

This document is received on 2026-03-20
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

2600673 18/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1220
	Date Received 收到日期	2026-03-20

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Ko Kee Metal & Building Materials Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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. 126sB and 126RP in Demarcation District No. 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 2,969.7 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 371 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)	N/A 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 North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials with ancillary Office and Storage (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 at16/03/2026..... (DD/MM/YYYY), this application involves a total of2..... "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 notified¹..... "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)
1	Lot No. 126s.B in Demarcation District No. 110, Pat Heung, Yuen Long, New Territories, Hong Kong	12/03/2026

(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，或有關係的鄉事委員會[&]

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	
<p>(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)</p>	
<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>
<p>(c) Development Schedule 發展細節表</p> <p>Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/>About 約</p> <p>Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/>About 約</p> <p>Proposed number of buildings/structures 擬議建築物/構築物數目</p> <p>Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/>About 約</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/>About 約</p> <p>Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/>About 約</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p>	

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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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)) </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <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) </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	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"/>																														
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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input type="checkbox"/>																																
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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <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) </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Diversion of stream 河道改道 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	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"/>																								
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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 15%;">Yes 會 <input type="checkbox"/></td> <td style="width: 25%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>	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"/>	_____			_____		
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>
--	--

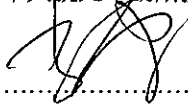
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas	
位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTN</u> / <u>906</u>
(b) Date of approval 獲批給許可的日期	<u>19/05/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>20/5/2026</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 with ancillary Office and Storage
(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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(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

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)
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

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

18/03/2026

(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	Lot Nos. 126sB and 126RP in Demarcation District No. 110, Pat Heung, Yuen Long, New Territories, Hong Kong 香港新界元朗八鄉第110約地段第126號B分段及126號餘段
Site area 地盤面積	2,969.7 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 North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11
Zoning 地帶	Agriculture 農業
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	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Office and Storage for a Period of 3 Years 臨時露天存放建築材料連附屬辦公室及貯物室用途 為期 3 年的規劃許可續期

(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	371 <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	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (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		5
	Private Car Parking Spaces 私家車車位		3
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			2
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			1
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			1
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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
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"/>
<hr/>		
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。

PLANNING STATEMENT

In respect of

Temporary Open Storage of
Construction Materials with Ancillary Office and Storage
For a Period of Three years in
Lot Nos. 126sB and 126RP
in Demarcation District No. 110,
Pat Heung, Yuen Long,
New Territories,
Hong Kong

Date : 18 March 2026
Our Reference : K21204/OS26031P/7412

EXECUTIVE SUMMARY

- This section 16 planning application is submitted on behalf of Ko Kee Metal & Building Materials Limited (the “Applicant”), in respect of Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the “Application Site”) in seeking for the renewal of the planning permission for temporary open storage of construction materials with ancillary office and storage on the Application Site which is subject to an Approved Application No. A/YL-KTN/906.
- 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 with ancillary office and storage for a period of further 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 with ancillary office and storage 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高記五金建築材料有限公司(“申請人”)擬於香港新界元朗八鄉第 110 約地段第 126 號 B 分段 和第 126 號餘段(“本申請地盤”)作臨時露天存放建築材料連附屬辦公室及貯物室用途之有關規劃申請續期。而有關本申請地盤之前的申請記錄編號為 A/YL-KTN/906。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時露天存放建築材料連附屬辦公室及貯存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存放建築材料連附屬辦公室及貯物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。

TABLE OF CONTENTS**Page**

1. INTRODUCTION	
1.1 Aim.....	1
1.2 Purpose.....	1
1.3 Background.....	1
1.4 Key Objectives.....	3
1.5 Organization of the Statement Report.....	3
2. SITE CONTEXT AND LAND STATUS	
2.1 Location.....	4
2.2 Existing Site Condition.....	4
2.3 Surrounding Land Uses.....	4
2.4 Access.....	5
2.5 Land Status and Ownership.....	5
3. PLANNING CONTEXT	
3.1 Outline Zoning Plan.....	5
3.2 Precedent Cases.....	6
3.3 Town Planning Board Guideline for “Application for Open Storage and Port Back-up Uses” – TPB PG-No.13G.....	6
4. PROPOSED DEVELOPMENT	
4.1 Proposed Layout.....	7
4.2 Vehicular Access Arrangement.....	7
4.3 Operation of the Application Site.....	8
5. JUSTIFICATIONS	
5.1 No Departure from Local Planning Intention.....	8
5.2 To Maximize the Use of Land Pending Development.....	8
5.3 In line with the TPB Guideline.....	9
5.4 Compatible with Surrounding Land Use.....	10
5.5 Insignificant Landscape and Environmental Impacts.....	10
5.6 Insignificant Adverse Transportation Impact.....	10
5.7 Insignificant Adverse Drainage Impact.....	10
5.8 Not Much Adverse Comments and Local Objections.....	11
5.9 No Creation of a Precedent Case.....	11
5.10 Complied with All Approval Conditions.....	11
6. CONCLUSION.....	12

Appendices

- A. Location Plan
- B. Site Plan
- C. Extract Copy of the Schedule of Use
- D. Extract Copy of the Categories Plan
- E. Site Photographs
- F. Copy of TPB's Approval Letter dated 9 June 2023 (TPB/A/YL-KTN/906)
- G. Photographs showing the Existing Drainage System of the Application Site
- H. Plan showing the Existing Drainage System of the Application Site
- I. Photographs of the Fire Extinguishers
- J. Previously Approved Proposal of Fire Services Installation and Equipment
- K. Updated Certificate of Fire Service Installation and Equipment

1. INTRODUCTION

1.1 Aim

This section 16 planning application is submitted on behalf of Ko Kee Metal & Building Materials Limited (the "Applicant"), the registered owner of Lot No. 126RP and the current occupier of Lot No. 126sB both in D.D. 110 in seeking for a renewal of the planning permission for open storage of construction materials with ancillary office and storage on 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 a renewal of the planning permission for a temporary open storage of construction materials with ancillary office and storage on the Application Site which are essential for considerations by the Board.

1.3 Background

The Application Site was subject to a **previously approved** planning application (Application No. A/YL-KTN/906). It was approved on **9 June 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 7:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (b) no operation on Sundays and statutory 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 trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Application Site at any time during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) the existing boundary fencing on the Application Site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the Application Site shall be maintained at all times during the planning approval period;
- (g) the Application Site should be kept in a clean and tidy condition and the materials stored at the Application Site should be covered up at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the Application 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 Board by 21 August 2023;
- (i) the existing fire service installations implemented on the Application Site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the Application Site to an amenity area to the satisfaction of the Director of Planning, or of the Board.

1.4 Key Objectives

The ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the open storage in the Application Site for a period of further three years.

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 (commonly known as the "TPB PG-No.13G") will 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 details. 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 2,969.7 square metres and is situated on 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. Immediately to the southern side of the Application Site is Kam Tin River. Further to its eastern side along Kam Tai Road are temporary structures occupied for open storage of vehicle parts and construction materials.

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

2.2 Existing Site Condition

The Application Site has been transformed into open storage of construction materials with ancillary office and storage 10 years before. It has been fully paved on Lot Nos. 126sB and 126RP and the open storage is at full operation. The Application Site is properly bounded by U-shaped drainage channels at all sides and species of small Ficus, Chrysalidocarpus Lutescens, Archontophoenix and Podocarpus have been planted along its site boundary. In addition, the Application Site has been properly fenced off with corrugated metal sheets.

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

(Please refer to the Photographs showing the Existing Drainage System in Appendix G.)

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 vehicles parts. Car trading and repairing activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road.

2.4 Access

The Application Site has an excellent accessibility to strategic road network, which provides convenient access to Kowloon, other parts of New Territories and the cross boundary Lok Ma Chau 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 two private lots having a total area of approximately 2,969.7 square metres.

According to the land search records of the Land Registry, the Application Site falls on Old Schedule Agricultural Lots governed by the Block Government Leases demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less the last three days and are 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 temporary use does not contravene with the permissible land use under the lease.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site is located in the “Agriculture” zone on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 exhibited on 5 December 2023. 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” 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) use of the “Agriculture” zone.

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

3.2 Precedent Cases

Similar precedent cases all situated at Kam Tin North were found and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1115-1	Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years	16-January-2026
A/YL-KTN/1054-3	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	19-November-2025
A/YL-KTN/1040-4	Proposed Temporary Open Storage for Construction Materials and Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19-December-2025

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 Extract Copy of Identification of Categories Plan in Appendix D.)

As shown in Appendix D, the Application Site currently falls within an area annotated Category 3, where applications for such uses would normally not be favorably considered unless the applications are on sites with **previous planning approvals**. It is only in this connection that sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications.

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on **9 June 2023** (Application No. A/YL-KTN/906).

The Applicant has made genuine efforts in fulfilling all the approval 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 guidelines as outlined in the TPB PG-No.13G.

4. **PROPOSED DEVELOPMENT**

4.1 Proposed Layout

There is **no material** change to the original layout scheme approved under Planning Application No. A/YL-KTN/906.

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

4.2 Vehicular Access Arrangement

Vehicular access is provided via Kam Tai Road and the ingress/egress point of 8 metres width is situated at Lot No. 126RP. In addition, the Applicant tried to lessen the incoming traffic concentrated at one point (i.e. Lot No. 126RP), therefore a second ingress/egress point of 6 metres width with an emergency exit is provided at Lot No. 126sB during the approval period.

According to the Site Plan in Appendix B, the pathways of the medium goods vehicles entering and leaving the Application Site in which there are sufficient passageway within the Application site and sufficient maneuvering space for medium goods vehicles.

4.3 Operation of the Application Site

There is and will continuously be no operation at night time between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays and no operation will be carried out on Sundays & statutory holidays. Goods delivered to the Application Site will be stored directly in the open storage area or under the temporary “off-the-ground” sheds and will only be transported away on demand. On standard event, the goods are mostly stored at the Application Site and will remain stagnant.

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention

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

Moreover, as explained in the above paragraph, should the permission for this application be granted by the Board, the Government could 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 Pat Heung. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Pat Heung, 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 rely on 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 on 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 again. It provides a short term solution for the much demanding open storage space for its unique business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

5.3 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 Category 3 area where favorable considerations from the Board will be given if the applications are on sites **with previous planning approvals**. In view of this, the application does not contravene with the said guideline. The current application is the same as the previously approved application (No. A/YL-KTN/906) in terms of use and area. The re-granting of planning approval will not cause any problem on land use compatibility.

We understand that there have been not much 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-KTN/906). In this connection, the re-granting of planning approval will not contravene the TPB Guideline.

(Please refer to the Copy of TPB's Approval Letter dated 9 June 2023 in Appendix F.)

5.4 Compatible with Surrounding Land Use

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

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 Small Amount of Adverse Comments and Local Objections

There have been just small amount of complaints from locals or other concerned government departments since the operation of business by the Applicant in 2010. 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 effort in complying with all approval conditions in the previously approved applications, the Board should take this into account and hence give favourable consideration to this application.

For the fire services installation on the Application Site, the Applicant has duly complied with the relevant approval conditions by engaging the relevant professionals. Those fire service professionals provided the fire service installation proposal, issued the fire service certificates, checked the fire services equipment, etc. to fulfill the Government's requirements. As advised, there is no difference of the site layout, proposed use and the undertakings / installation of the subject application with the previous case (i.e. A/YL-KTN/906).

As instructed, to facilitate the current application, we attach hereto the approved fire service installation proposal as well as the updated photographs of them.

(Please refer to Photographs of the Fire Extinguishers, Previously Approved Proposal of Fire Services Installation and Equipment, and the Updated Certificate(s) of Fire Service Installation and Equipment respectively in Appendices I, J & K.)

For the existing drainage system of the Application Site, the Applicant has all along duly complied with the relevant approval condition by submitting the relevant plans and photographs since 2011. The Applicant has all along maintained the same in a proper condition by routine cleaning and maintenance.

In this current application, as instructed, we also attach the relevant plans previously approved by the Government and photographs currently taken showing its existing condition for the Board's considerations and reference.

(Please refer to the Photographs and Plan showing the Existing Drainage System of the Application Site respectively in Appendices G & H.)

6. CONCLUSION

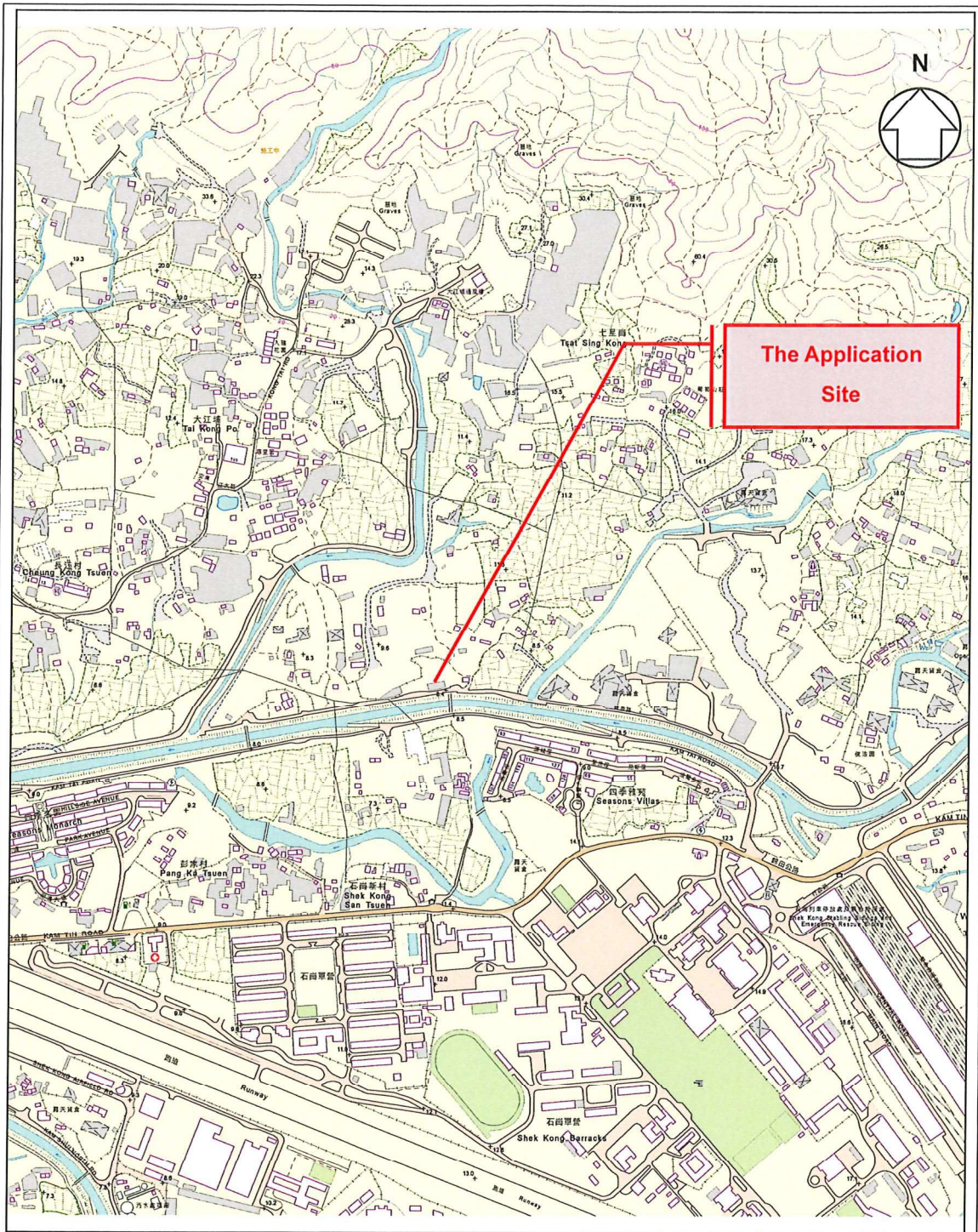
- 6.1 This planning application is to seek the renewal of the planning permission for the continuance of a temporary open storage of construction materials with ancillary office and storage on the Application Site for an additional period of three years.
- 6.2 The proposed development offers a temporary 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-KTN/906. And, temporary uses of open storages / storages have recently been approved in the similar locality under Application Nos. A/YL-KTN/1115-1, A/YL-KTN/1054-3 and A/YL-KTN/1040-4.
- 6.5 As detailed in Section 5 above, the current temporary use will not contravene with the TPB PG-No.13G.
- 6.6 Species of small Ficus, Chrysalidocarpus, Lutescens, Archontophoenix and Podocarpus have been planted along the site boundary of the Application Site and the Application Site has been fenced off with corrugated metal sheets and painted in green in order to alleviate the landscaping impact.
- 6.7 As per the Applicant, no night-time operations between 7:00 p.m. and 8:00 a.m. from Mondays to Saturdays, and no operations on Sundays and statutory holidays are on the Application Site. In addition, no heavy goods vehicles exceeding 24 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance are parked/stored on or enter/exit the Application Site.
- 6.8 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.
- 6.9 Drainage channels are already in place and have met the criterion laid down by relevant Government Departments. The Applicant has also duly maintained the existing drainage works on the Application Site. The Applicant have carried out inspection in March for the said drainage and found that the said maintenance works have been properly done. The board is invited to make reference to paragraph 5.10 as well as Appendices G & H. We recommend the Board not to include the approval condition regarding the submission of the condition records of the existing drainage facilities in the approval letter should the subject case be approved.

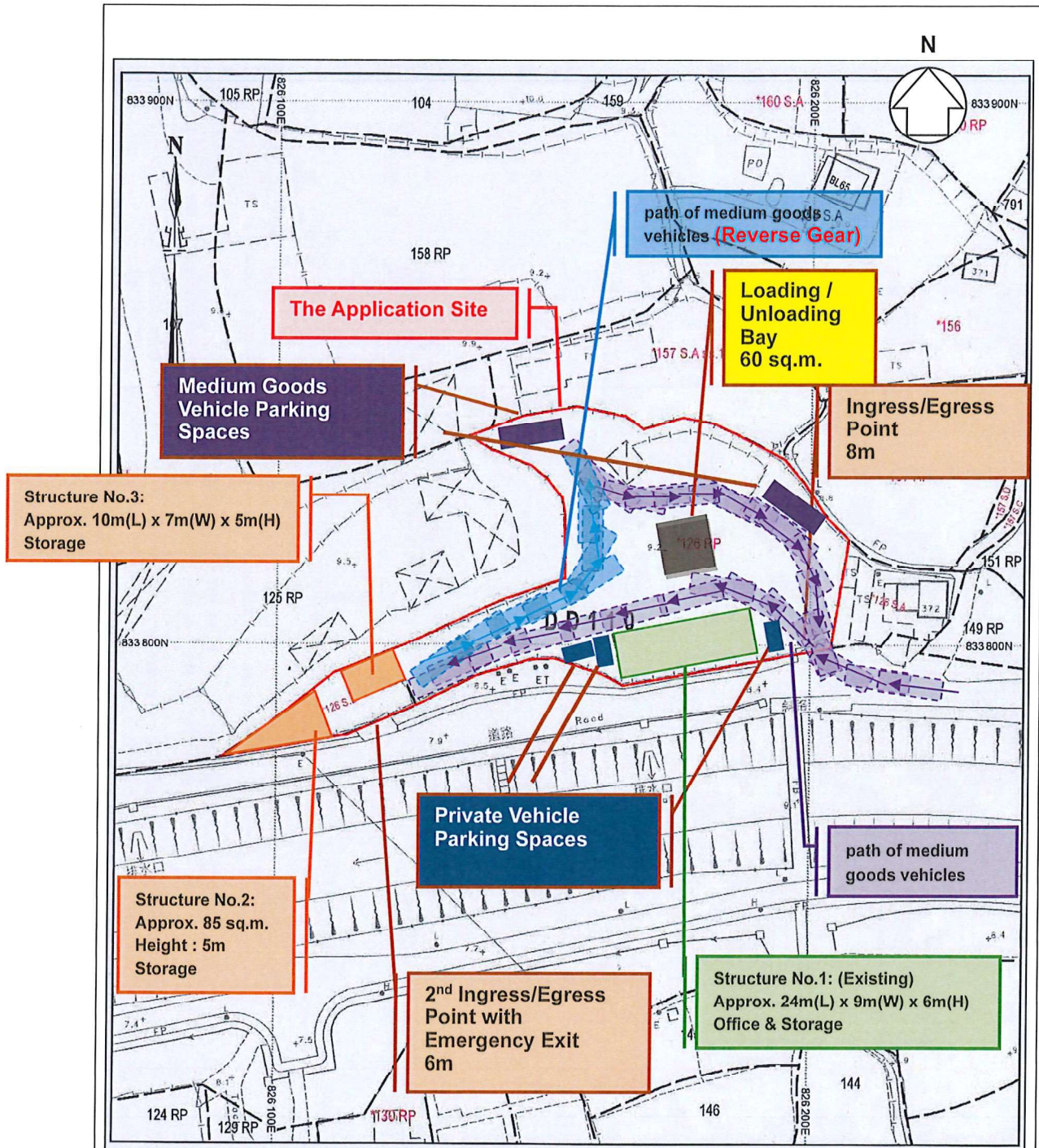
6.10 As advised, the Fire Service Installation, which has been approved, remains unchanged. The Applicant has also duly maintained those installation and equipment in proper condition. The board is invited to make reference to paragraph 5.10 and Appendices I, J and K. So, we hereby recommend the Board not to include the approval conditions regarding i) provision of fire extinguisher(s) with a valid fire certificate (FS 251), ii) submission of fire service installations proposal and iii) provision of fire service installations in the approval letter should this application case be approved.

6.11 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 render a 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. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX A</p>



Not to Scale
(For Identification Purposes Only)

Site Plan
Lot Nos. 126sB and 126RP
in D.D. 110, Pat Heung,
Yuen Long, New Territories,
Hong Kong

BMI APPRAISALS

APPENDIX B

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 Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point 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

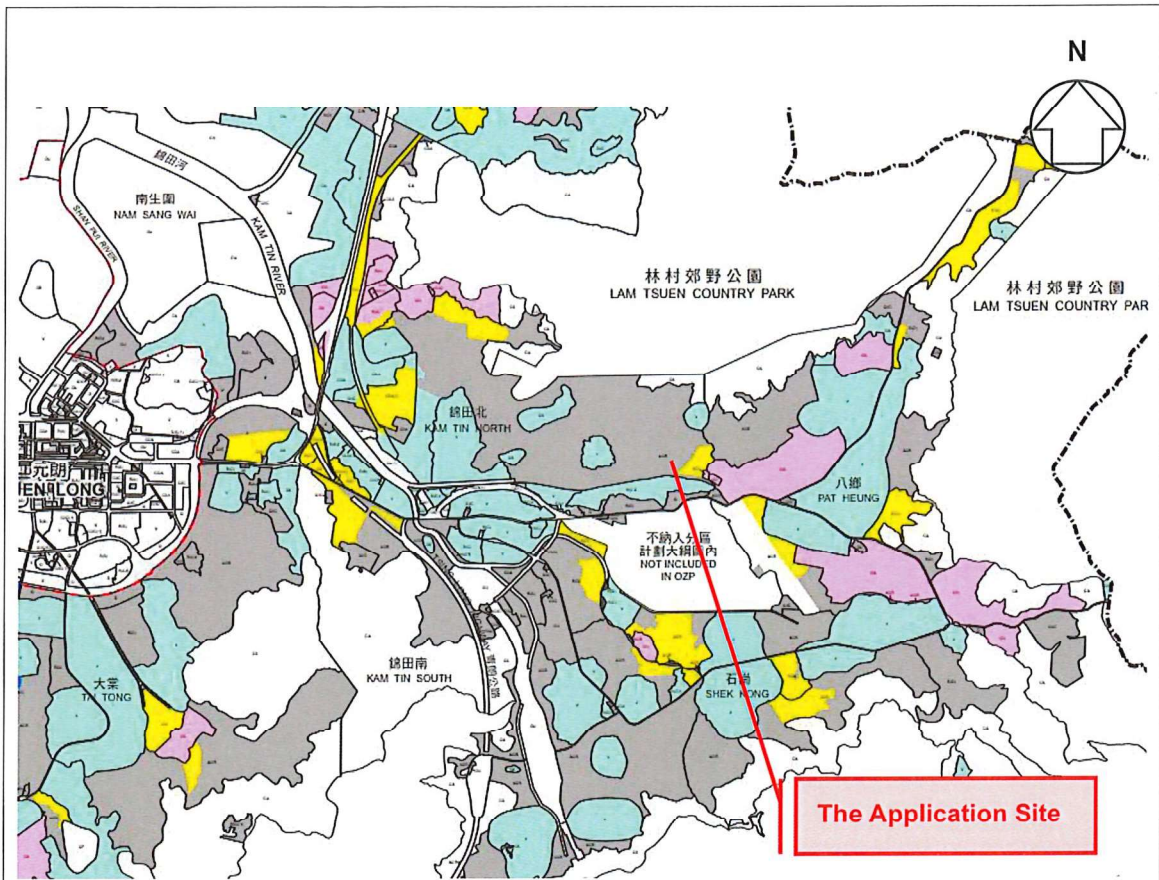
- (a) On land previously falling within the “Agriculture” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (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) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 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.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 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
- 之前不被發展審批地區圖涵蓋的
分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

<p>Not to Scale (For Identification Purposes Only)</p>	<p><u>Extract Copy of</u> <u>the Categories Plan</u></p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX D</p>



Main Entrance of the Application Site



Interior of the Application Site

<p>(For Identification Purposes Only)</p>	<p>Site Photographs</p> <p>Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX E1</p>



Proper Maintenance of the U - Channels of the Application Site



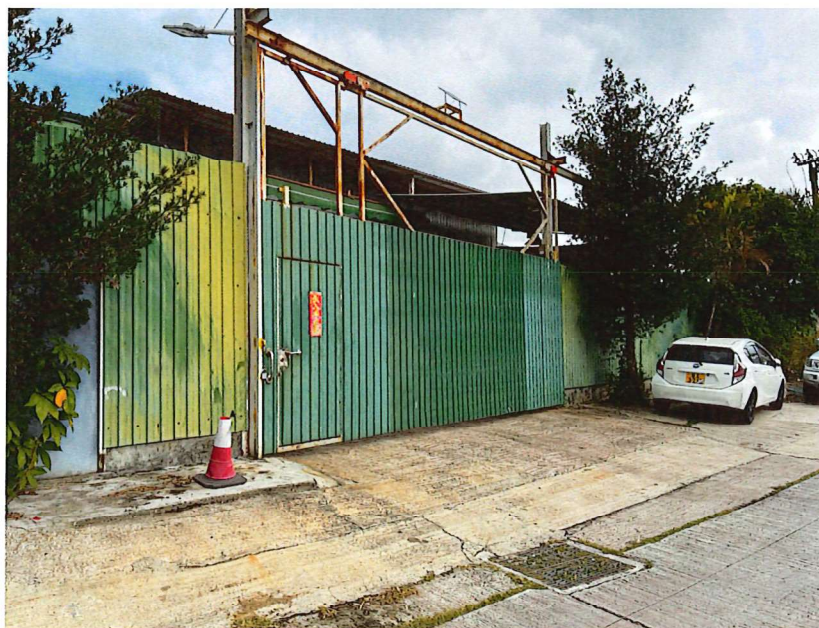
Proper Maintenance of the U - Channels of the Application Site

Proper Maintenance of the U - Channels of the Application Site

(For Identification Purposes Only)	<u>Site Photographs</u> Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong	BMI APPRAISALS
		APPENDIX E2



Proper Fencing at the Site Boundary and Proper Maintenance of the Plantings of the Application Site



The second ingress/egress point of the Application Site

<p>(For Identification Purposes Only)</p>	<p><u>Site Photographs</u> Lot Nos. 126sB and 126RP in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong</p>	<p>BMI APPRAISALS</p>
		<p>APPENDIX E3</p>

APPENDIX F

***Copy of TPB's Approval Letter
dated 9 June 2023
(TPB/A/YL-KTN/906)***

APPENDIX G

***Photographs showing the
Existing Drainage System of
the Application Site***

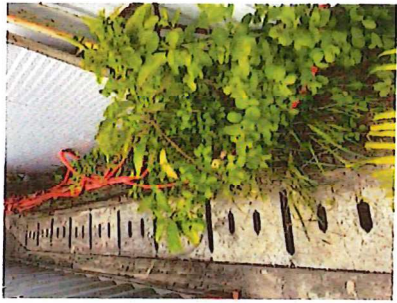
Drainage Photo 1-9



01



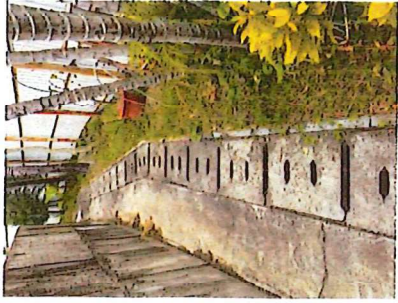
02



03



04



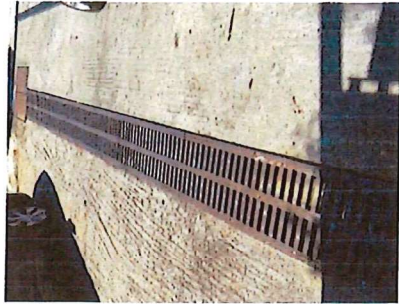
05



06



07



08



09

Drainage Photo A-G



ⓐA



ⓐB



ⓐC



ⓐD



ⓐE



ⓐF



ⓐG

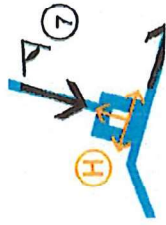
Drainage Photo Files



ⓐI



ⓐK



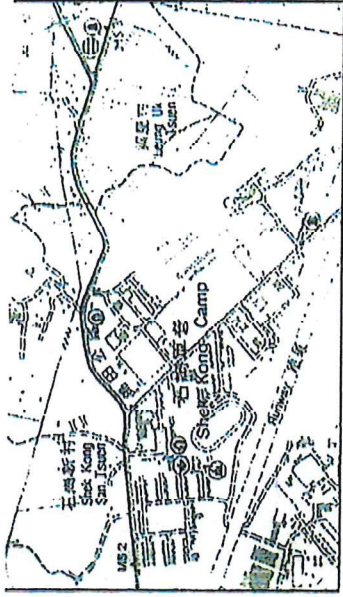
ⓐH Ensure that the manhole is clean



ⓐJ

APPENDIX H

***Plan showing
the Existing Drainage System of
the Application Site***



Lot 157 S.A ss.1

Lot 157 S.A RP

SCALE 1:20000

Lot 157 RP

Lot 125 RP

Lot 126 RP

Lot 157 S.C

Lot 149 RP

Lot 126 S.A

SCALE 1:600

60 METRES

20

0

20

40

60

80

100

120

140

160

180

200

220

240

260

280

300

320

340

360

380

400

420

440

460

480

500

520

540

560

580

600

620

640

660

680

700

720

740

760

780

800

820

840

860

880

900

920

940

960

980

1000

1020

1040

1060

1080

1100

1120

1140

1160

1180

1200

1220

1240

1260

1280

1300

1320

1340

1360

1380

1400

1420

1440

1460

1480

1500

1520

1540

1560

1580

1600

1620

1640

1660

1680

1700

1720

1740

1760

1780

1800

1820

1840

1860

1880

1900

1920

1940

1960

1980

2000

2020

2040

2060

2080

2100

2120

2140

2160

2180

2200

2220

2240

2260

2280

2300

2320

2340

2360

2380

2400

2420

2440

2460

2480

2500

2520

2540

2560

2580

2600

2620

2640

2660

2680

2700

2720

2740

2760

2780

2800

2820

2840

2860

2880

2900

2920

2940

2960

2980

3000

3020

3040

3060

3080

3100

3120

3140

3160

3180

3200

3220

3240

3260

3280

3300

3320

3340

3360

3380

3400

3420

3440

3460

3480

3500

3520

3540

3560

3580

3600

3620

3640

3660

3680

3700

3720

3740

3760

3780

3800

3820

3840

3860

3880

3900

3920

3940

3960

3980

4000

4020

4040

4060

4080

4100

4120

4140

4160

4180

4200

4220

4240

4260

4280

4300

4320

4340

4360

4380

4400

4420

4440

4460

4480

4500

4520

4540

4560

4580

4600

4620

4640

4660

4680

4700

4720

4740

4760

4780

4800

4820

4840

4860

4880

4900

4920

4940

4960

4980

5000

5020

5040

5060

5080

5100

5120

5140

5160

5180

5200

5220

5240

5260

5280

5300

5320

5340

5360

5380

5400

5420

5440

5460

5480

5500

5520

5540

5560

5580

5600

5620

5640

5660

5680

5700

5720

5740

5760

5780

5800

5820

5840

5860

5880

5900

5920

5940

5960

5980

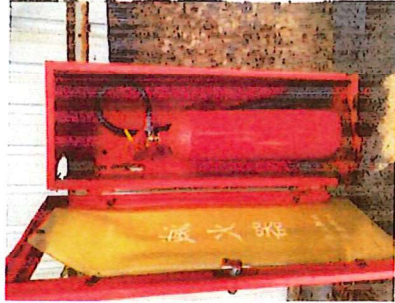
6000

6020

APPENDIX I

***Photographs of
the Fire Extinguishers***

Fire Extinguishers 1-6



FE.1



FE.2



FE.3



FE.4



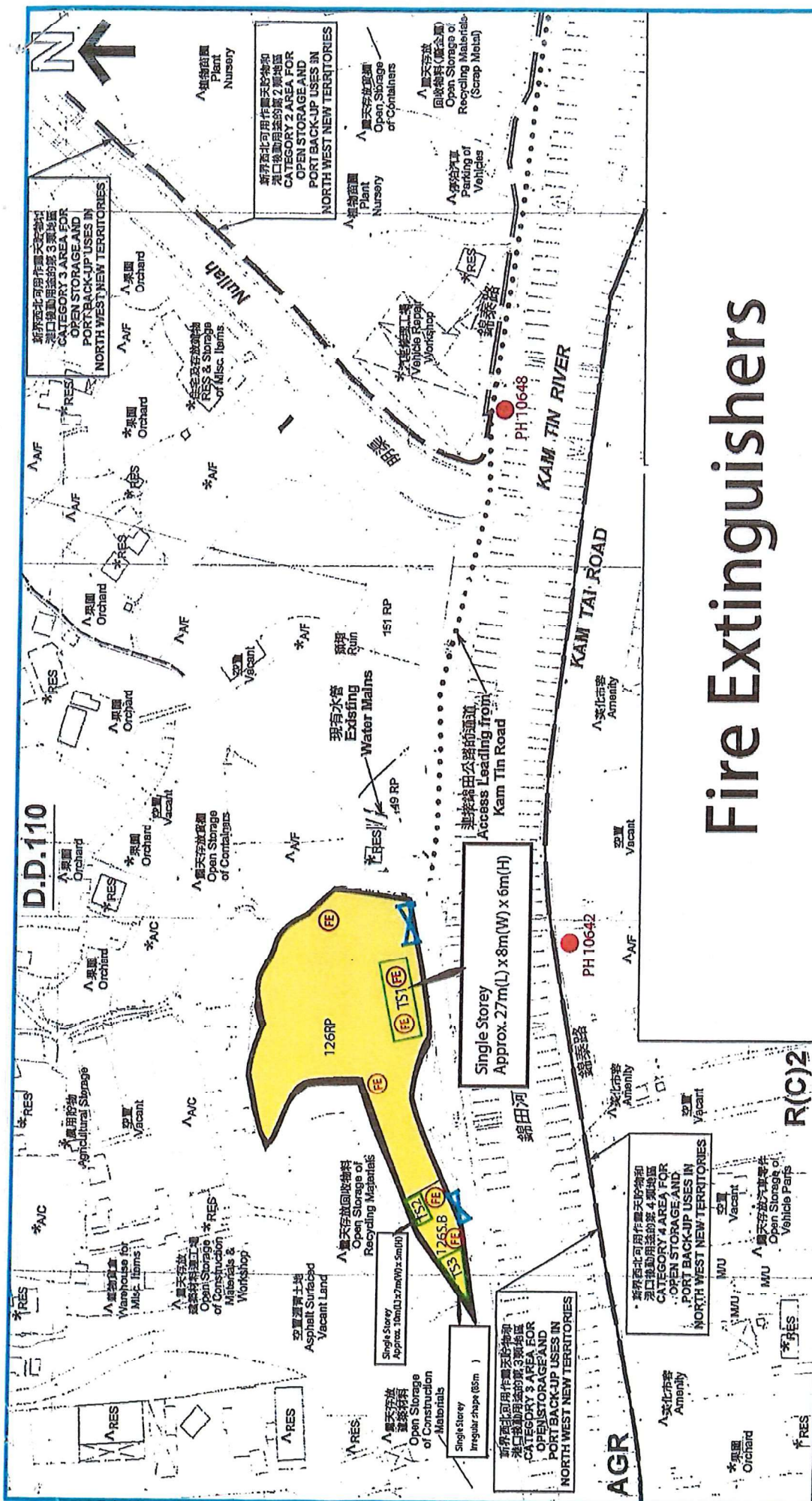
FE.5



FE.6

APPENDIX J

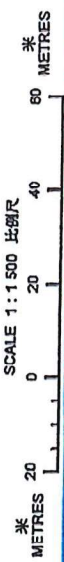
***Previously Approved Proposal of
Fire Services Installation and
Equipment***



Fire Extinguishers

平面圖 SITE PLAN

臨時露天存放建築物料及廚具辦公室(為期3年)
 元朗八鄉文士街份第110地段第126號分段、第126號地段、第149號地段(部分)及第151號地段(部分)
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
 LOTS 126 S.A., 126 S.B., 126 RP, 149 RP (PART) AND 151 RP (PART)
 IN D.D.110, PAT HEUNG, YUEN LONG



圖例 LEGEND

- 申請地界線(工作範圍) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口 INGRESS/EGRESS
- 柱形射井 PEDESTAL HYDRANT
- 5.0公斤二氧化碳氣罐 5.0kg CO₂ GAS TYPE
- WAREHOUSE (三合地存放建築材料 如:水坭、白灰、坑泥、角鐵及工夾等)
- 申請地界線(工作範圍) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口 INGRESS/EGRESS
- 柱形射井 PEDESTAL HYDRANT

FS NOTES:
 Portable hand-operated approved appliances shall be provided as required by occupancy

Single Storey
 Approx. 27m(L) x 8m(W) x 6m(H)

新界西北可用作露天貯存和
 港口後動用用途的區3類地區
 CATEGORY 3 AREA FOR
 OPEN STORAGE AND
 PORT BACK-UP USES IN
 NORTH WEST NEW TERRITORIES

新界西北可用作露天貯存和
 港口後動用用途的區4類地區
 CATEGORY 4 AREA FOR
 OPEN STORAGE AND
 PORT BACK-UP USES IN
 NORTH WEST NEW TERRITORIES

新界西北可用作露天貯存和
 港口後動用用途的區2類地區
 CATEGORY 2 AREA FOR
 OPEN STORAGE AND
 PORT BACK-UP USES IN
 NORTH WEST NEW TERRITORIES

新界西北可用作露天貯存和
 港口後動用用途的區3類地區
 CATEGORY 3 AREA FOR
 OPEN STORAGE AND
 PORT BACK-UP USES IN
 NORTH WEST NEW TERRITORIES

APPENDIX K

***Updated Certificate of
Fire Service Installation and
Equipment***

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

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

Dear Sir/Madam,

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

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

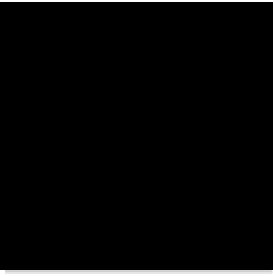
Dear Sir/Madam,

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

Best regards,
George Lee

BMI Appraisals Limited

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



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

BM Intelligence growing your business

**A reputable and well-established company specializing in business, financial and corporate consultancy services in Hong Kong and China.

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

**One of the few organizations having the capability of offering both fund management and individual professional services.

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-KTN/1220

Periphery Fencing

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

Stacking Height

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

Fire Services Installations

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

Operating Hours

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

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

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

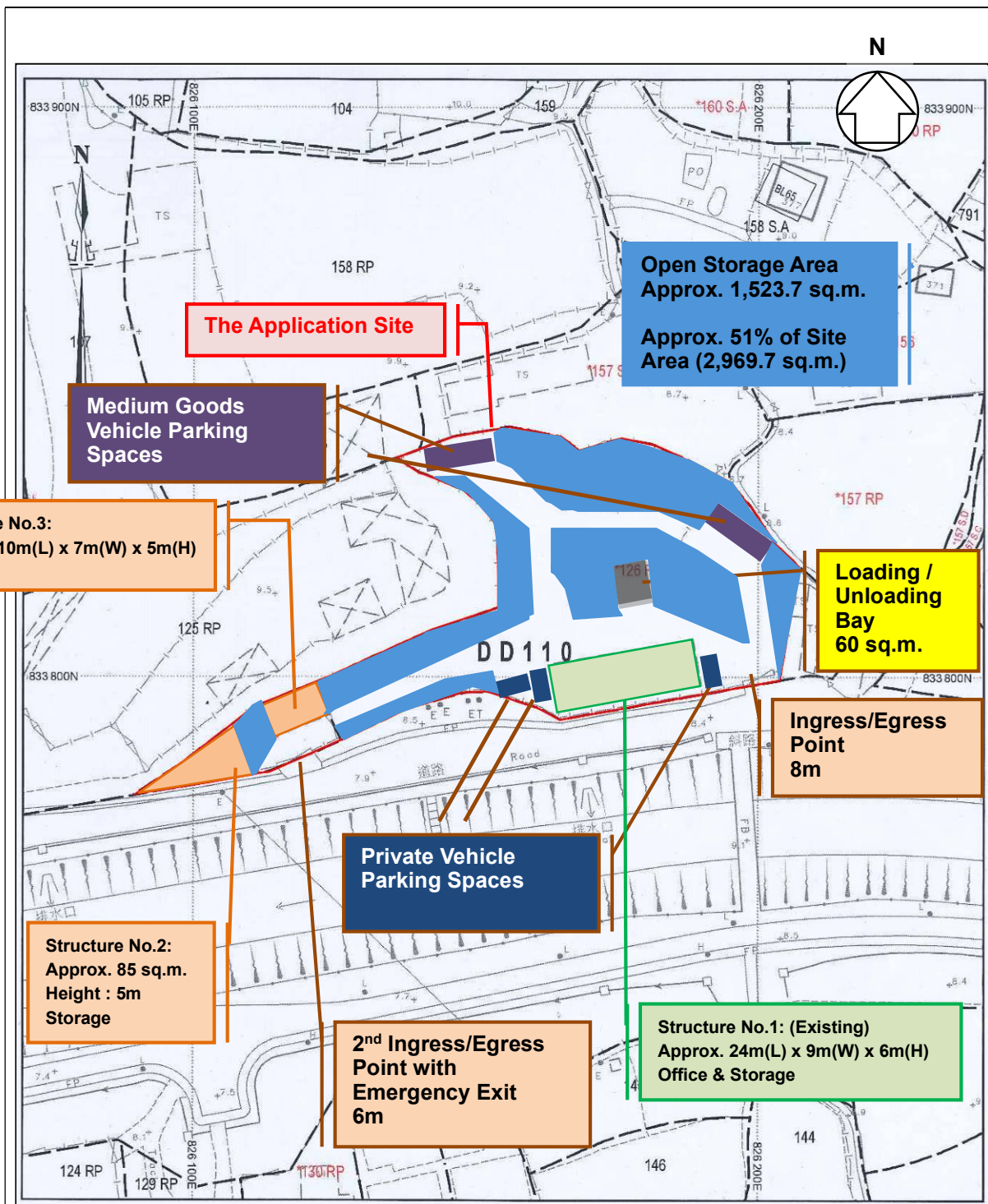
Private Vehicles: Only around 4 to 5 per day; and

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

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

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

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



Not to Scale
(For Identification Purposes Only)

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

BMI APPRAISALS

Supplementary Information

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

By Email

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-KTN/906

9 June 2023

BMI Appraisals Ltd.

(Attn.: George Lee)

Dear Sir/Madam,

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

I refer to my letter to you dated 15.5.2023.

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

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

- (g) the site should be kept in a clean and tidy condition and the materials stored at the site should be covered up at all times during the planning approval period;
- (h) the submission of records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.8.2023;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

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

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

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

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

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

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

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.6.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

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

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

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

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

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

Agenda Item 41

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

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

- “(a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

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

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

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the site should be kept in a clean and tidy condition and the materials stored at the site should be covered up at all times during the planning approval period;
- (h) the submission of records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.8.2023;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

消防處檔號:
FSD Ref.

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

序號 Serial Number

顧客姓名
Name of Client

高記五金建築材料有限公司

樓宇地址
Address of Building

座 Block

樓宇名稱
Name of Building

屋邨/鄉村名稱
Name of Estate/Village

八鄉

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

Lot 126, DD110

地區
District

元朗

香港
HK

九龍
K

新界
N

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

簡樸房 Basic Housing Unit

危險品倉 Dangerous Goods Store

食物業處所 Food Premises

校舍 School Premises

請在合適空格內填
上「✓」號
Please tick the
appropriate "box"

幼兒中心 Child Care Centre

酒店 Hotel

會社 Club

木料倉 Timber Store

電器廢物處理 E-waste Disposal

改建校舍 Non-designed School

私營骨灰安置所 Private Columbaria

賓館 Guesthouse

床位寓所 Bedspace Apartment

危險品車輛 Dangerous Good Vehicle

公眾娛樂場所 Place of Public Entertainment

安老院舍 Residential Care Home for the Elderly

殘疾院舍 Residential Care Home for Persons with Disabilities

卡拉 OK 場所 Karaoke Establishment

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	6nos x 5kg Co2 F.E	地下	Conforms with FSD requirements	13-Mar-2026	12-Mar-2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

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

第三部 Part 3 欠妥事項 Defects

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

本人/我們藉此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

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

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Chan Yiu Chung

註冊編號
Registration No.

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

聯絡電話
Telephone

電郵地址
Email address

日期
Date

備註
Remark

13-March-2026

