Ensure Fire Safety

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

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

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

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

5 SUMMARY AND CONCLUSION

- 5.1.1 The Applicant seeks renewal of approval from the TPB for Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a period of 3 years at Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long, New Territories. The Site is situated within an area zoned "OU(RU)" on the OZP No. S/YL-KTS/15. The Site has an area of about 3,333 m².
- 5.1.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-KTS/933 submitted by the same applicant for the same use at the same site with the same layout ². The Applied Development comprises six structures with a building height of 1 to 2 storeys (not more than 5.4m). The gross floor area is 517m².
- 5.1.3 As detailed in the Planning Statement, the applied use is well justified on the grounds that:
- Previous planning approval has been granted;
 - All approval conditions of the previous approved applications have been executed and fulfilled;
 - The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
 - The Applied Development conforms to the TPB Guidelines for Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No 34D);
 - The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "OU(RU)" zone;
 - The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
 - No adverse traffic impact on the local traffic network;
 - Well maintained drainage facilities to ensure no adverse drainage impact to the surroundings;
 - Well maintained fire services installations to ensure fire safety; and
 - No adverse visual, landscape and environmental impact to the surroundings.

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

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

Appendix 1

Approval Letter of Planning Application No. A/YL-KTS/933

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

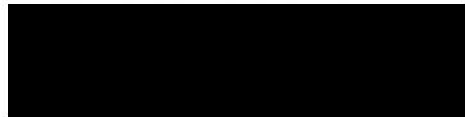
By Post & Fax (2620 6022)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-KTS/933

28 October 2022

PlanArch Consultants Ltd.



(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

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

I refer to my letter to you dated 29.8.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 14.10.2025 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and statutory holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the peripheral fence wall shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities within the site shall be maintained at all times during the planning approval period;
- (f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023;
- (g) the fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

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

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

This temporary permission will lapse on 15.10.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/705_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 14.10.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 18.11.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

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

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CC/cl

List of Government Department Contacts

(Application No. A/YL-KTS/933)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	謝志威先生 Mr. TSE Chi Wai	2300 1627	2770 4761

Extracted from Confirmed Minutes of 705th Meeting of RNTPC held on 14.10.2022

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/933 Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 391 RP (Part) and 392 RP in D.D. 106, Shek Wu Tong, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/933A)

Presentation and Question Sessions

93. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

94. Members had no question on the application.

Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.10.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and statutory holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other

workshop activities shall be carried out on the site at any time during the planning approval period;

- (d) the peripheral fence wall shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities within the site shall be maintained at all times during the planning approval period;
- (f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023;
- (g) the fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice."

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

Appendix 2

Letter from Planning Department for Compliance with Approval Condition (f) under Planning Application No. A/YL-KTS/933

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/933
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2620 6022)

PlanArch Consultant Ltd.



(Attn: Betty S. F. HO)

1 December 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f)
– The Submission of a Record of Existing Drainage Facilities**

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

(Application No. A/YL-KTS/933)

I refer to your submission received on 20.10.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment(s) in **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal

CTP/TPB

AL/CP/pn

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

- a. You are reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- b. You are required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Appendix 3

Letter from Planning Department for Compliance with Approval Conditions (d) & (e) under Planning Application No. A/YL-KTS/383

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



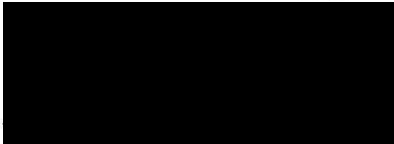
Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: pa/yl.kts/0604273
本署編號 Our Reference: () in TPB/A/YL-KTS/383
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

27 March 2007

PlanArch Consultants Ltd.



(Attn: Ms. Betty S. F. HO)

Dear Madam,

Submission for Compliance with Approval Conditions (d) & (e)

Temporary Open Storage of Electricity Generators and Compressors
with Maintenance Work for a Period of 3 Years in "Undetermined" zone
Lots 391RP, 392RP, 398 S.A (Part) and 1356RP (Part) in D.D. 106,
Shek Wu Tong, Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTS/383)

I refer to your submission dated 7.3.2007, which was received by this office on 12.3.2007, informing the completion of landscaping works for compliance with approval conditions (d) and (e) in relation to the submission and implementation of landscape and tree preservation proposals.

Please note that Chief Town Planner/Urban Design and Landscape of our department advises that conditions (d) and (e) have been satisfactorily complied with from landscape planning point of view. However, please ensure that no debris and heavy object shall be placed around the trees and all the landscape plantings on site shall be maintained throughout the planning approval period.

/2..

Should you have further queries, please feel free to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Eric C. Y. Chiu', with a stylized flourish at the end.

(Eric C. Y. CHIU)
for District Planning Officer/TMYL
Planning Department

Appendix 4

Letters from Planning Department for Compliance with Approval Conditions (b) & (c) under Planning Application No. A/YL-KTS/297

Urgent By Fax & Post
(2620 6022)

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference:
本署編號 Our Reference: () in TPB/A/YL-KTS/297
電話號碼 Tel. No.: 2158 6294
傳真號碼 Fax No.: 2489 9711

22 April 2004

Plan Arch Consultants Ltd

(Attn.: Ms Betty S.F. HO)

Dear Ms HO,

Compliance with Approval Conditions

**Temporary Open Storage of Electricity Generators & Compressors with
Maintenance Work for a Period of 3 Years
Lots 391RP, 392RP, 398sA(Part) and 1356RP(Part) in DD106
Kam Tin, Yuen Long
(Application No. A/YL-KTS/297)**

I refer to your letter dated 21.4.2004 to CE/MN, DSD enclosing the revised drainage proposal.

According to the reply from Chief Engineer/Mainland North of Drainage Services Department, he has no further comment on your proposed drainage works. Please construct the drainage works on site according to the accepted drainage proposal. You are reminded to comply with condition (c) for provision of drainage facilities by 25.4.2004.

Yours faithfully,

(Miss Eva CHAN)
for District Planning Officer/TMYL
Planning Department

EC/an
[D7] Memo - Eva CHAN (L20040422[KTS297].DOC)

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



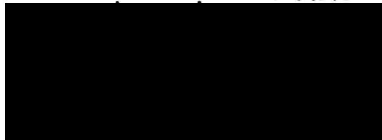
Urgent By Fax & Post
(2620 6022)

Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference:
本署編號 Our Reference: () in TPB/A/YL-KTS/297
電話號碼 Tel. No.: 2158 6294
傳真機號碼 Fax No.: 2489 9711

17 June 2004

PlanArch Consultants Ltd



(Attn.: Ms Betty S.F. HO)

Dear Ms HO,

Compliance with Approval Conditions

Temporary Open Storage of Electricity Generators & Compressors with
Maintenance Work for a Period of 3 Years
Lots 391RP, 392RP, 398sA(Part) and 1356RP(Part) in DD106
Kam Tin, Yuen Long

(Application No. A/YL-KTS/297)

I refer to your letter of 6.6.2004 informing this department of the completion of the provision of drainage facilities as required under approval condition (c).

Chief Engineer/Mainland North of Drainage Services Department have considered that the implementation of drainage work on site was satisfactory.

You are reminded to maintain the landscape planting and drainage facilities on site and reinstate the application site to an amenity area upon expiry of the planning permission as required under approval condition (g).

Yours faithfully,

(Miss Eva CHAN)
for District Planning Officer/TMYL
Planning Department

EC/my
[D8 | Memo - Eva CHAN {L20040617[KTS297].DOC}]

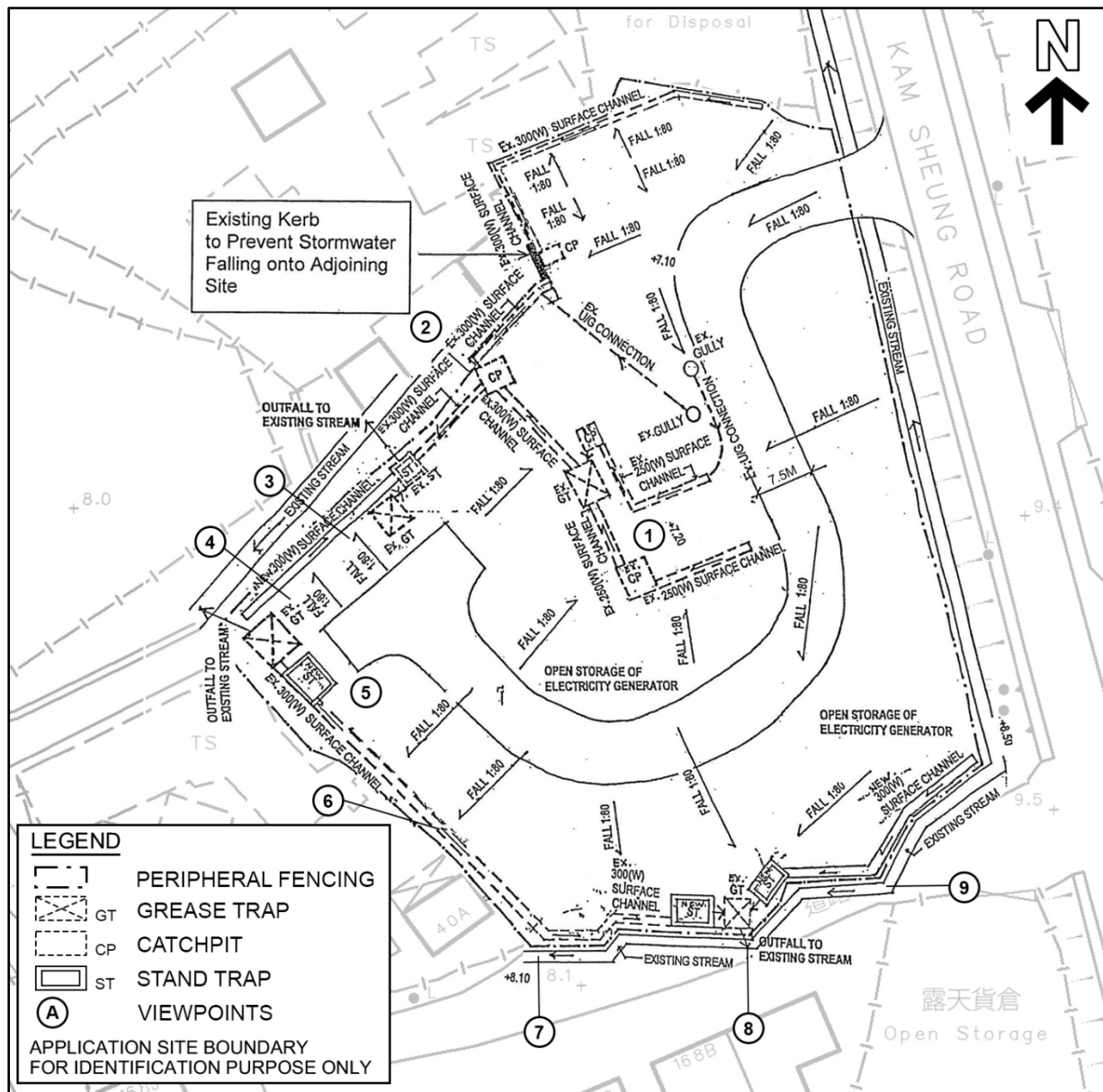
Appendix 5

Record of the Existing Drainage Facilities

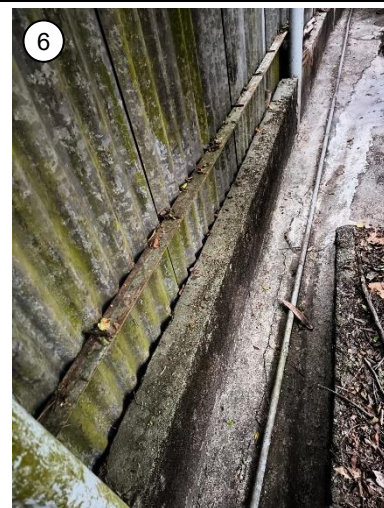
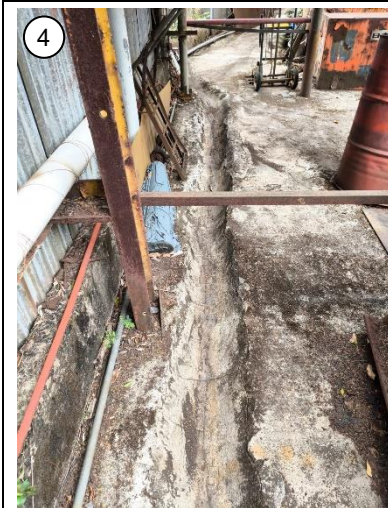
**Renewal of Planning Approval for Temporary Open Storage of
Electricity Generators, Compressors and Construction Machinery
for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 391 RP (Part) and 392 RP in D.D.106,
Shek Wu Tong, Kam Tin, Yuen Long, New Territories**

Condition Record of the Drainage Facilities

Photographic Record Location Plan



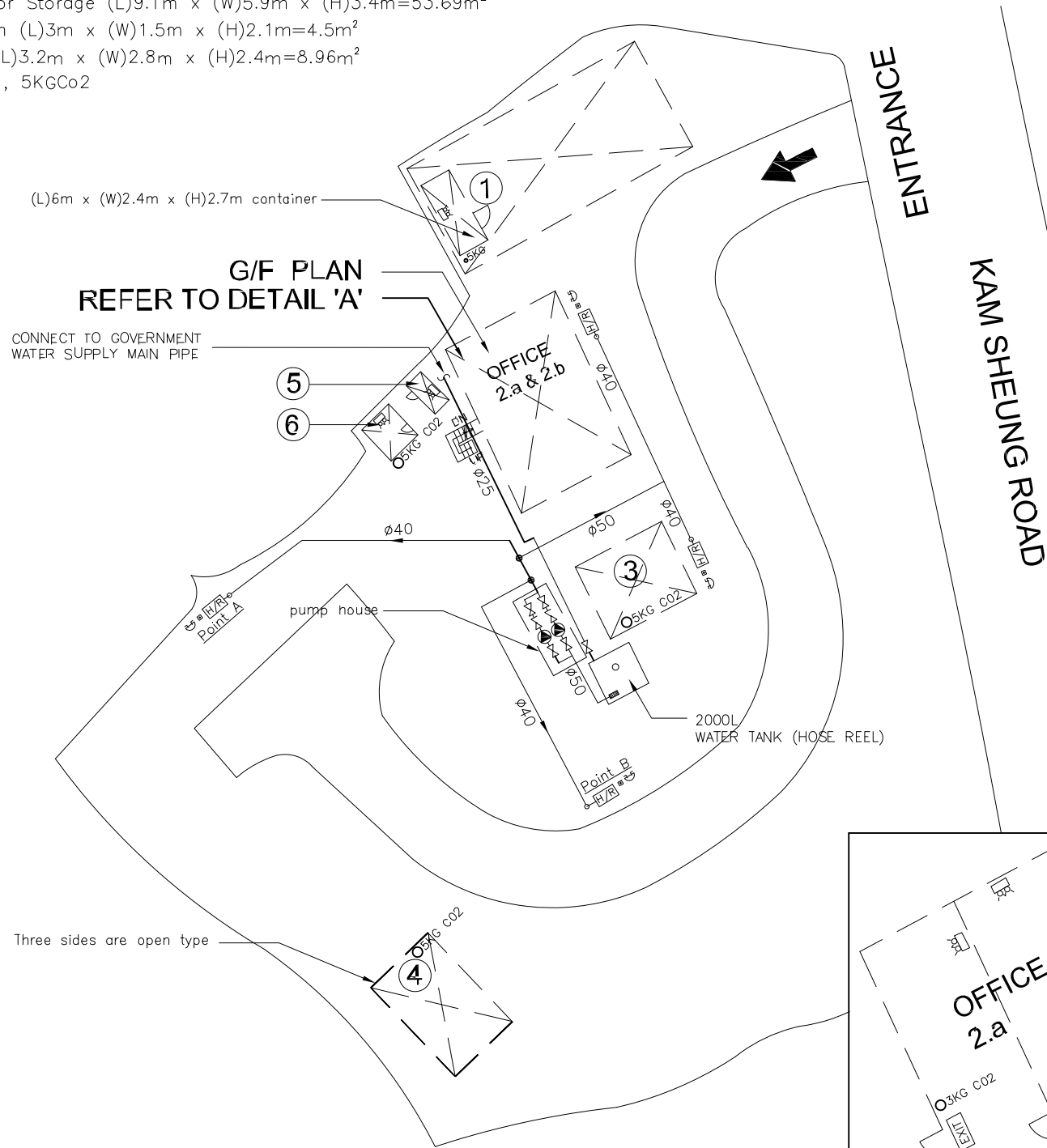
Photographic Record of the Drainage Facilities
Photos taken on 19.3.2025



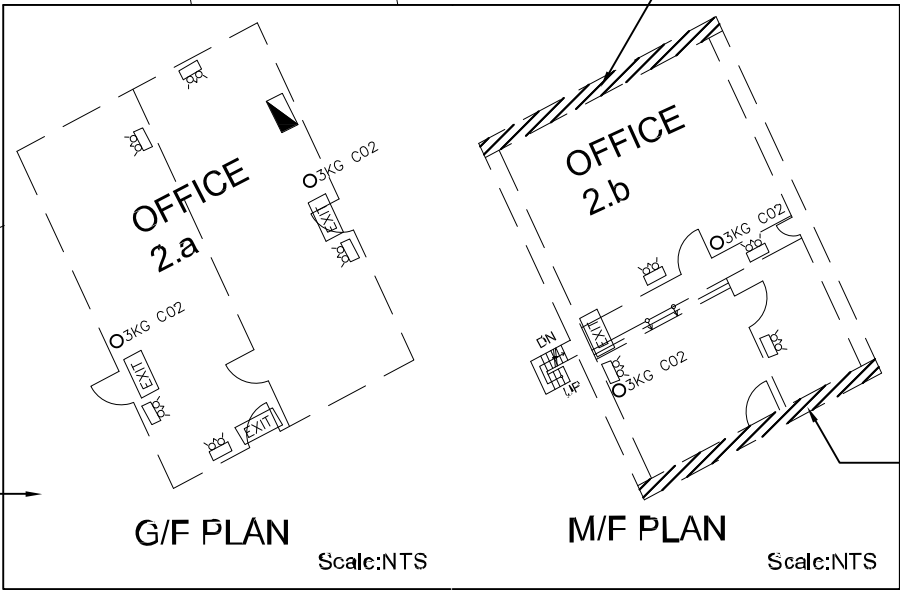
Appendix 6

Fire Service Installations Proposal (Same Layout with the Approved Scheme under Planning Application No. A/YL-KTS/933)

- LENGEND:
- ① Small Scale Maintenance (L)19.5m x (W)9m x (H)4.8m=175.5m²
Including (L)6m x (W)2.4m x (H)2.7m container inside this cover.
 - ② G/F Office (L)13.5m x (W)9.3m x (H)2.7m=125.55m²
 - ③ M/F Office (L)13.5m x (W)9.3m x (H)2.7m = 125.55m²
M/F Office (L)11m x (W)9.3m x (H)2.7m=103.55m²
125.55m²–103.55m²=21m²
TO BE DISMANTLE TOP COVER (L9.3 x W1.134)×2=21m²
 - ④ Total Area: ②.a + ②.b =TOP COVER
125.55m² + 103.55m²=229m²
 - ⑤ Shelter for Storage (L)7.3m x (W)6m x (H)4m=43.8m²
 - ⑥ Shelter for Storage (L)9.1m x (W)5.9m x (H)3.4m=53.69m²
 - ⑦ Washroom (L)3m x (W)1.5m x (H)2.1m=4.5m²
 - ⑧ Kitchen (L)3.2m x (W)2.8m x (H)2.4m=8.96m²
○3KGCo2 , 5KGCo2



DETAIL 'A'



LOCATION PLAN

Material & Type For No.1~No.6. (Office & Storage)

- ① SMALL SCALE MAINTENANCE: The Top cover made with iron-sheet and four sides are open type.
- ② OFFICE: The Top cover made with iron-sheet and four sides are close type made with iron-sheet.
- ③ SHELTER FOR STORAGE: The Top cover made with iron material and four sides are open type.
- ④ SHELTER FOR STORAGE: The Top cover made with the iron-sheet and three sides are open type.
- ⑤ WASHROOM: The Top cover made with concrete material and four sides are closed type made with brick.
- ⑥ KITCHEN: The Top cover made with concrete material, four sides are close type made with brick.

01

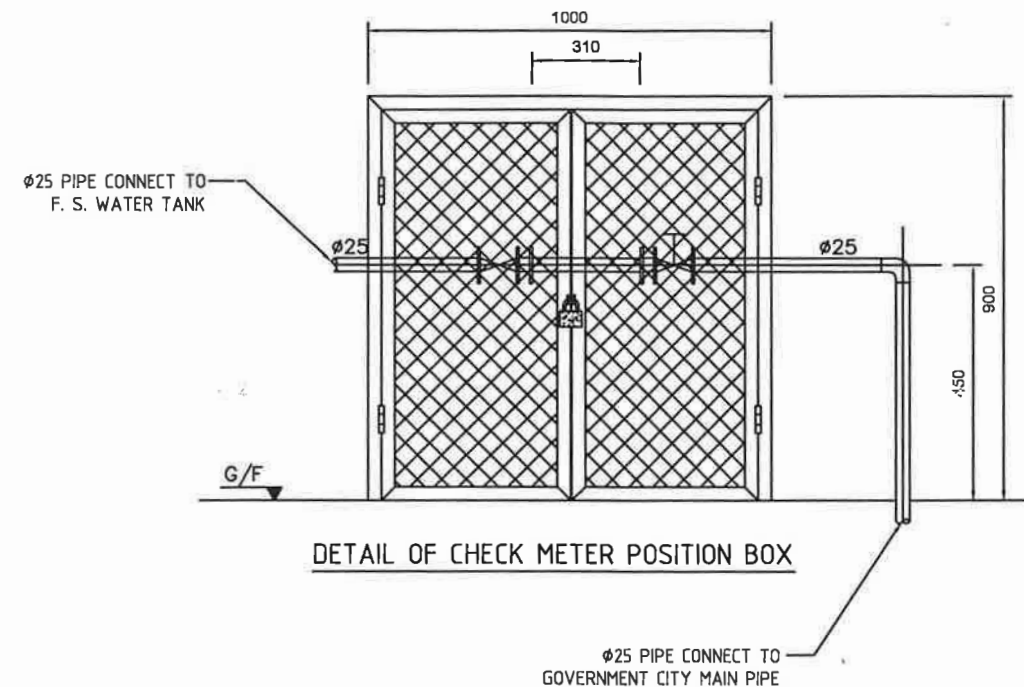
01	REV. NO.1~6 COVER SIZE	24-12-2009
REV.	DESCRIPTION	DATE
<div><div></div><div>新基設備工程有限公司 NEW GAS SYSTEM ENGINEERING CO., LTD.</div></div>		
PROJECT TITLE : CONTINUAL OPERATION OF OPEN STORAGE OF ELECTRICITY GENERATORS AND COMPRESSORS WITH MAINTENANCE WORK DD106M KAM TIN, YUEN LONG		
DRAWING TITLE : FIRE SERVICE HOSE REEL SYSTEM LAYOUT PLAN		
DRAWN : SKY	DATE : 09-12-09	
CHECKED : C.S. CHAN	SCALE : 1:350 A2	
DESIGNED : C.S. CHAN	APPROVED : C.S. CHAN	
DRAWING NUMBER : F.S.-01A		
	REVISION NO.	01

CHARACTERISTIC OF FIXED FIRE PUMP

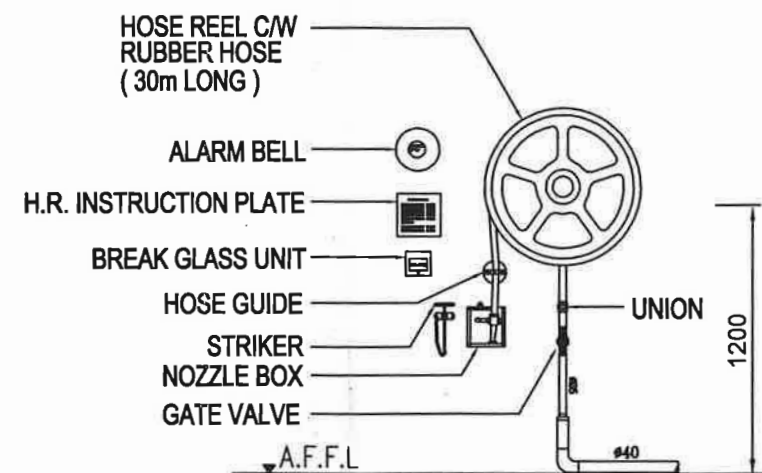
	PREESSURE (BAR)	FLOW (L/MIN)
F.S. DUTY PUMP 1	5	60
F.S. STANBY PUMP 2	5	60

LENGEND:

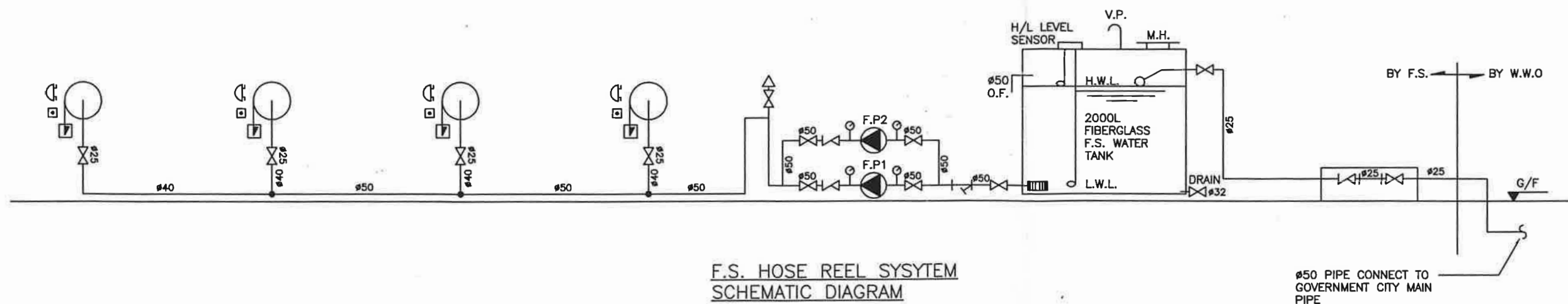
- BREAK GLASS
- ALARM BELL
- HOSE REEL
- BALL FLOAT VALVE
- FLOAT VALVE SWITCH
- AIR VENT
- PRESSURE SWITCH
- PRESSURE GAUGE
- CHECK METER POSITION
- GATE VALVE
- CHECK VALVE
- Y-TYPE STRAINER
- NON-FERROUS FILTER
- AUTOMATIC AIR VENT
- HOSE REEL PUMP
- ORIFICE PLATE
- EMERGENCY LIGHT
- EXIT LIGHT
- CONTROL PANEL



DETAIL OF CHECK METER POSITION BOX



EXPOSE TYPE HOSE REEL (ELEVATION)



F.S. HOSE REEL SYSYTEM
SCHEMATIC DIAGRAM

REV.	DESCRIPTION	DATE
CONTRACTOR 新基設備工程有限公司 NEW GAS SYSTEM ENGINEERING CO., LTD.		
PROJECT TITLE : CONTINUAL OPERATION OF OPEN STORAGE OF ELECTRICITY GENERATORS AND COMPRESSORS WITH MAINTENANCE WORK DD106W KAM TIN, YUEN LONG		
DRAWING TITLE : FIRE SERVICE HOSE REEL SYSTEM SCHEMATIC DIAGRAM		
DRAWN : SKY	DATE : 09-12-09	
CHECKED : C.S. CHAN	SCALE : 1:300 A2	
DESIGNED : C.S. CHAN	APPROVED : C.S. CHAN	
DRAWING NUMBER : F.S.-02B		REVISION NO.

F.S. Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 Part 1 and BSEN1838
2. Sufficient directional and exit sign shall be provided in accordance with BS5266 : Part 1 and FSD Circular Letter 5/2008
3. Fire alarm system shall be provided throughout the entire building in accordance with BS5839-1:2002 +A2 :2008 and F.S.D Circular Letter 1/2009.
One actuation point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fires. Pump start and audio /visual warning device initiation.
4. A modified hose reel system supplied by a 2M³ F.S. water tank shall be provided.
There shall be sufficient hose reels to ensure that every part of each building can be searched by a length of not more than 30M of hose reel tubing. The FS tank.
F.S. pump room and hose reel shall be clearly marked on plans;
5. Portable hand-operated approved appliances shall be provided as required by occupancy and shall be clearly indicated on plans.
6. The 2M³ F.s. water tank auto. refill are provided and connected to existing water source.

Appendix 7

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Serial Number

10477 250612

Name of Client 顧客姓名

郝潤權

Address 地址

新界元朗 錦田石湖塘第 106 約地段 第 391RP(部份) 及 392RP 號



Type of Building 樓宇類型:

☐ Industrial 工業☒ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
	NIL				
	NIL				

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
23	消防喉轆盤	近2號貨櫃	更換消防喉轆X1	符合消防處規定	09/06/2025
23	2號消防泵	消防泵房	更換消防2號泵	符合消防處規定	09/06/2025

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

咪上夕

FSD/RC No.:

消防處註冊號碼

RC1

/ 0477

RC2

/ 0649

Company Name:

公司名稱

港消集團有限公司

Telephone:

聯絡電話

Date:

日期

09/06/2025

For FSD
use only

Inspected



Key-in



Verified



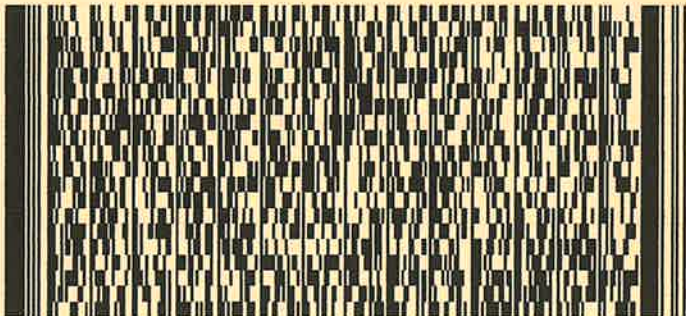
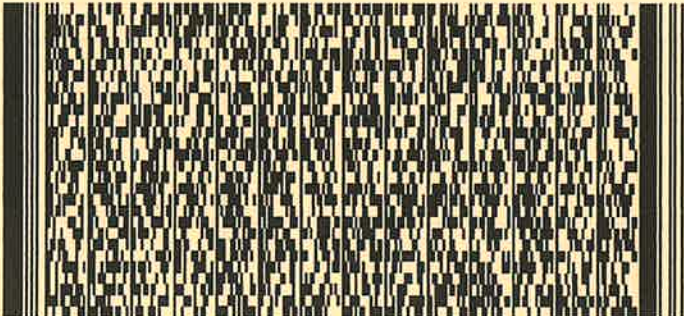
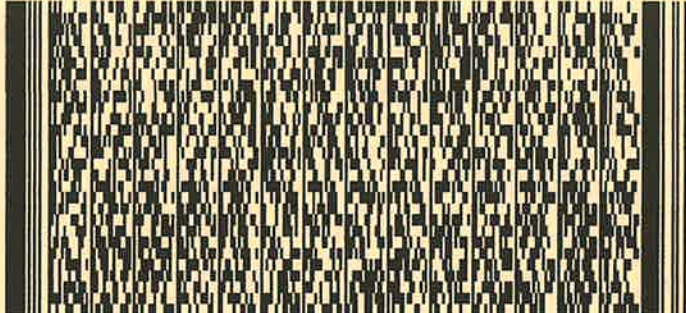
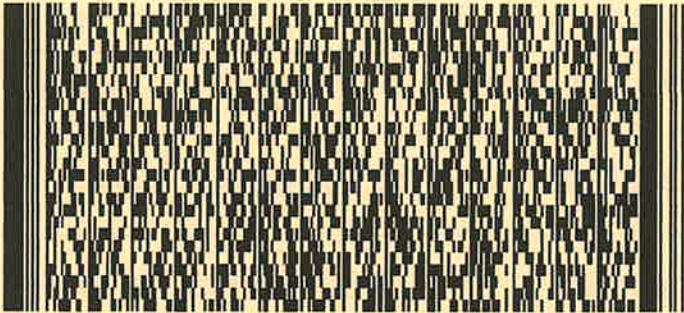
Serial Number

10477250612

Name of Client 顧客姓名

郝潤權

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
23	消防泵房及消防控制箱指示牌	消防泵房	更換消防泵房指示牌	符合消防處規定	09/06/2025
12	出口指示牌X6	全場	維修電源線路	符合消防處規定	09/06/2025
11	應急照明燈X16	全場	維修電源線路	符合消防處規定	09/06/2025
	NIL				
	NIL				

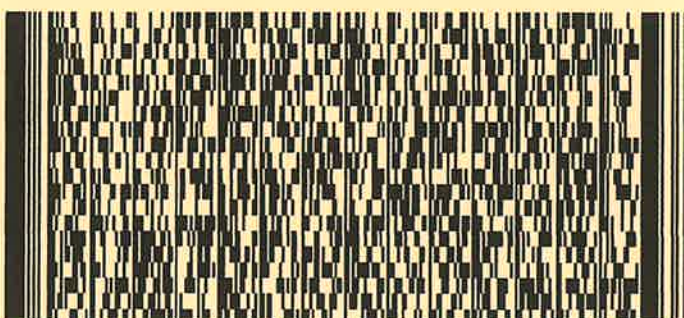
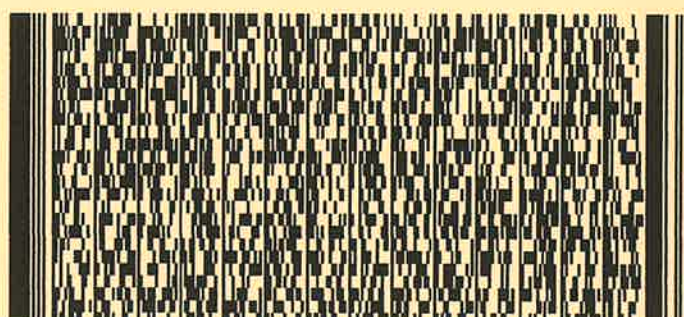
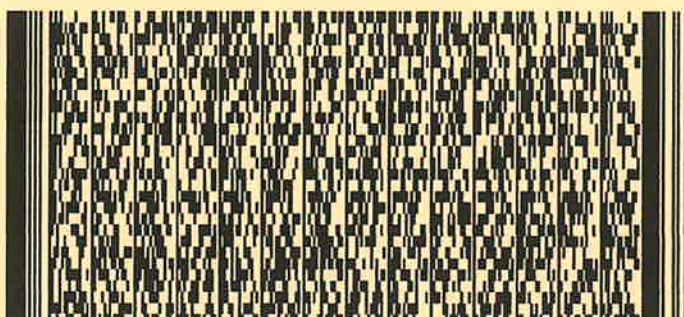
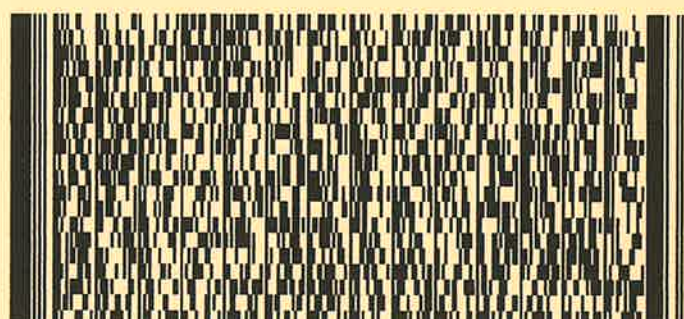
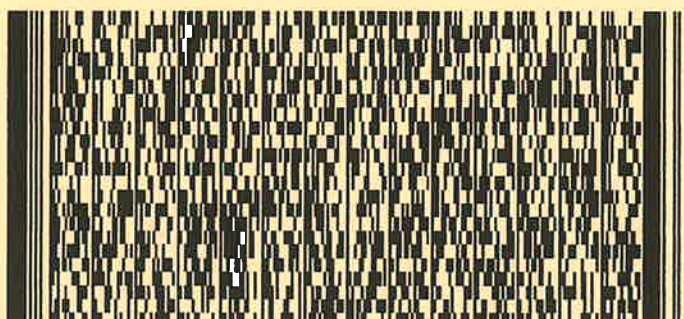
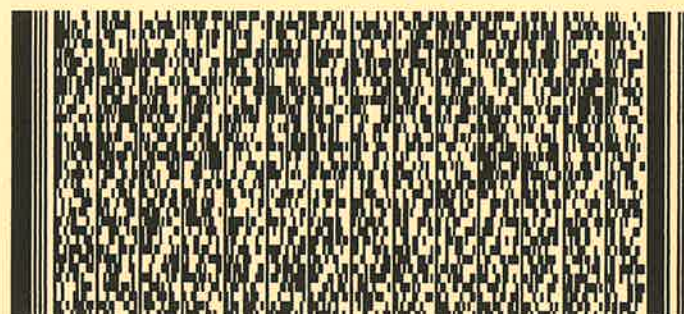


Serial Number

10477250612

Name of Client 顧客姓名

郝潤權



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

30260 250687

Name of Client 顧客姓名

郝潤權

Address 地址

新界元朗 錦田石湖塘第 106 約地段 第 391RP(部份) 及 392RP 號

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	手提滅火筒 (3Kg CO2滅火筒X4)	工場/寫字樓/車場	符合消防處規定	09/06/2025	08/06/2026
24	手提滅火筒 (5Kg CO2滅火筒X5)	工場/寫字樓/車場	符合消防處規定	09/06/2025	08/06/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名

陳志成

FSD/RC No.
消防處註冊號碼

RC3 / 0260

Company Name:
公司名稱

CHAN Chi-shing

Telephone:
聯絡電話Date:
日期

09/06/2025

For FSD
use only

Inspected

Key-in

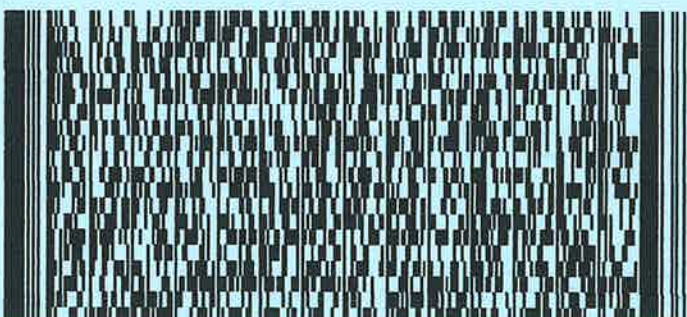
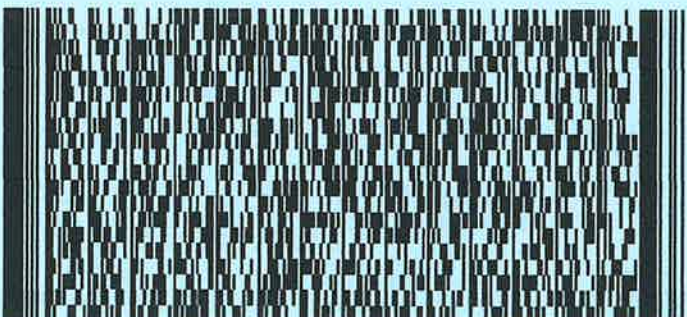
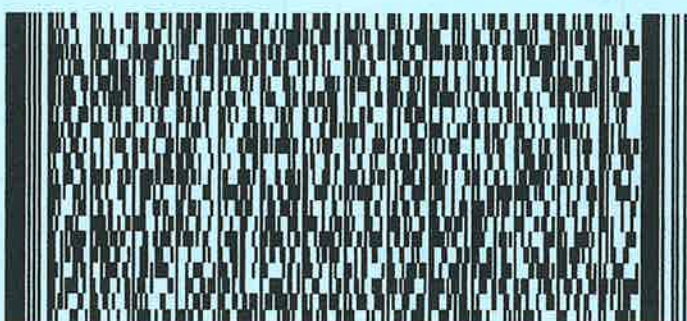
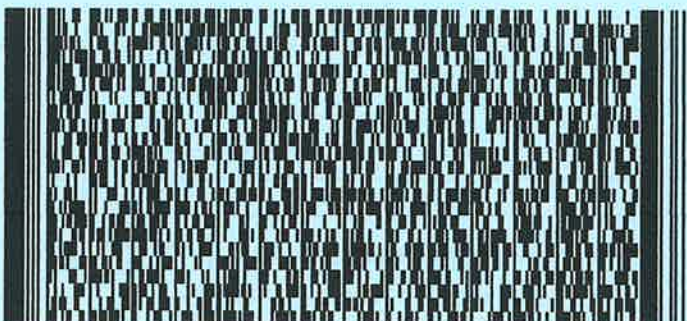
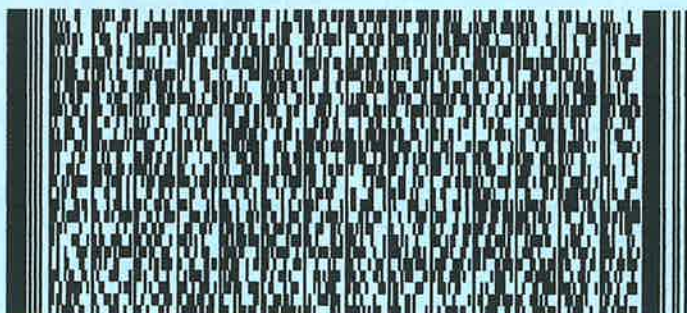
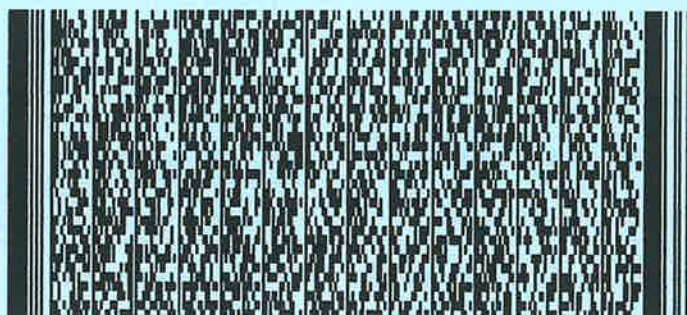
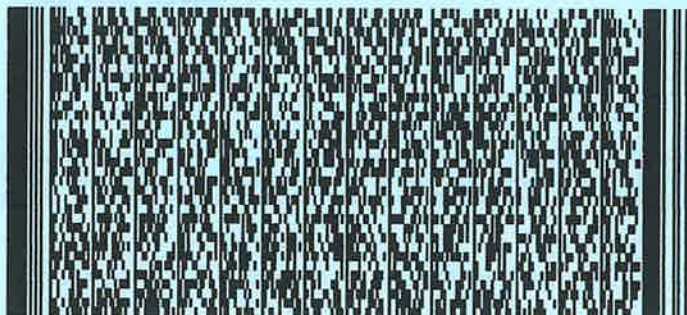
Verified



30260250687

Name of Client 顧客姓名

郝潤權



By Email

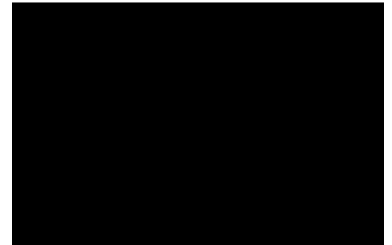
Our Ref: S3159/DD106_SWT/25/002Lg

6 August 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規 劃 顧 問 有 限 公 司



Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of Electricity Generators,
Compressors and Construction Machinery for a Period of 3 Years
in "Other Specified Uses" annotated "Rural Use" Zone,
Lots 391 RP (Part) and 392 RP in D.D. 106, Shek Wu Tong,
Kam Tin, Yuen Long, New Territories
(Planning Application No. A/YL-KTS/1082)**

- Further Information No. 1 -

Reference is made to the captioned s16 Planning Application scheduled for consideration by the Town Planning Board ("TPB") on 15 August 2025 and comments from the Environmental Protection Department conveyed by Fanling, Sheung Shui and Yuen Long East District Planning Office on 6 August 2025.

In response to the comments received, we would like to clarified that no earth moving equipment will be stored at the Application Site.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

cc. the Applicant & Team

PL/BT/vy

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

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 Category 3 areas:

- (a) within Category 3 areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

**Relevant Extracts of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Relevant Extracts of Town Planning Board Guidelines on
Designation of “OU(RU)” Zone and Application for Development within “OU(RU)”
Zone under Section 16 of the Town Planning Ordinance
(TPB PG-No. 38)**

The relevant assessment criteria are summarised as follows:

Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-KTS/37*	Proposed temporary open storage of electricity generators and compressors	1.12.1995 (for 2 years)
A/YL-KTS/54*	Proposed temporary open storage of electricity generators and compressors with maintenance work for 2 years	12.7.1996
A/YL-KTS/132*	Open storage of electricity generators and compressors with maintenance work	31.7.1998 (for 2 years)
A/YL-KTS/219*	Temporary open storage of electricity generators and compressors with maintenance work for 3 years	28.7.2000
A/YL-KTS/297*	Temporary open storage of electricity generators and compressors with maintenance work for 3 years	25.7.2003
A/YL-KTS/383*	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	21.7.2006
A/YL-KTS/467	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	10.7.2009
A/YL-KTS/567	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	6.7.2012 (for 1 year)
A/YL-KTS/602	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	5.7.2013 (for 1 year)
A/YL-KTS/641	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	27.6.2014 (for 1 year)
A/YL-KTS/669	Temporary open storage of electricity generators and compressors with maintenance work for a period of 3 years	3.7.2015 (for 1 year)
A/YL-KTS/708	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for period of 1 year	24.6.2016
A/YL-KTS/740	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for period of 1 year	23.6.2017
A/YL-KTS/787	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for period of 1 year	15.6.2018

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-KTS/823	Temporary open storage of electricity generators and compressors for a period of 3 years	5.7.2019
A/YL-KTS/933	Temporary open storage of electricity generators, compressors and construction machinery for a period of 3 years	14.10.2022

Rejected Application

Application No.	Use(s)/Development(s)	Date of Consideration (Town Planning Board)	Rejection Reason(s)
A/YL-KTS/19*	Open storage and maintenance of electricity generators and compressors	16.6.1995	(1) – (5)

Rejection Reasons

- (1) The development did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses”.
- (2) The development was incompatible with the surrounding area.
- (3) There was insufficient information to demonstrate the development would not cause adverse traffic and visual impact on the surrounding areas.
- (4) The development may frustrate the planning of the alignment of the Western Corridor Railway.
- (5) Approval of the application would set an undesirable precedent for similar applications.

*These applications were submitted under the then “Undetermined” zone on the Kam Tin South OZP. The zoning of the sites has been amended to “OU(RU)” on the draft Kam Tin South OZP No. S/YL-KTS/10 which was gazetted on 22.9.2006.

**Similar s.16 Applications within the same “OU(RU)”zone
in the vicinity of the Application Site in the Past Five Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-KTS/865	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years	26.3.2021
A/YL-KTS/872	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts with Ancillary Office for a Period of 3 Years	5.2.2021
A/YL-KTS/924	Renewal of Planning Approval for Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials for a Period of 3 Years	24.6.2022
A/YL-KTS/958	Temporary Open Storage of Forklifts for a Period of 3 Years	5.5.2023
A/YL-KTS/1072	Renewal of Planning Approval for Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials for a Period of 3 Years	20.6.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 391 RP and 392 RP both in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot Nos. 391 RP and 392 RP both in D.D. 106 are covered by Short Term Waiver (STW) No. 2504 for the purpose of Open Storage of electricity generator. If the planning application is approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
- advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

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

3. Drainage

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

- no objection in-principle to the application from the public drainage point of view;
- should the application be approved, the applicant should maintain the existing drainage facilities under application No. A/YL-KTS/933 in good conditions and submit updated records of the existing drainage facilities on site.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the existing fire service installations implemented on the site being maintained in efficient working order at all times.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character open storages, temporary structures, village houses and scattered tree groups. Comparing the aerial photo of 2024 and 2018, there is no significant change to the landscape character of the surrounding area since the last previous application No. A/YL-KTS/933 was approved. According to the layout plan provided by the applicant, there is no significant change in the development layout. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated;

6. **Building Matters**

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

- as there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use applied in the application; and
- advisory comments are in **Appendix V**.

7. **Civil Aviation Matters**

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum level of the structures of the applied use at the Site (i.e. one to two storeys with a height of not more than 5.4m) is in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).

8. **District Officer's Comments**

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

- no comment on the application; and

- his office has not received any comment from the locals upon close of consultation.

9. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the Short Term Waiver holder(s) will need to apply to his office for modification of the STW conditions for the application site (the Site), where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) 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 the proposed access connecting the Site with Kam Sheung Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Commissioner of Police that:
- the applied use shall not cause traffic congestion;
- (e) 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 (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by Environmental Protection Department”;
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - the applied use at the Site shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- 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 unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised 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 the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the 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.

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

參考編號

Reference Number:

250715-123843-35803

提交限期

Deadline for submission:

01/08/2025

提交日期及時間

Date and time of submission:

15/07/2025 12:38:43

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/1082

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Aviation Club of Hong Kong, China

意見詳情

Details of the Comment :

This application for renewal of Planning Approval for Temporary Open Storage of Electrical Generators, Compressors and Construction Machinery for a Period of 3 Years is situated close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), HeliServices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 950m south of the Shek Kong runway, and beneath the 800ft circuit flight path used by ACHKC helicopters. Although we have no objection to the site being used for temporary open storage of electrical generators, compressors and construction machinery, consideration must be given to height restrictions. Given the proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects near the flight path of aircraft using an active runway.