

2025年11月25日 收到。城市規劃委員會
只會在收到所有資料後才會正式認可申請
申請的日期。

2025-11-25
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-PI/1096
	Date Received 收到日期	2025-11-25

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <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。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tang Yau Kee Construction Engineering Limited

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)

BMI Appraisals 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)	Lot Nos. 371RP, 373(Part) and 385 in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong
(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 4,763 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 306.25 sq.m 平方米 <input 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 Pat Heung Outline Zoning Plan S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture & Open Storage
(f) Current use(s) 現時用途	<p>Temporary Open Storage of Construction Materials and Machinery with Ancillary Office erected thereon</p> <p>(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)</p>

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 27/10/2025 (DD/MM/YYYY), this application involves a total of 4 “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 31/10/2025 (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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> 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)

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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			
(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))
		<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
		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)
		No 否	<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
(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"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

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

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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-PH</u> / <u>936</u>
(b) Date of approval 獲批給許可的日期	<u>13/01/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>28/01/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	Temporary Open Storage of Construction Materials and Machinery with Ancillary Office
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <hr/> <hr/> <hr/>
	Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/>
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 <u></u>

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）。

*No operation between 6:00pm and 8:00am on the Application Site.

*No operation on Sundays & public holidays on the Application Site.

*No heavy goods vehicles exceeding 24 tonnes for the operation of the Application Site.

*No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Application Site.

*No vehicle shall queue back to or reverse onto/from public road.

*Similar applications for other nearby sites were approved recently, which demonstrated that the surrounding area is suitable for open storage purpose.

(For details, please refer to the attached planning statement.)

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

Krain Li

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

BMI Appraisals Limited



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

Date 日期

17/11/2025

(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 as far as possible. 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	新界 元朗八鄉丈量約份第 110 約地段第 371 號餘段、第 373 號(部分)及第 385 號 Lots 371 RP, 373 (Part) and 385 in D.D. 110, Pat Heung, Yuen Long, New Territories	
Site area 地盤面積	4,763 (includes Government land of 包括政府土地)	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	八鄉分區計劃大綱核准圖 編號 S/YL-PH/11 Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11	
Zoning 地帶	「農業」及「露天貯物」 "Agriculture" and "Open Storage"	
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 3 <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時露天存放建築材料和機械連附屬辦公室用途的規劃許可續期(為期 3 年) Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	

(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	306.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.06 <input checked="" 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	2	
(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	7.62	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		6 %	<input checked="" 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 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese English
中文 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 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, site plan and copy of identification of categories plan		

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 type="checkbox"/>

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。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: George Lee [REDACTED]
Sent: 2025-12-02 星期二 16:45:53 [REDACTED]
To: [REDACTED]
Subject: F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-PH/1096)
Attachment: FS Proposal_AYL-PH1096.pdf; FS251 (Tang Yau Kee)_AYL-PH1096_1.pdf; FS251 (Tang Yau Kee)_AYL-PH1096_2.pdf; Appendices (Statement)_Revised on 20251202 (Appendix B1-B3).pdf; Current Drainage Proposal AYL-PH1096.pdf; F.I. to TPB_AYL-PH1096_20251202.pdf

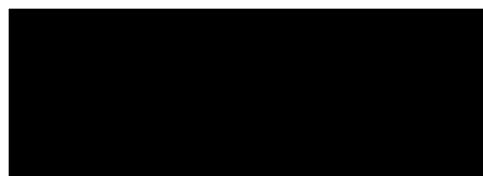
Dear Miss Leung,

Please find attached the documents as requested. Thank you for your attention.

Best regards,

George Lee

BMI Appraisals Limited



Scan this or follow us on WeChat : **BMIGroup**
掃描微信二維碼，歡迎關注邦盟匯駿集團微信

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**One of the leading professional valuers securing most listing projects on the Hong Kong Stock Exchange.

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The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited.

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

Re: Application No. A/YL-PH/1096

Trip Generation and Traffic Impact to Kam Tai Road

As advised by the Applicant, there is no material change for the operation of the site from the last application of renewal. The path (including the turning area) for medium goods vehicle will always keep clear, and only short period of time is required for loading / unloading of materials, therefore no designated spot is reserved for such vehicle.

The daily trips generated are as follows: -

Medium Goods Vehicles:

- 1 trip during 9am to 12pm
- 1 trip during 1pm to 5pm

As a result, the traffic impact of the Application Site to the local road, Kam Tai Road is minimal.



Approximate Width of Road: 7.2 m

Photo No. 1

<p>Not to Scale (For Identification Purposes Only)</p>	<p>Site Plan (iii) Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX B3</p>



Approximate Width of Road: 8.1 m

Photo No. 2

<p>Not to Scale (For Identification Purposes Only)</p>	<p>Site Plan (iii) Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX B3</p>

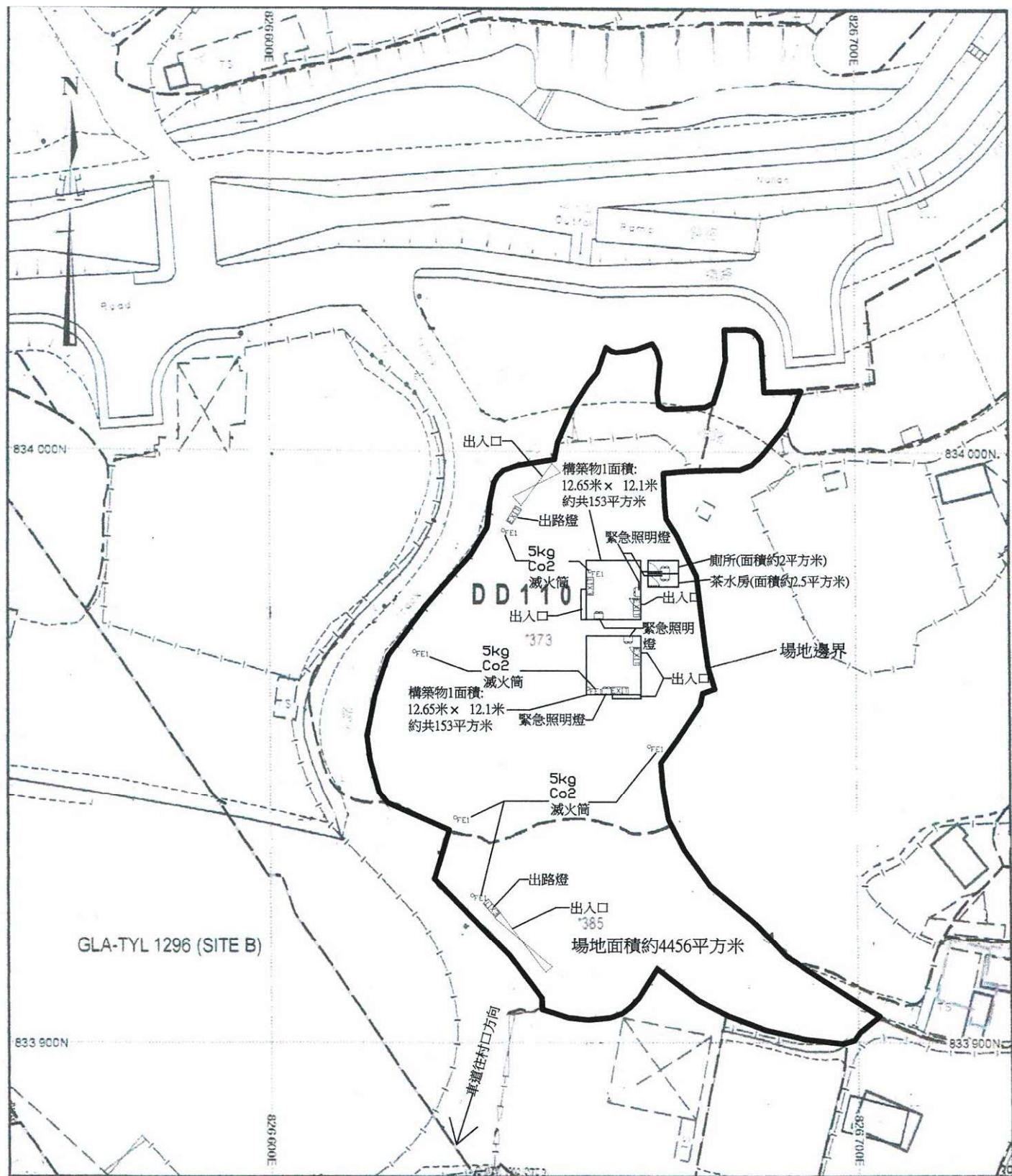


Approximate Width of Road: 6.4 m

Photo No. 3

<p>Not to Scale (For Identification Purposes Only)</p>	<p><u>Site Plan (iii)</u> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX B3</p>

消防裝置設備位置圖



圖例	
EXIT	出路燈
■	緊急照明燈
°FE1	5kg Co2 減火筒
△	出入口
構築物	構築物

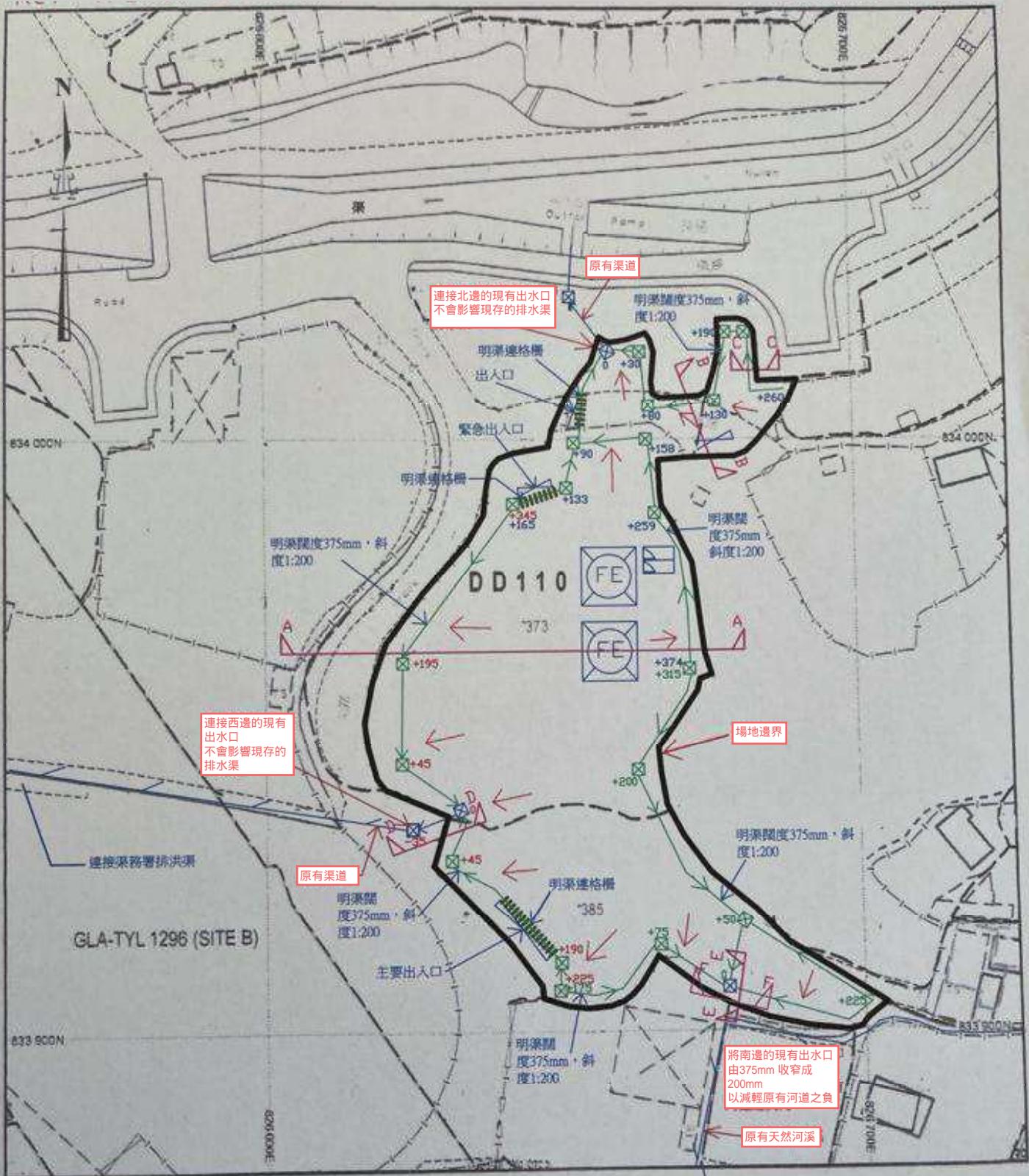
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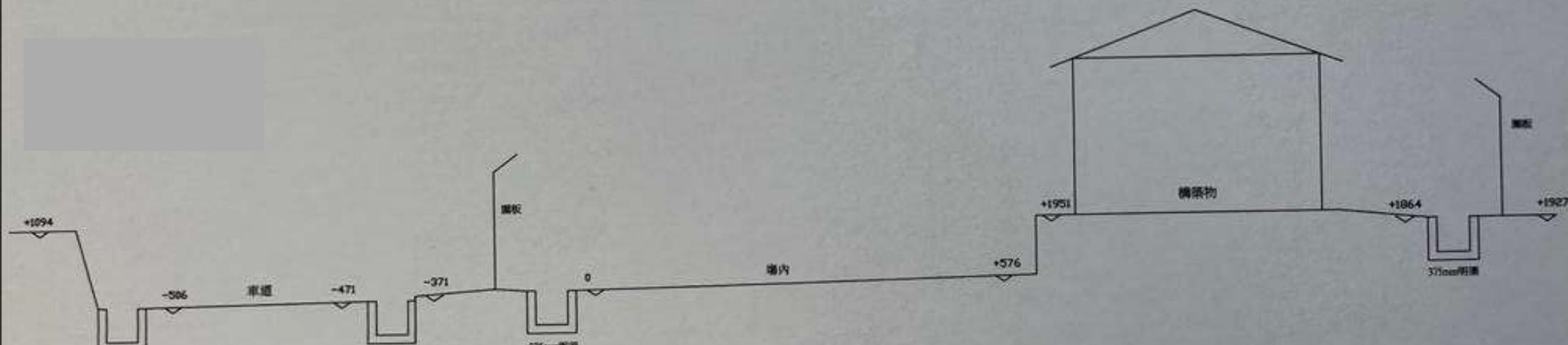
5kg Co2 減火筒 合
共7支

出路燈 合共6支

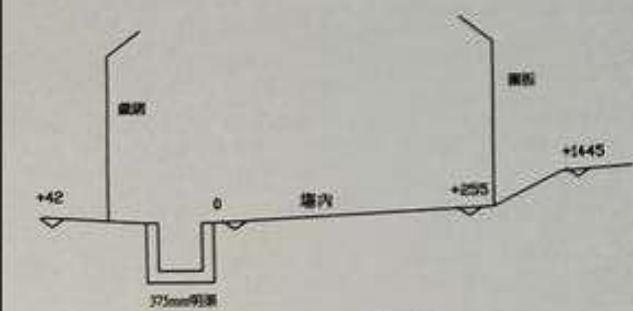
緊急照明燈 合共6支

發展地盤排水渠平面圖

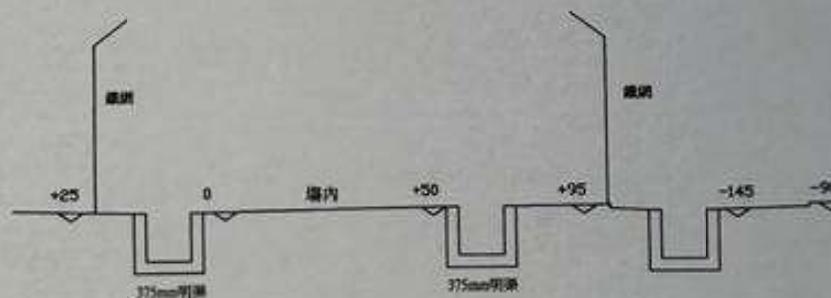




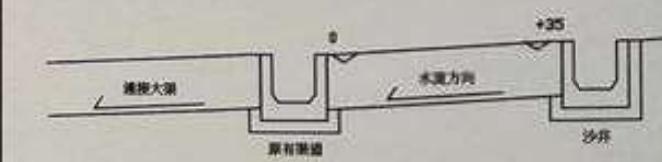
A-A切面圖



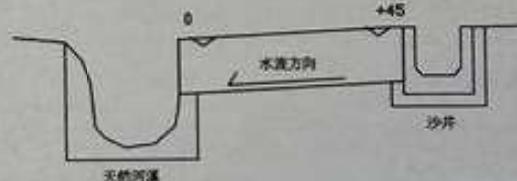
B-B切面圖



C-C切面圖



D-D切面圖



E-E切面圖



F-F切面圖

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

Serial Number

FSD Ref.:

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

華佑發展有限公司

Address 地址

元朗八鄉 丈量約份第110約地段 第371號餘段 第373號 (部份) 及385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)
11	應急照明燈 X6	貨倉, 寫字樓及廁所	符合消防處規定	15/05/2025	14/05/2026
12	出口指示牌X6	貨倉及寫字樓	符合消防處規定	15/05/2025	14/05/2026

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的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Company Name:
公司名稱

港消集團有限公司

Telephone:
聯絡電話Date:
日期For FSD
use only

Inspected

Key-in

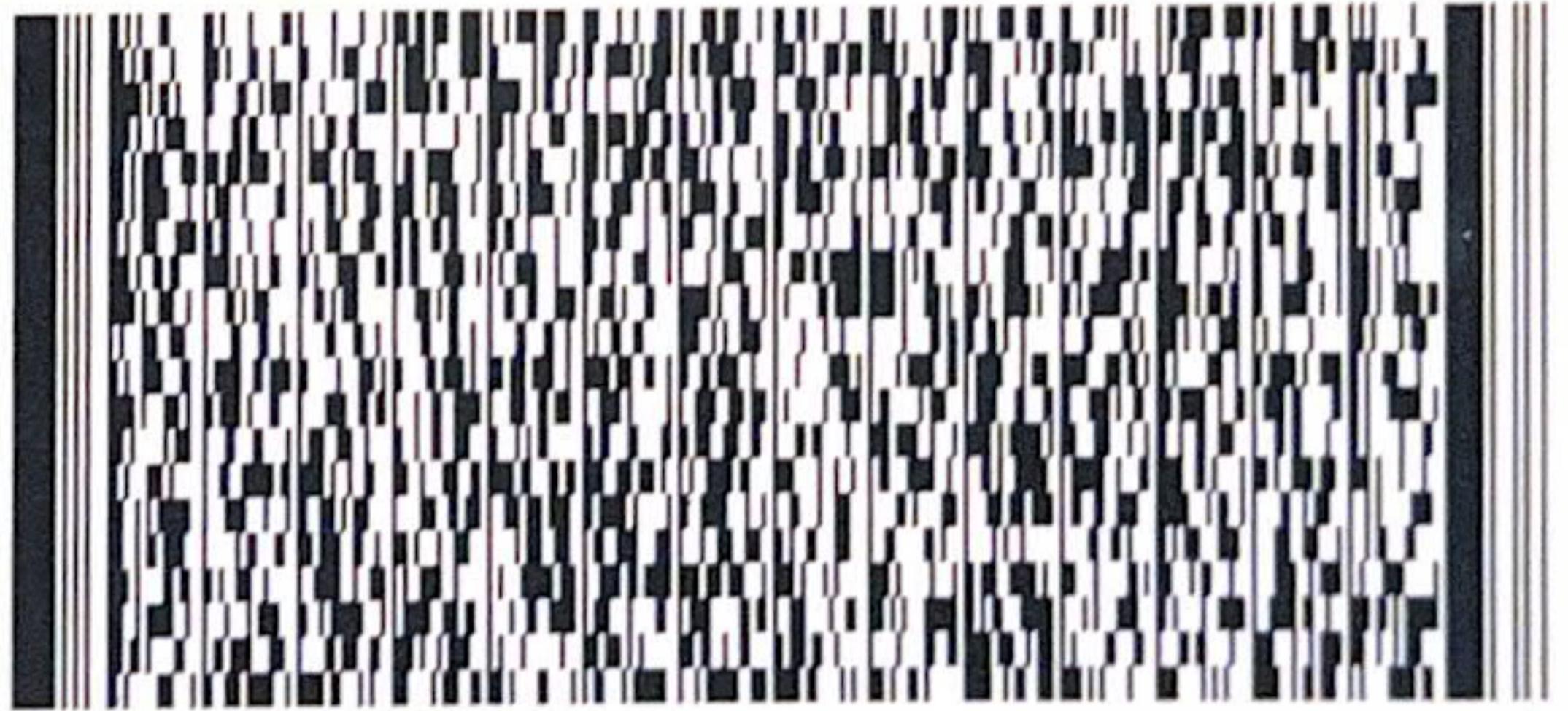
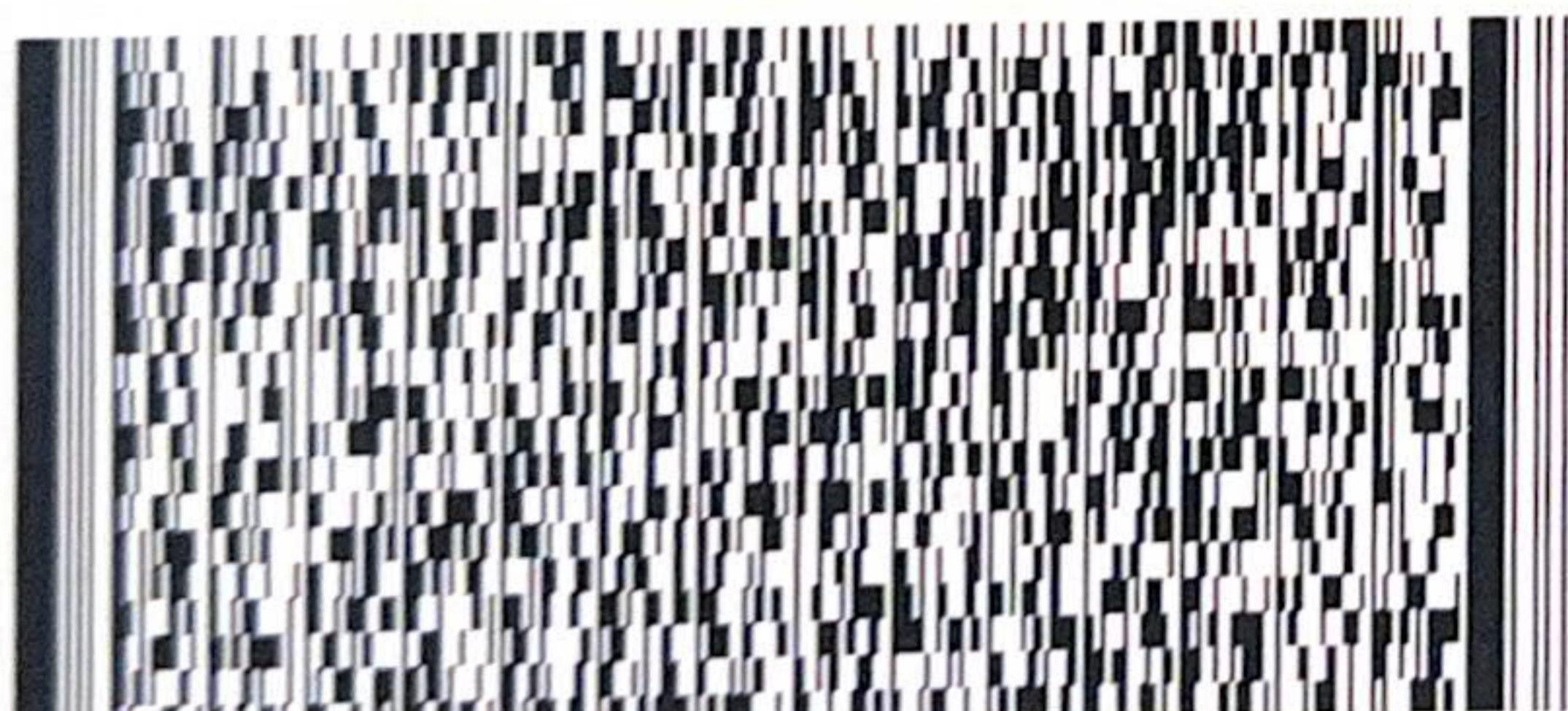
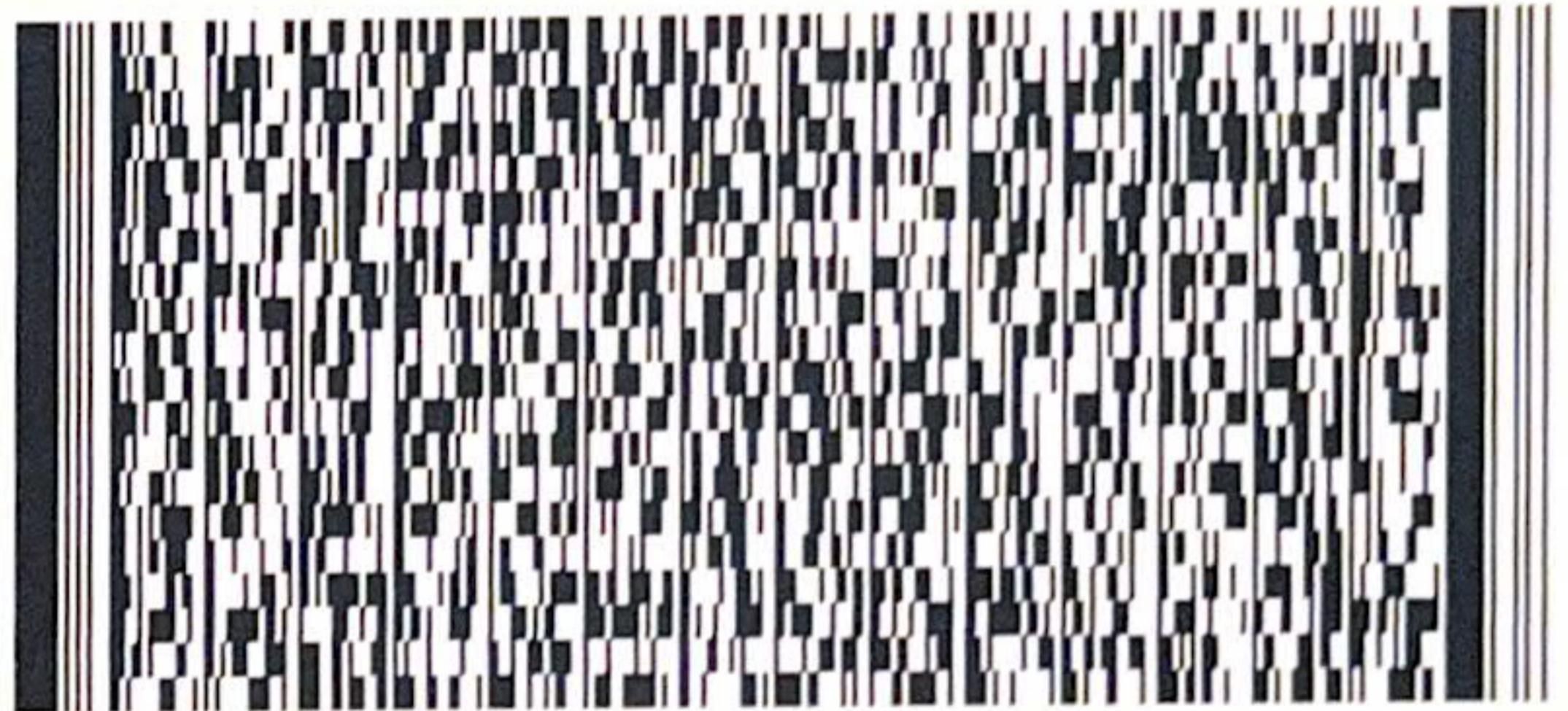
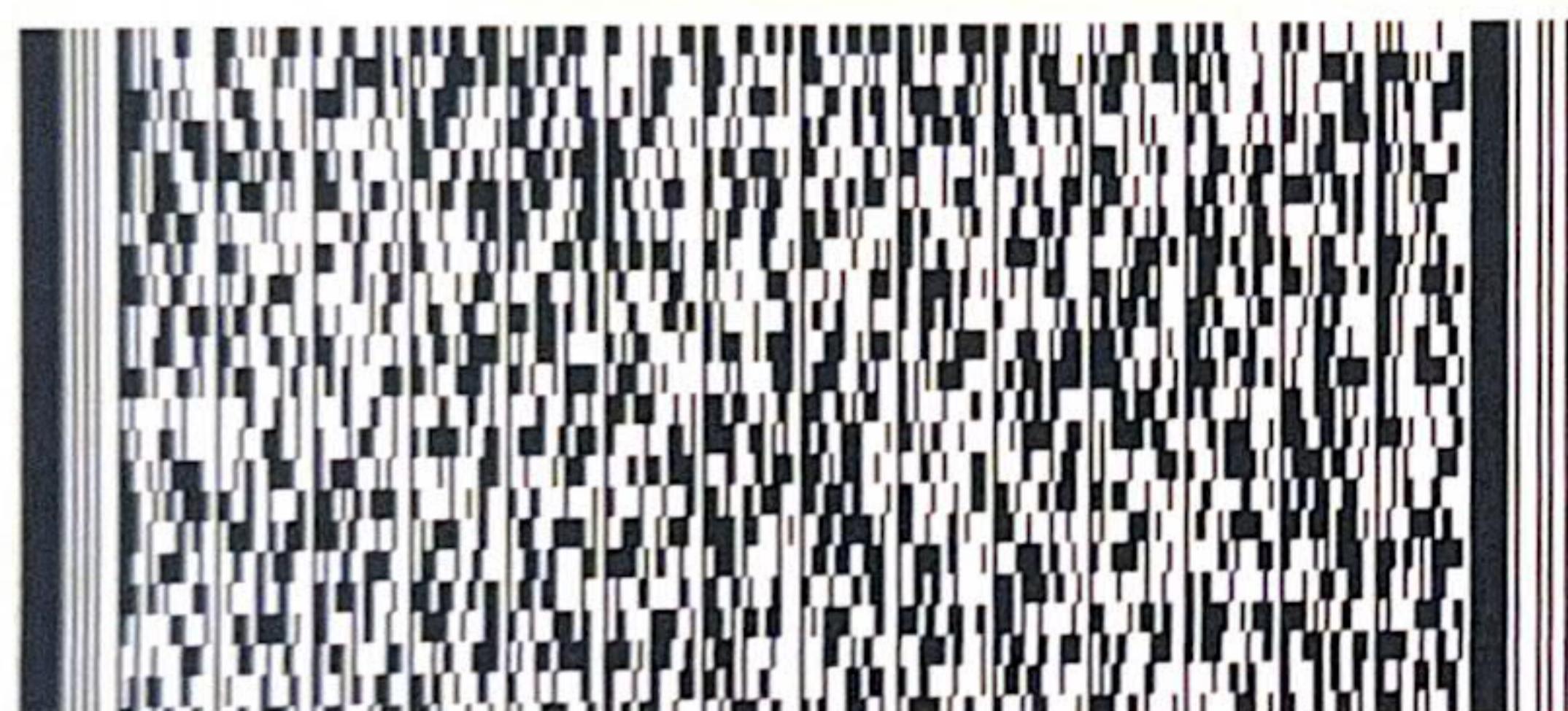
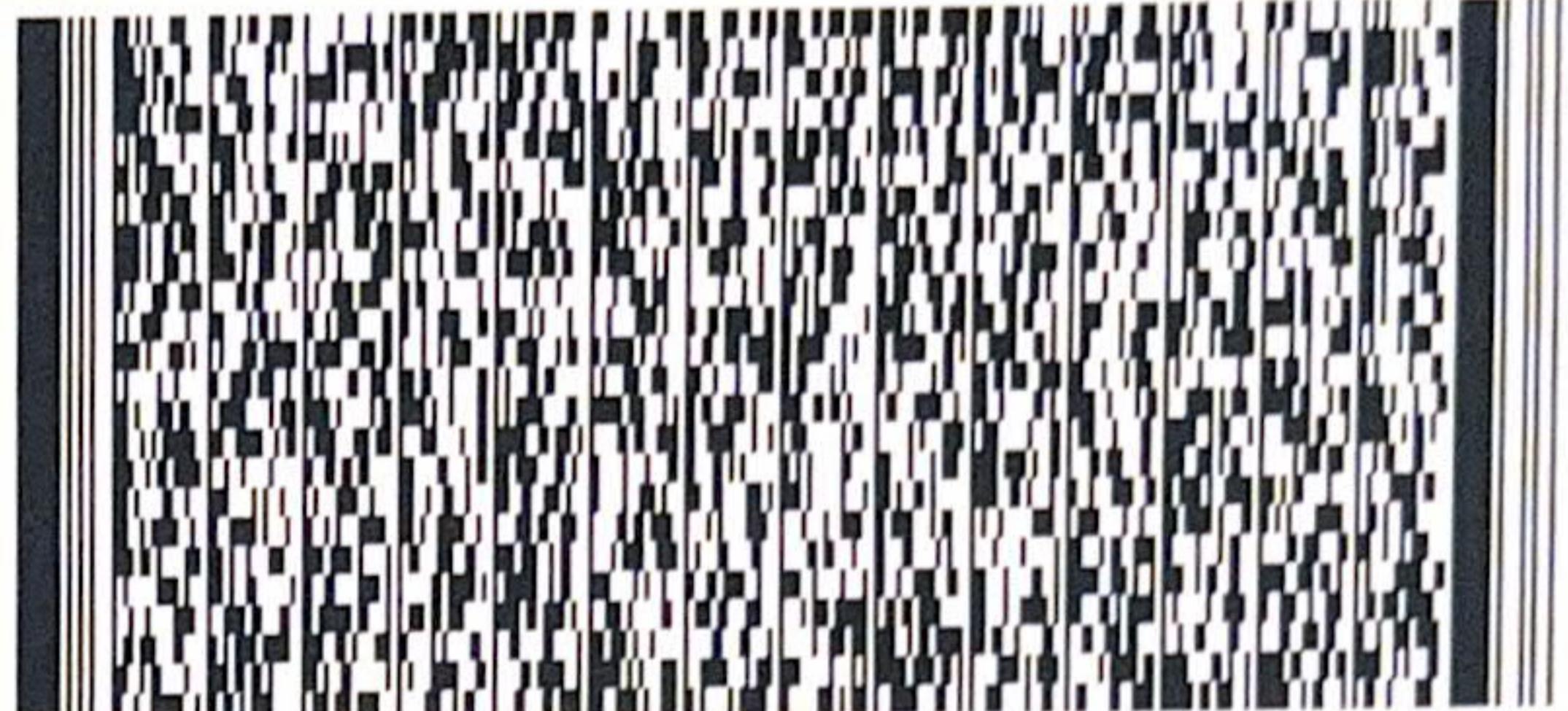
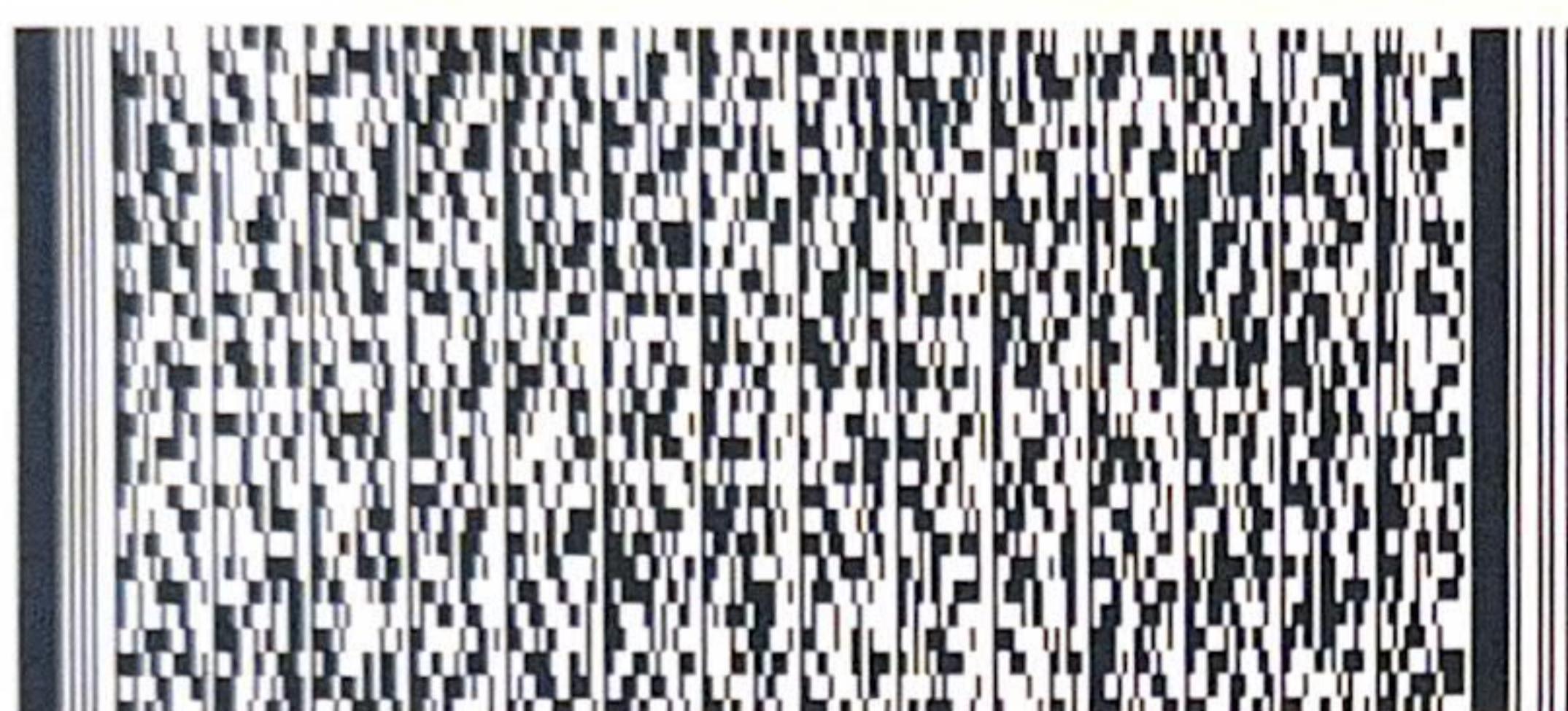
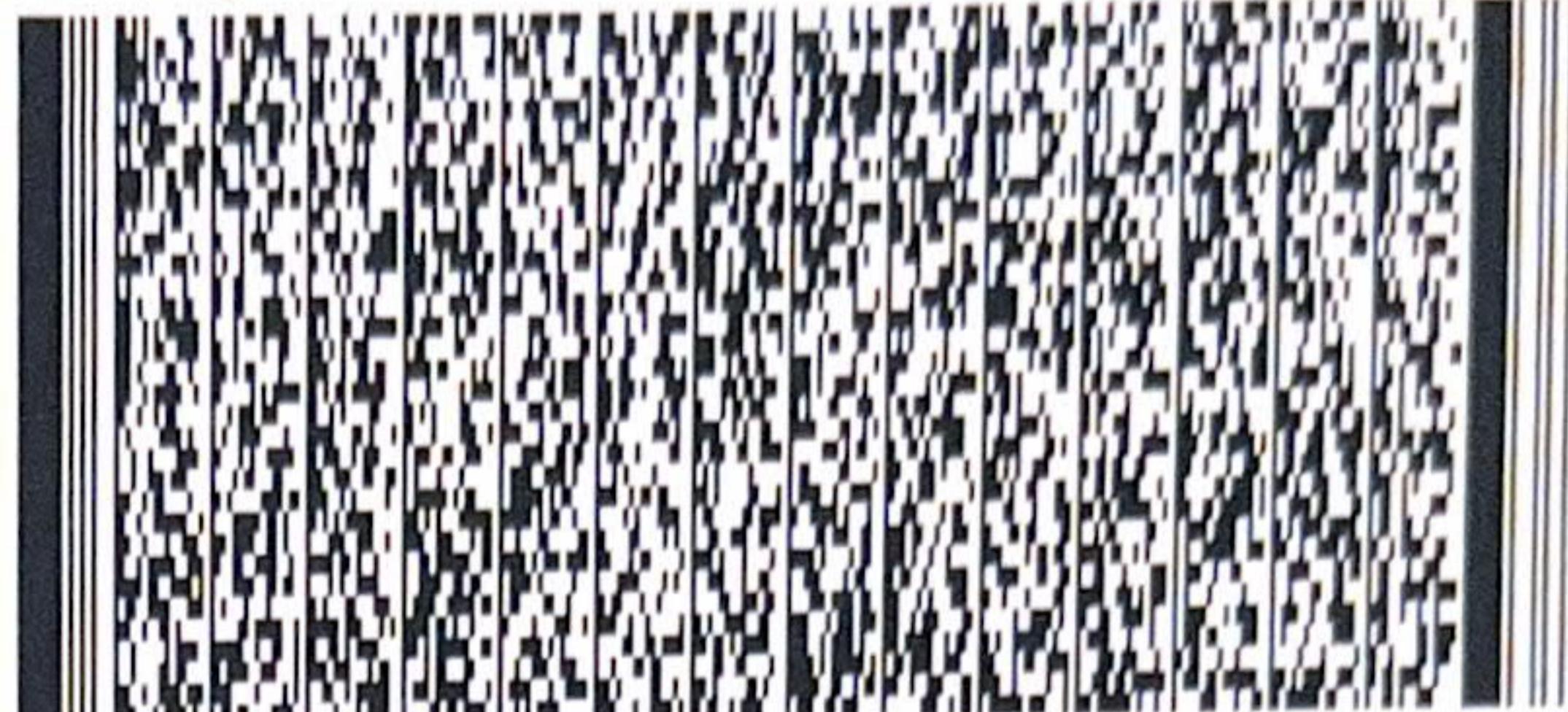
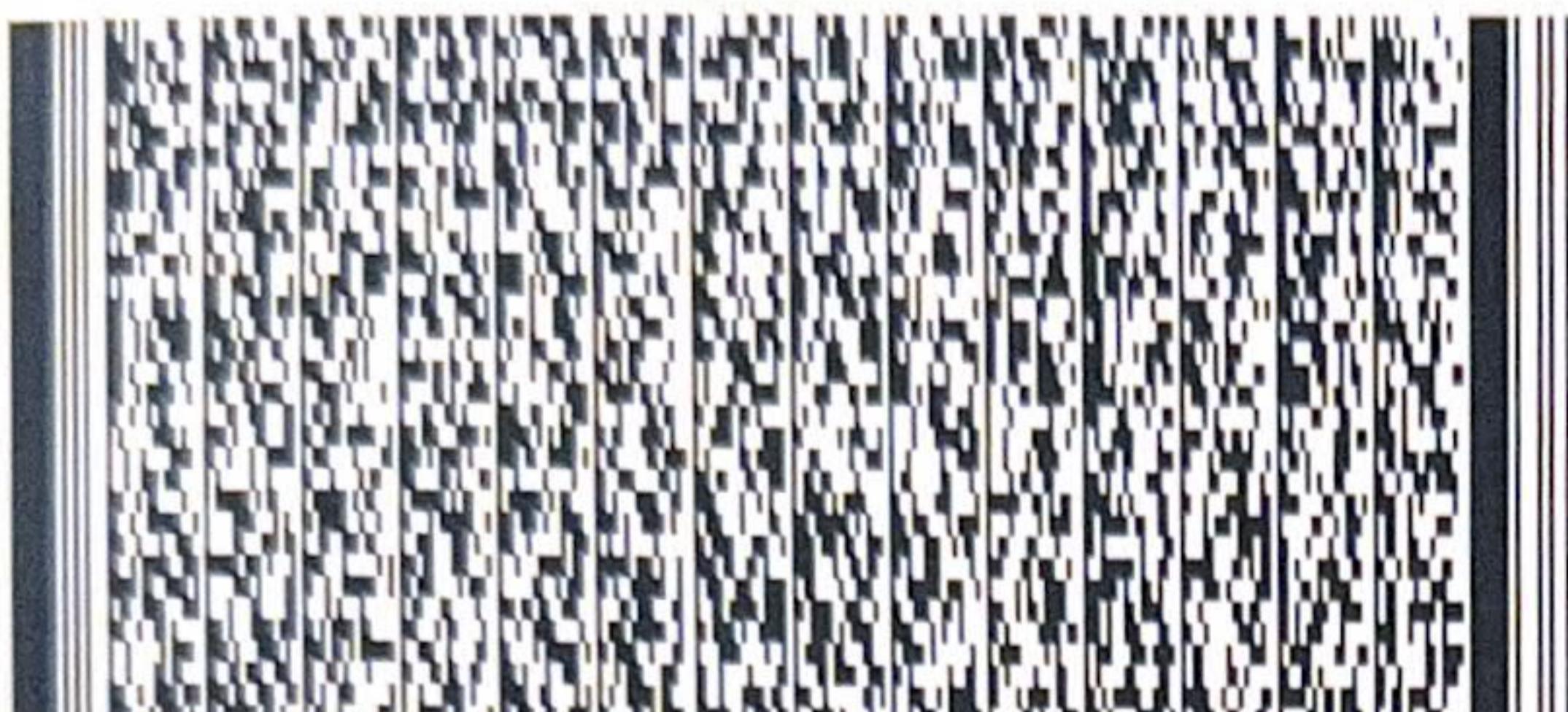
Verified



Serial Number

Name of Client 顧客姓名

華佑發展有限公司



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

HK FULLY

FSD Ref.:

消防處檔號

Serial Number

Name of Client 顧客姓名

華佑發展有限公司

Address 地址

新界元朗八鄉丈量約份第110約地段第371號餘段第373號 (部份) 及385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

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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	5kgCO ₂ 手提滅火筒X3	貨倉內	符合消防處規定	15/05/2025	14/05/2026
	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)
	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的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

陳志成

FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱

CHAN Chi-shing

Telephone:
聯絡電話Date:
日期

15/05/2025

For FSD
use only

Inspected

Key-in

Verified

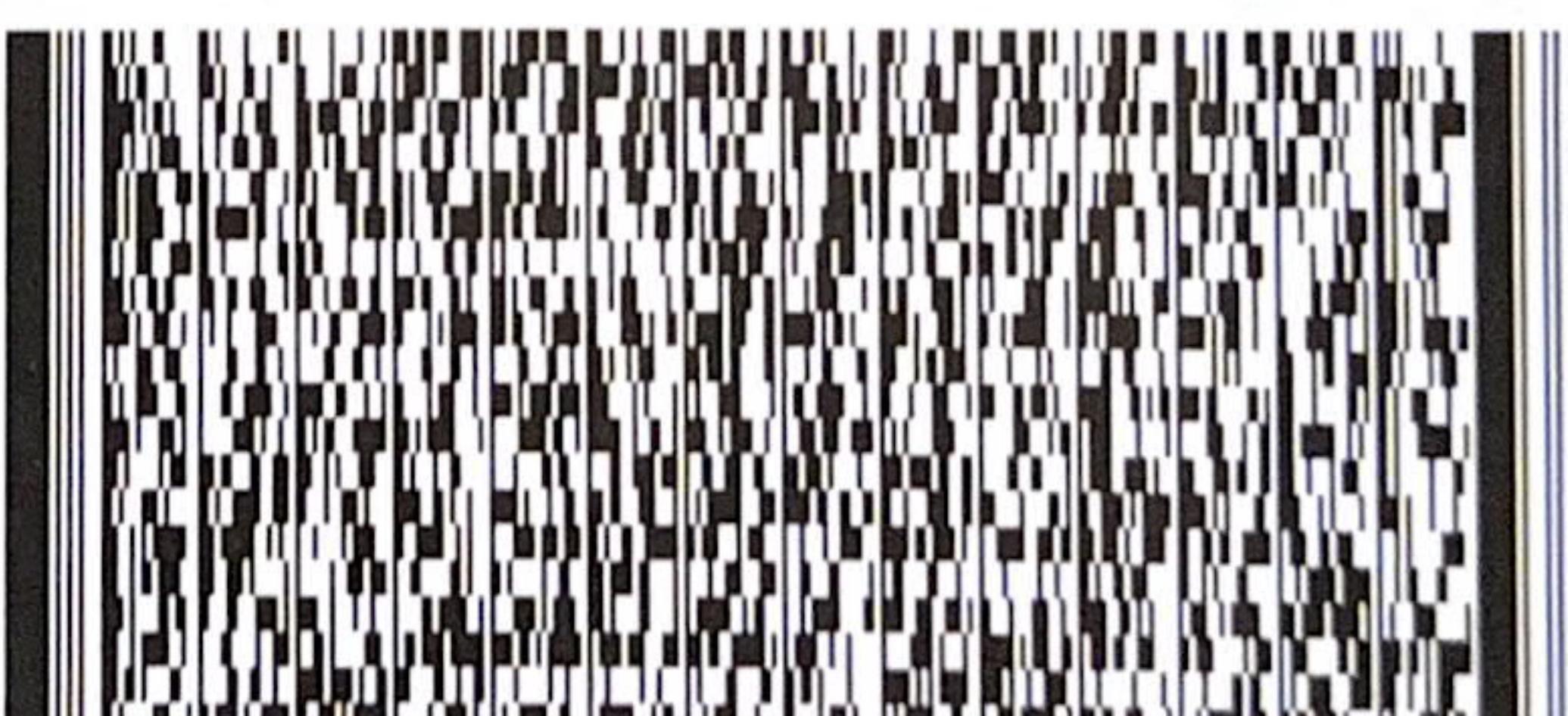
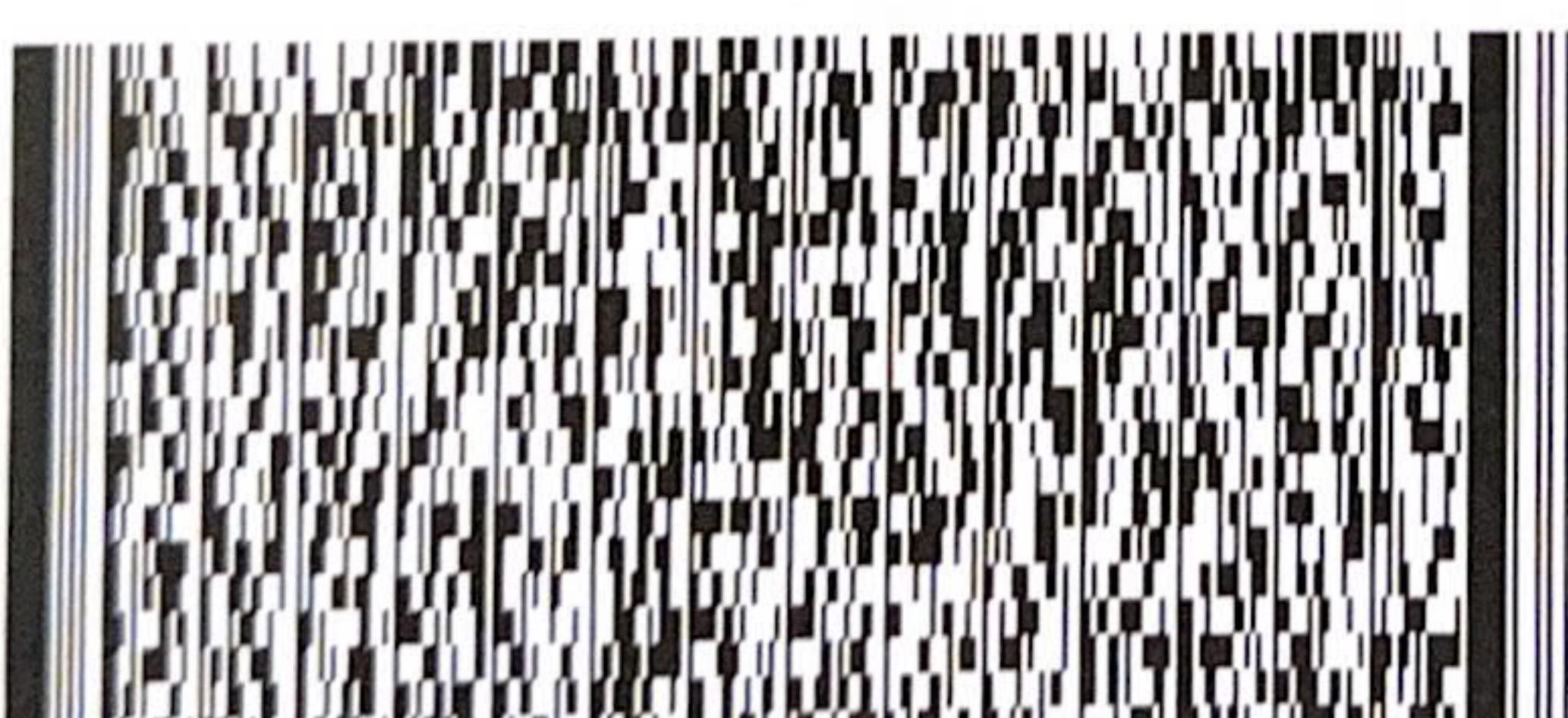
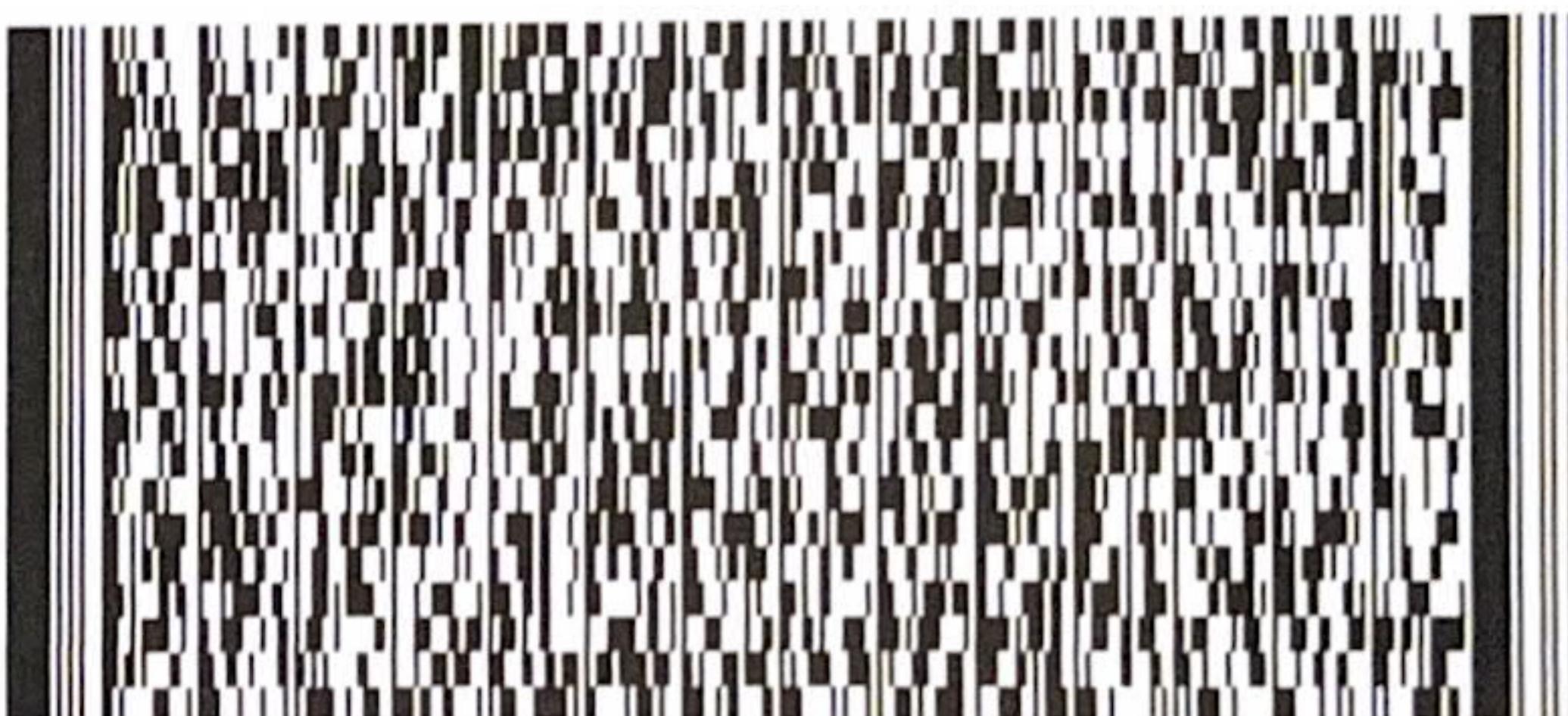
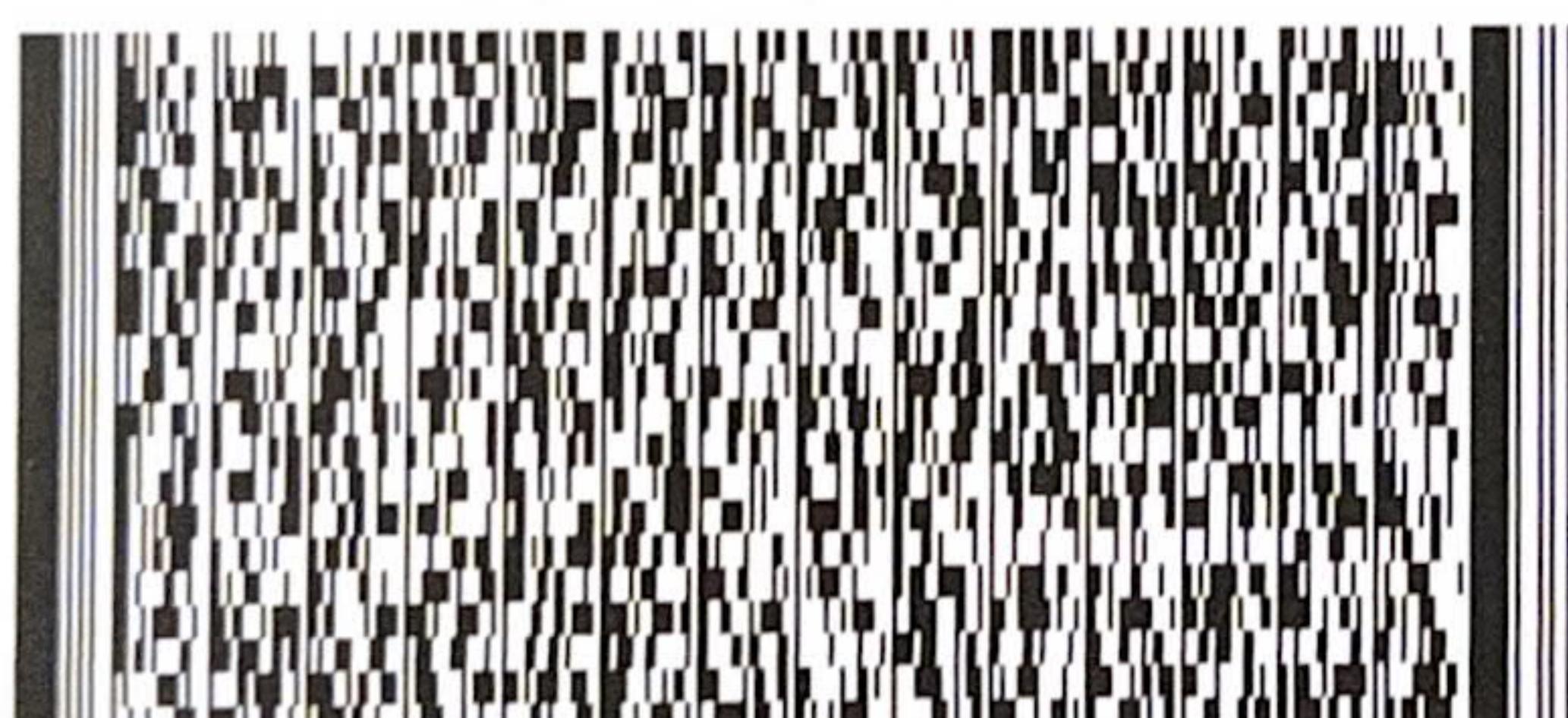
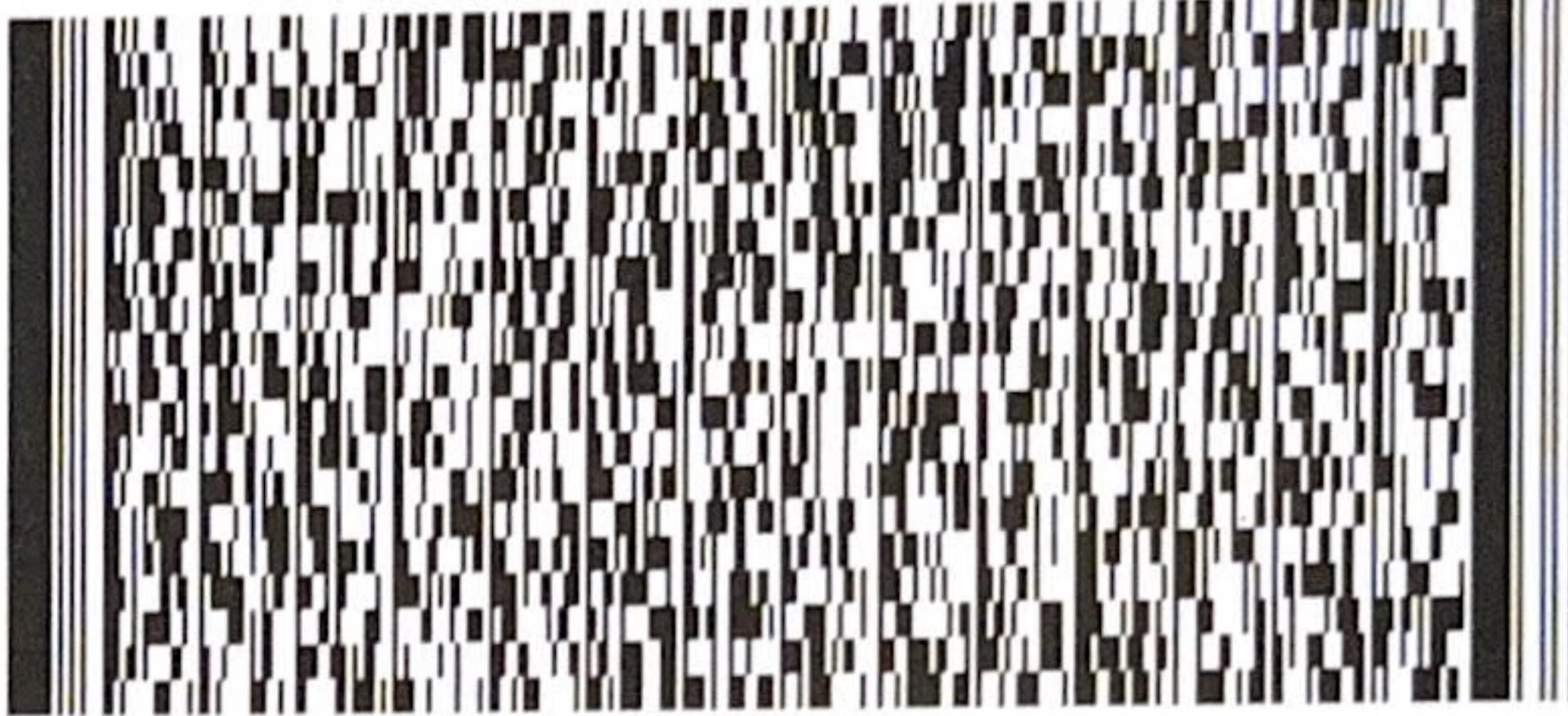
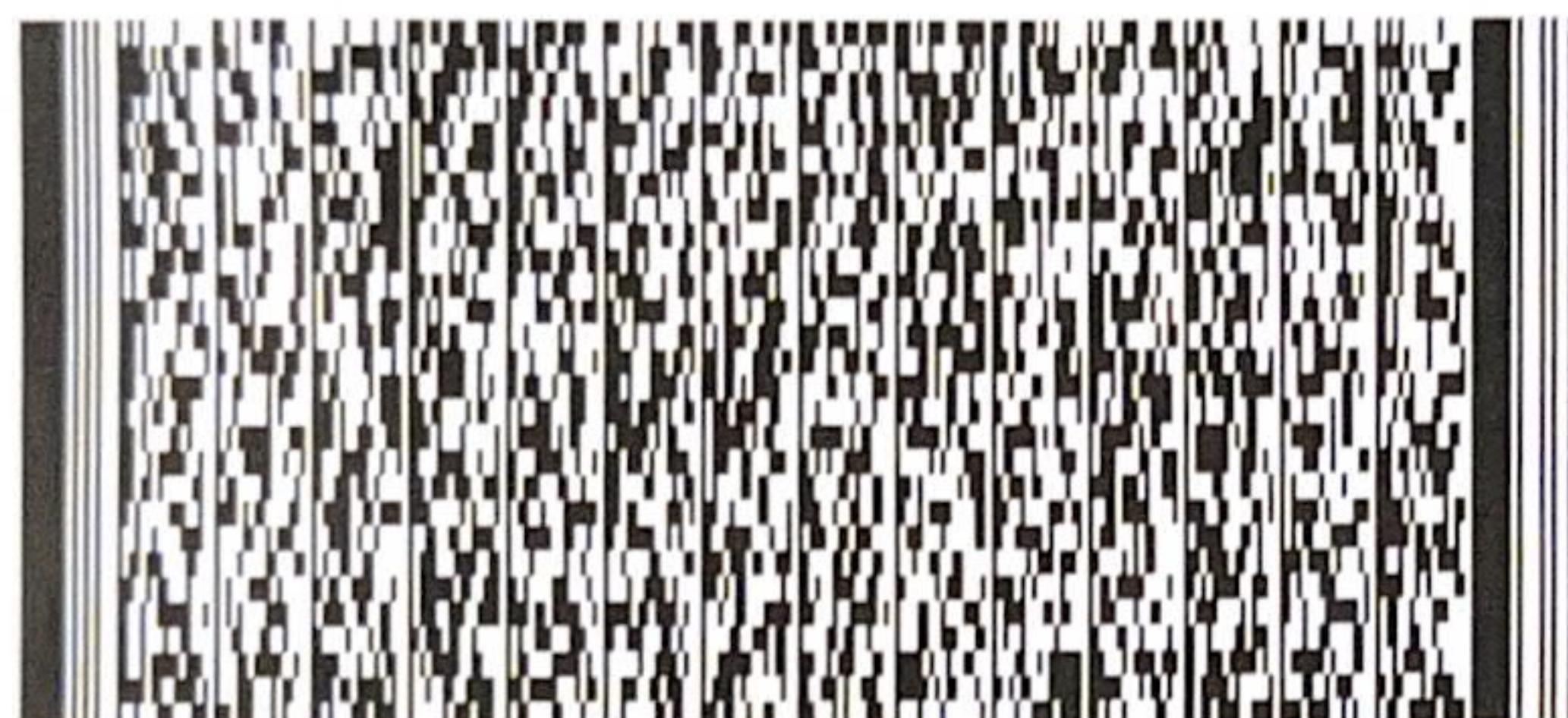
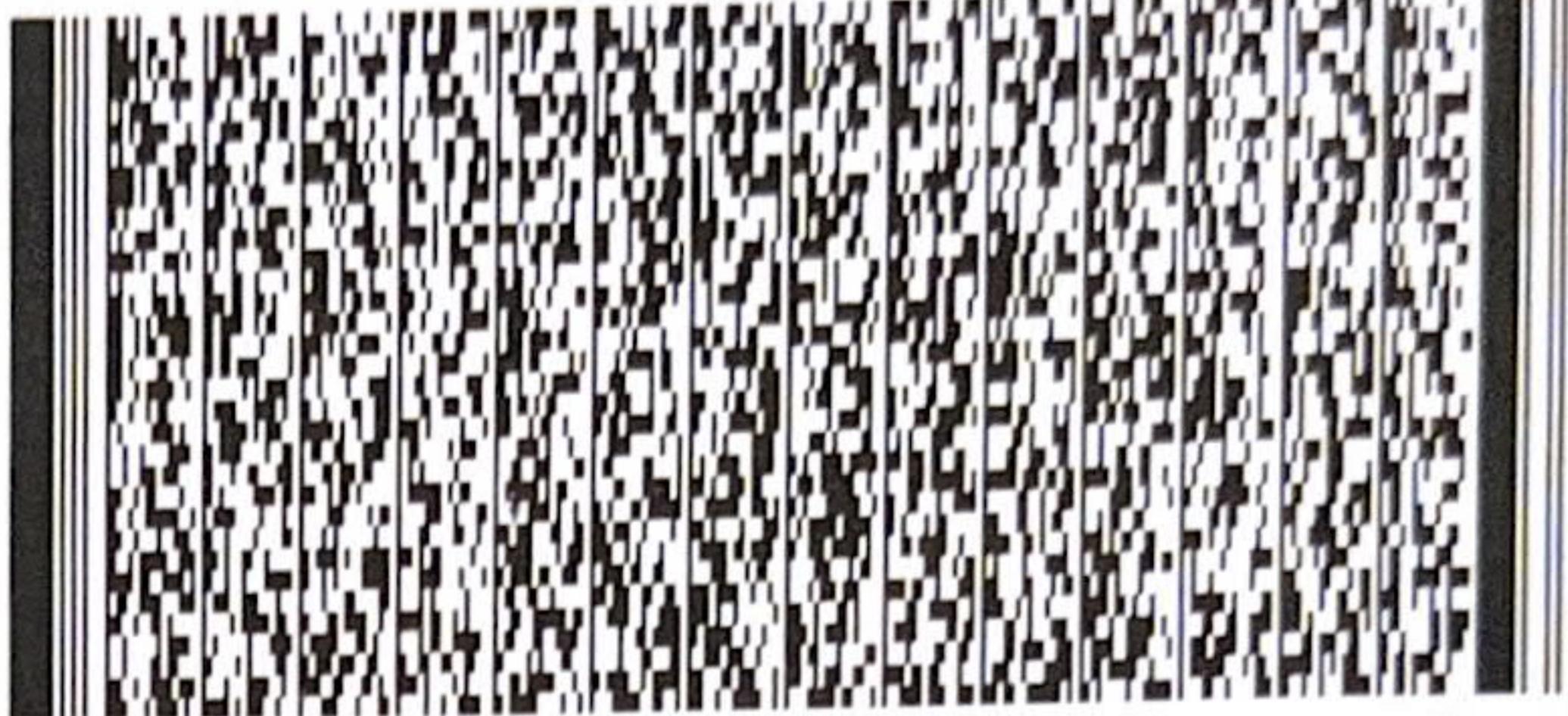
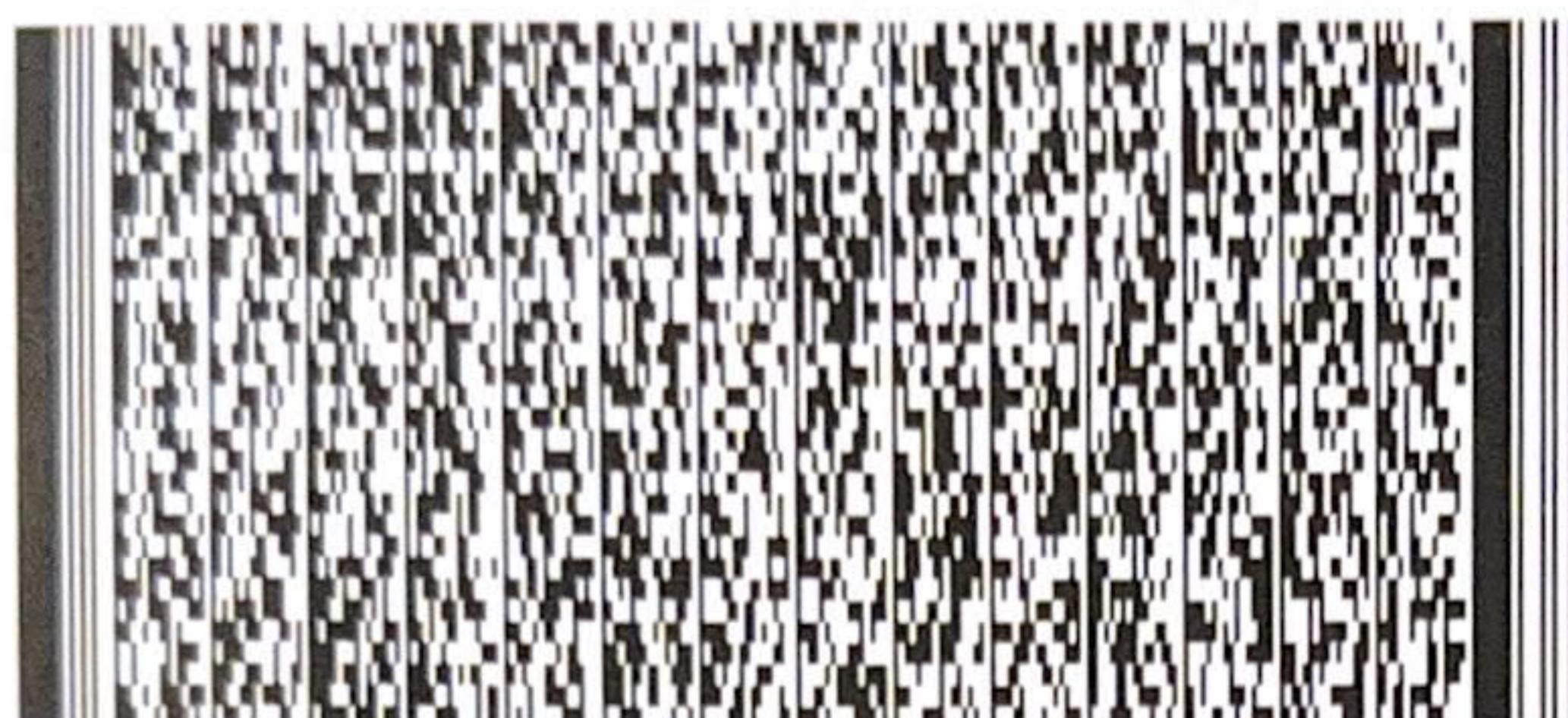


Serial Number

HK FULLY

Name of Client 顧客姓名

華佑發展有限公司



BMI APPRAISALS

PLANNING STATEMENT

In respect of

Temporary Open Storage of
Construction Materials and Machinery with Ancillary Office
For a Period of Three years in
Lot Nos. 371RP, 373(Part) and 385
in Demarcation District No. 110,
Pat Heung, Yuen Long,
New Territories,
Hong Kong

Date : 17 November 2025

Our Reference : G2979/T21606/OS25101P/7336(R1)

EXECUTIVE SUMMARY

- This section 16 application is submitted on behalf of Tang Yau Kee Construction Engineering Limited (the "Applicant"), in respect of Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for renewal of the planning permission for temporary open storage of construction materials and machinery with ancillary office on the Application Site which is subject to an Approved Application No. A/YL-PH/936.
- The ultimate objective of this planning statement is to seek planning permission for a continual use of the above temporary open storage of construction materials and machinery with ancillary office for an additional period of three years.
- This planning statement is submitted to the Town Planning Board (the "Board") in providing background information and planning justifications in support of the above application for the planning permission for temporary open storage of construction materials and machinery with ancillary office on the Application Site which are essential for considerations by the Board.

報告摘要

- 此第 16 條規劃申請是就申請人鄧佑記建築工程有限公司("申請人")擬於香港新界元朗八鄉第 110 約地段第 371 號餘段, 373 號(部份)和 385 號("本申請地盤") 作臨時露天貯存建築材料及機械另設附屬辦公室用途之有關規劃申請續期, 為期三年。而本申請地盤是根據獲批申請編號 A/YL-PH/936。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時露天貯存建築材料及機械另設附屬辦公室用途作為期三年的規劃許可之續期。
- 此規劃申請內附詳盡規劃陳述報告書, 並提供有關申請地點的背景資料、論點及理據予城市規劃委員會("城規會")審閱, 以支持擬於本申請地盤作臨時露天貯存建築材料及機械另設附屬辦公室用途之規劃許可申請, 陳述報告書之闡述內容並被視為給予城規會考慮有關申請的重要資料和理據。

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1. INTRODUCTION

1.1 Aim

This section 16 application is submitted on behalf of Tang Yau Kee Construction Engineering Limited (the "Applicant"), in seeking for renewal of planning permission for temporary open storage of construction materials and machinery with ancillary office in Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site").

1.2 Purpose

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

1.3 Background

The Application Site was the subject of a previously approved planning application (Application No. A/YL-PH/936). It was approved on 13 January 2023 by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years subject to the following conditions:-

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and Public Holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailer, as defined in the Road Traffic Ordinance, are allowed to be stored/parked at or enter/exit the Application Site at any time during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) the existing fire service installations implemented on the site should be maintained in efficient working order at all times during the planning approval period
- (f) the existing drainage facilities on the Application Site should be maintained at all times during the planning approval period;
- (g) the submission of condition records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29 April 2023;
- (h) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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 conditions (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

1.4 Key Objectives

The Application Site has been operated as temporary open storage use for construction materials and machinery by the Applicant since obtaining the approval in 2011 and then by its tenant since April 2013, together with the surrounding open storage business such as trading, repairing and storage of vehicle / machinery / scrap metals / products, the mode and pattern of business has been well-established in the locality. Planning permission for the current use on the Application Site has been obtained on 13 January 2023. Therefore, the ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the temporary open storage in the Application Site for a period of further period of three years.

The current use has not caused and will not bring any environmental nuisance as the Applicant's tenant has already been running its business for over 10 years without any complaints from the neighbourhood. It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (commonly known as the "TPB PG-No. 13G") will continually be complied with.

1.5 Organization of the Statement Report

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

2. SITE CONTEXT AND LAND STATUS

2.1 Location

The Application Site covers a total area of approximately 4,763 square metres and is situated on a private road to the northern side of Kam Tai Road branching off Kam Tin Road or Kong Tai Road within the area of Pat Heung, Yuen Long, New Territories, Hong Kong. To its southwestern side along Yau Fook Road are temporary structures occupied for storage of vehicle parts and construction materials.

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

2.2 Existing Site Condition

Large portion of the Application Site (ie. Lot Nos. 373 & 385) has been transformed from agricultural land to paved open storage of construction materials. That portion of the Application Site has been fenced off by corrugated metal sheets; whereas, the remaining Lot No. 371RP is partly paved and partly rural in nature with wild vegetation. Erected on the site are two single-storey structures with pantry/toilet with a total floor area of approximately 306.25 sq.m. and not more than 7.62 metres in height. There are basically no change to the overall area and height of the structures on site.

2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials to used vehicle parts. Car reselling activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road. In addition, various construction sites for the Express Rail Link project are scattered around the locality.

2.4 Access

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

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

2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers three private lots. The Application Site has a total area of approximately 4,763 square metres.

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

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

Most of the Application Site is located in the "Agriculture" zone whereas a small portion of southern part falls within the "Open Storage" zone on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 exhibited on 27 October 2006. The Planning Intention of the "Agriculture" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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

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

3.2 Precedent Cases

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on 13 January 2023 (Application No. A/YL-PH/936).

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

In addition, similar precedent cases were found within the area and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1153	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land	19-September-2025
A/YL-PH/1057	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land	2-May-2025
A/YL-PH/1035	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Machineries and Vehicles for Sale with Ancillary Facilities	20-December-2024

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

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

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

As identified in Appendix D, the Application Site currently falls within an area annotated Category 3 and adjoining Category 2. In that connection, sympathetic consideration may be given if the applicants have demonstrated that the proposed use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and willingness in compliance with approval conditions of the planning applications.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use

There is no material change to the original layout scheme approved under Planning Application No. A/YL-PH/936.

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

4.2 Vehicular Access Arrangement

Vehicular access will be provided via a private paved road branching off from Kam Tai Road and the ingress/egress of 8 metres width has been situated at the eastern portion of the Application Site. In addition, the existing open track will be retained within the northern portion of the Application Site.

4.3 Operation of the Site

There will be no operation at night time between 6:00 p.m. and 8:00 a.m and no operation will be carried out on Sundays & Public Holidays. Goods delivered to the Application Site will be stored directly in the open storage area and will only be transported away on demand. On standard event, the goods are mostly stored at the Application Site and will remain stagnant. There will be No workshop/industrial/parts breaking/painting activities carried out in the Application Site.

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention

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

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

5.2 To Maximize the Use of Land Pending Development

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

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

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

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

5.3 Compatible with Surrounding Land Use

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

5.4 In Line with the TPB Guideline

The current use is in-line with the TPB PG-No. 13G. As clearly shown in the guideline, the Application Site falls within an area annotated Category 3 and adjoining Category 2 area. 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.

We understand that there have been no local objections and adverse comments from Government departments for the Application Site. Meanwhile, the Applicant has fully complied with all of the approval conditions as stated in the Approval Letter for the previous case (i.e. A/YL-PH/936). In this connection, the re-granting of planning approval will not contravene the TPB Guideline.

5.5 Insignificant Landscape and Environmental Impacts

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

5.6 Insignificant Adverse Transportation Impact

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

5.7 Insignificant Adverse Drainage Impact

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

5.8 No Adverse Comments and Local Objections

There have been no complaints from locals or other concerned government departments since the operation of business by the Applicant in 2011 and its tenant since 2013. It has demonstrated that there would be no problems with its use and occupation of the Application Site. Should the planning permission be re-granted, the Applicant will again make every effort in complying with the approval conditions as imposed by the Board.

5.9 No Creation of a Precedent Case

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

5.10 Complied with All Approval Conditions

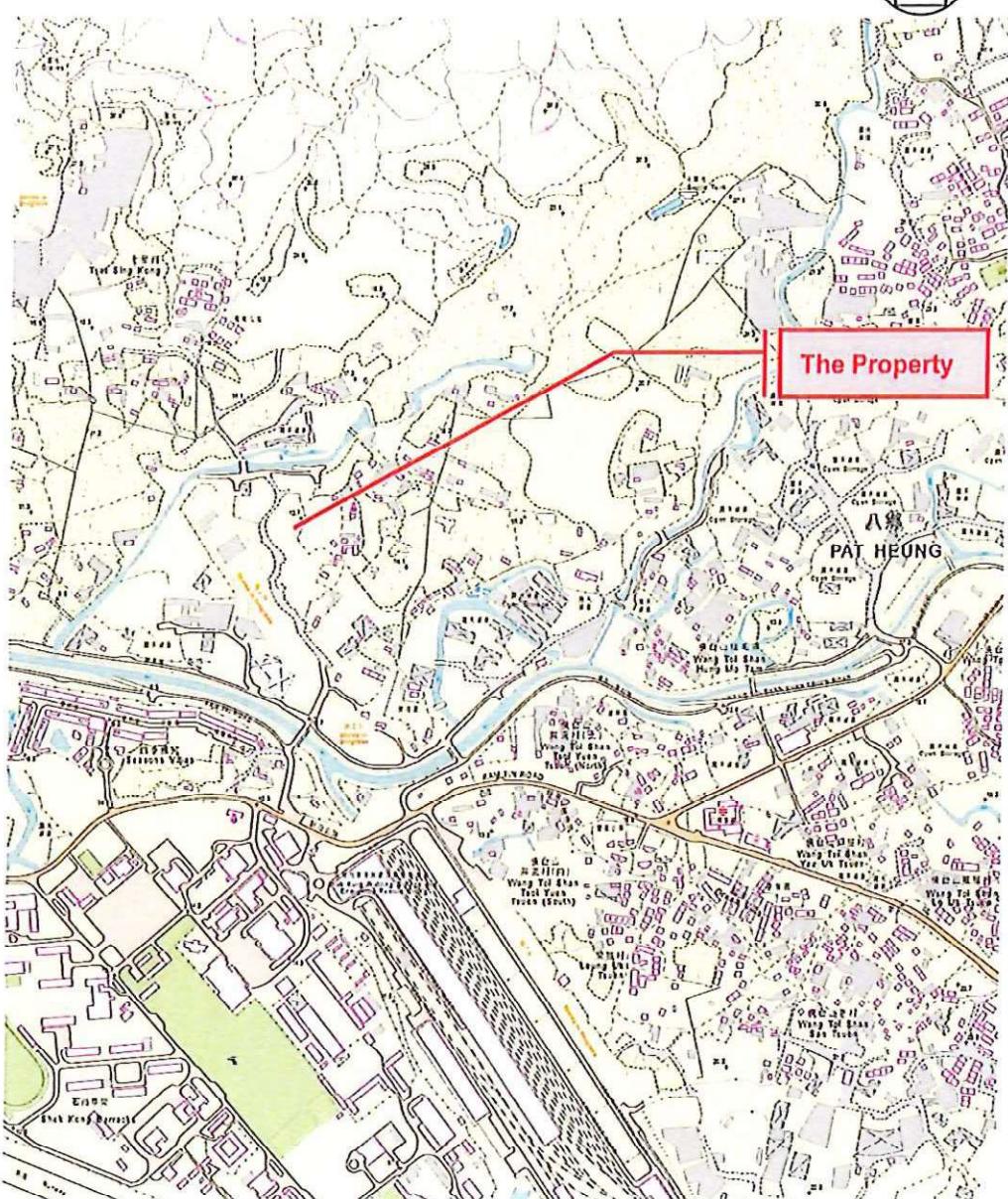
As the Applicant has shown its genuine efforts in complying with all approval conditions in the previously approved application, the Board should take this into account and hence give favourable consideration to the application.

6. CONCLUSION

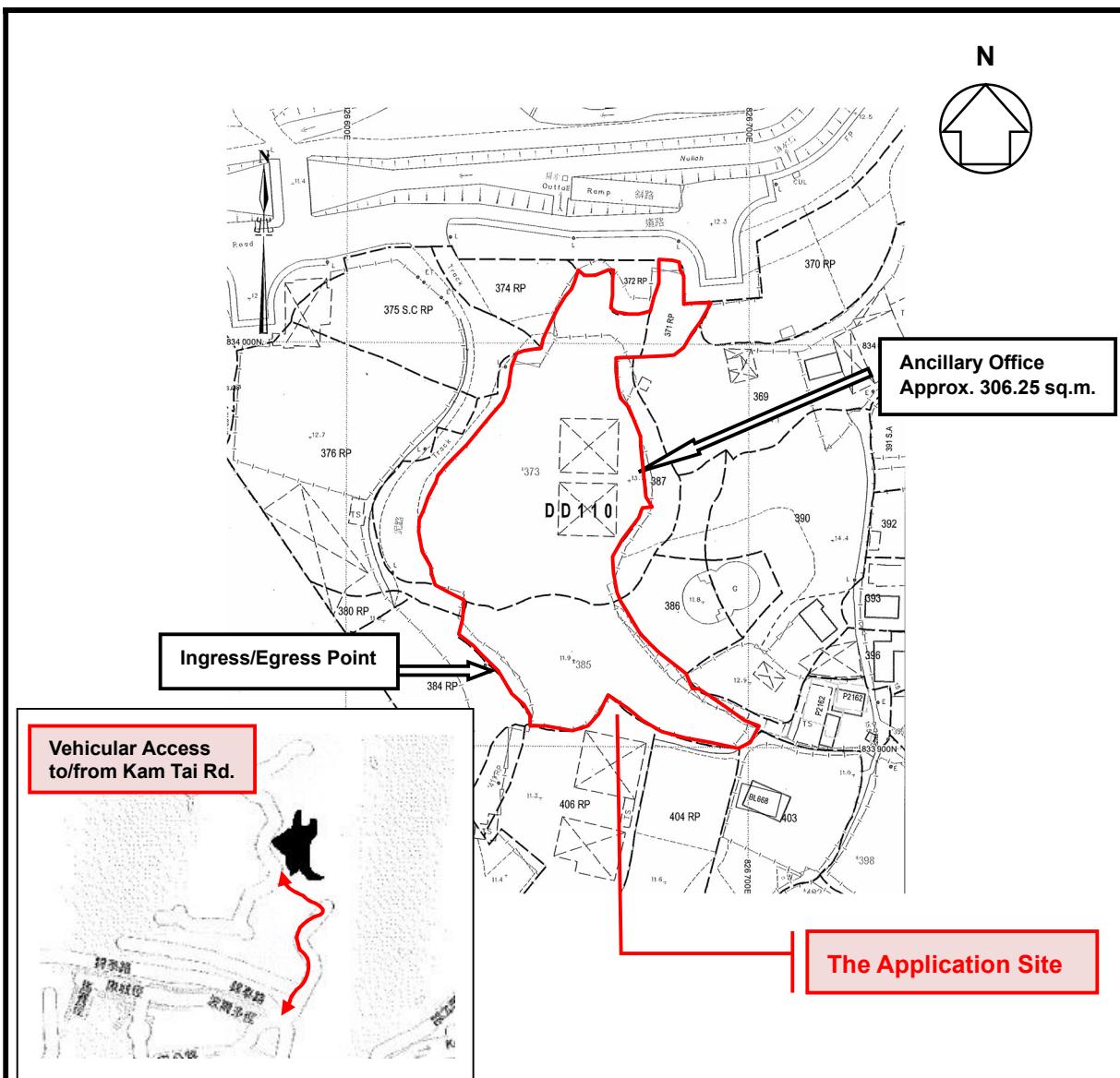
- 6.1 This planning application is to seek planning permission for the continuance of a temporary open storage of construction materials and machinery with ancillary office in the Application Site for an additional period of three years.
- 6.2 The proposed development offers a temporary solution to meet the much needed demand of storage of this particular type or trade where much land use activity is not economically feasible and sustainable to be carried out in the urban areas due to the high rental levels and deficiency of such sizable factory storage units in urban areas.

- 6.3 Due to the well established trading in this area of Pat Heung and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are engaged or will be engaged in trading with Mainland China. It is envisaged that demand for storage space will increase dramatically in the northwestern part of the New Territories and areas close to the border of Mainland China for reason of good accessibility. In response to such demand for storage space and suitable strategic location, the Board, should give support to local business operators and favourable consideration be made to this application.
- 6.4 The subject temporary use has been previously approved under Application No. A/YL-PH/936. And, temporary uses of open storage have recently been approved in the proximity under Application Nos. A/YL-KTN/1153, A/YL-PH/1057 and A/YL-PH/1035.
- 6.5 As detailed in section 5 above, the current use will not contravene with the TPB PG-No. 13G.
- 6.6 Species of Chinese Banyan has been planted along the site boundary. The Application Site has also been partially fenced off with corrugated metal sheets and painted in green in order to alleviate the landscaping impact.
- 6.7 As mentioned in this planning statement, the Applicant has all along made its best endeavours to strictly comply with the required approval conditions in relation to the drainage, environmental and landscape aspects together with the fire service installation to the satisfaction of the relevant Government departments and hence the Application Site is maintained in an extraordinary good condition and a proper manner.
- 6.8 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and relevant departments would give favourable consideration again to approve the renewal of the subject planning application.

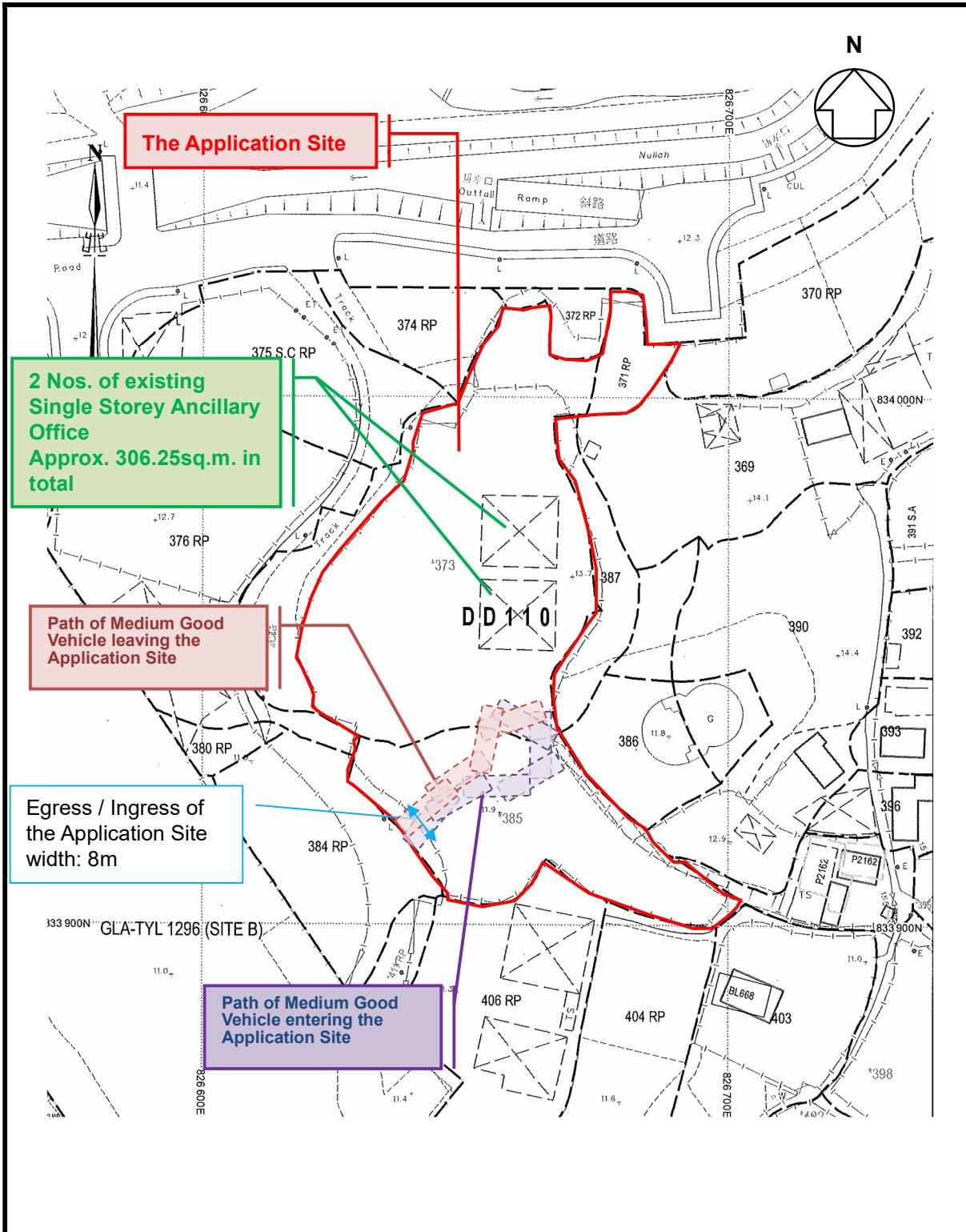
END OF STATEMENT



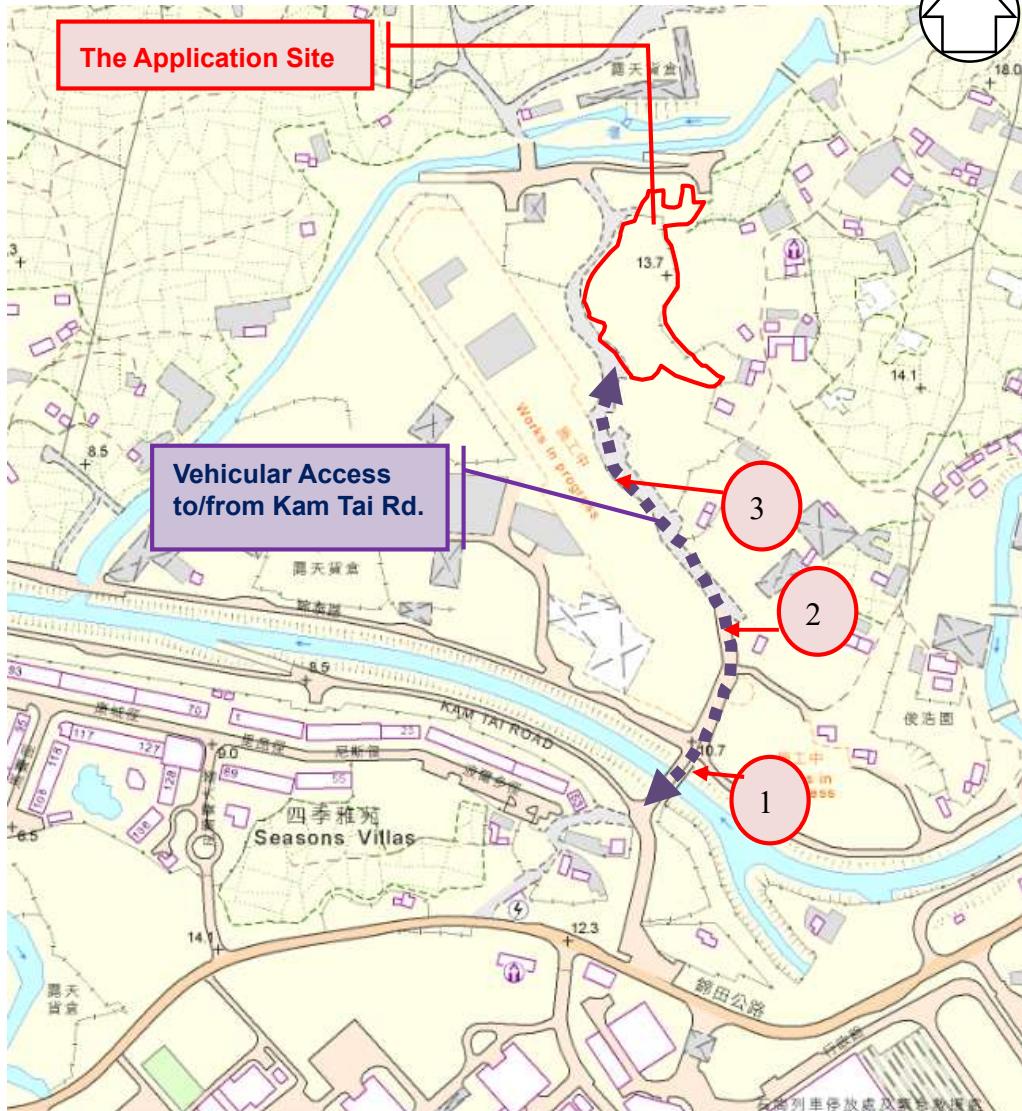
<p>Not to Scale (For Identification Purposes Only)</p>	<p>Location Plan Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX A</p>



Not to Scale (For Identification Purposes Only)	Site Plan (i) Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories	BMI APPRAISALS
		APPENDIX B1



Not to Scale (For Identification Purposes Only)	Site Plan (ii) Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories	BMI APPRAISALS
APPENDIX B2		



<p>Not to Scale (For Identification Purposes Only)</p>	<p>Site Plan (iii) Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX B3</p>

APPENDIX C

Extract Copy of the Schedule of Use

AGRICULTURE

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

Planning Intention

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

Remarks

(a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

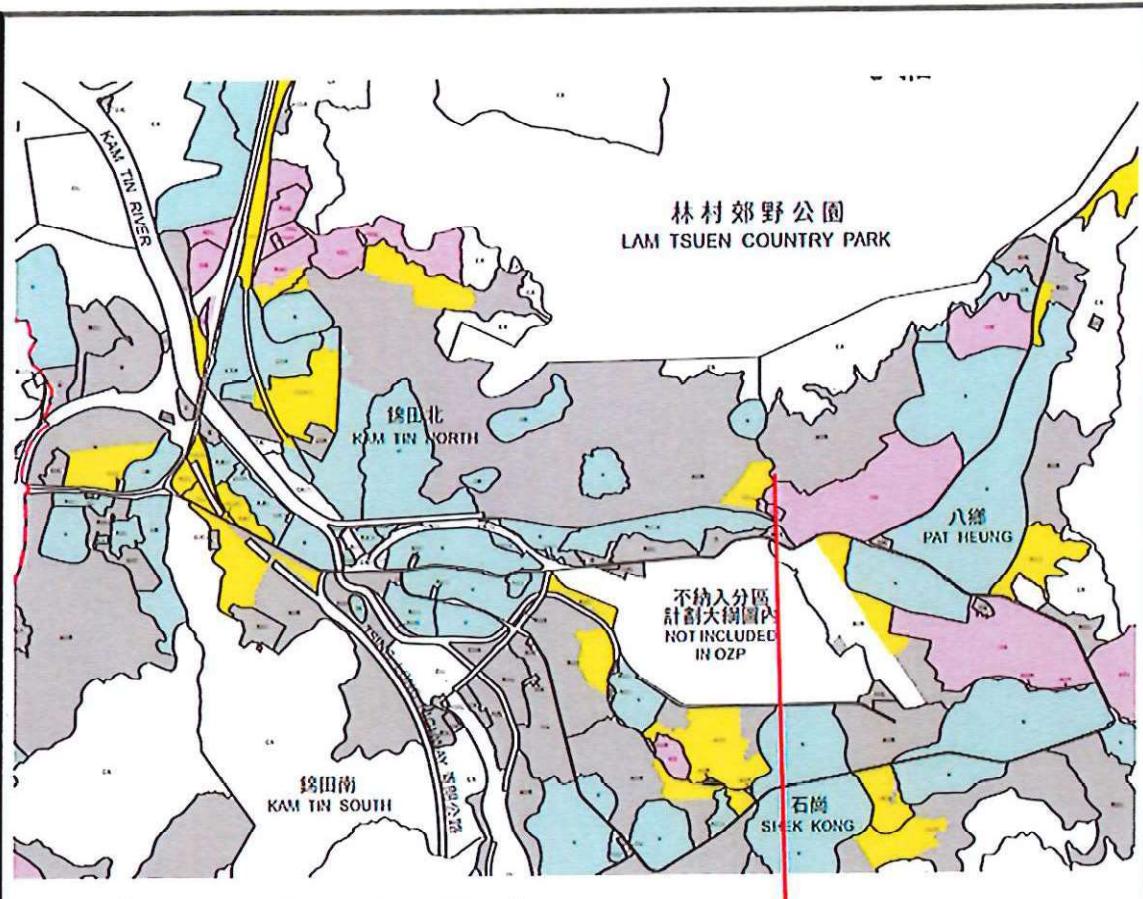
AGRICULTURE (cont'd)

Remarks (cont'd)

(b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Pat Heung Outline Zoning Plan No. S/YL-PH/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

(i) laying of soil not exceeding 1.2m in thickness for cultivation; or

(ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展局批地區
分區計劃大樹園範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

於2024年3月8日更新
UPDATED ON 8 MARCH 2024

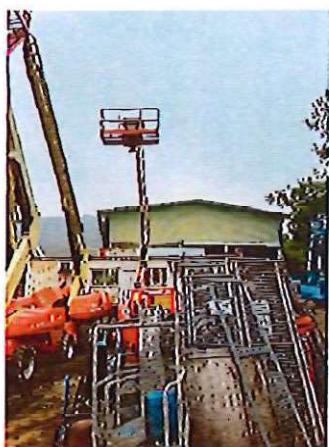
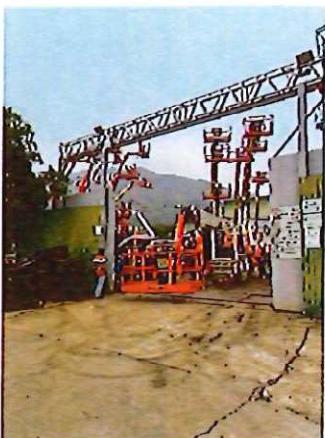
The Application Site

Not to Scale
(For Identification
Purposes Only)

Copy of Identification
of Categories Plan

BMI APPRAISALS

APPENDIX D



Not to Scale
(For Identification
Purposes Only)

Site Photographs
Lot Nos. 371RP, 373(Part) and
385
in D.D. 110, Pat Heung,
Yuen Long, New Territories

BMI APPRAISALS

APPENDIX E

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: George Lee [REDACTED]
Sent: 2026-01-15 星期四 12:30:21
To: [REDACTED]
Subject: RE: F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-PH/1096)
Attachment: FS251 (Tang Yau Kee)_AYL-PH1096_1.pdf; FS251 (Tang Yau Kee)_AYL-PH1096_2.pdf

Dear Winsome,

Please find attached the full set of F.S. 251. Thank you for your kind attention.

Best regards,

George Lee

BMI Appraisals Limited

Suite 01-08, 27th Floor., Shui On Centre,
6-8 Harbour Road, Wanchai, Hong Kong.

Direct: [REDACTED]

E-mail: [REDACTED]

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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

Serial Number

FSD Ref.:

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

華佑發展有限公司

Address 地址

元朗八鄉丈量約份第110約地段第371號餘段第373號 (部份) 及385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)
11	應急照明燈 X6	貨倉, 寫字樓及廁所	符合消防處規定	15/05/2025	14/05/2026
12	出口指示牌X6	貨倉及寫字樓	符合消防處規定	15/05/2025	14/05/2026

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的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Company Name:
公司名稱

港消集團有限公司

Telephone:
聯絡電話Date:
日期

15/05/2025

For FSD
use only

Inspected

Key-in

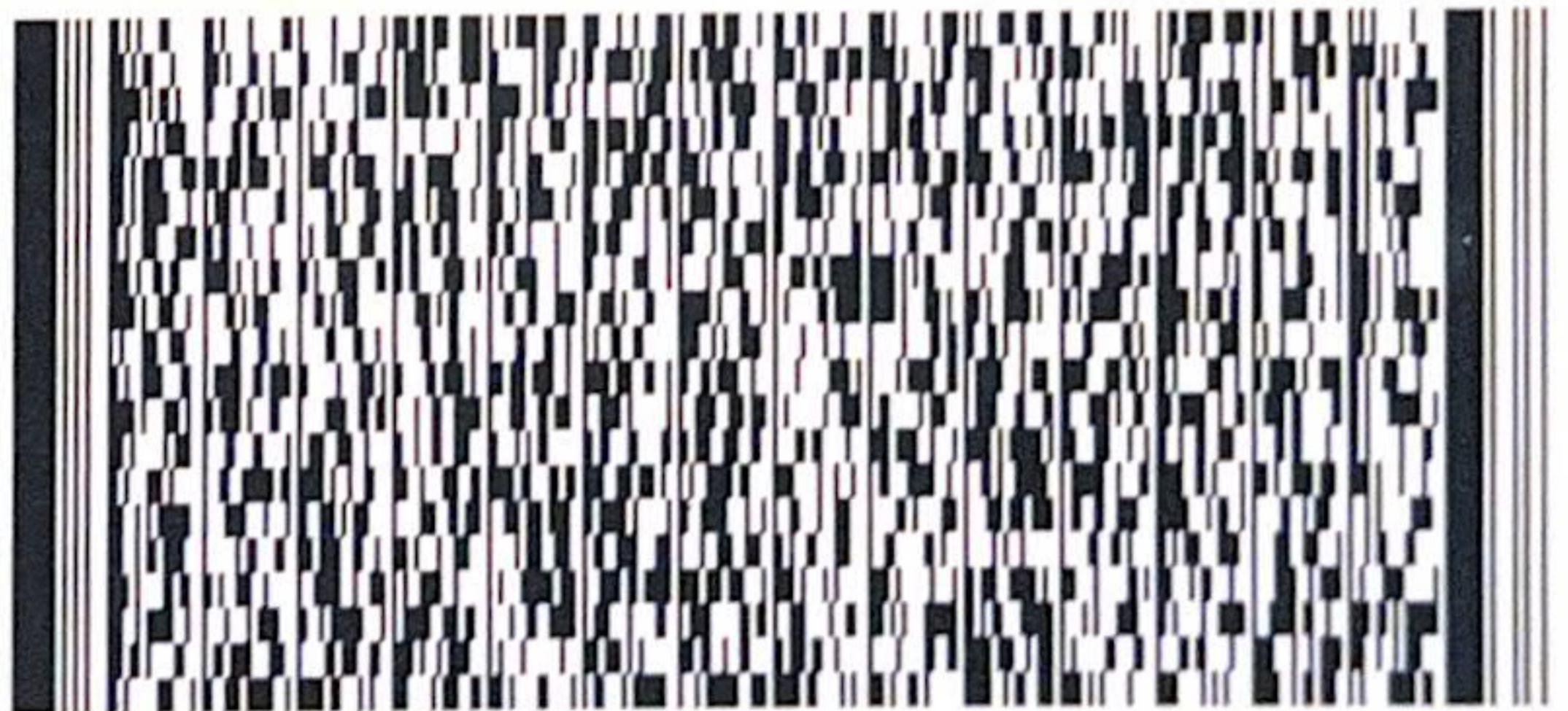
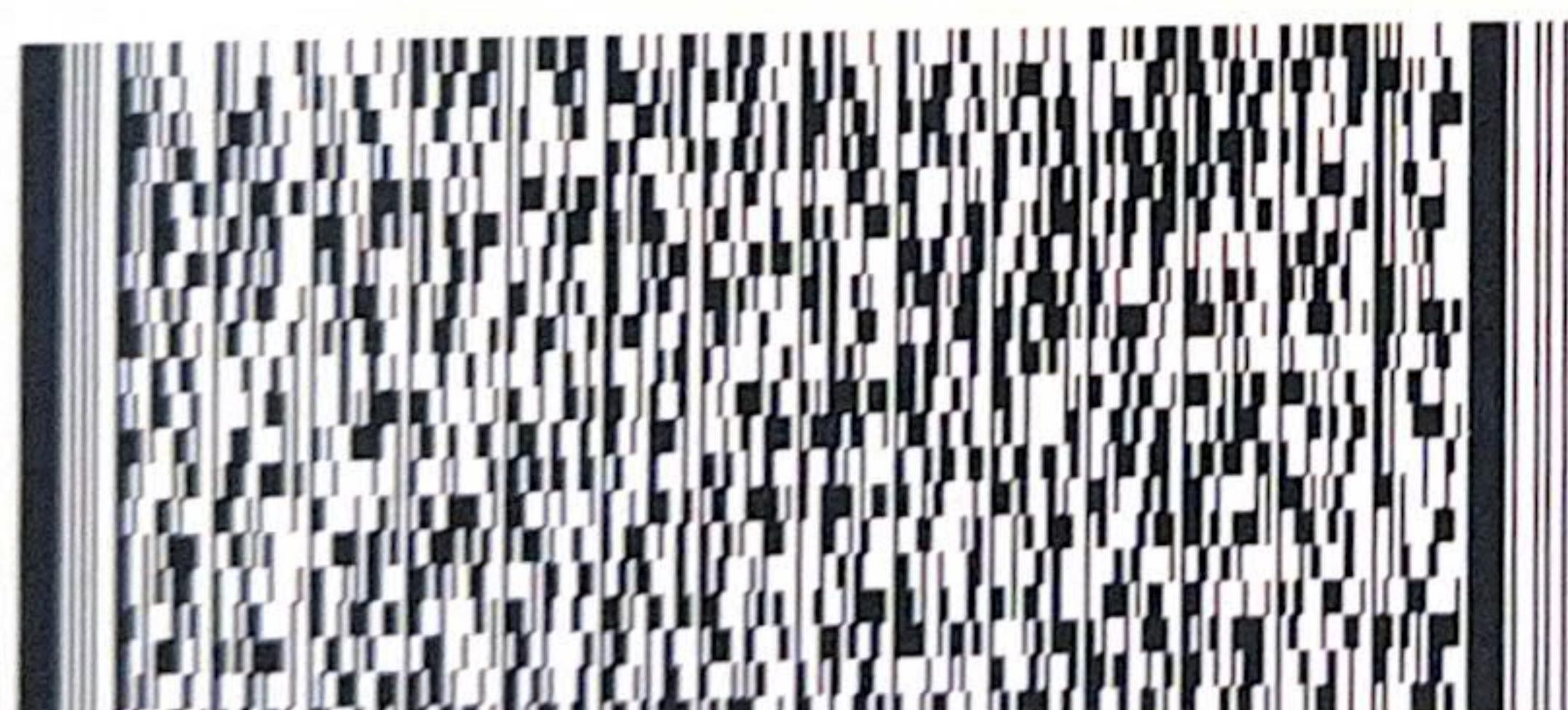
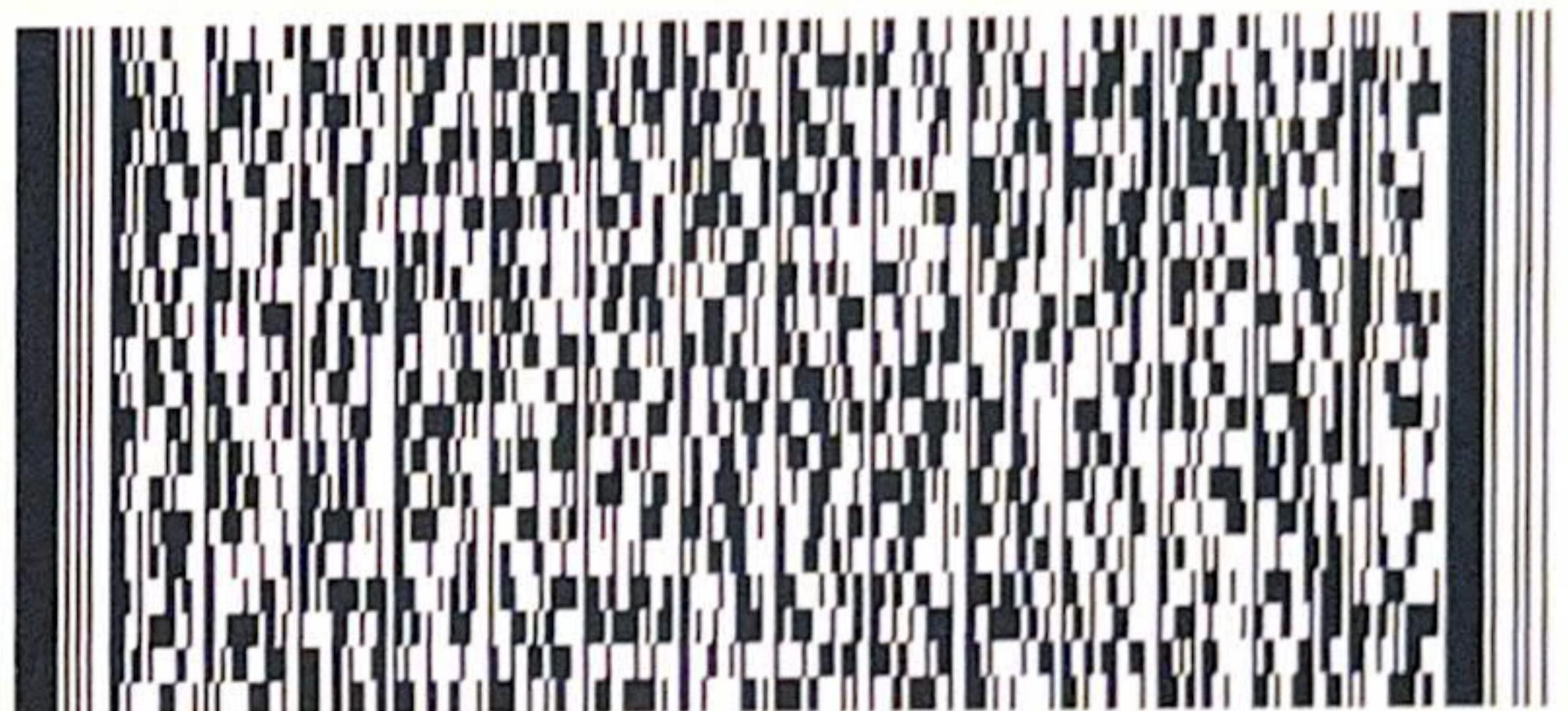
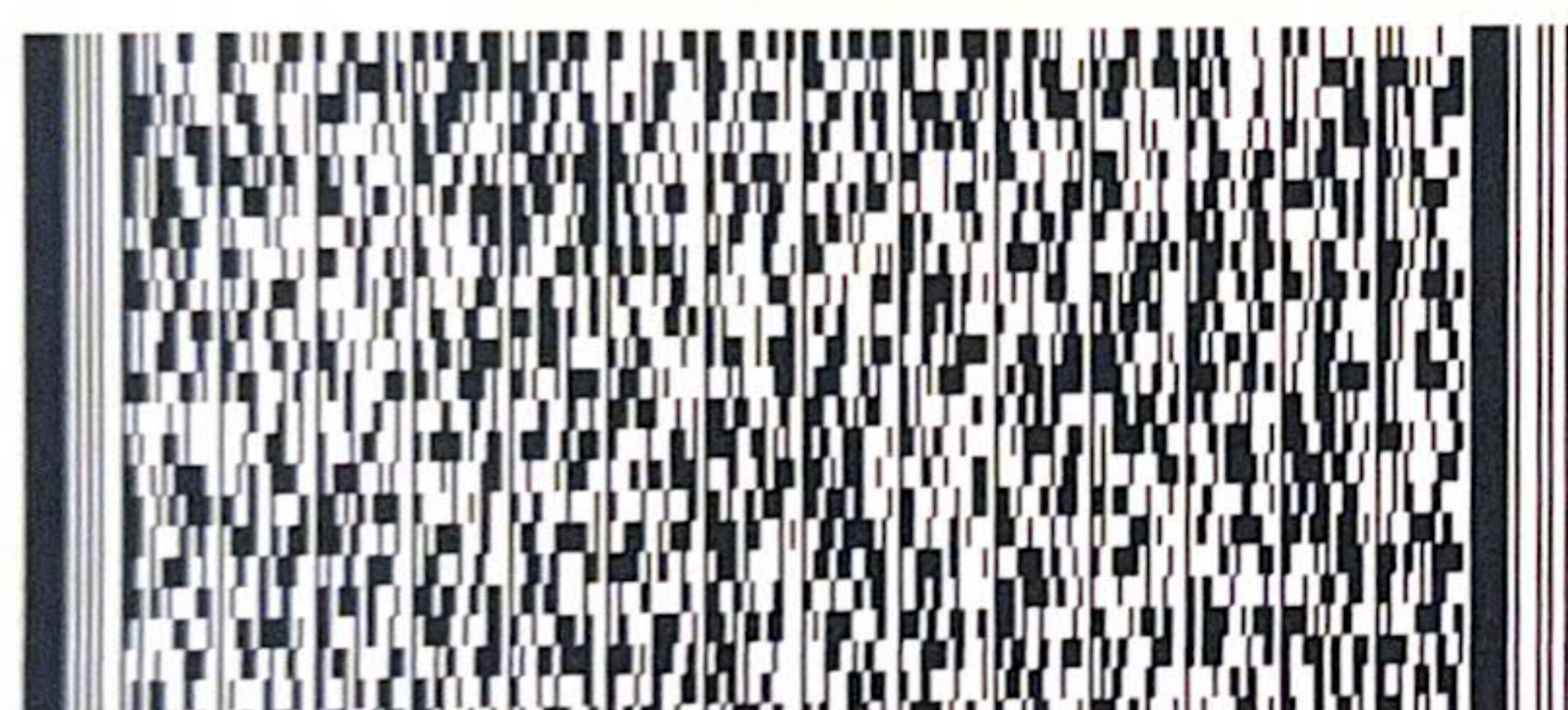
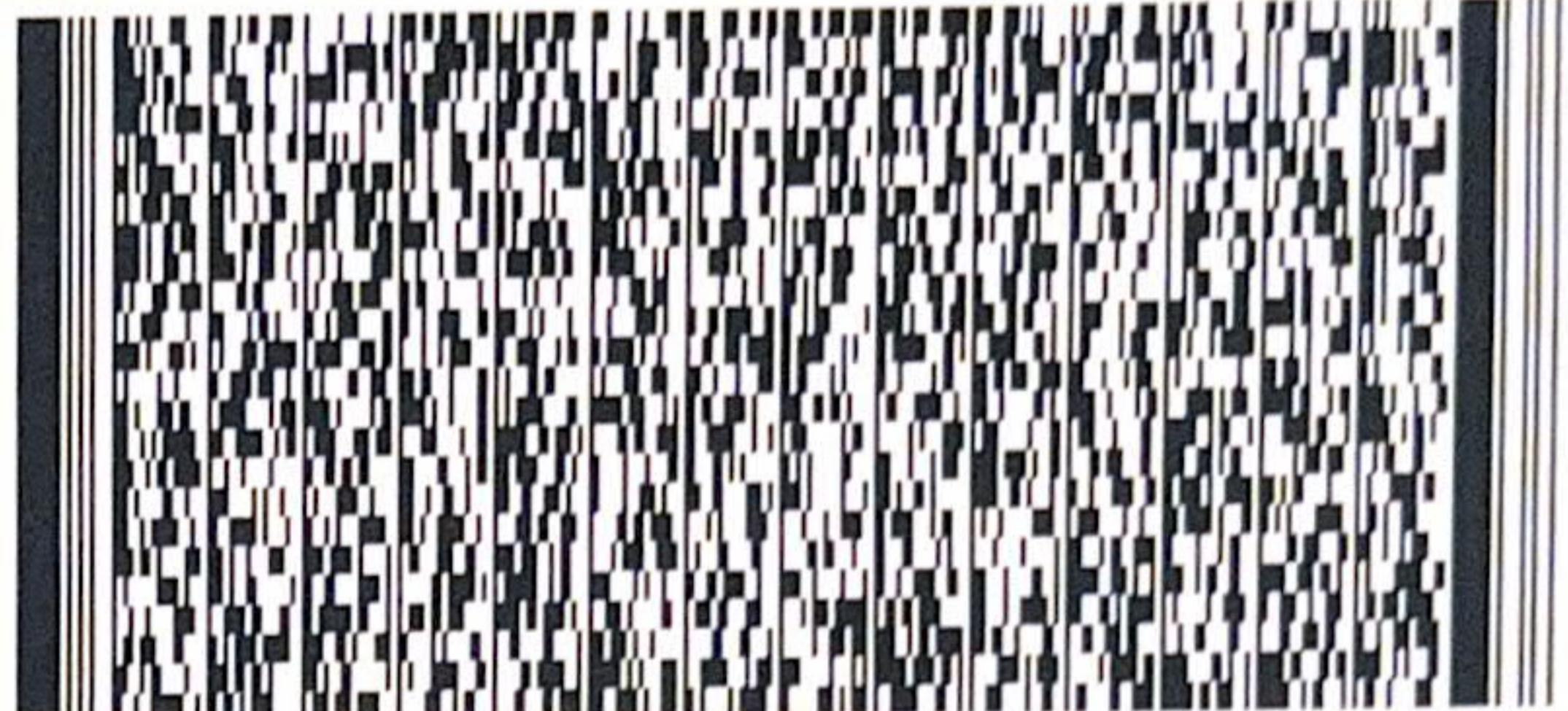
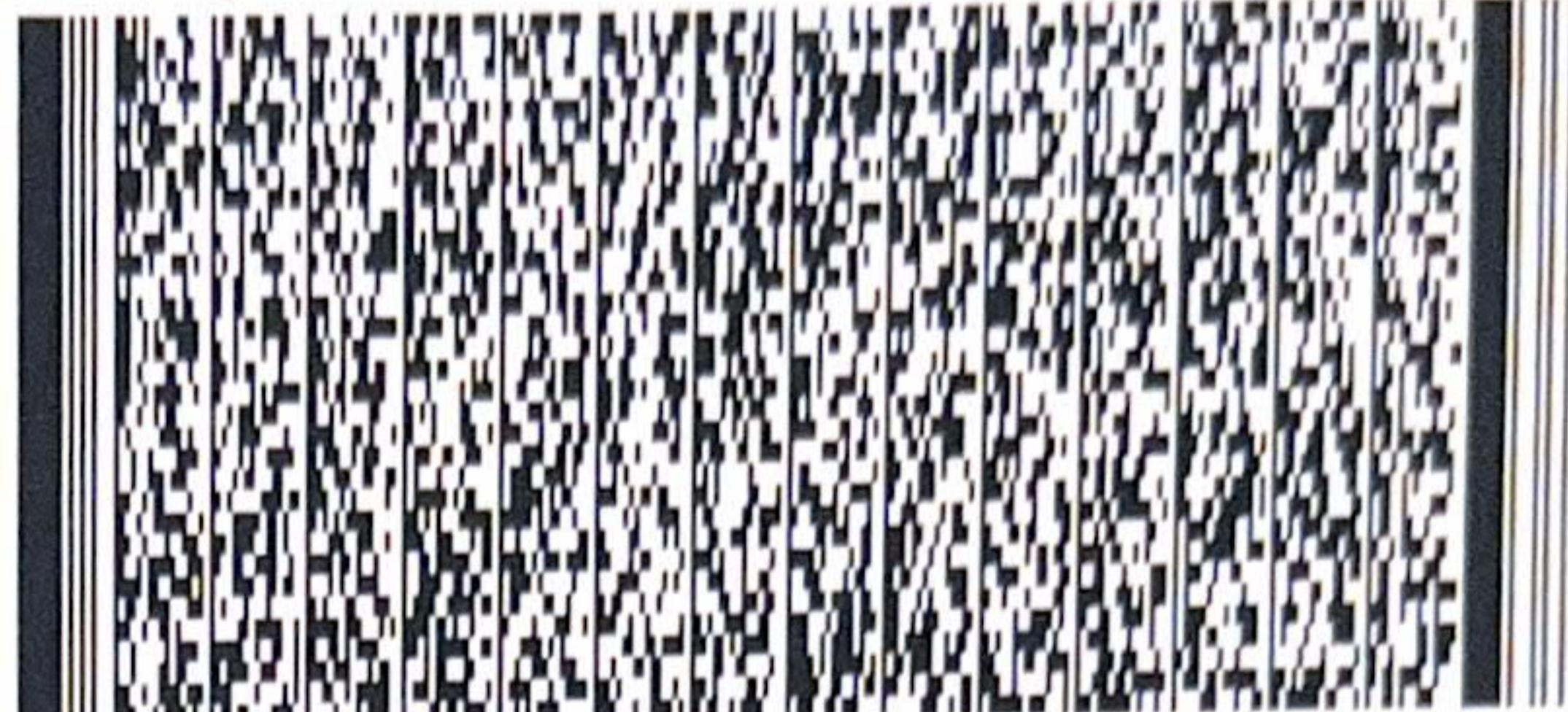
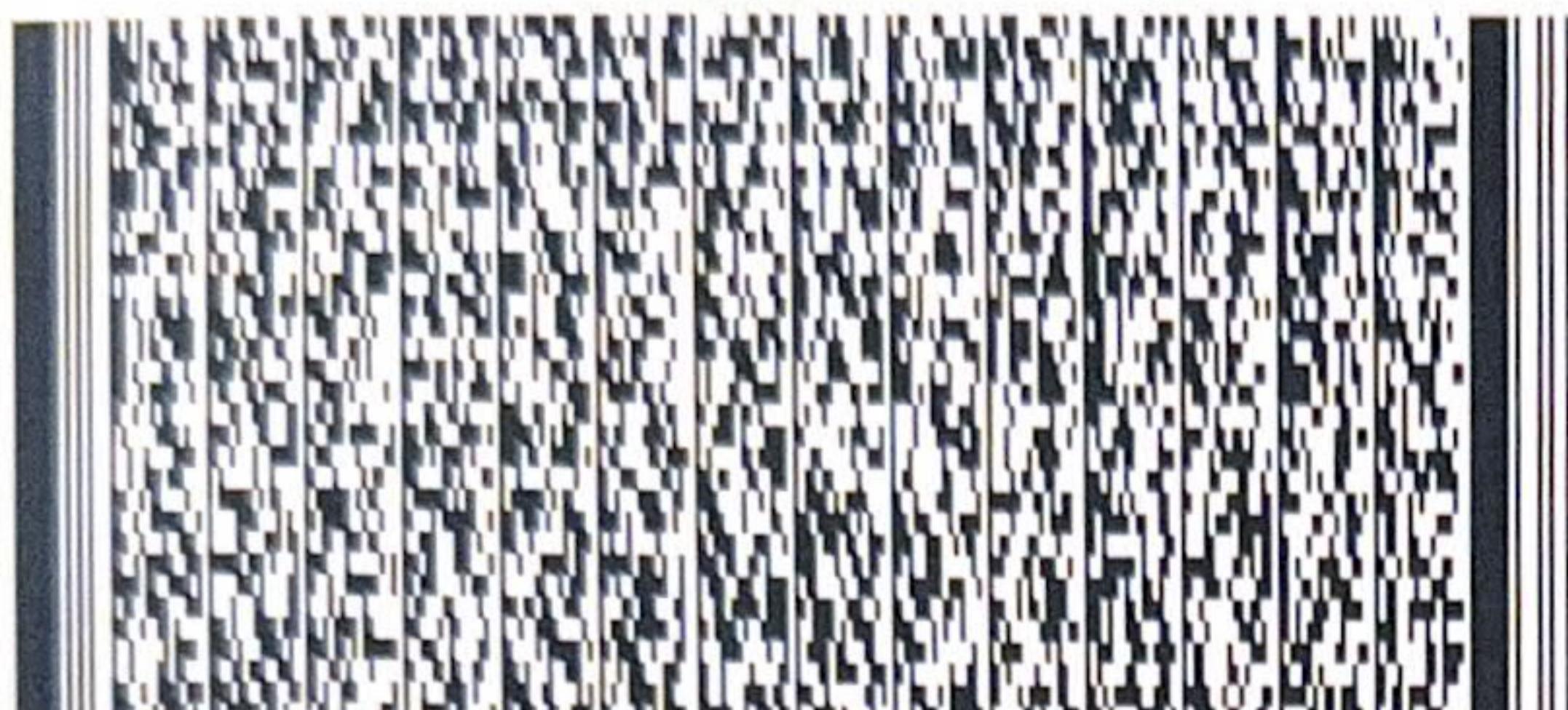
Verified



Serial Number

Name of Client 顧客姓名

華佑發展有限公司



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: 消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

Serial Number

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

華佑發展有限公司

Address 地址

新界元朗八鄉丈量約份第110約地段 第371號餘段 第373號 (部份) 及385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

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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	5kgCO ₂ 手提滅火筒X7	貨倉內	符合消防處規定	15/05/2025	14/05/2026
	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)
	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

取代 : 30260250528

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的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

陳志成

FSD/ECC No:
消防處註冊號碼

Company Name:
公司名稱

CHAN Chi-shing

Telephone:
聯絡電話

Date:
日期

15/05/2025

For FSD
use only

Inspected

Key-in

Verified

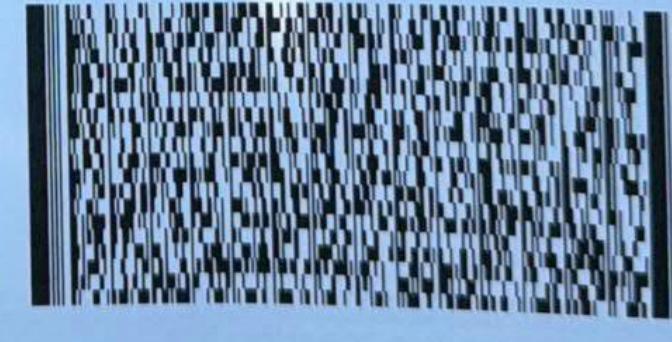
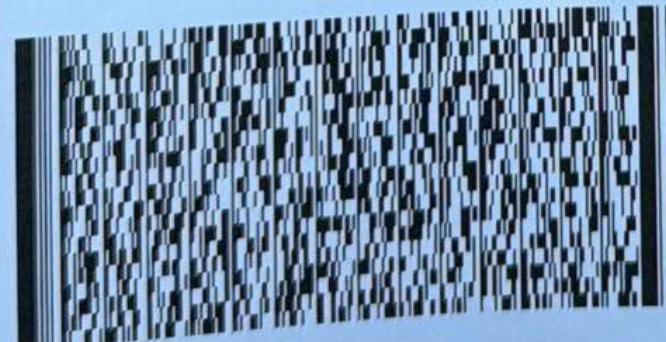
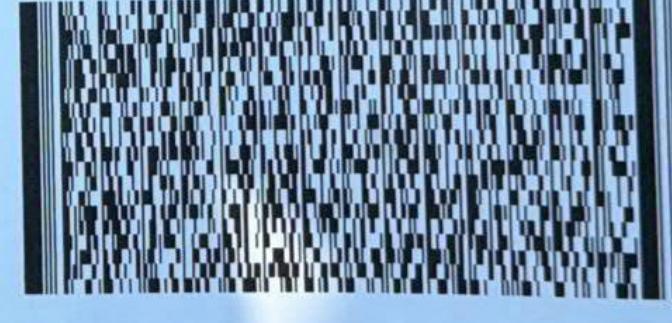
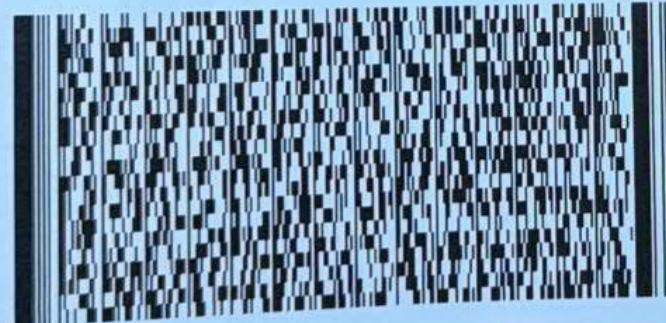
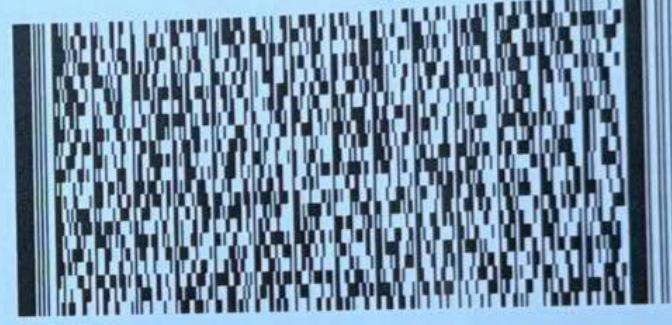
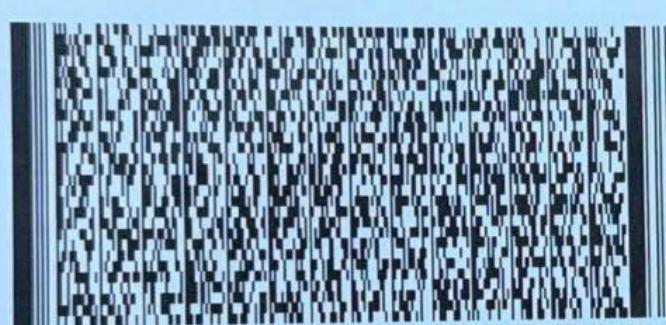
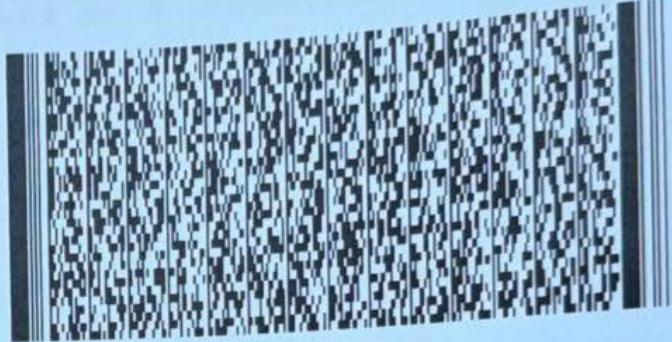
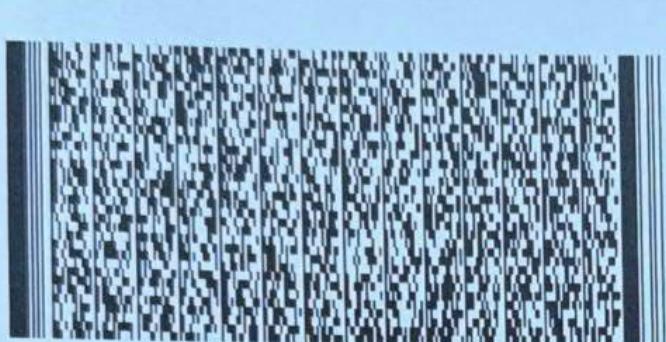


Serial Number

[REDACTED]

Name of Client 顧客姓名

華佑發展有限公司



Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Environmental Protection;
- (g) Chief Engineer/Mainland North, Drainage Services Department;
- (h) Director of Fire Services;
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Project Manager (West), Civil Engineering and Development Department; and
- (m) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) failure to reinstate the “Agriculture” portion of application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that Lot 373 in D.D. 110 is covered by Short Term Waiver (STW) No. 3722 for temporary storage of construction materials and machinery with ancillary office. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lots owner(s) without STW shall apply to this office for a STW to permit the structure(s) erected within Lots 371 RP and 385 in D.D. 110. 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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site to Kam Tai Road including the local track, if any; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the Site during the planning approval period;

- (ii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
- (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
- (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- (v) the applicant shall meet the statutory requirements under relevant environmental legislation;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to the public, the applicant is required to submit technical assessment(s) in other aspects and seek comments from relevant departments as necessary;

(h) to note the comments of the Director of Fire Services that the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any applied use under the subject application;
- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iv) 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;
- (v) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.